



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

Welcome and Roll Call

Pledge of Allegiance

Approval of Agenda (Approved by Motion)

Presentations

1. Introduction of Basic Law Enforcement Academy Class No. 925 Graduates: Ben Dezember, Shameka Garcia, Brian Mora-Pulido and Exceptional Entry Trevor Lang and Marco Covarrubias
 - Marty Pilcher, Chief of Police
2. Fire Chief Tom Huntington - Retirement Recognition
 - Jon Amundson, City Manager
3. Proclamation with Plaque for Mayor Pro Tem Kent and Councilmember Lukson
 - Mayor Theresa Richarson

Council Recess (15 minutes)

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

4. Proposed Surplus and Authorizing Relinquishment of a portion of a Utility Easement lying within 1651 April Loop, Resolution No. 2025-165
5. Proposed Surplus and Authorizing Relinquishment of a portion of a Utility Easement lying within 1832 Hunt Avenue, Resolution No. 2025-166
6. Proposed Surplus and Authorizing Relinquishment of a portion of a Utility Easement lying within 266 Saint Street, Resolution No. 2025-167

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

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

Minutes

7. Approval of the December 2, 2025 City Council Regular Meeting Minutes
 - Jennifer Rogers, City Clerk

Ordinances - First Reading

None.

Ordinances - Second Reading & Passage

8. Ordinance No. 2025-23, Amending Richland Municipal Code Section 9.22.075 related to Park Hours
 - Chris Waite, Parks & Public Facilities Director
9. Ordinance No. 2025-26, Related to Waivers of System Development Charges for Affordable Housing
 - Mike Rizzitiello, Development Services Director
10. Ordinance No. 2025-37, Providing for the Sale of 2026 Electric Revenue Bonds
 - Brandon Allen, Finance Director
11. Ordinance No. 2025-38, Amending the 2025 Budget in the General Fund, Streets Capital Construction Fund, General Government Construction Fund, Golf Course Fund, Medical Service Fund, Workers Compensation Fund, Health Care Benefits Plan Fund and Unemployment Fund
 - Brandon Allen, Finance Director
12. Ordinance No. 2025-39, Amending Richland Municipal Code Section 14.24.060 related to Electric Retail Rates
 - Clint Whitney, Energy Services Director

Resolutions - Adoption

13. Resolution No. 2025-156, Authorizing a First Amendment to the Horn Rapids Farm Lease with Frank Tiegs, LLC
 - Mike Rizzitiello, Development Services Director
14. Resolution No. 2025-157, Authorizing an Agreement with the State of Washington Department of Ecology for Brownfields Funding related to Columbia Point Landfill Tract D
 - Mike Rizzitiello, Development Services Director
15. Resolution No. 2025-158, Authorizing a Consultant Agreement with Maul Foster & Alongi, Inc. for Supplemental Investigation of the Columbia Point Landfill
 - Mike Rizzitiello, Development Services Director
16. Resolution No. 2025-159, Awarding Commercial Façade Improvement Grant Funds to Desert Veterinary Clinic for Property located at 42 Goethals Drive
 - Mike Rizzitiello, Development Services Director
17. Resolution No. 2025-160, Awarding 2026 Business License Reserve Fund Grants
 - Mike Rizzitiello, Development Services Director
18. Resolution No. 2025-161, Authorizing a Reimbursement Agreement with Nor Am Investment, LLC for Street Improvements on Trowbridge Boulevard
 - Carlo D'Alessandro, Public Works Director
19. Resolution No. 2025-162, Authorizing a Third Amendment to the Wholesale Water Service Agreement with the City of West Richland
 - Carlo D'Alessandro, Public Works Director
20. Resolution No. 2025-163, Authorizing a Second Amendment to the Department of the Army Recreational Lease to remove Bateman Island from the Recreational Lease Premises
 - Chris Waite, Parks & Public Facilities Director

21. Resolution No. 2025-164, Authorizing a Consultant Agreement with Efficiency Solutions LLC for Energy Efficiency Commercial Project Inspections and Assessments
- Clint Whitney, Energy Services Director

Items - Approval

22. Authorizing an Increase to the City Manager's Annual Salary for Calendar Year 2026
- City Council

Expenditures - Approval

23. Expenditures from November 1, 2025 to November 30, 2025 for \$35,863,185.72 including Travel Checks Nos. 20919-20928, Accounts Payable Check Nos. 341481-342212, Accounts Payable Wire Nos. 10778-10817, Payroll Wires & ACH Nos. 15110-15175, Payroll Check Nos. 237652-237663, and Payroll Direct Deposits Nos. 253090012044-253280013441
- Brandon Allen, Finance Director

Items of Business

24. Ordinance No. 2025-41, Rezoning Approximately 29 Acres located at Parcel No. 1-2098-100-0002-004 from Suburban Agriculture (SAG) to Low Density Residential (R-1-10) (First Reading)(Closed Record)
- Mike Stevens, Planning Manager
25. Ordinance No. 2025-42, Rezoning Approximately 58.39 Acres located at Parcel Nos. 1-3498-201-0595-005, 1-3498-200-0005-007, and 1-3498-200-0008-000 from Agriculture (AG) to Medium-Density Residential - Small Lot (R-2S) and Retail Business (C-2) (First Reading) (Closed Record)
- Mike Stevens, Planning Manager
26. Ordinance No. 2025-40, Approving the 2029 Council Compensation Plan (First Reading)
- Lacey Paulsen, Human Resources Director
27. Resolution No. 2025-155, Establishing Service Delivery Objectives for Richland Fire & Emergency Services
- Tom Huntington, Fire Chief
28. Resolution No. 2025-165, Declaring Surplus and Authorizing Relinquishment of a portion of a Utility Easement lying within 1651 April Loop
- Carlo D'Alessandro, Public Works Director
29. Resolution No. 2025-166, Declaring Surplus and Authorizing Relinquishment of a portion of a Utility Easement lying within 1832 Hunt Avenue
- Carlo D'Alessandro, Public Works Director
30. Resolution No. 2025-167, Declaring Surplus and Authorizing Relinquishment of a portion of a Utility Easement lying within 266 Saint Street
- Carlo D'Alessandro, Public Works Director

Reports and Comments

1. City Manager
2. City Council
3. Mayor

Adjournment

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

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



Proclamation

WHEREAS, Councilmember Sandra Kent was first appointed to the Richland City Council in February 2008 and honorably served the citizens of Richland for over seventeen (17) years until December 31, 2025; and

WHEREAS, Councilmember Kent won re-elected four times, reflecting the community's enduring confidence in her thoughtful leadership, professionalism, and commitment to transparent and effective government; and

WHEREAS, Councilmember Kent was chosen by her councilmember peers to serve as mayor pro tem for calendar years 2020-2021 and again for calendar years 2024-2025; and

WHEREAS, during her tenure on the Richland City Council, Councilmember Kent diligently served the City through numerous council appointments, including serving as council liaison to Richland's Parks & Recreation Commission, Housing & Community Development Advisory Committee, Code Enforcement Board, Richland Public Library Board of Trustees, Emergency Operations Board, and the *ad hoc* committees for annual review of the City's annual budget and six-year capital improvement plan; and

WHEREAS, while serving as mayor pro tem, Councilmember Kent provided leadership as an *ex officio* voting member of the LEOFF I Police Pension Board; and

WHEREAS, Councilmember Kent also represented the City of Richland on various external boards, either directly or as liaison, including Energy Communities Alliance, the Tri-Cities Development Council (TRIDEC), the Tri-Cities Regional Public Facilities District, the Tri-Cities Regional Chamber of Commerce, and Visit Tri-Cities; and

WHEREAS, Councilmember Kent worked collaboratively with city leadership to guide major public projects, including the Duportail Bridge, Richland City Hall, and Richland Fire Station Nos. 75 and 76, supported strategic growth and economic development through establishment of a Targeted Urban Area (TUA) to stimulate industrial investment and job creation through innovative tax incentives, and championed Richland's advancement in renewable energy and sustainability through projects such as the Horn Rapids Solar, Storage & Training Facility; and

WHEREAS, Councilmember Kent has been a steady and respected presence on the Richland City Council, known for her diligence, fairness, collaborative approach, institutional knowledge and depth of experience.

NOW, THEREFORE, I, Theresa Richardson, by virtue of the authority vested in me as Mayor of the City of Richland, do hereby express publicly and formally to Sandra Kent the City's appreciation for her dedicated service, steadfast leadership, and lasting contributions as a member of the Richland City Council.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed hereto the official seal of the City of Richland, Washington, on this 16th day of December, 2025.

Theresa A Richardson

Theresa Richardson, Mayor



Proclamation

WHEREAS, Councilmember Ryan Lukson was first elected to the Richland City Council in 2017 and honorably served the citizens of Richland for eight (8) years until December 31, 2025; and

WHEREAS, Councilmember Lukson was elected by his councilmember peers to serve as mayor for calendar years 2020-2021, during which time he provided steady leadership through the unprecedented challenges of the COVID-19 pandemic, ensuring the continuation of essential city operations and public engagement during a time of uncertainty; and

WHEREAS, during his tenure on the Richland City Council, Councilmember Lukson diligently served the City through numerous council appointments and mayoral appearances, including serving as council liaison to Richland's Lodging Tax Advisory Committee, Utility Advisory Committee, Emergency Operations Board, Richland Public Library Board of Trustees, and the *ad hoc* Capital Improvement Plan (CIP) Annual Review Committee; and

WHEREAS, while serving as mayor, Councilmember Lukson provided leadership as Board Chair to the LEOFF 1 Police Pension Board and the LEOFF 1 Firefighters' Pension Board; and

WHEREAS, Councilmember Lukson also represented the City of Richland on various external boards, either directly or as liaison, including Energy Communities Alliance, the Tri-Cities Development Council (TRIDEC), the Tri-Cities Regional Public Facilities District, and the Benton-Franklin Council of Governments; and

WHEREAS, while serving as mayor, Councilmember Lukson led the City through a transition in city manager leadership with the appointment of a new city manager for the first time in 13 years; and

WHEREAS, Councilmember Lukson worked collaboratively with city leadership to guide major public projects, including the Duportail Bridge, Richland City Hall, and Richland Fire Station Nos. 75 and 76, and his vision directly influenced revitalization of the City's Waterfront District, which benefited from removal of a dilapidated hotel, completion of 650 George Washington Way, and preservation of certain shoreline amenities; and

WHEREAS, Councilmember Lukson's measured and thoughtful approach, professionalism, and commitment to good governance have strengthened public confidence in city leadership, and will leave a lasting positive impact on the Richland community.

NOW, THEREFORE, I, Theresa Richardson, by virtue of the authority vested in me as Mayor of the City of Richland, do hereby express publicly and formally to Ryan Lukson the City's appreciation for his dedicated service, steadfast leadership, and lasting contributions to the community as a member of the Richland City Council.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the official seal of the City of Richland to be affixed this 16th day of December, 2025.


Theresa Richardson, Mayor



MINUTES
Richland City Council Regular Meeting
Tuesday, December 2, 2025
Richland City Hall ~ Council
Chambers 625 Swift Boulevard

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

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

Welcome and Roll Call

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

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

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

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

Pledge of Allegiance

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

Approval of Agenda

COUNCILMEMBER WHITTEN MOVED AND COUNCILMEMBER MAIER SECONDED THE MOTION TO APPROVE THE AGENDA AS PUBLISHED. MOTION CARRIED 6-0.

Presentations

1. New Hires & Retirements

A video featuring four (4) new hires for the month of November was played for the audience.

New Hires:

- Nate Getten - Equipment Technician I, Equipment Maintenance Division
- William Karnesky - IT Developer/Integrator (Applications), IT Division
- Anthony Stewart - Parks & Recreation Aide, Recreation Division
- Michelle Zaragoza - Administrative Assistant, Fire & Emergency Services

Retirements:

- Samuel Grant - Police Officer, 22 years of service

Public Hearings

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

2. Proposed 2026 Budget and 2026-2031 Capital Improvement Plan, Ordinance No. 2025-33

Mayor Richardson opened the public hearing at 6:05 p.m. No testimony was offered. Mayor Richardson closed the public hearing at 6:06 p.m.

3. Proposed Amendment to the 2025 Budget in the General Fund, General Government Construction Fund, Golf Course Fund, Medical Service Fund, Workers Compensation Fund, Health Care Benefits Fund and Unemployment Fund, Ordinance No. 2025-38

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

4. Proposed Amendment to Exhibit A of the Compensation Plan for Unaffiliated Employees - 2025 & Continuing, Resolution No. 2025-152

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

5. Proposed 2026-2028 Collective Bargaining Agreement with the International Association of Firefighters Union Local 1052 - Battalion Chiefs, Resolution No. 2025-153

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

6. Proposed 2026-2028 Collective Bargaining Agreement with the International Association of Firefighters Union Local 1052 - Rank & File, Resolution No. 2025-154

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

Public Comments

The following individuals provided comments in support of Resolution No. 2025-146, which would authorize an option agreement with Atlas Agro, Inc. for 275 acres of real property located at 2100 Horn Rapids Road.

- Karl Dye, President and CEO of Tri-Cities Development Council (TRIDEC)
- Dan Holmes, President, North America of Pacific Green Fertilizer (Atlas Agro, Inc.)
- Diahann Howard, Executive Director of the Port of Benton
- Seth Worley, Government Affairs Director of Central Washington Building Trades and UA Local 598

Other public comments were provided by the following individuals:

- Randy Slovic, Richland resident, encouraged the City to publish tourism and visitor information to highlight local attractions and local points of interest. She suggested that the City could better utilize volunteers to develop enhanced maps and visitor information materials.
- Brian Oldfield, Richland resident, commented on escalating safety and nuisance issues at Leslie Groves Park. He voiced support for Ordinance No. 2025-23, which modified park hours as a necessary step to improve safety and neighborhood quality of life.

Consent Calendar

City Clerk Rogers read the Consent Calendar.

Minutes

7. Approval of the November 18, 2025 City Council Regular Meeting Minutes

Ordinances - First Reading

8. Ordinance No. 2025-23, Amending Richland Municipal Code Section 9.22.075 related to Park Hours
9. Ordinance No. 2025-26, Related to Waivers of System Development Charges for Affordable Housing
10. Ordinance No. 2025-37, Providing for the Sale of 2026 Electric Revenue Bonds

Ordinances - Second Reading & Passage

None.

Resolutions – Adoption

11. Resolution No. 2025-148, Adopting the City of Richland's 2026 Legislative Priorities
12. Resolution No. 2025-149, Authorizing a Grant Application to the Blood Center Foundation of the Inland Northwest
13. Resolution No. 2025-150, Approving the 2026 Tri-City Regional Hotel-Motel Commission Budget and Marketing Plan
14. Resolution No. 2025-151, Authorizing Use of 2025 Tourism Promotion Area Reserve Account Funds for Supplemental Tourism-Related Projects in 2026

Items - Approval

None.

Expenditures – Approval

None.

COUNCILMEMBER MAIER MOVED AND COUNCILMEMBER VANDYKE SECONDED THE MOTION TO APPROVE THE CONSENT CALENDAR AS PUBLISHED. THOSE IN FAVOR: MAYOR RICHARDSON AND COUNCILMEMBERS JONES, LUKSON, MAIER, VANDYKE AND WHITTEN. THOSE OPPOSED: NONE. MOTION CARRIED 6-0.

Items of Business

15. Resolution No. 2025-146, Authorizing an Option Agreement with Atlas Agro, Inc. for 275 Acres of Real Property Located at 2100 Horn Rapids Road

Development Services Director Rizzitiello provided an overview of the proposed option agreement with Atlas Agro, Inc., which allows both parties to complete due diligence before entering into a purchase and sale agreement. The Economic Development Committee (EDC) also reviewed the agreement and recommended approval.

Development Services Director Rizzitiello summarized key elements of the project:

- The land sale is estimated to generate approximately \$23.9 million.
- The proposed development includes five (5) data center buildings.
- The fertilizer facility project is eligible for the Targeted Urban Area (TUA) program,

while the data center is not.

- The project is estimated to generate approximately \$825,000 in ongoing annual property tax revenue.
- The electric utility occupation tax associated with the project is expected to generate approximately \$17 million over time based on projected power consumption.
- The project would be a key feature of the Northwest Advanced Clean Energy Park (NACEP), and would help advance the Triton substation project and transmission infrastructure.
- Upon completion, the data center project is expected to generate approximately 100 long-term jobs.

Energy Services Director Whitney noted that the City's average load is approximately 100 megawatts, with a peak load near 200 megawatts. The proposed Bonneville Power Administration (BPA) transmission line and substation capacity for the Horn Rapids/North Richland area is approximately 1,300 megawatts, roughly 13 times the City's average load and six times its existing peak.

Securing the project will provide a significant advantage in attracting future economic development amid competing regional demands for BPA transmission expansion. Under the Northwest Power Act, loads exceeding 10 average megawatts are required to bring their own power, so large new projects such as data centers would not increase retail rates for existing customers.

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

Councilmember Maier stressed the importance of establishing requirements such as closed-loop cooling to avoid uncertainty in the future, and Councilmember VanDyke requested that staff bring forward policy and regulatory options, including associated risks and project impacts.

City Manager Amundson added that staff are engaging with an owner's representative with expertise in data centers who can advise on best practices, pitfalls, and appropriate local requirements related to cooling, zoning, and other technical issues. Recommendations will be brought to Council in the coming year.

COUNCILMEMBER MAIER MOVED AND COUNCILMEMBER WHITTEN SECONDED THE MOTION TO APPROVE RESOLUTION NO. 2025-146, AUTHORIZING AN OPTION AGREEMENT WITH ATLAS AGRO, INC. FOR 275 ACRES OF REAL PROPERTY LOCATED AT 2100 HORN RAPIDS ROAD. THOSE IN FAVOR: MAYOR RICHARDSON AND COUNCILMEMBERS JONES, LUKSON, MAIER, VANDYKE AND WHITTEN. THOSE OPPOSED: NONE. MOTION CARRIED 6-0.

16. Resolution No. 2025-152, Amending Exhibit A of the Compensation Plan for Unaffiliated Employees - 2025 & Continuing

Human Resources Supervisor Mabe summarized proposed amendments to the compensation schedule for unaffiliated employees. She noted that a class and compensation study for all unaffiliated positions is underway and expected to be completed in May 2026.

Councilmember Maier commented that the 2026 Social Security Cost of Living Allowance (COLA) is approximately 2.8% and that the proposed adjustment is reasonable in relation to other governmental increases.

COUNCILMEMBER VANDYKE MOVED AND COUNCILMEMBER MAIER SECONDED THE MOTION TO APPROVE RESOLUTION NO. 2025-152, AMENDING EXHIBIT A OF THE COMPENSATION PLAN FOR UNAFFILIATED EMPLOYEES – 2025 & CONTINUING. THOSE IN FAVOR: MAYOR RICHARDSON AND COUNCILMEMBERS JONES, LUKSON, MAIER, VANDYKE AND WHITTEN. THOSE OPPOSED: NONE. MOTION CARRIED 6-0.

17. Resolution No. 2025-153, Approving the 2026-2028 Collective Bargaining Agreement with the International Association of Firefighters Union Local 1052 - Battalion Chiefs

Human Resources Supervisor Mabe provided an overview of the 2026-2028 Collective Bargaining Agreement (CBA) with the International Association of Firefighters (IAFF) Union Local 1052 - Battalion Chiefs, which represents five (5) employees in the Richland Fire & Emergency Services Department. As part of the CBA, the union will withdraw a grievance previously certified for arbitration.

COUNCILMEMBER MAIER MOVED AND COUNCILMEMBER WHITTEN SECONDED THE MOTION TO APPROVE RESOLUTION NO. 2025-153, APPROVING THE 2026-2028 COLLECTIVE BARGAINING AGREEMENT WITH THE INTERNATIONAL ASSOCIATION OF FIREFIGHTERS UNION LOCAL 1052 - BATTALION CHIEFS. THOSE IN FAVOR: MAYOR RICHARDSON AND COUNCILMEMBERS JONES, LUKSON, MAIER, VANDYKE AND WHITTEN. THOSE OPPOSED: NONE. MOTION CARRIED 6-0.

18. Resolution No. 2025-154, Approving the 2026-2028 Collective Bargaining Agreement with the International Association of Firefighters Union Local 1052 - Rank & File

Human Resources Supervisor Mabe provided an overview of the 2026-2028 CBA with IAFF Local 1052- Rank & File, which represents approximately 75 employees within the Richland Fire & Emergency Services Department. The agreement mirrors key terms in the Battalion Chief CBA. The union will also withdraw a related grievance previously certified for arbitration.

COUNCILMEMBER MAIER MOVED AND COUNCILMEMBER VANDYKE SECONDED THE MOTION TO APPROVE RESOLUTION NO. 2025-154, APPROVING THE 2026-2028 COLLECTIVE BARGAINING AGREEMENT WITH THE INTERNATIONAL ASSOCIATION OF FIREFIGHTERS UNION LOCAL 1052 – RANK & FILE. THOSE IN FAVOR: MAYOR RICHARDSON AND COUNCILMEMBERS JONES, LUKSON, MAIER, VANDYKE AND WHITTEN. THOSE OPPOSED: NONE. MOTION CARRIED 6-0.

19. Ordinance No. 2025-33, Approving the 2026 Budget and the 2026-2031 Capital Improvement Plan (Second Reading)

Finance Director Allen presented the final adjustments to the 2026 Budget and 2026-2031 Capital Improvement Plan (CIP). He noted that the majority of changes were minor and consist of interfund transfers and clean-up. The proposed total 2026 Budget appropriations for all funds is \$336,476,600.

COUNCILMEMBER MAIER MOVED AND COUNCILMEMBER WHITTEN SECONDED THE MOTION TO APPROVE ORDINANCE NO. 2025-33, APPROVING THE 2026 BUDGET AND THE 2026-2031 CAPITAL IMPROVEMENT PLAN. THOSE IN FAVOR: MAYOR RICHARDSON AND COUNCILMEMBERS JONES, LUKSON, MAIER, VANDYKE AND WHITTEN. THOSE OPPOSED: NONE. MOTION CARRIED 6-0.

20. Ordinance No. 2025-38, Amending the 2025 Budget in the General Fund, Streets Capital Construction Fund, General Government Construction Fund, Golf Course Fund, Medical Service Fund, Workers Compensation Fund, Health Care Benefits Plan Fund and Unemployment Fund (First Reading)

Finance Director Allen presented amendments to the 2025 Budget. \$5,568,232 in appropriations will be added to the 2025 Budget. Of this amount, \$2,883,232 is from new revenue sources and \$2,685,000 is from unappropriated fund balance. Budget adjustments include appropriations for the following funds: Fire and EMS Fund for unanticipated overtime, Streets Capital Construction Fund to spend grant funds for the Duportail Driveway Improvement project, General Fund to allocate appropriations into the correct funds and purchase land for a future fire station, and Health Care Benefits Plan Fund, Workers Compensation Fund, and Unemployment Fund for claims.

COUNCILMEMBER MAIER MOVED AND COUNCILMEMBER WHITTEN SECONDED THE MOTION TO APPROVE ORDINANCE NO. 2025-38, AMENDING THE 2025 BUDGET IN THE GENERAL FUND, STREETS CAPITAL CONSTRUCTION FUND, GENERAL GOVERNMENT CONSTRUCTION FUND, GOLF COURSE FUND, MEDICAL SERVICE FUND, WORKERS COMPENSATION FUND, HEALTH CARE BENEFITS PLAN FUND, AND UNEMPLOYMENT FUND, FOR FIRST READING. THOSE IN FAVOR: MAYOR RICHARDSON AND COUNCILMEMBERS JONES, LUKSON, MAIER, VANDYKE AND WHITTEN. THOSE OPPOSED: NONE. MOTION CARRIED 6-0.

21. Ordinance No. 2025-39, Amending Richland Municipal Code Section 14.24.060 related to Electric Retail Rates (First Reading)

Energy Services Director Whitney introduced Ordinance No. 2025-39, which proposes an 8.5% increase in the electric retail rates effective January 1, 2026. He explained that the increase is primarily driven by BPA's recent wholesale power increase of 8.9% for power and 19.9% for transmission, which now accounts for roughly 60% of the utility's total expenses.

Director Whitney noted that, aside from Schedule 90: Cable Television Amplifier/Small Cell, the City has not adjusted electric rates since June 2019. To manage rising expenses over the years, the Energy Services Department has reduced staffing, hired apprentices instead of journey workers where feasible, and maximized technology to reduce overtime and capital costs.

Consultant Angie Sanchez Virnoche, FCS Group Vice President, presented the findings of the Electric Rate Study. She stated that without a rate increase, the utility reserves would fall below policy minimums and be largely depleted by late 2026. An 8.5% rate adjustment in 2026 will maintain operating reserves, support current and future debt service, and fund approximately \$15.5 million in planned capital projects in 2026-2027.

Ms. Virnoche stated that even with the 8.5% rate increase, Richland's residential rates would remain in the lower tier regionally based on a recent comparative study. No changes to the rate structure are proposed at this time. Rate design will be reviewed in a cost-of-service and rate design study beginning in early 2026.

Detailed information can be found in the staff report included in the agenda packet. Following the presentation, Council provided comments and engaged in a question-and-answer session with staff.

COUNCILMEMBER WHITTEN MOVED AND COUNCILMEMBER MAIER SECONDED THE MOTION TO APPROVE ORDINANCE NO. 2025-39, AMENDING RICHLAND MUNICIPAL CODE SECTION 14.24.060 RELATED TO ELECTRIC RETAIL RATES, FOR FIRST READING. THOSE IN FAVOR: MAYOR RICHARDSON AND COUNCILMEMBERS JONES, LUKSON, MAIER, VANDYKE AND WHITTEN. THOSE OPPOSED: NONE. MOTION CARRIED 6-0.

Reports and Comments

City Manager

City Manager Amundson reported on the following:

- Tri-City Regional Chamber of Commerce recently hosted the annual State of the Cities event. Representatives from Richland, Kennewick, Pasco, and West Richland presented their State of City addresses.

- Fire Chief Randy Aust was officially badged and sworn in on Monday, December 1, 2025. A retirement celebration will be held on Monday, December 8, 2025 from 9:00 -11:00 a.m. at the Richland Community Center to honor retiring Fire Chief Tom Huntington for his years of service with the City of Richland.
- The Winter Wonderland event will take place on Friday, December 5, 2025 at 5:00 p.m. at John Dam Plaza.
- Tri-Cities Legislative Day in Olympia will be held on Wednesday, January 21, 2026. Logistics are pending due to weather conditions and calendar constraints. Council will receive additional information from Deputy City Manager Schiessl. Councilmembers interested in attending should contact staff as soon as possible to initiate the registration process.

City Council

Councilmember Lukson expressed enthusiasm for the upcoming Winter Wonderland event. He then congratulated Fire Chief Aust and thanked former Fire Chief Huntington for his years of service.

Councilmember Maier raised ongoing community concerns regarding enforcement issues in parks and traffic safety on major corridors such as north George Washington Way and Duportail Street. He noted specific incidents shared by residents and requested an increased focus on traffic enforcement and safety. He acknowledged that the Traffic Enforcement Unit is already active, but suggested further efforts may be needed to respond to resident concerns.

Councilmember Whitten congratulated Fire Chief Aust on his appointment and thanked former Fire Chief Huntington for his years of service. He encouraged citizens to attend the Winter Wonderland lighting ceremony on Friday.

Councilmember Jones suggested the City explore technology-based tools and code updates to more effectively enforce traffic and park issues in a cost-effective manner.

Councilmember VanDyke referenced resident concerns related to e-bikes, traffic, and park usage and emphasized the importance on relying on staff, who are subject-matter experts, to develop balanced solutions. He noted progress has been made through the Neighborhood Traffic Safety Program and recent Council investments. Councilmember VanDyke also congratulated Fire Chief on his promotion, and thanked Mayor Richardson and City Manager Amundson for their great presentations during the Regional Chamber of Commerce event.

Mayor

Mayor Richardson spoke about her experience attending a ribbon-cutting event for a *Giving Machine* located at Fairchild Cinemas. The machine is a charitable vending

machine that allows users to donate to various local non-profit organizations. She encouraged the public to visit the machine before it is removed on December 10, 2025. Mayor Richardson then shared that a recent Investopedia article listed Richland among the top five (5) U.S. cities to retire.

Executive Session

22. Executive Session Per RCW 42.30.110(1)(g): Review Performance of a Public Employee (60 minutes)

At 7:36 p.m., Mayor Richardson announced that Richland City Council would convene in executive session for sixty (60) minutes to review performance of a public employee. A brief transition from the Council Chambers to the executive session room occurred, with the executive session beginning at 7:41 p.m.

Present with Council for the first half of the executive session was City Attorney Kintzley. At approximately 8:10 p.m., Council excused City Attorney Kintzley and invited City Manager Amundson to join for the remainder of the executive session.

Council exited the executive session at 8:36 p.m. No action was taken after the executive session concluded.

Adjournment

Mayor Richardson adjourned the meeting at 8:36 p.m.

APPROVED:

ATTEST:

Theresa Richardson, Mayor

Jennifer Rogers, City Clerk

DATE APPROVED:

DATE PUBLISHED:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 12/16/2025

Agenda Category: Ordinances - Second Reading & Passage

Strategic Priority 1 - High Performance Government

Strategic Priority 4 - Quality of Life

Subject

Ordinance No. 2025-23, Amending Richland Municipal Code Section 9.22.075 related to Park Hours

Department/Office

Parks & Public Facilities

Ordinance/Resolution Number

2025-23

Document Type

Ordinance

Recommended Motion

Give second reading and pass Ordinance No. 2025-23, amending Richland Municipal Code Section 9.22.075 related to park hours.

Summary

This ordinance amends Richland Municipal Code Section 9.22.075 to revise city park hours, changing the current 11:00 p.m. closing time to 10:00 p.m. and setting standard hours of operation from 5:00 a.m. to 10:00 p.m. Implementing an earlier closing time is intended to curb late-night impacts within parks and strengthen neighborhood livability and public safety.

The amendment responds to incidents of undesirable activity in certain parks, including vandalism, noise, litter, and other inappropriate use after dark. Establishing a consistent 10:00 p.m. closure supports more effective enforcement and helps ensure that park spaces remain safe, clean, and welcoming for daytime and early evening users.

The ordinance maintains exceptions to the 10:00 p.m. closure, such as authorized events and individuals commuting on paved walking trails.

The Parks & Recreation Commission reviewed the proposed amendment at its July 9, 2025 special meeting and recommended approval. The change supports City Council's strategic priorities of quality of life and high-performance government by promoting safe, well-maintained parks and efficient use of city resources.

Staff recommends approval of Ordinance No. 2025-23 for second reading and passage.

Fiscal Impact

The cost for replacing the park signs with the new hours is \$11,078. Existing park maintenance funds will be used to procure the signs.

Attachments

- I. Ordinance No. 2025-23

ORDINANCE NO. 2025-23

AN ORDINANCE OF THE CITY OF RICHLAND, WASHINGTON, AMENDING RICHLAND MUNICIPAL CODE SECTION 9.22.075 RELATED TO PARK HOURS.

WHEREAS, the City has need, from time to time, to amend the Richland Municipal Code (RMC) to promote safety, neighborhood livability, and the responsible use of park facilities; and

WHEREAS, the City's park system provides residents and visitors with opportunities for recreation, community gathering, and enjoyment of open space; and

WHEREAS, under RMC 9.22.075, city parks currently close to the public at 11:00 p.m. with certain permitted exceptions; and

WHEREAS, city parks have experienced increasing instances of vandalism, noise, and other inappropriate park use late at night, and earlier park closures are expected to reduce these impacts and enhance public safety; and

WHEREAS, at a special meeting on July 9, 2025, the Parks & Recreation Commission favorably reviewed a staff recommendation to change the hour of park closure from 11:00 p.m. to 10:00 p.m. to better align with operational practices and community expectations; and

WHEREAS, City Council's strategic priorities of quality of life and high-performance government are served by making this change in park hours.

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

Section 1. Richland Municipal Code Section 9.22.075, entitled Park hours, as first enacted by Ordinance No. 58-94, and last amended by Ordinance No. 2022-23, is hereby amended as follows:

9.22.075 Park hours.

City property, which consists of dedicated or designated public parks, shall be available for use and activities during the hours of 5:00 a.m. to ~~11:00~~ 10:00 p.m. unless a more restrictive time period is posted. It shall be unlawful for any person to be present in or use these public facilities from ~~11:00~~ 10:00 p.m. to 5:00 a.m. or during any posted restricted time period. Any person violating any provision of this section shall be guilty of a misdemeanor, unless such use falls within permitted exceptions as provided herein:

- A. Activities for which a permit is issued by the Parks and Recreation Department of the City.
- B. Fishing during the hours the park is closed so long as the person fishing has the appropriate state licensing.
- C. Putting boats into and taking boats out of the river.

D. Camping in areas which have been set aside per Chapter 8.10 RMC.

E. Individuals utilizing paved walking trails for walking, jogging, and nonmotorized cycling activities.

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

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

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

PASSED by the City Council of the City of Richland, Washington, at a regular meeting on the 16th day of December, 2025.

Theresa Richardson, Mayor

Attest:

Approved as to Form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

First Reading: December 2, 2025

Second Reading: December 16, 2025

Date Published: December 21, 2025



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 12/16/2025 Agenda Category: Ordinances - Second Reading & Passage
Strategic Priority 3 - Focused Development
Strategic Priority 4 - Quality of Life

Subject

Ordinance No. 2025-26, Related to Waivers of System Development Charges for Affordable Housing

Department/Office
Development Services

Ordinance/Resolution Number
2025-26

Document Type
Ordinance

Recommended Motion

Give second reading and pass Ordinance No. 2025-26, establishing a program to authorize waivers of system development charges for affordable housing projects consistent with RCW 35.92.380 and RCW 35.92.385.

Summary

During the 2023 legislative session, the Washington State Legislature adopted House Bill 1326, which created RCW 35.92.385. This statute authorizes municipal utilities to waive utility connection charges for properties owned or developed by a nonprofit organization, public development authority, or housing authority that provides affordable housing. The proposed ordinance would allow the City to offer such waivers when it receives a grant or other funding intended to offset utility costs.

The Washington State Department of Commerce also established the Connecting Housing to Infrastructure Grant Program (CHIP), which provides grant funding to local governments to reduce or eliminate infrastructure costs associated with affordable housing development. Eligible uses of CHIP grant funds include:

- Water and sewer line upsizing to support increased density development.
- Water and sewer line extensions for new infill development.
- Water, sewer and stormwater connections for affordable housing development.
- Water, sewer and stormwater connections where a minimum of 25% of the units are set aside as affordable for low or moderate-income households.
- Regional stormwater systems or improvements to support housing development.
- System development charges waived for affordable housing projects.

Proposed Ordinance No. 2025-26 will allow the City to participate in CHIP and similar funding programs. This concept was previously discussed during the attainable housing presentation provided to City Council during the August 2025 workshop.

Staff recommends approval of Ordinance No. 2025-26 for second reading and passage.

Fiscal Impact None.

Attachments

- I. Ordinance No. 2025-26

ORDINANCE NO. 2025-26

AN ORDINANCE OF THE CITY OF RICHLAND, WASHINGTON, RELATING TO WAIVERS OF SYSTEM DEVELOPMENT CHARGES FOR AFFORDABLE HOUSING PROJECTS WHEN SUCH CHARGES WILL BE REIMBURSED BY OTHER NON- UTILITY FUNDING SOURCES.

WHEREAS, pursuant to RCW 35.92.380, municipalities may partially or fully waive or delay collection of system development charges, also referred to as tap-in charges, connection or hookup fees, for qualified affordable housing projects; and

WHEREAS, Housing Goal No. 2 in the Richland Comprehensive Plan establishes the City's commitment to encouraging affordable housing production for all economic segments of the City's population; and

WHEREAS, numerous factors have combined to severely limit the production of housing; and

WHEREAS, in 2021, the Washington State Legislature authorized creation of the Connecting Housing to Infrastructure Program (CHIP) to reimburse local governments for waived system development charges under RCW 35.92.380; and

WHEREAS, exemption of system development charges will incentivize the development of affordable housing by enabling affordable housing projects to become more economically viable, furthering the production of housing for households with low income; and

WHEREAS, exemption of connection charges is categorically exempt from review under the State Environmental Policy Act (SEPA).

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

Section 1. The Development Services Director or designee is authorized to determine the edibility of project applications for waiver of system development charges that would otherwise be imposed by Richland Municipal Code (RMC) Titles 14 (Electric), 16 (Stormwater), 17 (Sewer) and 18 (Water) for affordable housing projects in the City of Richland, provided that sufficient state or federal grant funds have been secured to fully reimburse the City for the charges so waived.

Section 2. For purposes of this Ordinance, "affordable housing" has the same meaning as defined in RCW 36.70A.030, which provides that "Affordable housing" means, unless the context clearly indicates otherwise, residential housing whose monthly costs, including utilities other than telephone, do not exceed 30 percent of the monthly income of a household whose income is: (a) for rental housing, 60 percent of the median household income adjusted for household size, for the county where the household is located, as reported by the United States department of housing and urban development; or (b) for owner-occupied housing, 80 percent of the median household

income adjusted for household size, for the county where the household is located, as reported by the United States department of housing and urban development.

Section 3. The Development Services Director or designee may adopt such rules and policies as may be necessary in order to implement the system development charge waiver program established pursuant to this Ordinance. Applicable grant program guidance may also be relied upon to implement the intent of RCW 35.92.380 and RCW 35.92.385.

Section 4. The Development Services Director shall forward all project applications determined to be eligible for waiver of system development charges to Richland City Council for final approval.

Section 5. The system development waiver authority created through adoption of this Ordinance is supplemental to existing waiver authority found in Chapter 17.56 RMC (Sewer) and Chapter 18.24 RMC (Water).

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

Section 7. Should any section or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, that decision shall not affect the validity of the Ordinance as a whole or any part thereof, other than the part so declared to be invalid.

Section 8. The City Clerk and the codifiers of this Ordinance are authorized to make necessary corrections to this Ordinance, including but not limited to the correction of scrivener's errors/clerical errors, section numbering, references, or similar mistakes of form.

PASSED by the City Council of the City of Richland, Washington, at a regular meeting on the 16th day of December, 2025.

Theresa Richardson, Mayor

Attest:

Approved as to Form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

First Reading: December 2, 2025

Second Reading: December 16, 2025

Date Published: December 21, 2025



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 12/16/2025

Agenda Category: Ordinances - Second Reading & Passage

Strategic Priority 2 - Financial Sustainability

Subject

Ordinance No. 2025-37, Providing for the Sale of 2026 Electric Revenue Bonds

Department/Office	Ordinance/Resolution Number	Document Type
Finance	2025-37	Ordinance

Recommended Motion

Give second reading and pass Ordinance No. 2025-37, providing for the sale of 2026 electric revenue bonds.

Summary

Over the course of 2025, the Utility Advisory Committee (UAC) has discussed with Richland Energy Services staff the electric utility's financial policy and current financial position. These discussions included the utility's budget, capital program and funding, including anticipated bond issuance as outlined in the 2026-2030 Capital Improvement Plan (CIP). Based on these discussions and a presentation from PFM Financial Advisors on November 12, 2025, the UAC concluded that revenue bonds should be issued in the first quarter of 2026.

In addition to rate financing and developer contributions, approximately \$7.5 million in new bond proceeds are needed to support the 2026-2027 capital plan. The electric revenue bonds would be issued for a term not longer than 30 years to mirror the expected life of the electric infrastructure being financed, and taking into account market conditions and investor interest. Approximately \$14.5M of 2015 electric utility revenue bonds would be called and refunded for an estimated net present value savings of \$1.2M.

Ordinance No. 2025-37 authorizes the City's Finance Director to approve the final terms of the sale and issuance of the bonds within the parameters approved by Council, which allows pricing of the bonds to be timed to best meet market conditions.

Staff recommends approval of Ordinance No. 2025-37 for second reading and passage.

Fiscal Impact

The annual principal and interest payments on the proposed bonds will be funded from operating revenues of the Electric Utility Fund and included in the 2026 Budget. The estimated annual principal and interest payments for the new bonds are estimated at \$470,000. The estimated refunding of the 2015 electric utility bonds will result in an annual net present value savings of \$80,400. The 2025 Budget for revenue bond principal is \$2.5M with revenue bond interest of \$3.1M.

Attachments

1. Ordinance No. 2025-37
2. PFM Presentation - Electric Utility Revenue Funding and Improvements Bonds

CITY OF RICHLAND

ORDINANCE NO. 2025-37

AN ORDINANCE relating to the electric utility of the City; specifying, adopting and ordering the carrying out of a system or plan of additions and betterments to and extensions of the electric utility; providing for the issuance of one or more series of electric revenue bonds in the aggregate principal amount of not to exceed \$25,000,000 to provide funds: (1) to pay all or a portion of the cost of certain capital improvements included in the plan of additions; (2) to refund all or a portion of the City's outstanding Electric Revenue Bonds, 2015; (3) to make a deposit to satisfy the reserve requirement for the bonds, if necessary, and (4) to pay the costs of issuance and sale of such bonds and the administrative costs of the refunding; fixing or setting parameters with respect to certain terms and covenants of the bonds; appointing the City's designated representative to approve the Bond Sale Terms of the sale of the bonds; and providing for other related matters.

Passed: December 16, 2025

This document prepared by

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Exhibit A – Parameters for Bond Sale Terms

Exhibit B – Parity Bond Test

Exhibit C – Plan of Additions; Description of the Projects

Exhibit D – Form of Continuing Disclosure Agreement

ORDINANCE NO. 2025-37

AN ORDINANCE OF THE CITY OF RICHLAND, WASHINGTON, RELATING TO THE ELECTRIC UTILITY OF THE CITY; SPECIFYING, ADOPTING AND ORDERING THE CARRYING OUT OF A SYSTEM OR PLAN OF ADDITIONS AND BETTERMENTS TO AND EXTENSIONS OF THE ELECTRIC UTILITY; PROVIDING FOR THE ISSUANCE OF ONE OR MORE SERIES OF ELECTRIC REVENUE BONDS IN THE AGGREGATE PRINCIPAL AMOUNT OF NOT TO EXCEED \$25,000,000 TO PROVIDE FUNDS: (1) TO PAY ALL OR A PORTION OF THE COST OF CERTAIN CAPITAL IMPROVEMENTS INCLUDED IN THE PLAN OF ADDITIONS; (2) TO REFUND ALL OR A PORTION OF THE CITY'S OUTSTANDING ELECTRIC REVENUE BONDS, 2015; (3) TO MAKE A DEPOSIT TO SATISFY THE RESERVE REQUIREMENT FOR THE BONDS, IF NECESSARY, AND (4) TO PAY THE COSTS OF ISSUANCE AND SALE OF SUCH BONDS AND THE ADMINISTRATIVE COSTS OF THE REFUNDING; FIXING OR SETTING PARAMETERS WITH RESPECT TO CERTAIN TERMS AND COVENANTS OF THE BONDS; APPOINTING THE CITY'S DESIGNATED REPRESENTATIVE TO APPROVE THE BOND SALE TERMS OF THE SALE OF THE BONDS; AND PROVIDING FOR OTHER RELATED MATTERS.

BE IT ORDAINED by the City of Richland as follows:

ARTICLE 1 DEFINITIONS

Section 1.01 Definitions. As used in this ordinance, the following capitalized terms shall have the following meanings:

(a) “*2015 Bonds*” means the Electric Revenue Bonds, 2015, in the original aggregate principal amount of \$19,435,000, authorized to be issued by Ordinance No. 49-15.

(b) “*2018 Bonds*” means the Electric Revenue Improvement and Refunding Bonds, 2018, in the original aggregate principal amount of \$19,800,000, authorized to be issued by Ordinance No. 08-18.

(c) “*2019A Bonds*” means the Electric Revenue Improvement and Refunding Bonds, 2019A, in the original aggregate principal amount of \$12,525,000, authorized to be issued by Ordinance No. 54-19.

(d) “*2019T Bonds*” means the Electric Revenue Bonds, 2019T (Taxable-Green Bonds), in the original aggregate principal amount of \$3,145,000, authorized to be issued by Ordinance No. 54-19.

(e) “*2021 Bonds*” means the Electric Revenue Improvement Bonds, 2021, in the original aggregate principal amount of \$6,415,000, authorized to be issued by Ordinance No. 30-21.

(f) “*2023 Bonds*” means the Electric Utility Revenue Improvement and Refunding Bonds, 2023, in the original agreement principal amount of \$19,415,000, authorized to be issued by Ordinance No. 2023-06.

(g) “*Acquired Obligations*” means those Government Obligations, as specified in the Refunding Trust Agreement, purchased to accomplish the refunding of the Refunded Bonds as authorized by this ordinance.

(h) “*Adjusted Net Revenue*” means Net Revenue, plus withdrawals from the Rate Stabilization Account and less deposits into the Rate Stabilization Account.

(i) “*Annual Debt Service*” means, for any one or more series of Parity Bonds, the total of principal and interest payable during a Fiscal Year (excluding the principal maturity of Term Bonds but including any mandatory redemption due in that year), less all capitalized interest payable that year from such bonds. Annual Debt Service for each Fiscal Year shall be reduced by subtracting the amount scheduled to be received by the City as a Tax Credit Subsidy Bond Payment in each such Fiscal Year in respect of any Parity Bonds issued as Tax Credit Subsidy Bonds.

(j) “*Authorized Denomination*” means, unless otherwise specified in the Bond Purchase Agreement or a related agreement, \$5,000 or any integral multiple thereof within a Series and maturity.

(k) “*Average Annual Debt Service*” means, in reference to any one or more series of Parity Bonds, the sum of the Annual Debt Service due in each year, divided by the number of years that such bonds are scheduled to remain Outstanding.

(l) “*Beneficial Owner*” means, with respect to any Parity Bond at any time Outstanding, the owner of any beneficial interest in that Parity Bond.

(m) “*Bond Counsel*” means the firm of Stradling Yocca Carlson & Rauth LLP, its successor, or any other attorney or firm of attorneys selected by the City with a nationally recognized standing as bond counsel in the field of municipal finance.

(n) “*Bond Fund*” means the Electric Revenue Refunding Bond Account, 1985, created by Ordinance No. 17-85 and maintained for the purpose of paying and securing the payment of the principal of and interest on the Parity Bonds.

(o) “*Bond Insurer*” means, with respect to any issue of Parity Bonds, a provider of bond insurance guaranteeing the payment of principal of and interest on such Parity Bonds.

(p) “*Bond Purchase Agreement*” means a written offer to purchase the Bonds, or a Series of Bonds, pursuant to certain Bond Sale Terms, which offer is accepted by the Designated Representative on behalf of the City in accordance with this ordinance. In the case of a competitive sale, the Purchaser’s bid for a Series, together with the official notice of sale and a Pricing Certificate confirming the Bond Sale Terms, shall comprise the Bond Purchase Agreement.

(q) “*Bond Register*” means the books or records maintained by the Bond Registrar for the purpose of identifying ownership of each Bond.

(r) “*Bond Registrar*” means the Fiscal Agent, or any alternate bond registrar selected by the City’s Finance Director to maintain the Bond Register and carry out the other duties of the Bond Registrar set forth in this ordinance.

(s) “*Bond Sale Terms*” means the terms and conditions for the sale of a Series of Bonds including, but not limited to the amount, date or dates, denominations, interest rate or rates (or mechanism for determining interest rate or rates), payment dates, final maturity, redemption rights, price, and other terms or covenants, including minimum savings for refunding bonds. The parameters for certain Bond Sale Terms are set forth in Exhibit A.

(t) “*Bonds*” means the electric utility revenue bonds of the City issued pursuant to and for the purposes provided in this ordinance in one or more Series and with such additional series and other designation as the Designated Representative may deem appropriate.

(u) “*Book-Entry Form*” means a fully registered form in which physical bond certificates are registered only in the name of the Securities Depository (or its nominee), as Registered Owner, with the physical bond certificates held by and “immobilized” in the custody of the Securities Depository or its designee, where the system for recording and identifying the transfer of the ownership interests of the Beneficial Owners in those Bonds is neither maintained by nor the responsibility of the City or the Bond Registrar.

(v) “*City*” means the City of Richland, Washington, a municipal corporation duly organized and legally existing charter city of the first class under the laws of the State.

(w) “*City Contribution*” means legally available money of the City, in addition to proceeds of the Bonds, that is to be used to carry out the Refunding Plan, as determined by the Designated Representative.

(x) “*City Council*” means the legislative authority of the City, as duly and regularly constituted from time to time.

(y) “*Code*” means the United States Internal Revenue Code of 1986, as amended, and applicable rules and regulations promulgated thereunder.

(z) “*Common Reserve Bonds*” means, collectively, those Parity Bonds that are designated by the City as common reserve bonds, the payment of which is secured by amounts on deposit in the Common Reserve Subaccounts, without distinction, priority or preference among the amounts drawn from any particular Common Reserve Subaccount. The Outstanding 2015 Bonds, 2018 Bonds, 2019A Bonds, 2019T Bonds, 2021 Bonds, and 2023 Bonds are designated as Common Reserve Bonds. Unless otherwise designated in the Pricing Certificate approving the Bond Sale Terms for a Series of the Bonds authorized by this ordinance, the Bonds authorized by this ordinance are designated as Common Reserve Bonds.

(aa) “*Common Reserve Subaccount*” means a Reserve Subaccount that is established in connection with a series of Common Reserve Bonds. The Common Reserve Subaccounts, collectively, constitute a pooled reserve ratably securing all Common Reserve Bonds.

(bb) “*Continuing Disclosure Agreement*” means the written undertaking to provide continuing disclosure entered into pursuant to Section 8.02 of this ordinance, in substantially the form set forth in Exhibit D.

(cc) “*Contract Resource Obligation*” means an obligation of the City to make payments to another person or entity for electric energy supply, transmission or other commodity or service relating to the Electric Utility, which obligation is designated as a Contract Resource Obligation for purposes of Section 7.04 of this ordinance.

(dd) “*Coverage Requirement*” means that, in any Fiscal Year, Adjusted Net Revenue must at least equal 1.25 times the Annual Debt Service due in that Fiscal Year on all Parity Bonds then Outstanding.

(ee) “*DTC*” means The Depository Trust Company, New York, New York, or its nominee.

(ff) “*Designated Representative*” means the officer of the City appointed in Section 3.02 of this ordinance to serve as the City’s designated representative in accordance with RCW 39.46.040(2).

(gg) “*Electric Fund*” means that special fund created by Ordinance No. 53-17 of the City (RMC § 3.24.240) for the deposit of all revenues collected by the City from sale of electric energy or for services rendered by the Electric Utility, and for the payment of the costs and expenses to purchase electric energy, for salaries, materials, supplies, equipment, and repairs relating to sale of electric energy.

(hh) “*Electric Utility*” means the municipal electric system of the City as the same may from time to time be added to, bettered, improved and extended.

(ii) “*Finance Director*” means the person who holds the office or has the official responsibilities of Finance Director of the City or successor office.

(jj) “*First Parity Covenant Date*” means the date in which all of the 2015 Bonds are fully redeemed or defeased.

(kk) “*Fiscal Agent*” means the fiscal agent of the State, as the same may be designated by the State from time to time.

(ll) “*Fiscal Year*” means a year beginning January 1 and ending December 31, or such twelve-month period as may be selected by the City as its fiscal year.

(mm) “*Future Parity Bonds*” means, for purposes of this ordinance, any and all revenue bonds of the City issued after the Issue Date of the Bonds, the payment of the principal of and interest on which constitutes a lien and charge upon the Net Revenue of the Electric Utility on a parity with the lien and charge of the Outstanding Parity Bonds and the Bonds.

(nn) “*Government Obligations*” has the meaning given in RCW 39.53.010, as now in effect or as may hereafter be amended.

(oo) “*Gross Revenue of the Electric Utility*” or “*Gross Revenue*” means all of the earnings and revenues of any kind or nature received by the City from the operation and maintenance of the Electric Utility. Gross Revenue excludes: (1) revenues from assessments collected in any local improvement district or utility local improvement district; (2) amounts collected in respect of City-imposed utility taxes; (3) proceeds of grants from the federal, state or local governments; (4) gifts to the Electric Utility for capital purposes; (5) proceeds from the sale of City or Electric Utility property; (6) proceeds of City or Electric Utility obligations; (7) earnings or proceeds from any investments in any trust, defeasance or escrow fund created to

defeasement or refund Electric Utility obligations until commingled with other earnings and revenues of the Electric Utility; and (8) Tax Credit Subsidy Payments.

(pp) “*Issue Date*” means, with respect to any Series of Bonds, the date of initial issuance and delivery of such Series to the Purchaser in exchange for the purchase price of such Series.

(qq) “*Letter of Representations*” means the Blanket Issuer Letter of Representations between the City and DTC, dated May 24, 2023, as it may be amended from time to time, and any successor or substitute letter relating to the operational procedures of the Securities Depository.

(rr) “*MSRB*” means the Municipal Securities Rulemaking Board.

(ss) “*Maximum Annual Debt Service*” means, with respect to any one or more series of Parity Bonds, the maximum amount of Annual Debt Service which shall become due in any Fiscal Year.

(tt) “*Net Revenue of the Electric Utility*” or “*Net Revenue*” means Gross Revenue of the Electric Utility less Operation and Maintenance Expenses.

(uu) “*Official Statement*” means an offering document or other disclosure document required to be provided to purchasers and potential purchasers in connection with the initial offering of the Bonds in conformance with Rule 15c2-12 or other applicable regulation of the SEC.

(vv) “*Operation and Maintenance Expenses*” means all reasonable expenses incurred by the City in causing the Electric Utility to be operated and maintained in good repair, working order and condition and properly treated as maintenance and operation expenses under generally accepted accounting principles applicable to similar municipal utilities, including: payments due under Contract Resource Obligations (to the extent that the requirements in Section 7.04 are met); all payments made to another person or agency for acquisition of electric energy; any deposits, premiums, assessments or other payments for insurance, if any, on the Electric Utility; amounts paid in respect of Electric Utility employee pensions and post-employment benefits (if any); and overhead and administration expenses allocated to the Electric Utility. Operation and Maintenance Expenses excludes: non-cash accounting items (e.g., depreciation, amounts treated as expenses under accounting guidelines with respect to unfunded contributions to pension or other post-employment benefit plans, non-exchange financial guarantees, environmental liabilities, and similar items); payments on contracts for the acquisition of electric energy or capability under which no energy has been furnished to the City (other than payments under Contract Resource Obligations); and any amounts paid in respect of City imposed utility taxes or payments in lieu of taxes.

(ww) “*Outstanding*” when used with reference to any bonds or other obligations means, as of any particular date, the aggregate of all such bonds or other obligations properly authenticated and delivered, except for: (1) those cancelled at or prior to such date or delivered to or held by the Fiscal Agent at or prior to such date for cancellation; (2) those legally defeased or deemed paid in accordance with this ordinance (or a comparable section of another ordinance authorizing the refunding or defeasance of other bonds or obligations); (3) those in lieu of or in exchange or substitution for which other bonds or obligations shall have been authenticated and delivered pursuant to their authorizing ordinances, unless such other bonds or obligations are

held by a bona fide holder in due course; and (4) those which have matured or have been duly called for redemption and have not been presented for payment, and the City has sufficient money on hand to pay and redeem the same on such maturity or call dates.

(xx) “*Outstanding Parity Bonds*” means the 2015 Bonds, the 2018 Bonds, the 2019A Bonds, the 2019T Bonds, the 2021 Bonds, the 2023 Bonds, and any other Parity Bonds that are Outstanding as of the Issue Date.

(yy) “*Owner*” means, without distinction, the Registered Owner and the Beneficial Owner.

(zz) “*Parity Bond Test*” means: (a) with reference to the issuance of Future Parity Bonds, the conditions for issuing Future Parity Bonds set forth in Exhibit B to this Ordinance, which is incorporated herein by this reference; and (b) with reference to the designation of the Bonds as Parity Bonds, those conditions for the issuance of “future parity bonds” as defined and set forth in the ordinances authorizing the Outstanding Parity Bonds.

(aaa) “*Parity Bonds*” means the Outstanding Parity Bonds, the Bonds, and any Future Parity Bonds.

(bbb) “*Permitted Investments*” means any investment that is a legal investment for the money of the City at the time of such investment.

(ccc) “*Plan of Additions*” means the system or plan of additions and betterments to and extensions of the Electric Utility specified, adopted and ordered to be carried out by Section 2.02 of this ordinance.

(ddd) “*Pricing Certificate*” means a certificate executed by the Designated Representative as of the pricing date confirming the Bond Sale Terms for the sale of a Series of the Bonds to the Purchaser in a competitive sale, in accordance with the parameters set forth in this ordinance.

(eee) “*Principal and Interest Account*” means the subaccount of that name created in the Bond Fund by Ordinance No. 17-85 for the payment of the principal of and interest on the Parity Bonds.

(fff) “*Purchaser*” means the corporation, firm, association, partnership, trust, bank, financial institution or other legal entity or group of entities selected by the Designated Representative to serve as purchaser in a direct placement, underwriter in a negotiated sale or awarded as the successful bidder in a competitive sale of a Series of the Bonds.

(ggg) “*RCW*” means the Revised Code of Washington.

(hhh) “*Rate Stabilization Account*” means the Electric Rate Stabilization Account authorized to be created and established pursuant to Ordinance No. 26-03.

(iii) “*Rating Agency*” means any nationally recognized rating agency then maintaining a rating on the Bonds at the request of the City.

(jjj) “*Record Date*” means the Bond Registrar’s close of business on the 15th day of the month preceding an interest payment date. With respect to redemption of a Bond prior to its maturity, the Record Date shall mean the Bond Registrar’s close of business on the date on which the Bond Registrar sends the notice of redemption.

(kkk) “*Redemption Date*” means such date or dates as may be selected for the call, payment and redemption of the Refunded Bonds, as set forth in the Refunding Plan approved by the Designated Representative.

(lll) “*Refunded Bond Ordinance*” means Ordinance No. 49-15 of the City.

(mmm) “*Refunded Bonds*” means all or a portion of the Refunding Candidates selected by the Designated Representative to be refunded pursuant to the authorization set forth in this ordinance.

(nnn) “*Refunding Candidates*” means any or all of the following presently outstanding \$16,495,000 aggregate principal amount of 2015 Bonds maturing on November 1 in the years and amounts as follows:

Maturity Year	Principal Amount	Interest Rate
2026	\$ 500,000	5.00%
2027	525,000	5.00
2028	550,000	5.00
2029	580,000	5.00
2030	605,000	5.00
2031	640,000	5.00
2032	670,000	5.00
2033	705,000	5.00
2034	740,000	5.00
2035	775,000	5.00
2038 ⁽¹⁾	2,565,000	5.00
2041 ⁽¹⁾	2,970,000	5.00
2045 ⁽¹⁾⁽²⁾	2,000,000	4.00
2045 ⁽¹⁾⁽²⁾	2,670,000	5.00

(1) Term Bond

(2) Bifurcated Term Bond

(ooo) “*Refunding Plan*” means a plan for the refunding of the Refunded Bonds, substantially as follows with such further details to be set forth in a Refunding Trust Agreement approved by the Designated Representative:

(1) On the Issue Date, the deposit with the Refunding Trustee of a City Contribution, if any, together with the proceeds of the sale of the Bonds allocated to the Refunding Plan in an amount sufficient to acquire the Acquired Obligations (if any) and establish a beginning cash balance;

(2) The application by the Refunding Trustee of the amounts so deposited to the purchase of the Acquired Obligations and the establishment of a beginning cash balance;

(3) On the Redemption Date, the application of the maturing principal of and interest on such Acquired Obligations, together with any other cash balance held by it on such Redemption Date, to the call, payment, and redemption of the Refunded Bonds at a price equal to 100% of the principal amount to be redeemed plus accrued interest to that date; and

(4) At the direction of the City’s Designated Representative, the application of remaining funds deposited with the Refunding Trustee for such purpose to the payment of all or a portion of the costs of issuing the Bonds and

the costs of carrying out the foregoing elements of the Refunding Plan (if payment of such costs is specified in the Refunding Trust Agreement).

(ppp) “*Refunding Portion*” means that portion of the Bonds (or a Series of the Bonds) allocated to carrying out the refunding of the Refunded Bonds and paying the administrative costs of carrying out the refunding and a ratable share of the costs of issuance of the Bonds.

(qqq) “*Refunding Trust Agreement*” means a refunding trust agreement between the City and the Refunding Trustee, providing for the carrying out of the Refunding Plan.

(rrr) “*Refunding Trustee*” means the trustee, or any successor or alternate trustee, designated by the Designated Representative to serve as refunding trustee to carry out the Refunding Plan.

(sss) “*Registered Owner*” means, with respect to a Bond or any Parity Bond at any time Outstanding, the person in whose name that Bond or Parity Bond is registered on the Bond Register. For so long as the Bonds are in Book-Entry Form, Registered Owner shall mean the Securities Depository.

(ttt) “*Registration Ordinance*” means the Registration Ordinance for the City’s bonds and other obligations set forth in Ordinance No. 1-87 of the City.

(uuu) “*Reserve Account*” means the account of that name created in the Bond Fund by Ordinance No. 17-85 for the purpose of securing the payment of the principal of and interest on the Parity Bonds.

(vvv) “*Reserve Insurer*” means any provider of a Reserve Security acquired in connection with one or more Series of the Bonds or Future Parity Bonds.

(www) “*Reserve Requirement*” means:

(1) (A) With respect to the Common Reserve Bonds collectively, as of any date of calculation, the lesser of (i) Maximum Annual Debt Service on all Common Reserve Bonds then Outstanding, or (ii) 125% of Average Annual Debt Service on all Common Reserve Bonds then Outstanding, but at no time shall the Reserve Requirement exceed the Tax Maximum; and (B) with respect to a Series of the Bonds or any Future Parity Bonds that are designated as Common Reserve Bonds, the incremental additional amount necessary to fund the amount specified in clause (A), taking into account the amounts on deposit in the Common Reserve Subaccounts as of the Issue Date; and

(2) With respect to any Series of the Bonds or any Future Parity Bonds that are not Common Reserve Bonds, an amount (which may be equal to zero) established in the Bond Sale Terms approved pursuant to the ordinance authorizing the issuance of such Series, provided that the Reserve Requirement for such Series may not exceed the Tax Maximum.

(xxx) “*Reserve Security*” means a surety bond or policy of insurance, obtained in lieu of cash and policy limit or stated amount equal to part or all of the Reserve Requirement.

(yyy) “*Reserve Subaccount*” means a subaccount created within the Reserve Account to secure payment of debt service on a series of Parity Bonds. Each Reserve Subaccount shall include in its name a reference to the series of Parity Bonds with respect to which it was created.

(zzz) “*Rule 15c2-12*” means Rule 15c2-12 promulgated by the SEC under the Securities Exchange Act of 1934, as amended.

(aaaa) “*SEC*” means the United States Securities and Exchange Commission.

(bbbb) “*Securities Depository*” means DTC, any successor thereto, any substitute securities depository selected by the City, or the nominee of any of the foregoing. Any Securities Depository must be qualified under applicable laws and regulations to provide the services proposed to be provided by it.

(cccc) “*Series of Bonds*” or “*Series*” means a series of Bonds issued pursuant to this ordinance.

(dddd) “*State*” means the State of Washington.

(eeee) “*Subordinate Bonds*” means any electric revenue bonds or obligations payable from the Electric Fund having a charge and lien on the Net Revenue subordinate to the charge and lien on the Net Revenue of the Parity Bonds.

(ffff) “*Tax Credit Subsidy Bond*” means any bond that is designated by the City as a Tax Credit Subsidy Bond, pursuant to Section 54AA of the Code or any substantially similar taxable tax credit bond program, and which is further designated by the City as a “qualified bond” with respect to which the City is eligible to receive a tax credit payable by the United States Treasury to the City under Section 6431 or a substantially similar provision of the Code.

(gggg) “*Tax Credit Subsidy Bond Payments*” means those amounts which the City is entitled to receive from the United States Treasury in respect of any bonds issued as Tax Credit Subsidy Bonds.

(hhhh) “*Tax-Exempt Bond*” means any Parity Bond, the interest on which is intended, as of the Issue Date, to be excludable from gross income for federal income tax purposes.

(iiii) “*Tax Maximum*” means the maximum dollar amount permitted by the Code to be allocated to a debt service reserve account from bond proceeds of tax-exempt Bonds or Tax Credit Subsidy Bonds without requiring a balance to be invested at a restricted yield.

(jjjj) “*Taxable Bond*” means any Parity Bond, the interest on which is not intended, as of the Issue Date, to be excludable from gross income for federal income tax purposes.

(kkkk) “*Term Bond*” means each Bond designated as a Term Bond and subject to mandatory redemption in the years and amounts set forth in the Bond Purchase Agreement, and those Parity Bonds designated as such in the ordinances or bond purchase agreements authorizing their issuance or sale and which are subject to mandatory redemption prior to maturity or for which either mandatory sinking fund payments or mandatory prior redemption requirements are provided.

(llll) “*Undertaking*” means a Continuing Disclosure Agreement.

ARTICLE 2

FINDINGS AND DETERMINATIONS; PLAN OF ADDITIONS

Section 2.01 Findings and Determinations. The City takes note of the following facts and makes the following findings and determinations:

(a) *Electric Utility; Previously Issued Parity Bonds.* The City now owns and operates the Electric Utility. Pursuant to Ordinance No. 17-85, the City issued and sold its Electric Revenue Refunding Bonds, 1985 (the “1985 Bonds”) all of which have been paid and retired. In Ordinance No. 17-85, the City reserved the right to issue additional electric revenue bonds having a lien and charge on the Net Revenue of the Electric Utility on a parity with the lien and charge upon such Net Revenue of the 1985 Bonds for the payment of principal thereof and interest thereon, if that certain Parity Bond Test (established in Ordinance No. 17-85 and as subsequently set forth in ordinances authorizing the issuance of additional Parity Bonds) is satisfied.

(b) *Plan of Additions.* The City is in need of funds with which to finance the Plan of Additions, the estimated aggregate cost of which is more than \$12,135,000, and the City does not have available sufficient funds to pay the costs. The Council finds that the life of the improvements comprising the Plan of Additions is greater than the life of the bonds.

(c) *Sufficiency of Gross Revenue.* The City Council finds and determines that, if the conditions set forth in this ordinance for the issuance of the Bonds are satisfied, the Gross Revenue of the Electric Utility will be sufficient, in the judgment of the City Council, to meet all Operation and Maintenance Expenses; to make all necessary repairs, replacements and renewals; and to permit the setting aside from Gross Revenue into the Bond Fund of such amounts as may be required to pay the principal of and interest on the Outstanding Parity Bonds and the Bonds as the same become due. The City Council declares that in fixing the amounts to be paid into the Bond Fund it has exercised due regard for the cost of maintenance and operation of the Electric Utility and the debt service requirements of the Outstanding Parity Bonds, and that it has not obligated the City to set aside and pay into the Bond Fund a greater amount of the Gross Revenue of the Electric Utility than in its judgment will be available for such purpose.

(d) *Refunding.* Chapter 39.53 RCW and other laws of the State authorize the City to adopt and carry out a Refunding Plan. Pursuant to Ordinance No. 49-15, the City previously issued the 2015 Bonds for the purpose of (i) pay all or a portion of the costs of carrying out a plan of additions; (ii) refund a portion of the City’s outstanding Electric Revenue Capital Improvement and Refunding Bonds, 2007; (iii) provide for the debt service reserve; and (iv) pay the costs of issuance and sale of the 2015 Bonds. In Ordinance No. 49-15, the City reserved the right to redeem the 2015 Bonds maturing on or after November 1, 2026 prior to their stated maturity at any time on or after November 1, 2025. In order to realize a debt service savings to the City and its ratepayers, the City Council wishes to refund all or a portion of the Refunding Candidates. The Refunding Candidates that are to be refunded shall be selected by the Designated Representative such that a savings equal to or exceeding the savings requirements set forth in Exhibit A will be effected by the difference between the principal and interest cost over the life of the portion of the Bonds allocated to such refunding and the principal and interest cost over the life of the Refunded Bonds to be refunded by such allocated portion of the Bonds.

(e) *Satisfaction of Parity Bond Test.* As a condition of the issuance of the Bonds authorized herein, the City Council directs the Designated Representative to determine that all conditions set forth in the Parity Bond Test (as those conditions are set forth in the ordinances authorizing the Outstanding Parity Bonds) have been met and satisfied before the Bonds may be issued and delivered to the Purchaser.

(f) *Issuance of Bonds.* Based on the foregoing, the City Council finds that it is in the best interest of the City to issue and sell the Bonds in one or more Series to the respective Purchasers of each Series in a competitive or negotiated sale, pursuant to the terms set forth in the Bond Purchase Contract as approved by the City's Designated Representative consistent with this ordinance.

Section 2.02 Adoption of Plan of Additions. The City specifies, adopts and orders the carrying out of the projects described in Exhibit C as a system or plan of additions and betterments to and extensions of the Electric Utility. The Plan of Additions shall be carried out in accordance with the plans and specifications therefor prepared by the City's engineers and consulting engineers. The City Council may modify the details of the Plan of Additions where in its judgment it appears advisable, if such modifications do not substantially alter the purpose of such system or plan. The cost of the Plan of Additions, including the cost of issuance and sale of the Bonds, shall be paid from the proceeds of the Bonds and from other money available to the Electric Utility.

ARTICLE 3 AUTHORIZATION AND ISSUANCE OF BONDS

Section 3.01 Purpose and Authorization of Bonds. For the purpose of providing funds with which: (a) to pay a portion of the cost of the Plan of Additions; (b) to carry out the Refunding Plan; (c) to satisfy the Reserve Requirement (if necessary); and (d) to pay the costs of issuance of the Bonds, including the administrative costs of the refunding, the City shall issue and sell its electric revenue bonds in one or more Series on a tax-exempt or taxable basis in an aggregate principal amount not to exceed \$25,000,000.

Section 3.02 Designated Representative; Description of the Bonds. The Finance Director is appointed as the Designated Representative of the City and is authorized and directed to conduct the sale of the Bonds in the manner and upon the terms deemed most advantageous to the City, and to approve the Bond Sale Terms for the Bonds, with such additional terms and covenants as the Designated Representative deems advisable, within the parameters set forth in Exhibit A, which is attached to this ordinance and incorporated by this reference.

Section 3.03 Parity Certificate. At the time of issuance of the Bonds, the Designated Representative shall cause to be executed and have on file a certificate of coverage as required under the Parity Bond Test.

Section 3.04 Form and Execution of Bonds.

(a) *Form of Bonds; Signatures and Seal.* Each Bond shall be prepared in a form consistent with the provisions of this ordinance and State law. Each Bond shall be signed by the Mayor and the City Clerk, either or both of whose signatures may be manual or in facsimile, and the seal of the City or a facsimile reproduction thereof shall be impressed or printed thereon. If any officer whose manual or facsimile signature appears on a Bond ceases to be an officer of the City authorized to sign bonds before the Bond bearing his or her manual or facsimile signature is authenticated by the Bond Registrar, or issued or delivered by the City, that Bond nevertheless may be authenticated, issued and delivered and, when authenticated, issued and delivered, shall be as binding on the City as though that person had continued to be an officer of the City

authorized to sign bonds. Any Bond also may be signed on behalf of the City by any person who, on the actual date of signing of the Bond, is an officer of the City authorized to sign bonds, although he or she did not hold the required office on its Issue Date.

(b) *Authentication.* Only a Bond bearing a Certificate of Authentication in substantially the following form, manually signed by the Bond Registrar, shall be valid or obligatory for any purpose or entitled to the benefits of this ordinance: “Certificate of Authentication. This Bond is one of the fully registered City of Richland, Washington, Electric Revenue Improvement and Refunding Bonds, [Name of Series].” The authorized signing of a Certificate of Authentication shall be conclusive evidence that the Bond so authenticated has been duly executed, authenticated and delivered and is entitled to the benefits of this ordinance.

Section 3.05 Bond Registrar; Registration and Transfer of Bonds.

(a) *Registration of Bonds; Bond Registrar.* The Bonds shall be issued only in registered form as to both principal and interest and shall be recorded on the Bond Register. The Fiscal Agent is appointed to act as Bond Registrar for each Series of the Bonds, unless otherwise determined by the Designated Representative.

(b) *Transfer and Exchange of Bonds.* The Bond Registrar shall keep, or cause to be kept, sufficient books for the registration and transfer of the Bonds, which shall be open to inspection by the City at all times. The Bond Register shall contain the name and mailing address of the Registered Owner of each Bond and the principal amount and number of each of the Bonds held by each Registered Owner.

The Bond Registrar is authorized, on behalf of the City, to authenticate and deliver Bonds transferred or exchanged in accordance with the provisions of the Bonds and this ordinance, to serve as the City’s paying agent for the Bonds and to carry out all of the Bond Registrar’s powers and duties under this ordinance and the Registration Ordinance.

The Bond Registrar shall be responsible for its representations contained in the Bond Registrar’s Certificate of Authentication on each Bond. The Bond Registrar may become an Owner with the same rights it would have if it were not the Bond Registrar and, to the extent permitted by law, may act as depository for and permit any of its officers or directors to act as members of, or in any other capacity with respect to, any committee formed to protect the rights of Owners.

A Bond surrendered to the Bond Registrar may be exchanged for a Bond or Bonds in any Authorized Denomination of an equal aggregate principal amount and of the same interest rate, Series and maturity. A Bond may be transferred only if endorsed in the manner provided thereon and surrendered to the Bond Registrar. Any exchange or transfer shall be without cost to the Owner or transferee. The Bond Registrar shall not be obligated to exchange any Bond or transfer registered ownership during the period between the applicable Record Date and the next upcoming interest payment or redemption date.

(c) *Securities Depository; Book-Entry Form.* Unless otherwise determined by the Designated Representative, the Bonds initially shall be issued and registered in Book-Entry Form. The Bonds so registered shall be held fully immobilized in Book-Entry Form by the Securities Depository in accordance with the provisions of the Letter of Representations. Registered ownership of a Bond initially held in Book-Entry Form, or any portion thereof, may not be transferred except: (i) to any successor Securities Depository; (ii) to any substitute

Securities Depository appointed by the City or such substitute Securities Depository's successor; or (iii) to any person if the Bond is no longer held in Book-Entry Form. Upon the resignation of the Securities Depository from its functions as depository, or upon a determination by the Finance Director to discontinue utilizing the then-current Securities Depository, the Finance Director may appoint a substitute Securities Depository. If the Securities Depository resigns from its functions as depository and no substitute Securities Depository can be obtained, or if the Finance Director determines not to utilize a Securities Depository, then the Bonds shall no longer be held in Book-Entry Form and ownership may be transferred only as provided herein. Nothing herein shall prevent the Bond Sale Terms from providing that a Series of the Bonds shall be issued in certificated form without utilizing a Securities Depository, and that the Bonds of such Series shall be registered as of their Issue Date in the names of the Owners thereof, in which case ownership may be transferred only as provided herein. Neither the City nor the Bond Registrar shall have any responsibility or obligation to participants of the Securities Depository or the persons for whom they act as nominees with respect to the Bonds regarding the accuracy of any records maintained by the Securities Depository or its participants of any amount in respect of principal of or interest on the Bonds, or any notice which is permitted or required to be given to Registered Owners hereunder (except such notice as is required to be given by the Bond Registrar to the Securities Depository).

(d) *Lost or Stolen Bonds.* In case any Bond shall be lost, stolen or destroyed, the Bond Registrar may authenticate and deliver a new bond or bonds of like amount, date, tenor, and effect to the Registered Owner(s) thereof upon the Registered Owner(s)' paying the expenses and charges of the City in connection therewith and upon filing with the Bond Registrar evidence satisfactory to the Bond Registrar that such bond or bonds were actually lost, stolen or destroyed and of Registered Ownership thereof, and upon furnishing the City with indemnity satisfactory to both.

ARTICLE 4.

PAYMENT OF BONDS; REDEMPTION PROVISIONS

Section 4.01 Payment of Bonds; Failure to Pay. *Payment of Bonds.* Principal of and interest on each Bond shall be payable in lawful money of the United States of America on the dates and in the amounts provided in the Bond Purchase Agreement. Principal of and interest on each Bond shall be payable solely out of the Bond Fund. The Bonds shall not be general obligations of the City. No Bonds of any Series shall be subject to acceleration under any circumstances.

(b) *Bonds Held In Book-Entry Form.* Principal of and interest on each Bond held in Book-Entry Form is payable in the manner set forth in the Letter of Representations.

(c) *Bonds Not Held In Book-Entry Form.* Interest on each Bond not held in Book-Entry Form is payable by electronic transfer on the interest payment date, or by check or draft of the Bond Registrar mailed on the interest payment date to the Registered Owner at the address appearing on the Bond Register on the Record Date. However, the City is not required to make electronic transfers except pursuant to a request by a Registered Owner in writing received on or prior to the Record Date and at the sole expense of the Registered Owner. Principal of each Bond not held in Book-Entry Form is payable upon presentation and surrender (unless waived by the City) of the Bond by the Registered Owner to the Bond Registrar.

(d) *Failure To Pay Bonds.* If the principal of any Bond is not paid when the Bond is properly presented at its maturity or date fixed for redemption, the City shall be obligated to pay, solely from the sources pledged herein, interest on that Bond at the same rate provided in the Bond from and after its maturity or date fixed for redemption until that Bond, both principal and interest, is paid in full or until sufficient money for its payment in full is on deposit in the Bond Fund, or in a trust account established to refund or defease the Bond, and the Bond has been called for payment by giving notice of that call to the Registered Owner.

Section 4.02 Redemption and Purchase of Bonds.

(a) *Optional Redemption.* Any of the Bonds may be subject to redemption prior to their stated maturity dates at the option of the City at the times and on the terms set forth in the Bond Purchase Agreement.

(b) *Mandatory Redemption.* Any of the Bonds may be designated as Term Bonds, subject to mandatory redemption on the dates and in the amounts as set forth in the Bond Purchase Agreement. If not redeemed or purchased at the City's option prior to maturity, Term Bonds (if any) must be redeemed, at a price equal to one hundred percent of the principal amount to be redeemed, plus accrued interest, on the dates and in the years and amounts set forth in the Bond Purchase Agreement. If the City optionally redeems or purchases a Term Bond prior to maturity, the principal amount of that Term Bond that is so redeemed or purchased (irrespective of its redemption or purchase price) shall be credited against the remaining mandatory redemption requirements for that Term Bond in the manner as directed by the Finance Director. In the absence of direction by the Finance Director, credit shall be allocated to the remaining mandatory redemption requirements for that Term Bond on a *pro rata* basis.

(c) *Extraordinary Redemption.* Any of the Bonds may be subject to extraordinary optional or extraordinary mandatory redemption prior to maturity upon the occurrence of an extraordinary event at the prices, in the principal amounts, and on the dates, all as set forth in the Bond Purchase Agreement.

(d) *Purchase of Bonds.* The City reserves the right to purchase any or all of the Bonds available for purchase at any time at any price acceptable to the City plus accrued interest to the date of purchase.

(e) *Selection of Bonds for Redemption; Partial Redemption.* If fewer than all of the outstanding Bonds of any Series are to be redeemed at the option of the City, the Finance Director shall select the Series and maturity or maturities to be redeemed. If less than all of the principal amount of a maturity of the selected Series is to be redeemed, if such Series is held in Book-Entry Form, the portion of such maturity to be redeemed shall be selected for redemption by the Securities Depository in accordance with the Letter of Representations, and if the Series is not then held in Book-Entry Form, the portion of such maturity to be redeemed shall be selected by the Bond Registrar using such method of random selection as the Bond Registrar shall determine. All or a portion of the principal amount of any Bond that is to be redeemed may be redeemed in any applicable Authorized Denomination. If less than all of the outstanding principal amount of any Bond is redeemed, upon surrender of that Bond to the Bond Registrar there shall be issued to the Registered Owner, without charge, a new Bond (or Bonds, at the option of the Registered Owner) of the same Series, seniority, maturity, and interest rate in any Authorized Denomination in the aggregate principal amount to remain outstanding.

Section 4.01 Notice of Redemption; Rescission of Notice.

(a) *Notice of Redemption.* Unless otherwise set forth in the Bond Purchase Agreement, the City must cause notice of any intended redemption of Bonds to be given not less than 20 nor more than 60 days prior to the date fixed for redemption by first-class mail, postage prepaid, to the Registered Owner of any Bond to be redeemed at the address appearing on the Bond Register on the Record Date, and the requirements of this sentence shall be deemed to have been fulfilled when notice has been mailed as so provided, whether or not it is actually received by the Owner of any Bond. In addition, the redemption notice shall be mailed or sent electronically within the same period to the MSRB (if required under the Continuing Disclosure Agreement), to each Rating Agency, and to such other persons and with such additional information as the Finance Director shall determine, but these additional mailings shall not be a condition precedent to the redemption of any Bond. Notwithstanding the foregoing, notice of redemption of any Bond held in Book-Entry Form shall be given in accordance with the Letter of Representations.

(b) *Rescission of Optional Redemption Notice.* In the case of an optional redemption or an extraordinary redemption, the notice of redemption may state that the City retains the right to rescind the redemption notice and the redemption by giving a notice of rescission to the affected Registered Owners at any time on or prior to the date fixed for redemption. Any notice of optional redemption that is so rescinded shall be of no effect, and each Bond for which a notice of redemption has been rescinded shall remain outstanding.

(c) *Effect of Redemption.* Interest on each Bond called for redemption shall cease to accrue on the date fixed for redemption, unless either the notice of optional redemption is rescinded as set forth above, or money sufficient to effect such redemption is not on deposit in the Bond Fund or in a trust account established to refund or defease the Bond.

ARTICLE 5
SECURITY FOR THE BONDS

Section 5.01 Security for the Bonds. The Bonds shall be designated as Parity Bonds and shall be a special limited obligation of the City payable from and secured solely by the Net Revenue of the Electric Utility and by money in the Principal and Interest Account of the Bond Fund. Each Series of the Bonds that is designated as Common Reserve Bonds is further secured by money in the Common Reserve Subaccounts. The Net Revenue is pledged to make the payments into the Bond Fund and the Reserve Account, if any, required by Section 5.02, which pledge shall constitute a lien and charge upon such Net Revenue prior and superior to all other charges whatsoever. Each Series of the Bonds designated as Parity Bonds shall be issued on parity with the Outstanding Parity Bonds and all Future Parity Bonds, without regard to date of issuance or authorization and without preference or priority of right or lien. The Bonds shall not constitute general obligations of the City, the State or any political subdivision of the State or a charge upon any general fund or upon any money or other property of the City, the State or any political subdivision of the State not specifically pledged by this ordinance.

Section 5.02 Priority Expenditure of Gross Revenue; Flow of Funds. The City covenants and agrees with the owner of each Bond that it will deposit all Gross Revenue of the Electric Utility into the Electric Fund as collected, and will use, pay out and distribute the Gross Revenue of the Electric Utility in the following order of priority:

- (a) To pay Operation and Maintenance Expenses;
- (b) To meet the debt service requirements with respect to, first, the interest due on and, then, the principal of the Parity Bonds by making the required payments into the Principal and Interest Account;
- (c) To make the required payments, if any, into the Common Reserve Subaccount (including amounts required to repay any draws upon a Reserve Security) and into any other account or subaccount in the Bond Fund; and
- (d) For any of the following purposes, without priority: to meet the debt service requirements with respect to any Subordinate Bonds; to redeem and retire any then Outstanding electric revenue bonds or to purchase any or all of those bonds and obligations in the open market as provided in the ordinance authorizing their issuance; to make necessary betterments and replacements of or repairs, additions or extensions to the Electric Utility; to make deposits into the Rate Stabilization Account; or for any other lawful Electric Utility purpose.

Section 5.03 The Bond Fund.

- (a) *Bond Fund Established.* The Bond Fund was created by the City pursuant to Ordinance No. 17-85 for the purpose of paying and securing the payment of principal of and interest on the Parity Bonds as the same becomes due and payable. The Bond Fund is divided into two subaccounts, the Principal and Interest Account and the Reserve Account. The Finance Director may create sinking fund subaccounts or other accounts or subaccounts in the Bond Fund for paying or securing the payment of Parity Bonds, as long as the maintenance of such subaccounts does not conflict with the rights of the owners of any Parity Bonds then Outstanding.
- (b) *Principal and Interest Account.* The Parity Bonds, including the Bonds, are payable (including principal, mandatory redemption requirements, redemption premium, if any, and interest) out of the Principal and Interest Account.
- (c) *The Reserve Account.* The Reserve Account has been previously created for the purpose of securing the payment of the principal of and interest on all Parity Bonds. Except for withdrawals authorized in this section, the money held in those subaccounts within the Reserve Account that is necessary to satisfy the respective Reserve Requirements for each series of Parity Bonds shall otherwise be held intact. Any deficiency created by reason of such a withdrawal shall be made up from the Net Revenue first available after making necessary provision for the required payments into the Principal and Interest Account. However, to the extent required under the applicable Reserve Security policy, the Reserve Insurer with respect to a Reserve Security that has been drawn upon shall be reimbursed first, before available cash is used to restore the remaining balance of the respective Reserve Requirements. Amounts on deposit in the Reserve Account (or any subaccount therein) that are determined to be in excess of the Reserve Requirement shall be deposited in the Principal and Interest Account or into a Rebate Account, to the extent required under the Code. The City reserves the right to substitute one or more Reserve Securities for money previously deposited in the Common Reserve Subaccount and to withdraw such excess as described in the preceding sentence.
- (d) *Reserve Subaccounts.* The Reserve Requirement for the Bonds are provided for in subsection (e), below.

In the ordinance authorizing the issuance of any series of Future Parity Bonds, the City shall: (1) determine whether such series is to be designated as a series of Common Reserve Bonds or is to be secured by a standalone Reserve Subaccount or no reserve subaccount, ***provided that, until the First Parity Covenant Date, each such Reserve Subaccount shall be designated as a Common Reserve Subaccount and, thereafter, such Reserve Subaccount may either: (i) remain a Common Reserve Subaccount; or (ii) become a standalone reserve for which the applicable Reserve Requirement may then be recalculated, reduced or eliminated, as set forth in the relevant authorizing ordinance;*** (2) establish the Reserve Requirement (if any) for that series of Future Parity Bonds, and (3) covenant to maintain such subaccounts within the Reserve Account as may be necessary to satisfy that future Reserve Requirement.

The Common Reserve Subaccounts shall ratably secure the Common Reserve Bonds. If the money in the Principal and Interest Account is insufficient to meet required payments of either interest on or principal of any Common Reserve Bonds, such deficiency shall be made up by the withdrawal of money (or proceeds of Reserve Securities, if available) from the Common Reserve Subaccounts. Any withdrawals from the Common Reserve Subaccounts shall be made on a *pro rata* basis, except when the terms of a Reserve Security require all cash and investments in the Common Reserve Subaccount to be withdrawn before any draw or claim is made on the Reserve Security, or unless the City receives an opinion of Bond Counsel to the effect that such *pro rata* withdrawal is not required to maintain the federal tax benefits (if any) of any then-Outstanding Common Reserve Bonds issued as tax-exempt Bonds or Tax Credit Subsidy Bonds. If multiple Reserve Securities are on deposit in the Common Reserve Subaccounts, draws on such Reserve Securities shall be made on a *pro rata* basis.

(e) *The 2026 Reserve Requirement.* On the Issue Date of each Series of the Bonds, the Finance Director shall cause to be deposited into the Reserve Account (or a Reserve Subaccount created therein for this purpose) an amount which will equal the Reserve Requirement for that Series of the Bonds (if any), which may be funded by any combination of the following methods: (1) in cash deposited on the Issue Date; (2) in cash deposited in approximately equal monthly installments which shall be accumulated by no later than five years from the Issue Date; or (3) by the deposit of one or more Reserve Securities, the face amount of which, together with any cash amount deposited therein, is equal to the Reserve Requirement for the Bonds, if any. The Designated Representative shall determine the Reserve Requirement for each Series of Bonds as of its Issue Date, which shall be set forth in the applicable Bond Purchase Agreement or Pricing Certificate and, as to any Series issued as Tax-Exempt Bonds or Tax Credit Subsidy Bonds, shall be an amount equal to no greater than the Tax Maximum. For so long as the Series remains designated as Common Reserve Bonds the Reserve Requirement shall not be set at a level that would cause the Common Reserve Requirement to exceed the Tax Maximum.

Section 5.04 Required Payments Into the Bond Fund; Investment of Money in the Bond Fund.

(a) *Required Payments Into the Bond Fund.* The City covenants to set aside and pay into the Bond Fund out of the Net Revenue, a fixed amount without regard to any fixed proportion, as follows:

(1) Into the Principal and Interest Account, on or before each debt service payment date, an amount sufficient (together with other money then on

deposit, including investment earnings retained therein) to pay the principal and interest to become due on the Parity Bonds (including required amounts for mandatory redemption of Term Bonds) on that debt service payment date.

(2) Into the Reserve Account, such amounts as may be required (if any) to be deposited to the subaccounts therein to satisfy the Reserve Requirements for the Common Reserve Bonds, as set forth in Section 5.03.

When the total amount on deposit in the Bond Fund shall equal the total amount of principal and interest for all Parity Bonds then Outstanding to the last maturity thereof, no further payment need be made into the Bond Fund and the amounts in the Reserve Account shall be deposited in the Principal and Interest Account to be applied against the last Parity Bonds Outstanding.

(b) *Failure to Make Payments Into the Bond Fund.* If the City fails to set aside and pay into the Bond Fund the amounts set forth above, or fails to pay the principal of and interest on the Bonds when due, in accordance with this ordinance, the owner of any of the Outstanding Parity Bonds may bring action against the City to compel the setting aside and payment of the amounts required.

(c) *Investment of Money in Bond Fund.* Money in the Bond Fund shall, to the fullest extent practicable and reasonable, be invested and reinvested at the direction of the Finance Director solely in, and obligations deposited in such accounts shall consist of, Permitted Investments. Earnings on money and investments in the Principal and Interest Account shall be deposited in and used for the purposes of that fund. Earnings on money and investments in the Reserve Account (and the subaccounts therein) shall be retained in such account or subaccount and credited against amounts required to be deposited therein until the applicable Reserve Requirement is met, and thereafter such earnings shall be deposited in the Principal and Interest Account. In no event shall any money in the Bond Fund or any other money reasonably expected to be used to pay principal of and/or interest on the Bonds be invested at a yield or used in any manner which would cause the Bonds to be arbitrage bonds within the meaning of Section 148 of the Code and applicable regulations thereunder. Any earnings that are subject to a federal tax or rebate requirement may be withdrawn from the Bond Fund for deposit in a Rebate Account as described in Section 7.02.

ARTICLE 6

USE OF BOND PROCEEDS; REFUNDING PLAN

Section 6.01 Disposition and Use of Bond Proceeds.

(a) *Project Fund Deposit.* On the Issue Date, the proceeds of the Bonds that are allocated to the financing of the Plan of Additions shall be deposited in the appropriate accounts of the Electric Utility Fund designated by the Finance Director to pay costs of carrying out the Plan of Additions. If required and as determined by the Designated Representative, proceeds of a Series of the Bonds may be deposited in the Reserve Account (or a Reserve Subaccount for that Series) and/or used to purchase a Reserve Security to satisfy the Reserve Requirement for that Series of the Bonds.

(b) *Refunding Proceeds.* On the Issue Date, the proceeds of the Bonds allocated to the Refunding Plan shall be deposited with the Refunding Trustee to carry out the Refunding Plan as

directed by the City's Designated Representative in accordance with a Refunding Trust Agreement.

(c) *Costs of Issuance.* The portion of the Bond proceeds allocable to payment of costs related to the sale, issuance, and delivery of the Bonds, may deposited, as directed by the Designated Representative, either with the Refunding Trustee for payment in accordance with the Refunding Trust Agreement, or in any other fund of the City (as determined by the Designated Representative) pending their expenditure by the City to pay such costs of issuance.

(d) *Remaining Proceeds (if any).* Any proceeds of the Bonds remaining after the City makes all deposits described in this section shall be deposited into the Bond Fund to pay interest on the next interest payment date.

Section 6.02 Parameters for Approving the Refunding; Minimum Savings. Prior to approving the Bond Sale Terms for the Bonds allocable to the Refunding Plan, the Designated Representative must determine that conditions set forth in item (i)(3) of the parameters set forth in Exhibit A have been (or as of the Issue Date will have been) met or satisfied.

ARTICLE 7 BOND COVENANTS; FUTURE PARITY BONDS

Section 7.01 Bond Covenants. The City covenants and agrees with the Owner of each Bond at any time Outstanding, as follows:

(a) It will establish, maintain and collect rates and charges sufficient to meet the Coverage Requirement.

(b) It will at all times maintain and keep the Electric Utility in good repair, working order and condition, and also will at all times operate that utility, and the business in connection therewith, in an efficient manner and at a reasonable cost.

(c) It will not sell, lease, mortgage, or in any manner encumber or dispose of all, or substantially all, of the property of the Electric Utility unless provision is made for the payment into the Bond Fund of sums sufficient to pay the principal of and interest on the Parity Bonds then Outstanding. Furthermore, it will not sell, lease, mortgage, or in any manner encumber or dispose of, in any year, more than 5% of the property of the Electric Utility that is used, useful and material to the operation thereof, unless provision is made for replacement thereof, or for payment into the Bond Fund of the total amount of the proceeds of such sales, leases, mortgages, encumbrances or dispositions. Any such money so paid into the Bond Fund shall be used to retire the Parity Bonds then Outstanding at the earliest possible date. In addition, it will not contract with another entity operating an electric utility to surrender any substantial territory which the Electric Utility serves or plans to serve with electricity without replacing the Gross Revenue received, or expected to be received, from that territory with revenue from another source or other equivalent compensation.

(d) It will, while any of the Bonds remain Outstanding, keep proper and separate accounts and records in which complete and separate entries shall be made of all transactions relating to the Electric Utility, and it will furnish, at the written request of the owners of \$1,000,000 in Outstanding principal amount of the Bonds, complete operating and income statements of the Electric Utility in reasonable detail covering any calendar year not more than

90 days after the close of such calendar year. Upon request of any owner or owners of any of the Bonds, it will also furnish to such owner or owners a copy of the most recently completed audit of the City's accounts by the State Auditor of Washington, or such other audit as is authorized by law in lieu thereof.

(e) Except to aid the poor and infirm consistent with the state constitution, it will not furnish municipal electric service to any customer (including the City) whatsoever free of charge and will promptly take legal action to enforce collection of all delinquent accounts.

(f) It will carry the type of insurance on its Electric Utility property in the amounts normally carried by private electric utility companies engaged in the operation of electric utility systems, or in the alternative, it may self-insure or, through an association of other municipalities, insure such property in similar amounts. The cost of such insurance or self-insurance shall be considered part of Operation and Maintenance Expenses of the Electric Utility.

(g) It will pay, out of Gross Revenue, all Operation and Maintenance Expenses and the debt service requirements of the Parity Bonds, and will otherwise meet the obligations of the City as herein set forth.

(h) It will not permit or enter into any obligation which is to have a prior or equal claim or lien on the Net Revenue of the Electric Utility except as permitted in Section 7.05 of this ordinance and in compliance with the Parity Bond Test.

Section 7.02 Rebate Account. The Finance Director is authorized to establish and maintain a special fund or account for the purpose of complying with the covenants set forth in Section 8.01(a) relating to arbitrage rebate requirements. All earnings from the investment of Tax-Exempt Bond proceeds, or money treated as Tax-Exempt Bond proceeds under the Code, including money in the Common Reserve Subaccount and allocated to a Tax-Exempt Series of Bonds, in excess of the earnings invested at the yield on such Bonds determined under the Code, shall be deposited in such fund or account, and any earnings therefrom shall be retained therein until required by the Code to be paid to the United States government or until it shall be determined that such money is not required to be so paid. Such fund or account shall be a trust fund established for the benefit of the United States government.

Section 7.03 Rate Stabilization Account. The Finance Director may, at any time consistent with the flow of funds set forth in Section 5.02 of this ordinance, deposit Net Revenue (and any other available money of the City, excluding principal proceeds of any Future Parity Bonds or other borrowing) into the Rate Stabilization Account. The City may, upon authorization by ordinance, at any time withdraw money from the Rate Stabilization Account for inclusion in the Adjusted Net Revenue for the current Fiscal Year, except that the total amount withdrawn from the Rate Stabilization Account in any Fiscal Year may not exceed an amount equal to the total debt service of the Electric Utility in that year. Such deposits or withdrawals may be made up to and including the date 90 days after the end of the Fiscal Year for which the deposit or withdrawal will be included as Adjusted Net Revenue. Earnings from investments in the Rate Stabilization Account shall be retained in that account and shall not be included as Net Revenue unless and until withdrawn from that account as provided herein. The City may deposit earnings from investments in the Rate Stabilization Account into any Electric Utility fund or account as authorized by ordinance, and such deposits shall be included as Adjusted Net

Revenue in the year of deposit. No deposit of Net Revenue shall be made into the Rate Stabilization Account to the extent that such deposit would prevent the City from meeting the Coverage Requirement in the relevant Fiscal Year.

Section 7.04 Contract Resource Obligations. The City may at any time enter into one or more Contract Resource Obligations for the acquisition, from facilities to be constructed, of electric energy supply, transmission or other commodity or service relating to the Electric Utility. The City may determine that, and may agree under a Contract Resource Obligation to provide that, all payments under that Contract Resource Obligation (including payments prior to the time that electric energy supply or transmission or other commodity or service is being provided, or during a suspension or after termination of supply or service) shall be Operation and Maintenance Expenses if the payments required to be made under the Contract Resource Obligation are not subject to acceleration and the following additional requirements are met at the time such a Contract Resource Obligation is entered into or is deemed to be a Contract Resource Obligation hereunder:

(a) No event of default has occurred and is continuing under the terms of any debt obligation of the City in respect of the Electric Utility; and

(b) There shall be on file a certificate of an independent licensed professional engineer or engineering firm stating that in his, her or its professional opinion:

(1) the payments to be made by the City in connection with the Contract Resource Obligation are reasonable for the supply or transmission rendered;

(2) the source of any new supply, and any facilities to be constructed to provide the supply or transmission, are sound from an electric energy or other commodity supply or transmission planning standpoint, are technically and economically feasible in accordance with prudent utility practice, and are likely to provide supply or transmission no later than a date set forth in the independent licensed professional engineer's certification; and

(3) the Net Revenue of the Electric Utility will be sufficient to meet the Coverage Requirement for each of the five Fiscal Years following the year in which the Contract Resource Obligation is incurred, where the calculation of Net Revenue: (i) takes into account the adjustments to Gross Revenue permitted under the Parity Bond Test; and (ii) adjusts the Operation of Maintenance Expenses by the independent licensed professional engineer's estimate of the payments to be made in accordance with the Contract Resource Obligation.

Nothing in this section shall prevent the City from entering into other agreements for the acquisition of electric energy supply, transmission or other commodity or service relating to the Electric Utility from existing facilities and from treating those payments as Operation and Maintenance Expenses. Nothing in this section shall prevent the City from entering into other agreements for the acquisition of electric energy supply, transmission or other commodity or service from facilities to be constructed and from agreeing to make payments with respect thereto, such payments constituting a lien and charge on the Net Revenue of the Electric Utility subordinate to that of the Parity Bonds.

Section 7.05 Future Parity Bonds; Subordinate Bonds. The City covenants with the owner of each of the Bonds for as long as any of the same are Outstanding that it will not create any special fund or funds for the payment of the principal of and interest on any additional electric revenue bonds or incur any other obligation that will have any priority over the payments that are required by this ordinance to be made into the Bond Fund out of the Net Revenue. With respect to Future Parity Bonds, the City covenants that it will issue Future Parity Bonds only if the Parity Bond Test is met and complied with at the time of issuance of such Future Parity Bonds. If the Parity Bond Test is met and complied with at the time of the issuance of such Future Parity Bonds, then payments into the Bond Fund with respect to such Future Parity Bonds shall rank equally with the payments out of the Net Revenue required to be made into the Bond Fund by the ordinances authorizing the issuance of Outstanding Parity Bonds and this ordinance. Nothing in this ordinance shall prevent the City from issuing Subordinate Bonds.

ARTICLE 8 FEDERAL TAX AND DISCLOSURE MATTERS.

Section 8.01 Federal Tax Matters. For each Series of the Bonds, the City's Designated Representative shall determine whether such Series is to be issued as Tax-Exempt Bonds, Tax Credit Subsidy Bonds or Taxable Bonds, and may approve such additional terms and covenants relating to federal tax matters as the Designated Representative deems necessary or appropriate, including the following:

(a) *Tax-Exempt Bonds*. For each Series of the Bonds issued as Tax-Exempt Bonds, the City covenants that it will take all actions that are reasonably within its power and necessary to prevent interest on that Series from being included in gross income for federal income tax purposes. The City further covenants that it will neither take any action nor make or permit any use of gross proceeds of that Series (or other funds of the City treated as gross proceeds of that Series) at any time during the term of such Series that will cause interest on such Series to be included in gross income for federal income tax purposes. The City also covenants that, to the extent the arbitrage rebate requirement of Section 148 of the Code is applicable to any Series issued as Tax-Exempt Bonds, it will take all actions necessary to comply (or to be treated as having complied) with that requirement in connection with that Series (including the calculation and payment of any penalties that the City may elect to pay as an alternative to calculating rebatable arbitrage and the payment of any other penalties if required under Section 148 of the Code) to prevent interest on such Series from being included in gross income for federal income tax purposes.

(b) *Taxable Bonds; Tax Credit Subsidy Bonds*. For each Series of the Bonds issued as Taxable bonds or as Tax Credit Subsidy Bonds, if any, the Designated Representative is authorized to make provision in the Bonds and related documents, to execute additional written agreements, and to make additional covenants on behalf of the City, all as he or she may deem necessary or appropriate in order to obtain, maintain, and administer such tax status. In the case of Tax Credit Subsidy Bonds, such additional covenants and agreement may include (without limiting the generality of the foregoing) those necessary in order for the City: (i) to receive from the United States Treasury the applicable Tax Credit Subsidy Payments in respect of such Tax Credit Subsidy Bonds; and (ii) to ensure that such Series otherwise become and remain eligible for tax benefits under the Code.

(b) *Post-Issuance Compliance.* The Finance Director is authorized and directed to review and update the City's written procedures to facilitate compliance by the City with the covenants in this ordinance and the applicable requirements of the Code that must be satisfied after the Issue Date to prevent interest on the Bonds from being included in gross income for federal tax purposes.

Section 8.02 Official Statement; Continuing Disclosure.

(a) *Preliminary Official Statement.* The Designated Representative and other appropriate City officials are directed to cause the preparation of and review the form of a preliminary Official Statement in connection with each sale of one or more Series to the public. For the sole purpose of an underwriter's compliance with paragraph (b)(1) of Rule 15c2-12, if applicable, the Designated Representative is authorized to deem that preliminary Official Statement final as of its date, except for the omission of information permitted to be omitted by Rule 15c2-12. The City approves the distribution to potential purchasers of the Bonds of a preliminary Official Statement that has been deemed final in accordance with this subsection.

(b) *Final Official Statement.* The City approves the preparation of a final Official Statement for the Bonds to be sold to the public in the form of the preliminary Official Statement that has been deemed final in accordance with subsection (a), with such modifications and amendments as the Designated Representative deems necessary or desirable, and further authorizes the Designated Representative to execute and deliver such final Official Statement to the Purchaser, if required under Rule 15c2-12. The City authorizes and approves the distribution by the Purchaser of the final Official Statement so executed and delivered to purchasers and potential purchasers of the Bonds.

(c) *Agreement to Provide Continuing Disclosure.* If necessary to meet the requirements of paragraph (b)(5) of Rule 15c2-12, as applicable to the Purchaser acting as a participating underwriter for the Bonds, the Designated Representative is authorized to execute a written undertaking to provide continuing disclosure for the benefit of holders of the Bonds (the "Continuing Disclosure Agreement") in substantially the form attached as Exhibit D.

ARTICLE 9

AMENDMENTS; DEFAULTS AND REMEDIES

Section 9.01 Amendatory Ordinances. This ordinance shall not be modified or amended in any respect subsequent to the initial issuance of the Bonds, except as provided in and in accordance with and subject to the provisions of this section. Ordinances authorizing the issuance of Future Parity Bonds shall not be deemed to be supplemental or amendatory ordinances described in this section.

(a) *Amendments Not Requiring Consent.* The City may from time to time and at any time, without the consent of or notice to the Registered Owners of the Parity Bonds at the time Outstanding, pass amendatory ordinances as set forth below. Before the City shall pass any such amendatory ordinance pursuant to this subsection (b), there shall have been delivered to the City an opinion of Bond Counsel, stating that such amendatory ordinance is authorized or permitted by this ordinance and will, upon the execution and delivery thereof, be valid and binding upon the City in accordance with its terms and will not adversely affect the exemption from federal income taxation of interest on any Parity Bonds issued as tax-exempt bonds.

(1) to cure any formal defect, omission, inconsistency or ambiguity in this ordinance in a manner not adverse to the Owner of any Parity Bond;

(2) to impose upon the Bond Registrar (with its consent) for the benefit of the Owners of the Bonds any additional rights, remedies, powers, authority, security, liabilities or duties which may lawfully be granted, conferred or imposed and which are not contrary to or inconsistent with this ordinance as theretofore in effect;

(3) to add to the covenants and agreements of, and limitations and restrictions upon, the City in this ordinance other covenants, agreements, limitations and restrictions to be observed by the City which are not contrary to or inconsistent with this ordinance as theretofore in effect;

(4) to confirm, as further assurance, any pledge under, and to subject to any claim, lien or pledge created or to be created by, this ordinance any other money, securities or funds;

(5) to authorize different denominations of the Bonds and to make correlative amendments and modifications to this ordinance regarding exchangeability of Outstanding Bonds of different authorized denominations, redemptions of portions of Bonds of particular authorized denominations and similar amendments and modifications of a technical nature; and

(6) to modify, alter, amend or supplement this ordinance in any other respect which is not materially adverse to the Owners of the Parity Bonds at the time Outstanding, and which does not involve a change described in subsection (c) of this section.

(b) *Amendments Requiring Supermajority Consent.* In addition to an amendatory ordinance passed pursuant to subsection (b) above, the Registered Owners of not less than 60% in aggregate principal amount of Parity Bonds then Outstanding shall have the right from time to time to consent to and approve the passage by the City of any amendatory ordinance deemed necessary or desirable by the City Council for the purpose of amending or supplementing, in any particular, any of the terms or provisions contained in this ordinance, as follows:

(1) Prior to passage of the proposed amendatory ordinance, the City shall cause notice of the proposed amendatory ordinance to be given by first class United States mail to all Registered Owners of the Parity Bonds then Outstanding, to any Bond Insurer providing a bond insurance policy then in effect with respect to an issue of Parity Bonds, to the extent required under such policy, and each Rating Agency. Such notice shall briefly set forth the nature of the proposed amendatory ordinance and shall state that a copy thereof is on file at the office of the City Clerk for inspection by all Registered Owners of the Outstanding Bonds.

(2) Within two years after the date of the mailing of such notice, the City may pass such amendatory ordinance in substantially the form described in such notice, but only if there shall have first been delivered to the Bond Registrar (i) the required consents, in writing, of the Registered Owners of the Bonds, and (ii) an opinion of Bond Counsel stating that such amendatory ordinance is authorized or permitted by this ordinance and, upon the execution and delivery

thereof, will be valid and binding upon the City in accordance with its terms and will not adversely affect the exemption from federal income taxation of the interest on the Bonds.

(3) If Registered Owners of not less than 60% of Parity Bonds then Outstanding have consented to the passage of the amendatory ordinance as herein provided, no owner of the Bonds shall have any right to object to the passage of such amendatory ordinance, or to object to any of the terms and provisions contained therein or the operation thereof, or in any manner to question the propriety of the adoption thereof, or to enjoin or restrain the City from passing the same or from taking any action pursuant thereto.

(c) *Amendments Requiring Unanimous Consent.* Nothing contained in this section shall permit, or be construed as permitting, except upon consent of all of the Registered Owners of the Parity Bonds then Outstanding: (i) a change in the times, amounts or currency of payment of the principal of or interest on any Parity Bond then Outstanding, or a reduction in the principal amount or redemption price of any Parity Bond then Outstanding, or a change in the method of redemption or redemption price of any Parity Bond then Outstanding, or a change in the method of determining the rate of interest thereon; (ii) a preference or priority of any bond or bonds over any other bond or bonds; or (iii) a reduction in the aggregate principal amount of Parity Bonds.

(d) *Effect of Amendment.* Upon the passage of any amendatory ordinance pursuant to the provisions of this section, this ordinance shall be, and be deemed to be, modified and amended in accordance therewith, and the respective rights, duties and obligations under this ordinance of the City and all Registered Owners of Bonds then Outstanding shall thereafter be determined, exercised and enforced under this ordinance subject in all respects to such amendments.

Section 9.02 Defaults and Remedies. *The following Section 9.02 shall go into effect as of the First Parity Covenant Date:*

(a) Events of Default. *The following shall constitute "Events of Default" with respect to the Bonds:*

(1) *If a default is made in the payment of the principal of or interest on any of the Bonds when the same shall become due and payable; or*

(2) *If the City defaults in the observance and performance of any other of the covenants, conditions and agreements on the part of the City set forth in this ordinance or any covenants, conditions or agreements on the part of the City contained in any Parity Bond authorizing ordinance and such default or defaults have continued for a period of six months after they have received from the Bondowners' Trustee (as defined below) or from the registered owners of not less than 25% in principal amount of the Parity Bonds, a written notice specifying and demanding the cure of such default. However, if the default in the observance and performance of any other of the covenants, conditions and agreements is one which cannot be completely remedied within the six months after written notice has been given, it shall not be an Event of Default with respect to the Bonds as long as the City has taken active steps within 90 days after written notice has been given to remedy the default and is diligently pursuing such remedy.*

(3) *If the City files a petition in bankruptcy or is placed in receivership under any state or federal bankruptcy or insolvency law.*

(b) *Bondowners' Trustee. So long as such Event of Default has not been remedied, a bondowners' trustee (the "Bondowners' Trustee") may be appointed by the registered owners of 25% in principal amount of the Parity Bonds then outstanding, by an instrument or concurrent instruments in writing signed and acknowledged by such registered owners of the Parity Bonds or by their attorneys-in-fact duly authorized and delivered to such Bondowners' Trustee, notification thereof being given to the City. That appointment shall become effective immediately upon acceptance thereof by the Bondowners' Trustee. Any Bondowners' Trustee appointed under the provisions of this section shall be a bank or trust company organized under the laws of the State of Washington or the State of New York or a national banking association. The bank or trust company acting as Bondowners' Trustee may be removed at any time, and a successor Bondowners' Trustee may be appointed, by the registered owners of a majority in principal amount of the Parity Bonds, by an instrument or concurrent instruments in writing signed and acknowledged by such registered owners of the Bonds or by their attorneys-in-fact duly authorized. The Bondowners' Trustee may require such security and indemnity as may be reasonable against the costs, expenses and liabilities that may be incurred in the performance of its duties. If any Event of Default is, in the sole judgment of the Bondowners' Trustee, cured and the Bondowners' Trustee furnishes to the City a certificate so stating, that Event of Default shall be conclusively deemed to be cured and the City, the Bondowners' Trustee and the registered owners of the Parity Bonds shall be restored to the same rights and position which they would have held if no Event of Default had occurred. The Bondowners' Trustee appointed in the manner herein provided, and each successor thereto, is declared to be a trustee for the registered owners of all the Parity Bonds and is empowered to exercise all the rights and powers herein conferred on the Bondowners' Trustee.*

(c) *Suits at Law or in Equity. Upon the happening of an Event of Default and during the continuance thereof, the Bondowners' Trustee may (and, upon the written request of the registered owners of not less than 25% in principal amount of the Parity Bonds outstanding, must) take such steps and institute such suits, actions or other proceedings, all as it may deem appropriate for the protection and enforcement of the rights of the registered owners of the Parity Bonds, to collect any amounts due and owing to or from the City, or to obtain other appropriate relief, and may enforce the specific performance of any covenant, agreement or condition contained in this ordinance or in any of the Parity Bonds. Any action, suit or other proceedings instituted by the Bondowners' Trustee hereunder shall be brought in its name as trustee for the owners of the Parity Bonds and all such rights of action upon or under any of the Parity Bonds or the provisions of this ordinance may be enforced by the Bondowners' Trustee without the possession of any of those Parity Bonds and without the production of the same at any trial or proceedings relative thereto except where otherwise required by law. Any such suit, action or proceeding instituted by the Bondowners' Trustee shall be brought for the ratable benefit of all of the owners of those Parity Bonds, subject to the provisions of this ordinance. The respective owners of the Parity Bonds, by taking and holding the same, shall be conclusively deemed irrevocably to appoint the Bondowners' Trustee the true and lawful trustee of the respective owners of those Parity Bonds, with authority to institute any such action, suit or proceeding; to receive as trustee and deposit in trust any sums becoming distributable on account of those Parity Bonds; to execute any paper or documents for the receipt of money; and to do all acts with respect thereto that the registered owner himself or herself might have done in*

person. Nothing herein shall be deemed to authorize or empower the Bondowners' Trustee to consent to accept or adopt, on behalf of any registered owner of the Parity Bonds, any plan of reorganization or adjustment affecting the Parity Bonds or any right of any registered owner thereof, or to authorize or empower the Bondowners' Trustee to vote the claims of the registered owners thereof in any receivership, insolvency, liquidation, bankruptcy, reorganization or other proceeding to which the City is a party.

(d) No Acceleration. Nothing contained in this section shall, in any event or under any circumstance, be deemed to authorize the acceleration of maturity of principal on the Parity Bonds, and the remedy of acceleration is expressly denied to the owners of the Parity Bonds under any circumstances including, without limitation, upon the occurrence and continuance of an Event of Default.

(e) Application of Money Collected by Bondowners' Trustee. Any money collected by the Bondowners' Trustee at any time pursuant to this section shall be applied in the following order of priority:

(1) First, to the payment of the charges, expenses, advances and compensation of the Bondowners' Trustee and the charges, expenses, counsel fees, disbursements and compensation of its agents and attorneys.

(2) Second, to the payment to the persons entitled thereto of all installments of interest then due on the Parity Bonds in the order of maturity of such installments and, if the amount available shall not be sufficient to pay in full any installment or installments maturing on the same date, then to the payment thereof ratably, according to the amounts due thereon to the persons entitled thereto, without any discrimination or preference.

(3) Third, to the payment to the persons entitled thereto of the unpaid principal amounts of any Parity Bonds which shall have become due (other than Parity Bonds previously called for redemption for the payment of which money is held pursuant to the provisions hereto), whether at maturity or by proceedings for redemption or otherwise, in the order of their due dates and, if the amount available shall not be sufficient to pay in full the principal amounts due on the same date, then to the payment thereof ratably, according to the principal amounts due thereon to the persons entitled thereto, without any discrimination or preference.

(f) Duties and Obligations of Bondowners' Trustee. The Bondowners' Trustee shall not be liable except for the performance of such duties as are specifically set forth herein. During an Event of Default, the Bondowners' Trustee shall exercise such of the rights and powers vested in it hereby, and shall use the same degree of care and skill in its exercise, as a prudent person would exercise or use under the circumstances in the conduct of his or her own affairs. The Bondowners' Trustee shall have no liability for any act or omission to act hereunder except for the Bondowners' Trustee's own negligent action, its own negligent failure to act or its own willful misconduct. The duties and obligations of the Bondowners' Trustee shall be determined solely by the express provisions of this ordinance, and no implied powers, duties or obligations of the Bondowners' Trustee shall be read into this ordinance. The Bondowners' Trustee shall not be required to expend or risk its own funds or otherwise incur individual liability in the performance of any of its duties or in the exercise of any of its rights or powers as

the Bondowners' Trustee, except as may result from its own negligent action, its own negligent failure to act or its own willful misconduct. The Bondowners' Trustee shall not be bound to recognize any person as a registered owner of any Bond until his or her title thereto, if disputed, has been established to its reasonable satisfaction. The Bondowners' Trustee may consult with counsel and the opinion of such counsel shall be full and complete authorization and protection in respect of any action taken or suffered by it hereunder in good faith and in accordance with the opinion of such counsel. The Bondowners' Trustee shall not be answerable for any neglect or default of any person, firm or corporation employed and selected by it with reasonable care.

(g) *Suits by Individual Bondowners Restricted. Neither the registered owner nor the beneficial owner of any one or more of Parity Bonds shall have any right to institute any action, suit or proceeding at law or in equity for the enforcement of same unless:*

- (1) an Event of Default has happened and is continuing; and*
- (2) a Bondowners' Trustee has been appointed; and*
- (3) such owner previously shall have given to the Bondowners' Trustee written notice of the Event of Default on account of which such suit, action or proceeding is to be instituted; and*
- (4) the registered owners of 25% in principal amount of the then outstanding Parity Bonds have made, after the occurrence of such Event of Default, written request of the Bondowners' Trustee and have afforded the Bondowners' Trustee a reasonable opportunity to institute such suit, action or proceeding; and*
- (5) there have been offered to the Bondowners' Trustee security and indemnity satisfactory to it against the costs, expenses and liabilities to be incurred therein or thereby; and*
- (6) the Bondowners' Trustee has refused or neglected to comply with such request within a reasonable time.*

No registered owner or beneficial owner of any Parity Bond shall have any right in any manner whatever by his or her action to affect or impair the obligation of the City to pay from the Net Revenue the principal of and interest on such Parity Bonds to the respective owners thereof when due.

ARTICLE 10 MISCELLANEOUS

Section 10.01 Refunding or Defeasance of the Bonds. The City may issue refunding bonds pursuant to State law or use money available from any other lawful source to carry out a refunding or defeasance plan, which may include: (a) paying when due the principal of and interest on any or all of the Bonds (the "defeased Bonds"); (b) redeeming the defeased Bonds prior to their maturity; and (c) paying the costs of the refunding or defeasance. If the City sets aside in a special trust fund or escrow account irrevocably pledged to that redemption or defeasance (the "trust account") money and/or Government Obligations maturing at a time or times and bearing interest in amounts sufficient to redeem, refund or defease the defeased Bonds in accordance with their terms, then all right and interest of the Owners of the defeased Bonds in

the covenants of this ordinance and (except as hereinafter provided) in the Net Revenue of the Electric Utility, funds and accounts obligated to the payment of the defeased Bonds shall cease and become void. Thereafter, the Owners of defeased Bonds shall have the right to receive payment of the principal of and interest on the defeased Bonds from the trust account and, if funds in the trust account are not available for such payment, shall have the residual right to receive payment of the principal of and interest on the defeased Bonds from the Net Revenue of the Electric Utility without any priority of lien or charge against that revenue or covenants with respect thereto except to be paid therefrom. After the establishing and full funding of such a trust account, the City may then apply any money in any other fund or account established for the payment or redemption of the defeased Bonds to any lawful purposes as it shall determine, subject only to the rights of the owners of any other Parity Bonds then Outstanding.

Unless otherwise specified by the City in a refunding or defeasance plan, notice of refunding or defeasance shall be given, and selection of Bonds for any partial refunding or defeasance shall be conducted, in the manner prescribed in this ordinance for the redemption of Bonds.

If the refunding or defeasance plan provides that the defeased Bonds or the refunding bonds to be issued be secured by money and/or Government Obligations pending the prior redemption of the defeased Bonds and if such refunding plan also provides that certain money and/or Government Obligations are pledged irrevocably for the prior redemption of the defeased Bonds included in that refunding plan, then only the debt service on the Bonds which are not defeased Bonds and the refunding bonds, the payment of which is not so secured by the refunding plan, shall be included in the computation of the Coverage Requirement for the issuance of Future Parity Bonds and the annual computation of coverage for determining compliance with the rate covenants.

Section 10.02 Sale and Delivery of the Bonds.

(a) *Manner of Sale of Bonds; Delivery of Bonds.* The Designated Representative is authorized to sell each Series of Bonds by negotiated sale, direct placement or competitive sale, based on the assessment of the Designated Representative of market conditions, in consultation with appropriate City officials, staff, municipal advisors, Bond Counsel and other advisors. In determining the method of sale and accepting the Bond Sale Terms, the Designated Representative shall take into account those factors that, in the judgment of the Designated Representative, may be expected to result in the lowest true interest cost to the City.

(b) *Procedure for Negotiated Sale or Direct Placement.* If the Designated Representative determines that a Series of Bonds is to be sold by negotiated sale or direct placement, the Designated Representative shall select one or more Purchasers with which to negotiate such sale. The Bond Purchase Agreement shall set forth the Bond Sale Terms. The Designated Representative is authorized to execute and deliver the Bond Purchase Agreement on behalf of the City, so long as the terms provided therein are consistent with the terms of this ordinance.

(c) *Procedure for Competitive Sale.* If the Designated Representative determines that a Series of Bonds are to be sold by competitive sale, the Designated Representative shall cause the preparation of an official notice of bond sale setting forth bid parameters that the Designated Representative deems appropriate consistent with this ordinance. Bids for the purchase of the

Bonds shall be received at such time or place and by such means as the Designated Representative directs. On the date and time established for the receipt of bids, the Designated Representative (or the designee of the Designated Representative) shall accept bids and shall cause the bids to be mathematically verified. The Designated Representative is authorized to award, on behalf of the City, the winning bid and to accept the winning bidder's offer to purchase the Bonds with such adjustments to the aggregate principal amount and principal amount per maturity as the Designated Representative deems appropriate consistent with the terms of this ordinance. The Designated Representative may reject any or all bids submitted and may waive any formality or irregularity in any bid or in the bidding process if the Designated Representative deems it to be in the City's best interest to do so. If all bids are rejected, the Bonds may be sold pursuant to negotiated sale or in any manner provided by law as the Designated Representative determines is in the best interest of the City, within the parameters set forth in this ordinance.

(d) *Preparation, Execution and Delivery of the Bonds.* The Bonds will be prepared at City expense and will be delivered to the Purchaser in accordance with the Bond Purchase Agreement, together with the approving legal opinion of Bond Counsel regarding the Bonds.

Section 10.03 General Authorization and Ratification. The Designated Representative and other appropriate officers of the City are severally authorized to take such actions and to execute such documents as in their judgment may be necessary or desirable to carry out the transactions contemplated in connection with this ordinance, and to do everything necessary for the prompt delivery of each Series of Bonds to the Purchaser and for the proper application, use and investment of the proceeds of the Bonds. All actions taken prior to the effective date of this ordinance in furtherance of the purposes described in this ordinance and not inconsistent with the terms of this ordinance are ratified and confirmed in all respects.

Section 10.04 Severability. The provisions of this ordinance are declared to be separate and severable. If a court of competent jurisdiction, all appeals having been exhausted or all appeal periods having run, finds any provision of this ordinance to be invalid or unenforceable as to any person or circumstance, such offending provision shall, if feasible, be deemed to be modified to be within the limits of enforceability or validity. However, if the offending provision cannot be so modified, it shall be null and void with respect to the particular person or circumstance, and all other provisions of this ordinance in all other respects, and the offending provision with respect to all other persons and all other circumstances, shall remain valid and enforceable.

This space intentionally left blank.

Section 10.05 Effective Date of Ordinance. This ordinance shall take effect the day following its publication in the official newspaper of the City of Richland.

PASSED by the City Council of the City of Richland, Washington, at a regular meeting on the 16th day of December, 2025.

Theresa Richardson
Mayor

ATTEST:

APPROVED AS TO FORM:

Jennifer Rogers
City Clerk

Heather Kintzley
City Attorney

First Reading: December 2, 2025
Second Reading: December 16, 2025
Date Published: December 21, 2025

Exhibit A - PARAMETERS FOR BOND SALE TERMS

- (a) Principal Amount. The maximum aggregate principal amount of Bonds of all Series authorized by this ordinance shall not exceed \$25,000,000.
- (b) Date or Dates. Each Bond shall be dated its Issue Date, as determined by the Designated Representative, which date may not be later than one year after the effective date of this ordinance.
- (c) Denominations, Name, etc. The Bonds shall be issued in Authorized Denominations and shall be numbered separately in the manner and shall bear any name and additional designation as deemed necessary or appropriate by the Designated Representative.
- (d) Interest Rate(s). Each Bond shall bear interest from its Issue Date or from the most recent date to which interest has been paid or duly provided, whichever is later, unless otherwise provided in the Bond Purchase Agreement and the Bonds. Each Series of the Bonds shall bear interest at one or more fixed interest rates. The true interest cost for any fixed rate Series may not exceed a rate of 5.50% per annum.
- (e) Payment Dates. Interest shall be payable on dates acceptable to the Designated Representative, which shall include payment at the maturity of each Bond, on any mandatory redemption date for Term Bonds, and on any other redemption date. Principal payments shall commence on a date acceptable to the Designated Representative and shall be payable at maturity and in mandatory redemption installments for Term Bonds on dates acceptable to the Designated Representative.
- (f) Maturities; Final Maturity. The final maturity of the Bonds allocated to the Plan of Additions shall mature no later than the next annual principal payment date occurring 31 years after their Issue Date. The final maturity of the Bonds allocated to the Refunding Plan may not be later than twelve months after the date of final maturity of the Refunded Bonds.
- (g) Redemption Prior to Maturity. The Designated Representative may approve in the Bond Purchase Agreement provisions for the optional and mandatory redemption of Bonds, subject to the following:
 - (1) Optional Redemption. The Designated Representative may designate any Bond as subject to optional redemption prior to its maturity. Any Bond that is subject to optional redemption prior to maturity must be callable on at least one or more date(s) occurring not more than 10½ years after the Issue Date, consistent with Section 4.02(a).
 - (2) Mandatory Redemption. The Designated Representative may designate any Bond as a Term Bond, subject to mandatory redemption prior to its maturity on the dates and in principal payment amounts set forth in mandatory redemption payments, consistent with Section 4.02(b).

- (3) Extraordinary Redemption. The Designated Representative may designate any Bond as subject to extraordinary optional redemption or extraordinary mandatory redemption upon the occurrence of an extraordinary event, as such event or events may be set forth in the Bond Purchase Agreement and related documents, consistent with Section 4.02(c).
- (h) Price. The purchase price for any Series of Bonds may not be less than 98.0% or more than 135.0% of the stated principal amount of that Series.
- (i) Other Terms and Conditions.
- (1) Expected Life of Capital Facilities. As of the Issue Date of each Series, the Designated Representative must find to his or her satisfaction that the average expected life of the capital facilities to be financed with the proceeds (or allocable share of proceeds) of that Series must exceed the weighted average maturity of such Series (or share thereof allocated to financing those capital facilities).
- (2) Satisfaction of Parity Bond Test. The Designated Representative must determine that the Parity Bond Test has been met or satisfied by the Issue Date.
- (3) Refunding Conditions. The Designated Representative shall select the Refunded Bonds from among the Refunding Candidates. The Designated Representative must find that:
- (a) The net present value savings that will be effected (as measured by the difference between the principal and interest cost over the life of the Bonds allocable to the Refunding Plan and the principal and interest cost over the life of the Refunded Bonds, but for such refunding) shall be not less than 3.00%. In making such determination, the Designated Representative shall give consideration to the fixed maturities of the Bonds and the Refunded Bonds, the costs of issuance of the Bonds and the known earned income from the investment of the proceeds of the Bonds pending redemption of the Refunded Bonds.
- (b) The Refunding Plan will provide sufficient funds to discharge and satisfy the obligations of the City with respect to the Refunded Bonds under the Refunded Bond Ordinance. In making such determination, the Designated Representative may rely upon a certification or verification by a nationally recognized independent certified public accounting firm or a certification provided by the City's municipal advisor.
- (4) Additional Credit Enhancement, Terms, Conditions and Agreements. The Designated Representative may determine whether it is in the City's best interest to provide for bond insurance or other credit enhancement or for the purchase of a Reserve Security; and may accept such additional terms, conditions and covenants as he or she may determine are in the best interests of the City, consistent with this ordinance.

Exhibit B – PARITY BOND TEST

The following conditions must be satisfied at the time of issuance of any Future Parity Bonds:

(a) There may be no deficiency in the Principal and Interest Account, in any subaccount within the Reserve Account (or the subaccounts therein), or in any other account required to be funded within the Bond Fund.

(b) The ordinance authorizing any Future Parity Bonds must determine whether such Future Parity Bonds will be designated as Common Reserve Bonds, set the Reserve Requirement (which may be zero) for such Future Parity Bonds, and provide for the satisfaction of that Reserve Requirement.

(c) The City must have on file with the City Clerk either:

(1) a certificate of the Finance Director of the City, supported by the Electric Utility financial statements, demonstrating that the Adjusted Net Revenue of the Electric Utility for any twelve consecutive months out of the 24 months preceding the dated date of the proposed bonds will be sufficient to satisfy the Coverage Requirement with respect to the Parity Bonds then Outstanding, plus the Future Parity Bonds proposed to be issued; or

(2) a certificate from an independent licensed professional engineer or engineering firm showing that in his, her or its professional opinion the Adjusted Net Revenue of the Electric Utility, which will be available in each succeeding year for the payment of principal of and interest on all Parity Bonds then Outstanding and the Future Parity Bonds, will be sufficient to satisfy the Coverage Requirement with respect to the Parity Bonds then Outstanding, plus the Future Parity Bonds proposed to be issued. Computation of estimated future Adjusted Net Revenue of the Electric Utility shall be based upon income and expense statements of the Electric Utility for any twelve consecutive months out of the 24 months preceding the dated date of the proposed bonds, plus additional adjustments, which may reflect:

(i) any current changes in Net Revenue of the Electric Utility for the base period which would have occurred if the schedule of rates and charges in effect at the time of the computation (or approved by the City Council as of the time of such computation and to become effective within 30 days thereof) had been in effect during the portion of the period in which such schedule was not in effect;

(ii) a full twelve months of revenue from any customers of the Electric Utility added prior to the computation date;

(iii) the loss of customers since that period;

(iv) any changes in Net Revenue of the Electric Utility estimated to be received as a result of, and upon completion of, any facilities under construction or to be acquired, constructed or installed as a part of the Electric Utility which are not reflected fully in the base period statement; and

(v) Annualized net revenue from the improvements to be financed from the proceeds of the proposed Future Parity Bonds.

(d) If the Future Parity Bonds proposed to be issued are for the sole purpose of refunding any Parity Bonds then Outstanding, the certificate referred to in paragraph (c), above, shall not be required, so long as the Maximum Annual Debt Service for the proposed Future Parity Bonds is less than the Maximum Annual Debt Service for the Parity Bonds to be refunded, and the final maturity of the proposed Future Parity Bonds is not extended beyond the final maturity of the Parity Bonds to be refunded.

Prior: Ordinance No. 46-15, Exhibit B
Ordinance No. 08-18, Exhibit B
Ordinance No. 54-19, Exhibit B
Ordinance No. 30-21, Exhibit B
Ordinance No. 2023-06, Exhibit B

Exhibit C - DESCRIPTION OF PLAN OF ADDITIONS

The Plan of Additions consists of those planned additions and betterments to and extensions of the Electric Utility consist of those Electric Utility projects set forth in the City's 2026-2031 Capital Improvement Plan approved November 2025, in conjunction with approval of the 2026 budget, as such plan may be amended from time to time.

A summary of the capital expenditures expected to be financed, in whole or in part, with proceeds of the Bonds is as follows:

- 2026 Dalles Road Substation Construction
- 2026 Thayer Substation Rebuild
- 2026 Sandhill Crane Station Bank 3 and 4 (Design)
- 2027 Sandhill Crane Substation Bank 3 and 4 (Construction)
- 2027 Dallas Road Substation

Exhibit D
[Form of]
CONTINUING DISCLOSURE AGREEMENT

City of Richland, Washington
Electric Revenue Improvement and Refunding Bonds, 2026

For the sole purpose of assisting the Purchaser in meeting the requirements of paragraph (b)(5) of Rule 15c2-12, as applicable to a participating underwriter for the Bonds, the City of Richland, Washington (the “City”), makes the following written undertaking for the benefit of holders of the Owners of the City’s Electric Utility Revenue Refunding and Improvement Bonds, 2026 (the “Bonds”).

Capitalized terms used but not defined below shall have the meanings given in Ordinance No. 2025-37 of the City (the “Bond Ordinance”).

(a) Undertaking to Provide Annual Financial Information and Notice of Listed Events. The City undertakes to provide or cause to be provided, either directly or through a designated agent, to the Municipal Securities Rulemaking Board (the “MSRB”), in an electronic format as prescribed by the MSRB, accompanied by identifying information as prescribed by the MSRB:

- (i) Annual financial information and operating data of the type included in the final official statement for the Bonds and described in paragraph (b) (“Annual Financial Information”). If audited financial statements are unavailable, the timely filing of unaudited financial statements shall satisfy the requirements and filing deadlines set forth in subsection (b), and the City agrees to file audited financial statements if and when they are otherwise prepared and available to the City.
- (ii) Timely notice (not in excess of 10 business days after the occurrence of the event) of the occurrence of any of the following events with respect to the Bonds: (1) principal and interest payment delinquencies; (2) non-payment related defaults, if material; (3) unscheduled draws on debt service reserves reflecting financial difficulties; (4) unscheduled draws on credit enhancements reflecting financial difficulties; (5) substitution of credit or liquidity providers, or their failure to perform; (6) adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notice of Proposed Issue (IRS Form 5701 – TEB) or other material notices or determinations with respect to the tax status of the Bonds; (7) modifications to rights of holders of the Bonds, if material; (8) bond calls (other than scheduled mandatory redemptions of Term Bonds), if material, and tender offers; (9) defeasances; (10) release, substitution, or sale of property securing repayment of the Bonds, if material; (11) rating changes; (12) bankruptcy, insolvency, receivership or similar event of the City, as such “Bankruptcy Events” are defined in Rule 15c2-12; (13) the consummation of a merger, consolidation, or acquisition involving the City or the sale of all or substantially all of the assets of the City other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than

pursuant to its terms, if material; (14) appointment of a successor or additional trustee or the change of name of a trustee, if material; (15) default, event of acceleration, termination event, modification of terms or other similar events under the terms of a Financial Obligation (as such term is defined below) of the City, any of which reflect financial difficulties; and (16) incurrence of a Financial Obligation of the City or agreement to covenants, events of default, remedies, priority rights or other similar terms of a Financial Obligation of the City, any of which affect security holders.

“Financial Obligation” means: (a) a debt obligation; (b) a derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (c) guarantee of (a) or (b). The term “Financial Obligation” does not include municipal securities as to which a final official statement has been provided to the MSRB consistent with Rule 15c2-12 and the issuer thereof has entered into a continuing disclosure undertaking for such municipal securities.

- (iii) Timely notice of a failure by the City to provide required annual financial information on or before the dates specified in paragraph (b) below.

(b) Type of Annual Financial Information Undertaken to be Provided.

- (i) The annual financial information that the City undertakes to provide in paragraph (a) shall consist of: (1) annual financial statements prepared (except as noted in the financial statements) in accordance with applicable generally accepted accounting principles applicable to local governmental units of the State such as the City, as such principles may be changed from time to time, which statements may be unaudited, provided, however, that if and when audited financial statements are prepared and available they will be provided; (2) a statement of the total amount of outstanding Parity Bonds, (3) debt service coverage ratios, and (4) general customer statistics for the Electric Utility. ***[Subject to revision to conform to the information to be provided in the Official Statement.]***

- (ii) The Annual Financial Information shall be provided not later than the last day of the ninth month after the end of each Fiscal Year of the City (currently, a fiscal year ending December 31), as such Fiscal Year may be changed as required or permitted by State law, commencing with the City’s Fiscal Year ending December 31, 2025.

- (iii) The Annual Financial Information may be provided in a single or multiple documents, and may be incorporated by specific reference to documents available to the public on the Internet website of the MSRB or filed with the SEC.

(c) Amendment of Continuing Disclosure Agreement. This Continuing Disclosure Agreement is subject to amendment after the primary offering of the Bonds without the consent of any Owner or holder of any Bond, or of any broker, dealer, municipal securities dealer, participating underwriter, rating agency or the MSRB, under the circumstances and in the manner permitted by Rule 15c2-12, including: (i) the amendment may only be made in connection with a change in circumstances that arises from a change in legal requirements,

change in law, or change in the identity, nature, or status of the City, or type of business conducted; (ii) the undertaking, as amended, would have complied with the requirements of the rule at the time of the primary offering, after taking into account any amendments or interpretations of the rule, as well as any change in circumstances; and (iii) the amendment does not materially impair the interests of holders, as determined either by parties unaffiliated with the City (e.g., bond counsel or other counsel familiar with federal securities laws), or by approving vote of bondholders pursuant to the terms of the Bond Ordinance at the time of the amendment.

The City will give notice to the MSRB of the substance (or provide a copy) of any amendment to this Continuing Disclosure Agreement and a brief statement of the reasons for the amendment. If the amendment changes the type of annual financial information to be provided, the annual financial information containing the amended financial information will include a narrative explanation of the effect of that change on the type of information to be provided.

(d) Beneficiaries. This Continuing Disclosure Agreement shall inure to the benefit of the City and the Beneficial Owner of each Bond, and shall not inure to the benefit of or create any rights in any other person.

(e) Termination of Continuing Disclosure Agreement. The City's obligations under this Continuing Disclosure Agreement shall terminate upon the legal defeasance, prior redemption or payment in full of all of the Bonds. In addition, the City's obligations under this Continuing Disclosure Agreement shall terminate if the provisions of Rule 15c2-12 that require the City to comply with this Continuing Disclosure Agreement become legally inapplicable in respect of the Bonds for any reason, as confirmed by an opinion of nationally recognized bond counsel familiar with federal securities laws delivered to the City, and the City provides timely notice of such termination to the MSRB.

(f) Remedy for Failure to Comply with Continuing Disclosure Agreement. As soon as practicable after the City learns of any material failure to comply with this Continuing Disclosure Agreement, the City will proceed with due diligence to cause such noncompliance to be corrected. No failure by the City or other obligated person to comply with this Continuing Disclosure Agreement shall constitute a default in respect of the Bonds. The sole remedy of any Owner of a Bond shall be to take such actions as that Owner deems necessary, including seeking an order of specific performance from an appropriate court, to compel the City or other obligated person to comply with this Continuing Disclosure Agreement.

(g) Designation of Official Responsible to Administer Continuing Disclosure Agreement. The Finance Director or his or her designee is the person designated, in accordance with the Bond Ordinance, to carry out the Continuing Disclosure Agreement of the City in respect of the Bonds set forth in this section and in accordance with Rule 15c2-12, including, without limitation, the following actions:

- (i) Preparing and filing the annual financial information undertaken to be provided;
- (ii) Determining whether any event specified in paragraph (a) has occurred, assessing its materiality, where necessary, with respect to the Bonds, and preparing and disseminating any required notice of its occurrence;
- (iii) Determining whether any person other than the City is an "obligated person" within the meaning of Rule 15c2-12 with respect to the Bonds, and obtaining from such person an Continuing Disclosure Agreement to provide any annual

financial information and notice of listed events for that person required under Rule 15c2-12;

- (iv) Selecting, engaging and compensating designated agents and consultants, including municipal advisors and legal counsel, to assist and advise the City in carrying out this Continuing Disclosure Agreement; and
- (v) Effecting any necessary amendment of this Continuing Disclosure Agreement.

CERTIFICATION

I, the undersigned, City Clerk of the City of Richland, Washington (the “City”), hereby certify as follows:

1. The attached copy of Ordinance No. 2025-37 (the “Ordinance”) is a full, true and correct copy of an ordinance duly passed at a regular meeting of the City Council of the City held at the regular meeting place thereof on December 16, 2025, as that ordinance appears on the minute book of the City.

2. A quorum of the members of the City Council was present throughout the meeting and a majority of the members voted in the proper manner for the passage of the Ordinance.

Dated: _____, 2025.

CITY OF RICHLAND, WASHINGTON

Jennifer Rogers, City Clerk

11/18/25 UPDATE



City of Richland, Washington

Electric Utility Revenue Refunding and Improvement Bonds, 2026

November 12, 2025

PFM Financial
Advisors LLC

107 Spring Street
Seattle, WA 98104

Duncan Brown
(206) 858-5367



Discussion Topics

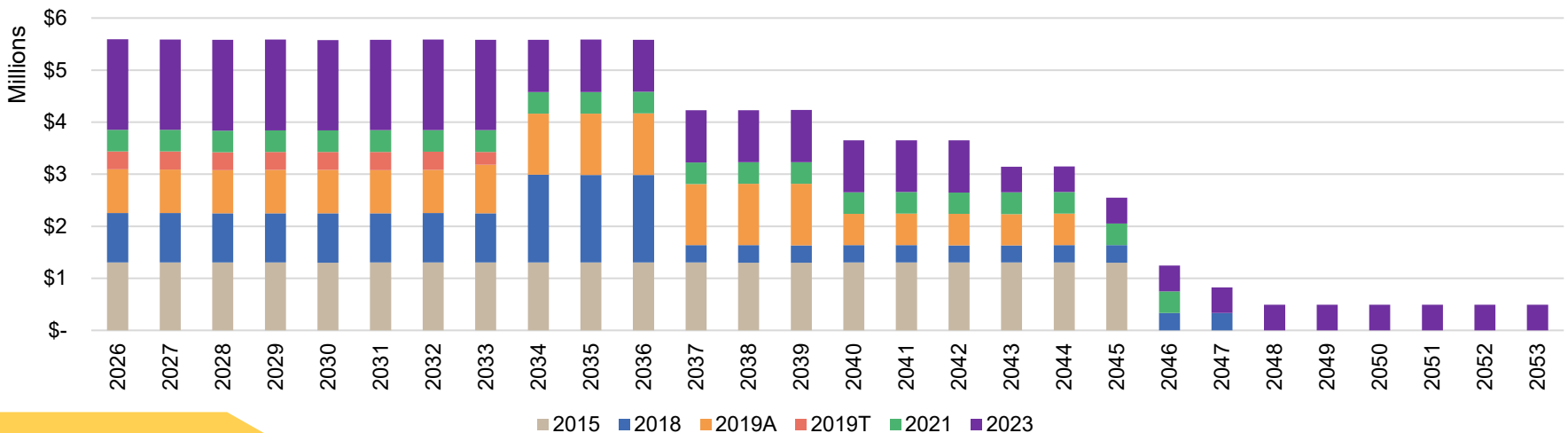
- I. Outstanding Electric System Revenue Bonds
- II. Electric Utility Revenue Refunding and Improvement Bonds, 2026
- III. Refunding of Electric Utility Revenue Bonds, 2015
- IV. Summary of Proposed 2026 Bonds
- V. 2026 Bonds—Key Dates
- VI. Appendix



Outstanding Electric System Revenue Bonds

Series	Purpose	Issue Size	Delivery Date	Final Maturity	Call Date	Outstanding Coupons	Outstanding Par
2015	Carry out the plan of additions and extension	\$19,435,000	11/10/2015	11/1/2045	11/1/2025	4.00 – 5.00%	\$16,495,000
2018	To refinance Series 2007 and to finance improvements and additions to the Electric Utility	19,800,000	4/5/2018	11/1/2047	11/1/2027	3.00 – 5.00%	12,090,000
2019A	To refinance Series 2009 and to finance improvements and additions to the Electric Utility	12,525,000	12/19/2019	11/1/2044	11/1/2029	4.00 – 5.00%	10,845,000
2019T	Horn Rapids Solar Storage and Training project	3,145,000	12/19/2019	11/1/2033	11/1/2029	2.30 - 3.20%	2,350,000
2021	Dallas Substation design, Gateway Substation construction, other renewal and replacement projects	6,415,000	12/1/2021	11/1/2046	11/1/2033	3.00 – 4.00%	5,870,000
2023	To refinance Series 2013B and to finance improvements and additions to the Electric Utility	19,415,000	6/3/2023	11/1/2053	11/1/2033	4.00 – 5.00%	<u>17,840,000</u>
Total							\$65,490,000

Existing Debt Service Requirements





Electric Utility Revenue Refunding and Improvement Bonds, 2026

- The City anticipates financing approximately **\$7.5 million** for “new money” projects
- A summary of the capital expenditures expected to be financed, in whole or in part, with proceeds of the Bonds is as follows:

Estimated Capital Expenditures	
2026 Dallas Road Substation Construction	\$ 2,735,000
2026 Thayer Substation Rebuild	2,000,000
2026 Sandhill Crane Substation Bank 3 & 4 (Design)	550,000
2027 Sandhill Crane Substation Bank 3 & 4 (Construction)	4,750,000
2027 Dallas Road Substation	2,100,000
Total Estimated Capital Expenditures	\$ 12,135,000
Estimated Sources of Funds	
2026 Bond Proceeds	\$ 7,500,000
Rate Revenues	4,635,000
Total Estimated Sources of Funds	\$ 12,135,000

- In December, the City Council will be asked to consider a bond ordinance authorizing the proposed 2026 Bonds
 - The “new money” portion of the financing is expected to be structured with a 30-year term and level annual debt service payments



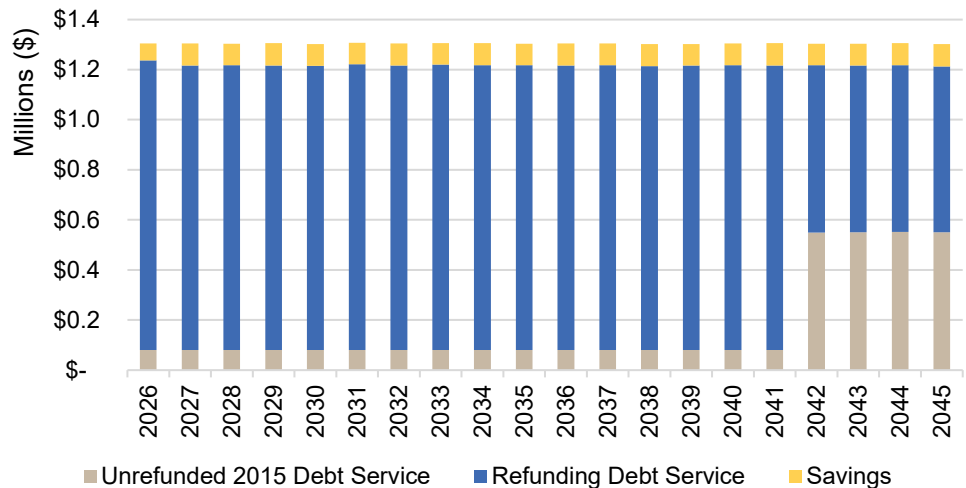
Refunding of Electric Utility Revenue Bonds, 2015

- In November 2015, the City issued its Electric Utility Revenue Bonds, 2015
 - Proceeds of the 2015 Bonds were used for substation improvements, line extensions, smart grid/advanced metering infrastructure, renewals/replacements, and other system improvements
- The 2015 Bonds became callable November 1, 2025, and may be refunded (refinanced) for interest savings
 - The new bond ordinance would also authorize refunding of all or a portion of the 2015 Bonds, if a refunding can generate net present value (NPV) savings of at least 3% of the refunded par amount
 - The final maturity of the 2015 Bonds will not be extended by the 2026 Bonds

Estimated Refunding Statistics*

NPV Savings (\$)	\$1,163,909
NPV Savings (% of Refunded Par)	8.02%
Average Annual Savings:	\$80,360
Refunded Par	\$14,495,000

Estimated Savings*



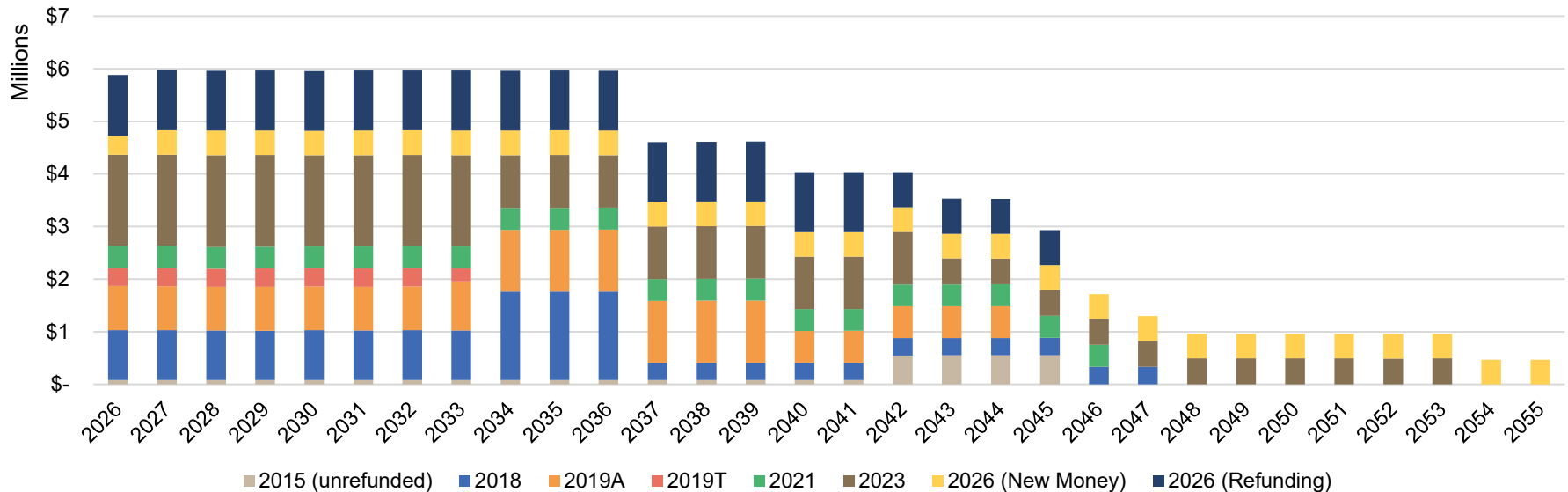


Summary of the Proposed 2026 Bonds

- Estimated average annual debt service on “new money” portion of 2026 Bonds: \$470,000*
- Estimated aggregate maximum annual debt service: \$5.9 million*

Estimated Results	Refunding	New Money	Combined
Final Maturity	2045	2055	2055
True Interest Cost*	3.96%	4.57%	4.23%

Resulting Debt Service Requirements





2026 Bonds - Key Dates

OCTOBER						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

NOVEMBER						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

DECEMBER						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

JANUARY						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

Activity

Date

Utility Advisory Committee to review plan of finance (3:00 p.m.)	November 12
City Council Meeting – first reading of Bond Ordinance (6:00 p.m.)	December 2
City Council meeting to pass Bond Ordinance (6:00 p.m.)	December 16
Bond Sale	Week of January 12
Bond Closing	Week of January 26

Note: Dates are tentative and subject to change



Appendix



S&P Credit Rating Summary

S&P Global

- On March 20, 2025, S&P affirmed its “A” rating on the City’s Electric Revenue Bonds
- Details from the 2025 report are summarized below

Current Rating / Outlook	A / Stable
Date of Last Rating	3/20/2025 – Credit Opinion
Credit Strengths	• Historically sound service area economy in the Richland-Kennewick metropolitan statistical area and 46% electric revenue obtained from residential customers, promoting revenue stability. • Competitive rates, as evidenced by an average revenue per kilowatt-hour (kWh) that is 6% below the state average • Good risk management and operational planning around environmental compliance, system reliability, and wildfire mitigation, which helps enhance operational stability; and • Management will continue to recover costs through rate adjustments as needed to preserve the utility’s financial profile and support future capital needs
Credit Challenges	• Customer base is somewhat concentrated, with the 10 largest customers (including a U.S. Department of Energy national research laboratory) representing about 25% of total revenues • Remains exposed to BPA’s hydroelectric generation risks, which are sensitive to climate factors like precipitation and snowpack, potentially impacting power cost stability

What could make the rating go up?

- Utility maintains current robust coverage and strong liquidity
- Customer base exhibits greater certainty, particularly related to customer addition and the political impact on the leading customer

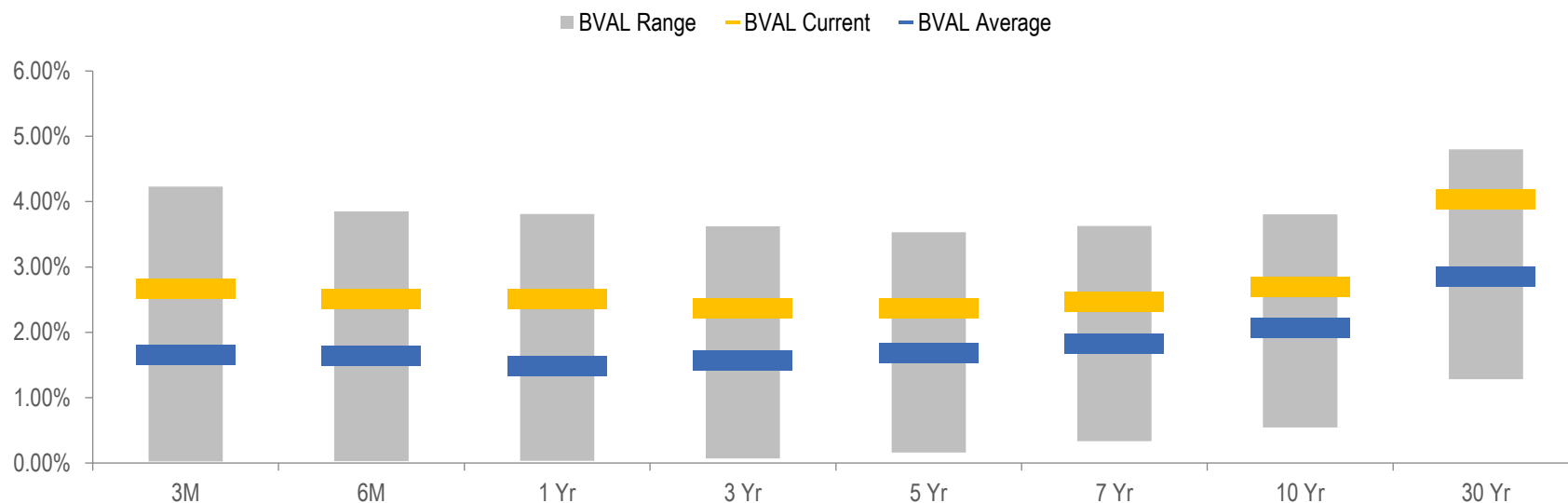
What could make the rating go down?

- Financial metrics deteriorate significantly, either due to higher-than-projected debt needs to fund capital projects
- Failure to recover unbudgeted power costs from weak hydrology conditions
- Political instability of the customer base, given the presence of a federal agency in the service area



Historical AAA BVAL Position

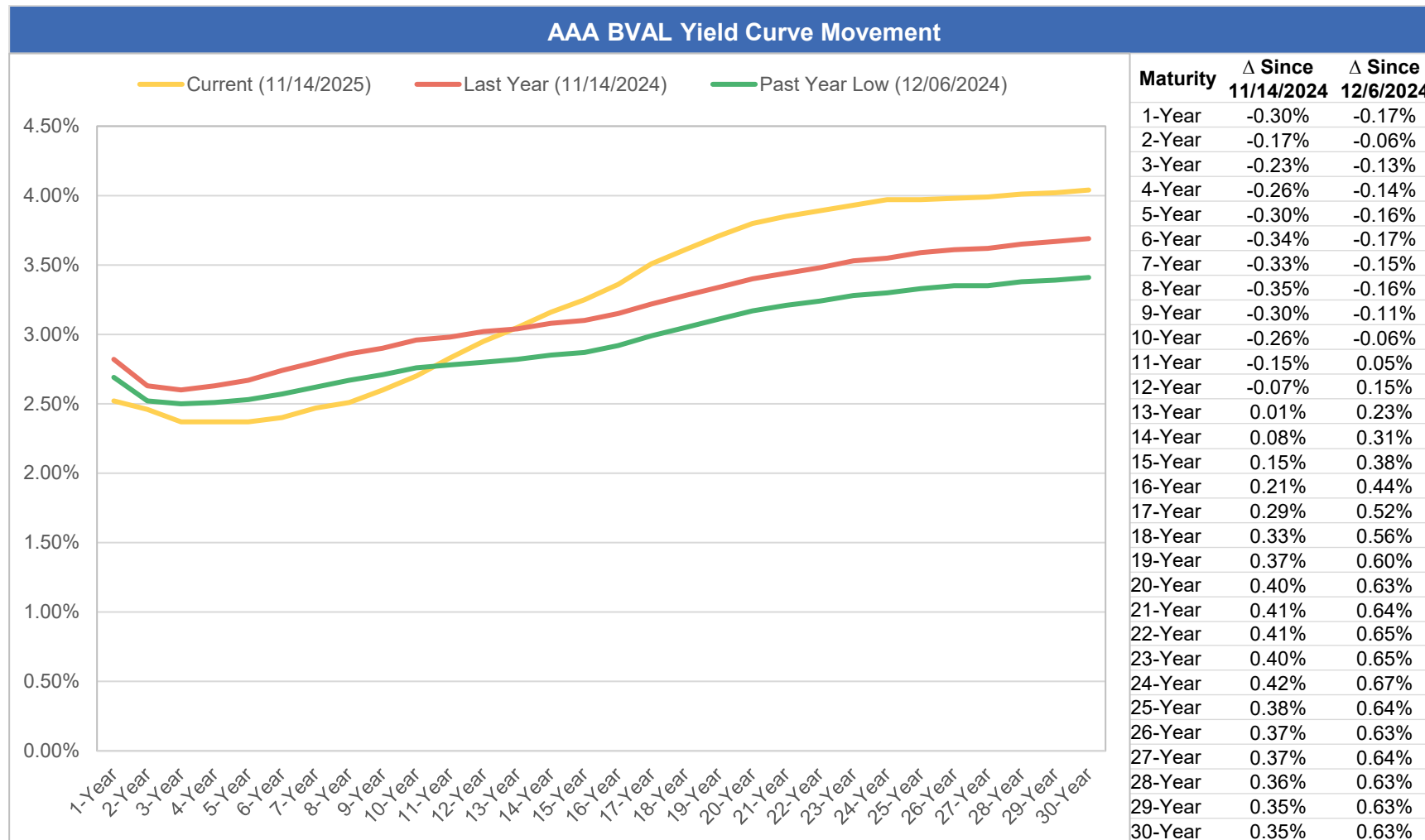
AAA BVAL Rate Position
(10-Year History)



STATISTIC	3 Month	6 Month	1 Year	3 Year	5 Year	7 Year	10 Year	30 Year
11/14/2025	2.67%	2.52%	2.52%	2.37%	2.37%	2.47%	2.70%	4.04%
Average	1.66%	1.64%	1.49%	1.57%	1.68%	1.84%	2.07%	2.85%
Spread to Avg.	1.01%	0.87%	1.02%	0.80%	0.69%	0.64%	0.64%	1.18%
Minimum	0.02%	0.03%	0.03%	0.07%	0.16%	0.34%	0.54%	1.28%
Spread to Min.	2.65%	2.49%	2.48%	2.30%	2.21%	2.14%	2.16%	2.76%
Maximum	4.23%	3.85%	3.81%	3.62%	3.53%	3.63%	3.80%	4.80%
Spread to Max.	-1.56%	-1.34%	-1.30%	-1.25%	-1.16%	-1.15%	-1.10%	-0.76%
Percent of Market Days Lower	58.22%	55.99%	74.94%	72.91%	73.30%	73.78%	78.97%	91.10%



Recent AAA BVAL Yield Curve Movement

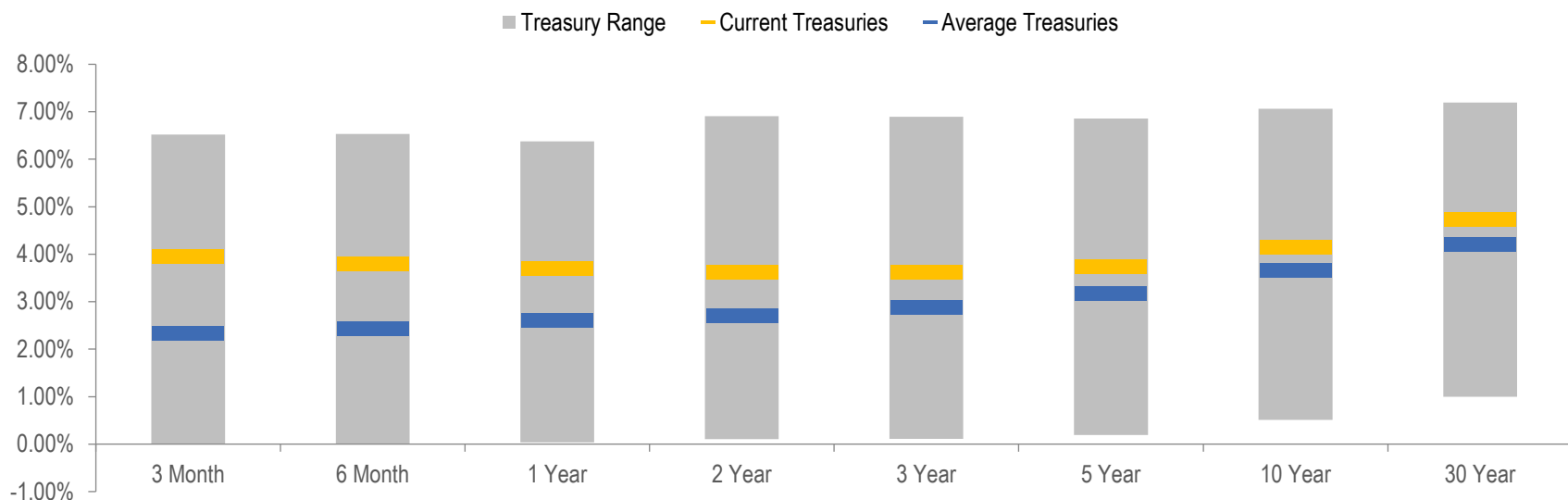


Source: Bloomberg



Historical U.S. Treasury Position

U.S. Treasury Rate Position
(30-Year History)

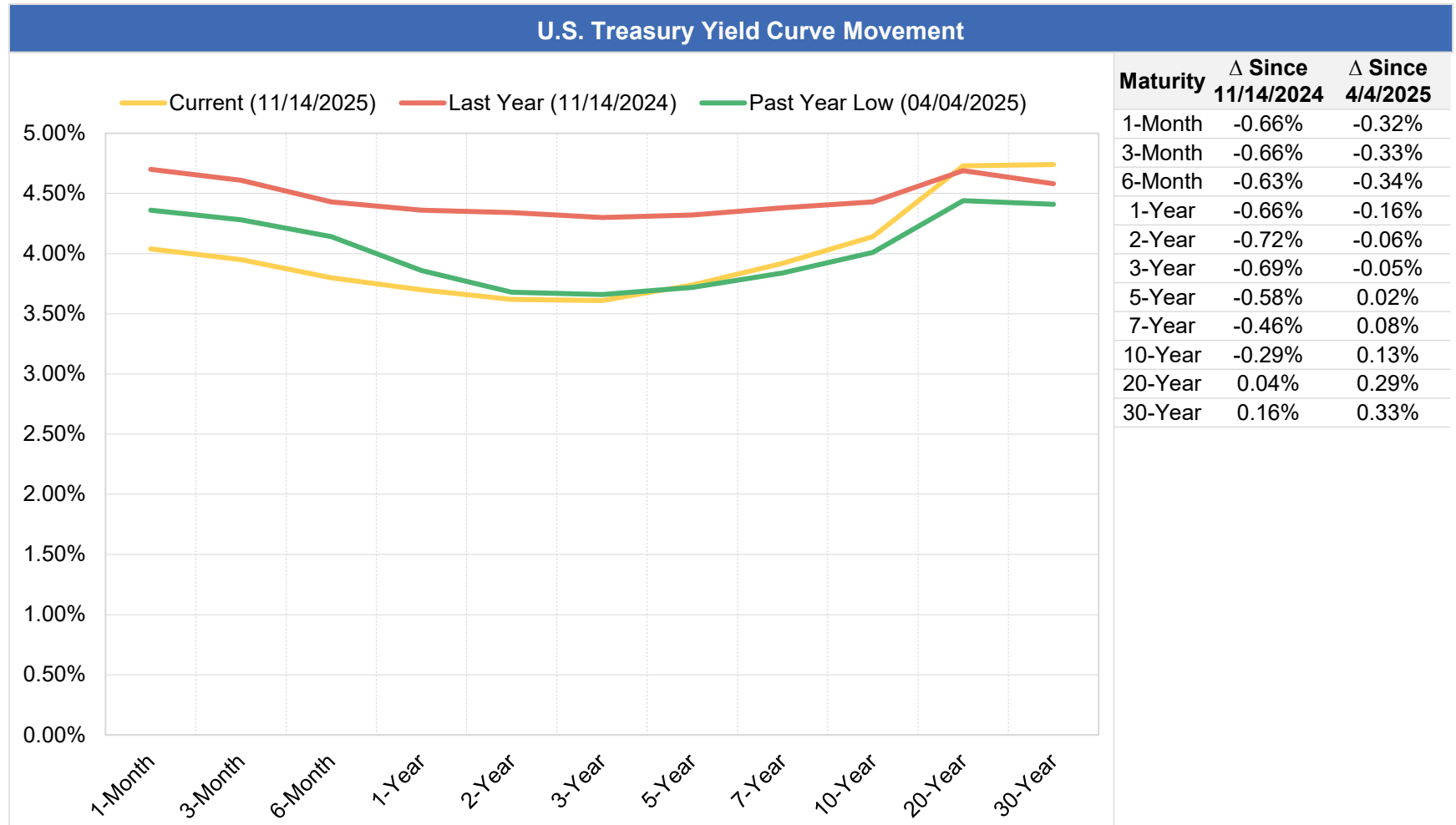


Statistic	3 Month	6 Month	1 Year	2 Year	3 Year	5 Year	10 Year	30 Year
11/14/2025	3.95%	3.80%	3.70%	3.62%	3.61%	3.74%	4.14%	4.74%
Average	2.34%	2.44%	2.60%	2.70%	2.88%	3.17%	3.67%	4.20%
Spread to Avg.	1.61%	1.36%	1.10%	0.92%	0.73%	0.57%	0.47%	0.54%
Minimum	-0.09%	0.00%	0.04%	0.10%	0.11%	0.19%	0.51%	1.00%
Spread to Min.	4.04%	3.80%	3.66%	3.52%	3.50%	3.55%	3.63%	3.74%
Maximum	6.44%	6.53%	6.38%	6.91%	6.90%	6.86%	7.06%	7.19%
Spread to Max.	-2.49%	-2.73%	-2.68%	-3.29%	-3.29%	-3.12%	-2.92%	-2.45%
Percent of Market Days Lower	67.94%	66.41%	73.55%	63.76%	62.05%	61.42%	60.15%	63.77%

Source: Bloomberg



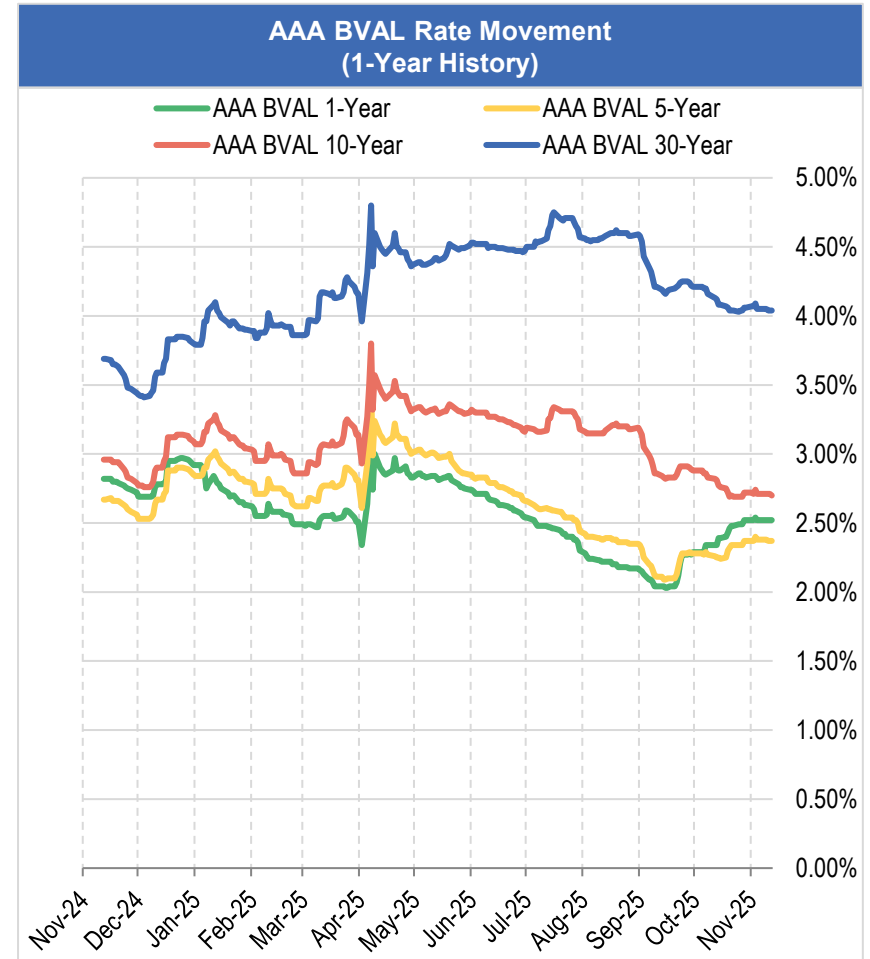
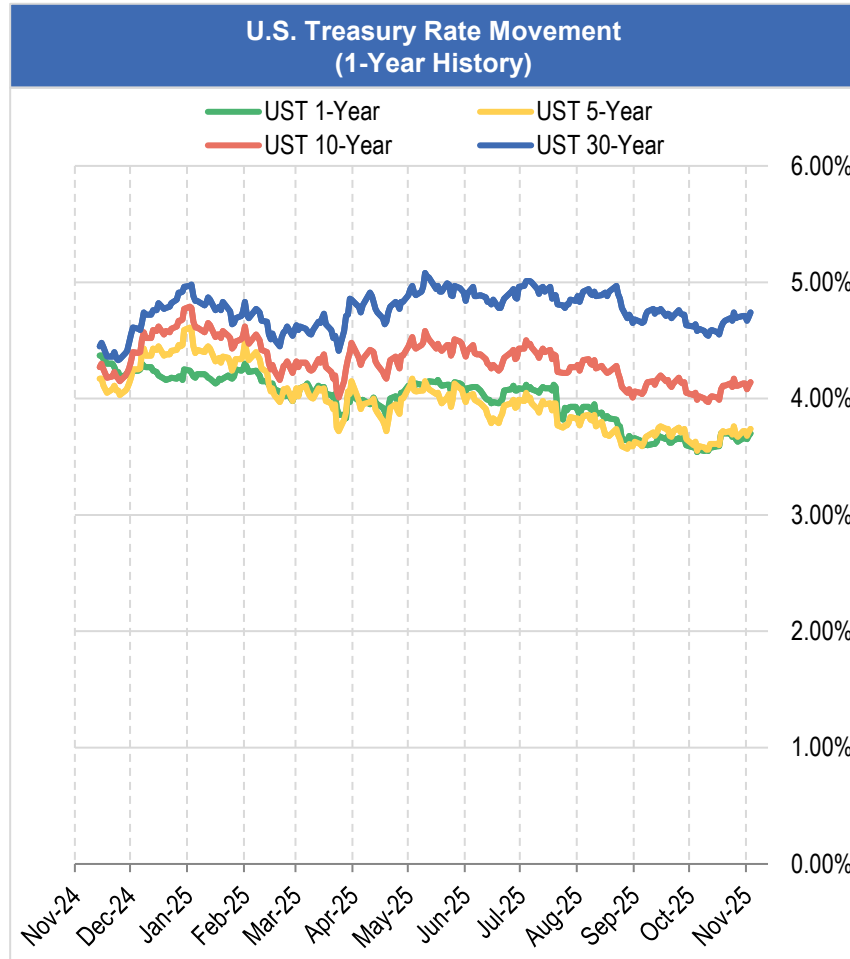
Recent U.S. Treasury Yield Curve Movement



Source: Bloomberg



U.S. Treasury & AAA BVAL Rate Movement

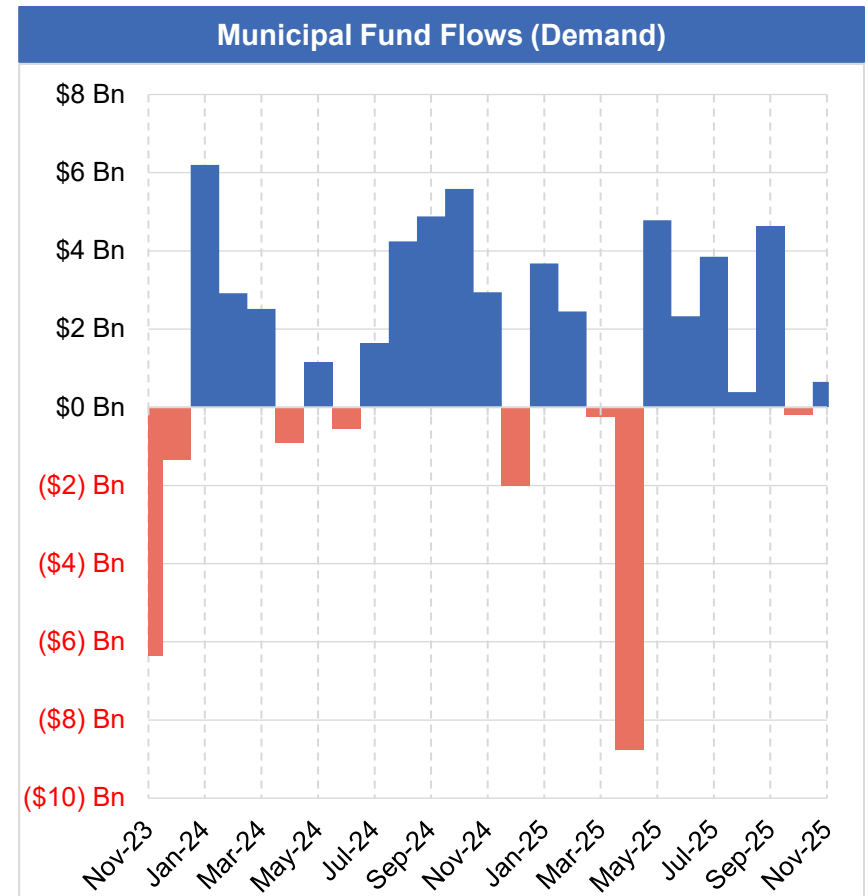
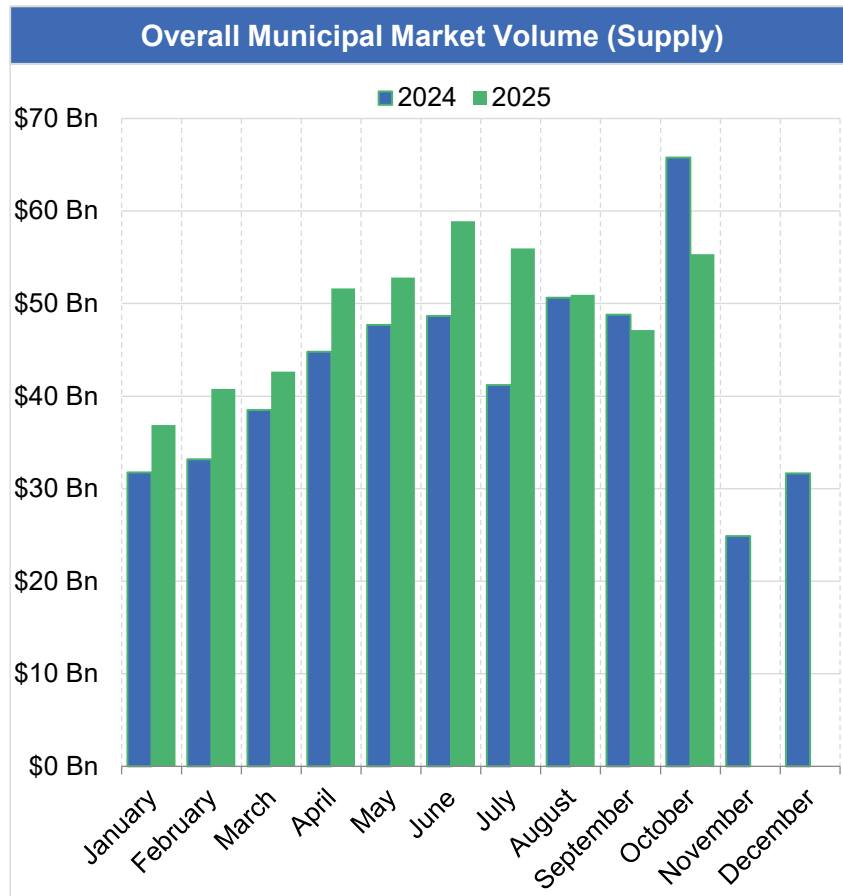


Source: Bloomberg



Municipal Market Supply & Demand

- 2025 new bond issuance volume is 11.4% higher vs. 2024 (YTD through October)



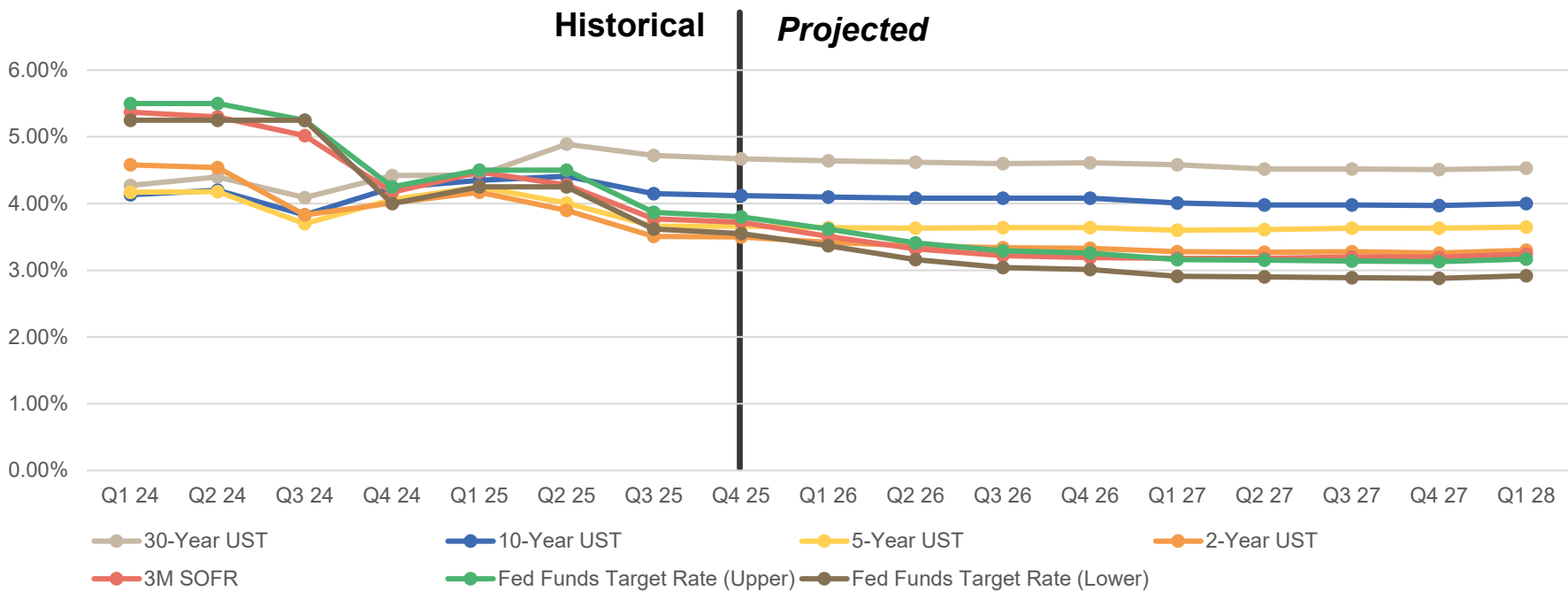
Source: Bond Buyer, Investment Company Institute



Historical and Forecasted Interest Rates

• The charts below show consensus forecasts from numerous financial institutions as reported by Bloomberg.

Bloomberg Bond Yield Forecast (As of November 17, 2025)											
Average Forecasts	Current	Q4 25	Q1 26	Q2 26	Q3 26	Q4 26	Q1 27	Q2 27	Q3 27	Q4 27	Q1 28
30-Year UST	4.73%	4.67%	4.64%	4.62%	4.60%	4.61%	4.58%	4.52%	4.52%	4.51%	4.53%
10-Year UST	4.13%	4.12%	4.10%	4.08%	4.08%	4.08%	4.01%	3.98%	3.98%	3.97%	4.00%
5-Year UST	3.72%	3.66%	3.64%	3.63%	3.64%	3.64%	3.60%	3.61%	3.63%	3.63%	3.65%
2-Year UST	3.61%	3.50%	3.42%	3.37%	3.34%	3.33%	3.28%	3.27%	3.28%	3.26%	3.30%
3M SOFR	3.87%	3.72%	3.51%	3.32%	3.22%	3.19%	3.18%	3.18%	3.20%	3.20%	3.24%
Fed Funds Target Rate (Upper)	4.00%	3.80%	3.62%	3.41%	3.29%	3.26%	3.16%	3.15%	3.14%	3.13%	3.17%
Fed Funds Target Rate (Lower)	3.75%	3.55%	3.37%	3.16%	3.04%	3.01%	2.91%	2.90%	2.89%	2.88%	2.92%





Glossary of Financial Terms

- **Bond proceeds** - The par amount (face value) of a bond issue, plus any premium (for premium bonds) and less any original issue discount (for discount bonds). The actual amount of funds received by the bond issuer.
- **Call date** - The date on which bonds may be redeemed prior to their scheduled maturity.
- **Coupon** - The periodic, nominal rate of interest the City pays to holders of a particular bond, generally a round number (e.g., 4.50% or 5.00%).
- **Delivery date** - The date on which the bond issue is “closed” and the City receives the bond proceeds.
- **Maturity** - The date the principal amount of a specific bond becomes due and payable to the bondholder. A series of bonds typically consists of multiple bond maturities over a period of time (i.e., 20-30 years).
- **Par amount** - The amount of principal of a bond that must be paid at maturity (i.e., the face value)
- **True Interest Cost** – Represents the rate necessary to discount the amounts payable on the respective principal and interest payment dates to the purchase price received for the new issue of bonds.
- **Yield** – the effective interest rate on a particular bond, reflective of the credit quality of the bonds and general market conditions at the time of sale. May be higher than the coupon (in which case the bond is sold at a *discount* - less than face value) or lower than the coupon (in which case the bond is sold at a *premium* - greater than face value).

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COUNCIL AGENDA ITEM COVERSHEET

Council Date: 12/16/2025

Agenda Category: Ordinances - Second Reading & Passage

Strategic Priority I - High Performance Government

Subject

Ordinance No. 2025-38, Amending the 2025 Budget in the General Fund, Streets Capital Construction Fund, General Government Construction Fund, Golf Course Fund, Medical Service Fund, Workers Compensation Fund, Health Care Benefits Plan Fund and Unemployment Fund

Department/Office

Finance

Ordinance/Resolution Number

2025-38

Document Type

Ordinance

Recommended Motion

Give second reading and pass Ordinance No. 2025-38, amending the 2025 Budget in multiple funds as provided therein.

Summary

Ordinance No. 2025-38 includes amendments to the adopted 2025 Budget as follows:

- Additional appropriations are needed for Fire and EMS overtime costs that are in excess of budget due to vacancies and coverage needs in the amount of \$231,779 in the General Fund and \$218,221 in the Medical Service Fund.
- Additional appropriations of \$2,133,232 are required in the Streets Capital Construction Fund to spend grant funds from the Transportation Improvement Board (TIB) and Benton County Rural County Capital Fund (RCCF) for the Duportail Driveway Improvements project.
- Increase in appropriations of \$1,574 in the General Fund offset by a decrease in the Golf Fund for the same amount to allocate appropriations into the correct fund.
- Additional appropriations of \$1,000,000 to increase budgeted medical insurance claims in the self-funded Health Care Benefits Plan Fund.
- Additional appropriations of \$100,000 to increase budgeted unemployment claims in the self-funded Unemployment Fund.
- Additional appropriations of \$385,000 to increase budgeted workers compensation claims in the self-funded Workers Compensation Fund.
- Additional appropriations of \$750,000 in the General Fund to increase transfers out to the General Government Construction Fund to move CIP funds for the future purchase of fire station land. This is accompanied by additional appropriations of \$750,000 in the General Government Construction Fund to appropriate the transfer in from the General Fund.

Staff recommends approval of Ordinance No. 2025-38 for second reading and passage.

Fiscal Impact

Ordinance No. 2025-38 will add \$5,568,232 in appropriations to the 2025 Budget. Of this amount, \$2,883,232 is from new revenue sources and \$2,685,000 is from unappropriated fund balance.

Attachments

- I. Ordinance No. 2025-38

ORDINANCE NO. 2025-38

AN ORDINANCE OF THE CITY OF RICHLAND, WASHINGTON, AMENDING THE 2025 BUDGET TO PROVIDE FOR ADDITIONAL APPROPRIATIONS IN THE CITY'S GENERAL FUND, STREETS CAPITAL CONSTRUCTION FUND, GENERAL GOVERNMENT CONSTRUCTION FUND, GOLF COURSE FUND, MEDICAL SERVICE FUND, WORKERS COMPENSATION FUND, HEALTH CARE BENEFITS PLAN FUND, AND UNEMPLOYMENT FUND, AND DECLARING THAT A PUBLIC EMERGENCY EXISTS IN CERTAIN OF THESE FUNDS.

WHEREAS, on November 19, 2024, Richland City Council approved Ordinance No. 2024-37 adopting the 2025 Budget; and

WHEREAS, certain additional revenue sources have been identified that were not anticipated when the 2025 Budget was approved, the expenditure of which is not included in current appropriations; and

WHEREAS, certain additional expenditures have been identified as necessary or desirable in the current year that do not have a specific new revenue source and no funds were appropriated for these expenditures; and

WHEREAS, sufficient unappropriated funds are available to support the required budget adjustment; and

WHEREAS, on December 2, 2025, a public hearing was held pursuant to RCW 35.33.091 regarding the increase in appropriations from beginning fund balance in the funds listed in this ordinance.

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

Section 1. Facts Constituting Emergency. The expenses contained within this Ordinance were not anticipated when the 2025 Budget was adopted.

Section 2. Declaration of Public Emergency. Due to circumstances described above, the City Council declares that a public emergency exists in the General Fund, Golf Course Fund, Medical Service Fund, Workers Compensation Fund, Health Care Benefits Fund and Unemployment Fund.

Section 3. Amendment of the 2025 Budget. The 2025 Budget is hereby amended to provide additional appropriations in the following funds, and from the following sources, as indicated:

BUDGET AMENDMENTS

Fund	Fund Title	Current Appropriations	Change In Appropriations	Amended Appropriations	Source	
					Fund Balance	New Revenue
001	GENERAL FUND	\$ 87,835,272	\$ 983,353	\$ 88,818,625	\$ 983,353	\$ -
301	STREETS CAPITAL CONSTRUCTION FUND	\$ 46,610,944	\$ 2,133,232	\$ 48,744,176	\$ -	\$ 2,133,232
385	GENERAL GOVERNMENT CONSTRUCTION FUND	1,051,035	750,000	1,801,035	-	750,000
406	GOLF COURSE FUND	2,835,704	(1,574)	2,834,130	(1,574)	-
407	MEDICAL SERVICES FUND	10,492,054	218,221	10,710,275	218,221	-
506	WORKERS COMPENSATION FUND	1,611,629	385,000	1,996,629	385,000	-
520	HEALTH CARE BENEFITS FUND	12,942,256	1,000,000	13,942,256	1,000,000	-
521	UNEMPLOYMENT FUND	70,236	100,000	170,236	100,000	-
TOTAL		\$ 163,449,130	\$ 5,568,232	\$ 169,017,362	\$ 2,685,000	\$ 2,883,232

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

PASSED by the City Council of the City of Richland, Washington, at a regular meeting on the 16th day of December, 2025.

Theresa Richardson, Mayor

Attest:

Approved as to Form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

First Reading: December 2, 2025

Second Reading: December 16, 2025

Date Published: December 21, 2025



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 12/16/2025

Agenda Category: Ordinances - Second Reading & Passage

Strategic Priority 2 - Financial Sustainability

Subject

Ordinance No. 2025-39, Amending Richland Municipal Code Section 14.24.060 related to Electric Retail Rates

Department/Office	Ordinance/Resolution Number	Document Type
Energy Services	2025-39	Ordinance

Recommended Motion

Give second reading and pass Ordinance No. 2025-39, amending Richland Municipal Code Section 14.24.060 related to electric retail rates.

Summary

Richland Energy Services (RES) utilizes a forward retail rate program to provide City Council and customers with planning information. Although the program forecasts five (5) years ahead, each program milestone that identifies a potential rate increase is processed independently. Staff updates all underlying assumptions in its Cost of Service Analysis (COSA) model, evaluates results with the City's Utility Advisory Committee (UAC) in open public meetings, and makes recommendations for City Council consideration.

As part of this program, staff recommends a rate increase effective January 1, 2026 to generate an 8.5% increase in electric rate revenue. This increase is primarily driven by Bonneville Power Administration's wholesale power increase of 8.9% and 19.9% in transmission costs effective October 1, 2025. Except for Schedule 90: Cable Television Amplifier/Small Cell, the last rate increase for all other rate classes was June 2019.

The proposed rate recommendations were reviewed and endorsed by the UAC at its November 12, 2025 meeting. If approved by City Council, Richland's electric rates will remain competitive with other regional utilities. Staff proposes that the increase take effect January 1, 2026.

Staff recommends approval of Ordinance No. 2025-39 for second reading and passage.

Fiscal Impact

Approval of the proposed rate adjustment would result in an 8.5% increase to the 2026 retail revenue in the Electric Utility Fund. The projected wholesale power costs for 2026, including the power and transmission rates of BP-26 and a \$690k BPA Financial Reserves Surcharge are \$51.3M.

Attachments

1. Ordinance No. 2025-39
2. 2026 Richland - Revenue Requirement and Rate Forecast Update

ORDINANCE NO. 2025-39

AN ORDINANCE OF THE CITY OF RICHLAND, WASHINGTON, AMENDING RICHLAND MUNICIPAL CODE SECTION 14.24.060 RELATED TO ELECTRIC RETAIL RATES.

WHEREAS, the City is responsible for recovering the costs of operating its electric utility primarily through retail rates; and

WHEREAS, additional revenues are required to fund the increasing operating costs of the electric utility, primarily due to the increase in cost of wholesale power from the Bonneville Power Administration (BPA); and

WHEREAS, the Utility Advisory Committee (UAC) has reviewed staff recommendations, including consideration of the Cost of Service Analysis (COSA), multi-year rate program methodology, the electric utility's current and projected financial status, levels of rate-financed capital, debt service coverage ratios, rate structures, and projected revenue and expense requirements; and

WHEREAS, upon review of the materials and information provided, the UAC voted in support of staff's recommended retail rate increases; and

WHEREAS, rate increases are being implemented by other electric utility providers across the region.

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

Section 1. Section 14.24.060 of the Richland Municipal Code, titled Retail electrical rates, as originally enacted by Ordinance No. 90, and last amended by Ordinance No. 2024-34, is hereby amended as follows:

14.24.060 Retail electrical rates.

Rates for electricity are summarized by class of service as listed below. Rates are effective ~~with the first bill received in June 2019~~ January 1, 2026, ~~and apply to all usage during the billing period.~~

SCHEDULE 10: General Residential

- A. Availability: In all territory serviced by the city's electrical utility.
- B. Applicability: To domestic uses of electric energy by all residential customers not eligible under other rate schedules.
- C. Character of Service: Sixty hertz alternating current of such phase and voltage as the electric utility may have available.
- D. Delivery Point: The following rates are based upon the supply of service to the entire premises

through a single delivery and metering point. Separate supply for the same customer at other points of consumption shall be separately metered and billed.

E. Rates:

Daily Service Charge:

Single-phase service: ~~\$0.69~~ 0.75/day

Multiphase service: ~~\$0.98~~ 1.06/day

Energy Charge: ~~\$0.0741~~ 0.0804/kWh

F. Per Chapter 3.29 RMC, a discount shall be applied to the residential rates specified in this section for qualifying low-income citizens.

SCHEDULE 20: Small General Service

A. Availability: In all territory served by the city's electric utility.

B. Applicability: To all nonresidential uses supplied through a single meter where anticipated monthly maximum demand does not exceed 50 kilowatts and the load is not eligible under other rate schedules.

C. Character of Service: Sixty hertz alternating current of such phase and voltage as the electric utility may have available.

D. Rates:

Daily Service Charge:

Single-phase service: ~~\$0.86~~ 0.93/day

Multiphase service: ~~\$1.16~~ 1.26/day

Energy Charge: ~~\$0.0667~~ 0.0724/kWh

Billing Demand Charge: No Charge

SCHEDULE 22: Medium General Service

A. Availability: In all territory served by the city's electric utility.

B. Applicability: To all nonresidential uses supplied through a single meter, where anticipated monthly maximum demand is greater than 50 kilowatts, but less than or equal to 300 kilowatts, and the load is not eligible under other rate schedules.

C. Character of Service: Sixty hertz alternating current of such phase and voltage as the electric utility may have available.

D. Rates:

Daily Service Charge:

Single-phase service: ~~\$1.38~~ 1.50/day

Multiphase service: ~~\$1.66~~ 1.80/day

Energy Charge: ~~\$0.0428~~ 0.0464/kWh

Billing Demand Charge: ~~\$5.17~~ 5.61/kW

SCHEDULE 24: Large General Service

- A. Availability: In all territory served by the city's electric utility.
- B. Applicability: To all nonresidential uses supplied through a single meter, where anticipated monthly maximum demand is greater than 300 kilowatts, but less than or equal to 1,000 kilowatts, and the load is not eligible under other rate schedules.
- C. Character of Service: Sixty hertz alternating current of such phase and voltage as the electric utility may have available.
- D. Rates:
 - Daily Service Charge:
 - Multiphase service: ~~\$2.01~~ 2.18/day
 - Energy Charge: ~~\$0.0428~~ 0.0464/kWh
 - Billing Demand Charge: ~~\$5.58~~ 6.05/kW

SCHEDULE 30: Small Industrial

- A. Availability: In all territory served by the city's electric utility.
- B. Applicability: To all nonresidential uses supplied through a single meter where anticipated monthly maximum demand is greater than 1,000 kilowatts but less than or equal to 5,000 kilowatts and the load is not eligible under other rate schedules.
- C. Character of Service: Sixty hertz alternating current of such phase and voltage as the electric utility may have available.
- D. Rates:
 - Daily Service Charge:
 - Multiphase service: ~~\$8.34~~ 9.05/day
 - Energy Charge: ~~\$0.0428~~ 0.0464/kWh
 - Billing Demand Charge: ~~\$5.92~~ 6.42/kW

SCHEDULE 31: Large Industrial

- A. Availability: In all territory served by the city's electric utility.
- B. Applicability: To all nonresidential uses supplied through a single meter where anticipated monthly maximum demand is greater than 5,000 kilowatts and the load is not eligible for service under other rate schedules.
- C. Character of Service: Sixty hertz alternating current of such phase and voltage as the electric utility may have available.
- D. Rates:
 - Daily Service Charge: ~~\$8.34~~ 9.05/day

Energy Charge: ~~\$0.0423~~ 0.0459/kWh
Billing Demand Charge: ~~\$5.52~~ 5.99/kW

SCHEDULE 33: Economic Development Rate

- A. Terms and conditions of negotiated rate will be by contract.
- B. Will be based upon the benefits derived from the new load and/or employment opportunities that expand the local economy.
- C. Will utilize marginal costing concept.

SCHEDULE 40: Small Irrigation 0 – 60 Horsepower

- A. Availability: In all territory served by the city's electric utility.
- B. Applicability: To uses of electrical power on a continuous basis for seasonal agricultural irrigation pumping or agricultural drainage pumping.
- C. Character of Service: Sixty hertz alternating current of such phase and voltage as the electric utility may have available.
- D. Rates:
 - Energy Charge: ~~\$0.0650~~ 0.0705/kWh
 - Billing Demand Charge: No Charge
 - Annual Service Charge:
To be billed at beginning of irrigation season.
 - (1) ~~\$194.10~~ 210.60 single-phase service.
 - (2) ~~\$258.80~~ 280.80 multiphase service.

SCHEDULE 45: Large Irrigation Over 60 Horsepower

- A. Availability: In all territory served by the city's electric utility.
- B. Applicability: To uses of electrical power on a continuous basis for seasonal agricultural irrigation pumping or agricultural drainage pumping.
- C. Character of Service: Sixty hertz alternating current of such phase and voltage as the electric utility may have available.
- D. Rates:
 - Energy Charge: ~~\$0.0428~~ 0.0464/kWh
 - Billing Demand Charge: ~~\$7.30~~ 7.92/kW
 - Annual Service Charge:
To be billed at beginning of irrigation season.
 - ~~\$0.57~~ 0.62/horsepower all horsepower greater than 60, plus:
 - (1) ~~\$194.10~~ 210.60 single-phase service.

(2) ~~\$258.80~~ 280.80 multiphase service.

SCHEDULE 60: Traffic Lighting

- A. Availability: In all territory served by the city's electric utility.
- B. Applicability: To municipally owned traffic-regulating signal systems on public streets and highways.
- C. Character of Service: Sixty hertz alternating current of such phase and voltage as the electric utility may have available.
- D. Rates:
 - Daily Service Charge: ~~\$0.69~~ 0.75/day
 - Energy Charge: ~~\$0.0653~~ 0.0709/kWh

SCHEDULE 90: Cable Television Amplifier/Small Cell

- A. Availability: In all territory served by the city's electric utility.
- B. Applicability: To owners of cable television amplifiers or small cell installed on facilities owned by the city's electric utility.
- C. Character of Service: Sixty hertz alternating current of such phase and voltage as the electric utility may have available.
- D. Rates:
 - Energy Charge: ~~\$0.0667~~ 0.0724/kWh

SCHEDULE 100: New Large Single Load

- A. Availability: In all territory served by the city's electric utility.
- B. Applicability: To new large single load customers defined in Public Law 96-501 and as such constitute electrical loads greater than or equal to 10 average megawatts during any consecutive 12-month period and which cause the utility to incur wholesale power costs in excess of normal rates.
- C. Character of Service: Sixty hertz alternating current of such phase and voltage as the electric utility may have available.
- D. Rates: Terms and conditions of negotiated rate will be by contract.

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

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

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

PASSED by the City Council of the City of Richland, Washington, at a regular meeting on the 16th day of December, 2025.

Theresa Richardson, Mayor

Attest:

Approved as to Form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

First Reading: December 2, 2025

Second Reading: December 16, 2025

Date Published: December 21, 2025



Electric Rate Study Update

Clint Whitney, Energy Services Director
Angie Sanchez Virnoche, Principal

December 2, 2025





Presentation Overview

- FCS retained to complete a rate study update
 - » Focus on 2026-2027 rate-setting period
- Focus for today:
 - » Overview of revenue requirement process
 - » Key assumptions
 - » Findings and recommendations
- Summary/Next Steps



Rate Study Overview

- Determine the amount of annual revenue necessary to fund all financial obligations
 - » Operating expenses
 - » Debt service (principal & interest)
 - » Capital costs and funding approach
- Meet financial parameters and targets
 - » Target debt service coverage ratios
 - » Maintain target reserve balances
- Evaluate revenue sufficiency over multi-year period
- Develop rate plan to balance financial needs and minimize customer impacts



Key Assumptions

- Study period 2025 – 2029 with a **focus on 2026** rate update
- Projected rate revenue based on historical data (\$70.3M)
 - » Average annual load growth of 0.80% per year
- Existing annual debt service (\$5.6M)
- Historically adjusted actual O&M expenses used as baseline (\$16.8M)
- Power costs incorporate BPA-BP26 average effective increases (\$51.3M)
 - » 8.90% for power costs and 19.90% for transmission costs compared to BP-24 rates
 - » Includes the Financial Reserves Policy Surcharge (FRP) of \$689.8K in 2026

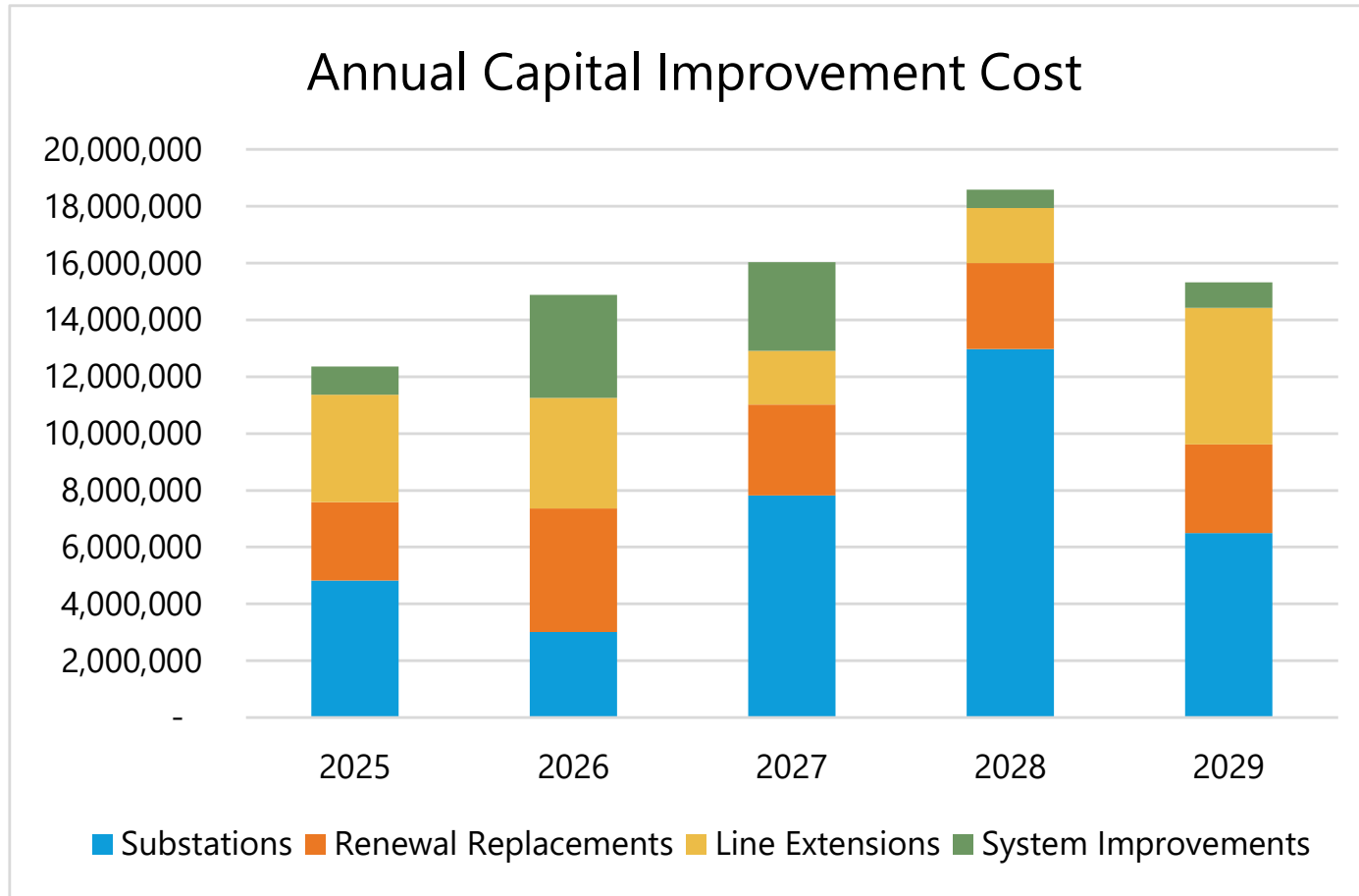


Key Assumptions (cont.)

- Fiscal policies incorporated:
 - » Operating balance
 - Minimum balance: \$2.4M
 - Target balance: 120 days of O&M (\$5.5M - \$6.2M)
 - Debt service coverage target ratio minimum: 1.25x
 - » Rate financed capital at 100% of annual depreciation
 - Ranges between \$8.1M - \$9.4M over the study period



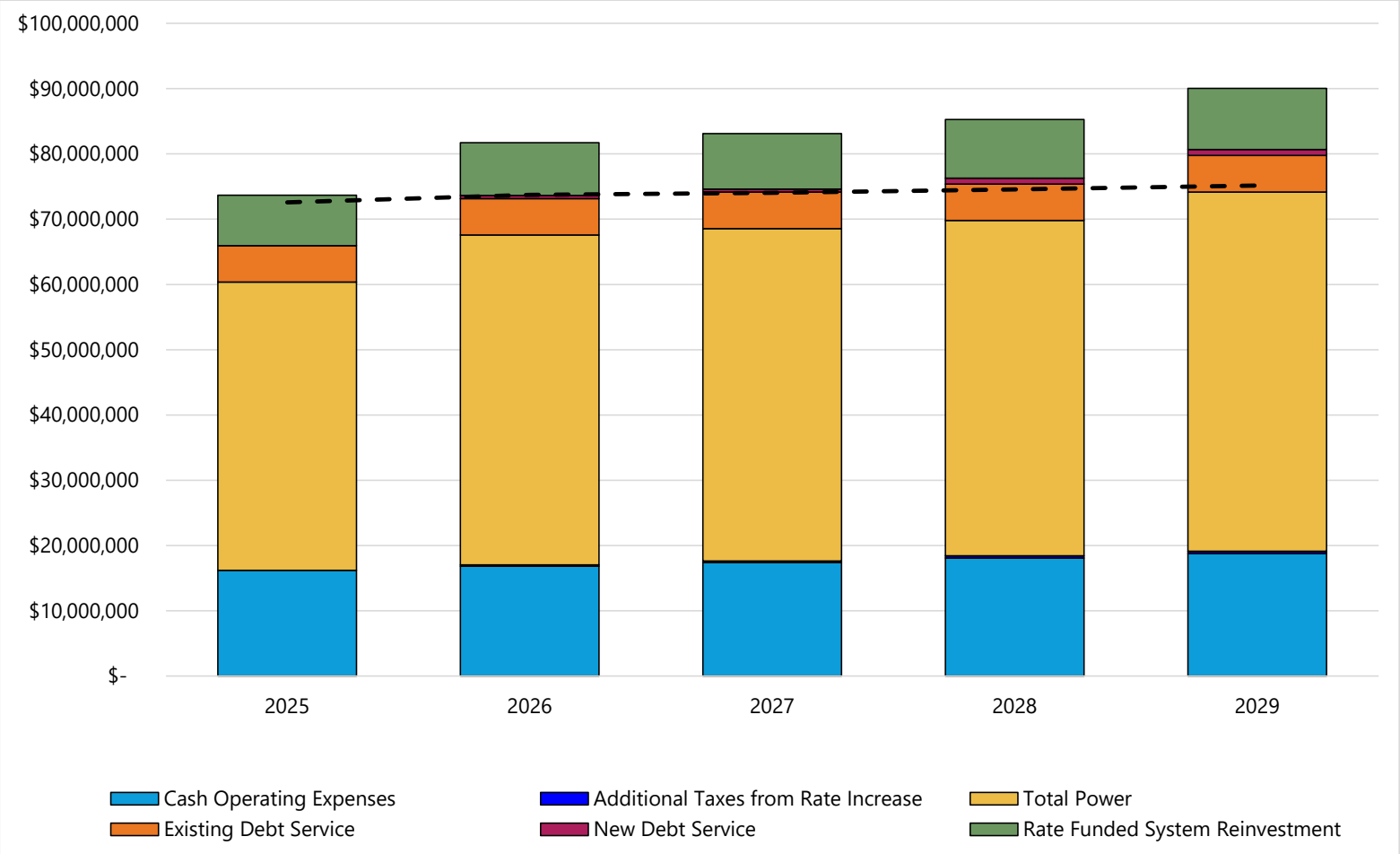
Capital Improvement Plan



- \$77.2M CIP (2025-2029) funded through:
 - » Reserves
 - » Facility fees
 - » Rate funded capital
 - » New Debt Proceeds
 - \$7.50M in 2026 and \$6.50M in 2028
 - Revenue Bonds: 30 year term, 5.0% interest, 1.5% issuance cost update



Revenue Requirement Summary



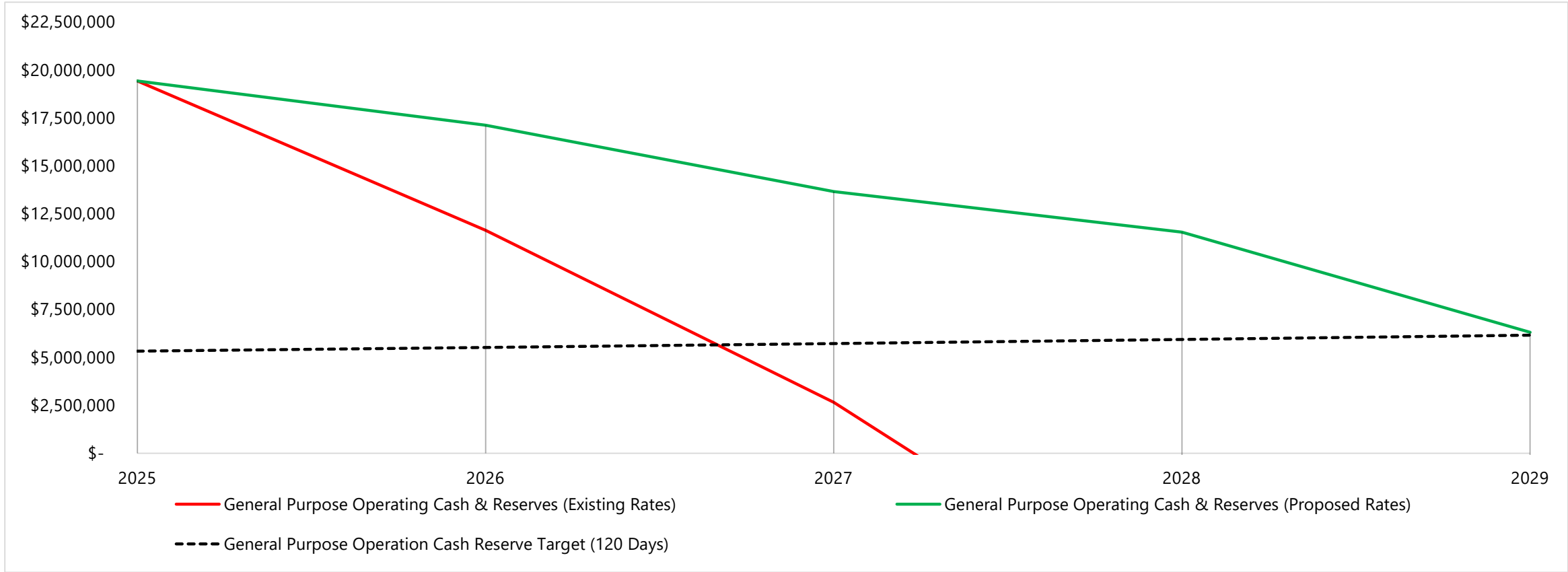
- Existing Revenue falls short of meeting annual obligations
- 8.5% rate increase needed in 2026

Description	Current	2026	2027	2028	2029
Proposed Increase		8.50%	0.00%	5.50%	0.00%
Avg. Residential Bill*	\$ 113.61	\$ 123.27	\$ 123.27	\$ 130.05	\$ 130.05
\$/Month Increase		\$ 9.66	\$ -	\$ 6.78	\$ -

* Assumes 1,200 kWh of use



General Purpose Cash & Reserves



Description	2025	2026	2027	2028	2029
Proposed Increase	0.00%	8.50%	0.00%	5.50%	0.00%
General Purpose Cash & Reserves	\$ 19,012,841	\$ 16,734,640	\$ 13,076,098	\$ 11,751,286	\$ 6,333,961
General Purpose Operation Cash Reserve Target (120 Days)	\$ 5,322,286	\$ 5,524,109	\$ 5,717,813	\$ 5,939,172	\$ 6,165,349



Findings & Recommendations

- City has held rates constant since 2019
- 8.5% rate increase is needed in 2026 to meet utility obligations
 - » Power cost increases & FRP surcharge
 - » Funding of \$15.5M average capital costs in 2026-2027
 - » New annual debt service \$7.5M proceeds, \$530K debt service
 - » Maintain General Purpose Operating Cash at or above target levels
- Future rate increases and bond issues to be revisited before adoption



Existing & Proposed Rates

Existing (2025)

Class	Daily Service Charge		Energy Charge (\$/kWh)	Demand Charge (\$/kW)
	Single	Multi		
Residenital	\$ 0.69	\$ 0.98	\$ 0.07	\$ -
Small General	\$ 0.86	\$ 1.16	\$ 0.07	\$ -
Medium General	\$ 1.38	\$ 1.66	\$ 0.04	\$ 5.17
Large General	\$ -	\$ 2.01	\$ 0.04	\$ 5.58
Small Industrial	\$ -	\$ 8.34	\$ 0.04	\$ 5.92
Large Industrial	\$ -	\$ 8.34	\$ 0.04	\$ 5.52
Small Irrigation	\$ 194.10	\$ 258.80	\$ 0.07	\$ -
Large Irrigation	\$ 194.10	\$ 258.80	\$ 0.04	\$ 7.30

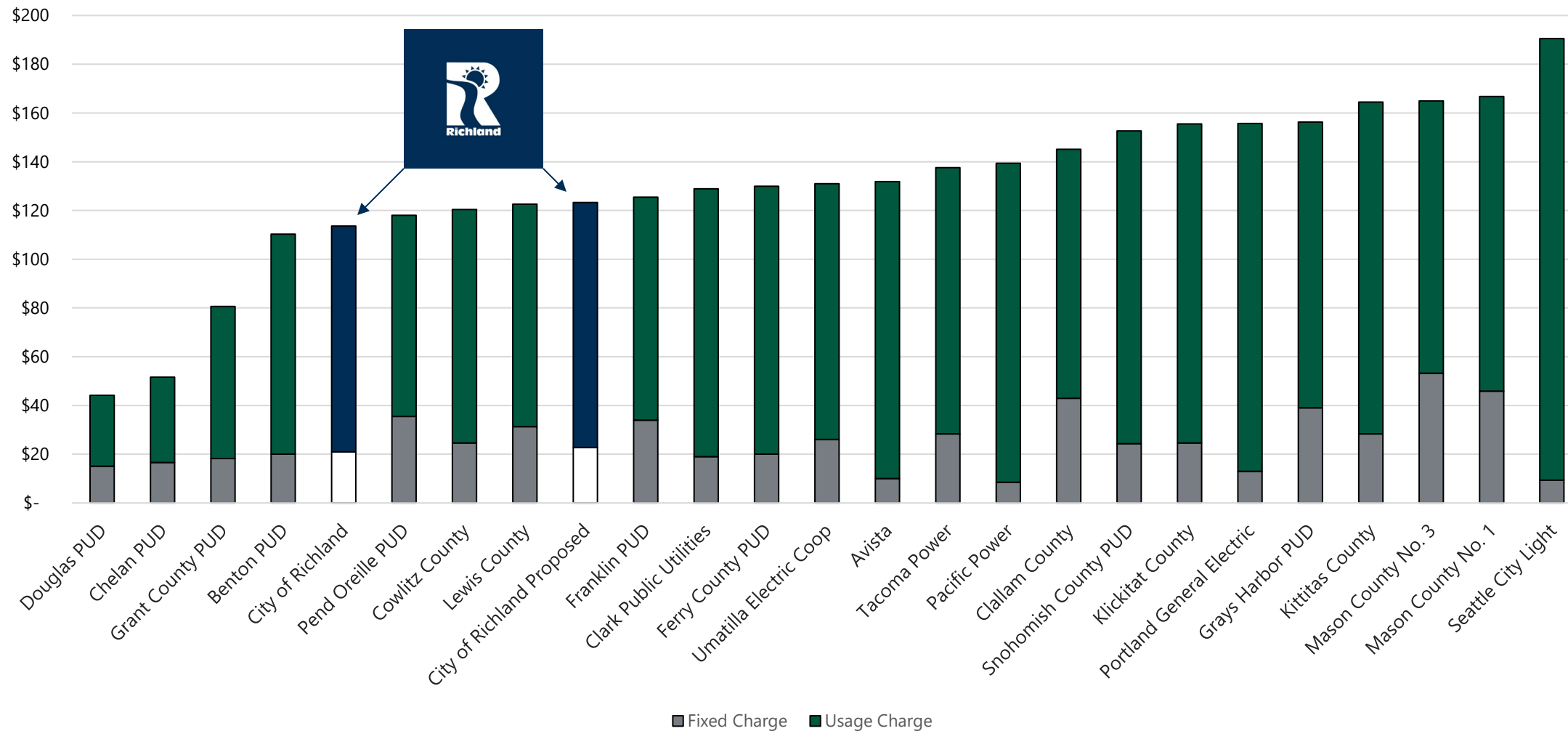
Proposed (2026)

Class	Daily Service Charge		Energy Charge (\$/kWh)	Demand Charge (\$/kW)
	Single	Multi		
Residenital	\$ 0.75	\$ 1.06	\$ 0.08	\$ -
Small General	\$ 0.93	\$ 1.26	\$ 0.07	\$ -
Medium General	\$ 1.50	\$ 1.80	\$ 0.05	\$ 5.61
Large General	\$ -	\$ 2.18	\$ 0.05	\$ 6.05
Small Industrial	\$ -	\$ 9.05	\$ 0.05	\$ 6.42
Large Industrial	\$ -	\$ 9.05	\$ 0.05	\$ 5.99
Small Irrigation	\$ 210.60	\$ 280.80	\$ 0.07	\$ -
Large Irrigation	\$ 210.60	\$ 280.80	\$ 0.05	\$ 7.92

- Proposed 8.5% rate increase applied proportionally to all current charges
- No rate structure changes incorporated during this update



Monthly Residential Rate Survey



*Residential power usage assumed at 1250 kWh



Summary/Next Steps

- Staff Recommendation – 8.5% increase to cover 2026-2027 time period
- Incorporate feedback on initial rate strategy
- December 2nd council consideration & first ordinance reading
- December 16th council consideration & second ordinance reading
- Rates effective January 1st, 2026
- Future rate increases to be revisited before adoption
- Full cost of service rate study with rate structure review beginning Q1 of 2026

Thank you! Questions?

Angie Sanchez Virnoche, Principal
(425) 336-4157
Angie.Virnoche@bowman.com

www.fcsgroup.com





COUNCIL AGENDA ITEM COVERSHEET

Council Date: 12/16/2025

Agenda Category: Resolutions - Adoption

Strategic Priority 2 - Financial Sustainability

Subject

Resolution No. 2025-156, Authorizing a First Amendment to the Horn Rapids Farm Lease with Frank Tiegs, LLC

Department/Office
Development Services

Ordinance/Resolution Number
2025-156

Document Type
Resolution

Recommended Motion

Adopt Resolution No. 2025-156, authorizing the City Manager to sign and execute a First Amendment to the Horn Rapids Farm Lease with Frank Tiegs, LLC.

Summary

On February 10, 2023, the City of Richland entered into a ten (10) year lease agreement with Frank Tiegs, LLC to farm 901 acres of City-owned property in the Horn Rapids Triangle.

After execution of the lease, it was discovered that approximately six (6) acres of a crop circle adjacent to the City-owned leased premises encroach onto city property. This adjacent private property is also leased by Frank Tiegs, LLC.

As an alternative to reducing the length of the privately owned center pivot irrigation system, Frank Tiegs, LLC has agreed to amend Contract No. 65-23 to add the six (6) acres of the encroaching crop circle to the Horn Rapids Farm Lease. Under this amendment, the total leased area would increase from 901 acres to 907 acres, and the annual lease rate would increase from \$711,790 to \$716,530.

Staff recommends adoption of Resolution No. 2025-156.

Fiscal Impact

The amended lease will generate an additional \$4,740 in annual revenue to be deposited into the Industrial Development Fund.

Attachments

1. Resolution No. 2025-156
2. Proposed First Amendment to Contract No. 65-23

RESOLUTION NO. 2025-156

**A RESOLUTION OF THE CITY OF RICHLAND, WASHINGTON,
AUTHORIZING A FIRST AMENDMENT TO THE 2023 HORN
RAPIDS FARM LEASE BY AND BETWEEN THE CITY OF
RICHLAND AND FRANK TIEGS, LLC.**

WHEREAS, on February 10, 2023, the City of Richland entered into a Horn Rapids Farm Lease Agreement (the “Agreement”) with Frank Tiegs, LLC (*see* Richland Contract No. 65-23); and

WHEREAS, pursuant to the Agreement, Frank Tiegs, LLC agreed to lease 901 acres of City-owned property in the Horn Rapids Triangle for ten (10) years; and

WHEREAS, the Agreement is scheduled to expire on October 31, 2032; and

WHEREAS, approximately six (6) acres of a crop circle adjacent to the City-owned leased premises, also leased by Frank Tiegs, LLC, encroach onto city property; and

WHEREAS, as an alternative to reducing the length of the privately-owned center pivot irrigation system, the parties have agreed to amend the Agreement to add the six (6) acres of the encroaching crop circle to the Horn Rapids Farm Lease; and

WHEREAS, the total leased area under the Agreement will increase from 901 acres to 907 acres, and the annual lease rate will increase from \$711,790 to \$716,530.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City Manager is authorized to sign and execute a First Amendment to the 2023 Horn Rapids Farm Lease Agreement with Frank Tiegs, LLC to add six (6) acres to the total leased area.

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

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 16th day of December, 2025.

Theresa Richardson, Mayor

Attest:

Approved as to Form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

**FIRST AMENDMENT
HORN RAPIDS FARM LEASE AGREEMENT
BETWEEN THE
CITY OF RICHLAND AND FRANK TIEGS, LLC**

This First Amendment to the Horn Rapids Farm Lease Agreement (the “Agreement”) is entered on this _____ day of December, 2025, between the City of Richland (“Lessor”) and Frank Tiegs, LLC (“Lessee”). Lessor and Lessee are collectively referred to herein as the “Parties.”

For valuable consideration, sufficiency and receipt of which is acknowledged, Lessor and Lessee agree that the Agreement is modified as follows:

1. Section 1.3 of the Agreement is revised to read in its entirety as follows:

Lease Rate. The total annual lease rate shall be ~~\$711,790~~ \$716,530 based on a per irrigated acre lease rate of \$790 for the ~~901~~ 907 acres of crop circles and based on an overall lease rate of ~~\$556.96~~ \$558.05 per acre for the ~~1,278~~ 1,284 acres (~~901~~ 907 acres of crop circles plus 377 acres of non-irrigated property). The total annual lease rate shall be calculated by multiplying the ~~\$556.96~~ \$558.05 per acre lease rate by the number of overall leased acres available for farming and use as shown in attached **Exhibit B** and **Exhibit D**.

2. **Exhibit B** of the Agreement is revised to depict the additional six (6) acres of irrigated crop area as shown in the attached **Exhibit A** to this Amendment. **Exhibit A** hereto is the new **Exhibit B** to the Agreement.
3. Except as modified by this Amendment, the terms of the Agreement remain in full force and effect. In case of a conflict between the terms of this Amendment and the terms of the Agreement, the terms of this Amendment shall control.
4. This Amendment shall be construed in accordance with and governed by the laws of the state of Washington.

IN WITNESS WHEREOF, the Parties have executed this First Amendment as of the date first written above.

CITY OF RICHLAND – LESSOR

FRANK TIEGS, LLC – LESSEE

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

By: Keith Tiegs
Its: Managing Member

Approved as to Form:

By: Heather Kintzley, City Attorney

SS

COUNTY OF BENTON)

DATED this _____ day of _____, 20____.

(SEAL)

Notary Public
Residing at _____
My appointment expires _____

ACKNOWLEDGEMENT

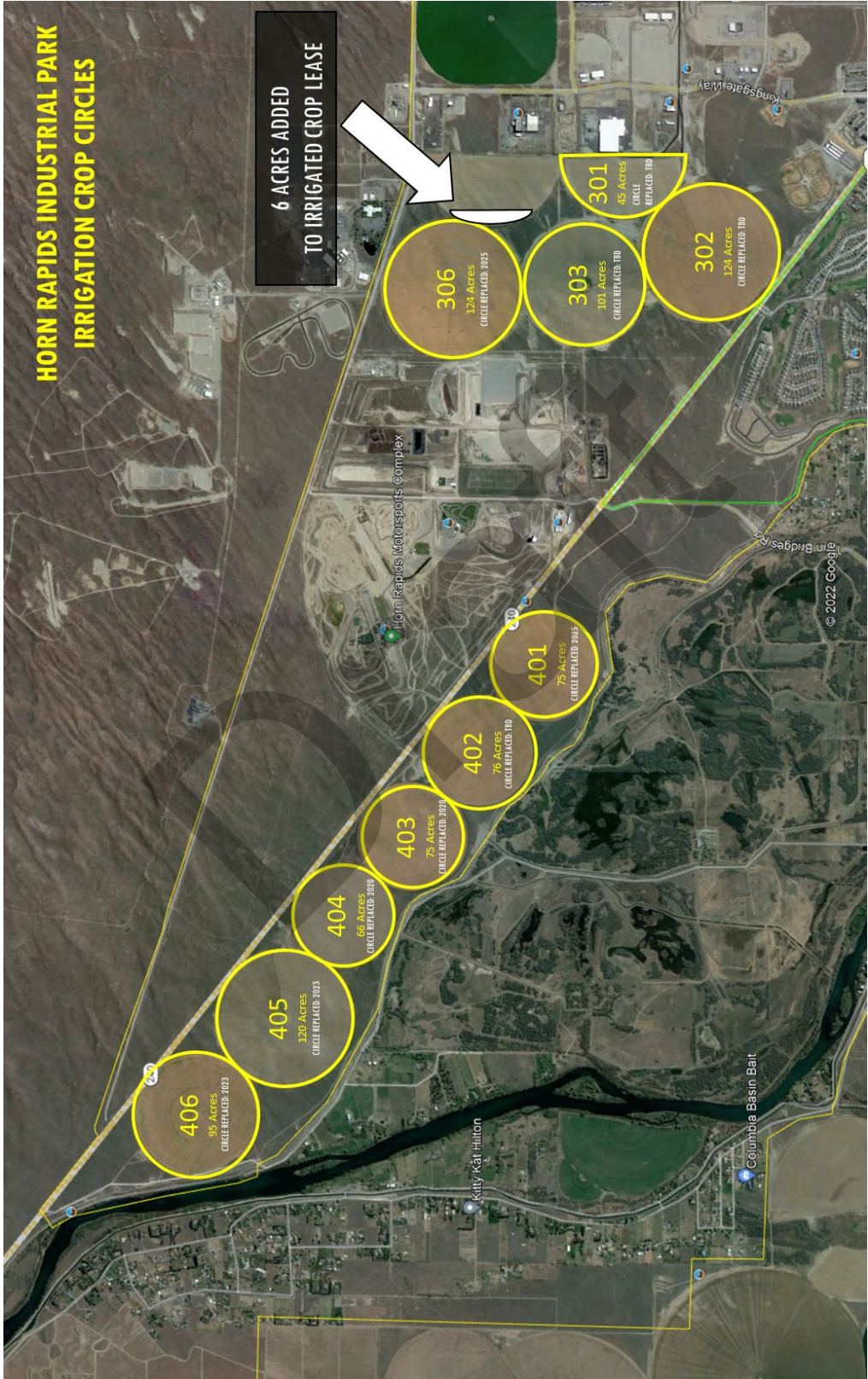
COUNTY OF _____)

DATED this _____ day of _____, 20____.

(SEAL)

Notary Public
Residing at _____
My appointment expires _____

EXHIBIT A
Updated Exhibit B of Horn Rapids Farm Lease





COUNCIL AGENDA ITEM COVERSHEET

Council Date: 12/16/2025

Agenda Category: Resolutions - Adoption

Strategic Priority 3 - Focused Development

Subject

Resolution No. 2025-157, Authorizing an Agreement with the State of Washington Department of Ecology for Brownfields Funding related to Columbia Point Landfill Tract D

Department/Office
Development Services

Ordinance/Resolution Number
2025-157

Document Type
Resolution

Recommended Motion

Adopt Resolution No. 2025-157, authorizing the City Manager to sign and execute an interagency agreement with the Washington Department of Ecology for Environmental Protection Agency Brownfields Funding for Columbia Point Landfill Tract D.

Summary

In November 2024, the City received approval from the State of Washington Department of Ecology (DOE) to utilize Environmental Protection Agency (EPA) Brownfields funding to conduct remedial investigation activities on Columbia Point Tract D.

Funding will be used to conduct a supplemental soil and groundwater investigation, to address data gaps, to characterize contaminants in the soil, soil vapors and groundwater, and to determine if cleanup is necessary to support future redevelopment of Columbia Point Landfill Tract D. The site comprises approximately 25 acres and encompasses several vacant city parcels, including portions of the City-owned Columbia Point Golf Course and Riverfront Hotel properties.

DOE has approved \$250,000 in funding for this work. To secure the grant, the City will enter into an Interagency Agreement with DOE to complete the supplemental investigation, and a third-party consultant selected through a competitive process will complete the work.

Staff recommends adoption of Resolution No. 2025-157.

Fiscal Impact

No local match is required. The interagency agreement will provide up to \$250,000 from the United States Environmental Protection Agency to implement the project's scope of work.

Attachments

1. Resolution No. 2025-157
2. Proposed Agreement with the State of Washington Department of Energy
3. Tracts D, E & Q Map

RESOLUTION NO. 2025-157

**A RESOLUTION OF THE CITY OF RICHLAND, WASHINGTON,
AUTHORIZING AN INTERAGENCY AGREEMENT WITH THE
STATE OF WASHINGTON DEPARTMENT OF ECOLOGY FOR
EPA BROWNFIELDS FUNDING TO CONDUCT SUPPLEMENTAL
SITE INVESTIGATION ACTIVITIES ON THE COLUMBIA POINT
LANDFILL TRACT D.**

WHEREAS, the State of Washington Department of Ecology (“Ecology”) administers a grant program that promotes and supports brownfield redevelopment opportunities throughout Washington; and

WHEREAS, the City of Richland owns Tract D of Columbia Point and desires to develop the properties for economic development purposes; and

WHEREAS, Tract D of Columbia Point contain remnants of a former government-operated solid waste landfill believed to have been utilized in the 1950s; and

WHEREAS, the Columbia Point Landfill site comprises approximately 25 acres and encompasses several vacant City of Richland parcels, including portions of the adjacent Columbia Point Golf Course and Riverfront Hotel properties; and

WHEREAS, the City is conducting a supplemental site investigation at the Columbia Point Landfill to determine if cleanup is necessary for development of Columbia Point Tract D and to provide sufficient information to determine cleanup alternatives to address any contamination; and

WHEREAS, the City was approved to utilize Ecology’s EPA Brownfields funding up to \$250,000 to conduct supplemental site investigation activities on the Columbia Point Landfill with no matching funds required.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City Manager is authorized to sign and execute an Interagency Agreement with the State of Washington Department of Ecology to accept funding in the amount of \$250,000 to conduct a supplemental subsurface investigation of the Columbia Point Landfill Tract D.

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

This space intentionally left blank.

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 16th day of December, 2025.

Theresa Richardson, Mayor

Attest:

Approved as to Form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney



INTERAGENCY AGREEMENT (IAA)

BETWEEN

THE STATE OF WASHINGTON, DEPARTMENT OF ECOLOGY

AND

THE CITY OF RICHLAND

THIS INTERAGENCY AGREEMENT (“Agreement” or “IAA”) is made and entered into by and between the state of Washington, Department of Ecology, hereinafter referred to as “**ECOLOGY**,” and the City of Richland hereinafter referred to as the “**CITY**” and “**CONTRACTOR**,” pursuant to the authority granted by Chapter [39.34](#) of the Revised Code Washington, Interlocal Cooperation Act.

THE PURPOSE OF THIS AGREEMENT is to support a supplemental soil and groundwater investigation to address data gaps and determine if cleanup is necessary for redevelopment of the Columbia Point Landfill Tract D. The main purpose for this project is to use the information to support potential future redevelopment options and provide sufficient information to determine a cleanup alternative to address any contamination.

WHEREAS, ECOLOGY has legal authority RCW 39.34 and RCW 70A.305 and CITY has legal authority RCW RCW 35.21.730 that allows each party to undertake the actions in this agreement.

THEREFORE, IT IS MUTUALLY AGREED THAT:

1. SCOPE OF WORK

The City shall furnish the necessary personnel, equipment, material and/or service(s) and otherwise do all things necessary for or incidental to the performance of the work set forth in Appendix A, *Statement of Work and Budget*, attached hereto and incorporated herein.

2. PERIOD OF PERFORMANCE

The period of performance of this IAA will commence **the signature date of ECOLOGY** and be completed by **December 31, 2026**, unless the Agreement is terminated sooner as provided herein. Amendments extending the period of performance, if any, shall be at the sole discretion of ECOLOGY.

3. COMPENSATION

Compensation for the work provided in accordance with this IAA has been established under the terms of RCW 39.34.130 and RCW 39.26.180(3). This is a performance-based agreement, under which payment is based on the successful completion of expected deliverables.

The source of funds for this IAA are provided through the federally funded EPA STRP Infrastructure Law Grant (66.817 - State and Tribal Response Program (STRP) Grants). Both parties agree to comply with all applicable rules and regulations associated with these funds.

The parties have determined that the cost of accomplishing the work identified herein will not exceed \$250,000.00, including any indirect charges. Payment for satisfactory performance of the work shall not exceed this amount unless the parties mutually agree via an amendment to a higher amount. Compensation for services shall be based on the terms and tasks set forth in Appendix A, *Statement of Work and Budget*. ECOLOGY will not make payment until it has reviewed and accepted the work.

ECOLOGY may, at its sole discretion, terminate or suspend this Agreement, or withhold payments claimed by the CONTRACTOR for services rendered, if the CONTRACTOR fails to satisfactorily comply with any term or condition of this Agreement.

4. BILLING AND PAYMENT PROCEDURE

Payment requests shall be submitted on state form, Invoice Voucher A19-1A. Invoice voucher shall reference the Agreement (IAA) number and clearly identify those items that relate to performance under this Agreement. Invoices shall describe and document to ECOLOGY's satisfaction a description of the work performed, the progress of the work, and related costs. Attach supporting documentation to the invoice.

Send invoices to:

State of Washington
Department of Ecology
Toxics Cleanup Program
Attn: Stephanie Harper
PO Box 47600
Olympia, WA 98504-7600
stha461@ecy.wa.gov

Payment requests may be submitted on a monthly basis. Upon expiration of this Agreement, any claim for payment not already made shall be submitted to ECOLOGY within 30 days after the expiration date or the end of the fiscal year, whichever is earlier.

Payment will be made within thirty (30) days of submission of a properly completed invoice (form A19-1A) with supportive documentation. All expenses invoiced shall be supported with copies of invoices paid.

Payment will be issued through Washington State's Office of Financial Management's Statewide Payee Desk. To receive payment, CONTRACTOR must register as a statewide vendor by submitting a statewide vendor registration form and an IRS W-9 form at website, <https://ofm.wa.gov/it-systems/statewide-vendorpayee-services>. For questions about the vendor registration process, contact Statewide Payee Help Desk at (360) 407-8180 or email PayeeRegistration@ofm.wa.gov.

5. ALTERATIONS AND AMENDMENTS

This Agreement may be amended by mutual agreement of the parties. Such amendments shall not be binding unless they are in writing and signed by personnel authorized to bind each of the parties.

6. ASSIGNMENT

The work to be provided under this Agreement, and any claim arising thereunder, is not assignable or delegable by either party in whole or in part, without the express prior written consent of the other party, which consent shall not be unreasonably withheld.

7. ASSURANCES

Parties to this Agreement agree that all activity pursuant to this agreement will be in accordance with all the applicable current federal, state, and local laws, rules, and regulations.

8. CONFORMANCE

If any provision of this Agreement violates any statute or rule of law of the state of Washington, it is considered modified to conform to that statute or rule of law.

9. DISPUTES

Parties to this Agreement shall employ every effort to resolve a dispute themselves without resorting to litigation. In the event that a dispute arises under this Agreement that cannot be resolved among the parties, it shall be determined by a Dispute Board in the following manner. Each party to this Agreement shall appoint one member to the Dispute Board. The members so appointed shall jointly appoint an additional member to the Dispute Board. The Dispute Board shall review the facts, agreement terms, and applicable statutes and rules, and then make a determination of the dispute. The determination of the Dispute Board shall be final and binding on the parties hereto, unless restricted by law. The cost of resolution will be borne by each party paying its own cost. As an alternative to this process, if state agencies, either of the parties may request intervention by the Governor, as provided by RCW 43.17.330, in which event the Governor's process will control. The parties may mutually agree to a different dispute resolution process.

10. FUNDING AVAILABILITY

ECOLOGY's ability to make payments is contingent on availability of funding. In the event funding from state, federal, or other sources is withdrawn, reduced, or limited in any way after the effective date and prior to completion or expiration date of this Agreement, ECOLOGY, at its sole discretion, may elect to terminate the Agreement, in whole or part, for convenience or to renegotiate the Agreement subject to new funding limitations and conditions. ECOLOGY may also elect to suspend performance of the Agreement until ECOLOGY determines the funding insufficiency is resolved. ECOLOGY may exercise any of these options with no notification restrictions, although ECOLOGY will make a reasonable attempt to provide notice.

In the event of termination or suspension, ECOLOGY will reimburse eligible costs incurred by the CONTRACTOR through the effective date of termination or suspension. Reimbursed costs must be agreed to by ECOLOGY and the CONTRACTOR. In no event shall ECOLOGY's reimbursement exceed ECOLOGY's total responsibility under the agreement and any amendments.

11. GOVERNING LAW AND VENUE

This Agreement is entered into pursuant to and under the authority granted by the laws of the state of Washington and any applicable federal laws. The provisions of this Agreement shall be construed to conform to those laws. This Agreement shall be construed and interpreted in accordance with the laws of the state of Washington, and the venue of any action brought hereunder shall be the Superior Court for Thurston County.

12. INDEPENDENT CAPACITY

The employees or agents of each party who are engaged in the performance of this Agreement shall continue to be employees or agents of that party and shall not be considered for any purpose to be employees or agents of the other party.

13. ORDER OF PRECEDENCE

In the event of an inconsistency in the terms of this Agreement, or between its terms and any applicable statute or rule, the inconsistency shall be resolved by giving precedence in the following order:

- a. Applicable federal and state of Washington statutes, regulations, and rules.
- b. Mutually agreed upon written amendments to this Agreement.
- c. This Agreement, number C2600041.
- d. Appendix A, *Statement of Work and Budget*.
- e. *Appendix B, Special Terms and Conditions*.
- f. Any other provisions or term of this Agreement, including materials incorporated by reference or otherwise incorporated.

14. RECORDS MAINTENANCE

The parties to this Agreement shall each maintain books, records, documents, and other evidence that sufficiently and properly reflect all direct and indirect costs expended by either party in the performance of the service(s) described herein. These materials shall be subject to inspection, review, or audit by personnel of both parties, other personnel duly authorized by either party, the Office of the State Auditor, and federal officials so authorized by law. All books, records, documents, and other materials relevant to this Agreement must be retained for six years after expiration of this Agreement. The Office of the State Auditor, federal auditors, and any persons duly authorized by the parties shall have full access and the right to examine any of these materials during this period. Each party will utilize reasonable security procedures and protections for all materials related to this Agreement. All materials are subject to state public disclosure laws.

15. RESPONSIBILITIES OF THE PARTIES

Each party of this Agreement hereby assumes responsibility for claims and/or damages to persons and/or property resulting from any act or omissions on the part of itself, its employees, its officers, and its agents. Neither party will be considered the agent of the other party to this Agreement.

16. RIGHTS IN DATA

Unless otherwise provided, data which originates from this Agreement shall be "work made for hire" as defined by the United States Copyright Act, Title 17 U.S.C. section 101 and shall be owned by state of Washington, ECOLOGY. Data shall include, but not be limited to, reports, documents, pamphlets, advertisements, books magazines, surveys, studies, computer programs, films, tapes, and/or sound

reproductions. Ownership includes the right to copyright, patent, and register these items, and the ability to transfer these rights.

17. SEVERABILITY

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

18. SUBCONTRACTORS

- a. CONTRACTOR agrees to take complete responsibility for all actions of any Subcontractor used under this Agreement for the performance. When federal funding is involved there will be additional CONTRACTOR and subcontractor requirements and reporting.

Prior to performance, all subcontractors who will be performing services under this Agreement must be identified, including their name, the nature of services to be performed, address, telephone, WA State Department of Revenue Registration Tax number (UBI), federal tax identification number (TIN), and anticipated dollar value of each subcontract. Identify whether subcontractor is certified with Office of Minority and Women's Business Enterprises (OMWBE), WA Dept. of Veterans Affairs (WDVA), or is a WA small business. Provide such information to ECOLOGY's Agreement representative.

- b. Subcontractor Payment Reporting Requirements – Access Equity:

This Agreement is subject to compliance tracking of subcontractor(s) spend using the State's business diversity management system, Access Equity (B2Gnow). Access Equity is web-based and can be accessed at the Office of Minority and Women's Business Enterprises (OMWBE) at <https://omwbe.diversitycompliance.com/>. The Contractor and all Subcontractor(s) shall report and confirm receipt of payments made to the Contractor and each Subcontractor through Access Equity.

The Contractor may contact the Billing and Payment Procedures contact identified in #4 for technical assistance in using the Access Equity system. Changes to the contact information may be communicated to the CONTRACTOR by email, and does not require an amendment.

User guides and documentation related to Contractor and Subcontractor access to and use of Access Equity are available online at <https://omwbe.wa.gov/access-equity-help-center>. ECOLOGY reserves the right to withhold payments from the Contractor for non-compliance with this section. For purposes of this section, Subcontractor means any subcontractor working on the Agreement, at any tier and regardless of status as certified WMBE or Non-WMBE.

The Contractor shall:

- a. Register and enter all required Subcontractor information into Access Equity no later than fifteen (15) days after ECOLOGY creates the file (Contract Record) in Access Equity.
- b. Complete the required user training (two (2) one-hour online sessions) no later than twenty (20) days after ECOLOGY creates the file (Contract Record) in Access Equity.
- c. Report the amount and date of all payments
 - i. received from ECOLOGY, and

- ii. paid to Subcontractors, no later than fifteen (15) days after the issuance of each payment made by ECOLOGY to the Contractor, unless otherwise specified in writing by ECOLOGY, except that the Contractor shall mark as “Final” and report the final Subcontractor payments into Access Equity no later than thirty (30) days after the final payment is due the Subcontractor(s) under the Agreement, with all payment information entered no later than sixty (60) days after end of fiscal year, June 30.
- d. Monitor Agreement payments and respond promptly to any requests or instructions from ECOLOGY or system-generated messages to check or provide information in Access Equity.
- e. Coordinate with Subcontractors, or ECOLOGY, when necessary, to resolve promptly any discrepancies between reported and received payments.
- f. Require each Subcontractor to:
 - i. register in Access Equity and complete the required user training.
 - ii. verify the amount and date of receipt of each payment from the Contractor or a higher tier Subcontractor, if applicable, through Access Equity.
 - iii. report payments made to any lower tier Subcontractors, if any, in the same manner as specified herein.
 - iv. respond promptly to any requests or instructions from the Contractor or system-generated messages to check or provide information in Access Equity; and
 - v. coordinate with Contractor, or ECOLOGY, when necessary, to resolve promptly any discrepancies between reported and received payments.

19. SUSPENSION FOR CONVENIENCE

ECOLOGY may suspend this Agreement or any portion thereof for a temporary period by providing written notice to the CONTRACTOR a minimum of seven (7) calendar days before the suspension date. CONTRACTOR shall resume performance on the first business day following the suspension period unless another day is specified in writing by ECOLOGY prior to the expiration of the suspension period.

20. TERMINATION FOR CAUSE

If for any cause, either party does not fulfill in a timely and proper manner its obligations under this Agreement, or if either party violates any of these terms and conditions, the aggrieved party will give the other party written notice of such failure or violation. The responsible party will be given the opportunity to correct the violation or failure within fifteen (15) business days. If failure or violation is not corrected, this Agreement may be terminated immediately by written notice of the aggrieved party to the other.

21. TERMINATION FOR CONVENIENCE

Either party may terminate this Agreement without cause upon thirty (30) calendar day prior written notification to the other party. If this Agreement is so terminated, the parties shall be liable only for performance rendered or costs incurred in accordance with the terms of this Agreement prior to the effective date of termination.

22. WAIVER

A failure by either party to exercise its rights under this Agreement shall not preclude that party from subsequent exercise of such rights and shall not constitute a waiver of any other rights under this Agreement unless stated to be such in a written amendment to this Agreement signed by an authorized representative of the parties.

23. AGREEMENT MANAGEMENT

The representative for each of the parties shall be responsible for and shall be the contact person for all communications, notifications, and billings questions regarding the performance of this Agreement. The parties agree that if there is a change in representatives, they will promptly notify the other party in writing of such change, such changes do not need an amendment.

The ECOLOGY Representative is:

Name: Tina Hochwender
Address: 300 Desmond Drive SE
Lacey, WA 98503
Phone: (564) 669-1915
Email: thoc461@ecy.wa.gov

The City of Richland Representative is:

Name: Mandy Wallner
Address: 625 Swift. Blvd.
Richland, WA 99354
Phone: 509.942.7595
Email: awallner@ci.richland.wa.us

24. ALL WRITINGS CONTAINED HEREIN

This Agreement contains all the terms and conditions agreed upon by the parties. No other understandings, oral or otherwise, regarding the subject matter of this Agreement shall be deemed to exist or to bind any of the parties hereto.

The signatories to this Agreement represent that they have the authority to bind their respective organizations to this Agreement.

IN WITNESS WHEREOF, the parties below, having read this Agreement in its entirety, including all attachments, do agree in each and every particular as indicated by their signatures below.

State of Washington Department of Ecology

By:

Signature

Date

Heather R. Bartlett

Print Name

Toxics Cleanup Program Manager

Title

City of Richland

By:

Signature

Date

Jon Amundson, ICMA-CM

Print Name

City Manager

Title

APPENDIX A

STATEMENT OF WORK AND BUDGET

PURPOSE

This project will support a supplemental soil and groundwater investigation to address data gaps and determine if cleanup is necessary for redevelopment of the Columbia Point Landfill Tract D encompassing 230, 260, and 270 Bradley Blvd in Richland, Washington. The main purpose for this project is to use the information to support potential future redevelopment options and provide sufficient information to determine a cleanup alternative to address any contamination.

BACKGROUND

The City of Richland (CITY) is conducting supplemental site investigation activities at the Columbia Point Landfill Tract D Site (Site) to determine if further cleanup action is required. The Site comprises approximately 25 acres and encompasses several vacant City of Richland parcels as well as portions of the adjacent City owned Columbia Point Golf Course and Riverfront Hotel parcels. The Site is currently vacant located south and east of the intersection of George Washington Way and Bradley Blvd and bounded on the northeast by the Columbia River.

Initial investigation of an abandoned municipal landfill was conducted in 1994 during a Phase II Environmental Site Assessment (ESA). In 1994, a limited subsurface exploration to delineate the extent of the abandoned landfill was conducted. Twenty-two (22) test pits were excavated, and soil, groundwater and soil gas samples were collected and analyzed for various contaminants of concern. No cleanup activities were conducted in 1994. In 2024, a limited exploration consisting of excavation of thirty (30) test pits was conducted. Landfill waste material was found in 25 of the 30 test pits, at depths as shallow as one foot below ground surface (bgs) to as deep as twenty-two (22) feet bgs. Stained soils and a petroleum-like odor was observed in some of the test pit locations. Asbestos containing material (ACM) was also found in some of the test pits.

The CITY is interested in cleaning up the site (if feasible) and is considering options for redevelopment of this Site. Under this agreement, the CITY will complete a supplemental site investigation to identify the level of contamination and support development of future cleanup alternatives to be identified based on findings. The CITY is prepared to conduct additional cleanup activities in the future, if necessary, to resolve contamination at this Site, and clear the way for redevelopment.

TASK 1 – Supplemental Soil, Soil Gas, and Groundwater Investigation

The CITY will develop a work plan to define the field and analytical methods that will be required for further investigation. Part of the preparation for field work includes confirmation that all applicable permits obtained for the most recent field work remain valid.

Proposed field work includes collecting samples from up to forty (40) locations on the Site. The CITY will prepare a work plan describing the additional site investigation.

The CITY will conduct the following activities:

- Prepare a supplemental investigation Work Plan to ECOLOGY for review that includes:
 - A sampling analysis plan (SAP),
 - A quality assurance project plan (QAPP), and
 - A health and safety plan (HASP).
- Public utility locates will be completed and a private utility locator will screen the Site for underground utilities and pipelines near the proposed sampling locations prior to drilling.

- All fieldwork conducted on the golf course and areas adjacent to the hotel will be coordinated with representatives of the golf course and hotel well in advance of any excavation activities to:
 - Ensure the public's health and safety is protected;
 - Disturbances to the golf course and hotel activities are limited; and
 - Ground conditions are restored to the extent practicable.
- Using a direct-push drilling rig, or similar, the advancement of up to forty (40) borings will be utilized to investigate contamination at the Site.
 - Up to twenty (20) borings of the total identified will be completed as soil boring locations to collect soil samples.
 - Up to ten (10) of the soil borings collected of the soil borings will be completed as temporary monitoring well locations to collect reconnaissance groundwater samples.
 - Up to twenty (20) borings will be completed as soil gas sampling point locations.
 - Borings will be located throughout the project area, as detailed in the Work Plan.
 - Borings will be advanced to a depth of up to forty-five (45) feet below ground surface (bgs) or until refusal or groundwater is encountered.
 - Continuous soil cores will be retrieved for observation and field screening utilizing a photoionization detector (PID) to monitor volatile gases, a Geiger counter to detect and measure potential radioactivity, and helium as a leak detection agent for soil gas sampling.
 - Field observations will be recorded and consist of:
 - Visual evidence, such as staining or sheen,
 - Olfactory evidence, such as petroleum odor, or
 - Organic vapors are present.
- Collect soil samples from each of the soil boring locations.
 - The exact number of soil samples collected from each soil boring location will be determined by field observations, as detailed in the Work Plan.
 - It is anticipated that up to nine (9) discrete soil samples from each boring, including sample duplicates will be collected. In the event that only a few samples are collected per each boring, sample collection will be as follows:
 - Samples with the highest PID reading or visual evidence of contamination will be selected for analysis.
 - If visual signs of contamination are not observed, samples will be collected at the soil/groundwater interface.
- Collect reconnaissance groundwater samples from each of the temporary monitoring well locations.
 - The exact number of reconnaissance groundwater samples and duplicates collected from each of the temporary monitoring wells will be determined by laboratory analysis, as detailed in the Work Plan.
 - It is anticipated that up to ten (10) groundwater samples plus duplicates will be collected from the temporary monitoring wells and submitted for analysis at a certified laboratory.
- Collect soil gas samples from each of the soil gas sampling point locations.
 - Up to twenty (20) soil gas samples plus duplicates will be collected for analysis at a certified laboratory, sample collection will be as follows:
 - Field screening for methane, hydrogen sulfide, helium, and VOCs, using portable meters, and will provide a 6-liter, stainless steel canister for each sample as detailed in the Work Plan.

- A total of up to sixty (60) soil, groundwater, and/or soil gas samples (including lab and field duplicates) will be submitted to certified laboratory and analyzed and validated to EPA Stage 2A.
 - Soil samples will be analyzed for:
 - Total petroleum hydrocarbons (TPH) gasoline-range by Northwest Total Petroleum Hydrocarbons Gx Method (TPH-Gx),
 - TPH diesel range organics (DRO) and heavy-oil range organics (ORO) by Northwest Total Petroleum Hydrocarbons Dx Method (TPH-Dx),
 - Volatile Organic Compounds (VOCs) by EPA Method 8260,
 - Semi-volatile Organic Compounds (SVOCs) by EPA Method 8270E,
 - Polychlorinated biphenyls (PCBs) by EPA Methods 8082/8082A,
 - Organochlorine pesticides by EPA Method 8081,
 - Resource Conservation and Recovery Act (RCRA) metals,
 - Radium-226/Radium-228 by EPA Method 901.1M, and
 - Isotopic Uranium by HASL 300.
 - Groundwater samples will be analyzed for:
 - Total petroleum hydrocarbons (TPH) gasoline-range by Northwest Total Petroleum Hydrocarbons Gx Method (TPH-Gx),
 - TPH diesel range organics (DRO) and heavy-oil range organics (ORO) by Northwest Total Petroleum Hydrocarbons Dx Method (TPH-Dx),
 - Volatile Organic Compounds (VOCs) by EPA Method 8260,
 - Semi-volatile Organic Compounds (SVOCs) by EPA Method 8270E,
 - Polychlorinated biphenyls (PCBs) by EPA Methods 8082/8082A,
 - Organochlorine pesticides by EPA Method 8081,
 - Resource Conservation and Recovery Act (RCRA) metals,
 - Gross Alpha/Beta by EPA Method 900.0,
 - Radium-226 by EPA Method 903.1,
 - Radium-228 by EPA Method 904.0, and
 - Total Uranium by ASTM International Method D5174.
 - Soil gas samples will be analyzed for:
 - Volatile Organic Compounds (VOCs) and petroleum hydrocarbons by EPA Method TO-15, and
 - Helium, methane, and hydrogen sulfide by the method determined in the Work Plan.
- Investigation-derived wastes (IDW) will be containerized in Washington Department of Transportation (DOT) approved 16-gallon or 55-gallon DOT-rated steel drums and stored temporarily onsite for disposal at the appropriate waste facility pending analytical results. Disposal tickets must be provided to verify proper disposal.
 - The CITY will perform proper transport and disposal of the IDW or will hire a subcontractor to perform the disposal tasks.
- The CITY will prepare a Supplemental Subsurface Investigation report describing the work completed, including:
 - Documentation of field work,
 - Data validation and quality assurance/quality control (QA/QC),
 - Evaluation of the analytical results,
 - A draft conceptual site model, and
 - Recommendations for further assessment or cleanup, if applicable.
- All analytical data collected will be uploaded to ECOLOGY's Environmental Information Management System (EIM) database.

TASK 1 DELIVERABLES:

1. CITY will prepare a Draft Work Plan, including a SAP, QAPP, and HASP, for ECOLOGY review and approval at least four (4) weeks prior to conducting any field activities.
2. CITY will prepare a Final Work Plan, including ECOLOGY's comment on the draft version, at least one (1) week prior to conducting any field activities.
3. CITY will prepare a Draft Supplemental Investigation Report for ECOLOGY review, no more than sixty (60) days after completing field work.
4. CITY will prepare a Final Supplemental Investigation Report, including all of ECOLOGY's comments on the draft version within sixty (60) days after receiving all comments.
5. All data collected will be uploaded to ECOLOGY's EIM database sixty (60) days following completion of data validation and sixty (60) days prior to the close of the agreement.
6. CITY will provide ECOLOGY with waste manifests after they are obtained from the IDW disposal contractor and thirty (30) days prior to close of the agreement.

TASK 2 - Archaeological Monitoring and Reporting

ECOLOGY has conducted a consultation with both affected Tribes and the Washington State Department of Archaeology and Historic Preservation (DAHP) under Section 106 of the National Historic Preservation Act and in accordance with Executive Order 21-02. It has been deemed necessary by ECOLOGY and concurred with by DAHP, based on the completed consultation, that a professional archaeologist will provide technical assistance and oversee/manage field monitoring and data recovery (in the event of an inadvertent discovery) in regard to the project.

Prior to fieldwork commencing, a professional archaeologist will provide a single training session consistent with 43 CFR Part 7 and State of Washington Department of Archeology and Historic Preservation (DAHP) expectations to on-Site staff that provides an overview on what to look for while conducting ground-disturbing activities as it pertains to cultural resources.

A professional archaeologist will conduct archaeological monitoring during ground disturbance activities. Monitoring activities include the following:

- Development of an Archaeological Monitoring Plan (AMP), to include all ground disturbing activity.
- Assurance that the applicable ECOLOGY drafted Inadvertent Discovery Plan (IDP) is followed,
- Photographs of the project area and work,
- Examination of soil during excavations,
- Notification of ECOLOGY, DAHP and consultant staff if cultural resources are identified during activities performed during the project.
- Provide technical assistance in responding to discoveries.
 - Notes on discoveries and any other pertinent information.
- Assist both ECOLOGY and consultant staff in setting up a buffer around potential discoveries and making the appropriate contacts, and
- Preparation, submittal and data entry into WISAARD of DAHP's Archeology Site Inventory form and DAHP's Archeological Site Alteration & Excavation Permit Application when necessary.

If an inadvertent discovery is made during activities conducted for the project, a professional archaeologist may be asked to assist both ECOLOGY and consultant staff with discovery documentation, removal (if appropriate) and temporary custody, as needed.

Task 2 Deliverables

1. Draft Archaeological Monitoring Plan will be provided for ECOLOGY review at least four (4) weeks prior to the start of field activities.

2. Final Archaeological Monitoring Plan, including ECOLOGY's comments on the draft version, will be provided for ECOLOGY at least one (1) week prior to starting field activities.
3. Draft Archaeological Monitoring Report for ECOLOGY review, including a summary of daily monitoring activities due thirty (30) days prior to agreement expiration.
4. Final Archaeological Monitoring Report, including ECOLOGY's comments on the draft version, will be provided for ECOLOGY two (2) weeks prior to agreement expiration.
5. If a discovery is made, appropriate discovery documentation will be provided to DAHP and ECOLOGY for review within five (5) days of Site reconnaissance.

BUDGET:

Item	Description	Amount
1	Supplemental Soil, Soil Gas, and Groundwater Investigation	\$225,000.00
2	Archaeological Monitoring and Reporting	\$25,000.00
	Total Project Cost	\$250,000.00

Note: Task budgets may be moved between tasks without formal amendment.

Figure 1. Proposed soil boring locations within the Columbia Point project area.



APPENDIX B

SPECIAL TERMS AND CONDITIONS

1) Federal Funding Accountability and Transparency Act (FFATA) Reportin Requirements

CONTRACTOR must complete the attached FFATA Data Collection Form (ECY 070-395) and return it with the signed agreement to ECOLOGY.

[Federal Funding Accountability and Transparency Act \(FFATA\) Request Form](#)

Any CONTRACTOR that meets each of the criteria below must report compensation for its five top executives using the FFATA Data Collection Form.

- Receives more than \$30,000 in federal funds under this award.
- Receives more than 80 percent of its annual gross revenues from federal funds.
- Receives more than \$25,000,000 in annual federal funds.

ECOLOGY will not pay any invoices until it has received a completed and signed FFATA Data Collection Form. ECOLOGY is required to report the FFATA information for federally funded agreements, including the required UEI number, at www.fsrs.gov within 30 days of agreement signature. The FFATA information will be available to the public at www.usaspending.gov.

For more details on FFATA requirements, see www.fsrs.gov.

2) Certification Regarding Suspension, Debarment, Ineligibility or Voluntary Exclusion

- a) CONTRACTOR, by signing this agreement, certifies that it is not suspended, debarred, proposed for debarment, declared ineligible or otherwise excluded from contracting with the federal government, or from receiving contracts paid for with federal funds. If the CONTRACTOR is unable to certify to the statements contained in the certification, they must provide an explanation as to why they cannot.
- b) CONTRACTOR shall provide immediate written notice to ECOLOGY if at any time the CONTRACTOR learns that its certification was erroneous when submitted or had become erroneous by reason of changed circumstances.
- c) The terms covered transaction, debarred, suspended, ineligible, lower tier covered transaction, participant, person, primary covered transaction, principal, proposal, and voluntarily excluded, as used in this clause, have the meaning set out in the Definitions and Coverage sections of rules implementing Executive Order 12549. You may contact ECOLOGY for assistance in obtaining a copy of those regulations.
- d) CONTRACTOR agrees it shall not knowingly enter into any lower tier covered transaction with a person who is proposed for debarment under the applicable Code of Federal Regulations, debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction.
- e) CONTRACTOR further agrees by signing this agreement, that it will include this clause titled "CERTIFICATION REGARDING SUSPENSION, DEBARMENT, INELIGIBILITY OR

VOLUNTARY EXCLUSION” without modification in all lower tier covered transactions and in all solicitations for lower tier covered transactions.

- f) Pursuant to 2CFR180.330, the CONTRACTOR is responsible for ensuring that any lower tier covered transaction complies with certification of suspension and debarment requirements.
- g) CONTRACTOR acknowledges that failing to disclose the information required in the Code of Federal Regulations may result in the delay or negation of this funding agreement, or pursuance of legal remedies, including suspension and debarment.
- h) CONTRACTOR agrees to keep proof in its agreement file, that it, and all lower tier CONTRACTORS or subcontractors, are not suspended or debarred, and will make this proof available to ECOLOGY before requests for reimbursements will be approved for payment. CONTRACTOR must run a search in [The System for Award Management](#) and print a copy of completed searches to document proof of compliance.

3) Archaeological And Cultural Resources

CONTRACTOR shall take all reasonable action to avoid, minimize, or mitigate adverse effects to archeological and historic archeological sites, historic buildings/structures, traditional cultural places, sacred sites, or other cultural resources, hereby referred to as Cultural Resources.

CONTRACTOR must agree to hold ECOLOGY harmless in relation to any claim related to Cultural Resources discovered, disturbed, or damaged due to the CONTRACTOR’s negligence, including any subcontractor’s negligence.

CONTRACTOR shall:

- a) Contact ECOLOGY to discuss any Cultural Resources requirements for the work/project:
 - For state-funded construction, demolition, or land acquisitions, comply with Governor Executive Order 21-02, Archaeological and Cultural Resources.
 - For projects with any federal involvement, comply with the National Historic Preservation Act of 1966 (Section 106).
 - Cultural Resource Consultation and Review should be initiated early in the project planning process and must be completed prior to expenditure of Agreement funds, as required by applicable state and federal requirements.
- b) If required by ECOLOGY, submit an Inadvertent Discovery Plan (IDP) to ECOLOGY prior to implementing any work/project that involves field activities. ECOLOGY will provide the IDP form.

CONTRACTOR shall:

- Keep the IDP at the project site.
- Make the IDP readily available to anyone working at the project site.
- Discuss the IDP with staff, volunteers and contractors working at the project site.
- Implement the IDP when Cultural Resources or human remains are found at the project site.
- c) If any Cultural Resources are found while conducting work under this Contract, follow the protocol outlined in the project IDP.

- Immediately stop work and notify ECOLOGY, which will notify the Department of Archaeology and Historic Preservation at (360) 586-3065, any affected Tribe, and the local government.
- d) If any human remains are found while conducting work under this Contract, follow the protocol outlined in the project IDP.
- Immediately stop work and notify the local Law Enforcement Agency or Medical Examiner/Coroner's Office, the Department of Archaeology and Historic Preservation at (360) 790-1633, and then notify ECOLOGY.
- e) Comply with RCW 27.53, RCW 27.44, and RCW 68.50.645, and all other applicable local, state, and federal laws protecting Cultural Resources and human remains.
- 4) Environmental Data Standards
- a) CONTRACTOR shall prepare a Quality Assurance Project Plan (QAPP) for a project that collects or uses environmental measurement data. CONTRACTOR is to contact ECOLOGY if unsure about whether a QAPP is required for their project. If a QAPP is required, the CONTRACTOR shall:
- Contact the ECOLOGY Quality Assurance Officer or Designee (Program QAC) for project specific QAPP requirements.
 - Use ECOLOGY's QAPP Template/Checklist provided by ECOLOGY, unless ECOLOGY Quality Assurance (QA) officer or the Program QA coordinator instructs otherwise.
 - Follow ECOLOGY's *Guidelines for Preparing Quality Assurance Project Plans for Environmental Studies*, July 2004 ([Ecology Publication No. 04-03-030](#)).
 - Submit the QAPP to ECOLOGY for review and approval before the start of the work.
- b) CONTRACTOR shall submit environmental data that was collected on a project to ECOLOGY using the Environmental Information Management system (EIM), unless ECOLOGY instructs otherwise. The CONTRACTOR must confirm with ECOLOGY that complete and correct data was successfully loaded into EIM, find instructions at website: <http://www.ecy.wa.gov/eim>.
- c) CONTRACTOR shall follow ECOLOGY's data standards when Geographic Information System (GIS) data is collected and processed. *Guidelines for Creating and Accessing GIS Data* are available at: <https://ecology.wa.gov/Research-Data/Data-resources/Geographic-Information-Systems-GIS/Standards>. CONTRACTOR, when requested by ECOLOGY, shall provide copies to ECOLOGY of all final GIS data layers, imagery, related tables, raw data collection files, map products, and all metadata and project documentation.

COLUMBIA POINT LANDFILL

WASHINGTON DEPT. of ECOLOGY

INTERAGENCY AGREEMENT



RIVERFRONT HOTEL

EDWARD JONES
FINANCIAL ADVISORS

SWIFT
REHABILITATION

INTEGRITY
FINANCIAL SERVICES

CRITICAL NURSING
STAFF

TRACT D
8.5 ACRES

COLUMBIA RIVER

Bradley Blvd

TRACT E
4.4 ACRES

TRACT Q
2.0 ACRES

COLUMBIA POINT
GOLF COURSE

George Washington Way

Benham St

Bradley Blvd

Comstock St



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 12/16/2025

Agenda Category: Resolutions - Adoption

Strategic Priority 3 - Focused Development

Subject

Resolution No. 2025-158, Authorizing a Consultant Agreement with Maul Foster & Alongi, Inc. for Supplemental Investigation of the Columbia Point Landfill

Department/Office
Development Services

Ordinance/Resolution Number
2025-158

Document Type
Resolution

Recommended Motion

Adopt Resolution No. 2025-158, authorizing the City Manager to sign and execute a consultant agreement with Maul Foster & Alongi, Inc. for supplemental subsurface site investigation of the Columbia Point Tract D Landfill.

Summary

The City of Richland owns Tract D of Columbia Point and desires to sell or lease the property for economic development. Tract D contains remnants of a former federal-operated solid waste landfill.

As part of preparing the site for potential redevelopment, the City has undertaken a multi-year effort to evaluate landfill conditions and associated environmental hazards. In 2024, the City contracted with Maul Foster & Alongi, Inc. to complete a subsurface investigation and provide information on the landfill's composition and potential risks. To address remaining data gaps and determine if cleanup actions are necessary for redevelopment, the City now desires to conduct a supplemental subsurface investigation.

Consistent with the City's procurement policies, the City issued a Request for Proposals (RFP) for consulting services to further characterize contaminants in the soil, soil vapors and groundwater, and to determine if additional cleanup is necessary. The City received three (3) submittals, and Maul Foster & Alongi, Inc. was selected as the most qualified firm to complete the work. This supplemental investigation is a necessary step in preparing Tract D for future redevelopment opportunities.

Staff recommends adoption of Resolution No. 2025-158.

Fiscal Impact

The consultant agreement is valued at \$247,571. Funds received from the Washington State Department of Ecology through EPA Brownfields funding per Resolution No. 2025-157 will fully cover the scope of work.

Attachments

1. Resolution No. 2025-158
2. Proposed Consultant Agreement-Maul Foster Alongi, Inc.
3. Columbia Point Tract D Subsurface Investigation of Landfill RFP No. 25-0079

RESOLUTION NO. 2025-158

**A RESOLUTION OF THE CITY OF RICHLAND, WASHINGTON,
AUTHORIZING A CONSULTANT AGREEMENT WITH MAUL
FOSTER & ALONGI, INC. FOR SUPPLEMENTAL INVESTIGATION
OF THE COLUMBIA POINT LANDFILL.**

WHEREAS, the City of Richland owns Tract D of Columbia Point and desires to sell or lease the property for economic development purposes; and

WHEREAS, Tract D of Columbia Point contains remnants of a former government-operated solid waste landfill believed to have been utilized in the 1950s; and

WHEREAS, the Columbia Point Landfill site comprises approximately 25 acres and encompasses several vacant City of Richland parcels, including portions of the adjacent Columbia Point Golf Course and Riverfront Hotel parcels; and

WHEREAS, in 2024, the City contracted with Maul Foster & Alongi, Inc. to conduct a subsurface field investigation of the landfill to provide information on the landfill's composition and potential hazards; and

WHEREAS, the City desires to conduct a supplemental subsurface investigation of the landfill to address data gaps from the previous investigation and to identify cleanup actions necessary for redevelopment of the site; and

WHEREAS, a competitive Request for Proposals (RFP) process was conducted in accordance with the City's purchasing policies to solicit the services of a qualified environmental engineering firm to assist the City in further characterization and visioning of redevelopment opportunities for the site; and

WHEREAS, the City received three (3) responses to the RFP; and

WHEREAS, Maul Foster & Alongi, Inc. was selected as the most qualified consultant to complete the work; and

WHEREAS, sufficient funding is available for the scope of work and budget negotiated with Maul Foster & Alongi, Inc.; and

WHEREAS, the City's best interests are served by contracting with Maul Foster & Alongi, Inc. to perform the supplemental subsurface investigation contemplated herein.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City Manager is authorized to sign and execute a consultant agreement with Maul Foster & Alongi, Inc. in the amount of \$247,571 to conduct a supplemental subsurface investigation of the former Columbia Point Landfill Tract D.

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

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 16th day of December, 2025.

Theresa Richardson, Mayor

Attest:

Approved as to Form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

**AGREEMENT BETWEEN CITY AND CONSULTANT****Columbia Point Tract D Subsurface Investigation of Landfill**

This Agreement is entered into this **day** day of October, 2025 ("Effective Date") by and between the **City of Richland** ("**City**"), a Washington municipal corporation located at 625 Swift Blvd. Richland, WA 99352, and **Maul Foster & Alongi, Inc.** ("**Consultant**"), a Washington for-profit corporation with service at 601 W. Riverside Ave., Ste 430, Spokane, WA 99201. **City** and **Consultant** are referred to individually herein as a "Party" and collectively herein as the "Parties."

WITNESSETH:**1. SCOPE OF WORK**

- a. Consultant shall furnish all services, labor and related equipment necessary to conduct and complete the work outlined in Exhibit A. In performing these services, Consultant shall at all times comply with all federal, state and local statutes, rules and ordinances applicable to the performance of such services. In addition, these services and all duties incidental or necessary therefore, shall be performed diligently and completely and in accordance with professional standards of conduct and performance. All services performed under this Agreement will be conducted solely for the benefit of the City and will not be used for any other purpose without written consent of the City.
- b. This Agreement consists of this Agreement and other documents listed below. These form the entire Agreement between the Parties, and are fully integrated into this Agreement as if stated or repeated herein. In the event of a conflict between documents, the order of precedence will be the order listed below. An enumeration of the Agreement documents is set forth below (mark all that apply):
 1. ☒ City of Richland Agreement No. _____
 2. ☒ Exhibit A: Scope of Work
 3. ☒ City Richland Solicitation No. RFP 25-0079
 4. ☒ Exhibit B: Solicitation No. RFP 25-0079 proposal response submitted by Consultant dated September 10, 2025.
 5. ☐ Additional Documents – N/A.

2. TIME FOR COMPLETION

Consultant shall not begin any work under the terms of this Agreement until authorized in writing by the City. Consultant agrees to use best efforts to complete all work described under this Agreement by July 31, 2026.

3. TERM

The term of this Agreement shall commence on the Effective Date identified above and end at midnight on July 31, 2026.

4. PAYMENT

- a. Services rendered by Consultant under this Agreement will be paid at the rate set forth in Exhibit A Scope of Work, but in no event shall the total compensation for services rendered under this Agreement exceed **Two hundred forty-seven thousand five hundred seventy-one dollars and no cents (\$247,571.00)**, including all fees and those reimbursable expenses listed in Exhibit A.
- b. City shall pay Consultant for services rendered after receipt of a detailed invoice. Invoices not in dispute by the City will be paid net thirty (30) days and shall reference the contract number and/or purchase order applicable to the work. The invoice shall provide sufficient detail on the work being billed and include detailed receipts for any invoices.
- c. Partial payments to cover the percentage of work completed may be requested by Consultant. These payments shall not be more than one (1) per month.
- d. Pre-approved travel, meals and lodging will be reimbursed at cost and only when consultant travels at least 150 miles per one way trip. Reimbursable expenses are limited to the following: coach airfare, ground transportation (taxi, shuttle, car rental), hotel accommodations as provided below, personal or company vehicle use at the then-current federal mileage rate, and meals at the current federal per-diem meal allowance or up to the current federal per-diem with detailed receipts, no alcohol, and a 20% maximum gratuity.
 - i. Hotel accommodations: eligible lodging expenses include the room cost only; itemized receipts must be provided for hotel reimbursements.
 - ii. Hotel reimbursement is limited to the single room rate. If two or more consultants are sharing a room, reimbursement is allowable for only one consultant at the double room rate.
 - iii. The maximum reimbursement should be limited to the best discount rate available and allowable that meets traveler's business needs and basic needs for health, safety and cleanliness. Non-smoking rooms are authorized even if they are more expensive.
- e. Reimbursement for extra services/reimbursable expenses are not authorized under this Agreement unless detailed in the Scope of Work or agreed upon in writing as a modification to this Agreement.
- f. Consultant will allow access to the City, State of Washington, Federal Grantor Agency, Comptroller General of the United States, or any of their duly authorized representatives, to any books, documents, papers, and records which are directly pertinent to this Agreement for the purpose of making audit, examination, excerpts, and transcriptions. Unless otherwise provided, said records must be retained for three (3) years from the date of receipt of final payment. If any litigation, claim, or audit arising out of, in connection with, or relating to this Agreement is initiated before the expiration of the three-year period, the records shall be retained until such litigation, claim, or audit involving the records is completed.

5. INDEPENDENT CONTRACTOR

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

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

6. OWNERSHIP OF DOCUMENTS

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

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

7. TERMINATION

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

8. AVAILABILITY OF RECORDS FOR PUBLIC INSPECTION

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

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

9. DISPUTE RESOLUTION

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

10. DEBARMENT CERTIFICATION

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

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

11. VENUE, APPLICABLE LAW AND PERSONAL JURISDICTION

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

12. ATTORNEY'S FEES

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

13. INSURANCE

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

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

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

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

14. INDEMNIFICATION / HOLD HARMLESS

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

15. STANDARD OF CARE

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

16. SUCCESSORS OR ASSIGNS

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

17. NOTICES

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

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

Contact Name: Lisa Pritzl
Name of Firm: Maul Foster & Alongi, Inc.
Address: 601 W. Riverside Avenue
Address: Suite 430
Email: lpritzl@maulfoster.com
Phone Number: 208-664-7883

18. EQUAL OPPORTUNITY AGREEMENT

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

19. SEVERABILITY

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

20. AMENDMENTS

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

21. CHANGE IN LAW

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

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

22. CONFIDENTIALITY

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

23. CHANGES OF WORK

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

24. EXTRA WORK

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

25. ENTIRE AGREEMENT

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

26. AUTHORITY TO EXECUTE

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

27. COUNTERPART ORIGINALS

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

(Signature page to follow)

DRAFT

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

CITY OF RICHLAND

CONSULTANT

Jon Amundson, ICMA-CM
City Manager

Signature

Attest:

Printed Name

Title

Jennifer Rogers, City Clerk

Approved as to form:

Heather Kintzley, City Attorney

DRAFT

EXHIBIT A: Detailed Scope of Work

Exhibit A to follow

DRAFT

City of Richland

Columbia Point Tract D Subsurface Investigation of Landfill

RFP Number 25-0079



MAUL FOSTER ALONGI



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Appendix: Résumés



City of Richland

Solicitation
Number:
RFP 25-0079

Attachment A RFP Signature Form and Addendum Acknowledgement

Columbia Point Tract D Subsurface Investigation of Landfill

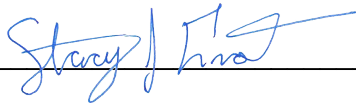
ALL PROPOSERS COMPLETE THIS PAGE AND INCLUDE WITH SUBMITTAL:

1. By submitting a response, the Proposer certifies that the Proposer has fully read and understands this RFP document and has full knowledge of the scope, nature, quantity, and quality of work to be performed; the detailed requirements of the services to be provided; and the conditions under which the services are to be performed.
2. The Proposer certifies that they have read and understand all terms and conditions of this solicitation.
3. By signing this document, the Proposer certifies that they have not, either directly or indirectly, entered into any agreement, participated in any collusion, or otherwise taken any action in restraint of free competitive bidding. If the City determines that collusion has occurred among the Proposers, none of the submittals from the participants of such collusion will be considered. The City's determination will be final.
4. The Proposer acknowledges that the person who signs below is fully authorized to sign on behalf of the firm listed and to fully bind the firm to all conditions and provisions thereof.
5. The Proposer acknowledges receipt of the following addenda: N/A through _____.

Respectfully submitted this 10 day of September, 2025.

Name of Firm: Maul Foster & Alongi, Inc.

Address: 601 W Riverside Avenue, Suite 430 Spokane, WA 99201

Signature: 

Name (Print): Stacy J. Frost, PE

Title: Principal Engineer

Email: sfrost@maulfoster.com

Phone: 208-664-7895

**Request for Taxpayer
Identification Number and Certification**
Go to www.irs.gov/FormW9 for instructions and the latest information.

**Give form to the
requester. Do not
send to the IRS.**

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See Specific Instructions on page 3.	1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.) Maul Foster & Alongi, Inc.	
	2 Business name/disregarded entity name, if different from above.	
	3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes. ☐ Individual/sole proprietor ☐ C corporation ☒ S corporation ☐ Partnership ☐ Trust/estate ☐ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. ☐ Other (see instructions) _____	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____ (Applies to accounts maintained outside the United States.)
	3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions ☐	
	5 Address (number, street, and apt. or suite no.). See instructions. 330 E Mill Plain Blvd, Ste 405 6 City, state, and ZIP code Vancouver, WA 98660 7 List account number(s) here (optional)	Requester's name and address (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number									
			-						
or									
Employer identification number									
9	1		-	1	7	3	0	4	1 2

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person 	Date 7/29/2025
------------------	---	--------------------------

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they



B. Executive Summary

To: Barb Raney
Purchasing Division
City of Richland
625 Swift Boulevard
Richland, WA 99352
purchasing@ci.richland.wa.us
509.942.7710

Re: Columbia Point Tract D
Subsurface Investigation of
Landfill

From: Lisa Pritzl
601 W Riverside Avenue,
Suite 430
Spokane, WA 99201
lpritzl@maulfoster.com
208.664.7883

Dear Barb Raney:

We appreciate the opportunity to continue our partnership with the City of Richland through this next phase of work at Columbia Point Tract D. Our team is deeply familiar with the site, its history, and the City's goals for redevelopment. We are ready to build on the progress already made!

We understand the complexities of landfill characterization and the importance of aligning technical investigation with long-term planning. Our familiarity with the site conditions, regulatory landscape, and permitting requirements positions us to deliver a seamless and efficient continuation of the project. We understand coordination protocols—including those with the Confederated Tribes of the Umatilla Indian Reservation and archaeologists to identify and preserve any cultural artifacts encountered during investigation activities. We also bring proven experience managing Washington Department of Ecology-funded projects, ensuring compliance and maximizing the value of public investment.

Our team remains committed to providing high-quality work, clear communication, and thoughtful recommendations that support the City's vision for Columbia Point Tract D and the improvement of the Columbia Point waterfront. We look forward to continuing this important work and contributing to the successful transformation of the site.

Sincerely,

Maul Foster & Alongi, Inc.

Lisa Pritzl, LG
Project Manager

Stacy J. Frost, PE
Principal in Charge





B1. Firm Introduction

Maul Foster & Alongi, Inc., is an integrated engineering, environmental science, planning, communications, GIS, environmental data management, and health and safety services consulting firm with offices in Vancouver, Seattle, Spokane, and Bellingham, Washington; Portland, Lake Oswego, Bend, and The Dalles, Oregon; and Coeur d'Alene and Kellogg, Idaho. MFA offers creative and award-winning professional services to clients representing diverse industry and municipal sectors. MFA employees exceed our clients' expectations and deliver our work on time and on budget. We know that our success is directly tied to our clients' achievements, and the responsibility for facilitating those achievements motivates MFA personnel both individually and collectively. We propose to conduct this work with the following subconsultant:

GRAM Northwest, LLC, located in Richland, Washington, will provide an archaeological monitor meeting the U.S. Secretary of the Interior qualification standards for Professional Archaeologists. GRAM Northwest has successfully completed projects with MFA, as well as the City, and has familiarity with the project site. With its client-focused culture, GRAM Northwest seeks to deliver quality services in the Northwest, providing clients with the broad range of technical expertise necessary for addressing today's complex environmental and cultural concerns. GRAM Northwest's staff brings more than 40 years of combined professional experience in archaeological projects across Washington, Oregon, Idaho, Montana, Nevada, North Dakota, Utah, Colorado, and California.

Why MFA



Proven Success with Ecology-Funded Projects. MFA has consistently delivered compliant, on-budget work for Washington State Department of Ecology-funded investigations.



Deep Familiarity with Columbia Point Tract D. Our team has helped define the extent of waste and developed remediation alternatives for the former Columbia Point Landfill, giving us a strong understanding of its boundaries, redevelopment context, and the tenants of the leased portions of the property.



Established Relationships with Subconsultants and Field Teams. We bring a cohesive team of trusted subconsultants who have worked together on this property and on similar landfill investigations.

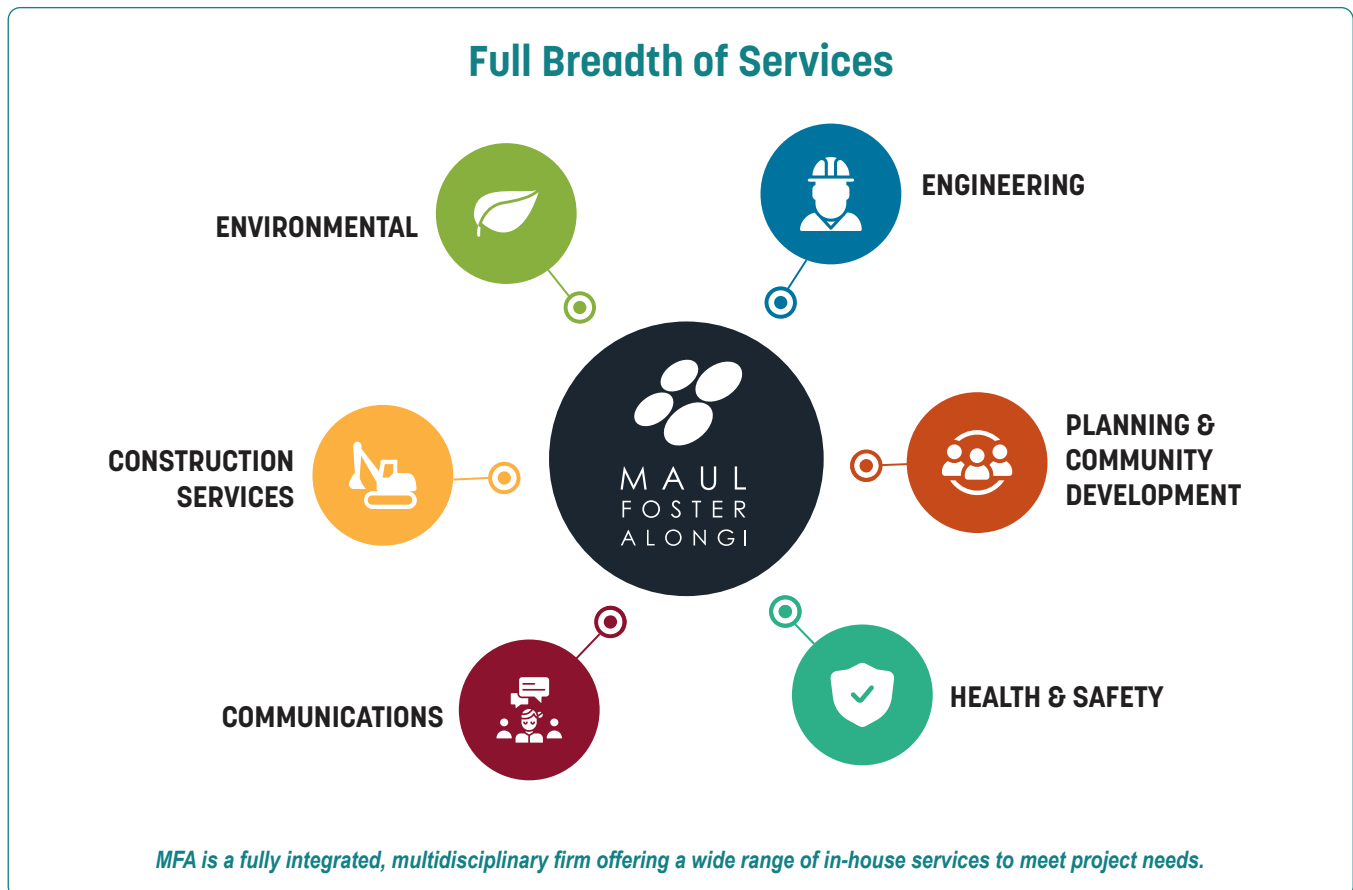


Trusted Coordination with the Confederated Tribes of the Umatilla Indian Reservation (CTUIR). MFA understands CTUIR's review protocols and the importance of the preservation of historical cultural artifacts; we have successfully coordinated with CTUIR on past intrusive sampling efforts.

B2. Key Elements of Expertise

Related Services

- **Solid Waste Landfill Reclamation:** MFA assists clients in remediating and redeveloping landfill sites, restoring land value while meeting environmental and regulatory goals.
- **Solid Waste Characterization:** We conduct waste characterization through targeted sampling and analysis to guide remediation strategies.
- **Regulatory Implications of Reuse:** Our team navigates permitting and compliance across local, state, and federal levels to keep projects moving.
- **Cost-Benefit Analysis:** We evaluate financial and environmental trade-offs to support informed planning and decision-making.
- **Technical Analysis and Report Writing:** MFA produces clear, actionable reports that meet regulatory standards and support stakeholder communication.
- **Permitting:** We streamline permitting processes with agencies across Washington to keep landfill redevelopment projects on schedule.
- **Site and Remedial Investigation:** Our team conducts tailored investigations that meet Model Toxics Control Act (MTCA) and State Environmental Policy Act (SEPA) requirements and support cleanup planning.



Familiarity with the Site

- We have developed a deep understanding of the site through our previous investigations, including the lateral extent and subsurface conditions identified to date and the proposed remedial alternatives.
- Our full breadth of services will enable the City to obtain well-rounded recommendations to further redevelopment planning.
- We are invested in working with the City and Ecology and can navigate feedback professionally to ensure that this scope of work meets your expectations.

Columbia Point Landfill Characterization, Richland, Washington



The City of Richland engaged MFA to develop a feasibility study on redeveloping the site of a former municipal landfill. The Columbia Point Landfill was in operation during the early 1950's, accepting household waste and refuse until operations ceased and the area was capped with a foot of soil. The boundaries of the landfill had not been defined in available documentation, meaning that refuse may have been deposited in noncontiguous areas. The City engaged MFA to conduct a subsurface field investigation at the landfill to provide information on the landfill's composition and potential hazards as well as to inform safe, effective pathways for future redevelopment. The investigation included advancing test pits to determine the lateral and vertical extent and general content of solid waste material, documenting each excavation, and collecting waste samples for asbestos analysis. The MFA project team used the data collected during the investigation to evaluate remedial alternatives for the landfill, considered technical feasibility, long-term effectiveness, risk management, overall cost, and potential community concerns. The findings of this investigation provided the City of Richland with the data-driven foundation needed to refine waste estimates and begin remedial alternative assessment.

B3. Contact Information

- MFA will conduct all project management from our Spokane Office at 601 W Riverside Avenue, Suite 430, Spokane, WA 99201
- The closest MFA office to the project site is our office in The Dalles: 508 Washington Street, Unit 11, The Dalles, OR 97058

C. Project Approach and Schedule

C1. Work Plan

Task 1—Prepare for Field Work

MFA will prepare a Work Plan to define the field and analytical methods that will be used for the supplemental subsurface investigation. The draft work plan, with the sampling and analysis plan, a quality assurance project plan, and health and safety plan will be prepared and provided for review to the City and Ecology. MFA will respond to comments and update the work plan based on the comments received, thus finalizing the work plan with the City's and Ecology's concurrence. During the same period, MFA will initiate the permit application process. Based on MFA's previous Columbia Point Landfill investigations, the site is presumed to be exempt from the Shoreline Management Act Substantial Development Permit requirements. An application for exemption will be submitted for this scope of work. We will also coordinate with GRAM Northwest to renew applicable permits for ground disturbance and archaeological monitoring to be conducted during field work.

We will contract and coordinate with a utility locator, driller, and analytical laboratory for this scope of work. We will coordinate with the City and property managers for access to investigation areas near the Riverfront Hotel and on the Columbia Point Golf Course.

Task 2—Conduct Field Work

Public and private utility-locating services and other information sources will be used to check for underground utilities before work begins. MFA will coordinate fieldwork to locate possible on-site utilities and other subsurface obstructions. These investigative activities are anticipated to take place over over three weeks, in two phases.

Up to 20 borings will be drilled for the collection of soil and/or groundwater samples by Anderson Environmental to a depth of 45 feet below the ground surface, or first refusal, using sonic drilling methods. This portion of the investigation is expected to take up to two weeks to complete. Boring locations will target areas where suspected petroleum hydrocarbon impacts were encountered during 2024 landfill characterization test pitting completed by MFA. This scope of work assumes that up to nine discrete soil samples will be collected from the layers that appear to contain waste and/or stained soil in each boring. Two duplicate soil samples will be collected from locations to be determined in the field. Up to ten borings will be completed as temporary monitoring wells and reconnaissance groundwater samples will be collected, if sufficient water is present. Temporary well sampling depths will be determined in the field and based on the observed depth of waste and/or potentially impacted soil. Based on previous investigation data, groundwater will be encountered at approximately 15 feet below the ground surface and waste materials and/or potentially impacted soil will likely not extend to depths greater than 25 feet.

Soil gas sampling will be conducted in a second mobilization, once soil and groundwater analytical data have been received; approximately three weeks after the completion of drilling. Soil gas will be collected from temporary boreholes in up to 10 locations. Soil gas sampling locations will target the areas proposed for redevelopment and/or where soil or groundwater analytical results indicate the presence of constituents with the potential to volatilize and release harmful soil gas. This approach will allow MFA to tailor the sampling points to areas of known impacts, increase the quality of data collected and reducing the overall number of soil gas locations. Soil gas borings will be advanced by Anderson Environmental Contracting, with oversight provided by MFA. The soil borings will be advanced using a Geoprobe direct-push drilling unit to a depth of 5 feet below the ground surface. A Post Run Tubing system will be used to eliminate problems that may occur with sampling directly through the steel rods. Two duplicate soil gas samples will be collected.

All borings will be decommissioned by a licensed driller and the driller will submit a well report to the state as required by law. All investigation derived waste (i.e., soil cuttings and purge water) will be containerized and stored on site awaiting waste disposal characterization. MFA will coordinate with the City's waste hauler and receiving facility, but the City, as the generator of this material, will be required to sign the waste manifest.



Task 3—Analytical Work and QA/QC

MFA assumes that up to 60 soil, groundwater, and/or soil gas samples (including lab and field duplicates) will be analyzed.

Soil samples and groundwater samples will be analyzed for the following:

- Volatile organic compounds by EPA method 8260C/D
- Gasoline range hydrocarbons by the Northwest Total Petroleum Hydrocarbon gasoline method
- Diesel and oil-range hydrocarbons by the NWTPH diesel method
- Semi-volatile organic compounds by EPA method 8270E
- Polychlorinated biphenyls by EPA method 8082/8082A
- Organochlorine pesticides by EPA method 8081
- Resource Conservation and Recovery Act metals (arsenic, barium, cadmium, chromium, mercury, lead, selenium, and silver – typically requested by receiving facilities)

Soil samples will be analyzed for the following:

- Radium-226/Radium-228 by EPA method 901.1M
- Isotopic uranium by HASL 300

Groundwater samples will be analyzed for the following:

- Gross Alpha/Beta by EPA method 900.0 with potential for follow-on analyses of:
 - Radium-226 by EPA method 903.1
 - Radium-228 – EPA method 904.0
 - Total Uranium by ASTM International method D5174

If constituents that have the potential for volatilization are observed in soil and/or groundwater, then **soil gas** samples will be collected at those locations in a follow-on event under this scope of work. Analyses are likely to include the following:

- Volatile organic compounds and petroleum hydrocarbons by EPA method TO-15
- Helium by ASTM D1946 (for leak test)

Soil gas samples will be collected in 6-liter, stainless steel canisters (Summa canisters) provided by the laboratory, for each sample.

Field screening for methane, hydrogen sulfide, helium, and VOCs will be conducted using portable meters.

All sample analyses are estimated with a normal turnaround time ranging from two to five weeks, depending on the analyte. Rushed turnaround times are an additional cost and have not been included in this scope of work.

Task 4—Landfill Characterization Report and Data Management

MFA will prepare a supplemental subsurface investigation report to include the following:

- Documentation of field work
- Data validation and quality assurance/quality control
- Evaluation of the analytical results compared to MTCA, EPA, and/or other screening criteria as applicable and available
- A draft conceptual site model and figures, incorporating data collected in 2024 and from the current investigation
- Recommendations for further assessment or for updates to the remediation alternatives to support cleanup and redevelopment, if applicable

A draft of the report will be provided to the City and Ecology for review and comment. MFA will address comments and provide a final report in electronic format.

All data collected will be uploaded to Ecology's Environmental Information Management System (EIM) database.

Task 5—Cultural Resource Monitoring and Reporting

MFA will contract with GRAM Northwest to conduct cultural resource monitoring services during the field investigation. GRAM Northwest will work with the Washington State Department of Archaeology and Historic Preservation and the Confederated Tribes of the Umatilla Indian Reservation to obtain an expedited Archaeological Monitoring Permit, if possible.

GRAM Northwest will consult with MFA, the City, and/or DAHP to determine the area to be evaluated for the project. Upon finalization of the project area, GRAM Northwest will conduct a review of records using the Washington Information System for Architectural and Archaeological Records Data electronic database for any existing information related to archaeological or building site records/surveys, historical documents, or ethnographic information in the area. The records review will include land within a one-mile radius of the site as required by the DAHP. Information obtained will be provided in the final monitoring report. Fieldwork will consist of archaeological monitoring for ground disturbing activities with consultation with the City. Cultural resource monitoring is not anticipated during soil gas sampling due to the shallow nature and minimal ground disturbance of that portion of the investigation. GRAM Northwest will provide an SOI-qualified archaeologist to oversee all activities.

Deliverables for this task will include:

- Archaeological Monitoring Permit issued by DAHP.
- Monitoring plan to be completed prior to the start of project activities.
- Inadvertent discovery plan to be completed prior to the start of project activities.
- Cultural resource monitoring will be documented in a report to be submitted at the end of the project for review and comment. GRAM Northwest will address comments and revise the report, as necessary. The final monitoring report will be submitted to MFA, the City, and DAHP for review. Once the review period has ended, GRAM Northwest will address any comments received. DAHP will provide their concurrence with the project by closing the Archaeological Monitoring Permit. The final monitoring report will then be submitted as an electronic file.

C2. Methodology

Our methodology is designed to deliver the tasks outlined in the work plan with precision, efficiency, and transparency. It integrates proven technical strategies, robust project management tools, and a streamlined communication plan to ensure successful execution.

- **Project Management Approach:** We begin each project with a kickoff meeting to confirm expectations, clarify team roles, and establish communication protocols. Our management approach emphasizes clear accountability, with senior staff providing oversight and technical staff executing tasks. We apply flexible staffing models that can adapt to changing project needs and proactively address risks such as permitting delays, contractor availability, and unexpected site conditions.

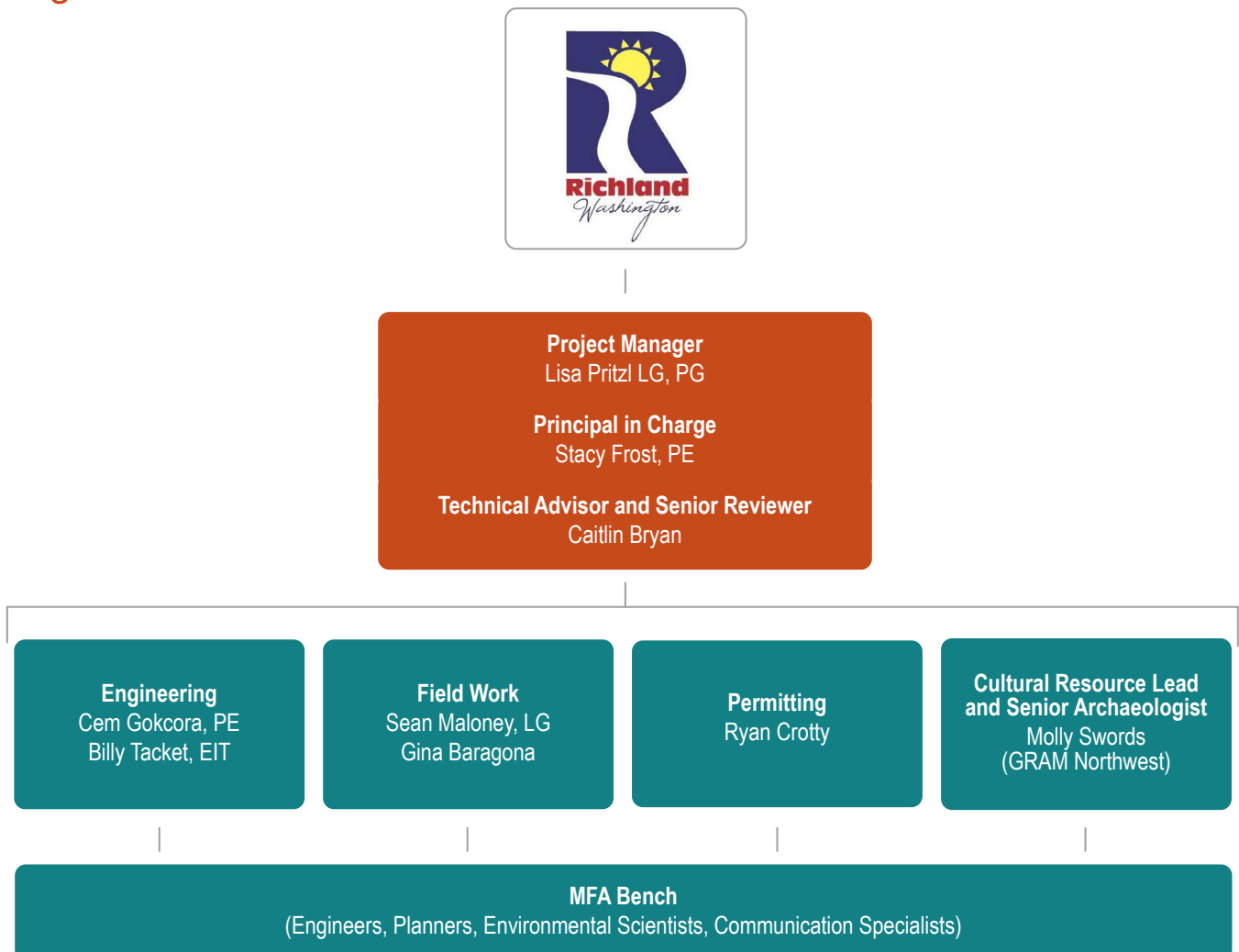
- **Tracking Tools and Systems:** To manage progress and performance, we use Deltek for real-time tracking of budgets, schedules, and resources; Smartsheet for collaborative task tracking and milestone management; and MS Project for complex scheduling and critical path analysis to support timely adjustments.
- **Communication Plan:** We maintain consistent communication through regular coordination meetings or emails with the City's project manager to review progress and resolve issues and provide monthly progress reports submitted with invoices, if requested, that summarize budget status, completed tasks, and upcoming milestones. MFA's project manager for this scope of work, Liza Pritzl, will be the primary point of contact for the City and will maintain a working knowledge of all project tasks and status.
- **Quality Assurance and Safety:** All deliverables undergo rigorous QA/QC, including senior review and sign-off on all documents, peer-reviewed calculation sheets and graphics, and site-specific health and safety plans that address landfill hazards in compliance with OSHA and EPA standards.

C3. Team Organization

Staff Intro

MFA has identified a well-rounded group of primary team members who are available to support the City on all current and potential future project needs for Columbia Point Tract D. While this scope is largely focused on environmental characterization, our engineering and planning staff are ready to step in to help bring the overall objectives of the City to fruition for any next steps requested.

Organizational Chart





Lisa Pritzl LG, PG

Senior Geologist | Role: Project Manager | MFA

- *Comprehensive project management capabilities, overseeing all stages of environmental projects, from planning and budgeting through fieldwork and client coordination.*
- *Broad experience with environmental site assessments, sample collection, MTCA guidance, and data analysis, ensuring accurate and effective results.*
- *Experience in conducting environmental investigations for the City of Richland on multiple sites, including the Columbia Point Landfill property.*

Lisa Pritzl has over 18 years of environmental consulting experience. She has served as the project manager and senior geologist on a wide variety of projects, including Phase I and Phase II environmental site assessments and remedial action construction projects. She has managed all aspects of these projects, including confirming the client's needs and objectives; determining the scope; writing work plans; budgeting; conducting fieldwork; and coordinating contractors, team members, and clients. Her expertise includes groundwater hydrogeology, physical and chemical soil and groundwater characterization, conceptual site modeling, and risk analysis. Her experience ensures that her work meets quality assurance and quality control data collection protocols Ecology and MTCA regulations reporting guidelines. She has also managed and led environmental assessments for Integrated Planning Grant-funded projects conducted under Ecology oversight.

Time assigned to project: 30% Time assigned to other projects: 70%



Stacy J. Frost PE

Principal Engineer | Role: Principal In Charge | MFA

- *Worked on the previous landfill waste delineation project for the City.*
- *Extensive experience in brownfield redevelopment with an emphasis in landfill redevelopment.*
- *Experience working on Ecology grant-funded projects.*

Stacy Frost has assisted clients with all aspects of site development for nearly 25 years. He works closely with both large and small project teams to develop design concepts and help create development strategies that benefit the community. Clients appreciate Stacy's focus on understanding their business goals and leading project teams that address these goals. He facilitates design charrettes, participates in public outreach and stakeholder engagement, and negotiates with public agencies and private stakeholder groups. Stacy's experience as a professional engineer includes leading the civil design of industrial, commercial, residential, waterfront, and port developments. His extensive experience with public-private partnership projects often involves brownfield projects, including several award-winning brownfield redevelopments in the Pacific Northwest. He seeks out opportunities to leverage his experience in brownfield redevelopment for his clients, with an emphasis on incorporating the remediation strategy into the redevelopment.

Time assigned to project: 10% Time assigned to other projects: 90%



Caitlin Bryan

Principal Environmental Scientist |

Role: Technical Advisor | MFA

- *Seasoned environmental professional with site characterization and cleanup experience.*
- *Develops creative project solutions to ensure client objectives are met within time and budget constraints.*
- *Conducts quality reviews of work products with a focus on providing deliverables that are concise and meet regulatory requirements.*

Caitlin Bryan is recognized for her skill in distilling complex site conditions into easy-to-understand summaries with actionable recommendations. She has 22 years of experience with environmental site assessments on a wide range of site types, including landfills. Caitlin is well-versed in complex data compilation and assessment, GIS services, laboratory analyses, and field sampling of multiple media. Her diverse technical experience includes design and construction management, Phase I and II environmental site assessments and cleanups, regulatory assistance through voluntary cleanup programs and prospective purchaser agreements, water-quality assessment, reclamation site design, and watershed-scale investigation. As a seasoned professional, Caitlin excels in navigating the crosswalks among diverse project teams, serving in roles ranging from technical expert and senior strategist to project or program manager and owner representative.

Time assigned to project: 15% Time assigned to other projects: 85%



Cem Gokcora PE

Senior Engineer | Role: Engineering Lead | MFA

- *Brownfield redevelopment design experience.*
- *Solid waste engineering.*
- *Multidisciplinary team leadership.*

Cem Gokcora brings over 20 years of experience in civil engineering, including site development, utility design, stormwater conveyance and treatment design, water systems design, solid waste facility design, brownfield redevelopment design and compliance assistance. His areas of expertise include project management, site development design, planning and permitting, stormwater management, vapor intrusion mitigation design and construction cost estimating. Cem understands how to develop site plans that optimize client objectives relative to site and regulatory constraints and has successfully permitted projects within numerous jurisdictions in Washington and Oregon. He is proficient at preparing accurate development budgets and cost estimates, and detailed schedules covering design, permitting, and construction activities. He has adeptly led and managed multidisciplinary teams, ensuring successful project delivery. Additionally, Cem provides construction period services, including site inspections and contract administration. Cem is a civil engineer licensed in California, Idaho, Oregon, and Washington.

Time assigned to project: 20% Time assigned to other projects: 80%



Ryan Crotty Senior Planner | Role: Permitting Lead | MFA

- *Federal, state, and local regulatory compliance.*
- *Agency coordination and negotiations.*
- *Redevelopment of sites with environmental or regulatory constraints.*

Ryan Crotty is an environmental/land use planner experienced providing planning and permitting services to a variety of public- and private-sector clients, primarily in Washington, Oregon, and Idaho. He specializes in environmental documentation and compliance, preparing comprehensive development applications, performing site feasibility analyses, and conducting development review on behalf of public agencies. Using his in-depth experience in the evaluation of federal, state, and local regulations, Ryan interprets and conveys requirements to project teams and clients while preparing legally defensible development applications that agencies can process quickly.

Time assigned to project: 10% Time assigned to other projects: 90%



Sean Maloney LG Project Geologist | Role: Field Lead | MFA

- *Extensive experience leading field events and keeping constant communication with project team members.*
- *Performs sampling in multiple media including soil, groundwater, surface water, vapor, and hazardous building materials, adhering to sampling protocols.*
- *Delivers subsurface exploration results that inform project design, permitting, and remediation strategies.*

Sean Maloney has five years of experience with scoping, planning, and executing environmental investigations. His experience includes developing cost estimates and sampling and analysis plans, conducting environmental fieldwork, and preparing reports for sites in Washington, Oregon, and Idaho. His fieldwork experience includes remedial construction and excavation oversight; meteorological station calibrations and audits; subsurface investigations; underground storage tank assessment and closure; soil, sediment, groundwater, surface water, and asbestos-containing-material sampling; and hazardous building material assessments. He has prepared numerous environmental site assessment reports, meteorological station audit reports, data memoranda, and groundwater monitoring reports.

Time assigned to project: 30% Time assigned to other projects: 70%



Billy Tackett EIT Staff Engineer | Role: Engineering Support | MFA

- *Worked on the previous landfill waste delineation project for the City.*
- *Experience in landfill redevelopment.*
- *Experience in solid waste volume analysis.*

Billy Tackett's expertise includes site development, stormwater management, and utility design. He creates creative and economical engineering solutions that prioritize safety, efficiency, and accuracy. He is committed to providing clients with solutions that are designed with their best interests in mind.

Time assigned to project: 10% Time assigned to other projects: 90%



Gina Baragona Environmental Technician | Role: Field Support | MFA

- Performs sampling of multiple media at a variety of site types.
- Assists with project support to reduce the labor efforts of senior staff.
- Is familiar with landfill assessment techniques.

Gina Baragona has 19 years of experience providing project coordination, administration, and technical support to environmental and engineering projects. As a field technician, Gina supports a wide variety of projects, including environmental due diligence assessments for property acquisition, brownfield assessments, natural resource damage assessments, and potentially responsible party assessments for Superfund sites, environmental sampling and monitoring, and environmental permitting and compliance. Her fieldwork experience includes monitoring well development and sampling groundwater, stormwater, soil, sediment, air, soil vapor, asbestos, and wildfire debris.

Time assigned to project: 15% Time assigned to other projects: 85%



Molly Swords Senior Archaeologist | Role: Cultural Resources Lead

- Archaeological expertise.
- Leadership and team management.
- Stakeholder engagement and collaboration.

Molly Swords is the cultural resources lead and senior archaeologist for cultural and archaeological work. She has over 20 years of experience in the Pacific Northwest that includes 15 years of supervisory experience. She is a PhD candidate in Historical Archaeology and History at the University of Idaho. Molly is a Registered Professional Archaeologist and meets the Secretary of Interior Professional Qualifications. Molly has managed multi-year large-scale projects with various stakeholders. Her expertise is historical archaeology of the American West.

Time assigned to project: 15% Time assigned to other projects: 85%

Organization Capacity and Availability

Our integrated team is fully qualified and appropriately staffed to provide the full range of services outlined in the RFP. While each firm remains actively engaged in other projects, we are intentional about the work we take on to maintain the capacity to meet deadlines and deliver high-quality outcomes. MFA and GRAM Northwest are committed to prioritizing the City of Richland's project and have the availability to begin work immediately upon contract execution.

Our approach to project management is based on developing a shared understanding of expectations and outcomes; clearly communicating roles, responsibilities, and timelines; and holding ourselves accountable. In addition to the overall project schedule and work plan, we prepare and follow more detailed lists of action items and timelines for discrete tasks such as workshops, research, and creation of reports. With our organization's current workload, we have the capacity to take on this project.

C4. Project Schedule

Task	2025			2026				
	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May
Finalize Contract & Project Setup								
Prepare Work Plan								
Work Plan Review and Finalization								
Archelological Monitoring Permitting Application								
Sonic Drilling & Soil and Groundwater Analyses								
Archelological Monitoring								
Soil Gas Sampling & Analyses								
Draft Report Development								
Report Review								
Report Finalization								

LEGEND



Task



Field Work

MFA will begin work scheduling subcontractors within two days of receiving authorization to proceed. The following schedule milestones have been requested by Ecology and will be met or exceeded as shown in the schedule graphic.

- The Draft Work Plan will be provided for Ecology review and approval at least four weeks prior to conducting any field activities.
- The Final Work Plan, including updates addressing Ecology's comments, will be provided at least one week prior to conducting any field activities.
- The Draft Supplemental Investigation Report addressing data gaps and cleanup action effectiveness will be provided to Ecology for review no more than 90 days after completing field work.
- The Final Supplemental Investigation Report, including updates addressing Ecology's comments, will be provided within 90 days after receiving all comments.
- All data collected will be uploaded to Ecology's EIM database 60 days following completion of data validation and at least 30 days prior to the close of the agreement.

MFA will attempt to meet these milestones and communicate with the City if any schedule updates are needed.

Risk and Mitigation Affecting Schedule

MFA acknowledges that the landfill boundary encompasses part of the Riverfront Trail, a portion of a golf course, and an area adjacent to a hotel greenspace. A potential hurdle to conducting the fieldwork will be limiting disturbances to those recreating on the trail, the golf course, and hotel activities/events occurring on the greenspace. To overcome this, MFA will coordinate and communicate with representatives of the City's Parks and Public Facilities Department, golf course, and hotel well in advance of the investigation activities; ensure the public's health is protected; and restore ground conditions to the extent practicable.

MFA also acknowledges the length of time that laboratory turnaround takes, especially when follow-on analyses are anticipated, resulting in a lengthened overall turnaround time. As noted above, normal turnaround times range from two to five weeks, depending on the analyte. Rushed turnaround times are an additional cost and have not been included in this scope of work. Hard final deadlines can be managed with selecting certain analytes to be rushed to achieve overall project objectives. We have built in a small amount of contingency between the estimated cost and the not-to-exceed contract value to account for requested rush analyses if it is identified that the timeline needs to be refined mid-project.

Similarly, MFA recognizes that, when working with multiple entities on permit approvals and investigation deliverables, each entity (MFA included) must stick to a predefined review and comment time frame, or the schedule may be affected. MFA will work to clearly communicate expected turnaround times when seeking review, comment, or approval of the project deliverables and coordinate with GRAM Northwest for permit review status updates. If MFA identifies that the schedule has been affected from a delayed review turnaround, we will work to reduce other deliverable time frames to rectify the schedule overall.

C5. Cost

MFA is pleased to offer a cost for this scope of work that utilizes phased field work to allow for precise data collection and a follow-on analytical approach to reduce laboratory costs. This estimate does not include costs related to storage, transportation, or disposal of investigation derived wastes, as the City has offered resources through its solid waste collection and disposal operations, including the Horn Rapids Landfill. As requested, our time and materials cost estimate is as follows:

Task	Maul Foster & Alongi, Inc.			Subcontractors	Total
	Hours	Labor	Direct		
1. Prepare Work Plan	50.5	\$10,288	-	-	\$10,288
2. Complete Fieldwork	274	\$46,110	\$9,682	\$86,962	\$142,754
3. Analytical Work and QA/QC	50	\$9,315	-	\$50,054	\$59,369
4. Reporting	76	\$15,130	-	-	\$15,130
5. Cultural Resource Monitoring & Reporting	4	\$940	-	\$19,090	\$20,030
Total Estimated Cost:					\$247,571

C6. Additional Information

MFA has prepared a landfill characterization report and a remedial options report for Columbia Point. This supplemental investigation will obtain information necessary to refine materials handling and disposal, health and safety, engineering controls, and reuse potential, as described in the aforementioned reports. MFA is best suited to obtain the needed environmental data and incorporate it with the information gained in prior efforts. Our knowledge of the site conditions and expertise in remediation will result in recommendations that progress the project in furtherance of the City's objectives while mitigating risk. MFA can assist the City with applying for additional grant funds as applicable for future stages of work, conduct community outreach, and update the remedial alternatives and cost estimates when requested. We greatly enjoy working with you and would like to continue to support the redevelopment of this property to its best use.

D. Related Project Experience

D1. Project Examples

Former Public Works Yard Brownfield Redevelopment | Wenatchee, Washington

Project Relevance

- Brownfield assessment and landfill-related contamination
- Soil cap and vapor barrier integration with redevelopment
- Voluntary Cleanup Program coordination and regulatory reporting
- Public engagement and grant-funded cleanup strategy

CLIENT CONTACT: City of Wenatchee, 25 North Worthen Street, Wenatchee, Washington 98807, Steve King, Former Economic Development Director (now serving the City of Port Townsend), 360.379.5090 x5090, sking@cityofpt.us

DATES OF SERVICES: April 2010–November 2017 (multiple grants/phases of work)

DESCRIPTION OF WORK: MFA led a comprehensive effort in the planning and market analysis, site characterization, remediation, and facilitation of redevelopment associated with the City of Wenatchee's former public works yard. It was suspected that the site, which historically served as the public works department's primary operations and maintenance facility, had been contaminated by past operations and that it was partially underlain by a closed municipal landfill. The City vacated the property in 2009 to accommodate redevelopment, which was viewed as a critical element for leveraging private investment in the south end of the Columbia River waterfront. Through MFA's assistance, the City was ultimately able to sell the brownfield to a private party for redevelopment as a destination hotel. MFA staff assisted the City in entering Ecology's Voluntary Cleanup Program and maintained ongoing discussion with Ecology staff

related to site characterization, remediation, and redevelopment. The project also included design, permitting, construction oversight, environmental covenant development, and remedial action reporting associated with construction of a protective soil cap and vapor barrier mitigation system integrated with redevelopment design. The site cleanup secured a No Further Action determination that enabled the private financing necessary for hotel construction.

MFA led a focused public involvement effort that complemented and built on extensive engagement in the City's Waterfront Subarea Plan. This involved stakeholder outreach, briefings to City Council, and public comment periods required for project permitting. MFA helped the City obtain an Integrated Planning Grant and Remedial Action Grant to support assessment and cleanup of the site. The Integrated Planning Grant efficiently leveraged an EPA Targeted Brownfields Assessment that had been conducted on the site.

ORIGINAL TIME SCHEDULE: April 2010–November 2017 **COMPLETED TIME SCHEDULE:** April 2010–November 2017

PROJECT STAYED WITHIN AGREED UPON BUDGET: The project was on budget.

OSU-Cascades Landfill Redevelopment | Bend, Oregon

Project Relevance

- Comprehensive site investigation and remediation planning
- Large-scale waste excavation and reuse expertise
- Regulatory coordination and permitting success



CLIENT CONTACT: Oregon State University - Cascades, Obsidian Hall, 108 B, 15000 SW Chandler Street, Bend, Oregon 97702, Jarrod Penttila, Associate Director of Capital Planning and Construction, 541.706.2163, jarrod.penttila@osucascades.edu

DATES OF SERVICES: June 2016–Present

DESCRIPTION OF WORK: Over the next 30 years, Oregon State University's Bend, Oregon, branch (OSU-Cascades) will create a 128-acre campus accommodating 5,000 students through the innovative reuse of a former pumice mine and former demolition landfill. The approach to remediating the landfill aligns with this goal through reusing excavated and cleaned material from the landfill to grade and fill the pumice mine to the desired level, eliminating the need to import backfill material which would take nearly 30,000 truck trips. OSU-Cascades intends to expand slowly but thoughtfully—at the rate of about one building every two years—to minimize impact on the surrounding community.

MFA developed a remediation phasing plan to align with the projected funding availability. The results of the initial site analysis were used to develop remediation costs for multiple redevelopment scenarios. Using an iterative design process, MFA refined the remedial alternatives in collaboration with the OSU team, incorporating feedback received at design charrettes, and prepared an opinion of probable costs for each scenario.

Based on the results of the engineering due diligence and remediation scenarios, MFA demonstrated that the existing landfill could be repurposed to benefit the community and improve the environmental quality of the encumbered site. This innovative approach to remediation aligns with OSU-Cascades' goal to provide an important asset to the community in a sustainable and creative manner.

The first phase of campus expansion is complete and the second phase is underway, involving large-scale waste excavation and processing, site grading, and slope stabilization. Follow along as the project unfolds: <https://osucascades.edu/campus-expansion>.

In 2025, the project was awarded the Phoenix Award, a national brownfield redevelopment award.

ORIGINAL TIME SCHEDULE: June 2016–Present **COMPLETED TIME SCHEDULE:** June 2016–Present

PROJECT STAYED WITHIN AGREED UPON BUDGET: To date, the project has stayed on budget.

Northern State Multi Service Center Environmental Assessment and Redevelopment | Sedro-Woolley, Washington

Project Relevance

- Environmental investigation and impact prioritization
- Conceptual cleanup alternatives and cost estimates
- Multi-tiered stakeholder and public engagement
- Compliance with MTCA requirements

CLIENT CONTACT: Heather Rogerson, Port of Skagit, 15400 Airport Drive, Burlington Washington, heatherr@portofskagit.com, 360.757.0011

DATES OF SERVICES: March 2014–Present (multiple grants/phases of work)

DESCRIPTION OF WORK: The Port of Skagit, the City of Sedro-Woolley, and Skagit County established a partnership to revitalize the Northern State Multi Service Center (former Northern State Hospital campus). MFA assisted the local governments in developing a broadly supported redevelopment plan and addressing environmental concerns. The plan received an award from the Washington State Chapter of the American Planning Association and the Planning Association of Washington.

MFA conducted a series of environmental assessments of the property that have been designed to support decision-making and to effectively utilize grant funds. This work involved extensive research into the history of the property and analysis of uses and conditions of buildings to prioritize potential sources of impacts. MFA targeted the sampling of soil, soil vapor, and groundwater to characterize the nature and extent of the effects. We also prepared conceptual cleanup alternatives and cost estimates to address impacts.

The public process also included formal public hearings, Port Commission public meetings, and informal open houses and personal interviews. Public involvement has continued as a core element of this project, with MFA preparing project update fact sheets and making presentations to the community.

Current remediation activities on this project include removal of lead- and arsenic-contaminated soil and mitigation of chlorinated solvent vapors in a former laundry building via a sub-slab depressurization system. Additional investigation is being conducted under an Ecology Agreed Order to complete the remedial investigation for the site.

Environmental work on this project has leveraged both Ecology and EPA grant funds. Environmental assessment has complied with MTCA requirements and included effective collaboration with both Ecology and EPA.

ORIGINAL TIME SCHEDULE: April 2014–December 2025 **COMPLETED TIME SCHEDULE:** April 2014–Present

PROJECT STAYED WITHIN AGREED UPON BUDGET: This project has received funding from multiple sources, including EPA and Ecology, during several phases of work. Additional grant funding was obtained during the project due to unanticipated changes in scopes of work.

City of Astoria Landfill Closure and Sports Complex Redevelopment | Astoria, Oregon

Project Relevance

- Landfill closure and athletic field redevelopment
- Integrated engineering and environmental design
- Permitting and regulatory compliance
- Long-term monitoring and stakeholder coordination



CLIENT CONTACT: City of Astoria, 1095 Duane Street, Astoria, Oregon 97103, Jeff Harrington, PE, Public Works Director, 503.338.5177, jharrington@astoria.or.us

DATES OF SERVICES: November 2012–Present

DESCRIPTION OF WORK: MFA led the design and permitting for the closure of a municipal landfill and its redevelopment as a 17-acre athletic field complex. The City of Astoria ended landfill operations in 1978 and obtained a closure permit in 1986; however, it was financially unable to meet DEQ's requirements to begin the process for official landfill closure. For more than 30 years, the landfill was a cost, liability, and risk potential for the City. When Columbia Memorial Hospital, one of the largest institutions in Astoria, needed to expand, it found very limited options. The existing hospital campus could expand only to the west, which was where the local high school's outdated football facility was located. The hospital, the City, and Astoria School District formulated a plan involving a land swap: use the old football field for the hospital campus expansion; in return, Columbia Memorial Hospital would provide the bulk of the \$8 million required not only to safely close the landfill for the City but also to redevelop the old municipal landfill as a new 17-acre athletic field complex to serve the school district and the entire community. The new sport stadium complex includes a 1,200-seat grandstand building with restrooms and concessions; surface parking for more than 400 vehicles; an auxiliary locker room building with equipment storage, home and visitor locker rooms, and coaches' offices; and synthetic turf fields (football, baseball, softball, and soccer) for the school district and the entire community. MFA was retained to design the former landfill's redevelopment because we could provide a diverse array of solid waste experience, brownfield redevelopment design, and an integrated approach that combined engineering and environmental science. MFA worked with the City, the school district, and Columbia Memorial Hospital to meet DEQ requirements for official closure, to control stormwater and limit the future creation of leachate, and to provide the community of Astoria with a long-lasting and safe sports facility. MFA continues to conduct monitoring on the project.

ORIGINAL TIME SCHEDULE: November 2012–December 2025 **COMPLETED TIME SCHEDULE:** November 2012–Present

PROJECT STAYED WITHIN AGREED UPON BUDGET: To date the project has stayed on budget.

Rock Island Waterfront Subarea Plan | Douglas County, Washington

Project Relevance

- Soil, groundwater, and sediment contamination evaluation
- Subarea planning and adaptive reuse strategy
- Environmental impact statement for infrastructure and resources
- Community engagement and grant-funded implementation



CLIENT CONTACT: City of Rock Island, 5 N. Garden Ave, Rock Island, Washington, James Sumini, City Clerk/Treasurer, treasurer@rockislandwa.gov, 509.884.1261

DATES OF SERVICES: 2013–2019 (multiple grants/phases of work)

DESCRIPTION OF WORK: MFA assisted the Port of Douglas County and the City of Rock Island in developing a strategy to develop a former silicon smelter complex along the Columbia River and revitalize the Rock Island Waterfront. MFA prepared successful grant applications that provided over \$500,000 to support assessment and planning activities and led development of a coordinated subarea plan and environmental impact statement for the waterfront. This planning framework engaged the community in order to develop a vision for the future use of the property, testing it with economic and financial analysis to find the alignment of community aspiration and market opportunity.

MFA's focused assessment of soil, groundwater, and sediments and evaluation of the risks associated with historical environmental contamination included conceptual site plans integrating remediation into redevelopment of the property and adaptive reuse of the industrial smelter buildings. MFA also led a team to prepare a planned action EIS that addressed potential impacts related to traffic, natural and cultural resources, and infrastructure systems. With the subarea plan adopted and the EIS completed, MFA continues to support the Port and the City in implementing priority site improvements and recruiting new users to this property.

ORIGINAL TIME SCHEDULE: August 2013–October 2019 **COMPLETED TIME SCHEDULE:** August 2013–October 2019

PROJECT STAYED WITHIN AGREED UPON BUDGET: The project was completed within the contract budget(s).

Project Relevance

- Soil and groundwater contamination characterization
- Cleanup strategy development and cost estimation
- Ecological risk evaluation and site walk
- Community-driven redevelopment planning

Forterra State-Funded Environmental Investigation and Future Affordable Housing Redevelopment of Former Coal Mine Site | Roslyn, Washington

CLIENT CONTACT: Forterra, 5101 14th Ave NW, Suite 200 #307, Seattle, WA 98107, Dan Grausz, Senior Director of Strategic Projects, dgrausz@forterra.org, 206.669.3899

DATES OF SERVICES: December 2022–July 2025.

DESCRIPTION OF WORK: MFA is the environmental lead for a planned affordable housing redevelopment of a 30-acre former coal mine site. Nonprofit organization Forterra purchased the site in 2020 and is working with the City

of Roslyn and its residents to craft a development approach that addresses the community's need for housing. With support from MFA, Forterra has received grants from Ecology and the Washington Department of Commerce to conduct a soil and groundwater data gaps investigation. The grants supported Forterra's environmental site assessment to refine the nature and extent of contamination, analysis of cleanup alternatives to develop a remedial strategy, and planning for redevelopment to transform the site for affordable housing and community benefit.

The mine included a tailings pile, foundry and associated slag pile, powerhouse with transformers, and a building foundation used for vehicle maintenance. Environmental investigations found the following contaminants at concentrations exceeding applicable cleanup levels related to historical operations: oil-range total petroleum hydrocarbons, arsenic, cadmium, lead, and mercury. As part of the 2023/2024 data gaps investigation, we completed over 50 borings, including reconnaissance groundwater and well monitoring installations to assess potential impacts of metals in shallow groundwater.

A site-specific terrestrial ecological evaluation site walk was conducted to inform potential risks to ecological receptors. Potential cleanup actions for impacted soil at the site will be evaluated in concert with redevelopment plans to ensure the protection of human health and the environment. MFA also supported Forterra's application for a \$1.7 million EPA cleanup grant, which was awarded in 2024 and provides resources needed to conduct cleanup and promote the redevelopment. Through physical development, Forterra seeks to incorporate community priorities such as honoring Roslyn's historical character; incorporating healthy wetlands and beautiful green space within the site; and providing public parking, developing commercial space, and other community attractions.

ORIGINAL TIME SCHEDULE: December 2022-July 2025 **COMPLETED TIME SCHEDULE:** December 2022-July 2025. The project has included multiple phases of work, all of which have been funded by state or federal grants. All work has been completed on time consistent with the grant agreements

PROJECT STAYED WITHIN AGREED UPON BUDGET: All work has been completed consistent with specified grant funding amounts.

D2. References

Oregon State University – Cascades

Jarrold Penttila, Associate Director of Capital Planning and Construction

Obsidian Hall, 108 B, 15000 SW Chandler Street,
Bend, Oregon 97702

jarrod.penttila@osucascades.edu | 541.706.2163

DESCRIPTION OF SERVICES: Remediation phasing plan development, site analysis and cost estimation, iterative remedial design, stakeholder engagement, redevelopment scenario planning, large-scale waste excavation and processing, site grading, slope stabilization, sustainable reuse strategy

TIME FRAME OF SERVICES: June 2016–Present

Northern State Multi Service Center/ Former Northern State Hospital

Heather Rogerson, Director of Planning and Development

15400 Airport Drive, Burlington, Washington 98233

heatherr@portofskagit.com | 360.757.0011

DESCRIPTION OF SERVICES: Environmental assessment, soil and groundwater sampling, conceptual cleanup planning, stakeholder engagement, public outreach, grant fund coordination, regulatory compliance, redevelopment planning

TIME FRAME OF SERVICES: March 2014–Present

City of Astoria

Jeff Harrington, PE, Public Works Director

1095 Duane Street, Astoria, Oregon 97103

jharrington@astoria.or.us | 503.338.5177

DESCRIPTION OF SERVICES: Landfill closure design, brownfield redevelopment planning, environmental permitting, subsurface investigation, soil and groundwater sampling, soil gas analysis, health and safety planning, cultural resource monitoring, regulatory compliance, conceptual site modeling, cleanup recommendations, stakeholder coordination, long-term site monitoring

TIME FRAME OF SERVICES: November 2012–Present

Forterra

Dan Grausz, Senior Director of Strategic Projects

5101 14th Ave NW, Suite 200 #307, Seattle, WA 98107

dgrausz@forterra.org | 206.669.3899

DESCRIPTION OF SERVICES: Environmental site assessment, soil and groundwater investigation, ecological evaluation, cleanup planning, grant support, stakeholder engagement, historical site analysis, redevelopment strategy

TIME FRAME OF SERVICES: December 2022-July 2025



Vancouver WA | Seattle WA | Spokane WA | Bellingham WA
Portland OR | Bend OR | Lake Oswego OR | The Dalles OR | Coeur d'Alene ID | Kellogg ID

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Appendix

Résumés



Lisa Pritzl LG, PG

Senior Geologist

lpritzl@maulfoster.com | 509.710.5080

Lisa Pritzl has over 18 years of environmental consulting experience. She has served as the project manager and senior geologist on a wide variety of projects, including Phase I and Phase II environmental site assessments and remedial action construction projects. She has managed all aspects of these projects, including confirming the client's needs and objectives; determining the scope; writing workplans; budgeting; conducting fieldwork; and coordinating contractors, team members, and clients. Lisa has extensive field experience collecting environmental samples of groundwater, surface water, sediment, soil, and soil gas. Her expertise includes groundwater hydrogeology, physical and chemical soil and groundwater characterization, conceptual site modeling, and risk analysis. Her experience ensures that her work meets quality assurance and quality control data collection protocols, and EPA and Washington State Department of Ecology Model Toxics Control Act guidelines. She has also managed and led environmental assessments at brownfield sites and for Integrated Planning Grant-funded projects conducted under Ecology and EPA oversight.

Education

- BS, Geological Sciences:
Eastern Washington
University

Licenses

- Licensed Geologist:
Washington, No. 3189
- Professional Geologist:
Idaho, No. 1632

Certifications

- 40-Hour HAZWOPER
Training
- AHERA Asbestos Inspector
- First Aid, CPR, and AED
Training
- OSHA 8-Hour Hazardous
Confined Space Recognition
Training
- OSHA 10-Hour Construction
Safety and Health Training
- MTCA Training: Introduction
- MTCA Training: Establishing
Soil, Groundwater, and
Surface Water Cleanup

Relevant Projects

Columbia Point Landfill Characterization, Richland, Washington

Lisa coordinated and conducted a subsurface field investigation at the Columbia Point Landfill in Richland, Washington. This investigation was conducted to provide information to the City of Richland regarding the landfill's composition and potential hazards as well as to inform safe, effective pathways for future redevelopment. The investigation included advancing test pits, to determine the lateral and vertical extent and general content of solid waste material, documenting each excavation, and collecting samples for analysis. Lisa and the MFA project team used the data collected during the investigation to evaluate remedial alternatives for the landfill, considering technical feasibility, long-term effectiveness, risk management, overall cost, and potential community concerns.

Subsurface Investigations of Former Landfill, Coeur d'Alene, Idaho

Lisa conducted a subsurface investigation at a former landfill site for the prospective purchaser's environmental due diligence. An important element of the work was the characterization of existing environmental conditions so that potential environmental risks associated with site development could be identified and the scope and costs to mitigate those risks quantified to support the client's decision whether or not to purchase the site. The investigation included soil boring and monitoring well installations via direct-push and sonic methods, soil sampling, soil gas sampling, groundwater sampling, data review, and preparation of final reports. Lisa identified the project data needs, scoped the project, selected appropriate risk screening criteria, and confirmed all of these with the Idaho Department of Environmental Quality to ensure successful, efficient, and cost-effective execution of the work. The analytical results of data collected during the site investigation informed the potential purchaser and Idaho DEQ that environmental concerns included vapor intrusion risk as well as the possibility that impacts to soil and groundwater were

more widespread than originally thought. Lisa's environmental investigation findings allowed the client to assess the financial risks associated with the site and reach a decision on whether to continue with the purchase.

Lisa Pritzl LG, PG

Rock Island Waterfront Redevelopment and Adaptive Reuse Project for Port of Douglas County and City of Rock Island, Washington

Lisa led the environmental investigation and reporting for the former 100-acre Rock Island Smelter Facility. This project was conducted under the federal Brownfield program, in collaboration with the City of Rock Island and the Washington State Department of Ecology. She prepared the quality assurance project plan and budgets and oversaw subcontractor drilling, temporary well installation, ground penetrating radar surveys, soil sampling, river sediment sampling, and reconnaissance groundwater sampling. The environmental data collected were used to prepare a remedial action plan and feasibility study to identify any environmental concerns and the associated risks to human health and the environment, and to help inform the scope of the cleanup and redevelopment effort. Once developed, the waterfront property will be designated for commercial and industrial use and will provide outdoor recreation opportunities, including access to the Columbia River, providing public and economic benefit to the community.

WSU Steam Plant Environmental Investigation, Pullman, Washington

Lisa managed, coordinated, and conducted an environmental assessment at the WSU Steam Plant for the Port of Whitman County. The objective of the environmental assessment, funded by a Washington State Department of Ecology Integrated Planning Grant, was to characterize environmental conditions of the unused part of the steam plant proposed for redevelopment. The environmental assessment included the installation of soil borings and temporary groundwater wells, using direct-push drilling methods to collect soil and groundwater samples for analysis. Additionally, the assessment included the collection of sub-slab soil vapor samples inside a building to assess the potential for vapor intrusion. Lisa prepared a final report compiling analytical data and findings for submittal to WSU, Ecology, and the port. Lisa used the data to prepare a site assessment report, which was then used to help inform environmental cleanup costs associated with the port's development plan.

Nitrate Source Investigation, Sunnyside, Washington

Lisa investigated organic and inorganic nitrate sources at three commercial dairies located in the Yakima Valley Basin, Washington, pursuant to an EPA Administrative Order on Consent. Field activities included a residential well survey and sample collection effort to evaluate nitrate contamination in 230 residential drinking water wells, installation of a 16-monitoring-well network in the 12-square-mile area containing the dairy operations, quarterly groundwater monitoring, and coordination with and oversight of various subcontractors. Her work also included the development of field sampling and analysis work plans, quality assurance project plans, well installation reports, quarterly groundwater monitoring reports, responses to EPA comment letters, and annual reports.

Remedial Action at Gardner Oil Refueling Facility, Tekoa, Washington

Lisa conducted a Phase II ESA and implemented a soil remedial action at a petroleum refueling facility where multiple releases had occurred over decades of operation. Phase II ESA activities included preparation of work plans, budgets and work orders, and soil sample collection. Phase II ESA analytical and field data successfully characterized the extent of contamination, leading to identification of areas requiring remediation. Lisa then assessed remedial avenues in a feasibility study to evaluate cleanup options and the associated costs. Lisa worked closely with Washington State Department of Ecology, the Pollution Liability Insurance Agency, and the client, to select and implement the remedy at the site, which consisted of the excavation and disposal of petroleum-contaminated soil and the application of bioremediation enhancing reagents. Groundwater and soil treatment reagents were applied within the excavation during backfill and injected into the subsurface in areas where excavation was not feasible. Her work included oversight of the remedial contractors, confirmation soil sample collection, and ensuring that the contractor returned the site surface to preconstruction conditions. Once remedial activities were completed, Lisa reviewed final field and analysis data and prepared a final remedial action report. Compliance monitoring is ongoing at the site to evaluate the remedy effectiveness and as a path to site closure.



Stacy J. Frost PE

Principal Engineer

sfrost@maulfoster.com | 208.644.7895

Stacy Frost has assisted clients with all aspects of site development for nearly 25 years. He works closely with both large and small project teams to develop design concepts and help create development strategies that benefit the community.

Clients appreciate Stacy's focus on understanding their business goals and leading project teams that address these goals. He facilitates design charrettes, participates in public outreach and stakeholder engagement, and negotiates with public agencies and private stakeholder groups.

Stacy's experience as a professional engineer includes leading the civil design of industrial, commercial, residential, waterfront, and port developments. His extensive experience with public-private partnership projects often involves brownfield projects, including several award-winning brownfield redevelopments in the Pacific Northwest. He seeks out opportunities to leverage his experience in brownfield redevelopment for his clients, with an emphasis on incorporating the remediation strategy into the redevelopment.

Education

- BS, Civil Engineering:
Oregon State University

Licenses/Registrations

- Professional Civil Engineer:
Washington, No. 41805
Oregon, No. 65669
Wyoming, No. 15111
Idaho, No. 20719

Certifications

- 40-Hour HAZWOPER Training
- 2006 Leadership Clark County

Awards

- 2012 national Edmund Friedman Young Engineer Award for Professional Achievement, American Society of Civil Engineers (ASCE)
- 2012 Oregon State Award for Outstanding Early Career Engineers by the Oregon State University College of Engineering
- 2006 Young Engineer of the Year, Oregon section of ASCE
- 2006 Accomplished Under 40, Vancouver Business Journal

Relevant Projects

Oregon State University-Cascades—Former Demolition Landfill, Bend, Oregon

Stacy led the MFA team in assisting OSU-Cascades with environmental, civil engineering, and negotiations support services related to remediation and redevelopment of an inactive construction- and demolition-waste landfill that OSU-Cascades purchased to complete their planned campus expansion.

Stacy led the development of a remediation phasing plan to align with projected funding. The results of the initial site analysis were used to develop remediation costs for multiple redevelopment scenarios. Using an iterative design process, MFA refined the remedial alternatives in collaboration with the OSU-Cascades team, incorporating feedback received at design charrettes (which were facilitated by Stacy), and prepared an opinion of probable costs for each scenario. Based on the results of the engineering due diligence and remediation scenarios, MFA demonstrated that the existing landfill could be repurposed to benefit the community and improve the environmental quality of the encumbered site.

MFA developed plans for large-scale waste processing of the landfilled materials to produce engineered fill necessary for redevelopment. This approach was consistent with OSU-Cascades's aspirations for limiting the carbon footprint of waste handling and site redevelopment. A large-scale remediation and reclamation pilot test was also completed to inform the redevelopment design.

MFA assisted with prospective purchaser agreement and solid waste permit negotiations with the Oregon DEQ to limit OSU-Cascades' liabilities and ensure that the redevelopment could proceed as planned. The first phase of remediation, involving large-scale waste excavation and processing, site grading, and reclamation of an adjacent 46-acre pumice mine, was completed in summer 2020.

Stacy J. Frost PE

Leichner Landfill Redevelopment Master Plan, Vancouver, Washington

Stacy led the civil engineering effort in the master planning process for this 120-acre site, which includes the closed Leichner Landfill and associated county-owned properties. The master plan provides an overall conceptual design identifying where buildings, roads, and other infrastructure might be located to support various types of future development. The master planning process included a series of studies analyzing land use, environmental, transportation, and infrastructure needs to serve new development. A fiscal analysis was completed to assess the market demand for the types of businesses and uses that might locate at the site, and a panel of real estate experts was convened to review and provide feedback on development options. MFA has supported the county's public information effort through preparation of printed materials, a project website, and two open houses to seek public feedback.

MFA also helped the county apply for and obtain a Washington State Department of Ecology Integrated Planning Grant to investigate environmental conditions on an adjacent property to determine whether there is an opportunity to expand the total developable area.

Astoria Municipal Landfill Closure and Redevelopment, Astoria, Oregon

Stacy led the team in the design of this national award-winning project that involved the closure of a municipal landfill and the development of an athletic field sports complex on top of the landfill. The new sport stadium complex includes a 1,200-seat grandstand building with restrooms and concessions; surface parking for over 400 vehicles; an auxiliary locker room building with equipment storage, home and visitor locker rooms, and coaches' offices; and synthetic turfed football field, baseball field, softball field, and soccer field for the school district and the community of Astoria. MFA worked with the city, the school district, and Columbia Memorial Hospital to meet Oregon DEQ requirements for official closure, minimize the creation of leachate and associated contamination, manage landfill gas concerns, and provide the community of Astoria with a long-lasting and safe sport facility.

Major design components included: a 1,400-lineal-foot, off-site, gravity sanitary sewer main; potable water and sanitary sewer services; grading to promote positive drainage off the cap; on-site stormwater collection, conveyance, and treatment systems; passive gas collection systems below the fields and buildings that can be converted to active systems if necessary; a groundwater intercept system to minimize leachate creation; a soil cap meeting DEQ requirements; and a linear low-density polyethylene liner under the sport fields to provide an extra gas-migration barrier. The team also provided permitting and construction assistance.

Public-Private Partnership Brownfield Redevelopment, Vancouver, Washington

Stacy led the civil engineer design and permitting services for the client's new manufacturing and warehousing headquarters in the Lower Grand Employment Area of Vancouver, Washington. The development of the 5.16-acre site, including a 58,000-square-foot fabrication facility, showcased the development opportunities available through a public-private partnership. Through early and active engagement with the City of Vancouver, MFA was able to assist in the formation of a developer's agreement that proved a win for both the city and the client.

Existing conditions on the site made this development a technical and permitting challenge. The project was a former Superfund site with legacy monitoring wells and a Special Flood Hazard Area and had no clear stormwater management system. MFA leveraged our environmental and site development experience to provide the client with functional and attractive on-site improvements, including the bioretention stormwater facilities, an underground infiltration gallery, commercial driveways, two optimized pavement sections, utilities, and full landscape design.

Additional Relevant Projects:

- Mt. Solo Landfill Redevelopment Planning, Cowlitz County, Washington
- Redevelopment of a Brownfield into a 13.4-Acre Commercial/Retail Development, Vancouver, Washington
- Redevelopment of a Brownfield into an 8-Acre Commercial/Retail Development, Clark County, Washington
- Brownfield Site Redevelopment for Large Industrial Warehouse Facility, Portland, Oregon



Caitlin Bryan

Principal Environmental Scientist

cbryan@maulfoster.com | 541.705.2826

Caitlin Bryan is recognized for her skill in distilling complex site conditions into easy-to-understand summaries with actionable recommendations. She has broad experience with environmental site assessments on a wide range of site types, including gas stations; dry cleaners; multiunit residences; large forest tracts; restaurants; landfills; abandoned mines; agricultural sites; and industrial facilities such as lumber mills and papermaking, metal-plating and -smelting, particleboard-manufacturing, wood-treating, and food-processing facilities. Caitlin is well-versed in complex data compilation and assessment, GIS services, laboratory analyses, and field sampling of multiple media. Her diverse technical experience includes design and construction management, Phase I and II environmental site assessments and cleanups, regulatory assistance through voluntary cleanup programs and prospective purchaser agreements, mine land characterization, water-quality assessment, reclamation site design, river/wetland bioengineering, watershed-scale investigation, and water system operation. As a seasoned professional, Caitlin excels in navigating the crosswalks among diverse project teams, serving in roles ranging from technical expert and senior strategist to project or program manager and owner representative. Caitlin's diverse educational and professional skill set provides her with valuable insight and contributes to her creative project solutions.

Education

- Master's Certificate in Reclamation/Restoration Ecology:
University of Wyoming
- BS, dual degree in Environment and Natural Resources and Geography with a concentration in Geographic Information Systems:
University of Wyoming

Certifications

- 40-Hour HAZWOPER and 8-Hour Refresher Training
- First Aid, CPR, AED Training
- RCRA Hazardous Waste Basic Training
- ASTM-CEP

Relevant Projects

Phase I and II Environmental Site Assessments and Cleanup

Caitlin has conducted more than 200 Phase I ESAs consistent with the requirements of the American Society for Testing and Materials Standard Practice for Environmental Site Assessment and the All Appropriate Inquiry rule under the Comprehensive Environmental Response, Compensation, and Liability Act. Some of these projects have led to Phase II investigations and remedial action, with protection of landowner liability provided through tools such as the Prospective Purchaser Agreement; Caitlin has played an integral role in all of these. These sites span locations throughout California, Idaho, Oregon, and Washington and cover numerous land-use sectors, from heavy industrial to large tracts of forested land. Examples of Phase I, Phase II, and cleanup action projects are presented below.

Prospective Purchaser Agreements and More, Former Superfund Site, Oregon

Caitlin conducted four Phase I ESAs for different portions of a former federal and state cleanup site. These assessments covered a combined area of 192 acres. The property had been subjected to more than 50 years of industrial activity and more than 20 years of regulatory oversight. Caitlin participated with a team of regulatory officials, attorneys, engineers, and scientists to communicate site conditions and identify data gaps. The identification of data gaps led to four focused Phase II assessments, in which Caitlin played a leading role, to provide the client with the level of comfort necessary for due diligence of the property. Caitlin has continued to work with this client to obtain two prospective purchaser agreements with the Oregon Department of Environmental Quality and a comfort letter from the Environmental Protection Agency. Caitlin and team created contaminated-media management plans for development and assisted the client with topics such as threatened and endangered species, wetlands, stormwater, disposal

Caitlin Bryan

and reporting requirements, and hazardous building materials survey and abatement. These documents provide the framework and guidance necessary for construction contractors to facilitate site development. As site development work progressed, Caitlin helped manage the daily environmental oversight team, on-call sampling efforts, daily dust monitoring, hazardous waste removal, agency communication, and preparation of construction completion reports.

Phase I ESA and Focused Investigation, Future City Park, Tukwila, Washington

Caitlin conducted a Phase I ESA and managed a focused environmental investigation of a riverside property proposed for addition to a city park. Recognized environmental conditions identified in the Phase I ESA were investigated through the collection of soil and sediment samples, including implementation of incremental sampling methodology, to determine an approximate average concentration over an area of interest. Analytical results of a wide range of constituents were then compared to Model Toxics Control Act Methods A and B and ecological indicator screening-level values. MFA identified remedial actions that could be integrated with site-preparation activities. In part because of Caitlin's identification of innovative sampling approaches for achieving project objectives, this project was completed on time and more than 25 percent under budget.

Phase I and II ESAs and Cleanup Action, Former Service Station, Portland, Oregon

Caitlin managed a Phase I ESA, investigation, and cleanup at a former service station. The prospective purchaser required an unconditional No Further Action determination from the Oregon Department of Environmental Quality to prepare the property for residential redevelopment. The project was entered into DEQ's Independent Cleanup Pathway program, and environmental concerns, including underground storage tanks and petroleum-contaminated soil, were removed. An NFA was secured, and the property transaction was completed within the expected timeframe.

Phase I ESA, Willamette Falls, Future Redevelopment, Oregon City, Oregon

Through Metro's Brownfields Program, Caitlin conducted a Phase I ESA of the former Blue Heron Paper Company, a property that encompasses 23 acres and more than 35 buildings. This property has a colorful history of commercial and industrial uses that included paper manufacturing, a woolen mill, a flour mill, a sawmill, a tannery, numerous laundries, an auto-repair garage, residences, and office and retail facilities.

Phase I and II ESAs, Former Nickel Mine, Douglas County, Oregon

Caitlin conducted a Phase I ESA of 639 acres of timberland that encompasses a former nickel mine. Caitlin identified potential risk from asbestiform minerals and metals, which was quantified through Phase II sampling. This provided the client with the information needed to make an informed decision, furthering their understanding of the acceptable uses of the property in its current condition.

Phase I and II ESAs and Cleanup Assistance, Forestland, Truck Shop, and Lumber Yards; Klamath, Jackson, and Lake Counties, Oregon, and Siskiyou County, California

Caitlin conducted a Phase I ESA of over 600,000 acres across four counties in two states. This assessment used GIS to identify sites of interest and focus site reconnaissance efforts. Caitlin's aptitude for GIS and specialization in forestland and lumber mill assessment provided her with the tools to make an evaluation of such a large area not only feasible, but also diligent. In conjunction with the Phase I ESA, Caitlin provided a findings memorandum that identified observed environmental conditions and proposed recommendations. These findings provided the client with information that resulted in a carve-out of a portion of the prospective purchase, which otherwise may have required an expensive cleanup effort. Caitlin conducted four focused Phase II investigations, provided cleanup assistance, and completed technical reports resulting in the Oregon Department of Environmental Quality's No Further Action finding for six sites formerly listed by the DEQ as having suspected contamination.

Phase I ESAs, Boise White Paper and Boise Cascade, St. Helens, Oregon

The City of St. Helens purchased two formerly active wood-product facilities. These properties total 229 acres and were formerly owned by Boise White Paper and Boise Cascade. Together these parcels create a larger property in the heart of downtown. Caitlin completed the Phase I ESAs to assist the city in satisfying the All Appropriate Inquiry rule under CERCLA. As these facilities had long histories, the amount of information reviewed and considered was significant and vital in helping the city make informed go-no-go purchase decisions.



Cem Gokcora PE

Senior Engineer

cgokcora@maulfoster.com | 971.713.3573

Cem Gokcora has over 20 years of experience in civil engineering, including site development, utility design, stormwater conveyance and treatment design, water systems design, solid waste facility design, brownfield redevelopment design and compliance assistance. His areas of expertise include project management, site development design, planning and permitting, stormwater management, vapor intrusion mitigation design and construction cost estimating. Cem understands how to develop site plans that optimize client objectives relative to site and regulatory constraints and has successfully permitted projects within numerous jurisdictions in Washington and Oregon. He is proficient at preparing accurate development budgets and cost estimates,

and detailed schedules covering design, permitting, and construction activities. He has adeptly led and managed multidisciplinary teams, ensuring successful project delivery. Additionally, Cem provides construction period services, including site inspections and contract administration. Cem is a civil engineer licensed in California, Idaho, Oregon, and Washington.

Education

- MS, Engineering and Technology Management:
Portland State University
- BS, Civil Engineering:
Middle East Technical University

Licenses/Registrations

- Professional Civil Engineer:
California, No. C 88736
- Professional Civil Engineer:
Idaho, No. 17290
- Professional Civil Engineer:
Oregon, No. 70867 PE
- Professional Civil Engineer:
Washington, No. 54676

Certifications

- 40-Hour HAZWOPER Training
- First Aid, CPR, and AED Training

Relevant Projects

Brownfield Site Redevelopment for Large Industrial Warehouse Facility, Portland, Oregon

Cem led the design and permitting (with multiple agencies) effort for redevelopment of a former concrete structure manufacturing facility, a portion of which overlaid a former closed construction and demolition debris landfill, to a large-scale industrial warehouse complex (approximately 675,000 square feet of building area in total). The former facility, located along Columbia Slough and with a permitted outfall, is a registered DEQ environmental cleanup site. Cem assisted the design team with preparation of the remediation design submittal package and coordinated with the DEQ's Cleanup Division for review and approval of the selected remedy. He prepared the site civil components of the City of Portland building permit application. These included design drawing sets for on-site features (grading, stormwater conveyance and treatment, sanitary sewer, and water, hardscape details, landfill gas mitigation systems), and stormwater report. Cem led the construction quality assurance program and provided the DEQ with periodic remediation construction progress updates. He authored the construction completion report and is currently managing the post-construction source control evaluation effort.

Design for Public Water System Improvements, The Dalles, Oregon

Cem has led the engineering effort for a privately funded public water system improvement project in the City of The Dalles, which includes construction of two production wells, two 2.4-million-gallon welded steel tanks, and a booster pump station with up to 9,000 gallons-per-minute pumping capacity. Cem completed the wellhouse pipe configuration and prepared specifications for tanks, control valves, and coatings. Cem coordinated the design of the well houses and electrical system design. He performed engineering of record services during construction including conducting weekly progress meetings, reviewing submittals and responding to requests for information as well as preparing record drawings.

Cem Gokcora PE

Design and Permitting for a Private Solid Waste Transfer/Recycling Facility, Polk County, Oregon

Cem has been managing a multi-disciplinary team to assess feasibility of redevelopment of a former dairy facility to a private solid waste transfer/recycling facility. The permitting effort included coordination with the Polk County to obtain a Conditional Use Permit required because of the change in site use.

Bailing Facility Design and Permitting for a Private Solid Waste Transfer/Recycling Station, Toledo, Oregon

Cem assisted a private solid waste transfer/recycling facility with a temporary bailing facility design and permitting. The permitting effort included coordination with the City of Toledo and the Lincoln County Building Department to obtain a Conditional Use Permit (required because of the scale of the proposed improvements), an Excavation/Fill Permit, and a Building Permit. Cem managed the design team, which included a geotechnical consultant, a structural consultant, a surveyor, and the membrane structure supplier, and coordinated with the contractor for site planning, earthwork, building layout, slab design, and evacuation plan (for life safety and wind protection of the membrane structure). Cem is currently coordinating with ODOT and City of Toledo Public Works for a public utility extension to the site, which includes crossing of an ODOT highway (Highway 20).

Tennant Way Landfill Closure, Cell 3, Longview, Washington

Cem coordinated with a geotechnical subconsultant and the Cowlitz County Building and Planning Department to prepare an alternative cap evaluation report. He was part of the design team that prepared an engineering report for the proposed closure, and also drafted the engineering plan set for construction, including the subgrade, stormwater, and landfill gas collection plan, along with associated landfill stormwater/gas collection details. Cem assisted the client with remaining capacity calculations for the active landfill cell and coordinated with the Washington State Department of Ecology on estimating the postclosure period timeframe, based on landfill gas generation modeling results. He completed preparation of bid documents for the preprocurement of the cover materials and assisted the county during the procurement bid period. Cem prepared bid documents for closure construction, and assisted the county during the bid and construction period. He managed the construction quality assurance team overseeing the construction of the closure project, ran weekly construction meetings, and coordinated resolution of the contractor's requests for information. Cem authored the postconstruction report and coordinated with the county's Environmental Health Unit for jurisdictional postclosure requirements. Cem updated the postclosure plan and prepared an environmental covenant letter.

Nespelem Transfer/Recycling Station, Nespelem, Washington

Cem helped the design team to put together the bid documents for Nespelem Transfer/Recycling Station. He edited the contract form provided by the client, to address the project-specific components. Cem was involved in the site, grading, and utility design (including an on-site septic system) for the subject site. He assisted the design team with the preparation of technical specifications for structural fill construction and compaction below the proposed transfer station building, paving, a package sanitary pump station, on-site sanitary and water systems, a pre-engineered steel building, gravel access road construction, a modular scale house, and a truck scale.

Upland Remediation Design for Industrial Facility, Astoria, Oregon

Cem was the project engineer preparing the design for remediation of upland soil and sediment contamination associated with a historical ship construction and repair facility. Cem coordinated with the U.S. Army Corps of Engineers on the Section 408 process for restoration of an existing dike section on site as part of the remediation work. He worked with the project geotechnical consultant to prepare the Section 408 application, which included a dike design report, safety assurance review plan, and Section 408 checklist response. Cem also coordinated with Clatsop County regarding required conditional use permit application and assisted the design team with permit application preparation. Cem led the construction quality assurance services for remediation construction by daily coordination with the field staff, and the owner regarding in-water and upland remediation construction activities. Daily construction activities were reported to the DEQ weekly. Cem ran weekly construction progress meetings with the DEQ, summarizing completed work and discussing planned work and remediation activities. He certified the completion of remediation with the construction certification report.



Ryan Crotty

Senior Planner

rcrotty@maulfoster.com | 360.947.2203

Ryan Crotty is an environmental/land use planner experienced providing planning and permitting services to a variety of public- and private-sector clients, primarily in Washington, Oregon, and Idaho. He specializes in environmental documentation and compliance, preparing comprehensive development applications, performing site feasibility analyses, and conducting development review on behalf of public agencies. Using his in-depth experience in the evaluation of federal, state, and local regulations, Ryan interprets and conveys requirements to project teams and clients while preparing legally defensible development applications that agencies can process quickly.

Education

- BA, Urban Planning and Sustainable Development: Western Washington University

Relevant Projects

East Terminal 4 Site Feasibility Study, Port of Grays Harbor, Aberdeen, Washington

Ryan was responsible for determining the regulatory framework and mitigation implications for more than ten site redevelopment alternatives being considered by the Port of Grays Harbor. He was responsible for working with a multidisciplinary team of consultants and the Port of Grays Harbor management team as they developed potential redevelopment alternatives for an industrial marine site. His primary role was to assess each development alternative's regulatory context including assessing permit applicability, identifying key considerations or constraints, and determining potential mitigation requirements. He also worked with engineers to develop alternatives that would minimize regulatory involvement and environmental impact, thereby reducing the permitting review timeline, project risk, and mitigation.

Terminal 1 Waterfront Development Plan, Port of Vancouver, Vancouver, Washington

Ryan was lead author for the local permit applications and approvals required for integration and implementation of a master plan at an industrial site in Vancouver, Washington. He was responsible for integrating an existing master plan with the City of Vancouver's concept development plan criteria, helping to streamline the permitting process for implementation of individual elements included in the master plan. The master plan proposed developing 10.37 acres into a mix of residential units, retail and commercial office space, and a hotel. The project also included the adaptive reuse of an existing overwater building area as a marketplace, as well as public amenities such as an extension of the Columbia River Renaissance Trail and enhancement of an existing pier to add new civic open spaces and amenities. In addition to addressing the concept development plan criteria, Ryan drafted permit applications/documentation that would allow implementation of other aspects of the master plan. This included SEPA documentation (planned action) and a Shoreline Conditional Use and Substantial Development Permit.

Ryan Crotty

The Cove at Chambers Bay Master Development Plan, Steilacoom, Washington

Ryan is the permitting lead for this mixed-use development project (regulated by a development agreement) in the Town of Steilacoom. The project encompasses five parcels comprising approximately 70 acres, of which approximately 13 acres are developable. The client proposed dividing the existing five parcels into an 11-lot master planned development that supports a mix of residential and commercial uses including single-family homes, townhomes, multifamily dwellings, and commercial uses. The maximum proposed density is 396 residential units and 15,000 square feet of commercial space. The project would construct two new internal circulation roads to support future uses and development. Natural and recreational features proposed as part of the project include an approximately 1,700-linear-foot greenway along Chambers Bay and a 0.4-acre park. To date, Ryan has provided strategy for federal, state, and local permit acquisition as well as prepared and submitted the following applications to the Town of Steilacoom: Master Planned Development permit, SEPA review, Shoreline Substantial Development permit, Critical Areas permit, Preliminary Plat approval, and a Road Vacation approval.

Harbor Island Dock Demolition, King County Solid Waste Division, Seattle, Washington

Ryan was the lead author and project manager for this dock demolition work, which was conducted at the directive of the Washington Department of Natural Resources to fulfill the terms of an aquatic lands lease. He was responsible for actively managing the project, coordinating with applicable agencies, and preparing/managing permit applications. The project consisted of demolition of an approximately 76,000-square-foot derelict pier, upland shoreline grading, placement of a sand cap in the subtidal zone, and excavation/backfill in the intertidal zone to remove debris. Given the project's proximity to the Harbor Island Superfund Site and location at the mouth of the Duwamish River, the federal permit application process required close coordination with EPA and interested tribes.

Shipyard Habitat Project, Seattle, Washington

Ryan was the lead author for the permitting documents associated with construction of a habitat area at the mouth of the Duwamish River. The project consisted of construction of a habitat area as mitigation for natural resource damages incurred during historical operations at the site. The project also included significant improvements to existing marine facilities, both in water and upland. The project required the full suite of environmental and land use permits, including but not limited to a Department of Army Permit, 401 Water Quality Certification, Hydraulic Project Approval, SEPA Threshold Determination, Shoreline Conditional Use, Substantial Development, and Special Use Permit, Master Use Permit, and construction permits.

Tolt Pipeline Slope Stability Improvements, Seattle Public Utilities, King County, Washington

Ryan was the lead author for state and local permit applications pertaining to slope stability improvements to protect the integrity of water transmission pipelines. These pipelines are part of a managed water supply system that carries approximately 100 million gallons of water per day from the Tolt Reservoir to treatment and, ultimately, to the greater Seattle metropolitan area. The project was needed to ensure continued operation of the transmission pipelines, and to avoid a potential failure scenario that could impact the supply of drinking water for approximately 1.4 million people. The slope stability improvements were constructed within the shoreline jurisdiction, and in a heavily wooded area, triggering state and local environmental permits and extensive mitigation that required multiagency review and approval.

SR-131 Waterline Replacement, Lewis County Water District, Randle, Washington

Ryan was the project manager and permitting lead for this waterline replacement project. The project consisted of the replacement of a waterline within the public right-of-way. A notable aspect of this project was the requirement to install the waterline underneath the Cowlitz River via horizontal directional drilling. This requirement increased project complexity from a regulatory perspective given the potential conflicts with the river. Ryan led the permitting process and worked with the United States Army Corps of Engineers, Ecology, WDFW, and Lewis County to obtain the required authorizations for construction of the waterline.



Sean Maloney LG

Project Geologist

smaloney@maulfoster.com | 206.992.7906

Sean Maloney has five years of experience with scoping, planning, and executing environmental investigations. His experience includes developing cost estimates and sampling and analysis plans, conducting environmental fieldwork, and preparing reports for sites in Washington, Oregon, and Idaho. His fieldwork experience includes remedial construction and excavation oversight; meteorological station calibrations and audits; subsurface investigations; underground storage tank assessment and closure; soil, sediment, groundwater, surface water, and asbestos-containing-material sampling; and hazardous building material assessments. He has prepared numerous environmental site assessment reports, meteorological station audit reports, data memoranda, and groundwater monitoring reports.

Sean's project experience is enhanced by his coursework at Western Washington University, which focused on environmental geology and groundwater resources and included classes in hydrogeology, environmental geology, and Geographic Information Systems.

Education

- BS, Geology:
Western Washington University,
Bellingham

License/Registration

- Licensed Geologist:
Washington, No. 25014978

Certifications

- 40-Hour HAZWOPER Training
- AHERA Asbestos Inspector
- First Aid, CPR, and AED
Training
- Occupational Safety Councils of
America-Pacific Northwest
Refinery Safety Overview
Certification
- Certified UST Assessor, State of
Washington
- TSA TWIC

Relevant Projects

Subsurface Investigations Using Direct-Push Drill Rigs, Oregon and Washington

Sean has conducted subsurface investigations at numerous sites to evaluate soil characteristics, hydrogeologic conditions, and preferential pathways for contaminant migration. He uses available data to inform elements of fieldwork, including subsurface soil conditions, hydrogeologic conditions, and ideal depths for well screens and sample collection. Sean schedules and coordinates with clients, drilling subcontractors, utility locators, professional surveyors, and investigation-derived waste disposal managers. Sean has prepared remedial action work plans and reports, using his field observations to develop conclusions and plans for future investigations. Sean has also functioned as a site health and safety officer during fieldwork.

Remedial Investigation of Multiple Sites for the Bunker Hill Metallurgical Complex Superfund Site, Wallace, Idaho

Sean has conducted soil, sediment, surface water, groundwater, and mine waste sample collection for various project sites. He has also conducted lithologic logging, well installation and development, erosion pin installation and monitoring, hydrologic transects, and staff gauge installation for various sites. The data he collected have supported the development of the remedial designs for the sites.

Soil Sampling and Screening for Habitat Restoration, Marysville, Washington

Sean sampled soil at multiple active construction sites in the Seattle area to evaluate the reuse potential of those soils for construction of an ecological restoration site near Marysville, Washington. Following placement of the soils at the restoration site, he sampled them to confirm that they did not contain contaminants at concentrations exceeding the import criteria for the site. The work benefited the client by reducing the cost for import of soil needed to construct the site.

Sean Maloney LG

Asbestos-Containing Material/Soil Confirmation Sampling, ODOT 2020 Labor Day Fires Cleanup Project, Western Oregon

Sean conducted asbestos-containing material sampling at hundreds of fire-impacted properties to inform and facilitate debris removal associated with statewide wildfires. He also assisted in the development and implementation of soil sampling procedures that were used to sample thousands of properties following debris removal to confirm that there were no residual fire-related impacts to soil. This project required significant coordination with multiple stakeholders, including ODOT, the DEQ, multiple subcontractors, and private homeowners.

Hazardous Building Material Assessment for Property Redevelopment, Washington State University, Pullman, Washington

Sean conducted a lead paint and asbestos-containing-material survey for Washington State University's steam plant to inform abatement crews of hazardous building materials during demolition. Sean was tasked with quantifying, describing, and sampling dozens of unique ACM units, resulting in the collection and processing of hundreds of samples. Sean prepared a report summarizing the sampling results.

Vapor Sampling, Oregon and Washington

Sean has conducted soil gas and sub-slab air vapor sampling, using various collection methods, for clients in Oregon and Washington.

Groundwater Monitoring, Washington and Idaho

Sean has conducted groundwater sampling associated with ongoing compliance monitoring at sites throughout western Washington and Idaho, including fueling stations, industrial and transport facilities, log yards, and historical mines. He has evaluated analytical data to assess changing site conditions, assisted in preparation of groundwater monitoring reports, and used potentiometric surface maps to assess the potential for contaminant migration.

Independent Remedial Action at a Former Automobile Dealership and Maintenance Facility, Sedro-Woolley, Washington

Sean oversaw remedial action activities, including soil excavation, dewatering, in situ bioremediation, and underground hydraulic hoist and storage tank assessment and removal, to address existing soil contamination and facilitate redevelopment of this underutilized site. He collected soil and water samples for cleanup confirmation and waste disposal purposes. He assisted in preparing a completion report for submittal to the Washington State Department of Ecology's Voluntary Cleanup Program in support of a No Further Action determination.

Independent Remedial Action at a Former WSDOT Parking Lot, Mount Vernon, Washington

Sean oversaw the excavation of soils impacted by carcinogenic polycyclic aromatic hydrocarbons associated with historical use and conducted confirmation sampling to facilitate the redevelopment of this property as a commercial space. He also assisted in preparing a completion report for the property.



Billy Tackett EIT

Staff Engineer

btackett@maulfoster.com | 971.254.8080

Billy Tackett's expertise includes site development, stormwater management, and utility design. He creates creative and economical engineering solutions that prioritize safety, efficiency, and accuracy. He is committed to providing clients with solutions that are designed with their best interests in mind.

Education

- BS, Civil Engineering:
University of Nevada, Reno

Licenses/Registrations

- Engineer in Training:
Nevada, No. 0T8982

Certifications

- OSHA 30-Hour Construction
Training

Relevant Projects

Conceptual Grading and Volume Analysis for Landfill Redevelopment, Bend, Oregon

Billy designed conceptual finish grades for a landfill redevelopment project with over 1-million cubic yards of landfill waste. The design included roadway corridor design, site drainage analysis, and site mass balance. He analyzed the excavation and placement of native material and landfill waste to maintain balanced cut and fill volumes across the site. His analysis ensured that the next phase of the project was feasible and that future phases of work would comply with the constraints of the project site.

Multifamily Housing in Floodplain, Camas, Washington

Billy designed the site improvements for a 32-unit apartment complex hindered by difficult site constraints such as steep slopes and site location in a floodplain. He provided a parking lot design that included the layout, grading, and water, sewer, and stormwater utilities. Stormwater was treated in a StormFilter system and was discharged via infiltration trenches under the parking lot. This minimized the footprint of the treatment facilities and allowed the site to maintain available floodplain storage, which eliminated requirements for additional mitigation measures and permits.

Combination Detention and Wet Pond Designs for Large Subdivision, Winlock, Washington

Billy designed two large combination detention/wet pond stormwater facilities to support the development of a large housing subdivision. Existing site restraints included the presence of a fish-bearing stream and steep slopes. The pond designs were incorporated into the steep slopes on the site, allowing for multifamily residences to be built on the more leveled areas while maintaining the required stream buffer.

Public Stormwater System Retrofits, Vancouver, Washington

Billy designed stormwater retrofits for 55 existing catch basins within the Columbia Business Center right-of-way for an Ecology grant funded project. The catch basins were replaced with StormFilter catch basins that treated the industrial stormwater prior to discharging into the Columbia River. Existing laterals were reused to the extent possible, reducing project costs and ground disturbances.



Gina Baragona

Environmental Technician

gbaragona@maulfoster.com | 503.702.5356

Gina Baragona has 19 years of experience providing project coordination, administration, and technical support to environmental and engineering projects. She provides quality work products, administrative support, and deftly balances multiple competing priorities. Gina serves skillfully in accounting, human resources, marketing, project coordination, and client service roles. Gina is also engaged in professional and volunteer endeavors involving community outreach and education, emergency management, emergency medical treatment, and hazardous materials.

In her role as project administrator at MFA, Gina provides project managers with administrative support, including schedule coordination, budget tracking, document editing and tracking, and contract administration. Gina also manages project resources that include extensive document libraries and email archives.

As a field technician, Gina supports a wide variety of projects, including environmental due diligence assessments for property acquisition, brownfield assessments, natural resource damage assessments, and potentially responsible party assessments for Superfund sites, environmental sampling and monitoring, and environmental permitting and compliance. Her fieldwork experience includes monitoring well development and sampling groundwater, stormwater, soil, sediment, air, asbestos, and wildfire debris.

Education

- Emergency Medical Technician: Allan Hancock College
- Graduate, Firefighter Academy: Allan Hancock College
- MFA Project Management Training

Certifications

- Hazardous Materials, Decontamination Level: California Specialized Training Institute
- AHERA Asbestos Inspector
- AHERA Asbestos Supervisor
- 40-Hour HAZWOPER and 8-Hour Refresher Training
- Adult First Aid, CPR, and AED Training

Relevant Projects

Hazardous Building Materials Asbestos Air Sampling, The Dalles, Oregon

At a large data center construction project on a former industrial site with known asbestos contamination, Gina assisted in collecting air samples to determine the airborne concentrations of asbestos at multiple site locations. The data helped project managers evaluate the effectiveness of engineering controls and personal protective equipment.

Asbestos-Containing Materials Survey Sample Collection and Coordination, Various Oregon Sites

In 2020, Oregon wildfires destroyed more than 3,000 structures and burned over 1 million acres. As an AHERA-certified inspector, Gina participated in the environmental response efforts to survey six fire-affected regions for asbestos-containing materials. Her responsibilities included coordinating a team of up to 24 workers to sample over 1,500 sites in southern Oregon. This work was a prerequisite for debris removal on properties with burned structures.

Soil Sample Collection for Oregon Wildfire Debris Response, Various Oregon Sites

Gina participated in the environmental response efforts to collect soil samples for heavy-metal testing following wildfire debris removal across six fire-affected regions. Responsibilities included gaining site access from landowners and land managers, sample collection and pre-laboratory analysis, and reassessing contaminated parcels. This final step was necessary to confirm that fire-affected properties were ready for rebuilding.

Gina Baragona

Asbestos Surveys and Soil Confirmation Sampling, Various Oregon Sites

Gina worked on a team of 20 field staff as they conducted hundreds of asbestos surveys on properties that were affected by wildfire during statewide cleanup efforts. The surveys ensured that the debris was properly characterized for safe removal and disposal. After debris removal, Gina and the team collected soil confirmation samples using a composite sampling approach and real-time X-ray fluorescence readings to ensure that the soil met the Oregon DEQ standards for RCRA 8 metals. This project was completed with significant coordination of multiple stakeholders, including ODOT, DEQ, multiple subcontractors, and hundreds of private homeowners.

Hazardous Building Material Survey at Bandon Elementary School, Bandon, Oregon

Gina sampled hazardous materials, including lead and asbestos, for an elementary school that was slated for demolition. Sampling included professional judgment of sample location and quantities. Gina compiled field sampling data sheets and sample locations to help inform future demolition efforts.

Remedial Investigation of Multiple Sites for the Bunker Hill Metallurgical Complex Superfund Site, Wallace, Idaho

Gina has conducted soil and mine waste sample collection, well development, and groundwater sampling at numerous historical mine sites in northern Idaho. The data she collected will support the development of the remedial designs for the sites.

Excavation Oversight and Field Screening for Public Stormwater Line Replacement, Astoria, Oregon

Gina oversaw the replacement of a municipal stormwater line under a highway in Astoria, Oregon, and used a PID to field-screen and characterize soils for petroleum-related contamination during excavation.

Phase I and Phase II Environmental Site Assessments, Washington, and Oregon

Gina has conducted numerous Phase I ESAs consistent with the requirements of the ASTM Standard Practice for Environmental Site Assessment and the CERCLA All Appropriate Inquiries rule. Some of these projects have led to Phase II investigations and subsequent remedial action. These sites are located throughout Washington and Oregon and cover numerous land-use sectors, from heavy industrial to small business, and include undeveloped, forested, and former agricultural lands.

Stormwater Sampling at a Silicon Wafer Manufacturing Facility, Portland, Oregon

Gina conducted stormwater sampling at three locations that discharge into the Willamette River in accordance with the site's NPDES 1200-Z stormwater permit. Sampling was performed using a peristaltic pump and a telescoping pole that was inserted down a manhole.

Stormwater Sampling at a Wholesale Food Distributor, Milwaukie, Oregon

Gina sampled stormwater at a catch basin discharging to local waterways, in compliance with the site's NPDES 1200-Z stormwater permit.

Stormwater Compliance Support for a Transloading Trucking Facility, Milwaukie, Oregon

Gina provides stormwater compliance support to a transloading trucking facility. She assists with stormwater sampling, data management, stormwater pollution control plan preparation, and completion of Tier I corrective action reports and discharge monitoring reports to meet the requirements of the site's NPDES 1200-Z permit. Gina's contributions help the client remain in compliance with state stormwater permit requirements.

Presentations

Baragona, Gina, Bailey, Allyson, and Black, Tiana. 2018. "Hustle and Flow, a Nerd-Herder's Tale." Project administrators' presentation at Maul Foster & Alongi, Inc., technical symposium.

Molly E Swords, RPA
Cultural Services Lead/ Senior Archaeologist

Education

B.A., Anthropology, University of Montana, 2002

M.A., Anthropology with Historical Archaeology and Forensic Anthropology emphasis, University of Montana, 2008

PhD. candidate, History and Historical Archaeology (coursework complete), University of Idaho, 2014-2022 (break)

Corporate Affiliations

GRAM Northwest, LLC, 2020 to present

Washington State University- Tri Cities, 2024-present

University of Idaho, 2014 to 2022

SWCA, 2009-2014

CH2M Hill (now Jacobs), 2009-2009

University of Montana, 2000-2009

Qualifications

Ms. Swords has over twenty (20) years of experience, that includes fifteen (15) years of supervisory experience. As a Registered Professional Archaeologist, her experience includes working on archaeological projects for clients such as Bureau of Land Management, Idaho Transportation Department, University of Montana, University of Idaho, City of Richland, and various engineering companies. Ms. Swords is also a Qualified Archaeologist for the state of Oregon.

Ms. Swords has extensive experience in technical writing, completing multiple documents in compliance with the NHPA, Washington Department of Archaeology and Historic Preservation (DAHP), Idaho State Historic Preservation Office (SHPO), Oregon State Historic Preservation Office (SHPO) and Montana State Historic Preservation Office (SHPO) standards. She has authored hundreds of technical reports in compliance with state and federal regulations.

In addition to her work supporting cultural resource projects, Ms. Swords has experience teaching undergraduate and graduate courses in Cultural Resource Management and Issues in Heritage Management as well as American History. She also serves on the executive board, as the Treasurer, for the Northwest Anthropological Association.

Professional Experience (GRAM)**GRAM Northwest, LLC – Senior Archaeologist, Cultural Resources Lead**

Ms. Swords directs the Cultural Resources Division of GRAM Northwest, where she is responsible for overseeing and managing all facets of the division. In this capacity, she provides leadership, guidance, and expertise for cultural resource projects, overseeing project planning, field operations, proposal writing, client interactions, and team supervision and mentorship. Ms. Swords actively contributes to technical documentation tasks, ensuring compliance with state and federal regulations. She monitors project timelines and budgets to guarantee timely delivery for clients and regulatory bodies. Additionally, Ms. Swords stays abreast of regulatory updates, industry trends, and best practices to uphold the division's high standards of excellence.

COLUMBIA POINT LANDFILL

MAUL FOSTER & ALONGI

SUPPLEMENTAL SITE INVESTIGATION



RIVERFRONT HOTEL

EDWARD JONES
FINANCIAL ADVISORS

SWIFT
REHABILITATION

INTEGRITY
FINANCIAL SERVICES

CRITICAL NURSING
STAFF

TRACT D
8.5 ACRES

COLUMBIA RIVER

Bradley Blvd

TRACT E
4.4 ACRES

TRACT Q
2.0 ACRES

COLUMBIA POINT
GOLF COURSE

George Washington Way

Benham St

Bradley Blvd

Comstock St



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 12/16/2025

Agenda Category: Resolutions - Adoption

Strategic Priority 3 - Focused Development

Subject

Resolution No. 2025-159, Awarding Commercial Façade Improvement Grant Funds to Desert Veterinary Clinic for Property located at 42 Goethals Drive

Department/Office
Development Services

Ordinance/Resolution Number
2025-159

Document Type
Resolution

Recommended Motion

Adopt Resolution No. 2025-159, authorizing the City Manager to sign and execute a Commercial Façade Improvement Program grant agreement with Desert Veterinary Clinic for improvements to 42 Goethals Drive.

Summary

The City administers a Commercial Façade Improvement Program (CFIP; the "Program") established by Richland City Council on July 15, 2008 by Ordinance No. 15-08. The Program is intended to enhance the exterior appearance of private commercial buildings, eliminate blight, and encourage reinvestment in the community. Eligible improvements under the Program include, but are not limited to, replacement of windows and exterior doors, roof-line lighting, and exterior wall enhancements.

Desert Veterinary Clinic has applied for CFIP funds to update the exterior of its building located at 42 Goethals Drive. The clinic has occupied this building for 60 years. The building and business owner, Diana Thome, is requesting CFIP funding to replace exterior cladding, which is an eligible Program expense. The west and north-facing cladding are visible from Goethals Drive.

The proposed remodel includes a new entrance, cladding replacement, fenestration upgrades, landscaping, and parking lot work, with an estimated total cost of \$1,097,304. The portion of the project related to cladding totals \$63,841.30, of which the applicant is requesting \$20,000 in CFIP funding (31.1% of the cladding cost). The \$20,000 request represents 1.8% of the total estimated project cost, and is the maximum amount allowable under the Program.

At its regular meeting on December 1, 2025, the Economic Development Committee (EDC) reviewed the application and recommended approval of a \$20,000 CFIP award to Desert Veterinary Clinic for eligible façade improvements.

Staff recommends adoption of Resolution No. 2025-159.

Fiscal Impact

Based on eligible project costs, the Commercial Façade Improvement Program will provide \$20,000 in matching funds for this project. If approved, the Program will have a remaining balance of \$50,429 for additional projects.

Attachments

1. Resolution No. 2025-159
2. Desert Veterinary Application - CFIP 2025-109
3. Vicinity Map, Before and After
4. Current Building - Goethals Drive

RESOLUTION NO. 2025-159

**A RESOLUTION OF THE CITY OF RICHLAND, WASHINGTON,
AWARDING COMMERCIAL FAÇADE IMPROVEMENT PROGRAM
FUNDS TO BENEFIT DESERT VETERINARY CLINIC LOCATED AT
42 GEOTHALS DRIVE.**

WHEREAS, improving the exterior of buildings in the City of Richland enhances the overall appearance and economic character of the City; and

WHEREAS, Ordinance No. 15-08, as amended, established the Commercial Façade Improvement Program (CFIP) intended to encourage economic development and the reduction of blight within the City; and

WHEREAS, in accordance with Richland Municipal Code (RMC) Section 2.14.15, the Economic Development Committee (EDC) reviews and recommends projects for funding from the CFIP to the Richland City Council; and

WHEREAS, at its December 1, 2025 meeting, the EDC recommended an award of \$20,000 in CFIP funds to Diana Thome, owner of Desert Veterinary Clinic, to reimburse eligible expenses associated with improving the façade at 42 Goethals Drive, consistent with RMC 5.04.388 and as further described in the CFIP application.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City Manager is authorized to sign and execute a Commercial Façade Improvement Program funding agreement with Diana Thome, owner of Desert Veterinary Clinic, in the amount of \$20,000 to benefit 42 Goethals Drive.

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

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 16th day of December, 2025.

Theresa Richardson, Mayor

Attest:

Approved as to Form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney



Commercial Façade Improvement Program

Application

Applicant Name	Diana Thome'	Applicant Title	Owner
Applicant Phone	(509) 946-4138	Applicant Email	desvetdkt@gmail.com
Applicant Mailing Address	42 Goethals Drive		
Applicant Relationship to Business	Owner - Veterinarian		
Business Name	Desert Veterinary Clinic	Business Phone	(509) 946-4138
W-9 Attached	☒ Yes ☐ No	UBI Number	600 345 699 000
Project Physical Address	42 Goethals Drive, Richland, WA 99352		
Age of Building	50 years+		
Project Cost	\$ \$68,841.30	Amount Requested	\$ \$20,000.00
The amount of funding requested may not exceed 50% of project cost, and the maximum grant reimbursement is \$20,000.00 per enclosed unit (see graphic within guidelines and procedures document).			
Is the property owner different than the business owner?		☐ Yes (If yes, complete section in yellow below) ☒ No	
Owner Name	Desert Veterinary	Property Manager	Diana Thome'
Owner Phone	(509) 946-4138	Owner Email	desvetdkt@gmail.com
Owner Mailing Address	42 Goethals Drive, Richland, WA 99352		
Documentation from property owner granting permission for project? (e-mail OK)		☒ Yes ☐ No	
1) Have CFIP been used for this property before?		☐ Yes (If yes, complete section 1a) ☒ No	
1a) For what purpose or project did you use this program in the past? Please indicate the year utilized, and the funding amount you received. Attach one photo of the completed project to this application.			
2) Provide a brief description of the proposed improvements and note how you believe they will enhance the area surrounding your business. Attach a photo, rendering, or sketch of the proposed improvement to this application. Attach additional pages as necessary.			
New entry exterior siding.			
3) To assist Richland Businesses in leveraging resources, all applicants are required to explore additional funding available through the City's Energy Efficiency Programs. If eligible, these funds must be used as a first source for the project and cannot be matched. Please email EnergyServices@ci.richland.wa.us to begin this process. Documentation of results required.			Status attached: ☒ Yes ☐ No
PERMITTING			
4) Call the City of Richland permitting at (509) 942-7794 (option #1) to find out permitting requirements.			
4a) Please indicate which permits you may need to obtain.			
☒ City of Richland Building Permits ☐ City of Richland Sewer/Water Permits ☐ Other Describe:		☐ City of Richland Right-of-Way Permits ☐ Washington State Liquor Licensing ☐ None	
5) Can the project be completed within 12 months? Please explain.			
Yes, scheduled to be completed in 6-8 months.			

Funding to Cover All Project Expenses Up-Front (CFIP provides reimbursement only)	
Source	Amount
Owner Finance	\$ \$63,841.30
	\$
	\$
	\$
Total	\$ \$68,841.30

All Project Expenses (Round to Nearest Dollar)			
Item	Amount	% Requested from CFIP	Amount Requested From CFIP
New exterior siding.	\$63,841.30	31%	\$ \$20,000.00
	\$		\$
	\$		\$
	\$		\$
	\$		\$
	\$		\$
Total	\$63,841.30		\$ \$20,000.00

You may use additional pages if necessary to complete the application. Please attach any additional information about the project or your organization that you believe is relevant to this application.

Application Requirements
Please check the box beside each item to note that you have met that requirement.

✓	Requirements for Submittal
☒	The business applicant has a current Richland Business License
☒	The project complies with Richland Municipal Code and all applicable building and life safety codes
☒	The project improvements are clearly visible to the general public
☒	The project is well designed, and the application includes a visual of both before and after project (sketch, photo, etc)
☒	The project is permanent and long lasting
☒	The project requests reimbursement of no more than \$20,000 per enclosed unit in this application
☒	The applicant provided two (2) estimates for each aspect of the project; budget for reimbursement is based on lowest bid but applicant may select bidder of choice.
☒	The reimbursement request is no more than 50% of total project cost
☒	The applicant has worked with Energy Services to determine if the project is eligible for funding through Energy Services Commercial & Industrial Programs prior to submitting this proposal.
☒	The applicant has available funds to complete the project before requesting reimbursement from the City

Application Review Criteria

In order to encourage applicants to incorporate multiple improvements into a given project, it is recommended that all projects submitted attempt to **fulfill some or all of the criteria listed below**. It is not required that a project fulfill each criterion, but projects that fulfill multiple criteria will be looked upon more favorably. The Economic Development Committee reserves the right to reject or table applications for further review if they do not meet the criteria described.



CRITERIA CONSIDERED

Physical



The project enhances the building and surrounding neighborhood



The project enhances existing historical or architectural features



The project is designed in consistency with the surrounding area



The project enhances the immediate common area shared by two or more businesses



The project is decorative and/or artfully designed in compatibility with its surrounding area



The project improvements replace existing aging or decaying exterior appurtenances

Programmatic Goals



The project clusters two or more on-site improvements



It is the first application awarded at the project site



The improvements are in an area identified as a priority funding area



The project narrative describes the project's positive economic impact on the business

Relationship Building



The project encourages favorable aesthetics in a shopping strip or center with adjacent retail/commercial vacancies



The project is performed in tandem with another demonstrated economic development effort in the immediate area, or is made by two or more adjacent businesses

Certification

Please confirm by initialing each statement.

DT SIGNED BY: DIANA THOME'	I have read the <u>Commercial Facade Improvement Program Guidelines and Procedures</u> document.
DT SIGNED BY: DIANA THOME'	I am aware of the limitations of this program.
DT SIGNED BY: DIANA THOME'	I will submit, if approved for award, a detailed project schedule within 30 days of receipt of a fully executed contract.
DT SIGNED BY: DIANA THOME'	I understand that the City of Richland will only reimburse those costs actually incurred by the Applicant and only after the service is rendered, paid for (if provided by a third party), and a signed Request for Reimbursement form has been submitted to the City, including any copies of invoices and payment documentation.
DT SIGNED BY: DIANA THOME'	Certify that requested funds will only be used for purposes as described in this application and/or as approved by the City of Richland
DT SIGNED BY: DIANA THOME'	I understand that use of funds is subject to audit by the State of Washington.
DT SIGNED BY: DIANA THOME'	I understand that once submitted, this application is a public record. The City of Richland may post part or all of it on the City's website or provide it in response to public records request.
DT SIGNED BY: DIANA THOME'	I understand that I will be required to attend a City of Richland Economic Development Committee meeting to provide a brief overview of the proposed project and answer questions from the committee.

eSigned via GovOS.com

Diana Thome'

Key: ee2a5f50-a5ab-4474-8d9e-72ea8b2e6118

Signature

Diana Thome'

11-07-2025

Printed Name

Date

Application Submittal

In addition to submitting via this web portal, applications can be:

Applications completed digitally:

- Applications that were completed digitally may be saved and sent via email to info@richlandbusiness.com
- Save your application with a different file name than the original
- Attach any accompanying documentation as a separate attachment, saved as a PDF or JPG

Applications completed handwritten:

- Applications that are handwritten may be sent via email, dropped off, or mailed
- If sent via email, please legibly scan your document as a PDF
- If dropped off, bring to 625 Swift Blvd. in Richland: Attn: Rebecca Williamson
- If mailed, mail to:

Richland BEDO
Attn: R. Williamson, Economic Development
625 Swift Boulevard, MS-18
Richland, WA 99352

9/29/2025



November 11, 2025

City of Richland Facade Improvement Program
505 Swift Boulevard
Richland, WA 99352

- **Reference: Desert Veterinary Clinic, 42 Goethals Drive, Richland WA 99352**

Work Scope Narrative

The owners of Desert Veterinary Clinic have decided to remodel their facility by adding new entrance addition, install new siding on the entire building, add new fenestration, landscape and parking lot all to be permitted by the City of Richland Development Services.

Please let me know if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to be 'Bruce Baker', written in a cursive style.

Bruce Baker
Architect



Desert Vet Remodel

Richland, WA 99352

Schedule of Values - Budget Breakdown

6 Months

Division	Description of Item	Budget Breakdown
1	General Conditions/Requirements	139,404
2	Existing Conditions	102,704
3	Concrete	26,424
4	Masonry (veneer in Div 7)	0
5	Metals	24,399
6	Wood, Plastics, & Composites	105,536
7	Thermal & Moisture Protection	125,405
8	Doors & Windows	117,665
9	Finishes	82,827
10	Specialties	5,377
12	Furnishings	1,060
22	Plumbing	23,244
23	Heating, Ventilation, & Air Conditioning	39,233
26,27,28	Electrical, Data, Security	162,952
31	Earthwork and Utilities	54,108
32	Exterior Improvements	86,965
TOTALS		\$ 1,097,304
WSST		\$0
TOTAL WITH TAX		\$ 1,097,304



PROPOSAL NUMBER: 25-140
DATE: October 28, 2025

PROPOSAL SUBMITTED TO:

Chervenell Construction Company
107422 E. Detrick PR SE
Kennewick, WA 99338

WORK TO BE PERFORMED AT:

Desert Vet Remodel
42 Goethals Drive
Richland, WA 99352

PHONE NUMBER: (509) 735-3377

EMAIL: estimating@chervenell.com

FAX NUMBER: (509) 735-8305

We hereby propose to furnish the materials and perform the labor necessary for the completion of:

J&E Meza Plastering to apply 1 1/2" nominal thickness EIFS per addendum 2 includes weather barrier.

Proposal Price.....\$20,880.00

J&E Meza Plastering to apply manufactured stone veneer per addendum 2 includes weather barrier and 1" EPS standard stone profiles.

Proposal Price.....\$30,995.00

Option: Fluid applied weather barrier at areas receiving metal wall panels does **NOT** include EPS.

Proposal Price.....\$2,360.00

Option: Apply EIFS to stone transition metal flashing window head metal flashing and sealant.

Proposal Price.....\$4,335.45

Addendum 1 & 2 acknowledged.

This proposal excludes adverse weather protection (tenting and/or heating) - this is something that cannot be predicted during the bid process - we will address this issue with a change order, if needed, once the project has commenced.

This proposal does not include adverse weather protection or Washington State sales tax. Two finish color samples are provided at no cost. A tint surcharge may apply to certain finish colors - those requiring a large quantity of color pigment (\$32 per affected bucket). Our proposal is based on building material prices as of the date of this proposal, and is honored for 30 days.

To be Invoiced Monthly - Payment Expected within 10 days of Receipt of Invoice

Any alteration or deviation from the above specifications involving extra costs will become executed only upon written order, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. This proposal **does not include** weather protection, metal flashing, popout details, soffits, lids, fascia or sales tax unless specifically specified above. This price will be honored for thirty days from the date of this proposal.

Respectfully Submitted: Dave Petersen / (509) 405-5012

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above. **To accept, please sign, date, and return this proposal to us via fax (509-545-8711), mail, or e-mail (office@jemezaplastering.com).** Thank you.

Signature _____ Date _____

Office: (509) 545-8771 • Fax: (509) 545-8711 • 1804 West A Street • Pasco, WA 99301



KC Bid Reviewed

10/16/2025 7:09:03 AM

2326 West 'A' STREET * PASCO, WA 99301 * (P) 509-545-8222 * (F) 509-545-8237
WWW.GENERATIONPLASTERING.COM

10/15/2025
Bid Proposal

Bid Proposal Submitted to:

Chervenell Construction
Jennifer Pick
Jpick@chervenell.com

Work to Be Performed at:

Desert Veterinary Clinic
42 Geothals Dr, Richland WA

We hereby propose to furnish the materials and perform the labor necessary for the completion of this project as follows:

Apply Stone veneer to building per plan \$38,222
Apply EIFS to building per plan \$41,055
Apply WRB Behind EIFS & Stone per plan \$9,902
Apply WRB Behind other Siding per plan \$1,562
Alternate
Add EIFS per Alt#1 \$7,599
Add Stone per Alt#1 \$6,010
Add WRB Behind EIFS & Stone per Alt#1 \$1,727

does this include the rigid
behind the stone? assume the
EIFS foam is included

yes he has all the foam.

Plywood / OSB must be gapped at 1/8" to help prevent cracking!
Flashings by others

SPECIAL NOTES:

1. Final color of stucco may vary due to application, weather conditions and aging.
2. General contractor/owner needs to provide the following unless otherwise agreed: weather protection, parking for vehicles, material/equipment storage, portable water with space for cleaning plaster pump and dumpster for all disposable material.
3. Scaffolding is for the use of Generation Plastering, LLC. Any other trades requesting the use of the scaffolding shall provide us with a certificate of insurance and sign a "hold harmless agreement".
4. This proposal shall become part of the final contract.
5. Generation Plastering, LLC has a valid contractors' bond. Any other bond shall be at the owners' expense.
6. Generation Plastering, LLC shall be allowed extra time and reasonable compensation for all delays and extra work over which it has no control. Allocation shall be allowed if Generation Plastering, LLC is partially responsible.
7. **ATTORNEY FEES:** In the event any party to this agreement engages and attorney to enforce this agreement or any of its terms, whether or not a suit or action is commenced, it is agreed that the prevailing party shall be entitled to recover reasonable attorney fees and costs (including without limitation, travel, expert and non-expert witness fees, deposition costs, copying costs, long distance costs, and postage) incurred prior to commencement of suit, at trial and on appeal to include attorney fees and costs of collection.
8. Generation Plastering, LLC is not responsible for the conditions that cause or support the growth of mold and any damages or consequential damages which may result from said growth unless the conditions are caused by the sole negligence or willful action of Generation Plastering, LLC.

9. Progress payments shall be billed and be due as work progresses. Final payment shall be made within 10 days of completion unless otherwise agreed. Obligations not paid when due will accrue interest at the rate of 1.5% monthly. Failure to make any payment when due under any provision of this proposal is a breach of this contract and adequate grounds for work stoppage and removal of equipment and supplies from the project site. In the event that following a work stoppage, Generation Plastering, LLC agrees to continue work on the project, prior to continuing work, owner shall pay additional setup charges following work stoppage.

Thank you for the opportunity to bid your project. Please let us know if there are any questions and/or concerns. We look forward to doing business with you.

Respectfully submitted by:

Miguel Escamilla
Estimator

Accepted by:

X: _____

Date: _____

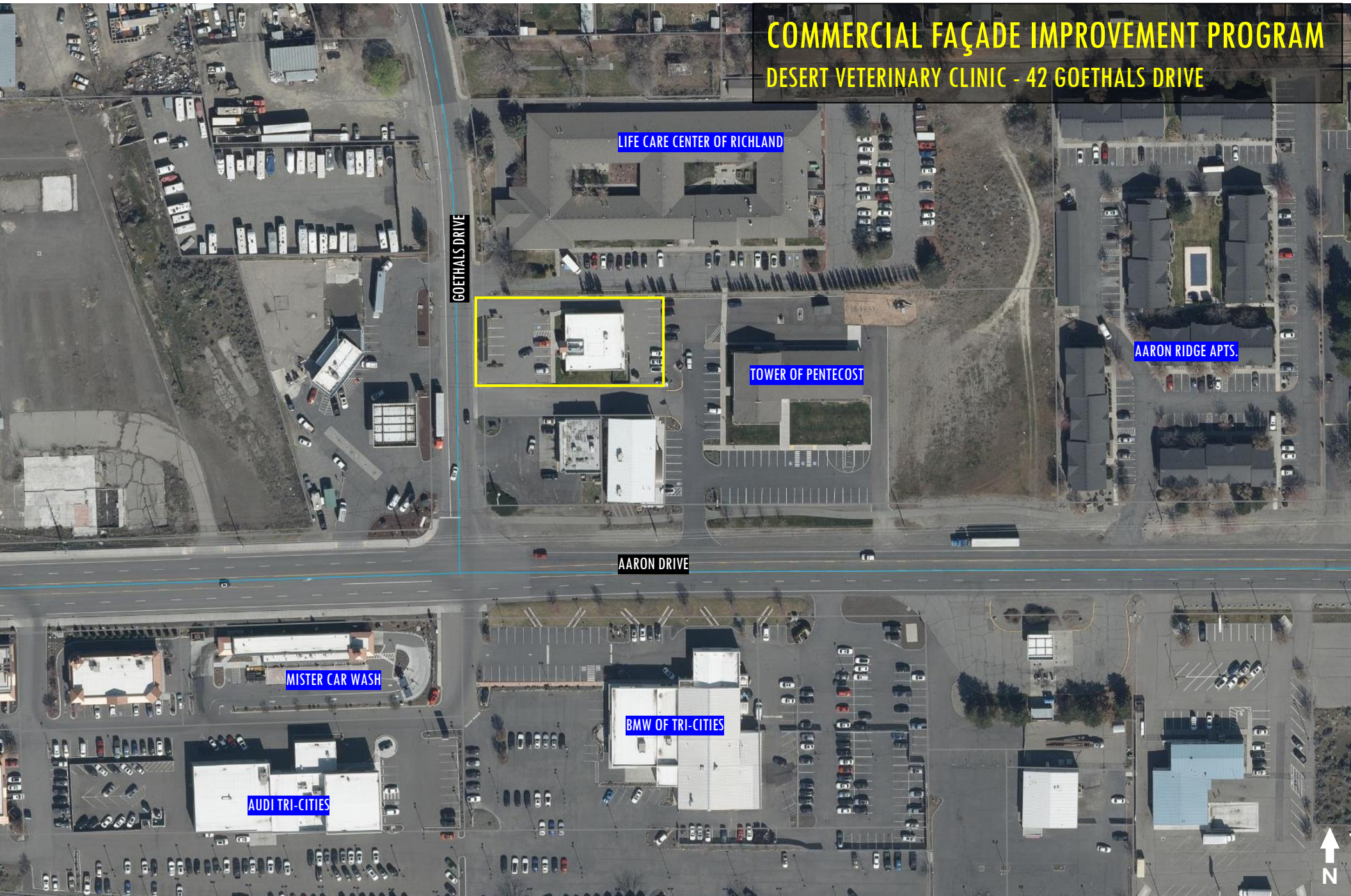
Printed Name

PRICING SUBJECT TO CHANGE AFTER 30 DAYS!

*WA: GENERPL022QQ * OR: 148786 * ID: RCE-22882 * AK: 110737 * ND: 42488 * MT: 204679 * CO: 20151253674*

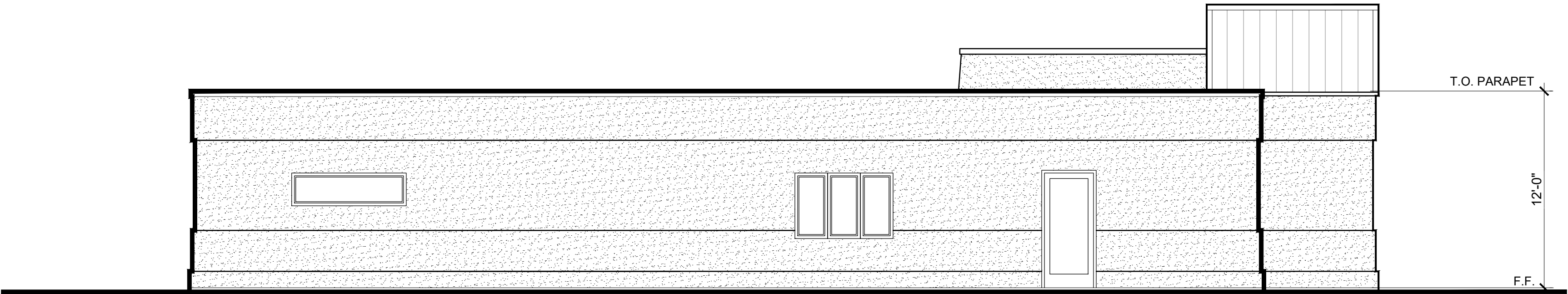
COMMERCIAL FAÇADE IMPROVEMENT PROGRAM

DESERT VETERINARY CLINIC - 42 GOETHALS DRIVE

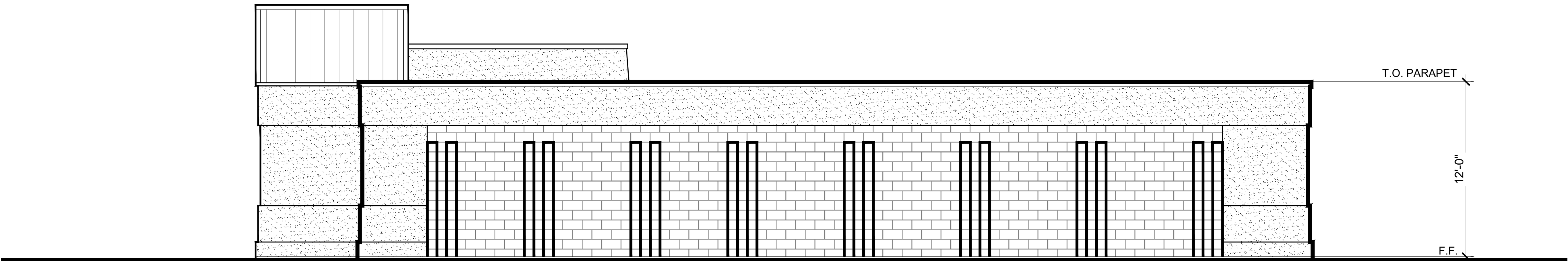




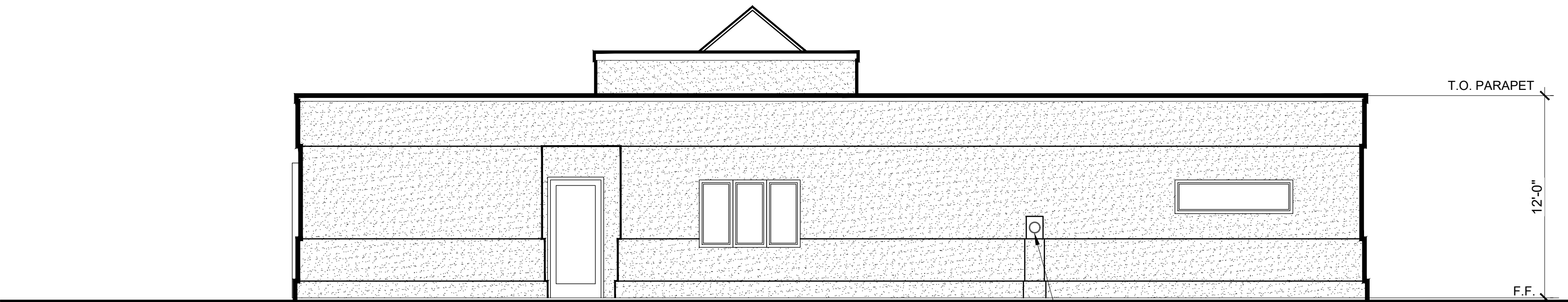
EXISTING WEST ELEVATION
SCALE: 3/16" = 1'-0"



EXISTING NORTH ELEVATION
SCALE: 3/16" = 1'-0"



EXISTING SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



EXISTING EAST ELEVATION
SCALE: 3/16" = 1'-0"

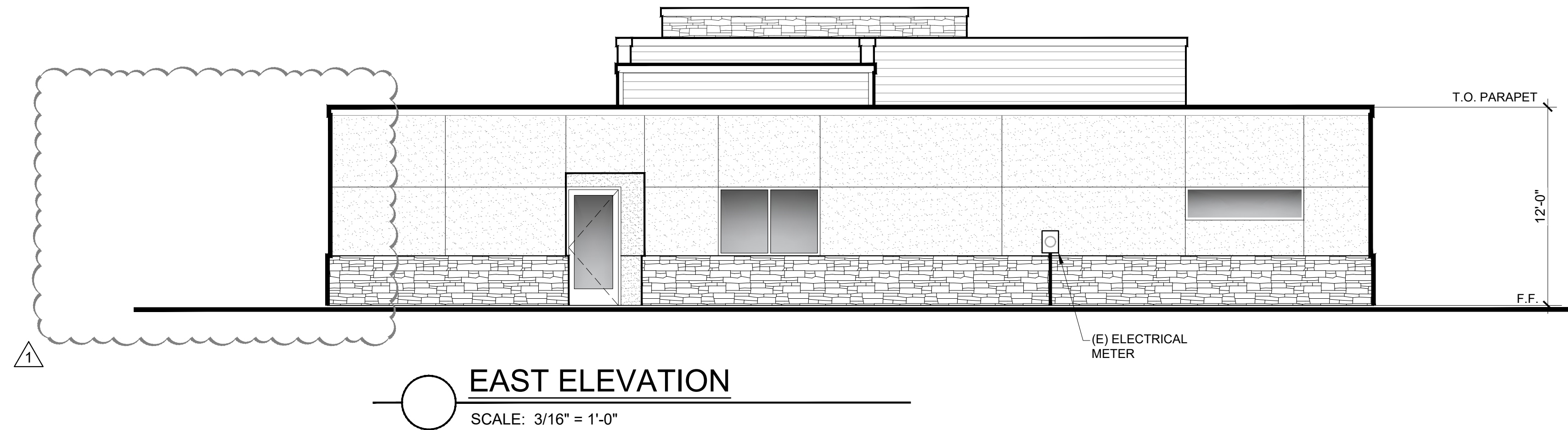
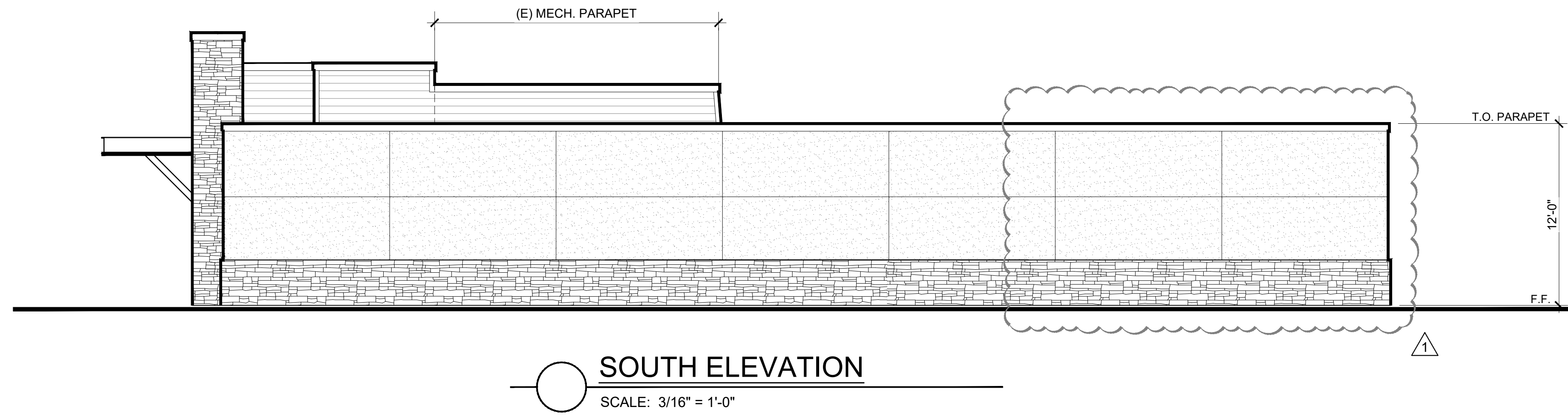
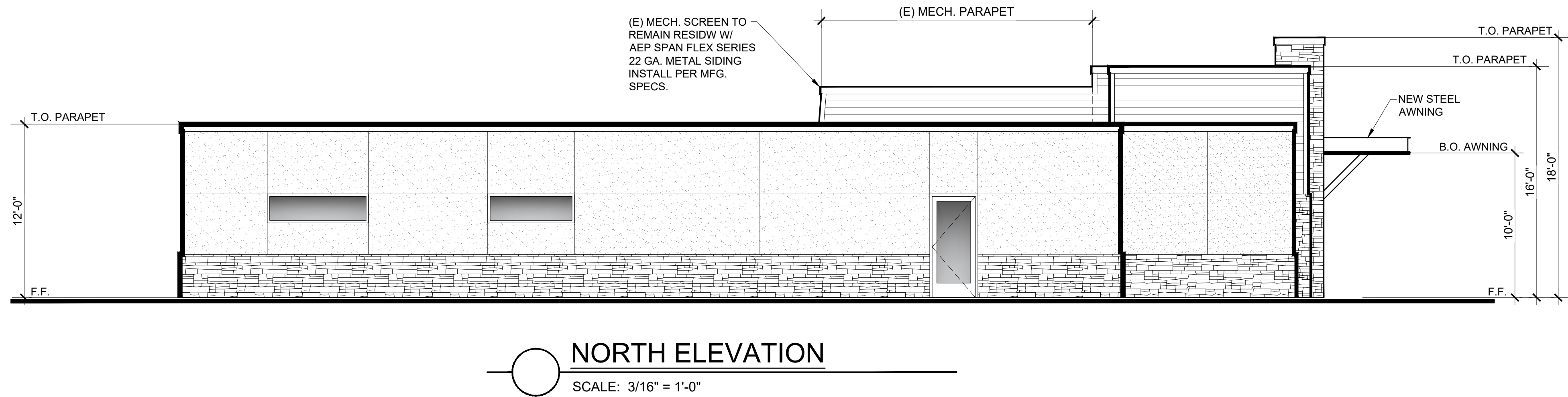
DESERT VETERINARY CLINIC
REMODEL - ADDITION
42 Goethals Drive, Richland, WA 99352
EXISTING EXTERIOR ELEVATIONS

REVISIONS:

1 10/23/2025

DATE: 08/15/2025
JOB NO.: 22-1104
DRAWN BY: JSD
SHEET NO:

A1.1



DESERT VETERINARY CLINIC
REMODEL - ADDITION
42 Goethals Drive, Richland, WA 99352
NEW EXTERIOR ELEVATIONS

REVISIONS:

1 10/23/2025

DATE: 08/15/2025
JOB NO.: 22-1104
DRAWN BY: BB
SHEET NO:

A1.2

Desert
VETERINARY
CLINIC





COUNCIL AGENDA ITEM COVERSHEET

Council Date: 12/16/2025

Agenda Category: Resolutions - Adoption

Strategic Priority 3 - Focused Development

Subject

Resolution No. 2025-160, Awarding 2026 Business License Reserve Fund Grants

Department/Office
Development Services

Ordinance/Resolution Number
2025-160

Document Type
Resolution

Recommended Motion

Adopt Resolution No. 2025-160, authorizing the City Manager to sign and execute 2026 Business License Reserve Fund grant agreements as identified in Exhibit A therein.

Summary

Each year, the City solicits applications from eligible organizations to apply for Business License Reserve Funds (BLRF). The BLRF is funded by 18% of business license fees collected. These funds are dedicated to core development, tourism, prevention of blight, and capital expenditures for community improvements.

A balance of \$167,370 is anticipated to be available for award in 2026. The City received eight (8) qualified applications requesting Business License Reserve Fund grants in 2026, exceeding the anticipated available funds by \$145,875. At its December 1, 2025 meeting, the Economic Development Committee (EDC) reviewed all applications and recommends funding six (6) of the eight (8) programs for 2026, as outlined in Resolution No. 2025-160.

Staff recommends adoption of Resolution No. 2025-160.

Fiscal Impact

Resolution No. 2025-160 will commit \$167,370 in Business License Reserve Fund revenue in 2026.

Attachments

- I. Resolution No. 2025-160

RESOLUTION NO. 2025-160

**A RESOLUTION OF THE CITY OF RICHLAND, WASHINGTON,
AUTHORIZING THE DISTRIBUTION OF FUNDS FROM THE
BUSINESS LICENSE RESERVE FUND FOR CALENDAR YEAR
2026.**

WHEREAS, pursuant to Richland Municipal Code (RMC) 5.04.385, City Council established a reserve, funded through a portion of fees for business licenses, that is used to promote business activities related to tourism, core development, general economic development, capital expenditures for community improvements, and the prevention of blight; and

WHEREAS, an estimated \$167,370 is available for eligible projects in 2026; and

WHEREAS, applications were solicited and reviewed by the Economic Development Committee (EDC); and

WHEREAS, at its December 1, 2025 special meeting, the EDC recommended allocation of \$167,370 toward projects deemed eligible under RMC 5.0.4.385 and RMC 5.04.386 as described on **Exhibit A**, attached hereto and incorporated herein by reference.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City Manager is authorized to sign and execute Business License Reserve Fund funding agreements in the amounts identified and with the applicants listed on **Exhibit A**.

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

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 16th day of December, 2025.

Theresa Richardson, Mayor

Attest:

Approved as to Form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

EXHIBIT A

<u>Description</u>	<u>Applicant</u>	<u>Amount</u>
Live@5 Summer Concert Series	Stephens Media Group	\$5,000
Small Business Micro-Grants and Support	Benton-Franklin Workforce Development Council	\$14,000
Cool Desert Nights – Car Crawl	Richland Chamber of Commerce	\$6,000
Small Business Support and Classes	Small Business Development Center	\$15,500
Digital Sign Upgrades	Uptown Business Improvement District	\$34,805
Commercial Façade Improvement Program	City of Richland	\$92,065
TOTAL		\$167,370*

*The EDC recommends that the City Council approve any additional funding for BLRF for 2026 beyond what is accounted for in the above funding matrix for the Commercial Façade Improvement program.



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 12/16/2025

Agenda Category: Resolutions - Adoption

Strategic Priority I - High Performance Government

Subject

Resolution No. 2025-161, Authorizing a Reimbursement Agreement with Nor Am Investment, LLC for Street Improvements on Trowbridge Boulevard

Department/Office

Public Works

Ordinance/Resolution Number

2025-161

Document Type

Resolution

Recommended Motion

Adopt Resolution No. 2025-161, authorizing the City Manager to sign and execute a street latecomer reimbursement agreement with Nor Am Investment, LLC for street improvements on Trowbridge Boulevard.

Summary

Chapter 35.72 RCW authorizes the City to contract for construction of streets required to support development, and to enter into latecomer reimbursement agreements. Chapter 12.03 of the Richland Municipal Code (RMC) establishes the City's Transportation Impact Fee Program (the "Program"), which establishes four (4) separate street assessment reimbursement zones, each containing a set of street improvements which are financed through the Program. Program-funded improvements may be completed by either a developer or the City, and eligible developer-constructed improvements qualify for reimbursement of project costs.

Zone 3 of the Program includes the following improvements:

- Trowbridge Boulevard – Dallas Road to Ava Way (half road constructed);
- Trowbridge Boulevard – Ava Way to Gage Boulevard;
- Ava Way – Extension to Trowbridge Boulevard;
- Trowbridge/Ava Way intersection improvements;
- Trowbridge/Bella Coola Lane intersection improvements

Nor Am Investment, LLC has completed the design, construction and dedication of a half road width for Trowbridge Boulevard between Dallas Road and Bella Coola Lane, a segment of Trowbridge Boulevard between Bella Coola Lane and Sol Duc Avenue, Trowbridge/Ava roundabouts and Trowbridge/Bella Coola intersections, and an extension of Ava Way from Bellaview Avenue to Trowbridge Boulevard. These improvements are collectively referred to as the "Trowbridge Roundabouts Project." Nor Am Investment, LLC seeks reimbursement of its costs for the Trowbridge Roundabouts Project from the Program.

The City's objectives are achieved when necessary street and intersection improvements are completed in a timely manner, and the City can promote its objectives by reimbursing eligible costs to developers who complete eligible improvements.

Staff recommends adoption of Resolution No. 2025-161.

Fiscal Impact

This latecomer agreement requires the City to pay \$1,600,000.00 within thirty (30) days of execution, utilizing the existing balance of Zone 3 Traffic Impact Fee reserves. The agreement also requires quarterly payments of twenty-five percent (25.00%) of the revenue collected in Zone 3 of the South Richland Collector Street Fund in each future quarter until the agreement expires, or the full payment has been made, whichever occurs first. As of September 30, 2025, available Zone 3 Traffic Impact Fee revenue was approximately \$2,007,000.

Attachments

1. Resolution No. 2025-161
2. Proposed Street Latecomer Agreement with Nor Am Investment, LLC

RESOLUTION NO. 2025-161

**A RESOLUTION OF THE CITY OF RICHLAND, WASHINGTON,
AUTHORIZING A STREET LATECOMER REIMBURSEMENT
AGREEMENT WITH NOR AM INVESTMENT, LLC FOR STREET
IMPROVEMENTS ON TROWBRIDGE BOULEVARD.**

WHEREAS, Chapter 35.72 RCW authorizes the City to contract for construction of streets required to service development, and to enter into latecomer reimbursement agreements; and

WHEREAS, Chapter 12.03 of the Richland Municipal Code (RMC) establishes the City's Transportation Impact Fee Program (the "Program"); and

WHEREAS, the Program establishes four (4) separate street assessment reimbursement zones, each containing a set of street improvements to be financed through the impact fee program; and

WHEREAS, Program-funded improvements may be completed by a developer or the City; and

WHEREAS, Program-funded improvements completed by a developer are eligible for reimbursement of project costs; and

WHEREAS, Program-funded improvements in Zone 3 of the Program include Trowbridge Boulevard – Dallas Road to Ava Way (half road constructed), Trowbridge Boulevard – Ava Way to Gage Boulevard, Ava Way – Extension to Trowbridge Boulevard, Trowbridge/Ava Way intersection improvements, and Trowbridge/Bella Coola Lane intersection improvements; and

WHEREAS, Nor Am Investment, LLC has completed design, construction and dedication of a half road width for Trowbridge between Dallas Road and Bella Coola Lane, a segment of Trowbridge Boulevard between Bella Coola Lane and Sol Duc Avenue, Trowbridge/Ava roundabouts and Trowbridge/Bella Coola intersections, and an extension of Ava Way from Bellaview Avenue to Trowbridge Boulevard, collectively referred to as the "Trowbridge Roundabouts Project"; and

WHEREAS, Nor Am Investment, LLC seeks reimbursement of its costs for the Trowbridge Roundabouts Project; and

WHEREAS, the City's objectives are achieved when necessary street and intersection improvements are completed in a timely manner; and

WHEREAS, the City can promote its objectives by reimbursing eligible costs to developers who complete eligible improvements.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City Manager is authorized to sign and execute a Street Latecomer Reimbursement Agreement with Nor Am Investment, LLC for construction of the Trowbridge Roundabouts Project.

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

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 16th day of December, 2025.

Theresa Richardson, Mayor

Attest:

Approved as to Form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

WHEN RECORDED RETURN TO:

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

STREET CONSTRUCTION REIMBURSEMENT AGREEMENT

This Agreement is made this ____ day of _____, 2025 between the **City of Richland**, a Washington municipal corporation with service at 625 Swift Blvd., Richland, WA, 99352 ("City"), and **Nor Am Investment, LLC**, a Washington limited liability company with service at 12513 Avenue Dubois, Lakewood, WA, 98498 ("Developer"). City and Developer are referred to collectively as the "Parties."

I. RECITALS

WHEREAS, Chapter 35.72 RCW authorizes the City to contract for construction of streets required to service development, and to enter into latecomer reimbursement agreements; and

WHEREAS, Chapter 12.03 of the Richland Municipal Code (RMC) establishes the City's Transportation Impact Fee Program (the "Program"); and

WHEREAS, the Program establishes four (4) separate street assessment reimbursement zones, each containing a set of street improvements to be financed through the Program; and

WHEREAS, Program-funded improvements may be completed by a developer or the City; and

WHEREAS, Program-funded improvements completed by a developer are eligible for reimbursement of project costs; and

WHEREAS, Zone 3 includes Trowbridge Boulevard – Dallas Road to Ava Way (half road constructed), Trowbridge Boulevard – Ava Way to Gage Boulevard, Ava Way – Extension to Trowbridge Boulevard, Trowbridge/Ava Way intersection improvements, and Trowbridge/Bella Coola Lane intersection improvements as Program-funded improvements; and

WHEREAS, Developer has completed design, construction and dedication of a half road width for Trowbridge Boulevard between Dallas Road and Bella Coola Lane, a segment of Trowbridge Boulevard between Bella Coola Lane and Sol Duc Avenue, Roundabouts Trowbridge/Ava and Trowbridge/Bella Coola intersections, and an extension of Ava Way from Bellaview Avenue to Trowbridge Boulevard, collectively referred to as the "Trowbridge Roundabouts Project"; and

WHEREAS, Developer seeks reimbursement of its costs for the identified improvements;
and

WHEREAS, the City's objectives are achieved when necessary street and intersection improvements are completed in a timely manner; and

WHEREAS, the City can promote its objectives by reimbursing eligible costs to developers who complete eligible improvements.

NOW THEREFORE, in consideration of the dedication of right-of-way and construction of the Trowbridge Roundabouts Project, the Parties do hereby agree as follows:

II. AGREEMENT

1. Collector Street - Acceptance by City.

The City has approved, and Developer has completed construction of the Trowbridge Roundabout Project inclusive of a half road width for Trowbridge Boulevard between Dallas Road and Bella Coola Lane, a segment of Trowbridge Boulevard between Bella Coola Lane and Sol Duc Avenue, Roundabouts Trowbridge/Ava and Trowbridge/Bella Coola intersections, and an extension of Ava Way from Bellaview Avenue to Trowbridge Boulevard. The City has accepted these street segments as city streets. After the construction warranty period has expired, the City agrees to bear all further maintenance and operation costs of said streets.

2. Cost of Street Construction.

Developer has presented to the City Engineer sufficient documentation showing the actual costs for right-of-way, design, and construction of said streets. The City Engineer has validated the cost values as valid for the completed work.

City and Developer agree that the portion of the total cost of the Trowbridge Roundabouts Project that is reimbursable under the provisions of Title 12.03 RMC consists of the following:

Design Engineering & Surveying	\$125,000.00
Right-of-Way Land Value	\$1,559,756.25
Construction	\$1,883,899.00
Total Construction Cost	\$3,568,655.25

3. Payments required.

The City hereby agrees that these street improvements are listed in Chapter 12.03 RMC as planned, required and eligible improvements. The City further agrees that the Total Construction Cost shown in Section 2 above is eligible for reimbursement.

4. Repayment.

City agrees to reimburse Developer \$1,600,000.00 from the existing accumulated fund balance in the Zone 3 fund within 30 calendar days of execution of this Agreement. Beginning with the first quarter of 2026, the City will make additional payments until the Total Construction Cost is reimbursed or the agreement expires, whichever occurs first. Each quarterly payment will be made no later than 30 days after the end of a calendar quarter, which will occur on March 31, June 30, September 30, and December 31. The quarterly payments will be calculated as twenty-

five percent (25%) of the Zone 3 Transportation Impact Fee revenue for the previous quarter. The total payments made to Developer will not exceed the Total Construction Cost shown in Section 2 above.

5. Term.

This Agreement shall expire when the City reimbursement payment described in Section 4 above has been completed, but no later than fifteen (15) years from the date this Agreement is executed.

6. Recording.

This Agreement shall not be enforceable against any party unless Nor Am Investment, LLC has caused the same to be filed and recorded with the Benton County Auditor in the public records of Benton County, Washington.

7. Governing Law/Forum Selection.

The interpretation and enforcement of this Agreement shall be governed by the laws of the state of Washington. The parties agree that Benton County is the appropriate venue for the filing of any civil action arising out of this Agreement. Developer expressly consents to personal jurisdiction in Benton County Superior Court.

8. Severability.

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

9. Authority to Execute.

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

[Signature Page to Follow]

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

CITY OF RICHLAND

NOR AM INVESTMENT, LLC

Jon Amundson, ICMA-CM
City Manager

By: _____

Its: _____

Attest:

Jennifer Rogers, City Clerk

Approved as to form:

Heather Kintzley, City Attorney



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 12/16/2025

Agenda Category: Resolutions - Adoption

Strategic Priority I - High Performance Government

Subject

Resolution No. 2025-162, Authorizing a Third Amendment to the Wholesale Water Service Agreement with the City of West Richland

Department/Office

Public Works

Ordinance/Resolution Number

2025-162

Document Type

Resolution

Recommended Motion

Adopt Resolution No. 2026-162, authorizing a Third Amendment to the Wholesale Water Service Agreement with the City of West Richland.

Summary

The Cities of Richland and West Richland entered into a Wholesale Water Service Agreement in 2008 (the "Original Agreement") under which Richland supplies treated water to West Richland (see Richland Contract No. 08-08). The Original Agreement provides for the periodic update of service rates.

On November 5, 2024, Richland City Council adopted Resolution No. 2024-141, authorizing an interlocal agreement with West Richland to perform water system modeling to assess the feasibility of serving West Richland from a new water intertie at Twin Bridges Road. On January 21, 2025, Richland City Council adopted Resolution No. 2025-10, authorizing a purchase and sale agreement with West Richland for City-owned property located at the future water intertie at Twin Bridges Road.

An amendment to the Original Agreement is necessary to establish agreement of the required upgrades to Richland's water system to support the proposed Twin Bridges Water intertie connection point based on the recommendations of the water system modeling. Providing wholesale water service to West Richland enables more effective use of Richland's water system and generates additional revenue to offset the City's costs. The additional intertie is needed to meet West Richland's project water demands, including anticipated future development associated with the Lewis and Clark Ranch project. West Richland has acquired their own water rights to support this demand.

The City's best interests are served by allowing this new service point and water system upgrades for future water use by West Richland, and to provide additional revenue for the City of Richland.

Staff recommends adoption of Resolution No. 2025-162.

Fiscal Impact

The amendment itself carries no fiscal impact. Any future system modifications having fiscal impacts will be established through separate written agreement submitted to City Council for consideration.

Attachments

1. Resolution No. 2025-162
2. Proposed Third Amendment to Wholesale Water Service with West Richland

RESOLUTION NO. 2025-162

**A RESOLUTION OF THE CITY OF RICHLAND, WASHINGTON,
AUTHORIZING A THIRD AMENDMENT TO THE WHOLESALE
WATER SERVICE AGREEMENT WITH THE CITY OF WEST
RICHLAND.**

WHEREAS, the cities of Richland and West Richland entered into a Wholesale Water Service Agreement in 2008 (the “Original Agreement”) by which the City of Richland supplies treated water to the City of West Richland (*see* Richland Contract No. 08-08); and

WHEREAS, the Original Agreement provides for the periodic update of service rates; and

WHEREAS, on November 5, 2024, Richland City Council adopted Resolution No. 2024-141, authorizing an interlocal agreement between Richland and West Richland to perform water system modeling to assess the feasibility of serving West Richland from a new water intertie located at Twin Bridges Road; and

WHEREAS, on January 21, 2025, Richland City Council adopted Resolution No. 2025-10, authorizing a purchase and sale agreement with West Richland for City of Richland property located at the future water intertie at Twin Bridges Road; and

WHEREAS, an amendment to the Original Agreement is required to establish agreement of the required upgrades to Richland’s water system to support the proposed Twin Bridges water intertie connection point based on the recommendations of the water system modeling; and

WHEREAS, providing wholesale water service to West Richland enables more effective use of Richland’s water system and provides additional revenue to offset the City’s costs; and

WHEREAS, the City’s best interests are served by allowing this new service point and water system upgrade for future water use by West Richland to provide additional revenue to the City of Richland.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City Manager is authorized to sign and execute a Third Amendment to the Wholesale Water Service Agreement with the City of West Richland (Contract No. 08-08).

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

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ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 16th day of December, 2025.

Theresa Richardson, Mayor

Attest:

Approved as to Form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

**THIRD AMENDMENT
TO
2008 WHOLESALE WATER SERVICE AGREEMENT
Between
Cities of West Richland and Richland**

This THIRD AMENDMENT to the 2008 Wholesale Water Service Agreement (“Amendment”) is made and entered into this _____ day of _____, 2025 by and between the **City of Richland** (hereinafter “Richland”), a municipal corporation of the State of Washington, and the **City of West Richland** (hereinafter “West Richland”), a municipal corporation of the State of Washington (referred to collectively as the “Parties”).

I. Recitals

WHEREAS, in February 2008 the Parties entered into a Wholesale Water Service Agreement whereby Richland withdraws, treats, and pumps West Richland’s portion of the Quad City Water Right and provides said potable water to West Richland; and

WHEREAS, in November 2016, the Parties executed a First Amendment to the 2008 Wholesale Water Service Agreement; and

WHEREAS, in June 2023, the Parties executed a Second Amendment to the 2008 Wholesale Water Service Agreement; and

WHEREAS, in November 2024, the Parties executed an ILA, COR Contract No. 461-24, for water system modeling for a proposed new inter-tie connection point, referred to as the Twin Bridges Water Inter-tie, to identify future water system upgrades and modifications to Richland’s water system to support the proposed Twin Bridges Water Inter-tie connection point, and

WHEREAS, Richland has recently completed a Feasibility Study of a Twin Bridges Water Intertie with West Richland, RH2 Technical Memo dated 6/17/2025 to determine a phased improvement plan to support this new connection point, including quantifying the improvements necessary in Richland’s water system to accommodate this new connection point, the demand thresholds that trigger each improvement, and the resulting capacity in Richland’s Horn Rapids Zone; and

WHEREAS, an amendment to the 2008 Wholesale Water Service Agreement is required to establish agreement of the required water system upgrades to Richland’s water system to support the proposed Twin Bridges Water Inter-tie connection point; and

NOW, THEREFORE, in consideration of the mutual agreements and covenants herein contained, the Parties agree to amend the February 2008 Wholesale Water Service Agreement as follows:

II. Agreement

1. Section 3.1 shall be deleted in its entirety and replaced with the following:

From the effective date of this Agreement, Richland shall make available a peak day demand equal to that portion of the Quad City Water Right allocated to West Richland at the agreed connection points. Richland, at its sole discretion, may also make available any of their excess or surplus water to West Richland at the agreed connection points. The current connection points are:

- 1) Kennedy Road and East Mountain Road – HGL = 654' (Booster Pump Station with maximum capacity of 2,500 gpm).
- 2) Kennedy Road and Arena Road – HGL = 795' (Gravity Feed Connection with maximum capacity of 750 gpm subject to the conditions of Section 3.3 of the 2008 Wholesale Water Service Agreement as amended by the Second Amendment).
- 3) Kennedy Road and Fire Mountain Road – HGL = 654' (Gravity Feed Connection with maximum capacity of 1,500 gpm).

The combined maximum capacity of water supply to West Richland provided through any combination of the above three connection points may be limited to 2,500 gpm at the sole discretion of the City of Richland.

- 4) Twin Bridges Water Inter-tie (Horn Rapids Area). Booster Pump Station with a maximum capacity up to 5,728 gpm (based on 20 hours per day or 6,873,600 gallons per day) subject to the terms and conditions of the phased Richland water system improvements, studied in RH2 Technical Memo dated 6/17/2025, being completed and accepted by Richland. The phased improvements include the following:

A. Phase 1:

- i. Install inter-tie booster pump connection at City of West Richland's 0.5 acre site on Twin Bridges Road
- ii. Secure site and install a 2,500 gpm booster pump station (BPS) No. 2 in the Horn Rapids pressure zone at 1st Street and Polar or alternative site on Horn Rapids Road
- iii. Install a 24-inch watermain in Twin Bridges Road from the 16-inch diameter watermain north of SR-240 to the intertie. This 24-inch watermain shall also make connections to the 12-inch and 16-inch diameter watermain in the Horn Rapids residential neighborhood. Installation of the 24-inch watermain shall occur concurrently with the realignment of Twin Bridges Road which may be before other Phase 1 improvements.
- iv. The Phase 1 improvements in 4(a) are needed only as a result of West Richland's proposed Twin Bridges Water Inter-tie and as such the costs associated with the design, site acquisition, and construction of these improvements shall be solely borne by West Richland.
- v. The maximum capacity of water supplied to West Richland provided through the Twin Bridges Water Inter-tie shall be limited to a maximum of 2,500 gpm (based on 20-hours per day or 3.0 million gallons per day) once the Phase 1 improvements identified in 4(a) are completed and accepted by Richland.

B. Phase 2:

- i. Secure site and install a reservoir in the Horn Rapids pressure zone with storage capacity of approximately 1.11 million gallons.
- ii. Secure site and install a BPS No.3 in the Horn Rapids pressure zone with capacity of approximately 3,228 gpm.
- iii. The Phase 2 improvements in 4(b) are needed only as a result of West Richland's proposed Twin Bridges Water Inter-tie and as such the costs associated with the design, site acquisition, and construction of these improvements shall be solely borne by West Richland.
- iv. The maximum capacity of water supplied to West Richland provided through the Twin Bridges Water Inter-tie shall be limited to a maximum of 5,728 gpm (based on 20-hours per day or 6,873,600 gallons per day) once the Phase 2 improvements identified

in 4(b) are completed and accepted by Richland.

C. Phase 3:

- i. Perform water system analysis to determine needed source capacity improvements to Richland's Saint Street Water Treatment Plant and North Richland Wellfield when Richland's total water demand reaches 29,500 gpm or 42.5 MGD on a 20-hour operating basis.
- ii. Costs associated with Phase 3 in 4(c), Richland water system analysis, shall be shared on a proportionate share basis, ratio of Twin Bridges Water Inter-tie capacity to Richland's Saint Street Water Treatment Plant and North Richland Wellfield capacity, between Richland and West Richland.

D. Phase 4:

- i. Design and construct improvements to Richland's Saint Street Water Treatment Plant and or North Richland Wellfield as identified in the Phase 3 Richland water system analysis.
- ii. Costs associated with Phase 4 in 4(d), Richland water system improvements, shall be shared on a proportionate share basis, ratio of Twin Bridges Water Inter-tie capacity to Richland's Saint Street Water Treatment Plant and North Richland Wellfield capacity, between Richland and West Richland.

The maximum capacity of the agreed connection points may be adjusted through execution of an amendment to this agreement.

2. All other terms and conditions of the 2008 Wholesale Water Service Agreement executed on February 11, 2008, as amended, remain unchanged and in full force and effect.
3. This Amendment shall be construed in accordance and governed by the laws of the state of Washington.
4. Execution of this Amendment may be by electronic signature and in any number of counterpart originals, each of which shall be deemed to constitute an original amendment.
5. Each person executing this Agreement on behalf of another person, corporation, partnership, company, or other organization or entity represents and warrants that he or she is fully authorized to so execute and deliver this amendment on behalf of the entity or party for which he or she is signing. The Parties hereby warrant to each other that each has full power and authority to enter into this agreement and to undertake the actions contemplated herein, and that this amendment is enforceable in accordance with its terms.

[Signature Page to Follow]

IN WITNESS WHEREOF, the Parties have signed this Third Amendment as of the day and year written above.

City of Richland

City of West Richland

Jon Amundson, ICMA-CM
City Manager

Brent Gerry, Mayor

Attest:

Attest:

Jennifer Rogers, City Clerk

Stephanie Haug, City Clerk

Approved as to form:

Approved as to form:

Heather Kintzley, City Attorney

Jessica Foltz, City Attorney



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 12/16/2025

Agenda Category: Resolutions - Adoption

Strategic Priority I - High Performance Government

Subject

Resolution No. 2025-163, Authorizing a Second Amendment to the Department of the Army Recreational Lease to remove Bateman Island from the Recreational Lease Premises

Department/Office

Parks & Public Facilities

Ordinance/Resolution Number

2025-163

Document Type

Resolution

Recommended Motion

Adopt Resolution No. 2025-163, authorizing the City Manager to sign and execute a Second Amendment to the Department of the Army Recreational Lease to remove Batement Island from the leased premises.

Summary

On March 26, 2004, the City of Richland and the U.S. Department of the Army (Corps) entered into a recreational lease for public park and recreational use of federal lands within the McNary Lock and Dam Project, including Bateman Island (Lease No. W912EF-1-04-14; Richland No. 55-04). Beginning in 2023, the Corps and its non-federal sponsors, the State of Washington and the Yakama Nation, advanced an ecosystem restoration project in the Yakima River Delta that includes removing the existing earthen causeway connecting Wye Neighborhood Park to Bateman Island. Throughout the National Environmental Protection Act (NEPA) review process, the City submitted comments identifying concerns, primarily related to the City's ability to provide emergency and public safety services on Bateman Island should physical access be removed.

The ecosystem restoration project is progressing, and the causeway will be removed. On May 20, 2025, City Council adopted Resolution No. 2025-82, authorizing submittal of a real estate application to the Corps requesting removal of Bateman Island from the recreational lease to address the City's remaining concerns. Following Council's action, the Corps completed its review, determined that the request met all applicable requirements, and provided a draft lease amendment for consideration.

The proposed lease amendment removes Bateman Island (identified as Tracts R 1401 and R 1402) from the recreational lease area and updates other sections to comply with new Executive Orders and other current federal requirements. The amendment will align the lease with the planned restoration project, including the City's inability to satisfy lease obligations under the existing expectations.

Richland Fire & Emergency Services will no longer provide response coverage to Bateman Island using City of Richland resources. After the causeway is removed, the City will no longer have direct access to the island, significantly limiting its ability to deliver emergency services to the area. In the event of an incident, the City's ability to engage in emergency operations will be limited to the Richland shoreline of the Yakima River, using available vantage points and coordinating with partner agencies as necessary.

Staff recommends approval of Resolution No. 2025-163.

Fiscal Impact

None.

Attachments

1. Resolution No. 2025-163
2. Proposed Second Amendment to US Army Corps of Engineers Recreational Lease
3. U.S. Army Corps of Engineers Transmittal Letter

RESOLUTION NO. 2025-163

A RESOLUTION OF THE CITY OF RICHLAND, WASHINGTON, AUTHORIZING AMENDMENT NO. 2 TO THE DEPARTMENT OF THE ARMY LEASE NO. W912EF-1-04-14 TO REMOVE BATEMAN ISLAND FROM THE EXISTING RECREATIONAL LEASE PREMISES.

WHEREAS, on March 26, 2004, the City of Richland and the United States Department of the Army entered into a lease agreement titled DEPARTMENT OF THE ARMY LEASE TO THE CITY OF RICHLAND, WASHINGTON FOR PUBLIC PARK AND RECREATIONAL PURPOSES (Department of the Army Lease No. W912EF-1-04-14; Richland Contract No. 55-04; hereafter the “Lease”); and

WHEREAS, beginning in 2023, the United States Department of the Army and its non-federal sponsors, including the State of Washington and the Yakama Nation, advanced an ecosystem restoration project intended to restore riparian and aquatic habitat and ecosystem functions at the Yakima River Delta, which includes removing the existing earthen causeway connecting Wye Neighborhood Park to Bateman Island; and

WHEREAS, physical removal of the causeway will eliminate direct access to Bateman Island and will limit the City’s ability to provide public safety services on Bateman Island as obligated under the Lease; and

WHEREAS, on May 20, 2025, Richland City Council adopted Resolution No. 2025-82, authorizing the City Manager to submit an application to the Department of the Army proposing to modify the Lease by removing Bateman Island from the leased premises; and

WHEREAS, the United States Department of the Army has completed its review of the City’s application, determined that the request meets applicable requirements, and confirmed that the City has satisfied restoration obligations under Condition 20 of the Lease; and

WHEREAS, Amendment No. 2 removes Bateman Island, identified as Tracts R-1401 and R-1402, from the leased premises and updates the Lease to reflect the loss of physical access and the change in recreational opportunities associated with the ecosystem restoration project; and

WHEREAS, Amendment No. 2 is required to update the Lease to reflect the removal of the causeway, the resulting loss of access to Bateman Island, and the City’s inability to provide public safety services.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City Manager is hereby authorized to sign and execute Amendment No. 2 to Department of the Army Lease No. W912EF-1-04-14, including all required acknowledgments and supporting documentation necessary for final execution by the United States Department of the Army.

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

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 16th day of December, 2025.

Theresa Richardson, Mayor

Attest:

Approved as to Form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

AMENDMENT NO. 2 TO
DEPARTMENT OF THE ARMY LEASE NO. W912EF-1-04-14
TO
CITY OF RICHLAND
BENTON COUNTY, WASHINGTON
M McNARY LOCK AND DAM PROJECT
TRACTS
R-1401 & R-1402

WHEREAS, by Department of the Army Lease No. W912EF-1-04-14, hereafter referred to as the Lease, executed on March 26, 2004, **CITY OF RICHLAND**, hereinafter referred to as the Lessee, was granted a lease for public park and recreational purposes; and

WHEREAS, executed on July 9, 2020, Amendment No. 1 updated the lease maps by replacing Exhibits A & B with Exhibits I-1 through I-6, updated language to Conditions 22. NON-DISCRIMINATION and 42. PESTICIDES, and added Executive Orders 13658 and 13706 with Conditions 43, 44, and 45: and

WHEREAS, Amendment No. 2 will amend the lease to remove Bateman Island, containing approximately 160 acres, from the lease area due to the physical removal of the Bateman Island Causeway, thereby eliminating pedestrian access and recreational opportunities; and

WHEREAS, Clauses related to Executive Order 14026 will be added to the lease replacing those related to Executive Order 13658; and

WHEREAS, it has been determined that Amendment No. 2 to the lease will not adversely affect the operation of the McNary Lock and Dam Project for its authorized purposes and will not be against public interest.

NOW THEREFORE, effective on the date of execution by the Department of the Army, W912EF-1-04-14 is hereby modified in the following particulars, but in no others:

1. **Exhibit I-1** is being replaced with modified **Exhibit I-1A**. Tracts R-1401 and R-1402, depicting Bateman Island as outside of the lease area are removed.
2. Conditions **43. EXECUTIVE ORDER 13658** and **44. EXECUTIVE ORDER 13658 HOLD HARMLESS AND INDEMNIFICATION** shall be updated to **43. EXECUTIVE ORDER 14026** and **44. EXECUTIVE ORDER 14026 HOLD HARMLESS AND INDEMNIFICATION** to the lease.

43. EXECUTIVE ORDER 14026

Any reference in this section to “prime contractor” or “contractor” shall mean the Lessee and any reference to “contract” shall refer to the Lease.

a. Executive Order 14026. This contract is subject to Executive Order 14026, the Start Printed Page 67234 regulations issued by the Secretary of Labor in 29 CFR part 23 pursuant to the Executive Order, and the following provisions.

b. Minimum Wages

(1) Each worker (as defined in 29 CFR 23.20) engaged in the performance of this contract by the prime contractor or any subcontractor, regardless of any contractual relationship which may be alleged to exist between the contractor and worker, shall be paid not less than the applicable minimum wage under Executive Order 14026.

(2) The minimum wage required to be paid to each worker performing work on or in connection with this contract between January 30, 2022 and December 31, 2022, shall be \$15.00 per hour. The minimum wage shall be adjusted each time the Secretary of Labor's annual determination of the applicable minimum wage under section 2(a)(ii) of Executive Order 14026 results in a higher minimum wage. Adjustments to the Executive Order minimum wage under section 2(a)(ii) of Executive Order 14026 will be effective for all workers subject to the Executive Order beginning January 1 of the following year. If appropriate, the contracting officer, or other agency official overseeing this contract shall ensure the contractor is compensated only for the increase in labor costs resulting from the annual inflation increases in the Executive Order 14026 minimum wage beginning on January 1, 2023. The Secretary of Labor will publish annual determinations in the Federal Register no later than 90 days before such new wage is to take effect. The Secretary will also publish the applicable minimum wage on <https://alpha.sam.gov/content/wage->

determinations (or any successor website). The applicable published minimum wage is incorporated by reference into this contract.

(3) The contractor shall pay unconditionally to each worker all wages due free and clear and without subsequent deduction (except as otherwise provided by 29 CFR 23.230), rebate, or kickback on any account. Such payments shall be made no later than one pay period following the end of the regular pay period in which such wages were earned or accrued. A pay period under this Executive Order may not be of any duration longer than semi-monthly.

(4) The prime contractor and any upper-tier subcontractor shall be responsible for the compliance by any subcontractor or lower-tier subcontractor with the Executive Order minimum wage requirements. In the event of any violation of the minimum wage obligation of this clause, the contractor and any subcontractor(s) responsible therefore shall be liable for the unpaid wages.

(5) If the commensurate wage rate paid to a worker performing work on or in connection with a covered contract whose wages are calculated pursuant to a special certificate issued under 29 U.S.C. 214(c), whether hourly or piece rate, is less than the Executive Order minimum wage, the contractor must pay the Executive Order minimum wage rate to achieve compliance with the Order. If the commensurate wage due under the certificate is greater than the Executive Order minimum wage, the contractor must pay the worker the greater commensurate wage.

c. Withholding.

The agency head shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld from the prime contractor under this or any other Federal contract with the same prime contractor, so much of the accrued payments or advances as may be considered necessary to pay workers the full amount of wages required by Executive Order 14026.

d. Contract Suspension/Contract termination/Contractor Debarment.

In the event of a failure to pay any worker all or part of the wages due under Executive Order 14026 or 29 CFR part 23, or a failure to comply with any other term or condition of Executive Order 14026 or 29 CFR part 23, the contracting agency may on its own action or after authorization or by direction of the Department of Labor and written notification to the contractor, take action to cause suspension of any further payment, advance or guarantee of funds until such violations have ceased. Additionally, any failure to comply with the requirements of this clause may be grounds for termination of the right to proceed with the contract work. In such event, the Government may enter into other contracts or arrangements for completion of the work, charging the contractor in default with any additional cost. A breach of the contract clause may be grounds for debarment as a contractor and subcontractor as provided in 29 CFR 23.520.

e. Workers who receive fringe benefits. The contractor may not discharge any part of its minimum wage obligation under Executive Order 14026 by furnishing fringe benefits or, with respect to workers whose wages are governed by the Service Contract Act, the cash equivalent thereof.

f. Relation to other laws. Nothing herein shall relieve the contractor of any other obligation under Federal, state or local law, or under contract, for the payment of a higher wage to any worker, nor shall a lower prevailing wage under any such Federal, State, or local law, or under contract, entitle a contractor to pay less than \$15.00 (or the minimum wage as established each January thereafter) to any worker.

g. Payroll records.

(1) The contractor shall make and maintain for three years records containing the information specified in paragraphs (g)(1)(i) through (vi) of this section for each worker and shall make the records available for inspection and transcription by authorized representatives of the Wage and Hour Division of the U.S. Department of Labor:

- (i) Name, address, and social security number;
- (ii) The worker's occupation(s) or classification(s);
- (iii) The rate or rates of wages paid;
- (iv) The number of daily and weekly hours worked by each worker;
- (v) Any deductions made; and
- (vi) Total wages paid.

(2) The contractor shall also make available a copy of the contract, as applicable, for inspection or transcription by authorized representatives of the Wage and Hour Division.

(3) Failure to make and maintain or to make available such records for inspection and transcription shall be a violation of 29 CFR part 23 and this contract, and in the case of failure to produce such records, the contracting officer, upon direction of an authorized representative of the Department of Labor, or under its own action, shall take such action as may be necessary to cause suspension of any further payment or advance of funds until such time as the violations are discontinued.

(4) The contractor shall permit authorized representatives of the Wage and Hour Division to conduct investigations, including interviewing workers at the worksite during normal working hours.

(5) Nothing in this clause limits or otherwise modifies the contractor's payroll and recordkeeping obligations, if any, under the Davis-Bacon Act, as amended, and its implementing regulations; the Service Contract Act, as amended, and its implementing

regulations; the Fair Labor Standards Act, as amended, and its implementing regulations; or any other applicable law.

h. Flow-down requirement. The contractor (as defined in 29 CFR 23.20) shall insert this clause in all of its covered subcontracts and shall require its subcontractors to include this clause in any covered lower-tier subcontracts. Executive Order 14026 does not apply to subcontracts for the manufacturing or furnishing of materials, supplies, articles, or equipment, and this clause is not required to be inserted in such subcontracts. The prime contractor and any upper-tier subcontractor shall be responsible for the compliance by any subcontractor or lower-tier subcontractor with this contract clause.

(i) Certification of eligibility. (1) By entering into this contract, the contractor (and officials thereof) certifies that neither it (nor he or she) nor any person or firm who has an interest in the contractor's firm is a person or firm ineligible to be awarded Government contracts by virtue of the sanctions imposed pursuant to section 5 of the Service Contract Act, section 3(a) of the Davis-Bacon Act, or 29 CFR 5.12(a)(1).

(2) No part of this contract shall be subcontracted to any person or firm whose name appears on the list of persons or firms ineligible to receive Federal contracts.

(3) The penalty for making false statements is prescribed in the U.S. Criminal Code, 18 U.S.C. 1001.

j. Tipped employees.

In paying wages to a tipped employee as defined in section 3(t) of the Fair Labor Standards Act, 29 U.S.C. 203(t), the contractor may take a partial credit against the wage payment obligation (tip credit) to the extent permitted under section 3(a) of Executive Order 14026. In order to take such a tip credit, the employee must receive an amount of tips at least equal to the amount of the credit taken; where the tipped employee does not receive sufficient tips to equal the amount of the tip credit the contractor must increase the cash wage paid for the workweek so that the amount of cash wage paid and the tips received by the employee equal the applicable minimum wage under Executive Order 14026. To utilize this proviso:

(1) The employer must inform the tipped employee in advance of the use of the tip credit; Start Printed Page 67235

(2) The employer must inform the tipped employee of the amount of cash wage that will be paid and the additional amount by which the employee's wages will be considered increased on account of the tip credit;

(3) The employees must be allowed to retain all tips (individually or through a pooling arrangement and regardless of whether the employer elects to take a credit for tips received); and

(4) The employer must be able to show by records that the tipped employee receives at least the applicable Executive Order minimum wage through the combination of direct wages and tip credit.

k. Antiretaliation. It shall be unlawful for any person to discharge or in any other manner discriminate against any worker because such worker has filed any complaint or instituted or caused to be instituted any proceeding under or related to Executive Order 14026 or 29 CFR part 23, or has testified or is about to testify in any such proceeding.

l. Disputes concerning labor standards. Disputes related to the application of Executive Order 14026 to this contract shall not be subject to the general disputes clause of the contract. Such disputes shall be resolved in accordance with the procedures of the Department of Labor set forth in 29 CFR part 23. Disputes within the meaning of this contract clause include disputes between the contractor (or any of its subcontractors) and the contracting agency, the U.S. Department of Labor, or the workers or their representatives.

m. Notice. The contractor must notify all workers performing work on or in connection with a covered contract of the applicable minimum wage rate under the Executive Order. With respect to service employees on contracts covered by the Service Contract Act and laborers and mechanics on contracts covered by the Davis-Bacon Act, the contractor may meet this requirement by posting, in a prominent and accessible place at the worksite, the applicable wage determination under those statutes. With respect to workers performing work on or in connection with a covered contract whose wages are governed by the FLSA, the contractor must post a notice provided by the Department of Labor in a prominent and accessible place at the worksite so it may be readily seen by workers. Contractors that customarily post notices to workers electronically may post the notice electronically provided such electronic posting is displayed prominently on any website that is maintained by the contractor, whether external or internal, and customarily used for notices to workers about terms and conditions of employment.

44. EXECUTIVE ORDER 14026 HOLD HARMLESS AND INDEMNIFICATION

If a duly authorized representative of the United States discovers or determines, whether before or subsequent to executing this contract, that an erroneous determination regarding the applicability of Executive Order 14026 was made, contractor, to the extent permitted by law, agrees to indemnify and hold harmless the United States, its officers, agents, and employees, for and from any and all liabilities, losses, claims, expenses, suits, fines, penalties, judgments, demands or actions, costs, fees, and damages directly or indirectly arising out of, caused by, related to, resulting from or in any way predicated upon, in whole or in part, the erroneous Executive Order 14026 determination. This includes contractor releasing any claim or entitlement it would otherwise have to an equitable adjustment to the contract and indemnifying and holding harmless the United States from the claims of subcontractors and contractor employees.

THIS AMENDMENT NO. 2 is not subject to Title 10, United States Code, Section 2662, as amended.

IN WITNESS WHEREOF I have hereunto set my hand by authority of the Secretary of the Army this _____ day of _____, _____.

Allison D. Needham
Chief, Real Estate
Real Estate Contracting Officer

THIS AMENDMENT NO. 2 is also executed by the Grantee this _____ day of _____, _____.

Jon Amundson
City Manager
City of Richland

ACKNOWLEDGMENT

STATE OF WASHINGTON)
: ss
COUNTY OF)

On this _____ day of _____, 20____, before me _____
_____, known to me to be the person described in and who executed the
within and foregoing instrument, and acknowledged that he/she/they signed the same as
his/her/their free and voluntary act and deed, for the uses and purposes therein
mentioned.

Given under my hand and seal of the office this _____ day of _____, 20____.

Notary Public in and for the State of Washington,
residing at _____

(SEAL)

My commission expires on _____

CERTIFICATE OF AUTHORITY

I, _____, certify that I am the _____ of
(Name of the Clerk or Appropriate Official) (Position Title)

_____, that _____ who signed the
(Name of the Entity) (Name of the Person Executing this Outgrant)

foregoing instrument on behalf of the Grantee was then _____ of
(Position Title of the Person Executing this Outgrant)

_____. I further certify that the said officer was acting within the
(Name of the Entity)

scope of powers delegated to this officer by the governing body of the Grantee in
executing said instrument.

Date: _____
(Name of the Clerk or Appropriate Official)

(Affix Seal)

ACKNOWLEDGMENT

STATE OF WASHINGTON)
: ss
COUNTY OF WALLA WALLA)

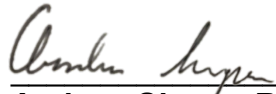
On this _____ day of _____, 20____, before me the undersigned Notary Public, personally appeared **Allison D. Needham, Chief, Real Estate**, U.S. Army Corps of Engineers, Walla Walla, Washington, known to me to be the person described in the foregoing instrument, who acknowledged that he executed the same in the capacity therein stated by authority of the Secretary of the Army and for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this _____ day of _____ 20____.

(SEAL)

Notary Public in and for the State of Washington,
residing at _____
My commission expires on _____

THIS INSTRUMENT PREPARED BY:

 November 6, 2025

Andrew Singer, Realty Specialist
Real Estate Division
Walla Walla District
U.S. Army Corps of Engineers
201 North 3rd Avenue
Walla Walla, WA 99362-1876
(509) 527-7326

REVIEWED FOR LEGAL SUFFICIENCY BY:

 November 7, 2025

Evan Carden, Assistant District Counsel
Office of Counsel
Walla Walla District
U.S. Army Corps of Engineers
201 North 3rd Ave
Walla Walla, WA 99362-1876
509 527-7717



Portion of City of Richland Parks & Recreation Lease W912EF-1-04-14, Amendment No. 2 Removal of Bateman Island Exhibit I-1A



US Army Corps
of Engineers
Walla Walla District



Portion of Leased Area - Parks and Recreation



Leased Area - To be Removed Tracts R1401 & R-1402

Project: McNary Lock and Dam - Benton County, WA
Section: 19, 25, 29, 30 Township: 9N Range: 28E, 29E

Scale 1:13,000

MAP ID: CoR_Parks&RecLeaseArea
DATE: 09 MAR 2020
DISCLAIMER

This product was produced from geospatial information by the U.S. Army Corps of Engineers. Geospatial data and products may be developed from sources of differing accuracy, accurate only at certain scales, based on modeling or interpretation, incomplete while being created or revised, etc. Using this product for purposes other than those for which it was intended may yield inaccurate or misleading results. The U.S. Army Corps of Engineers assumes no liability for correctness or accuracy, and reserves the right to correct, update, or modify geospatial data and/or products without notification.





DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, WALLA WALLA DISTRICT
201 NORTH 3RD AVENUE
WALLA WALLA, WA 99362-1876

November 14, 2025

Real Estate Division

SUBJECT: Lease Amendment No. 2, City of Richland Park and Recreation, Lease No. W912EF-1-04-14, McNary Lock and Dam

Mr. Jon Amundson
City Manager
City of Richland
625 Swift Boulevard MS-13
Richland, WA 99352

Dear Mr. Amundson:

Enclosed for City of Richland's review, acceptance, signature and return is the draft Amendment No. 2 (Amendment) to the subject lease, for the purpose of removing Bateman Island (land tracts R-1401 and R1402) from the subject lease and updating Executive Orders 13658 and 14026. To execute the amendment, please sign and date the sentence beginning: "**THIS AMENDMENT NO. 2** is also executed by the grantee..." on page 7 of the lease. Please have a notary complete the of the Acknowledgment found on page 8, and Certificate of Authority on page 9.

Per condition 20. "Restoration" of the subject lease, the grantee shall restore the premises to a condition satisfactory to the District Engineer. We have inspected Bateman Island and found the restoration is satisfactory.

When all signatures and dates have been secured, please return the original documents sent, to the above address, ATTENTION: Real Estate Division, **within 30 days from the date of this letter**. If you have any questions, please contact Mr. Andrew Singer, Realty Specialist, at 509-527-7326 or by email at Andrew.M.Singer@usace.army.mil.

Sincerely,

A handwritten signature in black ink, appearing to read "Allison D. Needham", is written over a horizontal line.

Allison D. Needham
Chief, Real Estate
Real Estate Contracting Office

Enclosure



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 12/16/2025

Agenda Category: Resolutions - Adoption

Strategic Priority 2 - Financial Sustainability

Strategic Priority 3 - Focused Development

Subject

Resolution No. 2025-164, Authorizing a Consultant Agreement with Efficiency Solutions LLC for Energy Efficiency Commercial Project Inspections and Assessments

Department/Office

Energy Services

Ordinance/Resolution Number

2025-164

Document Type

Resolution

Recommended Motion

Adopt Resolution No. 2025-164, authorizing the City Manager to sign and execute a consultant agreement with Efficiency Solutions LLC for energy efficiency commercial project inspections and assessments.

Summary

Energy Services (RES) operates residential and commercial energy efficiency programs that help customers save energy, increase comfort, and decrease electrical costs. The programs include incentives, low-interest loans, and educational information for all age groups. Residential programs provide financial incentives, so customers can upgrade to energy efficient heat pumps, insulation, windows and doors. Commercial and industrial programs provide financial incentives for commercial and industrial energy efficiency projects.

A competitive Request for Qualifications (RFQ) process was conducted in accordance with the City's purchasing policies to solicit an experienced energy efficiency consultant for commercial and industrial inspections and program oversight with three responses received. Efficiency Solutions, LLC was selected as the most qualified consultant based on technical capabilities, Bonneville Power Administration commercial energy efficiency program knowledge, and cost of service.

Efficiency Solutions LLC will provide professional services for overall energy efficiency and inspections of commercial HVAC, window, and insulation weatherization measures, and advise staff and commercial customers on technical issues and program implementation.

Staff recommends adoption of Resolution No. 2025-164.

Fiscal Impact

The work for 2026 was approved in the City's 2026 Budget in the Electric Fund. Work for future years will be funded from future budget appropriations. The five-year contract is not to exceed \$400,000.

Attachments

1. Resolution No. 2025-164
2. Proposed Consultant Agreement with Efficiency Solution, LLC

RESOLUTION NO. 2025-164

**A RESOLUTION OF THE CITY OF RICHLAND, WASHINGTON,
AUTHORIZING AN AGREEMENT WITH EFFICIENCY SOLUTIONS
LLC FOR COMMERCIAL ENERGY EFFICIENCY PROGRAM
SUPPORT.**

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

WHEREAS, Richland Energy Services (RES) operates a residential, commercial and industrial energy efficiency program; and

WHEREAS, RES's energy efficiency program assists customers in saving energy, increasing comfort and decreasing electrical costs; and

WHEREAS, a competitive Request for Qualifications (RFQ) process was conducted in accordance with the City's purchasing policies to solicit the services of an experienced energy efficiency consultant for commercial and industrial inspections and program oversight; and

WHEREAS, the City received three (3) responses to the RFQ; and

WHEREAS, Efficiency Solutions LLC was selected as the most qualified consultant based on technical capabilities, Bonneville Power Administration commercial energy efficiency program knowledge, and cost of service; and

WHEREAS, the City's best interests are served by executing a consultant agreement with Efficiency Solutions LLC to support commercial and industrial energy efficiency programs.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City Manager is authorized to sign and execute a consultant agreement with Efficiency Solutions LLC in an amount not to exceed \$400,000 for commercial energy efficiency program support.

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

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 16th day of December, 2025.

Theresa Richardson, Mayor

Attest:

Approved as to Form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney



AGREEMENT BETWEEN CITY AND CONSULTANT

Energy Efficiency Commercial Projects Inspections & Assessments

This Agreement is entered into this **day** day of **month**, 2025 (“Effective Date”) by and between the **City of Richland** (“**City**”), a Washington municipal corporation located at 625 Swift Blvd. Richland, WA 99352, and **Efficiency Solutions, LLC** (“**Consultant**”), a Washington limited liability company with service at 1857 Kingston Road, Richland, WA 99354. **City** and **Consultant** are referred to individually herein as a “Party” and collectively herein as the “Parties.”

WITNESSETH:

1. SCOPE OF WORK

- a. Consultant shall furnish all services, labor and related equipment necessary to conduct and complete the work outlined in Exhibit A. In performing these services, Consultant shall at all times comply with all federal, state and local statutes, rules and ordinances applicable to the performance of such services. In addition, these services and all duties incidental or necessary therefore, shall be performed diligently and completely and in accordance with professional standards of conduct and performance. All services performed under this Agreement will be conducted solely for the benefit of the City and will not be used for any other purpose without written consent of the City.
- b. This Agreement consists of this Agreement and other documents listed below. These form the entire Agreement between the Parties, and are fully integrated into this Agreement as if stated or repeated herein. In the event of a conflict between documents, the order of precedence will be the order listed below. An enumeration of the Agreement documents is set forth below (mark all that apply):
 1. ☒ City of Richland Agreement No. _____
 2. ☒ Exhibit A: Scope of Work
 3. ☒ City Richland Solicitation No. RFQ #25-0100
 4. ☒ Exhibit B: Solicitation No. RFQ #25-0100 proposal response submitted by Consultant dated November 8, 2025.
 5. ☐ Additional Documents – N/A.

2. TIME FOR COMPLETION

Consultant shall not begin any work under the terms of this Agreement until authorized in writing by the City. Consultant agrees to use best efforts to complete all work described under this Agreement by December 31, 2030.

3. TERM

The term of this Agreement shall commence on the Effective Date identified above and end at midnight on December 31, 2030.

4. PAYMENT

- a. Services rendered by Consultant under this Agreement will be paid at the rate set forth in Exhibit A Scope of Work, but in no event shall the total compensation for services rendered under this Agreement exceed **Four hundred thousand dollars and no cents (\$400,000.00)**, including all fees and those reimbursable expenses listed in Exhibit A.
- b. City shall pay Consultant for services rendered after receipt of a detailed invoice. Invoices not in dispute by the City will be paid net thirty (30) days and shall reference the contract number and/or purchase order applicable to the work. The invoice shall provide sufficient detail on the work being billed and include detailed receipts for any invoices.
- c. Partial payments to cover the percentage of work completed may be requested by Consultant. These payments shall not be more than one (1) per month.
- d. Pre-approved travel, meals and lodging will be reimbursed at cost and only when consultant travels at least 150 miles per one way trip. Reimbursable expenses are limited to the following: coach airfare, ground transportation (taxi, shuttle, car rental), hotel accommodations as provided below, personal or company vehicle use at the then-current federal mileage rate, and meals at the current federal per-diem meal allowance or up to the current federal per-diem with detailed receipts, no alcohol, and a 20% maximum gratuity.
 - i. Hotel accommodations: eligible lodging expenses include the room cost only; itemized receipts must be provided for hotel reimbursements.
 - ii. Hotel reimbursement is limited to the single room rate. If two or more consultants are sharing a room, reimbursement is allowable for only one consultant at the double room rate.
 - iii. The maximum reimbursement should be limited to the best discount rate available and allowable that meets traveler's business needs and basic needs for health, safety and cleanliness. Non-smoking rooms are authorized even if they are more expensive.
- e. Reimbursement for extra services/reimbursable expenses are not authorized under this Agreement unless detailed in the Scope of Work or agreed upon in writing as a modification to this Agreement.
- f. Consultant will allow access to the City, State of Washington, Federal Grantor Agency, Comptroller General of the United States, or any of their duly authorized representatives, to any books, documents, papers, and records which are directly pertinent to this Agreement for the purpose of making audit, examination, excerpts, and transcriptions. Unless otherwise provided, said records must be retained for three (3) years from the date of receipt of final payment. If any litigation, claim, or audit arising out of, in connection with, or relating to this Agreement is initiated before the expiration of the three-year period, the records shall be retained until such litigation, claim, or audit involving the records is completed.

5. INDEPENDENT CONTRACTOR

Consultant, and any and all employees of Consultant or other persons engaged in the performance of any work or services required of Consultant under this Agreement, are independent contractors and shall not be considered employees of the City. Any and all claims

that arise at any time under any Workers' Compensation Act on behalf of said employees or other persons while so engaged, and any and all claims made by a third party as a consequence of any act or omission on the part of Consultant's employees or other persons engaged in any of the work or services required to be provided herein, shall be the sole obligation and responsibility of Consultant.

6. OWNERSHIP OF DOCUMENTS

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

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

7. TERMINATION

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

8. AVAILABILITY OF RECORDS FOR PUBLIC INSPECTION

- a. As a public contract, all records prepared, generated or used by Consultant or its agents, employees and subcontractors relating to this Agreement and associated work (hereinafter "public records") may be subject to disclosure under the Washington State Public Record Act, Chapter 42.56 RCW.
- b. Contractor shall maintain and retain all such public records in a manner that is readily accessible for a minimum term of no less than three (3) years following completion of the

contract work. City shall have the right to timely review all such public records upon request. Contractor shall provide copies of any public records requested by City within thirty (30) calendar days of City's request. If City requests that copies of public records be provided to City in an electronic format, said records shall be provided at no cost to City. If paper copies are requested by City, City shall pay \$.10 per page. Payment for paper copies shall be rendered to Consultant within twenty (20) calendar days of receipt.

- c. All records subject to a public disclosure request will be provided to a requester unless exempted from disclosure by law. The City's decision to exempt or redact any public record shall be based only upon valid exemptions that apply to the City. City will not refrain from disclosing any record under an exemption that may be personal to Consultant. In the event Consultant objects to release of any public record under this Agreement, Consultant may seek judicial approval to prevent such disclosure at Consultant's sole expense. City shall neither aid nor interfere with Consultant's request for an injunction to prevent disclosure of any public record under this Agreement.
- d. Consultant shall insert this provision in all contracts with subcontractors or agents providing services relating to this Agreement.

9. DISPUTE RESOLUTION

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

10. DEBARMENT CERTIFICATION

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

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

11. VENUE, APPLICABLE LAW AND PERSONAL JURISDICTION

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

12. ATTORNEY'S FEES

The Parties agree that should legal action be necessary to enforce any of the provisions of this Agreement, that the substantially prevailing Party will be awarded its reasonable

attorney's fees and costs in action, including costs and attorney's fees on appeal if appeal is taken.

13. **INSURANCE**

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

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

pool coverage maintained by the City shall be excess of Consultant's insurance and shall not contribute with it.

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

14. INDEMNIFICATION / HOLD HARMLESS

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

15. STANDARD OF CARE

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

16. SUCCESSORS OR ASSIGNS

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

17. NOTICES

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

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

Contact Name: Greg Sullivan
Name of Firm: Efficiency Solutions, LLC
Address: 1857 Kingston Road
Address: Richland, WA 99354
Email: sullivan@appliedenergy.us
Phone Number: 509-521-4925

18. EQUAL OPPORTUNITY AGREEMENT

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

19. SEVERABILITY

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

20. AMENDMENTS

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

21. CHANGE IN LAW

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

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

22. CONFIDENTIALITY

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

23. CHANGES OF WORK

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

24. EXTRA WORK

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

25. ENTIRE AGREEMENT

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

26. AUTHORITY TO EXECUTE

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

27. COUNTERPART ORIGINALS

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

(Signature page to follow)

DRAFT

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

CITY OF RICHLAND

CONSULTANT

Jon Amundson, ICMA-CM
City Manager

Signature

Attest:

Printed Name

Title

Jennifer Rogers, City Clerk

Approved as to form:

Heather Kintzley, City Attorney

DRAFT

EXHIBIT A: Detailed Scope of Work

Exhibit A to follow

DRAFT

Efficiency Solutions, LLC: Detailed Scope of Work Proposal:

The scope of work for this project includes, but not limited to, the following:

- I. Work with Richland Energy Services (RES) commercial and industrial customers to implement BPA's Energy Efficiency programs.
 - Communicate with commercial and industrial customers on behalf of the City regarding available energy efficiency programs and incentives.
 - Conduct pre- and post-evaluation and savings calculations.
 - Coordinate energy efficiency project application submittals (approximately 25 annually), qualifications and estimate incentives.
 - Prepare assessment reports for the City and commercial and industrial customers.
- II. Coordinate with RES' Energy Efficiency Coordinator and BPA staff to ensure projects meet BPA program requirements.
 - Attend program meetings and provide input during technical reviews.
 - Review and advise staff on BPA energy efficiency program requirements.
 - Monitor and review projects using acceptable engineering principles and facility measurement and verification (M&V).
- III. Conduct other energy support services and reporting as mutually agreed.

Proposed Fee Schedule:

An hourly rate of \$110.00/hour. Efficiency Solutions supplies and all other expenses are included in the hourly rate above.



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 12/16/2025

Agenda Category: Items - Approval

Strategic Priority I - High Performance Government

Subject

Authorizing an Increase to the City Manager's Annual Salary for Calendar Year 2026

Department/Office

City Council

Ordinance/Resolution Number

Document Type

General Business Item

Recommended Motion

Move to approve an increase in City Manager Jon Amundson's 2025 annual base salary from \$246,400 to \$260,000 effective January 1, 2026 based on 2025 calendar year performance.

Summary

Richland City Council has completed its annual evaluation of City Manager Jon Amundson's performance for the calendar year 2025.

City Council intends to increase the City Manager's annual base salary to \$260,000 effective January 1, 2026. Per the terms of the existing employment contract between the City of Richland and Mr. Amundson, "[i]n conjunction with Amundson's annual review or at any other time during the term of this Agreement, the City Council may, in its discretion, review and adjust the base salary and/or benefits of Amundson."

The increase takes into consideration the 2% range movement adopted by Resolution No. 2025-152 on December 2, 2025. No other proposed changes to the City Manager's compensation or benefits are presented at this time.

Fiscal Impact

The position's updated annualized salary of \$260,000 and benefits costs are anticipated in the 2026 Budget.

Attachments

1. City Manager Merit Increase for Performance in 2025
2. City Manager Performance Evaluation Criteria
3. City Manager Performance Evaluation Summary - Calendar Year 2025

CITY OF RICHLAND
OFFICE OF THE MAYOR

625 Swift Boulevard, MS-4
Richland, WA 99352
(509) 942-7381



TO: Brandon Allen, Finance Director

FROM: Theresa Richardson, Mayor

DATE: December 16, 2025

SUBJECT: Merit Increase for City Manager Amundson for 2025 Performance

Consistent with action taken by Richland City Council on December 16, 2025, please increase City Manager Jon Amundson's 2026 annual base salary to \$260,000 effective January 1, 2026. This increase in base salary reflects a merit increase awarded for performance during the 2025 calendar year.

By mutual agreement of the parties, this action also amends the base wage identified in Section 4.1 of Richland Contract No. 447-21 to the value reflected herein.

Leadership Competencies

Individual Characteristics

- Diligent and thorough in the discharge of duties, "self-starter"
- Exercises good judgment
- Display enthusiasm, cooperation, and willingness to adapt
- Directs competent and capable energy and ability toward tasks required of the position
- Exhibits composure, appearance, and attitude for an executive position

Professional Skills and Status

- Maintains knowledge of current developments affecting the practice of local government management
- Demonstrates a capacity for innovation and creativity
- Anticipates and analyzes problems to develop effective approaches for solving them
- Willing to try new ideas proposed by City Councilmembers and/or staff
- Sets a professional example by handling affairs of the public office in a fair and impartial manner

Relations with Members of the City Council

- Carries out directives of the body as a whole as opposed to those of any one member or minority group
- Sets meeting agendas that reflect the guidance of the governing body and avoids unnecessary involvement in administrative actions
- Disseminates complete and accurate information equally to all members in a timely manner
- Assists by facilitating decision-making without usurping authority
- Responds well to requests, advice, and constructive criticism

Policy Execution

- Implements governing body actions in accordance with the intent of the council
- Supports the actions of the governing body after a decision has been reached, both inside and outside the organization
- Understands, supports, and enforces local government’s laws, policies, and ordinances
- Reviews ordinance and policy procedures periodically to suggest improvements to their effectiveness
- Offers workable alternatives to the governing body for changes in law or policy when an existing policy or ordinance is no longer practical

Reporting

- Provides regular information and reports to the governing body concerning matters of importance to the local government, using the city charter as a guide
- Responds in a timely manner to requests from the governing body for special reports
- Takes the initiative to provide information, advice, and recommendations to the governing body on matters that are non-routine and not administrative in nature
- Reports produced by the manager are accurate, comprehensive, concise, and written to their intended audience
- Produces and handles reports in a way to convey the message that the affairs of the organization are open to public scrutiny

Citizen Relations

- Responsive to requests from citizens
- Demonstrates a dedication to service to the community and its citizens
- Maintains a nonpartisan approach in dealing with the news media
- Meets with and listens to members of the community to discuss their concerns and strives to understand their interests
- Gives an appropriate effort to maintain citizen satisfaction with city services

Staffing

- Recruits and retains competent personnel for staff positions
- Applies an appropriate level of supervision to improve any areas of substandard performance
- Stays accurately informed and appropriately concerned about employee relations
- Professionally manages the compensation and benefits plan
- Promotes training and development opportunities for employees at all levels of the organization

Supervision

- Encourages department directors to make decisions within their jurisdictions with minimal city manager involvement yet maintains general control of operations by providing the right amount of communication to the staff
- Instills confidence and promotes initiative in subordinates through supportive rather than restrictive controls for their programs while still monitoring operations at the department level
- Develops and maintains a friendly and informal relationship with the staff and workforce in general, yet maintains the professional dignity of the city manager's office
- Sustains or improves staff performance by evaluating the performance of staff members at least annually, setting goals and objectives for them, periodically assessing their progress, and providing appropriate feedback
- Encourages teamwork, innovation, and effective problem-solving among all staff members

Fiscal Management

- Prepares a balanced budget to provide services at a level directed by the City Council
- Makes the best possible use of available funds, conscious of the need to operate the local government efficiently and effectively
- Prepares a budget and budgetary recommendations in an intelligent and accessible format
- Ensures actions and decisions reflect an appropriate level of responsibility for financial planning and accountability
- Appropriately monitors and manages fiscal activities of the organization

Community

- Shares responsibility for addressing the difficult issues facing the city
- Avoids unnecessary controversy
- Cooperates with neighboring communities and Benton County
- Helps the council address future needs and develop adequate plans to address long-term trends
- Cooperates with other regional, state and federal government agencies



Leadership Competencies – 2025 Review

Individual Characteristics = 4.8

Professional Skills and Status = 4.7

Relations with Members of the City Council = 4.7

Policy Execution = 4.4

Reporting = 4.6

Citizen Relations = 4.7

Staffing = 4.7

Supervision = 4.6

Fiscal Management = 4.8

Community = 4.6

Overall Average = 4.7
Excellent

Scale	Rating	Description	Range
5	Excellent	Almost always exceeds the performance standards	4.5-5.0
4	Above Average	Generally exceeds the performance standards	3.5-4.49
3	Average	Generally meets the performance standards	2.5-3.49
2	Below Average	Usually does not meet the performance standards	1.5-2.49
1	Poor	Rarely meets the performance standards	0-1.49

Expenditure Summary - 11/1/2025 - 11/30/2025

AP-EXP-SUMMARY-001

Expenditure Breakdown Summary

	REPORT	START CHECK	END CHECK	CHECK COUNT	CHECK TOTALS	VOID AMT
Travel Checks	(AP-TRVLCHKS-001)	20919	20928	10	\$16,119.09	\$0.00
Accounts Payable Checks	(AP-CHKHIST-DETAIL-001)	341481	342212	732	\$6,796,103.84	\$597.21
Accounts Payable Wires	(AP-WIRENOS-001)	10778	10817	40	\$22,015,368.49	\$0.00
Payroll Wires & ACH	(PR-WIRESACH-001)	15110	15175	66	\$3,601,287.33	\$0.00
Payroll Checks	(PR-CHKHIST-DETAIL-001)	237652	237663	12	\$38,119.65	\$0.00
Payroll Direct Deposit		253090012044	253280013441	1559	\$3,396,187.32	\$0.00

\$35,863,185.72

AP Travel Checks - MUNIS 11/1/2025 - 11/30/2025

Travel Check Summary Information

CHECK DATE	START CHECK	END CHECK	CHECK KNT	CHECK TOTALS	VOID AMT
11/05/2025	20919	20920	2	\$1,767.05	\$0.00
11/12/2025	20921	20923	3	\$2,657.50	\$0.00
11/26/2025	20924	20928	5	\$11,694.54	\$0.00
			10	\$16,119.09	\$0.00

Travel Check Detail Information

CHECK DATE	START CHECK	VOID	PAYEE	CHECK AMT	CHK COMMENT	VOID AMT	VOID COMMENT
11/05/2025	20919		MARY BROWN-ELMORE	\$382.00	25-333 LIBRARY MARKETING & COM	\$0.00	
11/05/2025	20920		ERIC J EDWARDS	\$1385.05	25-338 CELLEBRITE FORENSICS RE	\$0.00	
11/12/2025	20921		VINCENT HUPF	\$1187.23	25-305 FBI LEEDA CLI	\$0.00	
11/12/2025	20922		DAN LEMIEUX	\$413.20	25-310 RIMS ERM CONFERENCE	\$0.00	
11/12/2025	20923		CLAIRE VENEMA	\$1057.07	25-391 TOC CON 2025	\$0.00	
11/26/2025	20924		ABRAHAM FANDRICH	\$2576.28	25-402 CARDIAC ARREST SURVIVAL	\$0.00	
11/26/2025	20925		ZACH GOULD	\$2558.21	25-403 CARDIAC ARREST SURVIVAL	\$0.00	
11/26/2025	20926		JAMES HEMPSTEAD	\$1957.92	25-404 CARDIAC ARREST SURVIVAL	\$0.00	
11/26/2025	20927		TRAVIS LEONARD	\$2644.21	25-405 CARDIAC ARREST SURVIVAL	\$0.00	
11/26/2025	20928		JOSHUA SMITH	\$1957.92	25-406 CARDIAC ARREST SURVIVAL	\$0.00	
				\$16119.09		\$0.00	

Accounts Payable Checks

11/1/2025 - 11/30/2025

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
11/04/2025	341481	P	10005	RON BEARDEMPHL	\$185.00	0	110425FP	MEDICARE PREMIUM/BEARDEMPHL
11/04/2025	341482	P	10014	JOHN S BOARDMAN	\$185.00	0	110425FP	MEDICARE PREMIUM/BOARDMAN
11/04/2025	341483	P	10180	CANFIELD, HARRY R	\$185.00	0	110425FP	MEDICARE PREMIUM/CANFIELD
11/04/2025	341484	P	10040	DANNY DOWNS	\$179.00	0	110425FP	MEDICARE PREMIUM/DOWNS
11/04/2025	341485	P	10085	JAMES P MULROY	\$185.00	0	110425FP	MEDICARE PREMIUM/MULROY
11/04/2025	341486	P	10086	DAVID MURRAY	\$172.00	0	110425FP	MEDICARE PREMIUM/MURRAY
11/04/2025	341487	P	10087	EDWARD A MYERS	\$185.00	0	110425FP	MEDICARE PREMIUM/MYERS
11/04/2025	341488	P	10820	OWEN, MICHAEL	\$176.00	0	110425FP	MEDICARE PREMIUM/OWEN
11/04/2025	341489	P	10533	JAMES POLLARD	\$185.00	0	110425FP	MEDICARE PREMIUM/POLLARD
11/04/2025	341490	P	10109	RODGERS, GARY H	\$185.00	0	110425FP	MEDICARE PREMIUM/RODGERS
11/04/2025	341491	P	12440	MARK STRATTON	\$185.00	0	110425FP	MEDICARE PREMIUM/STRATTON
11/04/2025	341492	P	10673	TERRY THRALL	\$185.00	0	110425FP	MEDICARE PREMIUM/THRALL
11/04/2025	341493	P	10142	ROYAL WEST	\$185.00	0	110425FP	MEDICARE PREMIUM/WEST
11/04/2025	341494	P	10148	CRAIG E WILLIAMSON	\$151.00	0	110425FP	MEDICARE PREMIUM/WILLIAMSON
11/04/2025	341495	P	10103	KERI RANDALL BADGLEY	\$174.70	0	110425PP	MEDICARE PREMIUM/BADGLEY
11/04/2025	341496	P	10855	BEDEN, LARRY	\$185.00	0	110425PP	MEDICARE PREMIUM/BEDEN
11/04/2025	341497	P	10169	DALE A BRUNSON	\$184.00	0	110425PP	MEDICARE PREMIUM/BRUNSON
11/04/2025	341498	P	10170	RANDY H CARPER	\$185.00	0	110425PP	MEDICARE PREMIUM/CARPER
11/04/2025	341499	P	10167	MIKE CASE	\$185.00	0	110425PP	MEDICARE PREMIUM/CASE
11/04/2025	341500	P	10029	MICHAEL CLEAVENGER	\$185.00	0	110425PP	MEDICARE PREMIUM/CLEAVENGER
11/04/2025	341501	P	10028	WILL J CLEAVENGER	\$185.00	0	110425PP	MEDICARE PREMIUM/CLEAVENGER
11/04/2025	341502	P	10038	LARRY COUCH	\$174.70	0	110425PP	MEDICARE PREMIUM/COUCH
11/04/2025	341503	P	10166	JAMES J DEMYER	\$185.00	0	110425PP	MEDICARE PREMIUM/DEMYER
11/04/2025	341504	P	10048	DOUGLAS D DRIVER	\$185.00	0	110425PP	MEDICARE PREMIUM/DRIVER
11/04/2025	341505	P	10165	JOHN M GANLEY	\$185.00	0	110425PP	MEDICARE PREMIUM/GANLEY
11/04/2025	341506	P	12445	JAMES GREG GILL	\$185.00	0	110425PP	MEDICARE PREMIUM/GILL
11/04/2025	341507	P	31042	JAMES B GOULD	\$185.00	0	110425PP	MEDICARE PREMIUM/GOULD
11/04/2025	341508	P	10251	HIGGINS, FRED C	\$183.00	0	110425PP	MEDICARE PREMIUM/HIGGINS
11/04/2025	341509	P	10271	SCOTT K LARSON	\$185.00	0	110425PP	MEDICARE PREMIUM/LARSON
11/04/2025	341510	P	10156	DAVID L LEWIS	\$259.00	0	110425PP	MEDICARE PREMIUM/LEWIS
11/04/2025	341511	P	10164	ROBERT MOORE	\$185.00	0	110425PP	MEDICARE PREMIUM/MOORE
11/04/2025	341512	P	31512	JERALD S MORRELL	\$185.00	0	110425PP	MEDICARE PREMIUM/MORRELL
11/04/2025	341513	P	10117	DAVID W SPARKS	\$185.00	0	110425PP	MEDICARE PREMIUM/SPARKS

Accounts Payable Checks

11/1/2025 - 11/30/2025

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
11/04/2025	341514	P	10119	WILLIAM TANNER	\$185.00	0	110425PP	MEDICARE PREMIUM/TANNER
11/04/2025	341515	P	10332	RANDAL L TAYLOR	\$259.00	0	110425PP	MEDICARE PREMIUM/TAYLOR
11/04/2025	341516	P	10163	GERALD D THOMAS	\$185.00	0	110425PP	MEDICARE PREMIUM/THOMAS
11/04/2025	341517	P	10800	ROY TURNER	\$185.00	0	110425PP	MEDICARE PREMIUM/TURNER
11/05/2025	341518	P	10838	GRIGG ENTERPRISES INC	\$288.29	0	1105251	VANDALISM - TANGLEWOOD - GRAFF
11/05/2025	341519	P	32724	AKS ENGINEERING & FORESTRY LLC	\$14,392.65	0	1105251	Twin Bridges Road Section 19 S
11/05/2025	341520	P	32117	ALASKA RUBBER GROUP INC	\$999.32	0	1105251	COL PLAYFIELDS - WINTERIZATION
11/05/2025	341521	P	10003	AMERICAN WATER WORKS ASSOCIATION	\$4,923.00	0	1105251	Membership Dues 2026 - members
11/05/2025	341522	P	10537	APOLLO INC	\$999.50	0	1105251	HVAC COMPRESSOR REPAIR AT BADG
11/05/2025	341523	P	10317	APOLLO SHEET METAL INC	\$3,203.76	0	1105251	HVAC REPAIRS
11/05/2025	341524	P	31678	AT&T CORP	\$70.95	0	1105251	FAX LINES 09/22-10/21/25
11/05/2025	341525	P	11037	AMBRO INC	\$378.41	0	1105251	STATION 73 & 75 FIRE ALARM REP
11/05/2025	341526	P	10518	BEAVER BARK & ROCK	\$3,221.03	0	1105251	PARKWAY - LANDSCAPE
11/05/2025	341527	P	10482	BENTON COUNTY PROSECUTOR'S OFFICE	\$3,009.09	0	1105251	KIDS HAVEN EXPENSES 3RD QTR 20
11/05/2025	341528	P	10713	BENTON FRANKLIN COMMUNITY ACTION COMMITTEE	\$555.00	0	1105251	HHANDS APPLICATIONS Q3-2025
11/05/2025	341529	P	11272	BOYD'S TREE SERVICE LLC	\$9,067.63	0	1105251	2025 Tree Services Parks & Fac
11/05/2025	341530	P	31747	BRUCKNER TRUCK SALES INC	\$4,169.50	0	1105251	VEH#3320 WO#77210 RETURN FILTE
11/05/2025	341531	P	31177	CENGAGE LEARNING, INC.	\$176.19	0	1105251	LIBRARY MATERIALS - LARGE PRIN
11/05/2025	341532	P	31177	CENGAGE LEARNING, INC.	\$282.65	0	1105251	LIBRARY MATERIALS - LARGE PRIN
11/05/2025	341533	P	11112	CENTURYLINK COMMUNICATIONS LLC	\$152.10	0	1105251	LONG DISTANCE 10/06-11/05/25
11/05/2025	341534	P	10261	CITY OF RICHLAND	\$712.48	0	1105251	25-362 HART/WAPRO FALL CONFERE
11/05/2025	341535	P	10429	CODE PUBLISHING INC	\$207.32	0	1105251	MUNICIPAL CODE - WEB UPDATE
11/05/2025	341536	P	11516	COLEMAN OIL COMPANY	\$29,896.85	0	1105251	FLEET - GAS RESALE 10/27 - 10/
11/05/2025	341537	P	11907	SYCURE CORP	\$300.00	0	1105251	100Mbps full-duplex fiber Inte
11/05/2025	341538	P	32612	COOPER ZIETZ ENGINEERS, INC	\$28,192.40	0	1105251	FS73 Enviornmental Phase 2 (28
11/05/2025	341539	P	11526	CORWIN OF PASCO LLC	\$1,017.56	0	1105251	VEH#2458 WO#78238 BRAKES, ROTO
11/05/2025	341540	P	32592	CROSS REITER INC	\$5,036.00	0	1105251	Col. River Shoreline Stabil. G
11/05/2025	341541	P	10177	DEPARTMENT OF LABOR & INDUSTRIES	\$33.80	0	1105251	SAGEBRUSH ELEMENTARY BIRM - BO
11/05/2025	341542	P	11044	EWING IRRIGATION PRODUCTS INC	\$50.76	0	1105251	HOWARD - TRUCK STOCK IRR TOOLS
11/05/2025	341543	P	30381	AIMEE FOURNIER-PLANTE	\$0.45	0	1105251	25-380 FOURNIER-PLANTE/APCO FA
11/05/2025	341544	P	10220	FRONTIER FENCE INC	\$2,650.00	0	1105251	GATE REPLACEMENT, CONTRACT 322
11/05/2025	341545	P	32166	GAMACHE MAINTENANCE LLC	\$768.51	0	1105251	OCTOBER MONTHLY LAWN MAINTENAN
11/05/2025	341546	P	10425	GENSCO INC	\$3,184.92	0	1105251	CITY HALL - HVAC

Accounts Payable Checks

11/1/2025 - 11/30/2025

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
11/05/2025	341547	P	32615	GMP CONSULTANTS	\$485.40	0	1105251	Executive Recruitment Services
11/05/2025	341548	P	10203	W.W. GRAINGER, INC	\$90.85	0	1105251	Grainger Items
11/05/2025	341549	P	31596	MICHELLE HAFFNER	\$90.09	0	1105251	REIMB SEPT-OCT 2025 MONTHLY MI
11/05/2025	341550	P	32571	BARBARA HART	\$57.13	0	1105251	25-362 HART/WAPRO FALL CONFERE
11/05/2025	341551	P	32330	GARY B HEATON	\$1,530.00	0	1105251	RED MTN LEASE 11/01-11/30/25
11/05/2025	341552	P	11813	HERC RENTALS INC	\$273.93	0	1105251	EQUIP RENTAL - TRAIL MAINT
11/05/2025	341553	P	12200	HUGHES FIRE EQUIPMENT, INC	\$1,732.36	0	1105251	VEH#5038 WO#77903 VALVE KIT
11/05/2025	341554	P	10406	JUB ENGINEERS INC	\$14,833.60	0	1105251	Battelle Boulevard & Utilities
11/05/2025	341555	P	10290	JIM'S PACIFIC GARAGES INC	\$6.35	0	1105251	VEH#3318 WO#78169 GASKET
11/05/2025	341556	P	32424	JUSTIFACTS CREDENTIAL VERIFICATION INC	\$4,507.15	0	1105251	2025 EMPLOYMENT BACKGROUND SER
11/05/2025	341557	P	31660	KELLEY CREATE CO	\$302.66	0	1105251	Xerox Usage Charges Shops 100
11/05/2025	341558	P	31660	KELLEY CREATE CO	\$1,627.49	0	1105251	COPIER SERVICES 10/17-11/16/25
11/05/2025	341559	P	31378	SOUTHWEST ANSWERING SERVICE INC	\$241.00	0	1105251	Answering Service Oct 2025
11/05/2025	341560	P	11667	KENWORTH SALES COMPANY	\$4,936.70	0	1105251	VEH#3372 WO#78241 BRACKET
11/05/2025	341561	P	32092	LOOMIS ARMORED US LLC	\$1,442.21	0	1105251	ARMORED CAR SERVICE OCTOBER 20
11/05/2025	341562	P	32649	LOUIS CONSULTING AND SYSTEMS INTEGRATION	\$652.20	0	1105251	ALIPROWEB SERVICE 09/01-12/31/
11/05/2025	341563	P	11576	MERCER (US) INC	\$11,758.33	0	1105251	2025 Benefits Consulting & Bro
11/05/2025	341564	P	11600	MICHAEL D. TERRELL	\$266.25	0	1105251	Leslie Groves Tennis Court Rep
11/05/2025	341565	P	10578	MIDWEST TAPE	\$6,808.29	0	1105251	HOOPLA USAGE OCTOBER 2025
11/05/2025	341566	P	11428	MIGHTY JOHNS PORTABLE TOILET & SEPTIC SERVICE INC	\$4,383.00	0	1105251	SKATE PARK - PORT-A-POTTY RENT
11/05/2025	341567	P	10083	MONARCH MACHINE & TOOL CO INC	\$2,722.50	0	1105251	VEH#3359 WO#77761 WELD MACHINE
11/05/2025	341568	P	10358	PYE-BARKER FIRE & SAFETY	\$235.90	0	1105251	STATION 74 - FIRE ALARM MONITO
11/05/2025	341569	P	32425	MOSAIC PUBLIC PARTNERS LLC	\$8,100.00	0	1105251	EXECUTIVE SEARCH - IT DIRECTOR
11/05/2025	341570	P	10480	MOUNTS LOCK & KEY INC	\$21.54	0	1105251	VEH#3369 WO#78221 EXTRA KEYS
11/05/2025	341571	P	30880	MSA SAFETY INCORPORATED	\$660.00	0	1105251	6-SUB FLEET MANAGER YEARLY REN
11/05/2025	341572	P	31674	P&F AUTOMOTIVE WAREHOUSE INC	\$3,203.04	0	1105251	VEH#1385 WO#7829 BATTERY
11/05/2025	341573	P	32250	ODP BUSINESS SOLUTIONS LLC	\$28.24	0	1105251	Business Cards Brian Kirschman
11/05/2025	341574	P	12470	OVERDRIVE INC	\$3,242.21	0	1105251	LIBRARY MATERIALS - EBOOK COLL
11/05/2025	341575	P	10357	OXARC INC	\$159.89	0	1105251	LIBRARY CHILLER - ACETYLENE &
11/05/2025	341576	P	999011	PARK PARTNERSHIP PROGRAM	\$3,656.00	0	1105251	2025 PPP Contract No. 100-25
11/05/2025	341577	P	31798	PERFORMANCE SYSTEMS INTEGRATION LLC	\$581.55	0	1105251	CITY HALL - FIRE EXT INSPECTIO
11/05/2025	341578	P	10879	PREMIER LANDSCAPING & DESIGN	\$2,669.06	0	1105251	PROUT POOL - CHEMICALS

Accounts Payable Checks

11/1/2025 - 11/30/2025

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
11/05/2025	341579	P	32273	PROCARE FOR YOU PLLC	\$3,520.50	0	1105251	FLU CLINIC 2025 FEES & (1) PRE
11/05/2025	341580	P	32304	RAD TOWING INC	\$945.88	0	1105251	RPD TOW CHARGE CASE # 25-04155
11/05/2025	341581	P	10047	R.D. OFFUTT COMPANY	\$966.73	0	1105251	CHEM BUILDING - SPRAY EQUIP MA
11/05/2025	341582	P	11076	RIO FOLTZ PLLC	\$40,701.30	0	1105251	PROSECUTION SERVICES FOR NOVEM
11/05/2025	341583	P	11363	RODDA PAINT CO	\$409.66	0	1105251	HOWARD AMON - COMFORT STATION
11/05/2025	341584	P	32792	RICK H JENKINS	\$1,750.00	0	1105251	LIB STAFF TRAINING DAY DE-ESCU
11/05/2025	341585	P	11098	SCHINDLER ELEVATOR CORPORATION	\$165.09	0	1105251	CHAIR LIFT INSPECTION 110 SAIN
11/05/2025	341586	P	10536	SPRAGUE PEST SOLUTIONS	\$650.32	0	1105251	STATION 72 - PEST CONTROL
11/05/2025	341587	P	10393	STONEWAY ELECTRIC SUPPLY	\$343.04	0	1105251	LIBRARY - LED UPGRADE EXTERIOR
11/05/2025	341588	P	10359	US LINEN & UNIFORM	\$1,006.03	0	1105251	LIBRARY BRANDED 75TH ANNI SHIR
11/05/2025	341589	P	31051	THE GOODYEAR TIRE & RUBBER COMPANY	\$11,531.61	0	1105251	VEH#3365 WO#78079 NEW TIRES
11/05/2025	341590	P	10481	WEST PUBLISHING CORPORATION	\$2,878.52	0	1105251	ONLINE/SOFTWARE SUBSCRIPTION C
11/05/2025	341591	P	10126	TRI CITIES BATTERY & AUTO REPAIR	\$24.32	0	1105251	CITY HALL - SECURITY SYSTEM BA
11/05/2025	341592	P	32801	DOMINICK YANDEL RAMOS-ROMERO	\$942.42	0	1105251	VEH#2453 WO#78211 VEH DETAIL
11/05/2025	341593	P	10335	TRI CITY DEVELOPMENT COUNCIL	\$23,796.65	0	1105251	Q3 2025 HANFORD COMMUNITY REIM
11/05/2025	341594	P	10106	US LINEN & UNIFORM	\$30.91	0	1105251	RPD TOWEL DELIVERY 10/28/25
11/05/2025	341595	P	10860	VERIZON COMMUNICATIONS INC	\$200.17	0	1105251	Verizon Fire Lifepacks - Octob
11/05/2025	341596	P	10469	WASHINGTON STATE DEPARTMENT OF TRANSPORTATION	\$80.34	0	1105251	WORK IN SEPT 2025
11/05/2025	341597	P	11035	WESCO GROUP INC	\$290.14	0	1105251	LIBRARY - LIGHT PAINTING
11/05/2025	341598	P	10194	XEROX CORPORATION	\$10.87	0	1105251	7HB-469027 MNTHLY BASE CHARGE
11/06/2025	237657	P	999019	WORKDAY	\$9,812.03	0	110625WD	Pay Period 10/20/2025 - 11/02/
11/06/2025	237658	P	999019	WORKDAY	\$3,533.20	0	110625WD	Pay Period 10/20/2025 - 11/02/
11/07/2025	341599	P	32671	SCOTT STUDERUS, DDS	\$94.00	0	110725FP	NON COVERED DENTAL
11/07/2025	341600	P	31283	3AC ENGINEERING, PC	\$9,900.00	0	1107251	Transformer Monitor Installati
11/07/2025	341601	P	11057	A DIFFERENT SHADE	\$1,197.93	0	1107251	RCC Billiards Room Window Tint
11/07/2025	341602	P	10838	GRIGG ENTERPRISES INC	\$142.73	0	1107251	Cleaning supplies for truck 34
11/07/2025	341603	P	32117	ALASKA RUBBER GROUP INC	\$480.25	0	1107251	VEH#3377 WO#78295 HOSE REEL
11/07/2025	341604	P	31317	AMERICAN WEST INDUSTRIES	\$1,688.11	0	1107251	VEH#3363 WO#78146 CYLINDER
11/07/2025	341605	P	10983	ANOVAWORKS	\$5,350.00	0	1107251	ANNUAL HEARING TESTING ON 10.7
11/07/2025	341606	P	10537	APOLLO INC	\$66,375.01	0	1107251	Waste Gas Burner & Boiler Repl
11/07/2025	341607	P	30889	ARNETT INDUSTRIES, LLC	\$254.88	0	1107251	TEST DIELECTRIC & REPAIR OF RA
11/07/2025	341608	P	999000	AUREF - Utility Customer Refunds	\$147.31	0	1107251	1237 COLUMBIA PARK TRL
11/07/2025	341609	P	999000	AUREF - Utility Customer Refunds	\$316.34	0	1107251	1105 TORBETT ST

Accounts Payable Checks

11/1/2025 - 11/30/2025

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
11/07/2025	341610	P	999000	AUREF - Utility Customer Refunds	\$66.71	0	1107251	1921 EVEREST AVE
11/07/2025	341611	P	999000	AUREF - Utility Customer Refunds	\$231.05	0	1107251	1005 COUNTRY CT
11/07/2025	341612	P	999000	AUREF - Utility Customer Refunds	\$2.20	0	1107251	2433 GEORGE WASHINGTON WAY 210
11/07/2025	341613	P	999000	AUREF - Utility Customer Refunds	\$61.10	0	1107251	93 RIDGECLIFF DR
11/07/2025	341614	P	999000	AUREF - Utility Customer Refunds	\$1,469.15	0	1107251	397 HYDRANT METER
11/07/2025	341615	P	999000	AUREF - Utility Customer Refunds	\$151.81	0	1107251	425 BRADLEY BLVD Apt 132
11/07/2025	341616	P	999000	AUREF - Utility Customer Refunds	\$1,453.85	0	1107251	309 HYDRANT METER
11/07/2025	341617	P	999000	AUREF - Utility Customer Refunds	\$443.83	0	1107251	2000 STEVENS DR 233
11/07/2025	341618	P	999000	AUREF - Utility Customer Refunds	\$130.23	0	1107251	2100 BELLERIVE DR J130
11/07/2025	341619	P	999000	AUREF - Utility Customer Refunds	\$199.47	0	1107251	1621 GEORGE WASHINGTON WAY D12
11/07/2025	341620	P	999000	AUREF - Utility Customer Refunds	\$7.32	0	1107251	50 JADWIN AVE Apt 37
11/07/2025	341621	P	999000	AUREF - Utility Customer Refunds	\$35.09	0	1107251	2674 EAGLEWATCH LOOP
11/07/2025	341622	P	999000	AUREF - Utility Customer Refunds	\$210.11	0	1107251	2348 HOOD AVE 4
11/07/2025	341623	P	999000	AUREF - Utility Customer Refunds	\$138.27	0	1107251	2555 BELLA COOLA LN Apt 312
11/07/2025	341624	P	999000	AUREF - Utility Customer Refunds	\$218.57	0	1107251	2513 DUPORTAIL ST Apt 330
11/07/2025	341625	P	999000	AUREF - Utility Customer Refunds	\$1,482.50	0	1107251	371 HYDRANT METER
11/07/2025	341626	P	999000	AUREF - Utility Customer Refunds	\$1,348.80	0	1107251	395 HYDRANT METER
11/07/2025	341627	P	999000	AUREF - Utility Customer Refunds	\$210.69	0	1107251	1310 WILLIAMS BLVD
11/07/2025	341628	P	999000	AUREF - Utility Customer Refunds	\$241.02	0	1107251	2455 GEORGE WASHINGTON WAY O18
11/07/2025	341629	P	999000	AUREF - Utility Customer Refunds	\$107.62	0	1107251	3003 QUEENSGATE DR Apt 108
11/07/2025	341630	P	999000	AUREF - Utility Customer Refunds	\$1,430.65	0	1107251	351 HYDRANT METER
11/07/2025	341631	P	999000	AUREF - Utility Customer Refunds	\$284.79	0	1107251	1775 COLUMBIA PARK TRL 147
11/07/2025	341632	P	999000	AUREF - Utility Customer Refunds	\$328.07	0	1107251	1022 MEADOW HILLS DR
11/07/2025	341633	P	999000	AUREF - Utility Customer Refunds	\$337.60	0	1107251	3003 QUEENSGATE DR Apt 101
11/07/2025	341634	P	999000	AUREF - Utility Customer Refunds	\$3.37	0	1107251	505 WINSLOW AVE
11/07/2025	341635	P	999000	AUREF - Utility Customer Refunds	\$154.43	0	1107251	2855 SAVANNA AVE
11/07/2025	341636	P	999000	AUREF - Utility Customer Refunds	\$76.12	0	1107251	1775 COLUMBIA PARK TRL 138
11/07/2025	341637	P	999000	AUREF - Utility Customer Refunds	\$11.65	0	1107251	315 ROBERT AVE
11/07/2025	341638	P	999000	AUREF - Utility Customer Refunds	\$212.62	0	1107251	4535 BARBERA ST
11/07/2025	341639	P	999000	AUREF - Utility Customer Refunds	\$112.62	0	1107251	575 COLUMBIA POINT DR Apt 318
11/07/2025	341640	P	999000	AUREF - Utility Customer Refunds	\$124.18	0	1107251	1900 STEVENS DR 804
11/07/2025	341641	P	999000	AUREF - Utility Customer Refunds	\$155.47	0	1107251	2555 DUPORTAIL ST G354
11/07/2025	341642	P	999000	AUREF - Utility Customer Refunds	\$5.38	0	1107251	434 BRADLEY BLVD Unit 302

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CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
11/07/2025	341643	P	999000	AUREF - Utility Customer Refunds	\$131.96	0	1107251	1876 FOWLER ST 312
11/07/2025	341644	P	999000	AUREF - Utility Customer Refunds	\$128.02	0	1107251	101 CASEY AVE
11/07/2025	341645	P	999000	AUREF - Utility Customer Refunds	\$427.82	0	1107251	1900 STEVENS DR 725
11/07/2025	341646	P	999000	AUREF - Utility Customer Refunds	\$27.22	0	1107251	4424 STARLIT LN Unit 102
11/07/2025	341647	P	999000	AUREF - Utility Customer Refunds	\$15.18	0	1107251	4497 STARLIT LN Unit 103
11/07/2025	341648	P	999000	AUREF - Utility Customer Refunds	\$8.62	0	1107251	4497 STARLIT LN Unit 104
11/07/2025	341649	P	999000	AUREF - Utility Customer Refunds	\$295.11	0	1107251	2871 CENTERLINE AVE
11/07/2025	341650	P	999000	AUREF - Utility Customer Refunds	\$168.57	0	1107251	575 COLUMBIA POINT DR Apt 128
11/07/2025	341651	P	999000	AUREF - Utility Customer Refunds	\$2,780.65	0	1107251	1412 WOODBURY ST
11/07/2025	341652	P	999000	AUREF - Utility Customer Refunds	\$73.77	0	1107251	900 AARON DR Apt 129
11/07/2025	341653	P	999000	AUREF - Utility Customer Refunds	\$44.73	0	1107251	2455 GEORGE WASHINGTON WAY Q19
11/07/2025	341654	P	999000	AUREF - Utility Customer Refunds	\$98.53	0	1107251	2000 STEVENS DR 231
11/07/2025	341655	P	999000	AUREF - Utility Customer Refunds	\$80.77	0	1107251	1529 COLUMBIA PARK TRL Apt 141
11/07/2025	341656	P	999000	AUREF - Utility Customer Refunds	\$272.37	0	1107251	1112 MCPHERSON AVE
11/07/2025	341657	P	999000	AUREF - Utility Customer Refunds	\$30.34	0	1107251	127 FAIRWOOD CT
11/07/2025	341658	P	999000	AUREF - Utility Customer Refunds	\$176.51	0	1107251	50 JADWIN AVE Apt 114
11/07/2025	341659	P	999000	AUREF - Utility Customer Refunds	\$66.32	0	1107251	2550 DUPORTAIL ST I251
11/07/2025	341660	P	999000	AUREF - Utility Customer Refunds	\$234.82	0	1107251	319 GREENTREE CT 4
11/07/2025	341661	P	999000	AUREF - Utility Customer Refunds	\$51.64	0	1107251	227 UNIVERSITY DR Apt 309
11/07/2025	341662	P	999000	AUREF - Utility Customer Refunds	\$10.00	0	1107251	1529 COLUMBIA PARK TRL Apt 208
11/07/2025	341663	P	999000	AUREF - Utility Customer Refunds	\$137.03	0	1107251	201 UNIVERSITY DR Apt 307
11/07/2025	341664	P	999000	AUREF - Utility Customer Refunds	\$321.60	0	1107251	250 GAGE BLVD 1086
11/07/2025	341665	P	999000	AUREF - Utility Customer Refunds	\$79.03	0	1107251	2550 DUPORTAIL ST R204
11/07/2025	341666	P	999000	AUREF - Utility Customer Refunds	\$24.72	0	1107251	610 JEFFERSON ST
11/07/2025	341667	P	999000	AUREF - Utility Customer Refunds	\$79.96	0	1107251	1438 THAYER DR
11/07/2025	341668	P	10010	BENTON FRANKLIN HEALTH DISTRICT	\$140.00	0	1107251	Wastewater sample testing
11/07/2025	341669	P	10008	BENTON PUD	\$782.26	0	1107251	BADGER/SILLUSI UTILITIES 09/23
11/07/2025	341670	P	32697	BOWMAN CONSULTING GROUP LTD	\$1,785.00	0	1107251	Sewer & SW Financial Plan & Ra
11/07/2025	341671	P	11272	BOYD'S TREE SERVICE LLC	\$7,850.89	0	1107251	Tree Pruning & Vegetation Mana
11/07/2025	341672	P	32636	TONA CADWELL	\$68.60	0	1107251	Mileage from Landfill
11/07/2025	341673	P	10597	CHARTER COMMUNICATIONS	\$493.26	0	1107251	RPD INTERNET ULTRA/STATIC IP 1
11/07/2025	341674	P	30116	CHRISTENSEN INC	\$162.35	0	1107251	FLEET - WINDOW WASH
11/07/2025	341675	P	10135	CI SUPPORT LLC	\$44.37	0	1107251	CI SHRED SERVICE: 0348650 - 09

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CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
11/07/2025	341676	P	10072	CITY OF KENNEWICK	\$776.12	0	1107251	DANIEL TODD BACKGROUND INVESTI
11/07/2025	341677	P	10261	CITY OF RICHLAND	\$3,307.70	0	1107251	25-269 Waddell Staking Class
11/07/2025	341678	P	11516	COLEMAN OIL COMPANY	\$4,739.06	0	1107251	FLEET - LANDFILL DYED
11/07/2025	341679	P	10470	COMMERCIAL TIRE INC	\$2,122.52	0	1107251	VEH#3271 WO#78266 NEW TIRES
11/07/2025	341680	P	12151	CORE & MAIN LP	\$686.01	0	1107251	Ford No Lead Fittings
11/07/2025	341681	P	11526	CORWIN OF PASCO LLC	\$136.69	0	1107251	VEH#2485 WO#78097 SEAT COVERS
11/07/2025	341682	P	32062	CRANETECH INC	\$1,204.39	0	1107251	FLEET - CRANE INSPECTION IN FA
11/07/2025	341683	P	10139	DEPARTMENT OF ECOLOGY	\$429.00	0	1107251	Greenhouse Has Reporting Fees
11/07/2025	341684	P	10268	FEDERAL EXPRESS CORP	\$279.47	0	1107251	Samples to Anatek and ALS
11/07/2025	341685	P	30027	FIRST RESPONDER OUTFITTERS INC	\$460.34	0	1107251	PATROL COAT - GRANT B.
11/07/2025	341686	P	10220	FRONTIER FENCE INC	\$3,065.34	0	1107251	2025 City-Wide On-Call Repair
11/07/2025	341687	P	32616	GOANIMATE INC	\$10,217.04	0	1107251	Enterprise Vyond Support (491-
11/07/2025	341688	P	10203	W.W. GRAINGER, INC	\$10,478.53	0	1107251	Grainger Items
11/07/2025	341689	P	32106	H&L AUTO GLASS LLC	\$35.10	0	1107251	VEH#3326 WO#78338 ROCK CHIP RE
11/07/2025	341690	P	32125	HD SUPPLY INC	\$331.81	0	1107251	Lab supplies: Chlorine seconda
11/07/2025	341691	P	12200	HUGHES FIRE EQUIPMENT, INC	\$2,411.64	0	1107251	VEH#5055 WO#78129 SCREEN STRAI
11/07/2025	341692	P	10755	MID COLUMBIA CONSTRUCTION INC	\$114.14	0	1107251	SPRINKLER WINTERIZATION
11/07/2025	341693	P	31660	KELLEY CREATE CO	\$205.55	0	1107251	XEROX/XERC8155/H2 #KC31628 (9/
11/07/2025	341694	P	31660	KELLEY CREATE CO	\$148.92	0	1107251	SEPTEMBER COPIER LEASE - PURCH
11/07/2025	341695	P	10071	KENNEWICK INDUSTRIAL & ELECTRICAL SUPPLY	\$179.01	0	1107251	Parts for digester basement si
11/07/2025	341696	P	11667	KENWORTH SALES COMPANY	\$3,713.29	0	1107251	VEH#3358 WO#78293 O RING
11/07/2025	341697	P	12246	MCALLISTER HOLDINGS	\$544.00	0	1107251	POLICE - CODE 312345 - DEPT CA
11/07/2025	341698	P	32722	MACKAY SPOSITO CONSTRUCTORS LLC	\$8,569.10	0	1107251	Duportail Bridge Wetland Monit
11/07/2025	341699	P	10093	MCCURLEY INTEGRITY DEALERSHIPS, LLC	\$129.29	0	1107251	VEH#3371 WO#78266 MODULE
11/07/2025	341700	P	32596	MIDLAND SCIENTIFIC INC	\$303.91	0	1107251	Lab supplies - TNT831 and TNT8
11/07/2025	341701	P	11214	MIDWEST LABORATORIES INC	\$730.00	0	1107251	Compost testing
11/07/2025	341702	P	32627	LORAIN DANIEL	\$4,560.00	0	1107251	Design for Cityview & Truman B
11/07/2025	341703	P	10751	CAR WASH PARTNERS INC	\$1,435.50	0	1107251	FLEET - DEPT CAR WASHES
11/07/2025	341704	P	10809	NORTH CENTRAL LABORATORIES	\$597.90	0	1107251	Lab Supplies - GGA
11/07/2025	341705	P	30272	CLEAN CONCEPTS GROUP, INC	\$4,121.58	0	1107251	FLEET - WASH BAY SOAP
11/07/2025	341706	P	10357	OXARC INC	\$289.01	0	1107251	FLEET - WELDING SUPPLIES
11/07/2025	341707	P	31206	CI - PW LLC	\$27.15	0	1107251	Weekly water delivery
11/07/2025	341708	P	12238	REXEL USA, INC	\$802.17	0	1107251	125V Amp and Rec for MPP

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CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
11/07/2025	341709	P	10724	PUBLIC SAFETY TESTING INC	\$1,036.00	0	1107251	Q3 SUBSCRIPTION FEES: JULY-SEP
11/07/2025	341710	P	32605	ALDINGER COMPANY	\$894.06	0	1107251	Lab weights calibration
11/07/2025	341711	P	10047	R.D. OFFUTT COMPANY	\$624.63	0	1107251	VEH#6667 WO#78243 TIRE
11/07/2025	341712	P	11005	DANA CAMARENA	\$2,421.30	0	1107251	OCTOBER CLASSES 10402, 10414,
11/07/2025	341713	P	11347	SANDY'S TROPHIES INC	\$32.13	0	1107251	OFFICE NAMEPLATE - NELSON
11/07/2025	341714	P	10440	SOLID WASTE SYSTEMS INC	\$15,698.36	0	1107251	VEH#3364 WO#77868 SCRAPER
11/07/2025	341715	P	10536	SPRAGUE PEST SOLUTIONS	\$152.48	0	1107251	RPD RANGE PEST CONTROL SERVICE
11/07/2025	341716	P	10393	STONEWAY ELECTRIC SUPPLY	\$220.32	0	1107251	Blade plug, pipe nipple, lockn
11/07/2025	341717	P	10961	TACOMA SCREW PRODUCTS INC	\$69.12	0	1107251	VEH#3359 WO#77761 LOCK NUT, CA
11/07/2025	341718	P	31735	BUNKER TRI-CITIES LLC	\$115.21	0	1107251	RPD UNIFORM ALTERATIONS-FINKBE
11/07/2025	341719	P	31051	THE GOODYEAR TIRE & RUBBER COMPANY	\$1,239.67	0	1107251	VEH#6667 WO#78243 TIRE CHANGE
11/07/2025	341720	P	10027	THE PAPE' GROUP	\$1,894.62	0	1107251	VEH#7157 WO#78252 BUCKET TEETH
11/07/2025	341721	P	10642	SIRJMR INC	\$482.46	0	1107251	RPD COFFEE DELIVERY & EQUIP RE
11/07/2025	341722	P	32801	DOMINICK YANDEL RAMOS-ROMERO	\$325.01	0	1107251	VEH#2571 WO#78240 VEH DETAIL
11/07/2025	341723	P	11914	TRI-CITIES SUNRISE ROTARY	\$10,000.00	0	1107251	LODGING TAX GRANT - SEE3SLAM 2
11/07/2025	341724	P	10106	US LINEN & UNIFORM	\$147.34	0	1107251	FLEET SHOP APPAREL
11/07/2025	341725	P	10202	NORTHWEST ONE CALL SUBSURFACE WARNING SYSTEM	\$371.25	0	1107251	Locating Services Oct 2025
11/07/2025	341726	P	10443	WA STATE DEPARTMENT OF REVENUE	\$11,427.61	0	1107251	DOR RETAINAGE CLAIM, Contract
11/07/2025	341727	P	11161	WANCO	\$234.00	0	1107251	VEH#3348 WO#78043 SHRINK TUBIN
11/07/2025	341728	P	999003	WASTEWORCS REFUND	\$250.42	0	1107251	Refund overpayment of WW accou
11/07/2025	341729	P	999003	WASTEWORCS REFUND	\$67.78	0	1107251	Refund overpayment of WW accou
11/07/2025	341730	P	999003	WASTEWORCS REFUND	\$360.23	0	1107251	Refund overpayment of WW accou
11/07/2025	341731	P	999003	WASTEWORCS REFUND	\$923.34	0	1107251	Refund overpayment of WW accou
11/07/2025	341732	P	999003	WASTEWORCS REFUND	\$200.87	0	1107251	Refund overpayment of WW accou
11/07/2025	341733	P	11846	WESTERN EQUIPMENT & IRRIGATION DISTRIBUTORS	\$2,132.22	0	1107251	VEH#6647 WO#78237 SCARIFIER TI
11/07/2025	341734	P	10059	WESTERN STATES EQUIPMENT COMPANY	\$4,087.12	0	1107251	VEH#7187 WO#78258 REPLACE RADI
11/12/2025	341735	P	10838	GRIGG ENTERPRISES INC	\$33.54	0	1112251	LOGISTICS SUPPLIES
11/12/2025	341736	P	32117	ALASKA RUBBER GROUP INC	\$297.20	0	1112251	Irrigation valve repair parts
11/12/2025	341737	P	10547	ARBAUGH & ASSOCIATES INC	\$3,500.00	0	1112251	Contract Fees: October 2025
11/12/2025	341738	P	999000	AUREF - Utility Customer Refunds	\$44.63	0	1112251	2555 DUPORTAIL ST G250
11/12/2025	341739	P	10207	BENTON COUNTY AUDITOR	\$30.00	0	1112251	Images 11/7/25
11/12/2025	341740	P	10158	BENTON RURAL ELECTRIC ASSOCIATION	\$48.42	0	1112251	RFES - COLLINS RD RADIO TOWER

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CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
11/12/2025	341741	P	10546	BOUND TREE MEDICAL LLC	\$488.06	0	1112251	RFES MEDICAL SUPPLIES - RACEMI
11/12/2025	341742	P	11272	BOYD'S TREE SERVICE LLC	\$9,900.80	0	1112251	Tree Pruning & Vegetation Mana
11/12/2025	341743	P	11685	CARDINAL HEALTH 130, LLC	\$1,433.12	0	1112251	RFES MEDICAL SUPPLIES
11/12/2025	341744	P	31446	CASCADE ENGINEERING INC.	\$37,762.38	0	1112251	Gray Waste Can
11/12/2025	341745	P	10841	CASELLE INC	\$234.79	0	1112251	Contract Support and Maintenanc
11/12/2025	341746	P	10597	CHARTER COMMUNICATIONS	\$509.95	0	1112251	STA 71 72 73 74 75 INTERNET SE
11/12/2025	341747	P	10072	CITY OF KENNEWICK	\$27,239.53	0	1112251	BPIN COMPUTER SUPPORT-LE 4TH Q
11/12/2025	341748	P	10261	CITY OF RICHLAND	\$19,291.34	0	1112251	October 2025 drop box hauling
11/12/2025	341749	P	10261	CITY OF RICHLAND	\$406.80	0	1112251	Trip 25-347 PNCWA Annual Confe
11/12/2025	341750	P	11526	CORWIN OF PASCO LLC	\$627.99	0	1112251	VEH#1223 WO#78233 FUNNEL, TUBE
11/12/2025	341751	P	10039	DAILY JOURNAL OF COMMERCE	\$270.30	0	1112251	RFI 2026 Prequalified Electric
11/12/2025	341752	P	10177	DEPARTMENT OF LABOR & INDUSTRIES	\$68,560.58	0	1112251	Q3 2025 Report for Self-Insure
11/12/2025	341753	P	11157	FRONTIER COMMUNICATIONS NORTHWEST, INC.	\$1,124.78	0	1112251	TELEPHONE 11/1/2025-11/30/2025
11/12/2025	341754	P	32507	FRONTLINE MEDICAL PLLC	\$1,870.00	0	1112251	PRE-EMP PHYS, CDL'S, & VACCINA
11/12/2025	341755	P	32429	GAIL A ROADHOUSE	\$1,304.40	0	1112251	ARTWORK - TH
11/12/2025	341756	P	30057	GEORGIA TECH RESEARCH CORPORATION	\$3,903.18	0	1112251	2025 Cable Testing, Contract #
11/12/2025	341757	P	10203	W.W. GRAINGER, INC	\$880.93	0	1112251	Bite Sting Reliet
11/12/2025	341758	P	31752	INTERNATIONAL CITY/COUNTY	\$1,200.00	0	1112251	SCHIESSL - 2026 ANNUAL ICMA ME
11/12/2025	341759	P	12463	INTEGRA CHEMICAL CO	\$901.67	0	1112251	NEMA-100
11/12/2025	341760	P	31660	KELLEY CREATE CO	\$57.14	0	1112251	Xerox/XERC410 10/11/2025 to 11
11/12/2025	341761	P	10262	LIFE ASSIST INC	\$2,607.06	0	1112251	RFES - MEDICAL SUPPLIES
11/12/2025	341762	P	12275	LOCUTION SYSTEMS, INC	\$3,869.72	0	1112251	LOCUTION MAINT SERVICES STA 73
11/12/2025	341763	P	32538	THE REDTAIL TEAM LLC	\$328.83	0	1112251	DOWNTOWN LOOP MAILERS CO 364-2
11/12/2025	341764	P	31674	P&F AUTOMOTIVE WAREHOUSE INC	\$2,166.74	0	1112251	VEH#7171 WO#78280 FILTERS
11/12/2025	341765	P	31428	NATIONAL SAFETY INC	\$2,421.62	0	1112251	Winter Jackets for Maintenance
11/12/2025	341766	P	32250	ODP BUSINESS SOLUTIONS LLC	\$56.48	0	1112251	BUSINESS CARDS - AUST, LANDON,
11/12/2025	341767	P	10981	OIL RE-REFINING CO	\$450.00	0	1112251	Recycled Oil Hauled 11/7/25
11/12/2025	341768	P	10357	OXARC INC	\$318.39	0	1112251	MEDICAL OXYGEN - CYLINDER RENT
11/12/2025	341769	P	32251	PUMPTech HOLDINGS LLC	\$1,756.66	0	1112251	Grundfos 5 SQ05-90 0.5HP 200-2
11/12/2025	341770	P	32304	RAD TOWING INC	\$189.18	0	1112251	RPD TOW CHARGE CASE # 25-04264
11/12/2025	341771	P	10102	PASCO RANCH AND HOME INC	\$489.57	0	1112251	J SMITH - DAY BOOTS
11/12/2025	341772	P	12318	RINGOLD EMBROIDERY	\$2,839.62	0	1112251	DFEND SHIRTS
11/12/2025	341773	P	10536	SPRAGUE PEST SOLUTIONS	\$244.59	0	1112251	October Pest Control Fiber Hut

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CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
11/12/2025	341774	P	10894	STRYKER SALES CORPORATION	\$695.68	0	1112251	RFES POWER LOAD REPAIR
11/12/2025	341775	P	12430	SYSTEMS DESIGN WEST LLC	\$9,342.27	0	1112251	CONTRACT 502-24 3RD PARTY AMB
11/12/2025	341776	P	10961	TACOMA SCREW PRODUCTS INC	\$236.23	0	1112251	VEH#3212 WO#78314 NUTS, CAPS
11/12/2025	341777	P	31735	BUNKER TRI-CITIES LLC	\$106.53	0	1112251	TAILOR SHIRT SLEEVES - JUBB
11/12/2025	341778	P	32570	TRIPEPI, SMITH & ASSOCIATES, INC	\$9,250.00	0	1112251	Citywide Strategic Communicati
11/12/2025	341779	P	30040	ULINE	\$362.78	0	1112251	Gloves for operators and lab
11/12/2025	341780	P	11131	JAMES BACEL HOPKINS III	\$1,522.47	0	1112251	UNIFORM LAUNDRY
11/12/2025	341781	P	10106	US LINEN & UNIFORM	\$60.33	0	1112251	Linens for Retirement and Park
11/12/2025	341782	P	11802	TRI CITIES VISITOR & CONVENTION BUREAU	\$415.00	0	1112251	2025 Annual Meeting Tickets X1
11/14/2025	341783	P	10439	PYC LLC	\$262.48	0	1114251	RPD UNIFORM LAUNDRY OCT
11/14/2025	341784	P	10838	GRIGG ENTERPRISES INC	\$242.66	0	1114251	Water for MPP shop
11/14/2025	341785	P	10249	ALL DOORS	\$2,358.64	0	1114251	2700 Duportail Bldg #300 Elect
11/14/2025	341786	P	31493	ALL JACKED UP LLC	\$680.63	0	1114251	FLEET - ANNUAL LIFT INSPECTION
11/14/2025	341787	P	10157	AMERIGAS	\$3,476.40	0	1114251	Propane for boilers
11/14/2025	341788	P	10644	ANIXTER INC	\$1,917.47	0	1114251	Pulling Grips
11/14/2025	341789	P	11335	ARROW-TECH INC	\$2,867.50	0	1114251	DRDCAL-100 DIRECT READING DOSI
11/14/2025	341790	P	10518	BEAVER BARK & ROCK	\$76.07	0	1114251	ROCK #8 RED LAVA MED
11/14/2025	341791	P	31109	BENTON CONSERVATION DISTRICT	\$680.87	0	1114251	2024-2029 Salmon Power Program
11/14/2025	341792	P	10009	COUNTY OF BENTON	\$143,695.62	0	1114251	BENTON COUNTY OFFICE OF PUBLIC
11/14/2025	341793	P	10009	COUNTY OF BENTON	\$707.49	0	1114251	CRIME VICTIMS BCDC OCTOBER 25
11/14/2025	341794	P	10008	BENTON PUD	\$2,464.32	0	1114251	RICHLAND ISLAND VIEW LIGHT/BAD
11/14/2025	341795	P	10158	BENTON RURAL ELECTRIC ASSOCIATION	\$3,885.17	0	1114251	KENNEDY BOOSTER STATION
11/14/2025	341796	P	11272	BOYD'S TREE SERVICE LLC	\$10,467.86	0	1114251	Tree Pruning & Vegetation Mana
11/14/2025	341797	P	32770	BPM LLP	\$16,651.11	0	1114251	SR-5214 vCISO Consultancy Proj
11/14/2025	341798	P	31747	BRUCKNER TRUCK SALES INC	\$2,243.74	0	1114251	VEH#3368 WO#78323 FILTERS
11/14/2025	341799	P	10135	CI SUPPORT LLC	\$48.94	0	1114251	FINANCE ONSITE WO#0351189-10/2
11/14/2025	341800	P	10261	CITY OF RICHLAND	\$3,421.01	0	1114251	UTILITIES 09/04-11/01/25
11/14/2025	341801	P	10261	CITY OF RICHLAND	\$1,059.68	0	1114251	25-387 CARPINO QTPO 12-2 EXAM
11/14/2025	341802	P	11516	COLEMAN OIL COMPANY	\$24,028.11	0	1114251	FLEET GAS RESALE 11/3 - 11/9
11/14/2025	341803	P	10034	CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	\$52.20	0	1114251	WINTER WONDERLAND
11/14/2025	341804	P	12494	CONSOR NORTH AMERICA INC	\$1,005.25	0	1114251	WWTF AERATION BASIN #2 RETROFI
11/14/2025	341805	P	32062	CRANETECH INC	\$5,639.97	0	1114251	VEH#3392 WO#78185 -ANNUAL CRAN
11/14/2025	341806	P	32344	DONALD WENTWORTH	\$558.95	0	1114251	JUNIOR OFFICER BADGE STICERS Q

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CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
11/14/2025	341807	P	11169	EFFICIENCY SOLUTIONS LLC	\$6,634.00	0	1114251	C07-21 COMMERCIAL ENERGY EFFIC
11/14/2025	341808	P	32413	ARCHA RODNEY EMERSON	\$354.90	0	1114251	OCTOBER 2025
11/14/2025	341809	P	10146	ENERGY NORTHWEST	\$4,667.00	0	1114251	WATER SAMPLING ANALYSIS
11/14/2025	341810	P	32527	ENERGY WEST LLC	\$16,011.00	0	1114251	New Large Single Loads & Power
11/14/2025	341811	P	11762	ENTERPRISE HOLDINGS INC	\$515.30	0	1114251	25-380 FOURNIER-PLANTE,25-379
11/14/2025	341812	P	32174	FAIRBANK EQUIPMENT INC	\$693.31	0	1114251	VEH#6590 WO#78313 HOSE CLAMPS,
11/14/2025	341813	P	31170	HIS DIME, LLC	\$195.67	0	1114251	DEPOSIT - SAFETY BANNERS
11/14/2025	341814	P	32264	FEDERICK J FAGAN	\$523.60	0	1114251	OCTOBER CLASS 10717 & DROP INS
11/14/2025	341815	P	30027	FIRST RESPONDER OUTFITTERS INC	\$16.31	0	1114251	JUMPSUIT ALTERATION - SLIEMAN
11/14/2025	341816	P	31444	CODY M WAREHAM	\$135.88	0	1114251	VEH#2531 WO#78361 TIRE CHANGE
11/14/2025	341817	P	31564	FNS COLLISION GROUP INC	\$2,037.23	0	1114251	VEH#2413 WO#78226 REPAIR BUMPE
11/14/2025	341818	P	11157	FRONTIER COMMUNICATIONS NORTHWEST, INC.	\$519.50	0	1114251	INTERNET SERVICES 11/01-11/30/
11/14/2025	341819	P	11157	FRONTIER COMMUNICATIONS NORTHWEST, INC.	\$250.88	0	1114251	FAX LINES 11/01-11/30/25
11/14/2025	341820	P	32429	GAIL A ROADHOUSE	\$815.25	0	1114251	WATERCOLOR PAINTINGS (3)
11/14/2025	341821	P	32106	H&L AUTO GLASS LLC	\$1,383.09	0	1114251	VEH#7164 WO#78364 REPLACE WIND
11/14/2025	341822	P	10256	HACH COMPANY	\$1,370.82	0	1114251	Sensor cap replacement
11/14/2025	341823	P	11813	HERC RENTALS INC	\$1,435.90	0	1114251	WINTER WONDERLAND
11/14/2025	341824	P	31778	VINCENT HUPF	\$24.00	0	1114251	25-389 HUPF REAL TIME CRIME CE
11/14/2025	341825	P	30568	DAMON JANSEN	\$5,606.00	0	1114251	CELLEBRITE TRAINING REG - REIM
11/14/2025	341826	P	11667	KENWORTH SALES COMPANY	\$397.13	0	1114251	VEH#3363 WO#78146 BUGSCREEN
11/14/2025	341827	P	31459	KPFF INC	\$4,487.50	0	1114251	HR Industrial Park Rail Extens
11/14/2025	341828	P	31624	LANDAUER INC	\$584.00	0	1114251	RADWATCH DOSIMETERS - ANNEALIN
11/14/2025	341829	P	10073	LAYNE OF WASHINGTON INC	\$14,936.60	0	1114251	2024 Pump Maintenance & Repair
11/14/2025	341830	P	31741	DAWN MACDONALD	\$360.50	0	1114251	OCTOBER CLASS 10323
11/14/2025	341831	P	32607	MARSHALL ENVIRONMENTAL TRAINING & CONSULTING GROUP	\$350.00	0	1114251	Micro Exam for lab samples
11/14/2025	341832	P	11473	PATTI L MASON	\$576.80	0	1114251	OCTOBER CLASSES 10335, 10348 &
11/14/2025	341833	P	11652	MENKE JACKSON BEYER LLP	\$9,239.30	0	1114251	ACCOUNT #067 - 2100 PULLEN COD
11/14/2025	341834	P	11358	JO ANN MILLER	\$247.80	0	1114251	OCTOBER CLASSES 10263, 10275 &
11/14/2025	341835	P	32538	THE REDTAIL TEAM LLC	\$702.33	0	1114251	HIRING FLYERS, BROCHURES, BUSI
11/14/2025	341836	P	32444	MIRIAM TECHNOLOGIES INC	\$1,516.37	0	1114251	WEBCHECK SERVICE OCTOBER 2025
11/14/2025	341837	P	30243	HECTOR MORENO	\$125.00	0	1114251	Reimb for WW Operator Group 4
11/14/2025	341838	P	31674	P&F AUTOMOTIVE WAREHOUSE INC	\$58.57	0	1114251	Carb-choke cleaner for equipme

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CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
11/14/2025	341839	P	32250	ODP BUSINESS SOLUTIONS LLC	\$28.24	0	1114251	Business cards for Hector More
11/14/2025	341840	P	10357	OXARC INC	\$59.81	0	1114251	WTP OCTOBER CYLINDER RENTAL
11/14/2025	341841	P	32230	PACIFIC NORTHWEST NAGINATA FEDERATION	\$112.00	0	1114251	OCTOBER CLASS 10372 & DROP INS
11/14/2025	341842	P	31206	CI - PW LLC	\$31.49	0	1114251	Water dispenser rental 11/1/25
11/14/2025	341843	P	12238	REXEL USA, INC	\$1,524.22	0	1114251	WIRE #6AWG
11/14/2025	341844	P	10724	PUBLIC SAFETY TESTING INC	\$1,248.00	0	1114251	ENTRY LVL POLICE RECRUITMENTS:
11/14/2025	341845	P	10047	R.D. OFFUTT COMPANY	\$427.54	0	1114251	VEH#6616 WO#77995 GASKET SEAL
11/14/2025	341846	P	11136	RICHARD SCHURFELD	\$258.00	0	1114251	PORTAL SERVICE LOCATES OCTOBER
11/14/2025	341847	P	10939	RETAIL LOCKBOX INC	\$3,229.20	0	1114251	UB PAYMENT PROCESSING OCTOBER
11/14/2025	341848	P	11012	RH2 ENGINEERING INC	\$1,591.83	0	1114251	WWTP Anaerobic Digester Functi
11/14/2025	341849	P	10311	SEA WESTERN INC	\$541.98	0	1114251	FD CLASS B SHIRTS, STRUCTURE B
11/14/2025	341850	P	30028	SWC ENTERPRISES LLC	\$1,930.07	0	1114251	1" reaper nozzle for jet truck
11/14/2025	341851	P	10440	SOLID WASTE SYSTEMS INC	\$24,275.54	0	1114251	VEH#3364 WO#77868 REBUILD ARM
11/14/2025	341852	P	31817	SPEAKWRITE LLC	\$27.14	0	1114251	RPD TRANSCRIPTION SERVICE OCT
11/14/2025	341853	P	10393	STONEWAY ELECTRIC SUPPLY	\$59.36	0	1114251	HUBBELL - WD GFT W20W OUTLET
11/14/2025	341854	P	10961	TACOMA SCREW PRODUCTS INC	\$536.73	0	1114251	VEH#6657 WO#78346 CAP SCREWS
11/14/2025	341855	P	30808	TANKMAX INC.	\$511.19	0	1114251	VEH#3372 WO#78241 DRIVELINE RE
11/14/2025	341856	P	31051	THE GOODYEAR TIRE & RUBBER COMPANY	\$11,805.23	0	1114251	VEH#2530 WO#78357 TPMS INSTALL
11/14/2025	341857	P	12054	TRANPO GROUP USA, INC	\$23,795.75	0	1114251	City Wide Transporation System
11/14/2025	341858	P	10128	THE MCCLATCHY COMPANY	\$3,805.16	0	1114251	IPL0275995 RFQ25-0094 HOME ARP
11/14/2025	341859	P	32801	DOMINICK YANDEL RAMOS-ROMERO	\$650.02	0	1114251	VEH#2419 WO#78348 VEH DETAIL
11/14/2025	341860	P	31597	TRI CITIES TABLE TENNIS ASSOCIATION	\$316.40	0	1114251	OCTOBER DROP INS
11/14/2025	341861	P	30827	UNITED STATES MARSHALS SERVICE/JPATS	\$3,968.00	0	1114251	RPD PRISONER TRANSPORT - TROY
11/14/2025	341862	P	10512	US BANK N A	\$375.00	0	1114251	OCTOBER 2025 POOLED INVESTMENT
11/14/2025	341863	P	10106	US LINEN & UNIFORM	\$178.25	0	1114251	RPD TOWEL DELIVER 11/4/2025
11/14/2025	341864	P	31285	VIDEOLINK INC	\$1,032.65	0	1114251	HEADSET REPLACEMENT
11/14/2025	341865	P	11814	VSS INTERNATIONAL, INC	\$445,559.71	0	1114251	2025 Slurry Seal, CONTRACT #20
11/14/2025	341866	P	10173	WASHINGTON STATE TREASURER	\$48,961.44	0	1114251	10/25 FINES & FORFEITURES BC
11/14/2025	341867	P	11190	WESTERN CASCADE CONTAINER LLC	\$54.59	0	1114251	VEH#3397 WO#78366 PIPE CLAMP
11/14/2025	341868	P	10059	WESTERN STATES EQUIPMENT COMPANY	\$4,850.57	0	1114251	Equipment for storm cleanup
11/14/2025	341869	P	30939	DOBBS HEAVY DUTY HOLDINGS LLC	\$1,421.46	0	1114251	VEH#3359 WO#77761 THROTTLE PED
11/14/2025	341870	P	10414	WILDLANDS INC	\$2,934.90	0	1114251	WE Johnson Mitigation (18-25)
11/14/2025	341871	P	10419	WASHINGTON STATE UNIVERSITY	\$150.00	0	1114251	WSDA LICENSE & TEST FOR TORRES

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11/19/2025	341872	P	31231	ABM INDUSTRIES INC	\$65,642.61	0	1119251	JANITORIAL SERVICES - NOVEMBER
11/19/2025	341873	P	10838	GRIGG ENTERPRISES INC	\$1,219.18	0	1119251	RANGER OPERATING SUPPLIES
11/19/2025	341874	P	32513	AIR-TIGHT WINDOWS & REMODELING LLC	\$18,895.73	0	1119251	141 Bremmer St - Rykiel - WIN
11/19/2025	341875	P	32117	ALASKA RUBBER GROUP INC	\$98.20	0	1119251	TADD TRUCK TOOLS
11/19/2025	341876	P	10705	INTERSTATE CONCRETE & ASPHALT COMPANY	\$968.72	0	1119251	62.32 TON ROCK - 5/8 TOP COUR
11/19/2025	341877	P	31205	VESTIS GROUP INC	\$588.55	0	1119251	LINEN CHARGES OCTOBER FOR WAST
11/19/2025	341878	P	31996	JEREMY ATWOOD	\$17.00	0	1119251	25-382 ATWOOD/2025 WA INTEROPE
11/19/2025	341879	P	999000	AUREF - Utility Customer Refunds	\$174.19	0	1119251	3003 QUEENSGATE DR Apt 314
11/19/2025	341880	VOID	999000	AUREF - Utility Customer Refunds	\$0.00	597.21	1119251	VOID AFTER UPDATE 12/02/2025
11/19/2025	341881	P	999000	AUREF - Utility Customer Refunds	\$172.69	0	1119251	3003 QUEENSGATE DR Apt 174
11/19/2025	341882	P	999000	AUREF - Utility Customer Refunds	\$50.78	0	1119251	303 GAGE BLVD 303
11/19/2025	341883	P	999000	AUREF - Utility Customer Refunds	\$172.77	0	1119251	2703 SAWGRASS LOOP
11/19/2025	341884	P	999000	AUREF - Utility Customer Refunds	\$136.67	0	1119251	250 GAGE BLVD 2037
11/19/2025	341885	P	999000	AUREF - Utility Customer Refunds	\$1,469.15	0	1119251	302 HYDRANT METER
11/19/2025	341886	P	999000	AUREF - Utility Customer Refunds	\$140.39	0	1119251	2555 DUPORTAIL ST B311
11/19/2025	341887	P	999000	AUREF - Utility Customer Refunds	\$1,470.00	0	1119251	350 HYDRANT METER
11/19/2025	341888	P	999000	AUREF - Utility Customer Refunds	\$88.67	0	1119251	3003 QUEENSGATE DR Apt 130
11/19/2025	341889	P	999000	AUREF - Utility Customer Refunds	\$573.39	0	1119251	207 BARTH AVE
11/19/2025	341890	P	999000	AUREF - Utility Customer Refunds	\$132.86	0	1119251	3003 QUEENSGATE DR Apt 152
11/19/2025	341891	P	999000	AUREF - Utility Customer Refunds	\$164.88	0	1119251	3003 QUEENSGATE DR Apt 114
11/19/2025	341892	P	999000	AUREF - Utility Customer Refunds	\$224.38	0	1119251	2665 KINGSGATE WAY Apt E353
11/19/2025	341893	P	999000	AUREF - Utility Customer Refunds	\$1,468.30	0	1119251	351 HYDRANT METER
11/19/2025	341894	P	999000	AUREF - Utility Customer Refunds	\$141.02	0	1119251	2555 DUPORTAIL ST G150
11/19/2025	341895	P	999000	AUREF - Utility Customer Refunds	\$108.32	0	1119251	2895 PAULING AVE Apt 328
11/19/2025	341896	P	999000	AUREF - Utility Customer Refunds	\$242.24	0	1119251	2000 STEVENS DR 132
11/19/2025	341897	P	999000	AUREF - Utility Customer Refunds	\$59.26	0	1119251	2433 GEORGE WASHINGTON WAY 710
11/19/2025	341898	P	999000	AUREF - Utility Customer Refunds	\$1,465.75	0	1119251	393 HYDRANT METER
11/19/2025	341899	P	999000	AUREF - Utility Customer Refunds	\$14.66	0	1119251	3003 QUEENSGATE DR Apt 155
11/19/2025	341900	P	999000	AUREF - Utility Customer Refunds	\$52.10	0	1119251	391 HYDRANT METER
11/19/2025	341901	P	999000	AUREF - Utility Customer Refunds	\$131.25	0	1119251	69 JADWIN AVE 46
11/19/2025	341902	P	999000	AUREF - Utility Customer Refunds	\$341.69	0	1119251	2433 GEORGE WASHINGTON WAY 310
11/19/2025	341903	P	999000	AUREF - Utility Customer Refunds	\$116.78	0	1119251	3003 QUEENSGATE DR Apt 355
11/19/2025	341904	P	11037	AMBRO INC	\$91.17	0	1119251	SHOPS FIRE ALARM PANEL BATTERI

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CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
11/19/2025	341905	P	10518	BEAVER BARK & ROCK	\$326.10	0	1119251	CONCRETE - 5 BAG MIX 1YD
11/19/2025	341906	P	10713	BENTON FRANKLIN COMMUNITY ACTION COMMITTEE	\$25.00	0	1119251	LIECP WX Prgm
11/19/2025	341907	P	11408	BENTON FRANKLIN LEGAL AID	\$6,952.81	0	1119251	OCT 2025 HOME-ARP CAPACITY BUI
11/19/2025	341908	P	10158	BENTON RURAL ELECTRIC ASSOCIATION	\$156.38	0	1119251	RED MTN UTILITIES 09/30-10/30/
11/19/2025	341909	P	32697	BOWMAN CONSULTING GROUP LTD	\$4,005.00	0	1119251	22-22 COSA AND FINANCIAL ANALY
11/19/2025	341910	P	31790	CALIFORNIA STATE CONTROLLER'S OFFICE,	\$646.62	0	1119251	2024 UNCLAIMED PROPERTY-CALIFO
11/19/2025	341911	P	31841	CAMPBELL & COMPANY SERVICE CORPORATION	\$600.00	0	1119251	571 Chardonnay - Daly - HVAC R
11/19/2025	341912	P	10123	CASCADE TITLE COMPANY	\$410.86	0	1119251	Cascade Title - Deed of Trust
11/19/2025	341913	P	32037	COLTON CASILLAS	\$1.65	0	1119251	REIMB 20251012 COLTON FPI CHEL
11/19/2025	341914	P	11112	CENTURYLINK COMMUNICATIONS LLC	\$152.10	0	1119251	LONG DISTANCE 11/06-12/05/25
11/19/2025	341915	P	11112	CENTURYLINK COMMUNICATIONS LLC	\$21,506.15	0	1119251	NG PHONE SYSTEM FIREWALL
11/19/2025	341916	P	11075	CHINOOK HEATING & AIR INC	\$12,113.36	0	1119251	232 Douglass Ave - Szendre - H
11/19/2025	341917	P	10135	CI SUPPORT LLC	\$286.20	0	1119251	RPD ONSITE SHRED SERVICE 10/06
11/19/2025	341918	P	10072	CITY OF KENNEWICK	\$3,247.79	0	1119251	COMMUNITY HEALTH MODULE
11/19/2025	341919	P	10261	CITY OF RICHLAND	\$1,957.15	0	1119251	LANDFILL CHARGES - OCT 2025 -
11/19/2025	341920	P	10261	CITY OF RICHLAND	\$812.70	0	1119251	25-375 CASILLAS 20251012 FPI C
11/19/2025	341921	P	10261	CITY OF RICHLAND	\$13,888.00	0	1119251	323 Douglass Ave - Szendre - W
11/19/2025	341922	P	11907	SYCURE CORP	\$860.00	0	1119251	1Gbps Fiber Service - November
11/19/2025	341923	P	10034	CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	\$3,117.43	0	1119251	CHITO TRUCK TOOLS
11/19/2025	341924	P	12151	CORE & MAIN LP	\$37,053.12	0	1119251	Ford No Lead Fittings
11/19/2025	341925	P	11444	CORPORATE TRANSLATION SERVICES	\$370.85	0	1119251	TRANSLATION SERVICES 10/01-10/
11/19/2025	341926	P	11526	CORWIN OF PASCO LLC	\$430.15	0	1119251	VEH#3370 WO#78321 LIFT ASSY, G
11/19/2025	341927	P	32062	CRANETECH INC	\$4,192.58	0	1119251	VEH#6607 WO#78188 ANNUAL LIFT
11/19/2025	341928	P	11445	DAY MANAGEMENT CORPORATION	\$3,741.64	0	1119251	MICROWAVE MAINTENANCE 11/01-11
11/19/2025	341929	P	10453	DELTA HEATING & COOLING INC	\$11,196.10	0	1119251	2375 Carriage - Murphy - HVAC
11/19/2025	341930	P	32174	FAIRBANK EQUIPMENT INC	\$242.36	0	1119251	10- SPRAY SYS TIP
11/19/2025	341931	P	10268	FEDERAL EXPRESS CORP	\$19.90	0	1119251	Lab sample to lab and part ret
11/19/2025	341932	P	10315	FERGUSON US HOLDINGS INC	\$173.85	0	1119251	CITY HALL - URINAL REPAIRS
11/19/2025	341933	P	11157	FRONTIER COMMUNICATIONS NORTHWEST, INC.	\$296.31	0	1119251	Nov Guest Internet Charges 10/
11/19/2025	341934	P	11157	FRONTIER COMMUNICATIONS NORTHWEST, INC.	\$3,477.32	0	1119251	TELEPHONE 11/1/2025-11/31/2025
11/19/2025	341935	P	11157	FRONTIER COMMUNICATIONS NORTHWEST, INC.	\$519.50	0	1119251	INTERNET SERVICES 11/06-12/05/

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CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
11/19/2025	341936	P	10050	GENERAL PACIFIC INC	\$63,141.59	0	1119251	Primary Wire
11/19/2025	341937	P	10199	GRAYBAR ELECTRIC CO INC	\$4,644.87	0	1119251	Connectors_E4
11/19/2025	341938	P	30421	GRUBENHOFF, ROBERT	\$147.96	0	1119251	REIMBURSE GRUBENHOFF EMS DAY B
11/19/2025	341939	P	32593	I.C. CONSULTING CORPORATION	\$6,532.86	0	1119251	ICCORP Contract 162-25_October
11/19/2025	341940	P	30560	INTERMOUNTAIN LOCK AND SECURITY SUPPLY	\$653.08	0	1119251	LIBRARY - LEVER
11/19/2025	341941	P	10628	CPM DEVELOPMENT CORPORATION	\$723.88	0	1119251	Asphalt for patch repairs at W
11/19/2025	341942	P	31219	INSIGHT PUBLIC SECTOR INC.	\$28,127.21	0	1119251	SR-5315 Emphasys - Sympro Rene
11/19/2025	341943	P	30562	INSLEE, BEST, DOEZIE & RYDER, P.S.	\$3,080.00	0	1119251	POLICE EMPLOYMENT INVESTIGATIO
11/19/2025	341944	P	30005	INTERWEST TECHNOLOGY SYSTEMS INC	\$2,096.12	0	1119251	CityShops 300 Bldg Genetec Acc
11/19/2025	341945	P	31660	KELLEY CREATE CO	\$21.69	0	1119251	STATION 73 PRINTER OVERGES
11/19/2025	341946	P	31660	KELLEY CREATE CO	\$148.92	0	1119251	Xerox Contract Charges Shops 1
11/19/2025	341947	P	11110	PUD NO. 1 OF KLUICKITAT COUNTY	\$329.48	0	1119251	GOLGOTHA UTILITIES 10/03-11/03
11/19/2025	341948	P	10432	LANGUAGE LINE SERVICES INC	\$1,950.34	0	1119251	TRANSLATION SERVICES 10/01-10/
11/19/2025	341949	P	31414	MAC'S GARDEN CENTER/RICHARD LAUBACH	\$2,836.82	0	1119251	CITY HALL & RPD WINTER CABBAGE
11/19/2025	341950	P	32596	MIDLAND SCIENTIFIC INC	\$580.34	0	1119251	Lab supplies - TNT822
11/19/2025	341951	P	10660	MILNE NAIL, POWER TOOL & REPAIR	\$115.42	0	1119251	RICK - TRUCK TOOLS
11/19/2025	341952	P	10371	MOTOROLA SOLUTIONS INC	\$49,844.45	0	1119251	RED MOUNTAIN INSTALLATION/GOLG
11/19/2025	341953	P	31674	P&F AUTOMOTIVE WAREHOUSE INC	\$6,417.76	0	1119251	FLEET - SHOP SUPPLIES GREASE F
11/19/2025	341954	P	32597	TAMPA ENTERPRISES LLC	\$1,022.70	0	1119251	TOOLS FOR TREE WORK
11/19/2025	341955	P	11132	WALLA WATER INC	\$897.62	0	1119251	2025 City-Wide On-Call Main. a
11/19/2025	341956	P	10357	OXARC INC	\$265.97	0	1119251	CYLINDER RENTAL - OCTOBER 2025
11/19/2025	341957	P	31272	ZACHARY S MAYNARD	\$8,720.00	0	1119251	MULTIPLE FACILITIES - FIRE ALA
11/19/2025	341958	P	11436	TYLER J MAKEEFF	\$1,624.58	0	1119251	RPD - BACKFLOW TESTING AND BYP
11/19/2025	341959	P	10232	PERFECTION GLASS INC	\$380.45	0	1119251	Library Sliding Door Service/R
11/19/2025	341960	P	12238	REXEL USA, INC	\$1,714.73	0	1119251	SHOPS - PARKING LOT LIGHTING R
11/19/2025	341961	P	32595	POLICE LEGAL SCIENCES INC	\$4,276.00	0	1119251	DISPATCH PRO TRAINING LICENSES
11/19/2025	341962	P	31210	LEPS-PSS, PLLC	\$6,150.00	0	1119251	2025 PRE-EMPLOYMENT PSYCH EVAL
11/19/2025	341963	P	32304	RAD TOWING INC	\$898.60	0	1119251	RPD TOW CHARGE CASE # 25-04376
11/19/2025	341964	P	10595	DR ROBERTS CONSTRUCTION INC	\$6,608.14	0	1119251	651 Chestnut - Buchanan - WIN
11/19/2025	341965	P	11363	RODDA PAINT CO	\$145.58	0	1119251	LIBRARY - SHELVES
11/19/2025	341966	P	10239	CLEARWATER TECH LLC	\$418.50	0	1119251	2025 CITY-WIDE PLUMBING SERVIC
11/19/2025	341967	P	11098	SCHINDLER ELEVATOR CORPORATION	\$331.54	0	1119251	Repair offer
11/19/2025	341968	P	10744	SENSKE LAWN & TREE CARE INC	\$741.28	0	1119251	1 SNYDER PEST CONTROL- 4TH QTR

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CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
11/19/2025	341969	P	11563	SMARSH, INC.	\$241.93	0	1119251	SR-205 Smarsh 2025 Annual Rene
11/19/2025	341970	P	10253	SMITH INSULATION INC	\$7,931.57	0	1119251	323 Douglass - Szendre - Win I
11/19/2025	341971	P	10536	SPRAGUE PEST SOLUTIONS	\$1,095.40	0	1119251	STATION 71 - PEST CONTROL
11/19/2025	341972	P	11493	PICARD CORPORATION	\$6,740.02	0	1119251	2025 SOLAR SALT FOR WTP
11/19/2025	341973	P	10393	STONEWAY ELECTRIC SUPPLY	\$819.49	0	1119251	SHOPS 100 - SHOPS STOCK
11/19/2025	341974	P	32305	STUART C IRBY COMPANY	\$3,940.38	0	1119251	Connectors_E9
11/19/2025	341975	P	30062	SUPERIOR GLASS, LLC	\$1,480.49	0	1119251	DOOR REPAIR
11/19/2025	341976	P	10961	TACOMA SCREW PRODUCTS INC	\$58.28	0	1119251	TADD TRUCK TOOLS
11/19/2025	341977	P	32534	TODAYS BUSINESS SOLUTIONS	\$18,046.25	0	1119251	TBS - PC/PRINT MANAGEMENT SERV
11/19/2025	341978	P	10187	TRANS UNION LLC	\$76.09	0	1119251	Credit Reporting Monthly Base
11/19/2025	341979	P	11406	SOLUTIONS INC	\$241.48	0	1119251	RPD RECORDS SEARCH DEC 2025
11/19/2025	341980	P	10126	TRI CITIES BATTERY & AUTO REPAIR	\$323.53	0	1119251	CITY SHOPS - FIRE ALARM PANEL
11/19/2025	341981	P	31743	TRI CITIES WATER STORE INC	\$586.98	0	1119251	RETAINAGE, CONTRACT #375-25
11/19/2025	341982	P	10815	WATER SOLUTIONS INC	\$67.39	0	1119251	WATER FILTRATION 11/07-12/06/2
11/19/2025	341983	P	12483	ZOLL MEDICAL SUPPLY	\$174.79	0	1119251	AED 3 BATTERY PACK
11/21/2025	341984	P	10838	GRIGG ENTERPRISES INC	\$52.15	0	1121251	MIGUEL - TRUCK TOOLS
11/21/2025	341985	P	32095	MIZAE ACEVEDO	\$336.80	0	1121251	25-400 Acevedo 11-06-2025 WABO
11/21/2025	341986	P	31714	AGRI-SERVICE, LLC	\$1,398.73	0	1121251	VEH#7194 WO#77072 CUTTING EDGE
11/21/2025	341987	P	32117	ALASKA RUBBER GROUP INC	\$563.91	0	1121251	VEH#3345 WO#78398 PETROLEUM TR
11/21/2025	341988	P	32677	AMIE PETERSON	\$5,600.00	0	1121251	9/18/25 WELLNESS SERVICES - CO
11/21/2025	341989	P	10317	APOLLO SHEET METAL INC	\$1,821.02	0	1121251	HVAC REPAIRS
11/21/2025	341990	P	999000	AUREF - Utility Customer Refunds	\$47.77	0	1121251	777 MCMURRAY ST 26
11/21/2025	341991	P	999000	AUREF - Utility Customer Refunds	\$1,099.90	0	1121251	1201 POTTER AVE
11/21/2025	341992	P	999000	AUREF - Utility Customer Refunds	\$215.20	0	1121251	3008 BLUFFS DR
11/21/2025	341993	P	999000	AUREF - Utility Customer Refunds	\$241.24	0	1121251	3160 REDHAWK DR
11/21/2025	341994	P	999000	AUREF - Utility Customer Refunds	\$186.51	0	1121251	2455 GEORGE WASHINGTON WAY E22
11/21/2025	341995	P	999000	AUREF - Utility Customer Refunds	\$200.02	0	1121251	2513 DUPORTAIL ST Apt 159
11/21/2025	341996	P	999000	AUREF - Utility Customer Refunds	\$396.06	0	1121251	2555 BELLA COOLA LN Apt 202
11/21/2025	341997	P	999000	AUREF - Utility Customer Refunds	\$200.00	0	1121251	388 WRIGHT AVE
11/21/2025	341998	P	999000	AUREF - Utility Customer Refunds	\$202.86	0	1121251	2555 BELLA COOLA LN Apt 208
11/21/2025	341999	P	999000	AUREF - Utility Customer Refunds	\$173.86	0	1121251	3003 QUEENSGATE DR Apt 133
11/21/2025	342000	P	999000	AUREF - Utility Customer Refunds	\$135.97	0	1121251	2894 SALK AVE Apt 105
11/21/2025	342001	P	999000	AUREF - Utility Customer Refunds	\$289.85	0	1121251	598 SEDGWICK PL

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11/21/2025	342002	P	999000	AUREF - Utility Customer Refunds	\$115.91	0	1121251	1780 PIKE AVE Apt F105
11/21/2025	342003	P	999000	AUREF - Utility Customer Refunds	\$154.72	0	1121251	2665 KINGSGATE WAY Apt F158
11/21/2025	342004	P	999000	AUREF - Utility Customer Refunds	\$402.27	0	1121251	2555 BELLA COOLA LN Apt 308
11/21/2025	342005	P	999000	AUREF - Utility Customer Refunds	\$70.11	0	1121251	2724 VAN GIESEN ST
11/21/2025	342006	P	999000	AUREF - Utility Customer Refunds	\$125.62	0	1121251	3003 QUEENSGATE DR Apt 344
11/21/2025	342007	P	999000	AUREF - Utility Customer Refunds	\$200.00	0	1121251	2105 PULLEN ST 14
11/21/2025	342008	P	999000	AUREF - Utility Customer Refunds	\$749.78	0	1121251	250 GAGE BLVD 3049
11/21/2025	342009	P	999000	AUREF - Utility Customer Refunds	\$582.67	0	1121251	1704 JADWIN AVE C
11/21/2025	342010	P	999000	AUREF - Utility Customer Refunds	\$1,294.65	0	1121251	358 HYDRANT METER
11/21/2025	342011	P	999000	AUREF - Utility Customer Refunds	\$22.65	0	1121251	2101 STEPTOE ST Apt 121
11/21/2025	342012	P	999000	AUREF - Utility Customer Refunds	\$26.06	0	1121251	303 GAGE BLVD 104
11/21/2025	342013	P	999000	AUREF - Utility Customer Refunds	\$217.68	0	1121251	907 CEDAR AVE
11/21/2025	342014	P	999000	AUREF - Utility Customer Refunds	\$334.91	0	1121251	2041 DAVISON AVE
11/21/2025	342015	P	999000	AUREF - Utility Customer Refunds	\$252.31	0	1121251	2555 BELLA COOLA LN Apt 203
11/21/2025	342016	P	999000	AUREF - Utility Customer Refunds	\$129.79	0	1121251	1950 BELLERIVE DR 125
11/21/2025	342017	P	999000	AUREF - Utility Customer Refunds	\$141.95	0	1121251	306 ROSSELL AVE
11/21/2025	342018	P	999000	AUREF - Utility Customer Refunds	\$277.86	0	1121251	2975 BELLERIVE DR
11/21/2025	342019	P	999000	AUREF - Utility Customer Refunds	\$360.00	0	1121251	922 SMITH AVE
11/21/2025	342020	P	999000	AUREF - Utility Customer Refunds	\$106.79	0	1121251	560 SPENGLER ST L
11/21/2025	342021	P	999000	AUREF - Utility Customer Refunds	\$252.00	0	1121251	1327 MAHAN AVE
11/21/2025	342022	P	999000	AUREF - Utility Customer Refunds	\$975.90	0	1121251	369 HYDRANT METER
11/21/2025	342023	P	999000	AUREF - Utility Customer Refunds	\$90.15	0	1121251	1909 HOXIE AVE Apt C
11/21/2025	342024	P	999000	AUREF - Utility Customer Refunds	\$216.54	0	1121251	2895 PAULING AVE Apt 308
11/21/2025	342025	P	999000	AUREF - Utility Customer Refunds	\$242.88	0	1121251	508 MCMURRAY ST
11/21/2025	342026	P	999000	AUREF - Utility Customer Refunds	\$586.27	0	1121251	1856 TERMINAL DR
11/21/2025	342027	P	999000	AUREF - Utility Customer Refunds	\$2,631.20	0	1121251	1786 JADWIN AVE
11/21/2025	342028	P	11079	AUTOZONE STORES LLC	\$234.00	0	1121251	VEH#33364 WO#78190 PARTS CLEAN
11/21/2025	342029	P	10281	BENTON COUNTY	\$2,000.00	0	1121251	APPLICATION FEE FOR UGA APPLIC
11/21/2025	342030	P	11778	DSD CAPITAL LLC	\$140.30	0	1121251	Pol Service-1032 University
11/21/2025	342031	P	31747	BRUCKNER TRUCK SALES INC	\$322.43	0	1121251	VEH#3386 WO#78317 DASH VALVE
11/21/2025	342032	P	999013	BUSINESS LICENSE REFUNDS	\$40.00	0	1121251	BUSINESS LICENSE REFUND-COBALT
11/21/2025	342033	P	31177	CENGAGE LEARNING, INC.	\$460.34	0	1121251	LIBRARY MATERIALS - LARGE PRIN
11/21/2025	342034	P	30116	CHRISTENSEN INC	\$535.44	0	1121251	FLEET - DEF BULK

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11/21/2025	342035	P	10135	CI SUPPORT LLC	\$44.37	0	1121251	CI SHRED SERVICE: 0351231 - 10
11/21/2025	342036	P	10261	CITY OF RICHLAND	\$1,079.76	0	1121251	#1901 Drop Box Disp/Hauling
11/21/2025	342037	P	10261	CITY OF RICHLAND	\$584.14	0	1121251	25-386 NELSON WDM 1-2 CERT EXA
11/21/2025	342038	P	11516	COLEMAN OIL COMPANY	\$25,386.96	0	1121251	FLEET GAS RESALE 11/10 - 11/16
11/21/2025	342039	P	11526	CORWIN OF PASCO LLC	\$1,847.43	0	1121251	VEH#5059 WO#78400 SENSOR
11/21/2025	342040	P	32062	CRANETECH INC	\$6,564.47	0	1121251	VEH#3405 WO#78160 ANNUAL LIFT
11/21/2025	342041	P	10858	CROWN PAPER & JANITORIAL SUPPLY INC	\$2,718.86	0	1121251	Janitorial Paper Products
11/21/2025	342042	P	11607	CUMMINS, INC	\$853.30	0	1121251	FLEET - ANNUAL SUBSCRIPTION -
11/21/2025	342043	P	32174	FAIRBANK EQUIPMENT INC	\$191.10	0	1121251	VEH#6590 WO#78313 HOSE CLAMP
11/21/2025	342044	P	31170	HIS DIME, LLC	\$350.17	0	1121251	VEH#3412 WO#78383 DECALS
11/21/2025	342045	P	10315	FERGUSON US HOLDINGS INC	\$41,511.23	0	1121251	Concrete Meter Boxes
11/21/2025	342046	P	11245	FORCE AMERICA DISTRIBUTING LLC	\$1,505.67	0	1121251	VEH#6569 WO#78309 CAMERAS
11/21/2025	342047	P	11157	FRONTIER COMMUNICATIONS NORTHWEST, INC.	\$2,047.96	0	1121251	PHONE LINES 11/10-12/09/25
11/21/2025	342048	P	31763	GROUP C MEDIA INC	\$2,125.00	0	1121251	BUSINESS FACILITIES AGRICULTUR
11/21/2025	342049	P	32106	H&L AUTO GLASS LLC	\$35.10	0	1121251	VEH#1238 WO#78379 ROCK CHIP RE
11/21/2025	342050	P	12200	HUGHES FIRE EQUIPMENT, INC	\$3,860.85	0	1121251	VEH#5055 WO#78129 VALVE REPAIR
11/21/2025	342051	P	32171	BEATRIZ BAEZ	\$970.00	0	1121251	JANITORIAL SERVICES 11/01-11/3
11/21/2025	342052	P	30058	INFOSEND, INC.	\$29,956.11	0	1121251	2025-InfoSend - Utility Statem
11/21/2025	342053	P	31057	INGRAM INDUSTRIES INC.	\$4,127.44	0	1121251	LIBRARY MATERIALS - PHYSICAL C
11/21/2025	342054	P	31660	KELLEY CREATE CO	\$172.83	0	1121251	AGREEMENT 112-1835175-000: XER
11/21/2025	342055	P	10071	KENNEWICK INDUSTRIAL & ELECTRICAL SUPPLY	\$121.36	0	1121251	GOETHALS - IRR REPAIRS
11/21/2025	342056	P	11667	KENWORTH SALES COMPANY	\$296.61	0	1121251	VEH#5039 WO#78372 AIR TANK BRA
11/21/2025	342057	P	32652	KIMLEY-HORN AND ASSOCIATES INC	\$6,750.00	0	1121251	GENERAL PARKING CONSULTANT, CO
11/21/2025	342058	P	32726	LIVEVIEW TECHNOLOGIES INC	\$434.80	0	1121251	LVT mobile surveillance units
11/21/2025	342059	P	32442	MCCULLOUGH HILL PLLC	\$110.00	0	1121251	70546-002-CITY OF RICHLAND-COL
11/21/2025	342060	P	11428	MIGHTY JOHNS PORTABLE TOILET & SEPTIC SERVICE INC	\$210.00	0	1121251	COL PLAYFIELDS - PORT-A-POTTY
11/21/2025	342061	P	10660	MILNE NAIL, POWER TOOL & REPAIR	\$631.31	0	1121251	impact drill and wrench for po
11/21/2025	342062	P	10083	MONARCH MACHINE & TOOL CO INC	\$4,906.78	0	1121251	VEH#3364 WO#78190 REPAIR RAIL
11/21/2025	342063	P	31674	P&F AUTOMOTIVE WAREHOUSE INC	\$1,382.14	0	1121251	VEH#5059 WO#78400 BATTERIES
11/21/2025	342064	P	32655	NATURAL STRUCTURES INC	\$14,315.68	0	1121251	Replacement Reader Boards
11/21/2025	342065	P	31505	SPORTSENGINE INC	\$18.50	0	1121251	LIBRARY BACKGROUND CHECK: (1)
11/21/2025	342066	P	32597	TAMPA ENTERPRISES LLC	\$97.89	0	1121251	TREE WORK - CHAIN LOOP

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11/21/2025	342067	P	12238	REXEL USA, INC	\$194.62	0	1121251	TOOLS FOR MPP SHOP
11/21/2025	342068	P	32363	PROCOM LLC	\$668.00	0	1121251	PRE-EMP TESTING (5) & DOT DRUG
11/21/2025	342069	P	11994	PROFESSIONAL SALES AND SERVICE LC	\$1,136.69	0	1121251	VEH#5064 WO#78363 FENDER
11/21/2025	342070	P	32327	EDGAR GUIZAR	\$216.51	0	1121251	VEH#3363 WO#78146 WINDOW COAT
11/21/2025	342071	P	32304	RAD TOWING INC	\$378.36	0	1121251	RPD TOW CHARGE CASE # 25-04559
11/21/2025	342072	P	10047	R.D. OFFUTT COMPANY	\$166.30	0	1121251	VEH#6614 WO#78270 FILTER
11/21/2025	342073	P	32321	FORMEC	\$40,000.00	0	1121251	LTAC24-020 MULTIPLE RACING EVE
11/21/2025	342074	P	32515	JOSEPH POSTON	\$241.00	0	1121251	EMPLOYEE HEALTHCARE: K. KENDAL
11/21/2025	342075	P	10440	SOLID WASTE SYSTEMS INC	\$1,876.85	0	1121251	VEH#3364 WO#78190 LEVELING ARM
11/21/2025	342076	P	10536	SPRAGUE PEST SOLUTIONS	\$244.59	0	1121251	Pest Management for Fiber Hut
11/21/2025	342077	P	32460	SPYDERCORP LLC	\$50,864.85	0	1121251	Shops 300 Office Build, CONTRA
11/21/2025	342078	P	10530	SUMMIT LAW GROUP PLLC	\$25,982.14	0	1121251	CITY OF RICHLAND LABOR & EMPLO
11/21/2025	342079	P	10961	TACOMA SCREW PRODUCTS INC	\$38.24	0	1121251	FLEET - SHOP SUPPLIES GLOVES
11/21/2025	342080	P	31735	BUNKER TRI-CITIES LLC	\$44.58	0	1121251	UNIFORM PATCH INSTALL - GRANT
11/21/2025	342081	P	10027	THE PAPE' GROUP	\$239.04	0	1121251	VEH#1757 WO#78252 RETAINER, TO
11/21/2025	342082	P	11018	TICOR TITLE COMPANY	\$489.15	0	1121251	RECONVEYANCE DEED OF TRUST 201
11/21/2025	342083	P	11175	TYNDALE ENTERPRISES INC	\$3,920.94	0	1121251	2025 FR CLOTHING PER SEATTLE C
11/21/2025	342084	P	10106	US LINEN & UNIFORM	\$147.34	0	1121251	FLEET - SHOP APPAREL
11/21/2025	342085	P	31285	VIDEOLINK INC	\$147.29	0	1121251	EAR CUSHIONS/EAR LOOPS
11/21/2025	342086	P	10059	WESTERN STATES EQUIPMENT COMPANY	\$260.87	0	1121251	VEH#3412 WO#78383 RECEPTACLE K
11/21/2025	342087	P	30939	DOBBS HEAVY DUTY HOLDINGS LLC	\$1,986.19	0	1121251	VEH#3358 WO#78293 SENSOR, SWIT
11/21/2025	342088	P	31680	WOLVERINE WEST LLC	\$7,500.00	0	1121251	2025 Winter Wonderland Pyro Co
11/24/2025	342089	P	10180	CANFIELD, HARRY R	\$1,812.00	0	112425FP	NON COVERED MEDICAL
11/24/2025	342090	P	10169	DALE A BRUNSON	\$296.00	0	112425PP	NON COVERED DENTAL
11/24/2025	342091	P	10167	MIKE CASE	\$28.47	0	112425PP	NON COVERED RX
11/24/2025	342092	P	10029	MICHAEL CLEAVANGER	\$5,040.76	0	112425PP	NON COVERED VISION
11/24/2025	342093	P	10038	LARRY COUCH	\$6,138.00	0	112425PP	NON COVERED MEDICAL
11/24/2025	342094	P	32823	MBB KENNEWICK LLC	\$1,481.92	0	112425PP	NON COVERED MEDICAL
11/24/2025	342095	P	10332	RANDAL L TAYLOR	\$136.00	0	112425PP	NON COVERED DENTAL
11/24/2025	342096	P	10163	GERALD D THOMAS	\$115.45	0	112425PP	NON COVERED VISION
11/26/2025	342097	P	10000	KBL, INC.	\$250.62	0	1126251	Plotter Paper
11/26/2025	342098	P	31231	ABM INDUSTRIES INC	\$52,657.92	0	1126251	JANITORIAL SERVICES - DECEMBER
11/26/2025	342099	P	10838	GRIGG ENTERPRISES INC	\$3,226.17	0	1126251	RCC - JANITORIAL - HANG TOWEL

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CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
11/26/2025	342100	P	31632	ADCOMM ENGINEERING LLC	\$2,945.00	0	1126251	CAD/RADIO/IT/PHONE-CALL IN SUP
11/26/2025	342101	P	32825	ADVANCED ANALYTICAL SOLUTIONS LLC	\$127.28	0	1126251	Lab sample testing
11/26/2025	342102	P	12417	AHBL, INC	\$34,873.75	0	1126251	Services Rendered Through Augu
11/26/2025	342103	P	32769	MICHAEL E KARCH	\$3,021.23	0	1126251	VEH#2442 WO#77702 SWITCH OUT L
11/26/2025	342104	P	32807	AMAZON CAPITAL SERVICES INC	\$897.36	0	1126251	C Stock Misc.
11/26/2025	342105	P	10705	INTERSTATE CONCRETE & ASPHALT COMPANY	\$67.39	0	1126251	Bedding sand for water main va
11/26/2025	342106	P	10157	AMERIGAS	\$3,225.67	0	1126251	Propane for boilers
11/26/2025	342107	P	10537	APOLLO INC	\$1,704,362.35	0	1126251	HR Landfill Exp Ph 2 Early Sit
11/26/2025	342108	P	999000	AUREF - Utility Customer Refunds	\$303.61	0	1126251	313 DELAFIELD AVE
11/26/2025	342109	P	999000	AUREF - Utility Customer Refunds	\$146.31	0	1126251	1650 MOWRY SQ 204
11/26/2025	342110	P	12059	BADGER DEVELOPERS LLC	\$11,400.00	0	1126251	South Orchard Phase 1 Develop
11/26/2025	342111	P	10367	BANK OF AMERICA	\$3,144.52	0	1126251	BANK ANALYSIS FEES
11/26/2025	342112	P	10301	BAVCO	\$1,262.99	0	1126251	618 JADWIN - IRR BACKFLOW ASSY
11/26/2025	342113	P	10518	BEAVER BARK & ROCK	\$619.52	0	1126251	SCOUT TROOP - BIKE RACK PROJEC
11/26/2025	342114	P	10207	BENTON COUNTY AUDITOR	\$105,951.19	0	1126251	2025 PRIMARY ELECTION FEES
11/26/2025	342115	P	10713	BENTON FRANKLIN COMMUNITY ACTION COMMITTEE	\$31,622.81	0	1126251	HOME TBRA OCTOBER 2025
11/26/2025	342116	P	10010	BENTON FRANKLIN HEALTH DISTRICT	\$840.84	0	1126251	Cyanotoxin Test November 2025
11/26/2025	342117	P	11778	DSD CAPITAL LLC	\$140.30	0	1126251	Outhouse for Landfill - Oct 20
11/26/2025	342118	P	11272	BOYD'S TREE SERVICE LLC	\$18,318.75	0	1126251	Tree Pruning & Vegetation Mana
11/26/2025	342119	P	32777	BRIGHT LINE PAVEMENT MARKINGS LLC	\$174,146.35	0	1126251	2025 Citywide Striping, Contra
11/26/2025	342120	P	31747	BRUCKNER TRUCK SALES INC	\$428,150.70	0	1126251	2025 VOLVO VHD64F300 VEH NO. 3
11/26/2025	342121	P	10026	CASCADE NATURAL GAS CORP	\$22,388.67	0	1126251	STATION 74 - GAS BILL - 10-17
11/26/2025	342122	P	10597	CHARTER COMMUNICATIONS	\$143.85	0	1126251	RPD BUSINESS INTERNET PLUS THR
11/26/2025	342123	P	10261	CITY OF RICHLAND	\$3,113.30	0	1126251	25-390 Wilkerson Travel
11/26/2025	342124	P	11516	COLEMAN OIL COMPANY	\$29,275.14	0	1126251	FLEET - GAS RESALE 11/17 - 11/
11/26/2025	342125	P	31360	COMMONSTREET CONSULTING LLC	\$23,812.83	0	1126251	Downtown Connectivity ROW Serv
11/26/2025	342126	P	10034	CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	\$75.82	0	1126251	CHITO - TRUCK STOCK
11/26/2025	342127	P	11526	CORWIN OF PASCO LLC	\$839.47	0	1126251	VEH#5057 WO#78450 SEAL
11/26/2025	342128	P	10858	CROWN PAPER & JANITORIAL SUPPLY INC	\$6,815.78	0	1126251	Janitorial Paper Products
11/26/2025	342129	P	10756	DELL MARKETING LP	\$20,157.93	0	1126251	SR-5505 New Police Laptops
11/26/2025	342130	P	10139	DEPARTMENT OF ECOLOGY	\$200.00	0	1126251	2026 Wastewater Operator Renew
11/26/2025	342131	P	10342	BENTON FRANKLIN COUNTIES	\$4,817.13	0	1126251	2ND QUARTER 2025 LIQUOR TAXES

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CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
11/26/2025	342132	P	10801	DOMESTIC VIOLENCE SVCS OF BNTN & FRNKLN COUNTIES	\$1,871.96	0	1126251	OCTOBER 2025 HOME-ARP SUPPORTI
11/26/2025	342133	P	11362	ELIJAH FAMILY HOMES	\$3,618.84	0	1126251	HOME-ARP SUPPORTIVE SERVICES O
11/26/2025	342134	P	11044	EWING IRRIGATION PRODUCTS INC	\$607.48	0	1126251	BYPASS SHELTERBELT - IRR REPAI
11/26/2025	342135	P	31170	HIS DIME, LLC	\$3,845.55	0	1126251	ADDITIONAL CHARGE FROM INVOICE
11/26/2025	342136	P	10268	FEDERAL EXPRESS CORP	\$117.46	0	1126251	Lab samples to METC and ALS
11/26/2025	342137	P	30874	BRENT THOMAS	\$108.70	0	1126251	2000 SNYDER - HORN SPORTS COMP
11/26/2025	342138	P	11585	GALLS, LLC	\$364.15	0	1126251	UNIFORM SERGEANT CHEVRONS/HASH
11/26/2025	342139	P	10203	W.W. GRAINGER, INC	\$1,740.88	0	1126251	Bldg 100 - Internal Atachment
11/26/2025	342140	P	32488	GREAT WEST ENGINEERING INC	\$34,941.65	0	1126251	Landfill Ph2 Engineering Consu
11/26/2025	342141	P	32821	GUNNERSON CONSULTING & COMMUNICATION SITE SERVICES	\$7,990.00	0	1126251	Consulting Services October 20
11/26/2025	342142	P	31398	H.W. LOCHNER INC	\$44,257.57	0	1126251	SOUTH GWW INTERSECTION IMPROVE
11/26/2025	342143	P	32125	HD SUPPLY INC	\$1,938.89	0	1126251	Lab supplies - Chlorine sensor
11/26/2025	342144	P	10294	HORIZON DISTRIBUTION INC	\$623.06	0	1126251	Horizon Misc. Supplies
11/26/2025	342145	P	30053	HUMINSKY'S HEATING & COOLING LLC	\$4,627.77	0	1126251	2137 Shasta - Armstrong - HVAC
11/26/2025	342146	P	32814	PHILLIP A JOSE	\$4,500.00	0	1126251	ART OF READING SMOKE, PHIL JOS
11/26/2025	342147	P	31057	INGRAM INDUSTRIES INC.	\$2,715.06	0	1126251	LIBRARY MATERIALS - PHYSICAL C
11/26/2025	342148	P	10628	CPM DEVELOPMENT CORPORATION	\$1,924.02	0	1126251	Asphalt for WWTP project
11/26/2025	342149	P	32562	INTEGRATED SOLUTIONS CONSULTING CORP	\$4,279.91	0	1126251	HAZARD MITIGATION PLAN UPDATE,
11/26/2025	342150	P	32822	INTERACTIVE DATA LLC	\$153.27	0	1126251	RPD ONLINE RECORDS SEARCH OCT
11/26/2025	342151	P	31209	WALTEK II, INCORPORATED	\$11,531.90	0	1126251	Soil Testing Dallas/Trowbridge
11/26/2025	342152	P	10062	IRRIGATION SPECIALISTS INC	\$100.91	0	1126251	MEADOWS EAST - IRR REPAIRS
11/26/2025	342153	P	31395	JACOBS ENGINEERING GROUP INC.	\$60,662.15	0	1126251	SR240/Aaron Drive Intersection
11/26/2025	342154	P	10291	JOB'S NURSERY LLC	\$206.53	0	1126251	CRAIGHILL - TREE PLANTING
11/26/2025	342155	P	31660	KELLEY CREATE CO	\$22.85	0	1126251	NOVEMBER COPIER CHARGES - PURC
11/26/2025	342156	P	10432	LANGUAGE LINE SERVICES INC	\$48.60	0	1126251	RPD TRANSLATION SERVICES OCT 2
11/26/2025	342157	P	10298	LN CURTIS & SONS	\$3,546.70	0	1126251	FD STRUCTURE HELMETS
11/26/2025	342158	P	10316	MCDONALD & ASSOCIATES INC	\$641.33	0	1126251	STOCK - AMENDED SOIL
11/26/2025	342159	P	11576	MERCER (US) INC	\$11,758.33	0	1126251	2025 Benefits Consulting & Bro
11/26/2025	342160	P	11103	FREMARK INC	\$2,098.12	0	1126251	C Stock Misc.
11/26/2025	342161	P	11428	MIGHTY JOHNS PORTABLE TOILET & SEPTIC SERVICE INC	\$2,582.00	0	1126251	PARK ST - PORT-A-POTTY RENTAL
11/26/2025	342162	P	10358	PYE-BARKER FIRE & SAFETY	\$1,344.41	0	1126251	RANGE ALARM MONITORING DEC 202
11/26/2025	342163	P	32787	MORRISON-MAIERLE INC	\$26,823.48	0	1126251	Water Facilities Energy Resili

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CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
11/26/2025	342164	P	31674	P&F AUTOMOTIVE WAREHOUSE INC	\$2,878.38	0	1126251	VEH#3324 WO#78273 FILTER
11/26/2025	342165	P	30272	CLEAN CONCEPTS GROUP, INC	\$132.82	0	1126251	Foam cannon for cleaning for O
11/26/2025	342166	P	32250	ODP BUSINESS SOLUTIONS LLC	\$42.36	0	1126251	RPD BUSINESS CARDS - NELSON, L
11/26/2025	342167	P	10981	OIL RE-REFINING CO	\$533.60	0	1126251	Recycled Oil Landfill 11/20/25
11/26/2025	342168	P	12470	OVERDRIVE INC	\$3,653.65	0	1126251	LIBRARY MATERIALS - EBOOK COLL
11/26/2025	342169	P	10476	PAINTMASTER SERVICES INC	\$45,323.04	0	1126251	Exterior Painting at Shops Bui
11/26/2025	342170	P	31663	PALOUSE POWER LLC	\$644,718.19	0	1126251	2025 Boring and Cable Replacem
11/26/2025	342171	P	31206	CI - PW LLC	\$103.16	0	1126251	Energy Services Water
11/26/2025	342172	P	10862	PARAMETRIX INC	\$15,543.02	0	1126251	2025 Landfill Environmental Mo
11/26/2025	342173	P	31377	PAYMENTUS CORPORATION	\$5.68	0	1126251	TRANSACTION FEES FOR OCTOBER 2
11/26/2025	342174	P	999002	PERMIT REFUND	\$29.84	0	1126251	Refund cancelled project_1211
11/26/2025	342175	P	999002	PERMIT REFUND	\$545.00	0	1126251	Refund - duplicate application
11/26/2025	342176	P	32669	PILLSBURY WINTHROP SHAW PITTMAN LLP	\$615.00	0	1126251	Professional Services Rendered
11/26/2025	342177	P	12238	REXEL USA, INC	\$598.14	0	1126251	SHOPS 300 - TEMP HEAT WIRING
11/26/2025	342178	P	32273	PROCARE FOR YOU PLLC	\$946.00	0	1126251	PRE-EMP PHYS (2), DOT PHYS (1)
11/26/2025	342179	P	32304	RAD TOWING INC	\$709.42	0	1126251	RPD TOW CHARGE CASE # 25-04649
11/26/2025	342180	P	999001	REC REFUND	\$200.00	0	1126251	damage deposit
11/26/2025	342181	P	999001	REC REFUND	\$200.00	0	1126251	damage deposit
11/26/2025	342182	P	999001	REC REFUND	\$533.00	0	1126251	damage deposit
11/26/2025	342183	P	32819	RED, GREEN, BLUE FIREHOUSE LEADERSHIP INC	\$7,500.00	0	1126251	ODA LEADERSHIP SESSION REF CON
11/26/2025	342184	P	32515	JOSEPH POSTON	\$8,447.00	0	1126251	EMPLOYEE HEALTH & WELFARE: NOV
11/26/2025	342185	P	11012	RH2 ENGINEERING INC	\$5,397.55	0	1126251	America's Water Infrastructure
11/26/2025	342186	P	12318	RINGOLD EMBROIDERY	\$186.09	0	1126251	RPD UNIFORM JACKET - VENEMA
11/26/2025	342187	P	11347	SANDY'S TROPHIES INC	\$419.34	0	1126251	OFFICE NAME PLATE SLIDER QTY 1
11/26/2025	342188	P	30028	SWC ENTERPRISES LLC	\$1,941.44	0	1126251	3/4" Reaper nozzle for jet tru
11/26/2025	342189	P	10280	SHERWIN WILLIAMS CO	\$76.32	0	1126251	STATION 73 - REPAIR HOLE AND P
11/26/2025	342190	P	32780	SIERRA TRANSPORTATION AND TECHNOLOGY LLC	\$7,010.17	0	1126251	SBI-LIGHT BICYCLE CONFIRMATION
11/26/2025	342191	P	31869	KRISTI SMITH	\$1,398.00	0	1126251	NOVEMBER 2025 FIREFIGHTERS SEC
11/26/2025	342192	P	32449	TOBASKI SNIPES	\$6,666.68	0	1126251	HOME-ARP CAPACITY BUILDING AUG
11/26/2025	342193	P	10536	SPRAGUE PEST SOLUTIONS	\$469.88	0	1126251	Pest Control Landfill 11/13/20
11/26/2025	342194	P	11493	PICARD CORPORATION	\$5,126.76	0	1126251	2025 SOLAR SALT FOR WWTP
11/26/2025	342195	P	10393	STONEWAY ELECTRIC SUPPLY	\$1,456.39	0	1126251	SHOPS 300 - TEMP HEAT
11/26/2025	342196	P	10359	US LINEN & UNIFORM	\$298.92	0	1126251	FLEET - SHOP SUPPLIES - APPARE

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CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
11/26/2025	342197	P	11725	T-MOBILE USA INC	\$450.00	0	1126251	CELL TOWER/AREA DUMP CASE # 25
11/26/2025	342198	P	31735	BUNKER TRI-CITIES LLC	\$663.01	0	1126251	RPD UNIFORM PANTS - EUBANK
11/26/2025	342199	P	31051	THE GOODYEAR TIRE & RUBBER COMPANY	\$5,103.89	0	1126251	VEH#3363 WO#78146 FLAT REPAIR
11/26/2025	342200	P	10027	THE PAPE' GROUP	\$480.28	0	1126251	Rental equip repair - reinstal
11/26/2025	342201	P	11295	TOWNSEND CONTROLS & ELECTRIC LLC	\$289.62	0	1126251	2025 WWTP On-Call SCADA Suppor
11/26/2025	342202	P	12054	TRANSPO GROUP USA, INC	\$49,975.00	0	1126251	Downtown Connectivity Design -
11/26/2025	342203	P	10642	SIRJMR INC	\$486.13	0	1126251	RPD COFFEE DELIVERY & EQUIP RE
11/26/2025	342204	P	30040	ULINE	\$1,164.89	0	1126251	Safety glasses, gloves, cleani
11/26/2025	342205	P	10106	US LINEN & UNIFORM	\$61.82	0	1126251	RPD TOWEL DELIVERY 11/11/25
11/26/2025	342206	P	11802	TRI CITIES VISITOR & CONVENTION BUREAU	\$105,774.19	0	1126251	VISIT TRI-CITIES CONTRACT DUES
11/26/2025	342207	P	10138	WA STATE AUDITOR'S OFFICE	\$13,103.22	0	1126251	AUDIT SERVICES - OCTOBER 2025
11/26/2025	342208	P	12121	WEG TRANSFORMERS USA LLC	\$429,881.34	0	1126251	3 PH Transformers - WEG
11/26/2025	342209	P	31462	WELLABLE LLC	\$450.00	0	1126251	WELLNESS CHALLENGE PLATFORM #3
11/26/2025	342210	P	10414	WILDLANDS INC	\$5,067.40	0	1126251	Duportail Bridge Wetland Maint
11/26/2025	342211	P	30856	WILKERSON, TREVOR	\$490.20	0	1126251	25-390 Wilkerson REIMB
11/26/2025	342212	P	11338	XIOLOGIX LLC	\$12,789.70	0	1126251	SR-5483 EMC Unity Renewal 2025
					\$6,796,103.84	\$597.21		

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DATE	WIRE #	WIRE AMT	EMP VENDOR NAME	PURPOSE	WIRE ACH
11/03/2025	10778	4,752.06	CORVEL CORPORATION	JULY 2025 CLAIM ADMIN FEE	W
11/03/2025	10779	5,194.90	CORVEL CORPORATION	AUGUST 2025 CLAIM ADM FEE	W
11/03/2025	10780	664.26	CORVEL CORPORATION	September 2025 Claim Admin Fee	W
11/03/2025	10781	5,290,685.88	US BANK ST PAUL	Debt Service - Nov 2025	W
11/03/2025	10782	14,774.93	PAYMENT PROCESSING INC	MUNIS Merchant Services Fees	W
11/03/2025	10783	6,994.87	PAYMENT PROCESSING INC	Landfill Merchant Services fee	W
11/05/2025	10784	23,450.00	STANDARD & POOR'S FINANCIAL SERVICES LLC	Analytical Srvc/2025 LTGO Bond	W
11/05/2025	10785	1,000,000.00	LGIP LOCAL GOVERNMENT INVESTMENT POOL	PURCHASE LGIP #1920	W
11/07/2025	10786	35,560.00	UNITED EMPLOYEES BENEFIT TRUST	NOVEMBER PREMIUM	W
11/07/2025	10787	242,670.35	RXBENEFITS INC	RX CLAIMS 10/16/25 - 10/31/25	W
11/06/2025	10788	1,000,000.00	LGIP LOCAL GOVERNMENT INVESTMENT POOL	PURCHASE LGIP #1920	W
11/06/2025	10789	190,829.79	RICHLAND GOLF MANAGEMENT CORPORATION	GPGC Operating Reimb 1025	W
11/10/2025	10790	19,086.30	CIGNA HEALTH AND LIFE INSURANCE COMPANY	OCTOBER 2025 ADMIN FEES	W
11/10/2025	10791	19,367.28	CIGNA HEALTH AND LIFE INSURANCE COMPANY	NOVEMBER 2025 ADMIN FEES	W
11/07/2025	10792	87,500.00	THE REACH	Transfer PFD debt service to o	W
11/10/2025	10793	8,698.56	VISION SERVICE PLAN (WA)	Mnthly Inv NOV 2025	W
11/13/2025	10794	1,000,000.00	LGIP LOCAL GOVERNMENT INVESTMENT POOL	PURCHASE LGIP #1920	W
11/13/2025	10795	102,306.73	CORVEL CORPORATION	OCTOBER 2025 CLAIM FEES	W
11/12/2025	10796	750,000.00	LGIP LOCAL GOVERNMENT INVESTMENT POOL	PURCHASE LGIP #1920	W
11/13/2025	10797	126,724.30	CIGNA HEALTH AND LIFE INSURANCE COMPANY	Claims 10/14 - 10/20/2025	W
11/14/2025	10798	55,500.00	STRADLING YOCCA CARLSON & RAUTH,	Bond Counsel 2024 LTGO Bond Is	W
11/18/2025	10799	67,919.84	QBE INSURANCE CORPORATION	OCTOBER 2025 STOP LOSS PREMIUM	W
11/17/2025	10800	2,000,000.00	US BANK N A	FHLMC #3134HB6X4-3.75% (11/28)	W
11/17/2025	10801	250,000.00	THE REACH	Transfer PFD debt service to o	W
11/25/2025	10802	159,624.34	BANK OF AMERICA	OCTOBER 2025 PCARD	W
11/19/2025	10803	240,991.10	CIGNA	CLAIMS 11/10 - 11/16/2025	W
11/18/2025	10804	2,000,000.00	US BANK N A	FHLB #3130B8MQ2-3.75% (11/30)	W
11/18/2025	10805	1,019,114.44	US BANK N A	GO #93974FDJ9-4.00% (08/29)	W
11/19/2025	10806	497.58	SUN LIFE ASSURANCE COMPANY OF CANADA	SEPTEMBER 2025 PREMIUM	W

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DATE	WIRE #	WIRE AMT	EMP VENDOR NAME	PURPOSE	WIRE ACH
11/20/2025	10807	885.68	CORVEL CORPORATION	OCTOBER 2025 CLAIM ADMIN FEE	W
11/19/2025	10808	38,859.07	PAYMENTUS CORPORATION	Merchant Services Fees	W
11/20/2025	10809	27,461.93	SUN LIFE ASSURANCE COMPANY OF CANADA	OCTOBER 2025 PREMIUM	W
11/25/2025	10810	215,278.51	WA STATE DEPARTMENT OF REVENUE	COMBINED EXCISE TAX - OCTOBER	W
11/24/2025	10811	119,722.79	CIGNA	CLAIMS 11/17 - 11/23/2025	W
11/24/2025	10812	16,425.08	CORVEL CORPORATION	THRESHOLD CHECK	W
11/24/2025	10813	27,514.47	SUN LIFE ASSURANCE COMPANY OF CANADA	NOVEMBER 2025 PREMIUM	W
11/24/2025	10814	3,247.00	WASHINGTON STATE TREASURER	Firearms Online Pmt for CPL	W
11/24/2025	10815	2,000,000.00	US BANK N A	FHLB #3130B8MB5-4.60% (11/32)	W
11/28/2025	10816	3,834,218.00	BONNEVILLE POWER ADMINISTRATION	OCT25-PAT01-10089	W
11/28/2025	10817	8,848.45	UNIFYHR LLC	FSA deduction for NOV 2025	W
TOTAL WIRE		\$22,015,368.49			

Payroll Wires and ACH 11/1/2025 thru 11/30/2025

Effective Date	WIRE/ACH	VENDOR	PAYEE	AMOUNT	comment
11/06/2025	15110	10573	A.W. REHN & ASSOCIATES INC	\$13,593.75	
11/06/2025	15111	31411	ALLSTATE	\$310.25	
11/06/2025	15112	31410	ARAG	\$400.19	
11/06/2025	15113	11924	CIGNA ACCIDENT INSURANCE	\$2,568.29	
11/06/2025	15114	10789	CITY OF RICHLAND CIGNA BASIC AD&D	\$732.48	
11/06/2025	15115	10790	CITY OF RICHLAND CIGNA DEPENDENT L	\$77.40	
11/06/2025	15116	10786	CITY OF RICHLAND CIGNA DISABILITY	\$4,444.48	
11/06/2025	15117	10787	CITY OF RICHLAND CIGNA LIFE	\$3,417.97	
11/06/2025	15118	10788	CITY OF RICHLAND CIGNA OPTIONAL AD	\$860.22	
11/06/2025	15119	10782	CITY OF RICHLAND DEPENDENT CARE RE	\$862.92	
11/06/2025	15120	10791	CITY OF RICHLAND ER POST RETIREMENT	\$44,400.00	
11/06/2025	15121	10784	CITY OF RICHLAND UNEMPLOYMENT	\$2,746.75	
11/06/2025	15122	10785	CITY OF RICHLAND WORKER'S COMPENSA	\$90,241.29	
11/06/2025	15123	10783	CITY OF RICHLAND MEDICAL DENTAL VISION	\$455,682.27	
11/06/2025	15124	10736	CITY OF RICHLAND	\$8,667.40	
11/06/2025	15125	10702	DIVISION OF CHILD SUPPORT	\$2,357.55	
11/06/2025	15126	10646	INTERNATIONAL ASSN OF FIRE FIGHTERS	\$9,331.19	
11/06/2025	15127	10700	INTERNATIONAL BROTHERHOOD OF ELECTRICAL WORKERS	\$4,582.83	
11/06/2025	15128	10348	INTERNATIONAL CITY MANAGEMENT ASSOCIATION	\$205,548.91	
11/06/2025	15129	10699	IUOE LOCAL #280	\$6,634.00	
11/06/2025	15130	10984	NATIONWIDE RETIREMENT SOLUTIONS	\$46,486.12	
11/06/2025	15131	32756	POLICE PROFESSIONAL STAFF GUILD	\$1,350.00	
11/06/2025	15132	31627	PROVIDENT LIFE AND ACCIDENT INSURANCE	\$3,274.89	
11/06/2025	15133	10698	RICHLAND POLICE GUILD	\$8,400.00	
11/06/2025	15134	10460	STATE OF WASHINGTON EMPLOYMENT SECURITY DEPT	\$28,456.67	
11/06/2025	15135	31699	SUN LIFE OPTIONAL LIFE INS	\$4,082.53	
11/06/2025	15136	32408	TEAMSTERS UNION DUES	\$2,225.00	
11/06/2025	15137	10696	UNITED STATES TREASURY	\$618,378.67	
11/06/2025	15138	10231	UNITED WAY OF BENTON & FRANKLIN COUNTIES	\$173.05	
11/06/2025	15139	11329	VOLUNTARY EMPLOYEES BENEFICIARY ASSOCIATION TRUST (HRA VEBA)	\$17,987.78	
11/06/2025	15140	10286	WA STATE DEPT OF RETIREMENT SYSTEMS	\$327,390.22	
			EFFECTIVE DATE TOTAL	\$1,915,665.07	
11/20/2025	15141	10573	A.W. REHN & ASSOCIATES INC	\$13,593.75	
11/20/2025	15142	31411	ALLSTATE	\$310.25	
11/20/2025	15143	31410	ARAG	\$400.19	
11/20/2025	15144	10711	BENEFITS SOLUTIONS - IAFF MERP MEDICAL EXP REIMB PLAN	\$11,400.00	
11/20/2025	15145	11924	CIGNA ACCIDENT INSURANCE	\$2,534.37	

Payroll Wires and ACH 11/1/2025 thru 11/30/2025

Effective Date	WIRE/ACH	VENDOR	PAYEE	AMOUNT	comment
11/20/2025	15146	10789	CITY OF RICHLAND CIGNA BASIC AD&D	\$732.88	
11/20/2025	15147	10790	CITY OF RICHLAND CIGNA DEPENDENT L	\$77.40	
11/20/2025	15148	10786	CITY OF RICHLAND CIGNA DISABILITY	\$4,444.38	
11/20/2025	15149	10787	CITY OF RICHLAND CIGNA LIFE	\$3,419.86	
11/20/2025	15150	10788	CITY OF RICHLAND CIGNA OPTIONAL AD	\$858.72	
11/20/2025	15151	10782	CITY OF RICHLAND DEPENDENT CARE RE	\$862.92	
11/20/2025	15152	10784	CITY OF RICHLAND UNEMPLOYMENT	\$2,409.62	
11/20/2025	15153	10785	CITY OF RICHLAND WORKER'S COMPENSA	\$84,905.33	
11/20/2025	15154	10783	CITY OF RICHLAND MEDICAL DENTAL VISION	\$448,770.63	
11/20/2025	15155	10736	CITY OF RICHLAND	\$8,617.40	
11/20/2025	15156	10702	DIVISION OF CHILD SUPPORT	\$2,234.32	
11/20/2025	15157	10646	INTERNATIONAL ASSN OF FIRE FIGHTERS	\$9,211.67	
11/20/2025	15158	10348	INTERNATIONAL CITY MANAGEMENT ASSOCIATION	\$207,651.63	
11/20/2025	15159	31409	NATIONWIDE	\$1,246.58	
11/20/2025	15160	10984	NATIONWIDE RETIREMENT SOLUTIONS	\$40,199.70	
11/20/2025	15161	31627	PROVIDENT LIFE AND ACCIDENT INSURANCE	\$3,274.89	
11/20/2025	15162	10460	STATE OF WASHINGTON EMPLOYMENT SECURITY DEPT	\$27,691.21	
11/20/2025	15163	31699	SUN LIFE OPTIONAL LIFE INS	\$4,080.58	
11/20/2025	15164	10696	UNITED STATES TREASURY	\$489,388.21	
11/20/2025	15165	10231	UNITED WAY OF BENTON & FRANKLIN COUNTIES	\$173.05	
11/20/2025	15166	11329		\$8,187.50	
11/20/2025	15167	10286	WA STATE DEPT OF RETIREMENT SYSTEMS	\$290,199.97	
			EFFECTIVE DATE TOTAL	\$1,666,877.01	
11/26/2025	15168	31411	ALLSTATE (INFOARMOR)	\$12.50	
11/26/2025	15169	31410	ARAG LEGAL SYS	\$23.46	
11/26/2025	15170	10785	COR - WORKER'S COMPENSATION	\$751.03	
11/26/2025	15171	10783	COR - MEDICAL DENTAL VISION	\$4,484.26	
11/26/2025	15172	10460	STATE OF WASHINGTON EMPLOYMENT SECURITY DEPT	\$147.64	
11/26/2025	15173	10696	US TREASURY	\$1,683.28	
			EFFECTIVE DATE TOTAL	\$7,102.17	
11/26/2025	15174	10696	UNITED STATES TREASURY	\$8,897.40	
11/26/2025	15175	10783	CITY OF RICHLAND MEDICAL DENTAL VISION	\$2,745.68	
			EFFECTIVE DATE TOTAL	\$11,643.08	
Total			WIRE TOTAL FOR SELECTED TIME PERIOD	\$3,601,287.33	

Payroll Direct Deposits / Checks 11/1/2025 - 11/30/2025

CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2025-11-06	11/6/2025	237652		0		\$527.81	0
PAYROLL - 2025-11-06	11/6/2025	237653		0		\$87.69	0
PAYROLL - 2025-11-06	11/6/2025	237654		0		\$351.84	0
PAYROLL - 2025-11-06	11/6/2025	237655		0		\$520.47	0
PAYROLL - 2025-11-06	11/6/2025	237656		0		\$10636.87	0
PAYROLL - 2025-11-06	11/6/2025	237657		0		\$9812.03	0
PAYROLL - 2025-11-06	11/6/2025	237658		0		\$3533.20	0
PAYROLL - 2025-11-06	TOTALS:					\$25,469.91	0
PAYROLL - 2025-11-20	11/20/2025	237659		0		\$527.81	0
PAYROLL - 2025-11-20	11/20/2025	237660		0		\$87.69	0
PAYROLL - 2025-11-20	11/20/2025	237661		0		\$347.69	0
PAYROLL - 2025-11-20	11/20/2025	237662		0		\$521.70	0
PAYROLL - 2025-11-20	11/20/2025	237663		0		\$11164.85	0
PAYROLL - 2025-11-20	TOTALS:					\$12,649.74	0
					Grand Total	\$38,119.65	0

Transaction Date	Payment Type	Transaction Reference	Payment Amount	Period
11/6/2025	Direct Deposit	253090012044	0.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012661	2,041.53	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012660	175.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012659	2,181.80	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012658	3,368.90	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012657	1,987.06	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012656	1,986.92	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012655	500.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012654	2,568.83	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012653	2,733.27	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012652	679.71	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012651	923.14	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012650	0.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012649	1,995.62	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012648	1,668.17	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012647	934.53	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012646	2,585.22	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012645	2,218.95	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012644	0.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012643	3,395.52	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012642	0.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012641	3,691.13	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012640	3,366.79	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012639	2,091.03	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012638	3,400.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012637	2,172.14	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012636	215.80	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012635	0.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012634	2,737.45	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012633	0.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012632	0.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012631	3,118.81	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012630	1,950.43	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012629	450.00	10/20/2025 - 11/02/2025 (Bi-weekly)

Transaction Date	Payment Type	Transaction Reference	Payment Amount	Period
11/6/2025	Direct Deposit	253090012628	0.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012627	0.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012626	1,586.74	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012625	2,217.63	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012624	0.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012623	0.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012622	2,629.19	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012621	1,547.85	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012620	2,789.60	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012619	2,882.19	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012618	2,252.40	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012617	3,174.10	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012616	2,761.58	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012615	1,452.08	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012614	2,333.81	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012613	1,624.58	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012612	300.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012611	3,166.35	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012610	2,198.28	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012609	1,658.94	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012608	2,599.46	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012607	2,830.99	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012606	0.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012605	3,850.82	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012604	1,712.34	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012603	2,432.23	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012602	2,623.22	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012601	2,169.08	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012600	1,955.67	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012599	0.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012598	250.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012597	2,004.99	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012596	894.49	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012595	2,337.19	10/20/2025 - 11/02/2025 (Bi-weekly)

Transaction Date	Payment Type	Transaction Reference	Payment Amount	Period
11/6/2025	Direct Deposit	253090012594	0.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012593	0.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012592	2,063.82	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012591	2,222.60	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012590	2,011.63	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012589	2,063.34	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012588	2,358.27	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012587	0.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012586	4,489.99	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012585	1,886.52	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012584	2,294.91	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012583	4,979.24	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012582	3,791.70	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012581	4,035.63	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012580	2,060.13	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012579	1,689.84	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012578	0.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012577	1,742.62	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012576	2,640.74	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012575	3,823.70	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012574	990.66	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012573	1,835.04	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012572	0.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012571	3,261.14	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012570	100.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012569	6,464.39	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012568	100.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012567	10,385.88	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012566	1,747.59	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012565	1,086.54	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012564	2,125.56	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012563	3,584.39	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012562	0.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012561	250.00	10/20/2025 - 11/02/2025 (Bi-weekly)

Transaction Date	Payment Type	Transaction Reference	Payment Amount	Period
11/6/2025	Direct Deposit	253090012560	1,703.32	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012559	168.50	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012558	2,005.71	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012557	0.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012556	0.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012555	2,188.87	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012554	315.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012553	2,598.16	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012552	3,724.51	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012551	3,867.69	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012550	4,677.54	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012549	2,003.38	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012548	3,031.37	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012547	1,687.82	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012546	0.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012545	3,106.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012544	300.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012543	4,164.93	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012542	2,300.34	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012541	2,178.75	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012540	1,688.24	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012539	4,076.18	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012538	1,951.29	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012537	600.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012536	2,797.04	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012535	2,915.73	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012534	185.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012533	300.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012532	3,125.55	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012531	3,342.39	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012530	0.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012529	2,607.35	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012528	1,745.85	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012527	775.00	10/20/2025 - 11/02/2025 (Bi-weekly)

Transaction Date	Payment Type	Transaction Reference	Payment Amount	Period
11/6/2025	Direct Deposit	253090012526	1,005.80	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012525	2,595.93	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012524	1,819.62	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012523	1,696.23	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012522	7,123.97	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012521	1,588.61	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012520	1,635.01	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012519	1,285.65	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012518	3,327.03	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012517	800.58	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012516	1,881.48	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012515	1,943.18	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012514	1,775.54	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012513	3,066.72	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012512	3,725.65	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012511	50.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012510	2,494.07	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012509	100.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012508	300.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012507	1,345.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012506	1,040.45	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012505	1,731.10	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012504	3,157.03	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012503	2,588.02	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012502	1,331.42	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012501	2,028.66	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012500	1,578.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012499	1,534.02	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012498	2,715.29	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012497	2,882.12	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012496	216.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012495	1,457.65	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012494	2,176.10	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012493	1,069.89	10/20/2025 - 11/02/2025 (Bi-weekly)

Transaction Date	Payment Type	Transaction Reference	Payment Amount	Period
11/6/2025	Direct Deposit	253090012492	4,450.83	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012491	500.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012490	5,013.88	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012489	3,071.34	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012488	2,039.72	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012487	1,309.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012486	1,671.47	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012485	200.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012484	3,530.64	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012483	2,275.24	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012482	0.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012481	1,604.58	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012480	2,970.71	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012479	2,122.98	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012478	2,614.04	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012477	650.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012476	1,666.66	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012475	3,172.17	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012474	2,040.85	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012473	4,667.53	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012472	1,747.48	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012471	3,961.94	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012470	1,147.73	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012469	2,550.39	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012468	1,465.74	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012467	64.88	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012466	4,184.15	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012465	2,474.18	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012464	0.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012463	3,652.63	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012462	3,797.15	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012461	1,944.42	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012460	1,645.85	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012459	3,133.04	10/20/2025 - 11/02/2025 (Bi-weekly)

Transaction Date	Payment Type	Transaction Reference	Payment Amount	Period
11/6/2025	Direct Deposit	253090012458	3,414.81	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012457	3,939.40	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012456	2,072.56	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012455	0.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012454	2,700.96	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012453	4,372.22	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012452	4,691.66	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012451	2,429.83	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012450	3,079.74	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012449	3,938.54	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012448	4,926.46	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012447	653.24	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012446	3,890.60	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012445	100.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012444	2,374.91	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012443	1,921.94	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012442	5,770.46	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012441	1,039.35	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012440	1,824.75	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012439	275.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012438	3,221.50	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012437	2,424.71	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012436	1,683.77	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012435	1,674.96	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012434	2,795.87	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012433	2,128.01	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012432	1,570.24	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012431	250.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012430	100.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012429	500.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012428	2,754.29	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012427	2,563.09	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012426	2,188.39	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012425	1,354.84	10/20/2025 - 11/02/2025 (Bi-weekly)

Transaction Date	Payment Type	Transaction Reference	Payment Amount	Period
11/6/2025	Direct Deposit	253090012424	1,732.02	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012423	3,175.58	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012422	2,802.45	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012421	4,601.80	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012420	1,696.53	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012419	3,098.87	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012418	5,734.55	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012417	3,717.25	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012416	4,938.10	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012415	5,535.59	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012414	75.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012413	1,240.39	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012412	2,649.49	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012411	3,022.76	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012410	1,505.48	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012409	1,881.19	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012408	2,146.55	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012407	1,195.87	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012406	2,076.09	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012405	50.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012404	1,853.54	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012403	2,798.05	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012402	2,392.12	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012401	1,458.07	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012400	2,850.17	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012399	0.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012398	1,929.56	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012397	2,692.53	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012396	3,396.48	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012395	2,224.19	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012394	0.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012393	3,415.87	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012392	2,188.61	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012391	1,792.38	10/20/2025 - 11/02/2025 (Bi-weekly)

Transaction Date	Payment Type	Transaction Reference	Payment Amount	Period
11/6/2025	Direct Deposit	253090012390	1,917.81	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012389	5,447.10	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012388	2,026.28	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012387	692.75	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012386	1,700.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012385	3,467.76	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012384	2,001.61	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012383	300.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012382	2,538.79	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012381	2,167.04	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012380	55,556.63	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012379	0.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012378	1,372.08	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012377	343.02	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012376	4,305.09	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012375	3,135.64	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012374	2,815.46	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012373	500.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012372	2,448.27	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012371	1,974.56	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012370	4,064.65	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012369	2,828.46	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012368	3,275.80	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012367	2,636.41	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012366	2,206.70	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012365	2,323.93	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012364	2,115.98	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012363	4,418.47	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012362	4,059.65	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012361	150.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012360	2,610.55	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012359	2,611.30	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012358	2,774.32	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012357	150.00	10/20/2025 - 11/02/2025 (Bi-weekly)

Transaction Date	Payment Type	Transaction Reference	Payment Amount	Period
11/6/2025	Direct Deposit	253090012356	150.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012355	1,490.67	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012354	0.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012353	2,641.10	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012352	630.07	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012351	2,100.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012350	125.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012349	2,856.85	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012348	700.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012347	700.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012346	2,083.77	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012345	40.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012344	4,021.75	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012343	4,363.81	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012342	0.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012341	3,338.30	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012340	3,768.74	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012339	5,353.90	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012338	500.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012337	2,394.36	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012336	2,009.87	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012335	3,185.25	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012334	445.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012333	3,217.11	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012332	1,646.22	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012331	872.68	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012330	2,909.57	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012329	800.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012328	4,524.99	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012327	50.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012326	1,322.74	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012325	100.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012324	1,011.56	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012323	2,725.68	10/20/2025 - 11/02/2025 (Bi-weekly)

Transaction Date	Payment Type	Transaction Reference	Payment Amount	Period
11/6/2025	Direct Deposit	253090012322	31.69	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012321	5,584.30	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012320	3,205.73	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012319	4,198.11	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012318	400.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012317	2,855.56	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012316	1,704.32	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012315	2,726.29	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012314	3,135.48	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012313	3,509.58	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012312	1,000.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012311	1,000.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012310	41,718.18	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012309	2,253.93	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012308	666.62	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012307	731.78	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012306	1,814.85	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012305	0.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012304	2,306.74	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012303	2,053.85	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012302	4,110.17	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012301	3,542.03	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012300	3,428.94	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012299	7,427.91	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012298	100.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012297	2,432.23	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012296	1,100.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012295	770.53	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012294	2,496.95	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012293	2,859.06	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012292	1,345.35	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012291	22,115.53	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012290	2,644.47	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012289	3,220.59	10/20/2025 - 11/02/2025 (Bi-weekly)

Transaction Date	Payment Type	Transaction Reference	Payment Amount	Period
11/6/2025	Direct Deposit	253090012288	3,130.15	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012287	1,768.67	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012286	3,000.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012285	150.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012284	743.27	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012283	1,153.28	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012282	1,805.76	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012281	2,432.84	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012280	1,609.93	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012279	1,710.57	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012278	3,019.08	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012277	50.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012276	2,975.95	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012275	950.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012274	46,078.80	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012273	1,470.09	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012272	1,578.52	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012271	1,350.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012270	4,798.56	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012269	526.88	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012268	0.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012267	1,459.74	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012266	1,988.93	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012265	500.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012264	2,034.31	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012263	4,007.56	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012262	200.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012261	1,481.27	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012260	250.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012259	1,495.16	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012258	3,266.35	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012257	1,000.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012256	2,244.27	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012255	2,531.26	10/20/2025 - 11/02/2025 (Bi-weekly)

Transaction Date	Payment Type	Transaction Reference	Payment Amount	Period
11/6/2025	Check/Cheque	9	3,533.20	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012254	2,709.26	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Check/Cheque	8	9,812.03	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012253	3,862.65	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012252	4,724.93	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012251	2,019.37	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012250	1,680.70	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012249	4,659.60	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012248	0.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012247	1,631.45	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012246	1,867.31	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012245	2,351.03	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012244	1,533.80	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012243	2,555.27	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012242	3,458.88	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012241	2,869.14	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012240	50.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012239	200.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012238	150.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012237	300.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012236	2,045.65	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012235	300.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012234	500.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012233	3,323.13	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012232	4,745.72	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012231	1,710.04	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012230	2,231.91	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012229	2,413.68	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012228	1,878.28	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012227	2,338.13	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012226	3,100.59	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012225	2,052.50	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012224	0.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012223	2,197.87	10/20/2025 - 11/02/2025 (Bi-weekly)

Transaction Date	Payment Type	Transaction Reference	Payment Amount	Period
11/6/2025	Direct Deposit	253090012222	1,710.53	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012221	2,989.98	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012220	250.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012219	2,449.93	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012218	2,394.50	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012217	2,110.47	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012216	3,390.31	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012215	3,222.80	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012214	1,738.01	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012213	3,116.47	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012212	1,014.52	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012211	2,552.43	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012210	2,990.16	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012209	3,748.04	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012208	250.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012207	2,738.76	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012206	300.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012205	2,957.74	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012204	0.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012203	1,974.05	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012202	1,139.32	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012201	450.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012200	1,374.34	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012199	2,445.81	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012198	2,896.61	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012197	4,398.35	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012196	2,956.18	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012195	397.73	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012194	2,221.90	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012193	3,913.61	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012192	3,315.40	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012191	1,417.67	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012190	4,261.48	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012189	1,825.86	10/20/2025 - 11/02/2025 (Bi-weekly)

Transaction Date	Payment Type	Transaction Reference	Payment Amount	Period
11/6/2025	Direct Deposit	253090012188	250.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012187	3,855.06	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012186	5,903.20	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012185	0.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012184	1,623.44	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012183	4,754.64	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012182	35.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012181	929.16	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012180	155.42	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012179	2,315.45	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012178	2,085.30	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012177	2,790.04	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012176	0.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012175	2,945.11	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012174	2,750.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012173	383.65	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012172	3,622.72	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012171	1,426.18	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012170	1,100.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012169	2,788.41	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012168	2,857.34	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012167	925.94	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012166	161.49	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012165	3,250.21	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012164	4,976.48	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012163	2,020.78	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012162	1,737.72	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012161	1,189.02	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012160	0.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012159	50.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012158	2,349.82	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012157	600.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012156	1,175.22	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012155	500.00	10/20/2025 - 11/02/2025 (Bi-weekly)

Transaction Date	Payment Type	Transaction Reference	Payment Amount	Period
11/6/2025	Direct Deposit	253090012154	2,095.64	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012153	100.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012152	450.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012151	1,023.09	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012150	250.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012149	2,190.24	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012148	200.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012147	1,509.79	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012146	2,809.89	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012145	2,136.44	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012144	3,059.35	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012143	5,630.77	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012142	2,172.26	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012141	2,540.48	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012140	1,045.01	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012139	100.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012138	2,082.23	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012137	1,250.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012136	700.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012135	0.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012134	233.72	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012133	2,870.63	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012132	799.84	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012131	4,842.44	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012130	2,513.76	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012129	4,397.96	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012128	3,252.67	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012127	2,403.94	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012126	891.05	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012125	1,768.86	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012124	1,135.56	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012123	500.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012122	2,832.64	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012121	2,902.13	10/20/2025 - 11/02/2025 (Bi-weekly)

Transaction Date	Payment Type	Transaction Reference	Payment Amount	Period
11/6/2025	Direct Deposit	253090012120	75.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012119	3,384.10	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012118	1,850.58	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012117	1,000.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012116	57,595.83	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012115	1,958.68	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012114	2,031.93	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012113	2,144.22	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012112	2,763.31	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012111	0.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012110	3,690.43	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012109	3,268.79	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012108	3,161.47	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012107	1,767.39	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012106	2,996.43	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012105	0.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012104	2,231.98	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012103	1,708.38	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012102	300.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012101	1,774.42	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012100	200.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012099	1,932.06	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012098	2,210.14	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012097	0.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012096	2,045.31	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012095	1,785.18	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012094	1,562.33	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090011993	2,272.56	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090011992	629.79	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090011991	0.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090011990	2,383.59	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090011989	3,584.55	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090011988	0.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090011987	4,603.56	10/20/2025 - 11/02/2025 (Bi-weekly)

Transaction Date	Payment Type	Transaction Reference	Payment Amount	Period
11/6/2025	Direct Deposit	253090011986	115.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090011985	1,734.27	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090011984	3,116.95	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090011983	1,773.95	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090011982	2,031.78	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090011981	2,369.45	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090011980	1,405.22	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090011979	1,030.81	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090011978	925.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090011977	170.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090011976	400.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090011975	1,508.39	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090011974	1,240.41	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090011973	0.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090011972	1,403.75	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090011971	500.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090011970	41,002.62	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090011969	150.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090011968	6,056.44	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090011967	3,304.19	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090011966	0.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090011965	1,339.35	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090011964	1,740.74	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090011963	979.40	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090011962	50.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090011961	1,000.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090011960	1,604.02	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090011959	500.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090011958	3,168.98	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090011957	1,979.41	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090011956	2,318.53	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090011955	1,960.99	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090011954	4,244.22	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090011953	3,918.45	10/20/2025 - 11/02/2025 (Bi-weekly)

Transaction Date	Payment Type	Transaction Reference	Payment Amount	Period
11/6/2025	Direct Deposit	253090011952	2,052.84	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090011951	2,299.77	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090011950	4,541.51	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090011949	1,037.51	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090011948	2,230.71	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090011947	1,432.89	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090011946	2,283.97	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090011945	75.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090011944	100.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012043	325.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012042	1,000.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012041	353.20	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012040	1,887.33	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012039	50.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012038	2,014.22	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012037	3,708.54	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012036	335.73	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012035	2,029.44	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012034	800.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012033	1,206.04	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012032	2,694.64	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012031	1,693.05	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012030	200.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012029	1,673.15	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012028	196.03	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012027	3,623.36	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012026	3,036.48	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012025	2,462.22	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012024	1,984.93	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012023	3,059.80	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012022	2,401.63	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012021	140.34	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012020	2,365.74	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012019	100.00	10/20/2025 - 11/02/2025 (Bi-weekly)

Transaction Date	Payment Type	Transaction Reference	Payment Amount	Period
11/6/2025	Direct Deposit	253090012018	2,082.64	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012017	200.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012016	60.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012015	700.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012014	929.13	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012013	225.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012012	150.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012011	1,898.86	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012010	3,736.35	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012009	150.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012008	5,579.29	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012007	75.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012006	1,493.27	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012005	1,065.01	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012004	3,280.25	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012003	0.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012002	6,138.66	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012001	2,699.63	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012000	1,761.19	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090011999	1,888.92	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090011998	1,082.13	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090011997	2,379.74	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090011996	4,185.90	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090011995	100.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090011994	250.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090011943	21,949.69	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090011942	1,544.98	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090011941	0.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090011940	2,325.09	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090011939	1,830.65	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090011938	1,125.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090011937	698.53	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090011936	2,373.81	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090011935	0.00	10/20/2025 - 11/02/2025 (Bi-weekly)

Transaction Date	Payment Type	Transaction Reference	Payment Amount	Period
11/6/2025	Direct Deposit	253090011934	1,221.77	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090011933	1,554.62	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090011932	1,760.53	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090011931	75.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090011930	150.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090011929	150.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090011928	0.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090011927	4,590.12	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090011926	2,156.45	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090011925	2,156.92	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090011924	50.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090011923	340.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090011922	232.85	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090011921	2,199.54	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090011920	1,923.40	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090011919	2,392.06	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090011918	90.54	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090011917	1,455.46	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090011916	2,258.57	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090011915	2,163.70	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090011914	994.94	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090011913	0.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090011912	1,191.19	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090011911	2,788.80	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090011910	50.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090011909	110.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090011908	125.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090011907	325.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090011906	2,304.01	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090011905	1,571.37	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090011904	1,535.79	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090011903	100.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090011902	200.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090011901	1,329.02	10/20/2025 - 11/02/2025 (Bi-weekly)

Transaction Date	Payment Type	Transaction Reference	Payment Amount	Period
11/6/2025	Direct Deposit	253090011900	100.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090011899	2,522.82	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090011898	2,777.68	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090011897	1,000.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090011896	3,098.74	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090011895	1,248.58	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090011894	1,918.86	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012093	1,487.12	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012092	25.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012091	50.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012090	100.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012089	4,499.50	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012088	2,897.56	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012087	1,194.20	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012086	1,933.25	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012085	2,222.38	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012084	1,641.51	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012083	1,059.23	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012082	1,770.81	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012081	1,679.07	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012080	812.17	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012079	50.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012078	1,671.26	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012077	2,890.91	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012076	0.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012075	779.83	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012074	3,460.06	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012073	3,599.43	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012072	2,271.49	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012071	3,294.56	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012070	2,284.40	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012069	1,899.16	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012068	2,964.01	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012067	225.00	10/20/2025 - 11/02/2025 (Bi-weekly)

Transaction Date	Payment Type	Transaction Reference	Payment Amount	Period
11/6/2025	Direct Deposit	253090012066	1,810.59	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012065	64.88	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012064	994.29	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012063	67.92	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012062	2,282.80	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012061	4,770.84	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012060	3,176.05	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012059	224.95	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012058	0.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012057	67.92	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012056	2,416.12	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012055	2,198.08	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012054	2,578.10	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012053	0.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012052	3,253.90	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012051	2,200.64	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012050	135.81	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012049	0.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012048	220.00	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012047	2,434.49	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012046	3,674.97	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025	Direct Deposit	253090012045	623.08	10/20/2025 - 11/02/2025 (Bi-weekly)
11/6/2025			1,746,153.33	
11/20/2025	Direct Deposit	253230012782	0.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012781	115.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012780	1,796.34	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012779	2,309.10	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012778	1,363.72	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012777	414.36	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012776	0.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012775	1,757.51	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012774	1,714.58	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012773	891.82	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012772	4,557.99	11/03/2025 - 11/16/2025 (Bi-weekly)

Transaction Date	Payment Type	Transaction Reference	Payment Amount	Period
11/20/2025	Direct Deposit	253230012771	3,455.50	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012770	0.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012769	2,544.91	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012768	2,049.16	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012767	0.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012766	0.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012765	0.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012764	3,703.53	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012763	3,987.62	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012762	4,419.59	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013420	3,483.87	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013419	1,632.25	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013418	4,155.75	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013417	1,876.77	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013416	775.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013415	1,020.32	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013414	859.90	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013413	4,518.18	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013412	500.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013411	2,411.55	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013410	100.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013409	450.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013408	1,818.05	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013407	0.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013406	0.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013405	0.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013404	3,154.30	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013403	0.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013402	0.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013401	1,192.51	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013400	3,766.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013399	3,517.74	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013398	1,702.01	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013397	2,280.00	11/03/2025 - 11/16/2025 (Bi-weekly)

Transaction Date	Payment Type	Transaction Reference	Payment Amount	Period
11/20/2025	Direct Deposit	253230013396	4,331.57	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013395	91.90	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013394	0.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013393	0.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013392	2,075.81	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013391	3,284.51	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013390	2,939.15	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013389	3,125.18	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013388	220.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013387	3,737.99	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013386	2,061.67	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013385	315.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013384	1,245.47	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013383	2,253.19	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013382	1,713.28	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013381	1,455.19	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013380	2,969.83	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013379	631.23	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013378	2,100.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013377	2,444.76	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013376	0.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013375	2,514.69	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013374	75.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013373	3,005.01	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013372	150.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013371	4,222.80	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013370	2,201.59	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013369	2,590.43	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013368	75.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013367	5,461.74	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013366	2,830.71	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013365	568.25	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013364	1,254.87	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013363	2,738.05	11/03/2025 - 11/16/2025 (Bi-weekly)

Transaction Date	Payment Type	Transaction Reference	Payment Amount	Period
11/20/2025	Direct Deposit	253230013362	0.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013361	500.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013360	2,404.51	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013359	2,462.80	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013358	300.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013357	200.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013356	60.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013355	700.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013354	2,991.42	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013353	929.32	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013352	225.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013351	150.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013350	2,246.22	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013349	3,863.09	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013348	2,234.29	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013347	3,949.73	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013346	973.90	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013345	1,761.39	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013344	2,608.51	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013343	1,964.25	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013342	2,701.99	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013341	3,280.42	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013340	0.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013339	2,674.96	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013338	200.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013337	4,187.14	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013336	3,304.42	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013335	1,460.49	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013334	1,740.85	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013333	2,978.33	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013332	50.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013331	2,264.37	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013330	2,869.85	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013329	0.00	11/03/2025 - 11/16/2025 (Bi-weekly)

Transaction Date	Payment Type	Transaction Reference	Payment Amount	Period
11/20/2025	Direct Deposit	253230013328	1,284.09	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013327	50.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013326	2,066.88	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013325	6,236.72	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013324	116.21	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013323	2,727.37	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013322	1,381.96	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013321	345.49	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013320	1,013.66	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013319	0.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013318	2,829.47	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013317	1,581.14	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013316	1,975.67	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013315	2,167.66	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013314	500.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013313	2,700.37	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013312	3,320.45	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013311	2,090.51	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013310	3,006.60	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013309	2,325.51	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013308	250.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013307	602.82	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013306	0.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013305	2,504.02	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013304	126.03	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013303	3,686.15	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013302	75.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013301	150.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013300	150.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013299	2,708.39	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013298	5,967.67	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013297	1,670.29	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013296	2,343.71	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013295	3,062.38	11/03/2025 - 11/16/2025 (Bi-weekly)

Transaction Date	Payment Type	Transaction Reference	Payment Amount	Period
11/20/2025	Direct Deposit	253230013294	2,012.11	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013293	35.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013292	1,021.48	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013291	1,849.10	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013290	367.66	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013289	4,044.27	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013288	1,924.79	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013287	500.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013286	2,907.91	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013285	5,851.11	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013284	5,322.05	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013283	2,561.47	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013282	2,440.07	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013281	208.34	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013280	1,658.51	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013279	2,534.66	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013278	6,930.65	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013277	1,250.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013276	700.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013275	5,902.03	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013274	4,186.17	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013273	293.97	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013272	2,899.61	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013271	0.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013270	3,214.01	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013269	4,038.42	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013268	5,834.62	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013267	1,605.49	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013266	1,715.91	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013265	3,864.41	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013264	3,826.75	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013263	1,360.88	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013262	500.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013261	3,626.04	11/03/2025 - 11/16/2025 (Bi-weekly)

Transaction Date	Payment Type	Transaction Reference	Payment Amount	Period
11/20/2025	Direct Deposit	253230013260	2,382.51	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013259	610.66	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013258	2,792.57	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013257	0.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013256	2,506.71	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013255	3,650.80	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013254	3,935.19	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013253	2,600.40	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013252	1,031.31	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013251	100.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013250	666.15	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013249	3,112.18	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013248	0.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013247	2,125.31	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013246	50.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013245	1,262.56	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013244	4,209.79	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013243	1,810.72	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013242	1,998.62	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013241	3,467.14	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013240	2,233.21	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013239	1,692.19	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013238	4,680.91	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013237	1,588.38	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013236	1,749.05	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013235	915.67	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013234	1,738.29	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013233	3,126.85	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013232	3,249.51	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013231	1,771.58	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013230	1,868.77	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013229	1,077.49	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013228	910.21	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013227	4,158.02	11/03/2025 - 11/16/2025 (Bi-weekly)

Transaction Date	Payment Type	Transaction Reference	Payment Amount	Period
11/20/2025	Direct Deposit	253230013226	2,189.42	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013225	2,432.42	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013224	2,040.48	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013223	1,748.62	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013222	3,370.10	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013221	4,133.76	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013220	1,510.20	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013219	3,209.11	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013218	2,231.72	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013217	50.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013216	1,000.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013215	1,606.93	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013214	4,322.03	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013213	2,040.47	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013212	2,635.13	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013211	3,324.33	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013210	150.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013209	11,407.72	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013208	1,711.15	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013207	2,500.81	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013206	3,074.28	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013205	1,148.45	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013204	170.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013203	400.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013202	1,031.62	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013201	925.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013200	4,800.69	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013199	1,508.35	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013198	1,000.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013197	2,245.06	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013196	3,245.62	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013195	650.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013194	2,156.33	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013193	1,471.70	11/03/2025 - 11/16/2025 (Bi-weekly)

Transaction Date	Payment Type	Transaction Reference	Payment Amount	Period
11/20/2025	Direct Deposit	253230013192	500.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013191	4,460.83	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013190	0.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013189	3,674.19	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013188	1,191.82	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013187	3,867.29	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013186	300.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013185	4,500.78	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013184	6,323.73	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013183	1,992.59	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013182	5,626.95	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Check/Cheque	No Reference	4,169.94	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013181	2,754.53	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013180	3,548.62	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013179	2,121.63	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013178	5,597.32	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013177	2,197.26	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013176	1,639.27	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013175	4,251.01	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013174	0.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013173	3,369.09	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013172	2,124.94	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013171	5,078.49	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013170	173.27	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013169	100.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013168	5,221.68	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013167	25.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013166	1,934.67	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013165	50.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013164	3,000.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013163	2,113.60	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013162	150.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013161	100.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013160	50.00	11/03/2025 - 11/16/2025 (Bi-weekly)

Transaction Date	Payment Type	Transaction Reference	Payment Amount	Period
11/20/2025	Direct Deposit	253230013159	745.65	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013158	200.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013157	300.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013156	300.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013155	500.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013154	3,521.32	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013153	924.23	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013152	2,559.21	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013151	1,984.37	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013150	1,895.24	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013149	2,863.17	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013148	1,903.33	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013147	100.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013146	2,433.36	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013145	392.04	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013144	1,000.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013143	2,830.57	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013142	2,085.69	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013141	1,863.12	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013140	7,586.58	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013139	3,641.44	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013138	2,905.40	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013137	3,276.94	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013136	1,410.13	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013135	2,603.60	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013134	3,133.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013133	2,412.91	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013132	0.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013131	1,466.19	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013130	814.05	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013129	0.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013128	2,375.90	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013127	150.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013126	100.00	11/03/2025 - 11/16/2025 (Bi-weekly)

Transaction Date	Payment Type	Transaction Reference	Payment Amount	Period
11/20/2025	Direct Deposit	253230013125	2,048.69	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013124	200.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013123	1,882.34	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013122	1,645.47	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013121	1,746.92	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013120	2,719.25	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013119	3,909.61	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013118	50.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013117	2,500.26	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013116	7,066.04	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013115	3,971.25	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013114	5,290.30	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013113	2,621.54	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013112	4,255.10	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013111	2,883.56	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013110	2,900.35	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013109	4,326.29	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013108	2,268.18	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013107	1,081.13	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013106	3,371.95	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013105	1,700.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013104	2,342.13	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013103	75.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013102	3,360.33	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013101	2,405.85	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013100	84.25	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013099	0.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013098	2,548.28	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013097	2,495.09	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013096	3,127.50	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013095	5,406.10	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013094	2,026.24	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013093	2,167.89	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013092	2,586.55	11/03/2025 - 11/16/2025 (Bi-weekly)

Transaction Date	Payment Type	Transaction Reference	Payment Amount	Period
11/20/2025	Direct Deposit	253230013091	5,710.15	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013090	2,409.11	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013089	3,374.15	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013088	2,141.12	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013087	1,735.02	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013086	200.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013085	2,005.26	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013084	2,341.64	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013083	2,001.37	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013082	1,713.75	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013081	3,818.55	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013080	1,280.86	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013079	250.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013078	2,089.02	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013077	1,997.49	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013076	216.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013075	1,457.82	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013074	1,284.06	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013073	3,751.74	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013072	2,974.18	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013071	3,887.59	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013070	1,843.08	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013069	1,000.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013068	10,644.61	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013067	700.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013066	700.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013065	2,087.60	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013064	5,757.22	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013063	3,727.17	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013062	1,000.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013061	1,000.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013060	10,615.29	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013059	902.89	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013058	6,099.90	11/03/2025 - 11/16/2025 (Bi-weekly)

Transaction Date	Payment Type	Transaction Reference	Payment Amount	Period
11/20/2025	Direct Deposit	253230013057	4,979.99	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013056	4,490.14	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013055	4,315.99	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013054	3,129.52	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013053	1,682.20	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013052	300.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013051	5,240.52	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013050	2,105.50	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013049	100.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013048	500.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013047	1,435.58	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013046	250.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013045	500.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013044	1,141.71	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013043	1,345.35	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013042	4,519.68	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013041	1,793.41	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013040	100.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013039	3,043.92	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013038	325.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013037	1,000.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013036	465.32	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013035	75.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013034	0.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013033	2,009.21	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013032	200.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013031	2,641.99	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013030	192.98	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013029	100.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013028	2,525.38	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013027	2,968.21	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013026	1,662.87	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013025	2,618.82	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013024	450.00	11/03/2025 - 11/16/2025 (Bi-weekly)

Transaction Date	Payment Type	Transaction Reference	Payment Amount	Period
11/20/2025	Direct Deposit	253230013023	4,305.66	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013022	2,061.56	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013021	0.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013020	4,000.81	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013019	998.25	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013018	0.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013017	2,432.39	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013016	400.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013015	3,081.68	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013014	1,732.06	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013013	3,238.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013012	3,745.30	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013011	3,191.38	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013010	956.34	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013009	3,363.09	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013008	2,404.55	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013007	150.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013006	150.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013005	1,591.44	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013004	500.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013003	4,096.41	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013002	2,750.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013001	858.16	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230013000	3,167.39	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012999	200.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012998	1,338.14	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012997	100.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012996	100.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012995	300.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012994	1,345.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012993	1,512.34	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012992	5,566.78	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012991	3,160.79	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012990	0.00	11/03/2025 - 11/16/2025 (Bi-weekly)

Transaction Date	Payment Type	Transaction Reference	Payment Amount	Period
11/20/2025	Direct Deposit	253230012989	1,870.21	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012988	1,758.77	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012987	5,514.17	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012986	0.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012985	2,441.88	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012984	3,812.45	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012983	1,950.13	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012982	1,431.76	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012981	0.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012980	3,914.86	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012979	1,711.37	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012978	1,633.35	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012977	3,326.47	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012976	0.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012975	225.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012974	1,811.80	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012973	2,170.92	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012972	6,165.47	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012971	2,095.67	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012970	1,691.68	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012969	3,454.87	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012968	4,036.23	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012967	1,663.78	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012966	2,815.81	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012965	1,415.07	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012964	5,175.14	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012963	50.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012962	1,272.55	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012961	0.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012960	2,148.57	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012959	3,402.84	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012958	5,101.45	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012957	2,780.61	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012956	125.00	11/03/2025 - 11/16/2025 (Bi-weekly)

Transaction Date	Payment Type	Transaction Reference	Payment Amount	Period
11/20/2025	Direct Deposit	253230012955	2,860.21	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012954	1,694.59	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012953	0.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012952	1,375.36	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012951	4,254.38	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012950	0.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012949	4,889.49	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012948	14,005.38	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012947	2,198.43	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012946	1,547.60	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012945	2,212.31	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012944	3,125.91	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012943	1,983.47	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012942	4,757.58	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012941	500.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012940	1,408.02	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012939	1,986.44	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012938	2,701.39	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012937	4,910.60	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012936	2,073.56	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012935	1,188.36	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012934	2,283.71	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012933	4,244.71	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012932	3,896.67	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012931	1,024.82	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012930	2,086.54	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012929	3,802.24	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012928	0.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012927	2,857.30	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012926	5,867.49	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012925	250.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012924	1,497.65	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012923	0.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012922	3,337.48	11/03/2025 - 11/16/2025 (Bi-weekly)

Transaction Date	Payment Type	Transaction Reference	Payment Amount	Period
11/20/2025	Direct Deposit	253230012921	3,144.09	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012920	4,951.36	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012919	3,481.99	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012918	914.58	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012917	2,920.40	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012916	1,589.13	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012915	0.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012914	1,125.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012913	703.21	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012912	3,261.38	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012911	2,275.95	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012910	1,948.63	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012909	300.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012908	1,650.41	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012907	2,034.25	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012906	1,535.38	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012905	5,280.53	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012904	2,785.31	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012903	1,509.49	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012902	3,771.20	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012901	2,467.68	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012900	1,025.43	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012899	250.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012898	4,691.96	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012897	2,791.17	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012896	5,358.48	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012895	2,883.68	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012894	3,420.85	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012893	2,262.71	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012892	2,219.10	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012891	4,572.41	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012890	3,345.12	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012889	2,901.52	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012888	5,049.70	11/03/2025 - 11/16/2025 (Bi-weekly)

Transaction Date	Payment Type	Transaction Reference	Payment Amount	Period
11/20/2025	Direct Deposit	253230012887	2,222.83	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012886	0.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012885	918.50	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012884	102.55	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012883	410.21	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012882	50.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012881	110.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012880	125.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012879	325.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012878	2,306.23	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012877	2,866.96	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012876	2,600.45	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012875	0.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012874	250.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012873	4,263.01	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012872	2,174.59	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012871	0.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012870	2,624.73	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012869	0.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012868	2,922.69	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012867	2,054.40	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012866	2,533.66	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012865	982.23	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012864	800.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012863	2,053.77	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012862	0.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012711	2,288.37	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012710	4,888.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012709	1,435.39	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012708	1,927.24	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012707	175.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012706	1,764.11	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012705	1,687.52	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012704	275.00	11/03/2025 - 11/16/2025 (Bi-weekly)

Transaction Date	Payment Type	Transaction Reference	Payment Amount	Period
11/20/2025	Direct Deposit	253230012703	2,016.67	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012702	3,221.93	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012701	2,308.94	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012700	0.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012699	1,888.09	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012698	1,392.14	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012697	600.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012696	1,153.08	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012695	1,962.28	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012694	3,193.91	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012693	0.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012692	1,816.38	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012691	1,585.53	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012690	2,174.13	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012689	4,602.13	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012688	2,065.82	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012687	1,528.77	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012686	3,608.54	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012685	1,894.37	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012684	2,283.40	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012683	1,964.42	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012682	2,379.98	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012681	50.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012680	2,352.72	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012679	2,817.20	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012678	3,127.51	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012677	2,237.90	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012676	0.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012675	1,842.49	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012674	3,183.17	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012673	1,738.67	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012672	2,539.65	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012671	0.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012670	0.00	11/03/2025 - 11/16/2025 (Bi-weekly)

Transaction Date	Payment Type	Transaction Reference	Payment Amount	Period
11/20/2025	Direct Deposit	253230012669	3,819.60	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012668	2,431.94	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012667	231.32	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012666	1,729.27	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012665	300.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012664	3,718.84	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012663	0.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012662	0.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012761	0.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012760	1,821.40	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012759	250.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012758	3,291.26	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012757	250.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012756	300.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012755	4,131.79	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012754	1,975.39	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012753	2,065.52	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012752	0.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012751	2,139.63	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012750	2,464.47	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012749	3,413.68	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012748	200.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012747	1,950.55	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012746	4,094.21	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012745	3,577.97	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012744	2,641.96	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012743	2,475.34	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012742	3,703.06	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012741	2,224.72	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012740	150.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012739	2,611.86	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012738	2,505.18	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012737	100.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012736	2,084.62	11/03/2025 - 11/16/2025 (Bi-weekly)

Transaction Date	Payment Type	Transaction Reference	Payment Amount	Period
11/20/2025	Direct Deposit	253230012735	0.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012734	2,199.19	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012733	1,350.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012732	513.36	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012731	1,902.15	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012730	1,717.80	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012729	0.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012728	3,823.50	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012727	1,623.41	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012726	4,428.95	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012725	1,078.85	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012724	0.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012723	2,651.47	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012722	1,076.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012721	3,587.72	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012720	4,213.50	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012719	1,405.63	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012718	2,372.90	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012717	2,725.05	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012716	2,700.07	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012715	0.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012714	50.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012713	950.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012712	11,693.95	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012861	3,719.63	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012860	2,496.63	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012859	0.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012858	868.74	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012857	2,238.81	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012856	2,377.57	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012855	522.10	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012854	445.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012853	5,358.36	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012852	2,203.01	11/03/2025 - 11/16/2025 (Bi-weekly)

Transaction Date	Payment Type	Transaction Reference	Payment Amount	Period
11/20/2025	Direct Deposit	253230012851	1,666.46	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012850	1,098.37	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012849	0.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012848	1,646.57	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012847	3,577.90	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012846	4,713.24	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012845	87.31	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012844	3,248.52	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012843	1,610.94	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012842	4,038.22	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012841	1,791.96	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012840	3,867.44	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012839	1,629.06	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012838	1,798.46	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012837	4,762.21	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012836	1,725.47	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012835	191.72	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012834	3,180.88	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012833	832.22	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012832	2,996.44	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012831	1,100.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012830	1,262.93	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012829	2,197.38	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012828	200.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012827	5,303.17	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012826	2,028.02	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012825	3,449.75	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012824	3,160.12	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012823	2,734.92	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012822	5,618.50	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012821	2,070.14	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012820	5,467.82	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012819	557.59	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012818	1,678.09	11/03/2025 - 11/16/2025 (Bi-weekly)

Transaction Date	Payment Type	Transaction Reference	Payment Amount	Period
11/20/2025	Direct Deposit	253230012817	2,305.59	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012816	2,455.29	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012815	1,428.89	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012814	1,100.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012813	2,036.17	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012812	3,148.90	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012811	2,081.15	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012810	0.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012809	1,975.33	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012808	1,479.10	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012807	450.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012806	3,284.22	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012805	4,220.14	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012804	800.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012803	1,951.25	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012802	4,025.25	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012801	3,621.59	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012800	3,543.93	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012799	1,189.73	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012798	40.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012797	4,022.04	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012796	4,752.98	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012795	1,944.95	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012794	3,575.77	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012793	4,897.16	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012792	600.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012791	2,930.71	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012790	50.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012789	340.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012788	298.59	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012787	2,149.32	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012786	0.00	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012785	3,124.12	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Check/Cheque	No Reference	3,864.75	11/03/2025 - 11/16/2025 (Bi-weekly)

Transaction Date	Payment Type	Transaction Reference	Payment Amount	Period
11/20/2025	Direct Deposit	253230012784	4,524.06	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253230012783	1,470.09	11/03/2025 - 11/16/2025 (Bi-weekly)
11/20/2025	Direct Deposit	253240013421	1,338.92	11/17/2025 - 11/30/2025 (Bi-weekly)
11/20/2025			1,599,143.51	
11/28/2025	Direct Deposit	253280013427	1,238.16	11/01/2025 - 11/30/2025 (MonthlyCouncil)
11/28/2025	Direct Deposit	253280013426	1,273.99	11/01/2025 - 11/30/2025 (MonthlyCouncil)
11/28/2025	Direct Deposit	253280013425	1,279.89	11/01/2025 - 11/30/2025 (MonthlyCouncil)
11/28/2025	Direct Deposit	253280013424	1,268.93	11/01/2025 - 11/30/2025 (MonthlyCouncil)
11/28/2025	Direct Deposit	253280013423	1,210.64	11/01/2025 - 11/30/2025 (MonthlyCouncil)
11/28/2025	Direct Deposit	253280013422	1,051.36	11/01/2025 - 11/30/2025 (MonthlyCouncil)
11/28/2025	Direct Deposit	253280013428	1,437.18	11/01/2025 - 11/30/2025 (MonthlyCouncil)
11/28/2025	Direct Deposit	253280013440	2,150.26	11/01/2025 - 11/30/2025 (MonthlyPension)
11/28/2025	Direct Deposit	253280013439	796.44	11/01/2025 - 11/30/2025 (MonthlyPension)
11/28/2025	Direct Deposit	253280013438	627.91	11/01/2025 - 11/30/2025 (MonthlyPension)
11/28/2025	Direct Deposit	253280013437	709.89	11/01/2025 - 11/30/2025 (MonthlyPension)
11/28/2025	Direct Deposit	253280013436	1,073.68	11/01/2025 - 11/30/2025 (MonthlyPension)
11/28/2025	Direct Deposit	253280013435	492.51	11/01/2025 - 11/30/2025 (MonthlyPension)
11/28/2025	Direct Deposit	253280013434	941.43	11/01/2025 - 11/30/2025 (MonthlyPension)
11/28/2025	Direct Deposit	253280013433	619.98	11/01/2025 - 11/30/2025 (MonthlyPension)
11/28/2025	Direct Deposit	253280013432	1,095.85	11/01/2025 - 11/30/2025 (MonthlyPension)
11/28/2025	Direct Deposit	253280013431	23,210.64	11/01/2025 - 11/30/2025 (MonthlyPension)
11/28/2025	Direct Deposit	253280013430	841.60	11/01/2025 - 11/30/2025 (MonthlyPension)
11/28/2025	Direct Deposit	253280013429	1,542.98	11/01/2025 - 11/30/2025 (MonthlyPension)
11/28/2025	Direct Deposit	253280013448	1,286.17	11/01/2025 - 11/30/2025 (MonthlyPension)
11/28/2025	Direct Deposit	253280013447	1,759.13	11/01/2025 - 11/30/2025 (MonthlyPension)
11/28/2025	Direct Deposit	253280013446	319.15	11/01/2025 - 11/30/2025 (MonthlyPension)
11/28/2025	Direct Deposit	253280013445	982.47	11/01/2025 - 11/30/2025 (MonthlyPension)
11/28/2025	Direct Deposit	253280013444	626.96	11/01/2025 - 11/30/2025 (MonthlyPension)
11/28/2025	Direct Deposit	253280013443	1,049.20	11/01/2025 - 11/30/2025 (MonthlyPension)
11/28/2025	Direct Deposit	253280013442	1,545.78	11/01/2025 - 11/30/2025 (MonthlyPension)
11/28/2025	Direct Deposit	253280013441	458.30	11/01/2025 - 11/30/2025 (MonthlyPension)
11/28/2025			50,890.48	
TOTAL			3,396,187.32	



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 12/16/2025

Agenda Category: Items of Business

Strategic Priority 3 - Focused Development

Subject

Ordinance No. 2025-41, Rezoning Approximately 29 Acres located at Parcel No. I-2098-100-0002-004 from Suburban Agriculture (SAG) to Low Density Residential (R-I-10) (First Reading)(Closed Record)

Department/Office

Development Services

Ordinance/Resolution Number

2025-41

Document Type

Ordinance

Recommended Motion

Give first reading to Ordinance No. 2025-41, rezoning approximately 29 acres located at Parcel No. I-2098-100-0002-004 from Suburban Agriculture (SAG) to Single-family Residential R-I-10 as provided therein.

Summary

Story Family Five, LLC has submitted an application to amend the Official Zoning Map of the City on behalf of property owners Raymond French and Thomas French. The request seeks to rezone Parcel No. I-2098-100-0002-004 from Suburban Agriculture (SAG) to Single-family residential R-I-10. The proposed amendment would allow future residential development consistent with the City's Low-Density Residential (LDR) land use classification.

Site-specific rezones are Type IIIA permit applications under RMC 19.02.010. An open-record public hearing is held by the Richland Hearing Examiner, and a closed-record decision hearing is held by Richland City Council before taking action on the rezone request. On July 14, 2025, the Richland Hearing Examiner held a duly advertised open-record public hearing to consider the application. Following the hearing, the Hearing Examiner issued an 11-page written recommendation to the City Council recommending approval of the requested rezone (See Exhibit B to Ordinance No. 2025-41). Planning staff concurs with the Hearing Examiner's findings, conclusions, and recommendation of approval to City Council.

Staff recommends approval of Ordinance No. 2025-41 for first reading.

Fiscal Impact

None.

Attachments

1. Ordinance No. 2025-41
2. Planning Staff Report to Hearing Examiner

WHEN RECORDED RETURN TO:

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

ORDINANCE NO. 2025-41

AN ORDINANCE OF THE CITY OF RICHLAND, WASHINGTON, AMENDING TITLE 23: ZONING REGULATIONS OF THE RICHLAND MUNICIPAL CODE AND THE OFFICIAL ZONING MAP OF THE CITY TO CHANGE THE ZONING ON 29 ACRES FROM SUBURBAN AGRICULTURE (SAG) TO LOW DENSITY RESIDENTIAL (R-1-10), SAID PROPERTY BEING IDENTIFIED AS ASSESSOR'S PARCEL NUMBER 1-2098-100-0002-004; AND ADOPTING THE FINDINGS AND CONCLUSIONS OF THE RICHLAND HEARING EXAMINER AS THE FINDINGS AND CONCLUSIONS OF THE RICHLAND CITY COUNCIL.

WHEREAS, on July 14, 2025, the Richland Hearing Examiner held a duly advertised open-record public hearing to consider a petition from Story Family Five, LLC to change the zoning of the property hereafter described in Section 3 and identified as Assessor's Parcel Number 1-2098-100-0002-004; and

WHEREAS, following the July 14, 2025 open-record public hearing, the Richland Hearing Examiner issued an 11-page written recommendation to the Richland City Council that concluded with a favorable recommendation to approve the requested rezone; and

WHEREAS, the Richland City Council has considered the written recommendation of the Richland Hearing Examiner and the record created during the September 8, 2025 open-record public hearing; and

WHEREAS, as required by RMC 19.20.030, the Richland City Council conducted a closed-record decision hearing on December 16, 2025 and has considered the totality of the record.

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

Section 1. The findings of fact and conclusions of law contained in the Richland Hearing Examiner's Report dated November 7, 2025, attached hereto as **Exhibit B** and incorporated herein by this reference, are hereby adopted as the findings and conclusions of the Richland City Council

Section 2. 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 Low Density Residential (R-1-10) when consideration is given to the interests of the public.

Section 3. Said property, depicted in **Exhibit A**, attached hereto and incorporated by this reference, is more particularly described as follows:

Parcel No. 1-2098-100-0002-004

The Southwest quarter of the Northeast quarter of Section 20, Township 9 North, Range 28 East, W.M., Benton County, Washington;

Except that portion described as follows:

Beginning at the Northeast corner of said Southwest quarter of the Northeast quarter;
Thence South 88°47'27" West, along the North line of said Southwest quarter of the Northeast quarter, for 1320.95 feet to the Northwest quarter of said subdivision;
Thence South 00°43'01" East, along the West line of said subdivision, for 518.00 feet;
Thence north 88°47'27" East for 669.31 feet;
Thence North 01°09'11" East for 331.19 feet;
Thence North 88°42'27" East for 640.13 feet to the East line of said subdivision;
Thence North 00°30'12" West, along said East line, for 187.09 feet to the point of beginning.

Situate in the County of Benton, State of Washington.

Section 4. Said property depicted in **Exhibit A** and legally described in Section 3 herein is hereby rezoned from Suburban Agriculture (SAG) to Low Density Residential (R-1-10).

Section 5. Richland Municipal Code Title 23 and the Official Zoning Map of the City, as adopted by Section 23.08.040 of said Title, are hereby amended by amending Sectional Map No. 18, which is one of a series of maps constituting said Official Zoning Map, as shown on the attached **Exhibit A**, 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 6. 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. 18, duly certified by the City Clerk as a true copy, together with **Exhibit B** (Richland Hearing Examiner's Report).

Section 7. This Ordinance shall take effect the day following its publication in the official newspaper of the City of Richland.

Section 8. Should any section or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, that decision shall not affect the validity of the Ordinance as a whole or any part thereof, other than the part so declared to be invalid.

Section 9. The City Clerk and the codifiers of this Ordinance are authorized to make necessary corrections to this Ordinance, including but not limited to the correction of scrivener's errors/clerical errors, section numbering, references, or similar mistakes of form.

PASSED by the City Council of the City of Richland, Washington, at a regular meeting on the ____ day of _____, 2026.

Theresa Richardson, Mayor

Attest:

Approved as to Form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

First Reading: _____

Second Reading: _____

Date Published: _____

Before Hearing Examiner
Gary N. McLean

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

Regarding the Application to **Rezone** a 29-)
acre site from SAG (Suburban Agriculture))
to R-1-10 (Single Family Residential), which)
is consistent with Comprehensive Plan's)
Low Density Residential (LDR) land use)
designation assigned to the area, submitted)
by)
STORY FAMILY FIVE, LLC, ON BEHALF THE)
PROPERTY OWNERS RAYMOND FRENCH AND)
THOMAS FRENCH,)
Applicant(s))

File No. Z2024-104

**FINDINGS OF FACT,
CONCLUSIONS AND
RECOMMENDATION**

I. SUMMARY OF RECOMMENDATION.

The applicant, Story Family Five, LLC, on behalf the property owners, Raymond French and Thomas French, can meet their burden of proof to demonstrate that the pending rezone request merits approval.

The site is now designated as suitable for Low Density Residential land uses under applicable provisions of the City's Comprehensive Plan and is currently zoned SAG (Suburban Agriculture), limiting development opportunities for the property which is surrounded on three sides by properties that are already zoned R-1-10, the same zone requested in this application. The pending application would rezone the site to R-1-10, one of the available Low Density Residential zoning districts found in current City codes, which allows for zero to five dwellings per acre as described in RMC 23.18.010(B).

This requested rezone does not approve any development activity on the site. As with all development proposals, City Development Regulations, including without limitation subdivision codes, will apply to any specific projects that may eventually be proposed on the site. The same applicant is pursuing a preliminary plat application for the rezone property,

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1 which is subject to a separate review and approval by the Hearing Examiner. If this rezone
2 is denied, the proposed plat application would be null and void.

3 Because applicant's only vest to zoning and development regulations in effect at the
4 time of a complete application for a preliminary plat proposal, the applicant has assumed all
5 risk associated with pursuing approval of a plat that is dependent on the Council's legislative
6 discretion to approve or deny this requested rezone. This Recommendation should not be
7 read to create any expectation or assumption on the applicant's part that applicable law
8 mandates approval of their requested rezone. It does not. To the contrary, the City Council
9 holds full discretion and authority to reach its own decisions regarding site-specific rezones.
10 For example, in this matter, City codes include at least two zoning designations that are
11 considered Low Density Residential, the requested R-1-10 zone, and the current Suburban
12 Agriculture zone. (*Staff Report, page 5*).

13 In any event, for reasons explained below, the Hearing Examiner respectfully
14 recommends that the City Council approve the applicant's pending request to rezone their
15 parcel from SAG to the R-1-10 zoning district.

16 **II. BACKGROUND and APPLICABLE LAW.**

17 In this matter, the Hearing Examiner has jurisdiction to conduct an open record public
18 hearing on the site-specific rezone application at issue and is directed to issue a written
19 recommendation for consideration and final action by the Richland City Council. See
20 Richland Municipal Code (RMC) 19.20.010(D)(identifies "site-specific rezones" as Type
21 IIIA permit applications); RMC 23.70.210(A)("The hearing examiner shall conduct an open
22 record public hearing as required by RMC Title 19 for a Type IIIA permit application."); and
23 RMC 19.20.030(granting jurisdiction to Hearing Examiner to conduct public hearing and
24 issue recommendation to City Council); RMC 19.25.010(hearing examiner system created to
25 process various matters, including site-specific rezone applications); and RCW
26 35A.63.170(state statute regarding hearing examiner system).

27 The applicant bears the burden of proof to show that its application conforms to the
28 relevant elements of the city's development regulations and comprehensive plan, and that
29 any significant adverse environmental impacts have been adequately addressed. RMC
30 19.60.060.

31 Finally, Washington Courts apply three basic rules when reviewing appeals of rezone
32 applications: (1) there is no presumption favoring the rezone request; (2) the proponent of a
33 rezone must demonstrate that there has been a change of circumstances since the original
34 zoning, PROVIDED if a proposed rezone implements the policies of a comprehensive plan,

35 **FINDINGS OF FACT, CONCLUSIONS AND**
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1 a showing of changed circumstances is usually not required¹; and (3) the rezone must have a
2 substantial relationship to the public health, safety, morals, or general welfare. *Woods v.*
3 *Kittitas County*, 162 Wn.2d 597 (2007), citing *Citizens for Mount Vernon*, 133 Wn.2d 861,
4 at 875 (1997); *Parkridge v. City of Seattle*, 89 Wn.2d 454, 462 (1978).

5 III. QUESTIONS PRESENTED.

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

7 A. Whether the requested rezone implements applicable policies of the City's
8 Comprehensive Plan, and/or whether there has been a change of circumstances since the
9 current SAG (Suburban Agriculture) zoning was adopted for the site?

10 *Short Answer:* Yes to both. The site is designated for Low Density Residential uses
11 in applicable provisions of City's Comprehensive Plan, and both the existing and
12 requested zoning classifications are listed among those that can be applied to low
13 density residential areas. (Staff Report, page 5). Staff credibly explains that the
14 proposed rezone would benefit the City by allowing the maximum number of new
15 homes allowed in an area designated for low-density residential development. This
16 would help provide additional housing inventory in the city and region, where there
17 is no dispute that a housing shortage now exists. (Staff Report, page 11). The
18 applicant is pursuing a separate application for a preliminary plat that is designed
19 under R-1-10 zoning standards. The City has anticipated development on this
20 property, and future road connections and routes through the property would provide
21 connectivity and better circulation for adjacent developments and neighborhoods, all
22 in a manner consistent with current city comprehensive plan goals and policies.
23 Residential development now exists on surrounding properties, and housing demand
24 continues to increase, showing a change of circumstances that supports this requested
25 rezone.

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

Short Answer: Yes, because the rezone is consistent with the City's Comprehensive
Plan, and any future, project-specific proposal will have to meet city development
regulations, including SEPA, subdivision codes, traffic impact reviews, public
infrastructure concurrency reviews, and payment of any impact fees in effect at the
time of an application. Vacant, undeveloped, Residential-designated property in an
area already served with newer transportation and utility infrastructure is not

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).

consistent with state and local policies that encourage residential development in designated urban growth areas, like those in the Richland City limits. The proposed rezone is an effort to expedite residential development potential for the site, as shown in the applicant's proposed residential subdivision for the property. Given the housing shortage facing the city and region, the current SAG zoning designation applied to the site is no longer appropriate or in the public interest.

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.

Public notices regarding the application and public hearing were mailed, posted, and published as required by city codes prior to the public hearing. (Staff Report, page 10; Exhibit 3, noticing materials; Testimony of Mr. Stevens).

Hearing Testimony: The hearing record for the requested rezone includes sworn testimony from the City's Planning Manager, Mike Stevens; the applicant's representative, Nathan Machiela; and local resident, Tim Soran. Mr. Stevens summarized the Staff Report, showing maps and illustrations establishing how the rezone site is already surrounded on three sides by properties with the same zone as that requested in this application. On behalf of the applicant, Mr. Machiela concurred with the Staff Report, its findings, and recommendation of approval, noting that this rezone would facilitate development to optimize road connections, utility stubs, other infrastructure already available to serve the site. Mr. Soran expressed concerns that future development on the site could increase traffic and possible accidents in the area, but failed to offer a preponderance of evidence that would serve as a basis to deny this rezone application.

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

1. Application Materials for requested rezone
2. Comprehensive Plan Land use and Zoning Maps
3. Public Notices & Affidavits
4. Postponement request
5. SEPA DNS

The Examiner has visited the road network and vicinity of the proposed rezone on multiple occasions over the past few years in connection with other applications, personally

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visited the site in weeks after the public hearing, and is fully advised on matters at issue herein, including without limitation adjacent developments and land uses, applicable law, application materials, and relevant comprehensive plan provisions.

V. FINDINGS OF FACT.

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

Application, Site Location and Conditions.

1. In this application, the applicant and property owners, via their designated representative, Nathan Machiela, requests a rezone of property from Suburban Agriculture (SAG) to R-1-10, a low density residential classification. (*Ex. 1, Application materials; Staff Report, page 2; Testimony of Mr. Machiela*). The application materials and Staff Report refer to the property at issue in this rezone application as “The Estates at White Bluffs,” referenced in this recommendation as “the Property.” The Property is assigned Benton County Parcel No. 120981000002004.

2. The Property is a 29+acre site, part of what is commonly known as the “French Orchard,” located in the west side of the City of Richland, north of Interstate 182, west of Keene Road, east of Dallas Road. The east property line abuts the current terminus (street end) of Jasper Street and Tomich Avenue, and the west property line abuts the current terminus of Samish Drive and Cayuse Drive. (*Staff Report, page 3; Site maps*).

3. The Property was annexed into the City of Richland in 1995, at which time the current Suburban Agriculture (SAG) zone was applied to the site. (*Staff Report, page 6; Annexation 21-95*).

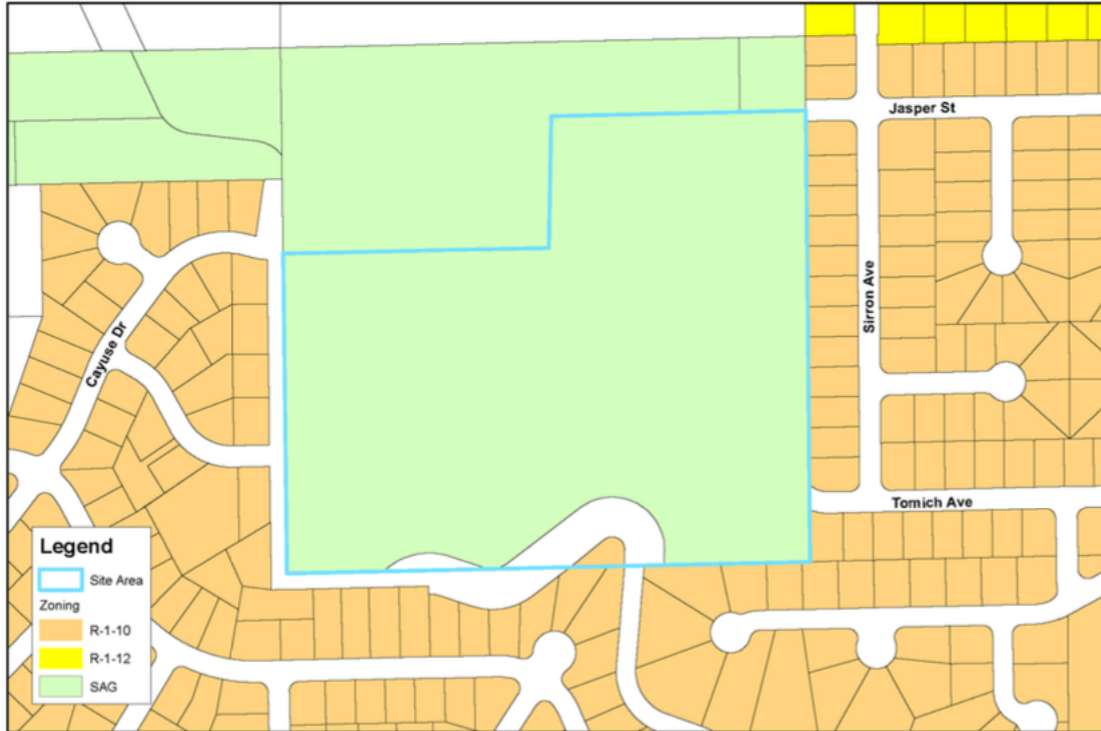
4. Since the Property was annexed into the City in 1995, there is no credible dispute that the City of Richland and the Tri-Cities region has experienced high growth in population, and increased demand for more housing.

5. Lands to the south, east, and west of the Property are currently zoned R-1-10, and already feature homes and lot sizes that would be consistent with those that could be developed on the Property, if it were rezoned to the requested R-1-10 zone. (*Site visit; Testimony of Mr. Machiela; Zoning Maps*).

6. A Zoning Map, showing the Property boundaries in blue, and an aerial view showing various transportation features, city limit lines, and existing development in the area, are included in the Staff Report on pages 6 and 9, and are republished below:

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1 7. As shown on the illustrations above, the Property is surrounded by residential
2 development on most sides and is located in an area close to thriving commercial
3 development. The Property has convenient access to regional transportation routes and urban
amenities.

4 8. Most of the Property was previously disturbed for many years, as it was part of a large
5 orchard. The site is gently sloped from south to the northeast. The surrounding area is
6 primarily single family residential, having transitioned in recent years from agricultural uses
to single-family residential.

7 9. The Comprehensive Plan designates the Property as Low Density Residential [LDR]
8 (1-5 dwellings per acre), and RMC 23.18.010 (B) lists the R-1-10 zone as a classification that
can be applied to Low Density Residential lands.

9 10. No portion of the rezone Property is located in the City's Shoreline jurisdiction. While
10 the Property includes some areas identified as Fish and Wildlife Habitat Conservation Area,
11 such considerations are not applicable to this rezone application, and would, instead, be
addressed in connection with any future subdivision or development application for the site.

12 11. Because staff deemed the application to be consistent with the City's Comprehensive
13 Plan, which already designates the rezone site as suitable for low density residential land
14 uses, and the City's plan was analyzed in an environmental impact statement at the time of
15 its adoption, the pending application is categorically exempt from SEPA review as provided
16 in WAC 197-11-800(6)(c). *(Staff Report; Official notice from record of previous rezone
17 matters re: City SEPA process(es) undertaken when Comprehensive Plan was adopted and
amended).* The Council should take notice, however, that the associated preliminary plat
application was the subject of a full SEPA review process and threshold determination, which
will be addressed in a separate decision addressing the proposed subdivision.

18 12. The Staff Report confirms that public notices were issued in accord with city
19 requirements, including those found in RMC 19.30.040. This matter was originally
20 scheduled to be heard by the Hearing Examiner in September of 2024, but the applicant
21 requested a postponement to address items associated with their preliminary plat request. As
22 a result, a new comment period was provided this year. In any event, no one provided a
preponderance of written evidence or testimony during the hearing process for this rezone
application that would serve as a basis to deny the applicant's request to rezone their Property
from SAG to R-1-10.

23 13. The site is located in a part of the city that is now experiencing steady development
24 of new homes, helping to address the housing shortage problems mentioned by Staff in recent
hearing presentations.

25 **FINDINGS OF FACT, CONCLUSIONS AND**
26 **RECOMMENDATION OF APPROVAL FOR THE**
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1 14. Changed circumstances since 1995 – when the current SAG zoning was applied to
2 the Property – clearly support the requested rezone from the SAG to the R-1-10 zone.
3 Residential development has occurred around the rezone site. The current Agriculture-type
4 zoning no longer serves a useful purpose in this location, where public infrastructure already
5 exists at a scale to easily serve future residential development.

6 15. The Examiner concurs with the opinion of staff and finds that the proposed R-1-10
7 zoning with its associated permitted residential land uses and types of housing, is compatible
8 with the vicinity and that the site's proximity well-built roadways, utilities, retail
9 establishments, restaurants, and recreational amenities in the area, should make the property
10 a highly desirable site for future homebuyers. *(Site visits).*

11 16. The record does not include any evidence that the requested R-1-10 zone could allow
12 for any uses that would be incompatible with surrounding uses.

13 17. The Staff Report's analysis of this application stands un rebutted. The requested
14 rezone is consistent with land use policy goals in the City's Comprehensive Plan. *(Staff*
15 *Report, all findings and analysis regarding consistency with the City's Comp. Plan).*

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

17 18. As part of the review process, City staff confirmed that, adequate utilities, including
18 without limitation water, sewer, irrigation, and electricity, are in place and/or readily
19 available, some with connections needed, but all with adequate capacity, to serve the parcel
20 that is at issue in this matter. *(Staff Report, pages 7, 8).*

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

22 19. As explained elsewhere in this Recommendation, the rezone site is already designated
23 as "LDR" i.e. low density residential, in applicable parts of the City's Comprehensive Plan,
24 and this request is to change the Property's zoning classification from SAG to another
25 available LDR zoning classification, specifically the R-1-10 zone.

26 20. Standing alone, the requested rezone conforms to the Comprehensive Plan, because
the plan already identifies the property as suitable for low density residential uses. There is
nothing in this record to justify holding the property as an SAG zoned site, especially given
that population growth and housing demand that the city has experienced since 1995, which
fully justifies this requested rezone as a small step to help address the housing shortage in
Richland and the Tri-Cities region. In short, this rezone would facilitate infill residential
development on the same scale as that in surrounding neighborhoods, which would serve the
public interest.

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1 ***General findings.***

2 21. The requested rezone bears a substantial relationship to the public health, safety, and
3 general welfare. The requested rezone is appropriate in the context of adjacent properties.

4 22. The Development Services Division Staff Report, prepared by Planning Manager,
5 Mike Stevens, includes a number of specific findings and explanations that establish how the
6 underlying application satisfies provisions of applicable law and is consistent with the city's
7 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.

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

10 **VI. CONCLUSIONS.**

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

13 1. The applicant met its burden to demonstrate that the requested rezone conforms to,
14 and in fact implements objectives of, the City's Comprehensive Plan. *Findings; Staff Report.*

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

17 3. The Staff Report and testimony in the record demonstrate that the proposed rezone
18 will not require new public facilities and that there is capacity within the transportation
19 network, the utility system, and other public services, to accommodate all uses permitted in
the R-1-10 zone requested herein.

20 4. The rezoned site will not be materially detrimental to uses or property in the
21 immediate vicinity of the subject property. In fact, the rezone will help facilitate residential
22 development on the property applying the same zoning standards and scale of development
as now exists on lands to the south, east, and west of the Property, thereby implementing City
Comprehensive Plan goals and policies, including without limitation those that seek to
adequate housing to serve the needs of local residents.

23 5. While the pending rezone application is categorically exempt from formal SEPA
24 review, the record demonstrates that the potential for adverse impacts is very unlikely. Future

25 FINDINGS OF FACT, CONCLUSIONS AND
26 RECOMMENDATION OF APPROVAL FOR THE
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development on the site, if any, will have to satisfy City development regulations and environmental standards, among other things.

6. As required by RMC 19.50.010(C), the record establishes that the transportation system is sufficient to accommodate the type of development envisioned with the proposed rezone. The surrounding road network is fully functional, and no transportation concurrency problems are likely to arise as a result of the rezone for the site. Development regulations, including without limitation those detailing frontage improvements, limited access, roadway improvements, impact fees, setbacks, and the like, will apply to any future project built on the site.

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

8. Approval of this rezone will not and does not constitute, nor does it imply any 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. Any finding or other statement contained in this Recommendation that is deemed to be a Conclusion is hereby adopted as such and incorporated by reference.

VII. RECOMMENDATION.

Based upon the preceding Findings and Conclusions, the Hearing Examiner recommends that the Estates at White Bluffs Rezone application (File No. Z2024-104) to reclassify a 29+acre site from its current SAG (Suburban Agriculture) zone to another Low Density Residential (LDR) land use designation, specifically the R-1-10 zoning district, which is consistent with the Comprehensive Plan's LDR land use designation assigned to the area, should be **APPROVED**.

ISSUED this 7th Day of November, 2025



Gary N. McLean
Hearing Examiner

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

GENERAL INFORMATION:

PROPOSAL NAME: The Estates At White Bluffs Rezone

LOCATION: 1004 Sirron

APPLICANT: Story Family Five, LLC

PROPERTY OWNER: Raymond French and Thomas French

FILE NO.: Z2024-104

DESCRIPTION: Request to rezone Parcel 120981000002004 from Suburban Agriculture (SAG) to Single-family residential R-1-10.

PROJECT TYPE: Type IIIA Site-Specific Rezone

HEARING DATE: July 14, 2025 (Continued from September 9, 2024)

REPORT BY: Mike Stevens, Planning Manager

RECOMMENDED ACTION: Approval

**Vicinity
Map**

Item: The Estates at White Bluffs Applicant:
Tim Story
File #: S2024-103, Z2024-104, EA2024-115

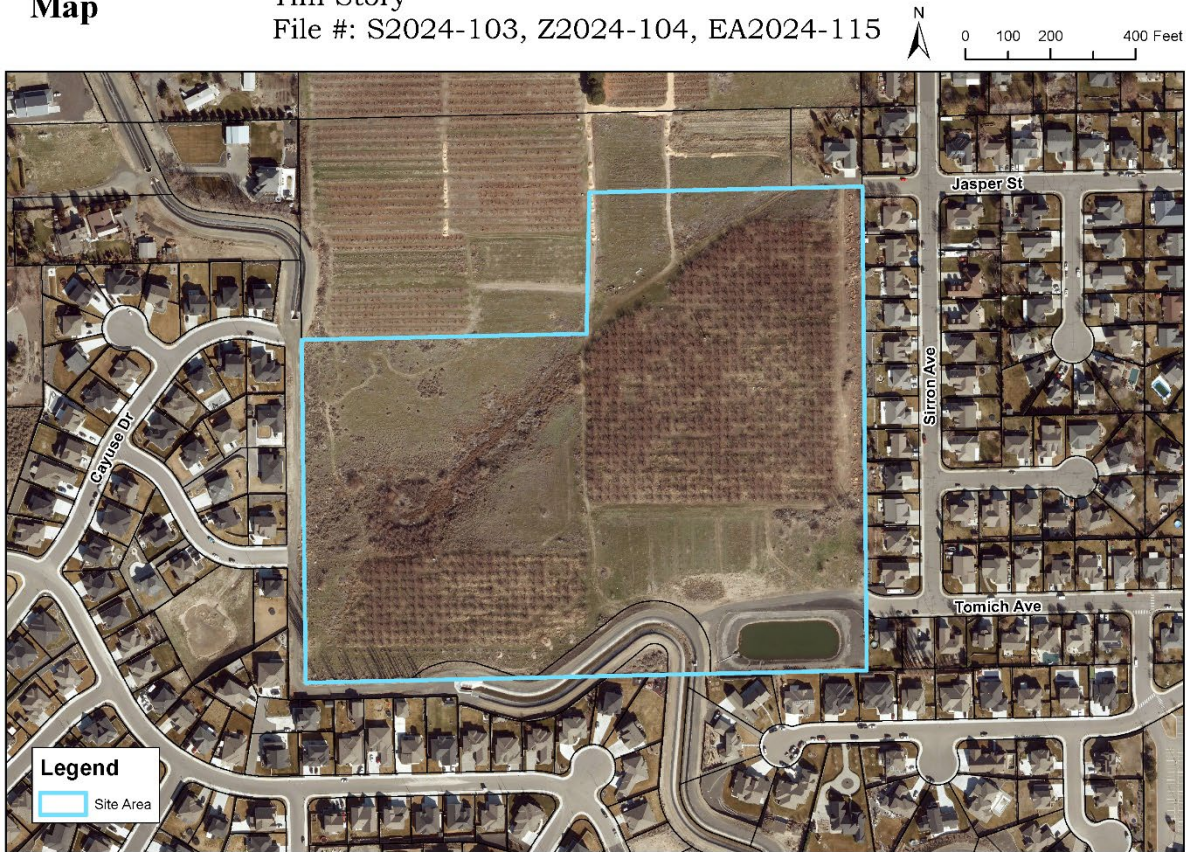


Figure 1 – Vicinity Map

DESCRIPTION OF PROPOSAL

Story Family Five, LLC has submitted this Zoning Map Amendment Application on behalf of Raymond French and Thomas French (owners), petitioning to rezone parcel 120981000002004 from Suburban Agriculture (SAG) to Single-family residential R-1-10. The purpose of this change is to enable future residential development to proceed in agreement with the City of Richland's Low-Density Residential (LDR) land use classification. Figure 1 (above) shows the site within its larger context.

REASON FOR REQUEST

The rezone request has been submitted to the city in order to increase the residential density of the site so that a subsequent preliminary plat (The Estates at White Bluffs) can be developed.

Richland Municipal Code (RMC) Chapter 19.20.010(D)(1) 19.20.030, and 19.25.010 requires a site-specific rezone review to take place by the Hearing Examiner. See additional RMC guidance for the Hearing Examiner, below:

19.20.010 Procedures for processing development permits.

For the purpose of project permit processing, all development permit applications shall be classified as one of the following: Type I, Type II, Type III, or Type IIIA.

D. Type IIIA permits include the following types of permit applications:

1. Site-specific rezones;

19.60.060 Burden of proof.

Except for Type IV actions, the burden of proof is on the proponent. The project permit application must be supported by proof that it conforms to the applicable elements of the city's development regulations, comprehensive plan and that any significant adverse environmental impacts have been adequately addressed.

23.70.210(A) Public hearing and recommendation to council.

Reclassification. The hearing examiner shall conduct an open record public hearing as required by RMC Title 19 for a Type IIIA permit application. The recommendation shall include written findings of fact and the reasons for the hearing examiner's action; and shall refer expressly to the maps, description and other matters intended by the hearing examiner to constitute the reclassification.

Additional Considerations.

Washington Courts apply three basic rules when reviewing appeals of rezone applications: (1) there is no presumption favoring the rezone request; (2) the proponent must demonstrate that there has been a change of circumstances since the original zoning provided if a proposed rezone implements the policies of the comprehensive plan, a showing of changed circumstances is usually not required; and (3) the rezone must have a substantial relationship to the public health, safety, morals or general welfare.

For the purposes of this rezone request, the central questions presented are:

1. 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 Suburban Agricultural [SAG] zoning was adopted for the site?
2. Does the rezone bear a substantial relationship to the public health, safety, morals, or general welfare?

REVIEW AUTHORITY

Richland Municipal Code (RMC) Chapter 19.20.010(D)(1) 19.20.030, and 19.25.010 requires a site-specific rezone review to take place by the Hearing Examiner.

SITE DESCRIPTION & ADJACENT LAND USES

The site of the subject rezone and future preliminary plat (The Estates at White Bluffs) consists of one (1) parcel totaling approximately 29-acres. The site is part of what is commonly referred to as the French Orchard and is located immediately west of the terminus of Jasper Street and Tomich Avenue (east property line) and immediately east of the terminus of Samish Drive and Cayuse Drive (west property line).

The site varies in elevation and generally slopes down approximately 60 feet from the highest spots nearest the south property line (adjacent to KID canal) north towards the property's northeast property corner. The area will be accessed from future connections to Samish Drive, Jasper Street and Tomich Avenue. The Samish Drive access ultimately leads westward to Dallas Road (Via Cayuse Drive and Cowlitz Blvd.), while The Jasper Street and Tomich Avenue connections lead to Sirron Avenue, which ultimately proceeds north to Kennedy Road.

Samish Drive, Cayuse Drive and Cowlitz Blvd. are all within the White Bluffs Phases 1 and 3 residential neighborhood, while Sirron Avenue extends through the Keene Village and Hearthstone 3 residential neighborhood.

CURRENT LAND USE DESIGNATION AND USES:

North: Low-Density Residential (Suburban Agriculture), existing orchard

East: Low-Density Residential (LDR R-1-10), single-family residential

South: Low-Density Residential (LDR R-1-10), single-family residential and KID Canal

West: Low-Density Residential (LDR R-1-10), single-family residential

**Land Use
Map**

Item: The Estates at White Bluffs Applicant:
Tim Story
File #: S2024-103, Z2024-104, EA2024-115

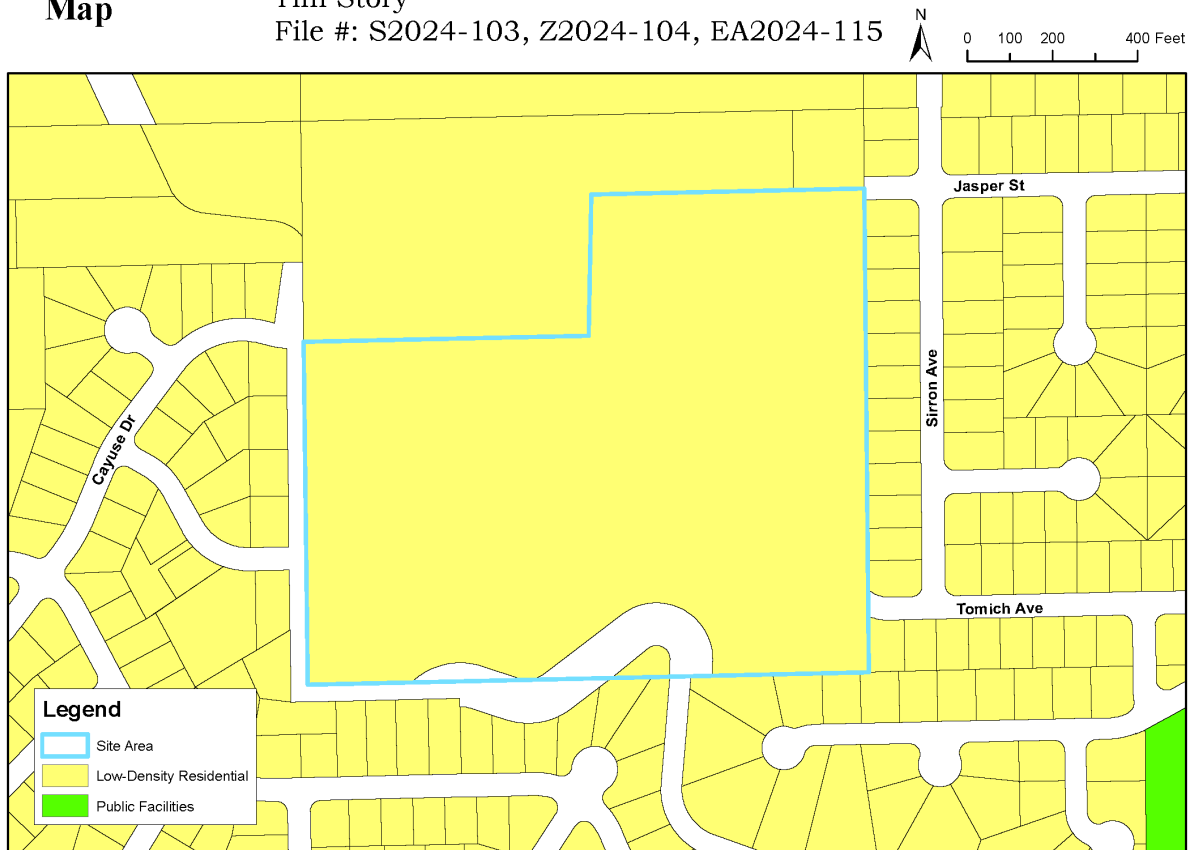


Figure 2 – Comprehensive Plan Land Use Map

COMPREHENSIVE PLAN

As illustrated in Figure 2 (above), the Comprehensive Plan Land Use designation designates the site for low-density residential development. The City [RMC] zoning designations which can be applied to the low-density residential land use classification consists of Single-family residential R-1-10, Single-family residential R-1-12 and Suburban Agricultural (SAG).

Applicable Goals & Policies

Provided below is a set of Comprehensive Plan goals & policies which are particularly applicable to the subject residential subdivision.

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

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

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

Policy 3: Ensure that the intent of the land use and districts are maintained.

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

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

CURRENT ZONING

The subject site is currently zoned Suburban Agricultural use district (SAG). Surrounding parcels are zoned as follows:

North: Suburban Agricultural use district (SAG)

East: Single-family Residential R-1-10

South: Single-family residential R-1-10

West: Single-family residential R-1-10

Zoning Map

Item: The Estates at White Bluffs Applicant:
Tim Story
File #: S2024-103, Z2024-104, EA2024-115

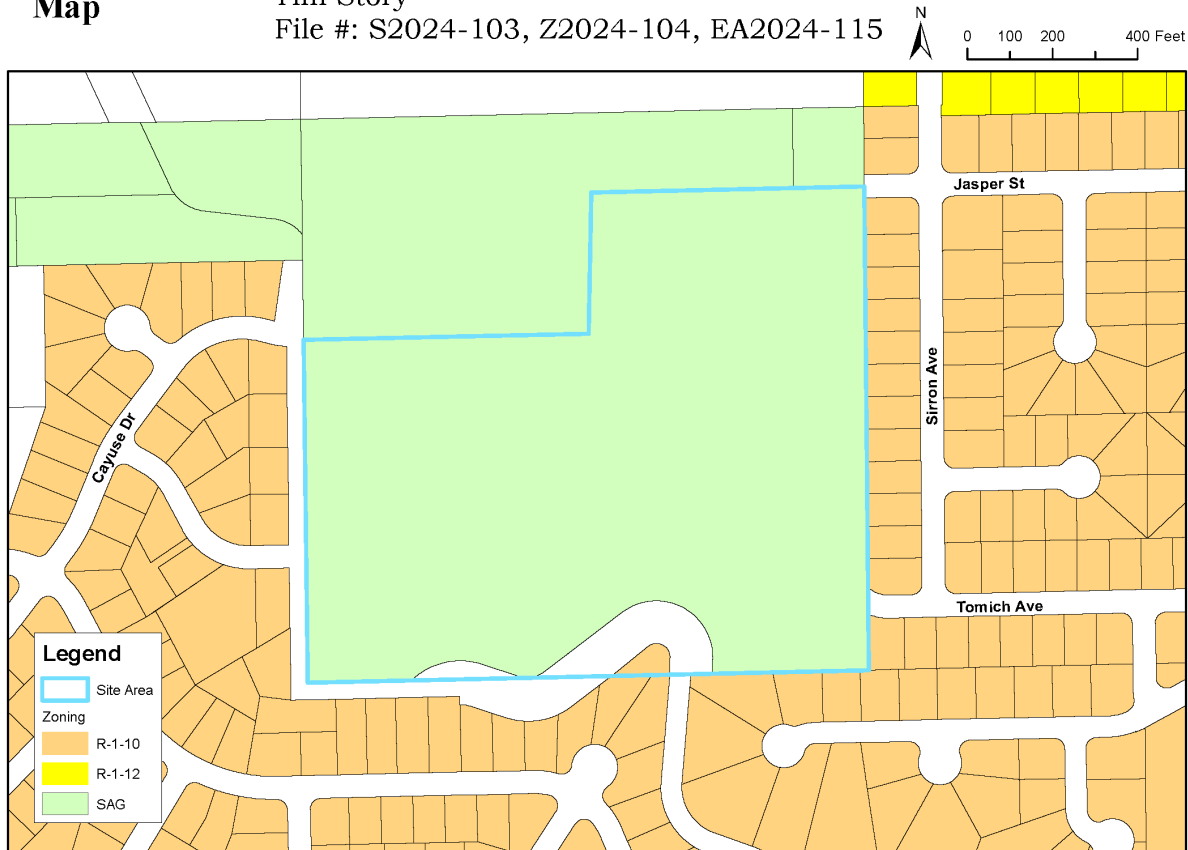


Figure 3 – Zoning Map

The Suburban Agricultural use district (SAG) is a primary zone classification providing for residential areas, rural in nature, with sufficiently large lots to allow for the maintenance of certain animals and farm crops, while at the same time establishing and maintaining a living environment of high standards for residential use. This land has been zoned SAG since its annexation into the city in 1995 by Annexation 21-95. This zoning classification is intended to be applied to some portions of the city that are designated as Low-Density Residential under the city of Richland comprehensive plan (RMC 23.14.010(B)).

REQUESTED ZONING

Following the applicant's request, City staff is presenting this staff report and associated application materials for a site-specific rezone of 29.19 acres.

The single-family residential R-1-10 is a residential zone classification requiring a low density of population, providing protection against 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 low-density residential (zero to five dwellings per acre) under the City of Richland Comprehensive Plan. (RMC 23.18.010(B)).

UTILITY AVAILABILITY

There are existing irrigation (purple), water (blue), sewer (green) and electrical power line connections (red) available near the site with adequate capacity to supply the proposed project.

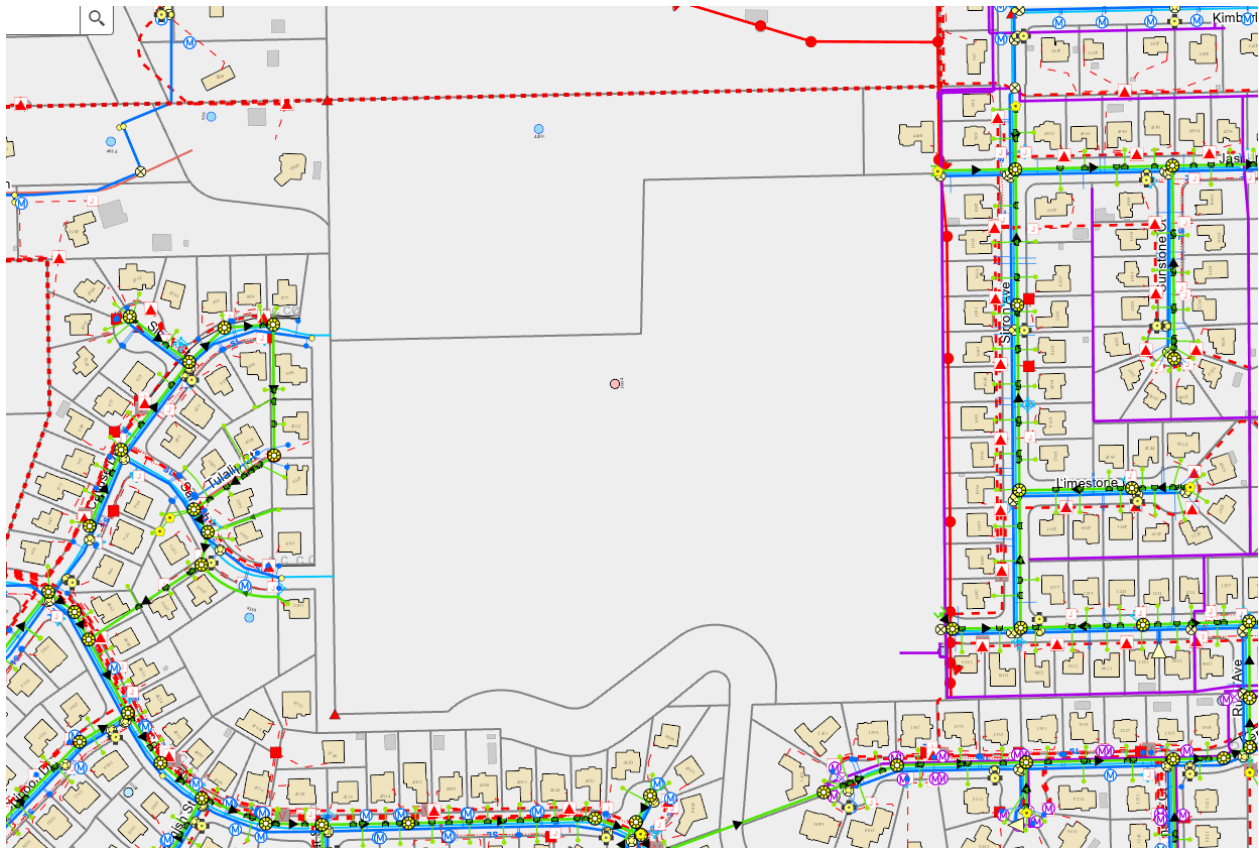


Figure 4 – Utilities Map

Sewer

There are existing 8-inch sewer mains in the Jasper Street, Tomich Avenue and Cayuse Drive rights-of-ways.

Water

There are 8-inch water distribution mains located within the Jasper Street, Tomich Avenue, Cayuse Drive and Samish Drive rights-of-ways.

Power

Electrical service lines are located along the eastern property line and above-mentioned street rights-of-ways.

Stormwater

Stormwater runoff from all future developments will need to be accommodated for on the project site per the requirements of the Eastern Washington Stormwater Manual.

Irrigation

The site is located within the Kennewick Irrigation District.

TRANSPORTATION & ACCESS

Primary access into the site will come from existing street terminuses associated with Jasper Street, Tomich Avenue, Cayuse Drive and Samish Drive.

This area is largely characterized as single-family housing in transition from undeveloped and agricultural uses. As such, there are no significant nodes of employment or shopping amenities via suburban scale commercial, office or industrial development within close proximity.

Sidewalks will be installed on local roads. Existing trails and on-street bicycle lanes are also designated by the City. Likewise, there are ongoing efforts to improve the active transportation portfolio of the area. There are no nearby, current (nor proposed) Ben Franklin Transit bus routes.

Transportation Map

Item: The Estates at White Bluffs
Applicant: Tim Story
File #: S2024-103, Z2024-104, EA2024-115

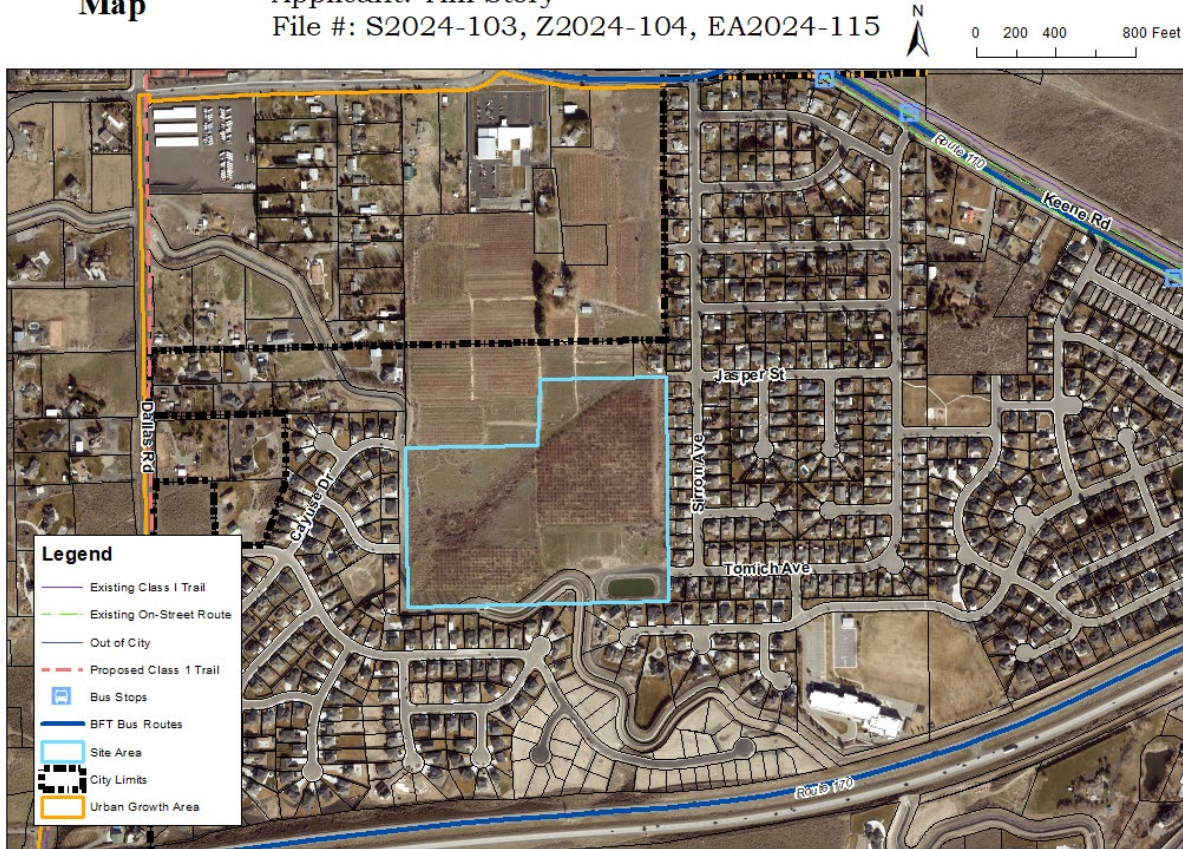


Figure 5 – Transportation Map

FIRE SAFETY

The City of Richland Fire Department will provide fire protection services to the subject property and future development. Currently, there are no hydrants within the proposed site. Hydrants are located within the neighboring residential areas.

SCHOOLS

The plat falls within the boundaries of the Richland School District. As of the date this report was written the City had received no comments from the Richland School District.

SEPA

The proposal is subject to State environmental review under the State Environmental Policy Act. Pursuant to WAC 197-11-355 the city utilized the Optional DNS process for the rezone and preliminary plat applications. A final Determination of Non-Significance (DNS) was issued for the overall project on July 8, 2025. However, the rezone portion of the application

is exempt from the provisions of the State Environmental Policy Act (SEPA), as identified in WAC 197-11-800(6)(c).

Critical Areas

The subject site property contains areas identified as Fish and Wildlife Habitat Conservation Area. Critical Area requirements are not applicable with this rezone request.

Shoreline Master Program

The subject site lies outside of the jurisdiction of the Shoreline Master Program. This project will have no effect on shorelines of statewide significance. Shoreline permitting requirements are not applicable with this proposal.

PUBLIC NOTICE

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 3*.

The rezone request was originally scheduled to be heard by the Hearing Examiner on September 9, 2024. However, the applicant requested a postponement to address items associated with the associated preliminary plat request (The Estates at White Bluffs). As a result, a new comment period was provided in 2025.

2024:

Notice of Hearing Mailed:	August 9, 2024
Notice of Hearing Posted:	August 16, 2024
Notice of Hearing Published:	August 18, 2024
Public Hearing:	September 9, 2024

2025:

Notice of Hearing Mailed:	June 16, 2025
Notice of Hearing Posted:	June 23, 2025
Notice of Hearing Published:	June 18, 2025
Public Hearing:	July 14, 2025

AGENCY COMMENTS

A variety of public agencies and City departments were given an opportunity to comment on the proposal. No substantive comments were received regarding this zoning action.

PUBLIC COMMENTS

Owners of all properties within 300-feet of the plat site were directly notified of the project by way of USPS mailing. Any comments received are included as an exhibit to this report.

ANALYSIS

The project site is bordered on three (3) sides by existing single-family residential development. The City has anticipated the development of this property and future road connections and routes will provide connectivity between neighborhoods as recommended by the City's Comprehensive Plan.

This requested rezone does not approve any development activity on the site. As with all development proposals, City development regulations will apply to any specific projects that may eventually be proposed on the site. Following public notices and reviews conducted in accord with City practices for all other private or public rezone applications, there does not appear to be any evidence in this record that would provide a basis in fact or law to deny the pending rezone request.

Staff also want to address questions posed to Hearing Examiner under "Reason for Request":

1. 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 zoning was adopted for the site?

The site has been designated for low-density residential [LDR] uses by the City's Comprehensive Plan. While the site is already zoned in a manner consistent with low-density residential purposes (SAG), the proposed rezone would benefit the city by allowing the maximum number of new homes allowed within an area designated for low-density residential development. Given the housing shortage within the region (and state), the proposed rezone would help to provide additional housing. The requested rezone is meant to facilitate the applicant's plans to develop the site in a manner fully authorized by the appropriate residential zoning regulations.

2. Does the rezone bear a substantial relationship to the public health, safety, morals, or general welfare?

It appears that the proposed rezone is consistent with this criterion because the rezone is consistent with the City's Comprehensive Plan, and any future, project-specific proposal will have to meet city development regulations, including SEPA, possible subdivision codes, traffic impact reviews, public infrastructure concurrency reviews, and payment of any impact fees in effect at the time of an application. Furthermore, as indicated above, changing the zoning from Suburban Agriculture (1 unit per acre) to R-1-10 (4 units per acre) will help relieve some of the housing shortage which currently exists within the city, region and state.

RECOMMENDATION

Staff has completed its review of the request for a change in zoning (Z2024-104) and recommends approval of the request based on the following Suggested Findings of Fact:

SUGGESTED FINDINGS OF FACT

1. The property owners are Raymond French and Thomas French, the applicant is Story Family Five, LLC.
2. The application is to rezone Benton County Assessor's Tax Parcel Number 120981000002004 from Suburban Agriculture (SAG) to Single-family residential R-1-10.
3. The subject property is currently zoned Suburban Agricultural use district (SAG).
4. The requested zone change is to change zoning of the parcel identified above to Single family residential R-1-10.
5. The majority of the subject site has been previously disturbed as it was part of a larger orchard.
6. The site is gently sloped from south to the northeast.
7. The surrounding area is primarily single-family residential.
8. The Comprehensive Plan designates this parcel as Low Density Residential [LDR] (1-5 dwellings per acre).
9. Per RMC 23.18.010 (B), the R-1-1- zoning is intended to be applied to land that is designated Low Density Residential (1-5 dwellings per acre) under the City's Comprehensive Plan.
10. No portion of this proposed rezone is in the Shoreline Management Program's jurisdiction.
11. The subject site property contains areas identified as Fish and Wildlife Habitat Conservation Area. Area requirements are not applicable with this rezone request.
12. The proposal is subject to State environmental review under the State Environmental Policy Act. Pursuant to WAC 197-11-355 the city utilized the Optional DNS process for the rezone and preliminary plat applications. A final Determination of Non-Significance (DNS) was issued for the rezone and preliminary plat on September 5, 2024. However, the rezone portion of the application is exempt from the provisions of the State Environmental Policy Act (SEPA), as identified in WAC 197-11-800(6)(c).
13. Notice requirements of RMC 19.30.040 have been met. The rezone request was originally scheduled to be heard by the Hearing Examiner on September 9, 2024. However, the applicant requested a postponement to address items associated with the associated preliminary plat request (The Estates at White Bluffs). As a result, a new comment period was provided in 2025.
 - a. Notice of Hearing Mailed: August 9, 2024
 - b. Notice of Hearing Posted: August 16, 2024
 - c. Notice of Hearing Published: August 18, 2024
 - d. Notice of Hearing Mailed: June 16, 2025
 - e. Notice of Hearing Posted: June 23, 2025
 - f. Notice of Hearing Published: June 18, 2025
14. 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 Materials
2. Comprehensive Plan Land Use and Zoning Maps

3. Public Notices & Affidavits
4. Postponement Request
5. SEPA DNS



EXHIBIT 1

City of Richland
Development Services

625 Swift Blvd. MS-35
Richland, WA 99352
☎ 509-942-7794
☎ 509-942-7764

Zoning Map Amendment Application

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

PROPERTY OWNER INFORMATION

☐ Contact Person

Owner: RAYMOND FRENCH

Address: 900 HARVEST LN PR NE, RICHLAND, WA 99352

Phone: N/A

Email: N/A

APPLICANT/CONTRACTOR INFORMATION (if different)

☒ Contact Person

Company: STORY FAMILY FIVE, LLC

UBI#: 604176699

Contact: TIM STORY

Address: PO BOX 2289, RICHLAND, WA 99352

Phone: 509.302.6136

Email: TIM@SANTILLANHOMES.COM

DESCRIPTION OF WORK

Rezone and subdivision of 29.19 acres located west of Sirron Avenue and east of White bluffs subdivision, known as the French Orchard. The property will be re-zoned from SAG to R-1-10, matching the surrounding neighborhoods. The property will be subdivided into approximately 79 lots with public roads, sewer, water and dry utilities. Public sewer will be provided by the City of Richland and will be connected to an existing sewer stub at Jasper Street. Public water will be connected to existing water stubs at Jasper Street, Tomich Avenue and Samish Drive. The property is located within the KID boundary and will be served with KID irrigation water.

PROPERTY INFORMATION

Parcel #: 120981000002004

Legal Description: SW 1/4 OF NE 1/4 OF SECTION 20, TOWNSHIP 9N, RANGE 28E (full legal description included with title report)

Current Zoning: Suburban Agriculture (SAG)

Current Comp Plan: Low Density Residential

Requested Zoning: R-1-10 (SFR)

Current Use: Orchard and Native

Proposed Use: SFR Subdivision Development

Area of Property: 29.19 Acres

APPLICATION MUST INCLUDE

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

ANSWER THE FOLLOWING AS COMPLETELY AS POSSIBLE

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

The property is currently a mix of vacant land and orchard land, but is surrounded by R-1-10 single family residential developments on the East, West, and South sides. Existing roads are stubbing to the property from the East and West sides. It is assumed that the City intends for this land to be developed to match the surrounding developments.

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

If a rezone is not granted, the land cannot be developed as proposed. If it cannot be developed as proposed, then the project cannot move forward and the value of the land will be expected to decrease, affecting the current property owner and any future land sales.

The manner in which the proposed rezone conforms to patterns in adjacent zones:

The property is surrounded by R-1-10 single family residential developments on the East, West, and South sides, with existing roads stubbing to the property. It is assumed that the City intends for this land to be developed to match the surrounding developments.

Any beneficial or adverse effects the granting or denial of the rezone would have on adjacent or surrounding zones:

Granting the rezone will support development that will provide additional housing and greater road connectivity. Increased connectivity will benefit both emergency response vehicles, as well as the neighboring developments that utilize the existing roads.

Any beneficial or adverse effects the granting or denial of the rezone would have in relation to the overall purpose and intent of the comprehensive plan and this title:

Granting the rezone will support development that is consistent with the current land use and anticipated development in the Comprehensive Plan.

The benefits or detriments accruing to the City which would result from the granting or denial of this special permit:

Granting the rezone will support development that will provide additional housing, which can generate additional tax revenue for the City. Increased connectivity will benefit emergency response vehicle routes and response times.

Whether the proposed rezone represents a better use of the land from the standpoint of the comprehensive plan than the original zone:

Granting the rezone will support development that is consistent with the current land use and anticipated development in the Comprehensive Plan. The current zoning and use of the land does not support the Comprehensive Plan's intended use of the land.

Whether the proposed rezone represents spot zoning and whether a larger area should be considered:

Granting the rezone will eliminate existing spot zoning and will provide zoning continuity with the surrounding areas.

Identify impacts on the environment and public safety:

Granting the rezone will allow for residential development of native and agricultural lands. The rezone would allow development that will increase public safety by providing greater lighting and street connectivity within the project area. Emergency vehicle response times and routes would also be improved, which will increase public safety.

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

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

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

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

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

Applicant Printed Name: TIM STORY

Applicant Signature:  Date 5-10-2024



ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)

ISSUED BY
STEWART TITLE GUARANTY COMPANY

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and the Commitment Conditions, STEWART TITLE GUARANTY COMPANY, a Texas corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I - Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Authorized Countersignature
Stewart Title Company
7913 W. Grandridge Blvd
Kennewick, WA 99336



Frederick H. Eppinger
President and CEO

David Hisey
Secretary

This page is only a part of a 2021 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

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File No.: 2216093

ALTA Commitment for Title Insurance (07-01-2021)

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AMERICAN
LAND TITLE
ASSOCIATION



COMMITMENT CONDITIONS

1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I - Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- a. the Notice;
- b. the Commitment to Issue Policy;
- c. the Commitment Conditions;
- d. Schedule A;
- e. Schedule B, Part I - Requirements;
- f. Schedule B, Part II - Exceptions; and
- g. a countersignature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

This page is only a part of a 2021 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

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ALTA Commitment for Title Insurance (07-01-2021)

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5. LIMITATIONS OF LIABILITY

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I - Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II - Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I - Requirements have been met to the satisfaction of the Company.
- g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

This page is only a part of a 2021 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

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ASSOCIATION



10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION (INTENTIONALLY DELETED)

STEWART TITLE GUARANTY COMPANY

All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to it at: Stewart Title Guaranty Company, P.O. Box 2029, Houston, Texas 77252-2029.

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File No.: 2216093

ALTA Commitment for Title Insurance (07-01-2021)

Page 4 of 4

AMERICAN
LAND TITLE
ASSOCIATION



**ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
SCHEDULE A**

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Escrow Officer: Jessica Jackman
Phone: (509) 378-3331
Email: JackmanTeam@stewart.com

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: Stewart Title Company
Issuing Office: 7913 W. Grandridge Blvd, Kennewick, WA 99336
Issuing Office's ALTA® Registry ID:
Loan ID Number:
Commitment Number: 2216093
Issuing Office File Number: 2216093
Property Address: 1004 Sirron Avenue, Richland, WA 99352
Revision Number:

Title Officer: Tri-Cities Title Team
Phone: (509) 783-8300
Email: TCTitleTeam@stewart.com

1. Commitment Date: December 27, 2023 at 8:00AM

2. Policy to be issued: **Proposed Amount of Insurance**

(a) 2021 ALTA® Owner's Policy - Standard	Amount:	\$3,222,000.00
(Underwriting fee - 11%)	Premium:	\$5,300.00
	Tax:	\$461.10
	Total:	\$5,761.10

Proposed Insured: Story Family Five LLC

(b) 2021 ALTA® Loan Policy - Extended	Amount:	
(Underwriting fee - 11%)	Premium:	\$0.00
	Tax:	
	Total:	\$0.00

Proposed Insured: To Be Determined

3. The estate or interest in the Land at the Commitment Date is:

FEE SIMPLE

4. The Title is, at the Commitment Date, vested in:

Ray and Miriam French, as Trustees or their Successor Trustees of the Ray and Miriam French Revocable Living Trust, dated January 5, 1983

5. The Land is described as follows:

See Exhibit "A" Attached Hereto

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File No.: 2216093

ALTA Commitment for Title Insurance Schedule A (07-01-2021)

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**ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
SCHEDULE A**

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Escrow Officer: Jessica Jackman
Phone: (509) 378-3331
Email: JackmanTeam@stewart.com

STEWART TITLE GUARANTY COMPANY



Authorized Countersignature

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File No.: 2216093

ALTA Commitment for Title Insurance Schedule A (07-01-2021)

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ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)

EXHIBIT "A"

LEGAL DESCRIPTION

ISSUED BY

STEWART TITLE GUARANTY COMPANY

File No.: 2216093

The Southwest quarter of the Northeast quarter of Section 20, Township 9 North, Range 28 East, W.M., Benton County, Washington;

Except that portion described as follows:

Beginning at the Northeast corner of said Southwest quarter of the Northeast quarter;

Thence South 88°47'27" West, along the North line of said Southwest quarter of the Northeast quarter, for 1320.95 feet to the Northwest quarter of said subdivision;

Thence South 00°43'01" East, along the West line of said subdivision, for 518.00 feet;

Thence North 88°47'27" East for 669.31 feet;

Thence North 01°09'11" East for 331.19 feet;

Thence North 88°47'27" East for 640.13 feet to the East line of said subdivision;

Thence North 00°30'12" West, along said East line, for 187.09 feet to the point of beginning.

Situate in the County of Benton, State of Washington.

[MAP](#)

THE MAP CONNECTED HERewith IS BEING PROVIDED AS A COURTESY AND FOR INFORMATIONAL PURPOSES ONLY; THIS MAP SHOULD NOT BE RELIED UPON. FURTHERMORE, THE PARCELS SET OUT ON THIS MAP MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES. STEWART ASSUMES NO LIABILITY, RESPONSIBILITY OR INDEMNIFICATION RELATED TO THE MAPS NOR ANY MATTERS CONCERNING THE CONTENTS OF OR ACCURACY OF THE MAP.

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File No.: 2216093

ALTA Commitment for Title Insurance Schedule A (07-01-2021)

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ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)

SCHEDULE B PART I

ISSUED BY

STEWART TITLE GUARANTY COMPANY

File No.: 2216093

Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Payment of Real Estate Excise Tax, if applicable.

Beginning January 2, 2020, the State of Washington switched to a graduated Excise Tax scale based on the selling price of the property. ([RCW.45.060](#))

As of January 1, 2023, the rates are as follows:

\$525,000.00 and less: 1.1%, plus local rate of .25% or .50%

Greater than \$525,000.00 and less than or equal to \$1,525,000.00: 1.28% plus local rate of .25% or .50%

Greater than \$1,525,000.00 and less or equal to \$3,025,000.00: 2.75%, plus local rate of .25% or .50%

Greater than \$3,025,000.00: 3%, plus local rate of .25% or .50%

6. 2024 Property Taxes became a Lien January 1, 2024. They are not yet ascertainable or payable until February 15, 2024.

Levy Code: R5

Tax Account No.: [1-2098-100-0002-004](#)

Land: \$706,860.00

Improvements: \$35,350.00

Note: Taxes and Charges for 2023 were paid in full in the amount of \$878.16.

7. The lands described herein have been classified as Current Use and are subject to the provisions of RCW 84.34 which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years.
Any sale or transfer of all or a portion of said property requires execution of a notice of continuance form by the new owner prior to closing with submission to the County Assessor at least 2 weeks prior to recording for approval of continuance or removal.
NOTE: If the proposed transaction involves a sale of the property so classified or designated, there will be additional requirements regarding the Real Estate Tax Affidavit. Please contact Benton County Assessor or the Company for additional information.

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ALTA Commitment for Title Insurance Schedule BI (07-01-2021)

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ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)

SCHEDULE B PART I

ISSUED BY

STEWART TITLE GUARANTY COMPANY

8. Current and/or advance personal property taxes for 2024 may become due upon transfer or sale of the premises herein described. Please contact the Benton County Treasurer's office for further information.
9. Assessments and/or LIDs, if any, as may be assessed by Kennewick Irrigation District. For balances, payoffs, and further information, please email title@kid.org.
10. Please be advised that our search did not disclose any open deeds of trust of record. If you should have knowledge of any outstanding obligation, please contact the title department immediately for further review prior to closing.
11. Any unrecorded leaseholds, rights of vendors and holders of security interest on personal property installed upon said property, and right of tenants to remove trade fixtures at the expiration of the term.
12. Any security interest in crops growing or to be grown on said premises or in any goods which are or may become fixtures located on said premises created or existing under provisions of the Uniform Commercial Code RCW 62A
13. Furnish for examination an authentic copy of the trust known as the Ray and Miriam French Revocable Living Trust dated January 5, 1983, and any amendments thereto, or, in the alternative, a Trust Certification in the manner provided by law, together with relevant portions of the trust. Upon receipt thereof, we reserve the right to make such further requirements and/or exceptions as we deem necessary.
14. As to the Story Family Five LLC (buyer/seller) (a) Certificate of Existence from the Secretary of State's Office of the state where formed. (b) Copy of the Articles of Organization filed with the Secretary of State's Office where formed, as well as copies of all amendments thereto. (c) Copy of the Operating Agreement of the limited liability company, as well as any amendments thereto. (d) Certificate of the Manager(s) authorizing the transaction and which states that there have been no amendments to the Articles of Organization of Operating Agreement or that copies of all amendments are attached as an exhibit to the Certificate of Manager(s); or require Certificate of all members authorizing transaction. At the time the Company is furnished these items, the Company may make additional requirement or exceptions as deemed necessary.
(e) A satisfactory search of the records against the names of a single member or community property members LLC.
15. Right, title and interest of Raymond P. French and Thomas C. French as disclosed by Personal Representative Deed recorded May 1, 2023 under Auditor's File No. [2023008265](#).
16. Right, title and interest of French Family Trust, as disclosed by deed recorded March 8, 1994 under Auditor's File No. [1994-008156](#).
17. The attached [Commercial Title Affidavit](#) must be completed in full, notarized and submitted to the Company for review prior to closing.
18. If the policies to be issued are in excess of \$3,000,000.00 or involve unusual risks, approval to issue such policies must be obtained from Stewart Title Guaranty Company. This commitment and any policies to be issued are subject to any additional limitations, requirements or exceptions made by Stewart Title Guaranty Company.
19. Upon examination it has been determined that the subject property does not meet the underwriting qualifications to receive the coverage provided in the ALTA Homeowner's Policy of Title Insurance for a one- to four-family residence, due to the following condition: More than 1 acre. The coverage provided for the subject property will be the Standard ALTA Owner's Policy. The Policy and any applicable endorsements will be issued at the filed rate.

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ALTA Commitment for Title Insurance Schedule BI (07-01-2021)

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ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)

SCHEDULE B PART I

ISSUED BY

STEWART TITLE GUARANTY COMPANY

NOTES

NOTE A: In order to assure timely recording all recording packages should be sent to:

Stewart Title Company
7913 W. Grandridge Blvd.
Kennewick, WA 99336

NOTE B: Recording fees charged by the county will be billed as follows: Deeds of Trust \$304.50 for the first page and \$1.00 for each additional page. Deeds \$303.50 for the first page and \$1.00 for each additional page. For Electronic Recorded documents, please add \$2.50 plus tax (based on Stewart Title Local Office) for King, Pierce, Snohomish and Thurston Counties and \$5.00 plus tax for all remaining counties in Washington.

NOTE C: The description can be abbreviated as suggested below if necessary to meet standardization requirements. The full text of the description must appear in the document(s) to be insured.

Ptn of SWNE 20-9-28, in Benton County, WA

NOTE D: All matter regarding extended coverage have been cleared for the mortgagee's policy. Exceptions 1, 2, 3, 4, 5 and 6 shown in Schedule B, II herein will be omitted in said extended coverage mortgagee's policy.

NOTE E: The records of County and/or our inspection indicate that the address of the improvement is located on said land is 1004 Sirron Avenue, Richland, WA 99352

NOTE F: The Loan Policy to issue will contain an 8.1 (Environmental Protection Lien) Endorsement.

NOTE G: In the event of cancellation, a cancellation charge may be made.

NOTE H: Title to the estate or interest shown in Schedule A was acquired by Instrument No(s). [878325](#), [1994008156](#), and [2023008265](#).

NOTE I: The following deeds affecting the property herein described have been recorded within the last 36 months: Instrument No(s). [2023008265](#)

NOTE J: In order for Stewart Title to act as a Trustee under a Deed of Trust, they must appear as Stewart Title Company on the recorded document.

NOTE K: We find no pertinent matters filed or recorded against Story Family Five LLC.

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ALTA Commitment for Title Insurance Schedule BI (07-01-2021)

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ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)

SCHEDULE B PART I

ISSUED BY

STEWART TITLE GUARANTY COMPANY

The following are the requirements to be complied with:

Item (a) Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.

Item (b) Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record.

NOTE: Effective January 1, 1997, and pursuant to amendment of Washington state statutes relating to standardization of recorded documents, the following format and content requirements must be met. Failure to comply may result in rejection of the document by the recorder.

Format: Margins to be 3" on top of first page, 1" on sides and bottom, 1" on top, sides and bottom of each succeeding page.

Font size of 8 points or larger and paper size of no more than 8 1/2" by 14".

No attachments on pages such as stapled or taped notary seals, pressure seals must be smudged.

Information which must appear on the first page:

Title or titles of document. If assignment or reconveyance, reference to auditor's file number or subject deed of trust.

Names of grantor(s) and grantee(s) with reference to additional names on following page(s), if any.

Abbreviated legal description (lot, block, plat name or section, township, range and quarter quarter section for unplatted).

Assessor's tax parcel number(s).

Return address which may appear in the upper left hand 3" top margin.

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ALTA Commitment for Title Insurance Schedule BI (07-01-2021)

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ALTA COMMITMENT FOR TITLE INSURANCE

SCHEDULE B PART II

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: 2216093

Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Rights or claims of parties in possession, or claiming possession, not shown by the Public Records.
2. Any encroachment, encumbrance, violation, variation, adverse circumstance, discrepancies, conflicts in boundary lines or shortages in area affecting the Title that would be disclosed by an accurate and complete and current survey of the Land.
3. Easements, prescriptive rights, rights-of-way, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any lien, or right to a lien, for contributions to employee benefit funds, or for state workers' compensation, or for services, labor, or material heretofore or hereafter furnished, all as imposed by law, and not shown by the Public Records.
5. Taxes or special assessments which are not yet payable or which are not shown as existing liens by the Public Records.
6. Any lien for service, installation, connection, maintenance, tap, capacity, or construction or similar charges for sewer, water electricity, natural gas or other utilities, or for garbage collection and disposal not shown by the Public Records.
7. Unpatented mining claims, and all rights relating thereto.
8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof.
9. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
10. Water rights, claims or title to water.

SPECIAL EXCEPTIONS TO FOLLOW

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ALTA Commitment for Title Insurance Schedule BI (07-01-2021)

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ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)

SCHEDULE B PART II

ISSUED BY

STEWART TITLE GUARANTY COMPANY

1. Liability to future assessments by Kennewick Irrigation District.
2. Rights reserved in federal patents or state deeds, reservations, restrictions, land use and zoning laws, plat dedications and restrictive and protective covenants, easements and rights-of-way of record or in apparent use; and existing or future municipal, county, state or other governmental or quasi-governmental assessments, including LID assessments and utility tap or connection charges, if any.
3. Easement granted to Benton Rural Electric Association as more fully set forth in the instrument recorded July 6, 1960, as Document No. [439629](#).
4. Application for Classification as Farm and Agricultural Land and the terms and conditions thereof recorded under Instrument No. [670764](#).
5. Easement granted to Sirron Corporation, Marian J. Tomich and Rudy G. Tomich as more fully set forth in the instrument recorded February 17, 1978, as Document No. [750485](#).
6. Declaration of Covenant recorded under Recording Number [867708](#).
7. Easement granted to Benton Rural Electric Association as more fully set forth in the instrument recorded December 22, 1992, as Document No. [1992031924](#).
8. Easement granted to Kennewick Irrigation District as more fully set forth in the instrument recorded April 5, 2000, as Document No. [2000008216](#).
9. Unrecorded Lease(s) and the terms, provisions, and conditions thereof as disclosed by Assignment of Overriding Royalty Interest and the terms and conditions thereof recorded under Instrument No. [2005040193](#).

Title Company makes no representation as to the current ownership of said minerals reserved.

10. Survey and the terms and conditions thereof recorded under Instrument No. [2003042660](#).

END OF SCHEDULE B

Escrow Officer Location:

Stewart Title Company
7913 W. Grandridge Blvd
Kennewick, WA 99336

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ALTA Commitment for Title Insurance Schedule BII (07-01-2021)

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STEWART INFORMATION SERVICES CORPORATION GRAMM-LEACH BLILEY PRIVACY NOTICE

This Stewart Information Services Corporation Privacy Notice ("Notice") explains how we and our affiliates and majority-owned subsidiary companies (collectively, "Stewart," "our," or "we") collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of your information. Pursuant to Title V of the Gramm-Leach Bliley Act ("GLBA") and other Federal and state laws and regulations applicable to financial institutions, consumers have the right to limit some, but not all sharing of their personal information. Please read this Notice carefully to understand how Stewart uses your personal information.

The types of personal information Stewart collects, and shares depends on the product or service you have requested.

Stewart may collect the following categories of personal and financial information from you throughout your transaction:

1. Identifiers: Real name, alias, online IP address if accessing company websites, email address, account name, unique online identifier, or other similar identifiers.
2. Demographic Information: Marital status, gender, date of birth.
3. Personal Information and Personal Financial Information: Full name, signature, social security number, address, driver's license number, passport number, telephone number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, credit reports, or any other information necessary to complete the transaction.

Stewart may collect personal information about you from:

1. Publicly available information from government records.
2. Information we receive directly from you or your agent(s), such as your lender or real estate broker.
3. Information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Stewart may use your personal information for the following purposes:

1. To provide products and services to you in connection with a transaction.
2. To improve our products and services.
3. To communicate with you about our affiliates', and others' products and services, jointly or independently.

Stewart may use or disclose the personal information we collect for one or more of the following purposes:

- To fulfill or meet the reason for which the information is provided.
- To provide, support, personalize, and develop our website, products, and services.
- To create, maintain, customize, and secure your account with Stewart.
- To process your requests, purchases, transactions, and payments and prevent transactional fraud.
- To prevent and/or process claims.
- To assist third party vendors/service providers who complete transactions or perform services on Stewart's behalf pursuant to valid service provider agreements.
- As necessary or appropriate to protect the rights, property or safety of Stewart, our customers, or others.
- To provide you with support and to respond to your inquiries, including to investigate and address your concerns and monitor and improve our responses.
- To help maintain the safety, security, and integrity of our website, products and services, databases and other technology-based assets, and business.
- To respond to law enforcement or regulator requests as required by applicable law, court order, or governmental regulations.
- Auditing for compliance with federal and state laws, rules, and regulations.
- Performing services including maintaining or servicing accounts, providing customer service, processing, or fulfilling orders and transactions, verifying customer information, processing payments.
- To evaluate or conduct a merger, divestiture, restructuring, reorganization, dissolution, or other sale or transfer of some or all our assets, whether as a going concern or as part of bankruptcy, liquidation, or similar proceeding, in which personal information held by us is among the assets transferred.

Stewart will not collect additional categories of personal information or use the personal information we collected for materially different, unrelated, or incompatible purposes without providing you notice.

Disclosure of Personal Information to Affiliated Companies and Nonaffiliated Third Parties

Stewart does not sell your personal information to nonaffiliated third parties. Stewart may share your information with those you have designated as your agent throughout the course of your transaction (for example, your realtor, broker, or a lender). Stewart may disclose your personal information to non-affiliated third-party service providers and vendors to render services to complete your transaction.

We share your personal information with the following categories of third parties:

- Non-affiliated service providers and vendors we contract with to render specific services (For example, search companies, mobile notaries, and companies providing credit/debit card processing, billing, shipping, repair, customer service, auditing, marketing, etc.)
- To enable Stewart to prevent criminal activity, fraud, material misrepresentation, or nondisclosure.
- Stewart's affiliated and subsidiary companies.
- Parties involved in litigation and attorneys, as required by law.
- Financial rating organizations, rating bureaus and trade associations, taxing authorities, if required in the transaction.
- Federal and State Regulators, law enforcement and other government entities to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order.

The law does not require your prior authorization or consent and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or browsing information with non-affiliated third parties, except as required or permitted by law.

Right to Limit Use of Your Personal Information

You have the right to opt-out of sharing of your personal information among our affiliates to directly market to you. To opt-out of sharing your information with affiliates for direct marketing, you may send an "opt out" request to OptOut@stewart.com, or contact us through other available methods provided under "Contact Information" in this Notice. We do not share your Personal Information with nonaffiliates for their use to directly market to you without your consent.

How Stewart Protects Your Personal Information

Stewart maintains physical, technical, and administrative safeguards and policies to protect your personal information.

Contact Information

If you have specific questions or comments about this Notice, the ways in which Stewart collects and uses your information described herein, or your choices and rights regarding such use, please do not hesitate to contact us at:

Phone: Toll Free at 1-866-571-9270
Email: Privacyrequest@stewart.com

Postal Address: Stewart Information Services Corporation
Attn: Mary Thomas, Chief Compliance and Regulatory Officer
1360 Post Oak Blvd., Ste. 100, MC #14-1
Houston, TX 77056

STEWART INFORMATION SERVICES CORPORATION PRIVACY NOTICE FOR CALIFORNIA RESIDENTS

Stewart Information Services Corporation and its affiliates and majority-owned subsidiary companies (collectively, "Stewart," "our," or "we") respect and are committed to protecting your privacy. Pursuant to the California Consumer Privacy Act of 2018 ("CCPA") and the California Privacy Rights Act of 2020 ("CPRA"), we are providing this **Privacy Notice** ("CCPA Notice"). This CCPA Notice explains how we collect, use, and disclose personal information, when and to whom we disclose such information, and the rights you, as a California resident have regarding your Personal Information. This CCPA Notice supplements the information contained in Stewart's existing privacy notice and applies solely to all visitors, users, consumers, and others who reside in the State of California or are considered California Residents as defined in the CCPA ("consumers" or "you"). All terms defined in the CCPA & CPRA have the same meaning when used in this Notice.

Personal and Sensitive Personal Information Stewart Collects

Stewart has collected the following categories of personal and sensitive personal information from consumers within the last twelve (12) months:

A. Identifiers. A real name, alias, postal address, unique personal identifier, online identifier, Internet Protocol address, email address, account name, Social Security number, driver's license number, passport number, or other similar identifiers.

B. Personal information categories listed in the California Customer Records statute (Cal. Civ. Code § 1798.80(e)). A name, signature, Social Security number, address, telephone number, passport number, driver's license or state identification card number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, or any other financial information.

C. Protected classification characteristics under California or federal law. Age, race, color, ancestry, national origin, citizenship, marital status, sex (including gender, gender identity, gender expression), veteran or military status.

D. Commercial information. Records of personal property, products or services purchased, obtained, or considered, or other purchasing or consuming histories or tendencies.

E. Internet or other similar network activity. Browsing history, search history, information on a consumer's interaction with a website, application, or advertisement.

F. Geolocation data

Stewart obtains the categories of personal and sensitive information listed above from the following categories of sources:

- Directly and indirectly from customers, their designees, or their agents (For example, realtors, lenders, attorneys, brokers, etc.)
- Directly and indirectly from activity on Stewart's website or other applications.
- From third parties that interact with Stewart in connection with the services we provide.

Use of Personal and Sensitive Personal Information

Stewart may use or disclose the personal or sensitive information we collect for one or more of the following purposes:

- a. To fulfill or meet the reason for which the information is provided.
- b. To provide, support, personalize, and develop our website, products, and services.
- c. To create, maintain, customize, and secure your account with Stewart.
- d. To process your requests, purchases, transactions, and payments and prevent transactional fraud.
- e. To prevent and/or process claims.
- f. To assist third party vendors/service providers who complete transactions or perform services on Stewart's behalf pursuant to valid service provider agreements.
- g. As necessary or appropriate to protect the rights, property or safety of Stewart, our customers, or others.
- h. To provide you with support and to respond to your inquiries, including to investigate and address your concerns and monitor and improve our responses.
- i. To personalize your website experience and to deliver content and product and service offerings relevant to your interests, including targeted offers and ads through our website, third-party sites, and via email or text message (with your consent, where required by law).
- j. To help maintain the safety, security, and integrity of our website, products and services, databases and other technology-based assets, and business.
- k. To respond to law enforcement or regulator requests as required by applicable law, court order, or governmental regulations.
- l. Auditing for compliance with federal and state laws, rules, and regulations.
- m. Performing services including maintaining or servicing accounts, providing customer service, processing, or fulfilling orders and transactions, verifying customer information, processing payments, providing advertising or marketing services or other similar services.
- n. To evaluate or conduct a merger, divestiture, restructuring, reorganization, dissolution, or other sale or transfer of some or all our assets, whether as a going concern or as part of bankruptcy, liquidation, or similar proceeding, in which personal information held by us is among the assets transferred.

Stewart will not collect additional categories of personal or sensitive information or use the personal or sensitive information we collected for materially different, unrelated, or incompatible purposes without providing you notice.

Disclosure of Personal Information to Affiliated Companies and Nonaffiliated Third Parties

Stewart does not sell your personal information to nonaffiliated third parties. Stewart may share your information with those you have designated as your agent throughout the course of your transaction (for example, a realtor, broker, or a lender).

We share your personal information with the following categories of third parties:

- a. Service providers and vendors we contract with to render specific services (For example, search companies, mobile notaries, and companies providing credit/debit card processing, billing, shipping, repair, customer service, auditing, marketing, etc.)
- b. Affiliated Companies.
- c. Parties involved in litigation and attorneys, as required by law.
- d. Financial rating organizations, rating bureaus and trade associations.
- e. Federal and State Regulators, law enforcement and other government entities

In the preceding twelve (12) months, Stewart has disclosed the following categories of personal information:

Category A: Identifiers

Category B: California Customer Records personal information categories

Category C: Protected classification characteristics under California or federal law

Category D: Commercial Information

Category E: Internet or other similar network activity

Category F: Non-public education information

A. Your Consumer Rights and Choices Under CCPA and CPRA

The CCPA and CPRA provide consumers (California residents as defined in the CCPA) with specific rights regarding their personal information. This section describes your rights and explains how to exercise those rights.

i. Access to Specific Information and Data Portability Rights

You have the right to request that Stewart disclose certain information to you about our collection and use of your personal information over the past 12 months. Once we receive and confirm your verifiable consumer request, Stewart will disclose to you:

- The categories of personal information Stewart collected about you.
- The categories of sources for the personal information Stewart collected about you.
- Stewart's business or commercial purpose for collecting that personal information.
- The categories of third parties with whom Stewart shares that personal information.
- The specific pieces of personal information Stewart collected about you (also called a data portability request).
- If Stewart disclosed your personal data for a business purpose, a listing identifying the personal information categories that each category of recipient obtained.

ii. Deletion Request Rights

You have the right to request that Stewart delete any personal information we collected from you and retained, subject to certain exceptions. Once we receive and confirm your verifiable consumer request, Stewart will delete (and direct our service providers to delete) your personal information from our records, unless an exception applies.

Stewart may deny your deletion request if retaining the information is necessary for us or our service providers to:

1. Complete the transaction for which we collected the personal information, provide a good or service that you requested, take actions reasonably anticipated within the context of our ongoing business relationship with you, or otherwise perform our contract with you.
2. Detect security incidents, protect against malicious, deceptive, fraudulent, or illegal activity, or prosecute those responsible for such activities.
3. Debug products to identify and repair errors that impair existing intended functionality.
4. Exercise free speech, ensure the right of another consumer to exercise their free speech rights, or exercise another right provided for by law.
5. Comply with the California Electronic Communications Privacy Act (Cal. Penal Code § 1546 *seq.*).
6. Engage in public or peer-reviewed scientific, historical, or statistical research in the public interest that adheres to all other applicable ethics and privacy laws, when the information's deletion may likely render impossible or seriously impair the research's achievement, if you previously provided informed consent.
7. Enable solely internal uses that are reasonably aligned with consumer expectations based on your relationship with us.
8. Comply with a legal obligation.
9. Make other internal and lawful uses of that information that are compatible with the context in which you provided it.

iii. Opt-Out of Information Sharing and Selling

Stewart does not share or sell information to third parties, as the terms are defined under the CCPA and CPRA. Stewart only shares your personal information as commercially necessary and in accordance with this CCPA Notice.

iv. Correction of Inaccurate Information

You have the right to request that Stewart correct any inaccurate information maintained about.

v. Limit the Use of Sensitive Personal Information

You have the right to limit how your sensitive personal information, as defined in the CCPA and CPRA is disclosed or shared with third parties.

Exercising Your Rights Under CCPA and CPRA

If you have questions or comments about this notice, the ways in which Stewart collects and uses your information described herein, your choices and rights regarding such use, or wish to exercise your rights under California law, please submit a verifiable consumer request to us by the available means provided below:

1. Emailing us at OptOut@stewart.com; or
2. Visiting <https://www.stewart.com/en/quick-links/ccpa-request.html>

Only you, or someone legally authorized to act on your behalf, may make a verifiable consumer request related to your personal information. You may also make a verifiable consumer request on behalf of your minor child, if applicable.

To designate an authorized agent, please contact Stewart through one of the methods mentioned above.

You may only make a verifiable consumer request for access or data portability twice within a 12-month period. The verifiable consumer request must:

- Provide sufficient information that allows us to reasonably verify you are the person about whom we collected personal information or an authorized representative.
- Describe your request with sufficient detail that allows us to properly understand, evaluate, and respond to it.

Stewart cannot respond to your request or provide you with personal information if we cannot verify your identity or authority to make the request and confirm the personal information relates to you.

Making a verifiable consumer request does not require you to create an account with Stewart.

Response Timing and Format

We endeavor to respond to a verifiable consumer request within forty-five (45) days of its receipt. If we require more time (up to an additional 45 days), we will inform you of the reason and extension period in writing.

A written response will be delivered by mail or electronically, at your option.

Any disclosures we provide will only cover the 12-month period preceding the verifiable consumer request's receipt. The response we provide will also explain the reasons we cannot comply with a request, if applicable.

Stewart does not charge a fee to process or respond to your verifiable consumer request unless it is excessive, repetitive, or manifestly unfounded. If we determine that the request warrants a fee, we will tell you why we made that decision and provide you with a cost estimate before completing your request.

Non-Discrimination

Stewart will not discriminate against you for exercising any of your CCPA rights. Unless permitted by the CCPA, we will not:

- Deny you goods or services.
- Charge you a different prices or rates for goods or services, including through granting discounts or other benefits, or imposing penalties.
- Provide you a different level or quality of goods or services.
- Suggest that you may receive a different price or rate for goods or services or a different level or quality of goods or services.

Record Retention

Your personal information will not be kept for longer than is necessary for the business purpose for which it is collected and processed. We will retain your personal information and records based on established record retention policies pursuant to California law and in compliance with all federal and state retention obligations. Additionally, we will retain your personal information to comply with applicable laws, regulations, and legal processes (such as responding to subpoenas or court orders), and to respond to legal claims, resolve disputes, and comply with legal or regulatory recordkeeping requirements.

Changes to This CCPA Notice

Stewart reserves the right to amend this CCPA Notice at our discretion and at any time. When we make changes to this CCPA Notice, we will post the updated Notice on Stewart's website and update the Notice's effective date.

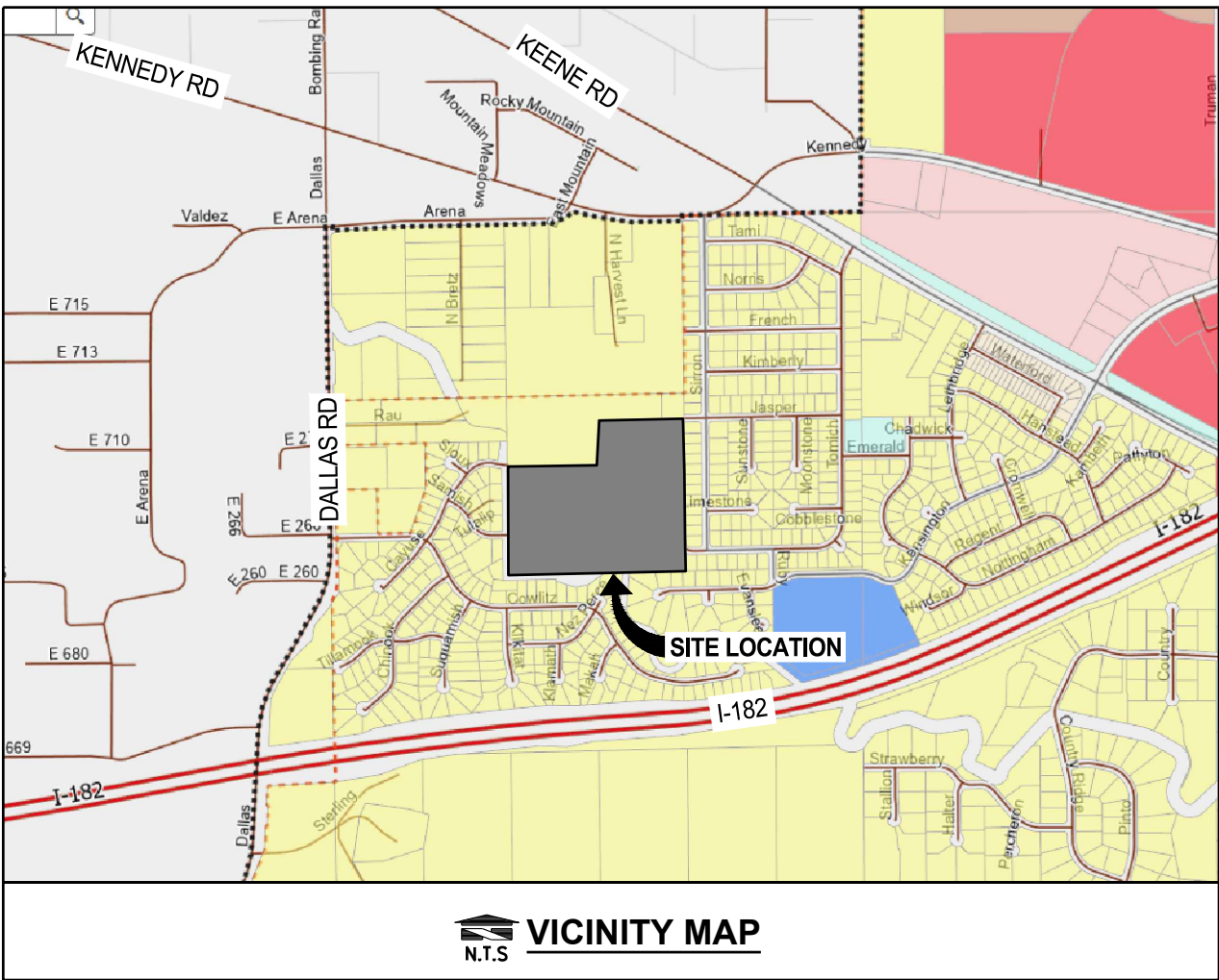
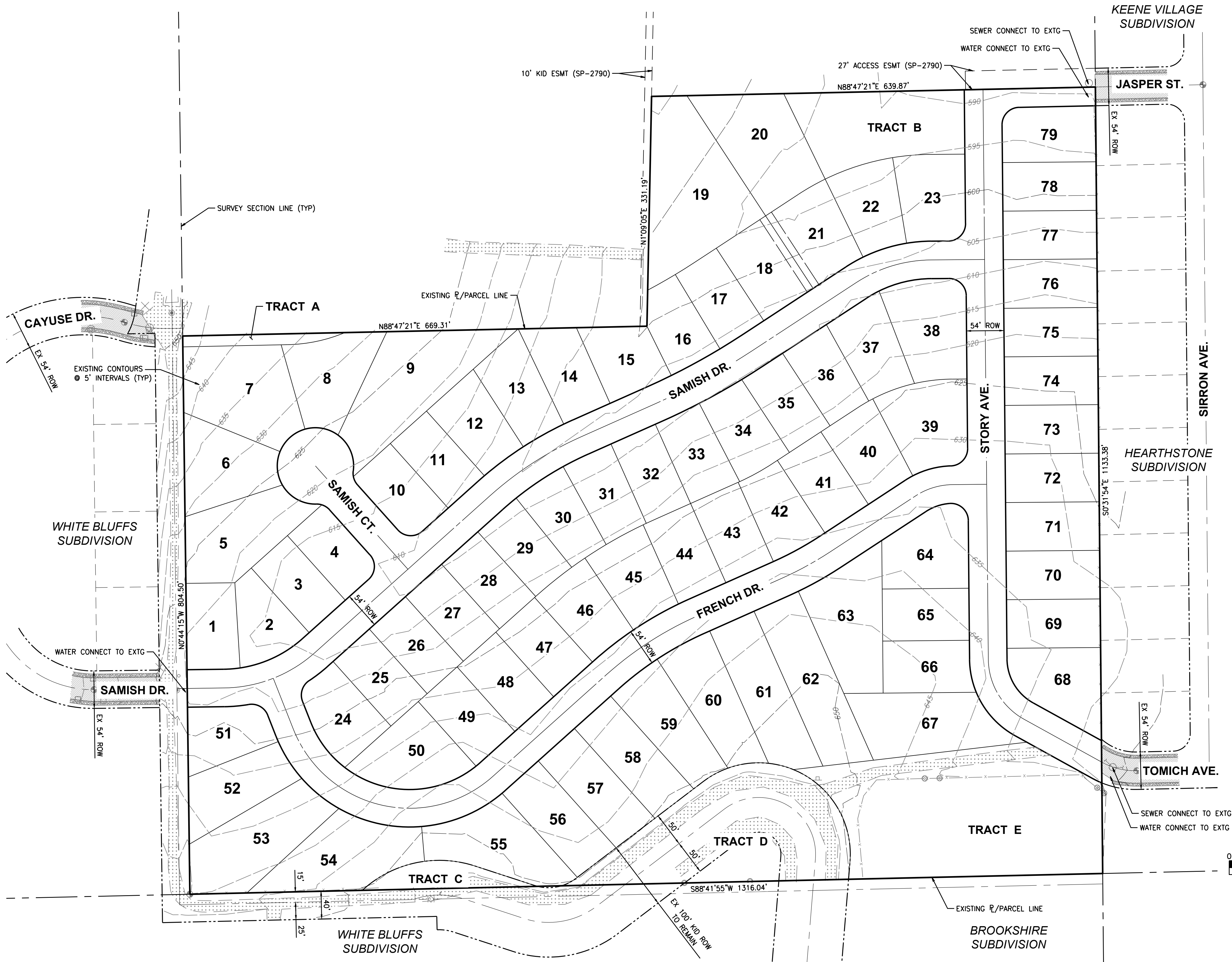
Link to Privacy Notice

<https://www.stewart.com/en/privacy.html>

Contact Information

Stewart Information Services Corporation
Attn: Mary Thomas, Chief Compliance and Regulatory Officer
1360 Post Oak Blvd., Ste. 100, MC #14-1
Houston, TX 77056

COVER SHEET
FOR
PRELIMINARY PLAT OF "THE ESTATES AT WHITE BLUFFS"
A PORTION OF THE SW 1/4 OF THE NE 1/4 OF SEC. 20, TWN. 9 N, RGE. 28 E, W.M.
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON



TOPOGRAPHIC NOTE
THE EXISTING CULTURAL AND TOPOGRAPHIC DATA SHOWN ON THESE DRAWINGS HAS BEEN PREPARED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, BARGHAUSEN CONSULTING ENGINEERS, INC. CANNOT ENSURE ACCURACY AND THUS IS NOT RESPONSIBLE FOR THE ACCURACY OF THAT INFORMATION OR FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THESE DRAWINGS AS A RESULT.

LEGAL DESCRIPTION
PER DEED AFN 2023-008265
SITUATE IN BENTON COUNTY, STATE OF WASHINGTON, TO WIT: SECTION 20 TOWNSHIP 9 RANGE 28 QUARTER NE; THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M., RICHLAND, BENTON COUNTY, WASHINGTON, EXCEPT THAT PORTION DEFINED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 88°47'27" WEST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER FOR 1320.95 FEET TO THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE SOUTH 00°43'01" EAST, ALONG THE WEST LINE OF SAID SUBDIVISION, FOR 518.00 FEET; THENCE NORTH 88°47'27" EAST FOR 669.31 FEET; THENCE NORTH 01°09'11" EAST FOR 331.19 FEET; THENCE NORTH 88°47'27" EAST FOR 640.13 FEET TO THE EAST LINE OF SAID SUBDIVISION; THENCE NORTH 00°30'12" WEST, ALONG SAID EAST LINE FOR 187.09 FEET TO THE POINT OF BEGINNING. (ALSO KNOWN AS SHORT PLAT #2790, RECORDED UNDER AFN #2004-005496 ON 02/20/2004).

OWNER/DEVELOPER
STORY FAMILY FIVE, LLC
PO BOX 2289
RICHLAND, WA 99352
(509) 302-6136
CONTACT: TIM STORY

ENGINEER
BARGHAUSEN CONSULTING ENGINEERS, INC.
400 COLUMBIA POINT DRIVE, SUITE 101-B
RICHLAND, WA 99352
(425) 251-6222
CONTACT: NATHAN MACHELA, PE

LAND SURVEYOR
AHLB, INC.
5804 ROAD 30, SUITE H
PASCO, WA 99301
(509) 380-5883
CONTACT: JOHN BECKER, PLS

SITE ADDRESS
1004 SIRRON AVE, RICHLAND, WA 99352
GENERAL LOCATION: NORTH OF I-182, WEST OF SIRRON AVE, EAST OF DALLAS RD, AND SOUTH OF KENNEDY RD.

PARCEL NUMBERS
120981000002004

UTILITIES
WATER: CITY OF RICHLAND
SEWER: CITY OF RICHLAND
IRRIGATION: KID
TELEPHONE: CHARTER / ZIPLY
POWER: RICHLAND ENERGY SERVICES
GAS: CASCADE NATURAL GAS CORPORATION

SHEET INDEX
1 OF 2 COVER SHEET
2 OF 2 LOT LAYOUT

LAND USE TABLE	
CURRENT ZONING	SAG
PROPOSED ZONING	R-1-10
CURRENT LAND USE	LOW DENSITY RESIDENTIAL
TOTAL SITE AREA	1,271,835 SF (29.20 ACRES)
RIGHT OF WAY AREA	214,168 SF (4.92 ACRES)
TRACT AREA	145,908 SF (3.35 ACRES)
NUMBER OF TRACTS	5
RESIDENTIAL LOT AREA	911,759 SF (20.93 ACRES)
NUMBER OF RESIDENTIAL LOTS	79
AVERAGE RESIDENTIAL LOT AREA	11,541 SF (0.26 ACRES)
MINIMUM RESIDENTIAL LOT AREA	8,601 SF (LOT 4)
MAXIMUM RESIDENTIAL LOT AREA	28,173 SF (LOT 19)

TRACT TABLE		
NAME	USE	AREA
TRACT A	FUTURE ROW	3,248 SF (0.07 ACRES)
TRACT B	STORMWATER POND	23,804 SF (0.55 ACRES)
TRACT C	KID CANAL/ROW	6,483 SF (0.15 ACRES)
TRACT D	KID CANAL/ROW	46,004 SF (1.06 ACRES)
TRACT E	KID IRRIGATION POND	66,369 SF (1.52 ACRES)
TOTAL AREA	-	145,908 SF (3.35 ACRES)

Job Number
23325

Sheet
1 of 2

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

For:
STORY FAMILY FIVE, LLC
PO BOX 2289
RICHLAND, WA 99352

Title:
PRELIMINARY PLAT MAP
THE ESTATES AT WHITE BLUFFS
RICHLAND, WA 99352

No.

By

Date

Ckd.

Appr.

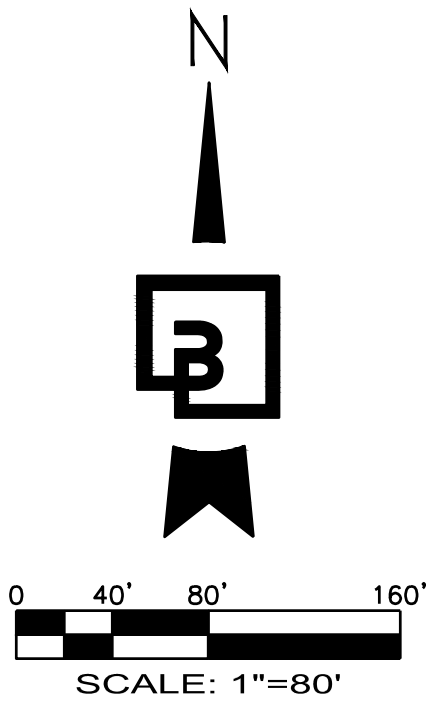
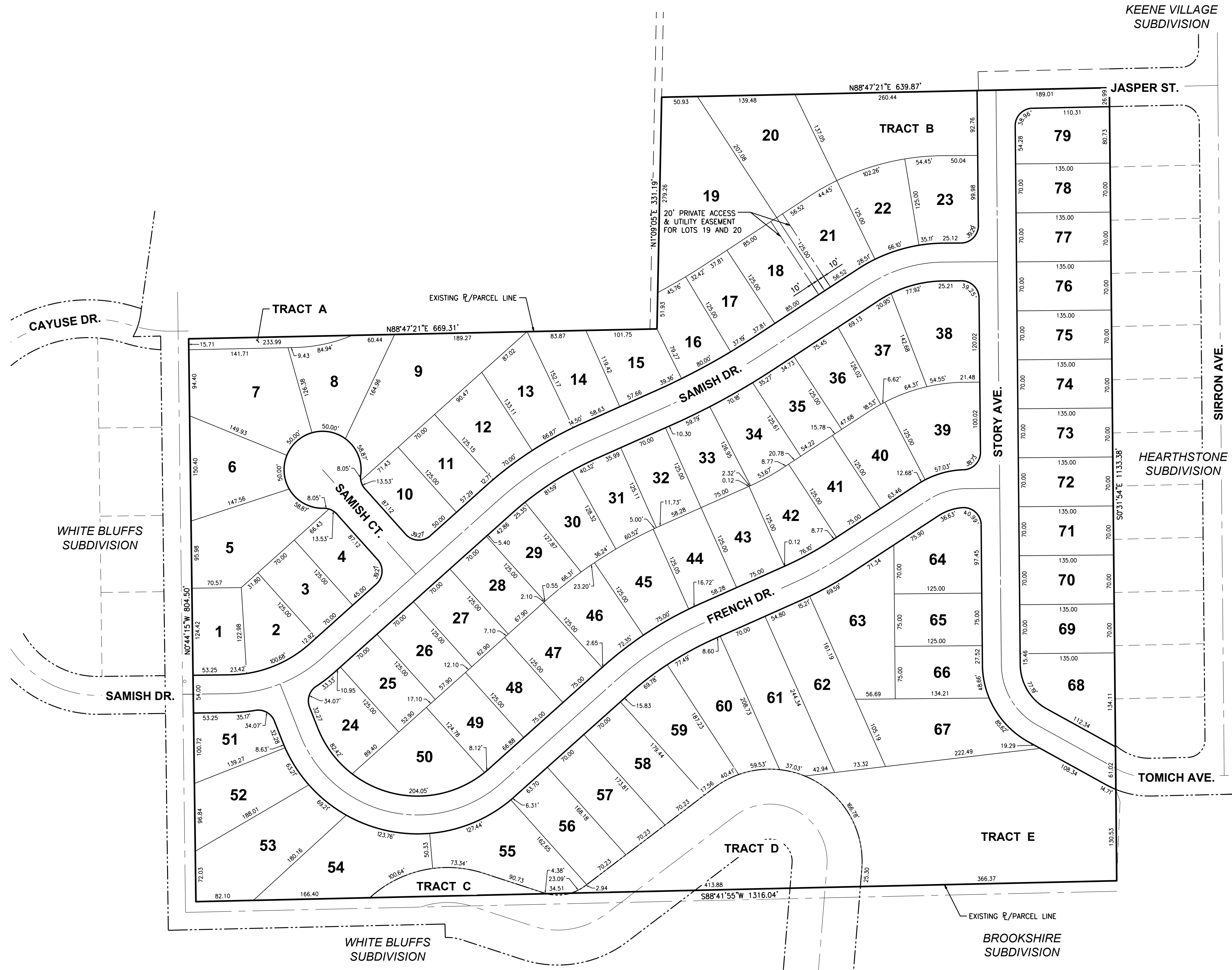
Revision

Scale:
Horizontal
1" = 80'
Vertical
N/A

Designed DJE
Drawn DJE
Checked NJM
Approved NJM
Date 05/10/24

LOT LAYOUT
FOR
PRELIMINARY PLAT OF "THE ESTATES AT WHITE BLUFFS"

A PORTION OF THE SW 1/4 OF THE NE 1/4 OF SEC. 20, TWN. 9 N, RGE. 28 E, W.M.
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON



Parcel Table	
Parcel #	Area
1	9,148 SF
2	8,953 SF
3	8,750 SF
4	8,601 SF
5	16,308 SF
6	13,664 SF
7	19,977 SF
8	13,439 SF
9	23,040 SF
10	9,226 SF
11	8,751 SF
12	10,252 SF
13	10,747 SF
14	10,173 SF
15	9,472 SF
16	8,811 SF
17	9,076 SF
18	10,625 SF
19	28,173 SF
20	19,025 SF
21	11,624 SF
22	10,523 SF
23	11,725 SF
24	10,564 SF
25	8,750 SF
26	8,750 SF
27	8,750 SF
28	8,750 SF
29	8,853 SF
30	9,061 SF
31	8,978 SF
32	8,750 SF
33	9,260 SF
34	9,734 SF
35	8,757 SF
36	8,860 SF
37	10,638 SF
38	14,706 SF
39	13,731 SF
40	10,297 SF

Parcel Table	
Parcel #	Area
41	9,375 SF
42	9,368 SF
43	9,375 SF
44	9,375 SF
45	10,735 SF
46	10,448 SF
47	9,375 SF
48	9,375 SF
49	9,374 SF
50	13,111 SF
51	9,430 SF
52	12,117 SF
53	18,594 SF
54	17,549 SF
55	15,643 SF
56	11,576 SF
57	11,970 SF
58	12,364 SF
59	13,059 SF
60	13,882 SF
61	16,108 SF
62	17,869 SF
63	17,273 SF
64	12,989 SF
65	9,375 SF
66	9,519 SF
67	17,433 SF
68	12,679 SF
69	9,450 SF
70	9,450 SF
71	9,450 SF
72	9,450 SF
73	9,450 SF
74	9,450 SF
75	9,450 SF
76	9,450 SF
77	9,450 SF
78	9,450 SF
79	10,650 SF

TRACT TABLE		
NAME	USE	AREA
TRACT A	FUTURE ROW	3,248 SF (0.07 ACRES)
TRACT B	STORMWATER POND	23,804 SF (0.55 ACRES)
TRACT C	KID CANAL/ROW	6,483 SF (0.15 ACRES)
TRACT D	KID CANAL/ROW	46,004 SF (1.06 ACRES)
TRACT E	KID IRRIGATION POND	66,369 SF (1.52 ACRES)
TOTAL AREA	-	145,908 SF (3.35 ACRES)

Job Number
23325

Sheet
2 of 2

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

Job Number
23325

Scale:
Horizontal
1" = 80'
Vertical
N/A

Designed D.F.
Drawn D.F.
Checked NJM
Approved NJM
Date 05/10/24

Title:
PRELIMINARY PLAT MAP

For:
**STORY FAMILY FIVE, LLC
PO BOX 2289
RICHLAND, WA 99352**

No.

Date

By

Ckd.

Appr.

Revision

THE ESTATES AT WHITE BLUFFS
RICHLAND, WA 99352

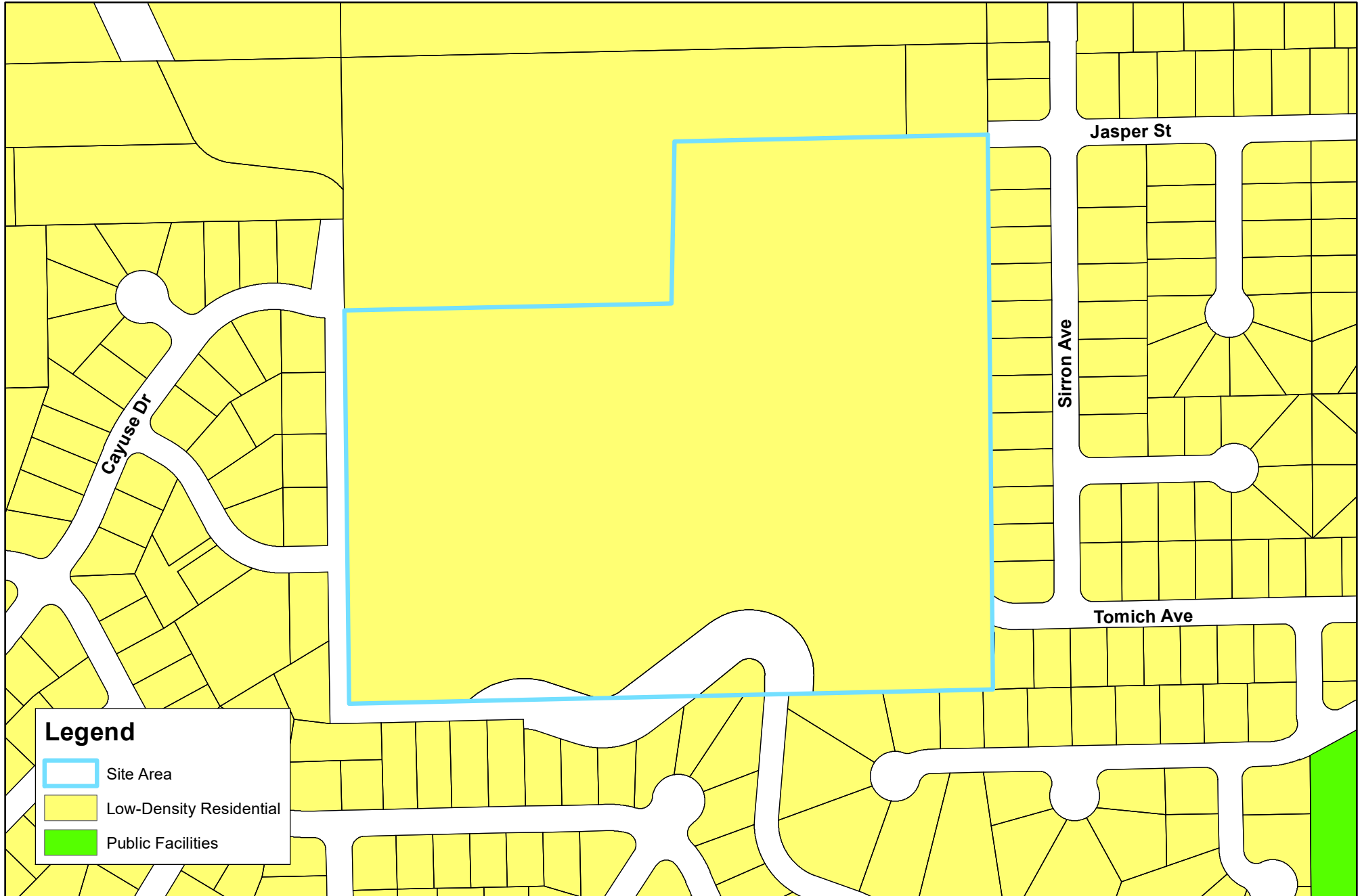
Land Use Map

Item: The Estates at White Bluffs Applicant:
Tim Story
File #: S2024-103, Z2024-104, EA2024-115

EXHIBIT 2



0 100 200 400 Feet

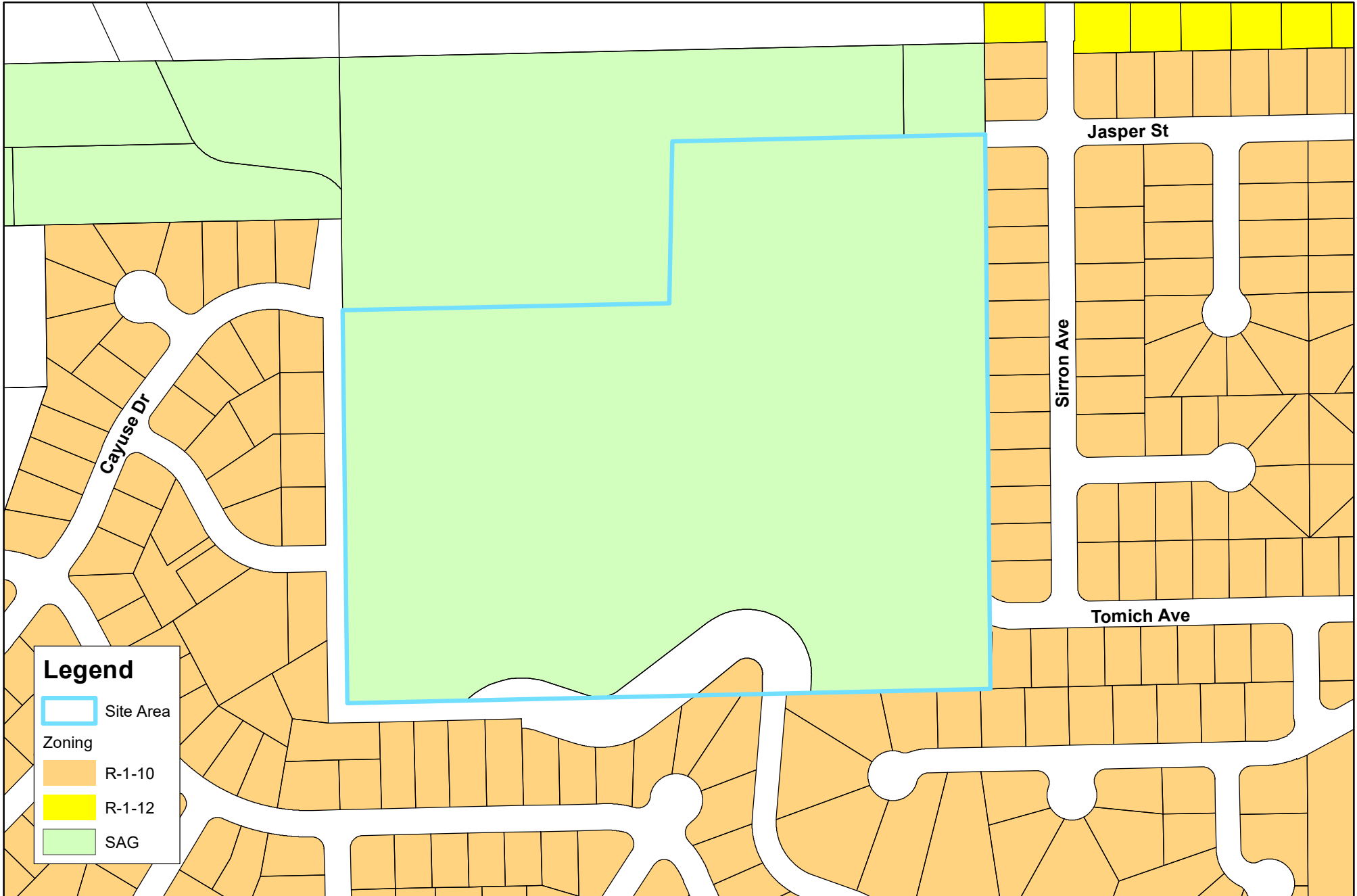


Zoning Map

Item: The Estates at White Bluffs Applicant:
Tim Story
File #: S2024-103, Z2024-104, EA2024-115



0 100 200 400 Feet





Richland

CITY OF RICHLAND NOTICE OF APPLICATION, PUBLIC HEARING AND OPTIONAL DNS (Z2024-104, S2024-103 & EA2024-115)

Notice is hereby given that Story Family Five, LLC has filed rezone and preliminary plat applications to: 1) rezone the site from Suburban Agriculture (SAG) to Low-Density Residential (R-1-10) reflecting the City's Comprehensive Plan, and 2) subdivide a 29+ acre site into 79 lots (Preliminary Plat of The Estates at White Bluffs).

Project Site: The project site is located at 1004 Sirron Ave., which is located approximately 150-feet west of the intersection of Sirron Ave. and Jasper St. and approximately 150-feet west of the intersection of Sirron Ave. and Tomich Ave. (APN 120981000002004).

Public Hearing: The Richland Hearings Examiner will conduct a public hearing and review of the application at 6:00 p.m., Monday, September 9, 2024 at City Hall, 625 Swift Boulevard. All interested parties are invited to participate in the public hearing.

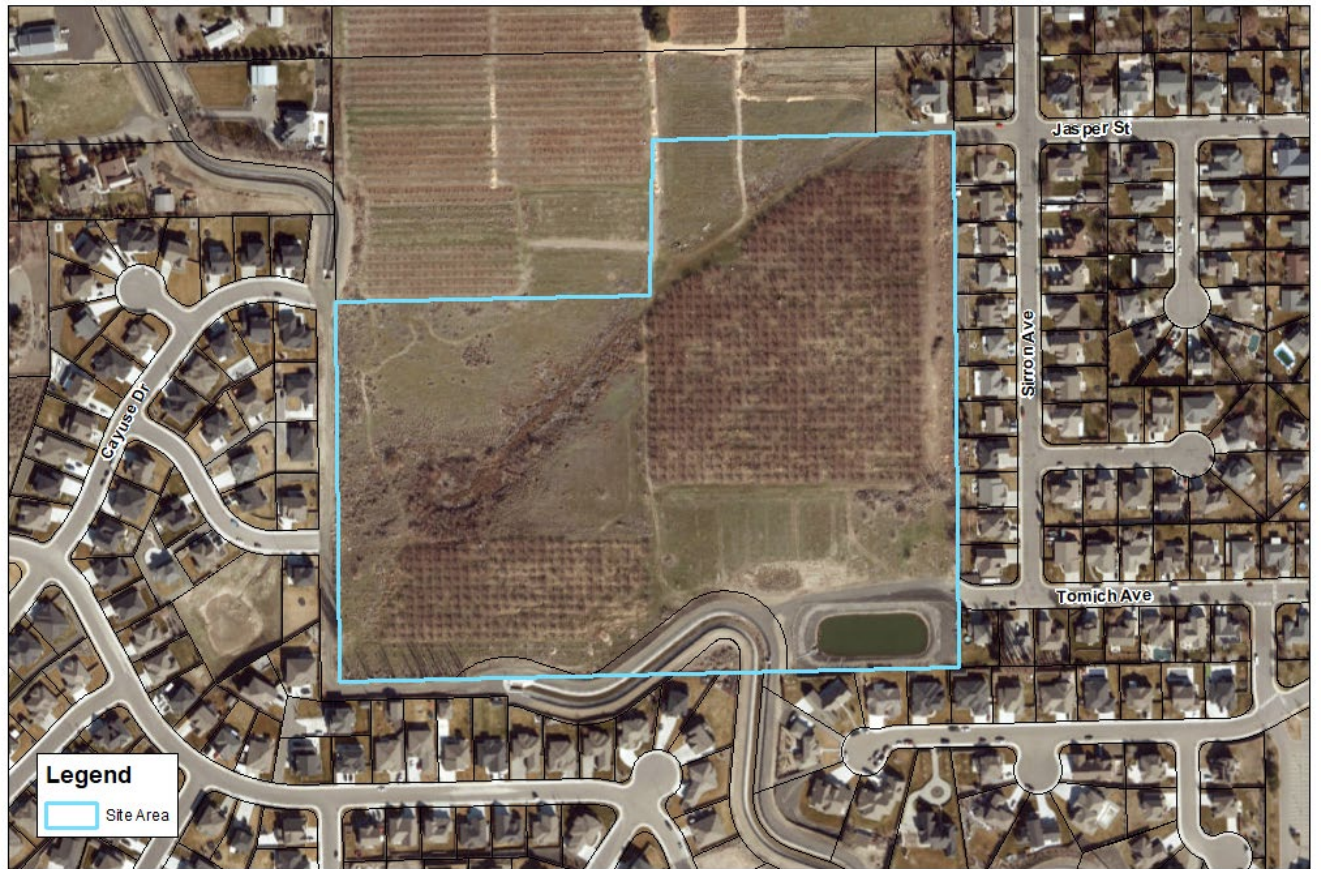
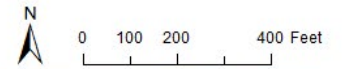
Environmental Review: The proposal is subject to environmental review. The City of Richland is lead agency for the proposal under the State Environmental Policy Act (SEPA) and has reviewed the proposed project for probable adverse environmental impacts and expects to issue a determination of non-significance (DNS) for this project. The optional DNS process in WAC 197-11-355 is being used. This may be your only opportunity to comment on the environmental impacts of the proposed development. The environmental checklist and related file information are available to the public and can be viewed at www.ci.richland.wa.us.

Public Comment: Any person desiring to express their views or to be notified of any decisions pertaining to this application should notify Mike Stevens, Planning Manager, 625 Swift Boulevard, MS-35, Richland, WA 99352. Comments may emailed to mstevens@ci.richland.wa.us. The deadline for written comments is 6:00 p.m., Sunday, September 8, 2024. However, written comments must be received no later than 5:00 p.m. on Friday, August 30, 2024 to be incorporated into the staff report. Comments received after that time will be entered into the record during the hearing.

Appeal: The application will be reviewed in accordance with the regulations in RMC Title 23 Zoning, Title 19 Development Regulations Administration and Title 24 Plats and Subdivisions. Appeal procedures of decisions related to the above referenced applications are set forth in RMC Chapter 19.70. Contact the Richland Planning Division at the above referenced address with questions related to the available appeal process.

Vicinity Map

Item: The Estates at White Bluffs
Applicant: Tim Story
File #: S2024-103

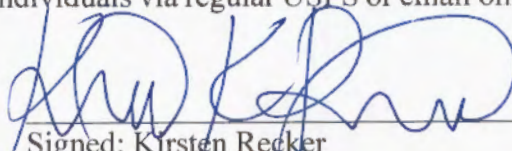


AFFIDAVIT OF MAILING

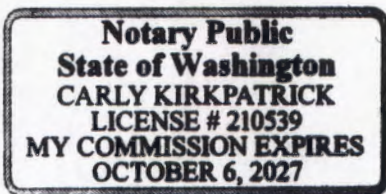
STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

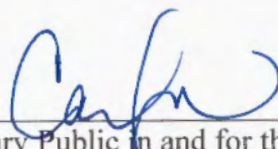
COMES NOW, Kirsten Recker, who, being first duly sworn upon oath deposes and says:

- I am an employee in the Planning & Development Department for the City of Richland.
- On the 9th day of August 2024, I mailed a copy of the attached CITY OF RICHLAND NOTICE OF APPLICATION, PUBLIC HEARING AND OPTIONAL DNS (Z2024-104, S2024-103 & EA2024-115) to the attached list of individuals via regular USPS or email on the date indicated above.


Signed: Kirsten Recker

SIGNED AND SWORN to before me this 9th day of August 2024 by




Notary Public in and for the State of Washington,
Carly Kirkpatrick
Print Name
Residing at Benton County
My appointment expires: Oct. 6, 2024

AFFIDAVIT OF MAILING - 1
Notice of Closed Record Hearing attached.
Address list attached.

DROUBAY TIMOTHY & ANNEMARIE E
1316 TOMICH AVE
RICHLAND, WA 99352

SELLE TRUSTEE CALVIN
1288 TOMICH AVE
RICHLAND , WA 99352

KENNEWICK IRRIGATION DISTRICT
2015 S ELY ST BLDG A
KENNEWICK, WA 99337

MATHESON JOHN R & ANGELA R
4680 RAU ST
RICHLAND, WA 99352-7831

FRENCH RAYMOND P & FRENCH THOMAS C
900 HARVEST LN PR NE
RICHLAND, WA 99352

HARILAL SIVANANDAN S & BINDHU
1387 KENSINGTON WAY
RICHLAND, WA 99352

PALMER BRUCE J
1411 KENSINGTON WAY
RICHLAND, WA 99352

MENDOZA DANIEL L & STEPHANIE E
4824 COWLITZ BLVD
RICHLAND, WA 99352

ROBBINS THEODORE E & SARAH M
1005 KLIKITAT ST
RICHLAND, WA 99352

COLBY NICHOLAS C
4699 COWLITZ BLVD
RICHLAND , WA 99352

WILLIAMS RODNEY L & LOU ANN K
1308 TOMICH AVE
RICHLAND, WA 99352

HAGER JEFFREY JOSEPH & JACQUELINE RACHEL
1266 TOMICH AVE
RICHLAND, WA 99352

FOSTER JAMES LEONARD & LUCINDA DONNETTE
4851 RAU LN
RICHLAND, WA 99352

FRENCH ROBIN W
955 HARVEST LN PR NE
RICHLAND , WA 99352

SHEPHERD DENNIS M & LANA E
1375 KENSIINGTON WAY
RICHLAND, WA 99352

SHRIVASTAVA MANISHKUMAR B & PREETI
1399 KENSINGTON WAY
RICHLAND , WA 99352

ROBERTS BART JOSEPH & CHERYL RUTH
4812 COWLITZ BLVD
RICHLAND , WA 99352

CITY OF RICHLAND
625 SWIFT BLVD. MS-09
RICHLAND , WA 99352

LAVALLE ADAM
4711 COWLITZ BLVD
RICHLAND, WA 99352

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4408 JASPER ST
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WITTE CRAIG E
4366 JASPER ST
RICHLAND, WA 99352

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975 SIRRON AVE
RICHLAND, WA 99352

MOORE WILLIAM R & JUDY M
1007 SIRRON AVE
RICHLAND, WA 99352

KIRBY NICOLE R
1023 SIRRON AVE
RICHLAND, WA 99352

MORGAN MAXWELL & ALAINA
1037 SIRRON AVE
RICHLAND, WA 99352

SIVANISH PAUL H & JANET L
1053 SIRRON AVE
RICHLAND, WA 99352

LANDON PATRICK M & AMELIA L
1069 SIRRON AVE
RICHLAND, WA 99352

HIEBERT DOUGLAS G
15674 WEST WEDGE WAY
MORRISON, CO 80465

HARTMAN HEATHER E & ROMERO STEVEN J
4776 COWLITZ BLVD
RICHLAND, WA 99352

MCCOOK DANIEL P & CASSIE L
4800 COWLITZ BLVD
RICHLAND, WA 99352

HEALY HEATHER & BRACKNEY PAUL A
1076 SAMISH DRIVE
RICHLAND , WA 99352

KIRSCHENMANN STEVEN S & LACY M
1064 SAMISH DR
RICHLAND , WA 99352

NELSON KYLE & ALYSSA
1051 SAMISH DR
RICHLAND, WA 99352

LEDFORD ANDREW & BETH
1075 SAMISH DR
RICHLAND , WA 99352

LOPEZ LUIS & CHRISTINA
1416 S OLYMPIA PL
KENNEWICK, WA 99337

LITE III DONALD J & KIMBERLY
1087 SAMISH DRIVE
RICHLAND , WA 99352

KNIGHT RANAE JOY
928 CAYUSE DR
RICHLAND, WA 99352

WEBB CURTIS J & MELISSA R
900 CAYUSE DRIVE
RICHLAND, WA 99352

HARRIS JOHN R & SARAH L
877 CAYUSE DR
RICHLAND, WA 99352

BROADBENT KYLE D & AMY E
901 CAYUSE DR
RICHLAND, WA 99352

LITKA DEVAN J & ALEXANDRIA N
1070 SAMISH DR
RICHLAND , WA 99352

COURTNEY TODD A & TIERA L
1052 SAMISH DR
RICHLAND, WA 99352

CAMPBELL JR ROBERT ANDREW & JOAN
1063 SAMISH DRIVE
RICHLAND , WA 99352

BLANC MICHAEL & KAYLIE
4701 TULALIP CT
RICHLAND, WA 99352

WITT MORGAN F & ALEXANDRA A
4708 TULALIP CT
RICHLAND , WA 99352

WITT FREDERICK & ANTONIA
940 CAYUSE DR
RICHLAND, WA 99352

CHUNN CALVIN B & KAYLEE E
916 CAYUSE DR
RICHLAND , WA 99352

SOULAMI AYOUB & HRAM ASMAE
880 CAYUSE DR
RICHLAND, WA 99352

ATENCIO GREG A & JULIANNE H
889 CAYUSE DR
RICHLAND, WA 99352

QIN CHUAN & ZHU QIMEI
4750 SIOUX CT
RICHLAND, WA 99352

FRENCH ROBIN W
955 HARVEST LN PR NE
RICHLAND , WA 99352

BOWER MELISSA A
1255 TOMICH AVE
RICHLAND, WA 99352

LOBDELL JON L & KERI A
4391 LIMESTONE CT
RICHLAND, WA 99352

MADDISON ROGER & ANITA
1062 SIRRON AVE
RICHLAND , WA 99352

TUAN ALLAN C & YOLANDA H
1312 PAIGE ST
RICHLAND, WA 99352

ROBLES SAMUEL
1032 SIRRON AVE
RICHLAND, WA 99352

FRENCH THOMAS C & PAULETTE C
4408 JASPER ST
RICHLAND, WA 99352

LAWING KEITH J & JAMIE C
1024 SIRRON AVE
RICHLAND, WA 99352

TRUSTEES BRANDT CHARLES MOHR & JENNIFER AIMEN
YOUNG
1351 KENSINGTON WAY
RICHLAND, WA 99352

ADHIKARI LALIT & KARKI ROSHANI
1423 KENSINGTON WAY
RICHLAND, WA 99352

BACHAUD GRANT C & MICHELLE K
1093 SIRRON AVE
RICHLAND, WA 99352-7805

NELSON DARRYL W
1277 TOMICH AVE
RICHLAND, WA 99352

QUANG HA THIEN-AN & NGUYEN CHAU
4369 LIMESTONE CT
RICHLAND , WA 99352

MEEKS FRED & MARLENE
1054 SIRRON AVE
RICHLAND, WA 99352

HANSEN PAUL A & SONJA A
1038 SIRRON AVE
RICHLAND, WA 99352

CUMMINGS TRACEY R
4395 KIMBERLY ST
RICHLAND, WA 99352

DAVIS TRUSTEES RICHARD H & JEANNE T
4367 JASPER ST
RICHLAND, WA 99352

ELLENBEST ROBERT & RANDI
1339 KENSINGTON WAY
RICHLAND, WA 99352

JACKSON JASON & PETERSON KIMBERLY
1363 KENSINGTON WAY
RICHLAND, WA 99352

JENSEN JASON & EMILY
1400 KENSINGTON WAY
RICHLAND, WA 99352

HEID DANIEL B & CHERYL L
1388 KENSINGTON WAY
RICHLAND, WA 99352

WAGGONER JACK BRANDON
1364 KENSINGTON WAY
RICHLAND, WA 99352

PHONGSA HEATHER M & ANONG S
1324 KENSINGTON WAY
RICHLAND, WA 99352

KINNEY REED J & SOPHIA M
1376 KENSINGTON WAY
RICHLAND, WA 99352

LUKSIC STEVEN
1352 KENSINGTON WAY
RICHLAND, WA 99352

AFFIDAVIT OF POSTING

STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

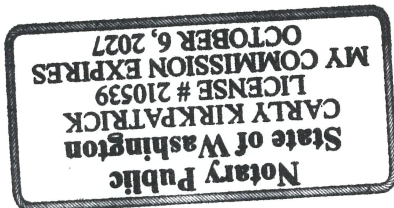
COMES NOW, **Kyle Hendricks**, who, being first duly sworn upon oath deposes and says:

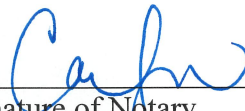
1. I am an employee in the Planning Division of the Development Services Department for the City of Richland.
2. On the 16th day of August 2024, I posted the attached NOTICE OF PUBLIC HEARING, File Number S2024-103 (The Estates at White Bluffs Preliminary Plat) in the following location:

The western terminus of Jasper Street.


Signed: Kyle Hendricks

SIGNED AND SWORN to before me this 16th day of August, 2024, by Kyle Hendricks.




Signature of Notary

Carly Kirkpatrick
Printed Name

Notary Public in and for the State of Washington,

Residing in Benton County

My appointment expires: Oct. 6, 2027

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36823	582221	Print Legal Ad-IPL01885500 - IPL0188550	HE PHN Z 2024-104	\$200.39	1	69 L

Attention: (company)
CITY OF RICHLAND/LEGALS
625 SWIFT BLVD. MS-05
RICHLAND, WA 99352

janderson@ci.richland.wa.us

CITY OF RICHLAND
NOTICE OF APPLICATION,
PUBLIC HEARING

Notice: Story Family Five, LLC has filed a rezone and preliminary plat application to: 1) rezone the site from Suburban Agriculture (SAG) to Low-Density Residential (R-1-10) reflecting the City's Comprehensive Plan; and 2) subdivide a 29+ acre site into 79 lots (Preliminary Plat of The Estates at White Bluffs).

Environmental Review: The proposal is subject to environmental review. The City of Richland is lead agency for the proposal under the State Environmental Policy Act (SEPA) and has reviewed the proposed project for probable adverse environmental impacts and expects to issue a determination of non-significance (DNS) for this project. The optional DNS process in WAC 197-11-355 is being used. This may be your only opportunity to comment on the environmental impacts of the proposed development. The environmental checklist and related file information are available to the public and can be viewed at www.ci.richland.wa.us.

Public Hearing: The Richland Hearing Examiner will conduct a public hearing and review of the application on **Monday, September 9, 2024 at 5:00 p.m.** in the Richland City Hall Council Chambers, 625 Swift Boulevard. All interested parties are invited to participate in the public hearing.

Public Comment: Any person desiring to express their views or to be notified of any decision pertaining to this application should notify Mike Stevens, Planning Manager, 625 Swift Boulevard, MS-35, Richland, WA 99352. Comments may be emailed to mstevens@ci.richland.wa.us. Written comments should be received no later than 5:00 p.m. on Friday, August 30, 2024, to be incorporated into the staff report. Comments received after that date will be entered into the record at the meeting.

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

Date Published: Sunday, August 18, 2024
IPL0188550
Aug 18 2024

COUNTY OF BENTON)
SS
STATE OF WASHINGTON)

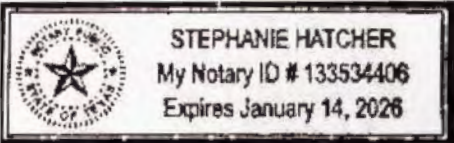
Mary Castro, being duly sworn, deposes and says, I am the Legals Clerk of The Tri-City Herald, a daily newspaper. That said newspaper is a local newspaper and has been approved as a legal newspaper by order of the superior court in the county in which it is published and it is now and has been for more than six months prior to the date of the publications hereinafter referred to, published continually as a daily newspaper in Benton County, Washington. That the attached is a true copy as it was printed in the regular and entire issue of the Tri-City Herald and not in a supplement thereof, ran 1 time (s) commencing on 08/18/2024, and ending on 08/18/2024 and that said newspaper was regularly distributed to its subscribers during all of this period.

1 insertion(s) published on:
08/18/24

Mary Castro

(Signature of Legals Clerk)
Sworn to and subscribed before me this 19th day of August in the year of 2024

Stephanie Hatcher
Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!



Richland

CITY OF RICHLAND NOTICE OF APPLICATION, PUBLIC HEARING AND OPTIONAL DNS (Z2024-104, S2024-103 & EA2024-115)

Notice is hereby given that Story Family Five, LLC has filed rezone and preliminary plat applications to: 1) rezone the site from Suburban Agriculture (SAG) to Low-Density Residential (R-1-10) reflecting the City's Comprehensive Plan, and 2) subdivide a 29+ acre site into 74 residential lots and several non-buildable tracts (Preliminary Plat of The Estates at White Bluffs).

Project Site: The project site is located at 1004 Sirron Ave., which is located approximately 150-feet west of the intersection of Sirron Ave. and Jasper St. and approximately 150-feet west of the intersection of Sirron Ave. and Tomich Ave. (APN 120981000002004).

Public Hearing: The Richland Hearings Examiner will conduct a public hearing to review the application on **Monday, July 14, 2025 at 6:00 p.m.** in the Richland City Hall Council Chambers, 625 Swift Boulevard. All interested parties are invited to participate in the public hearing.

Environmental Review: The proposal is subject to environmental review. The City of Richland serving as the lead agency under the State Environmental Policy Act (SEPA), has reviewed and evaluated the proposed project for probable adverse environmental impacts. The City anticipates issuing a Determination of Non-Significance (DNS) under WAC 197-11-355. This may be your only opportunity to comment on the environmental impacts of the proposed development. The environmental checklist and related file information are available to the public and can be viewed at www.ci.richland.wa.us.

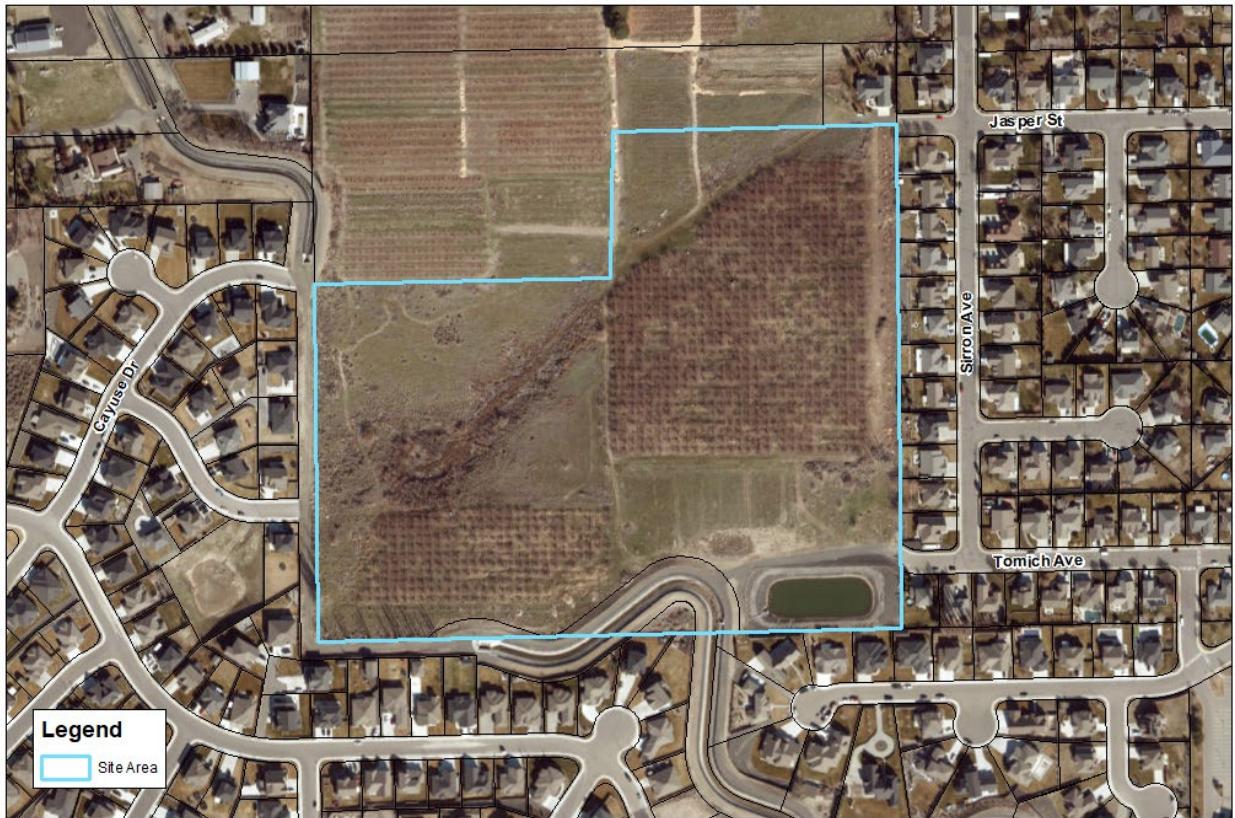
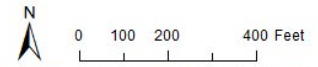
Public Comment: Any person desiring to express their views or to be notified of any future decisions related to this application should contact Mike Stevens, Planning Manager, 625 Swift Boulevard, MS-35, Richland, WA 99352. Comments may be emailed to planning@ci.richland.wa.us. The deadline to submit written comments is 6:00 p.m. on Sunday, July 13, 2025. To be incorporated into the staff report presented to the Hearing Examiner, comments must be received no later than 5:00 p.m. on Thursday, July 3, 2025. Comments received July 4, 2025 through 6:00 p.m. on July 13, 2025 will be entered into the record during the hearing.

Comment Period Begins: June 13, 2025
Comment Period Ends: July 14, 2025

Appeal: The application will be reviewed in accordance with the regulations in RMC Title 23 Zoning, Title 19 Development Regulations Administration and Title 24 Plats and Subdivisions. Appeal procedures of decisions related to the above referenced applications are set forth in RMC Chapter 19.70. Contact the Richland Planning Division at the above referenced address with questions related to the available appeal process.

**Vicinity
Map**

Item: The Estates at White Bluffs
Applicant: Tim Story
File #: S2024-103



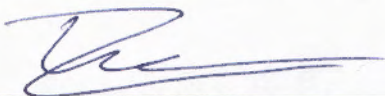
AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

COMES NOW, Ivan Popovich, who, being first duly sworn upon oath deposes and says:

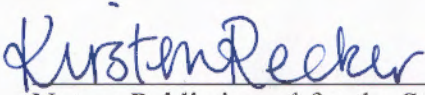
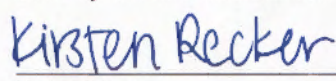
1. I am an employee in the Planning & Development Department for the City of Richland.

2. On the 16th day of June 2025 I mailed a copy of the attached CITY OF RICHLAND NOTICE OF APPLICATION AND PUBLIC HEARING AND OPTIONAL DNS (Z2024-104, S2024-103 & EA2024-115) to the attached list of individuals via regular USPS or email on the date indicated above.


Signed: Ivan Popovich

SIGNED AND SWORN to before me this 17th day of June, 2025 by




Notary Public in and for the State of Washington,

Print Name
Residing at 625 Sniff Blvd. Richland
My appointment expires: 09/06/2028

AFFIDAVIT OF MAILING - 1
Notice of Closed Record Hearing attached.
Address list attached.



Richland

CITY OF RICHLAND NOTICE OF APPLICATION, PUBLIC HEARING AND OPTIONAL DNS (Z2024-104, S2024-103 & EA2024-115)

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Public Hearing: The Richland Hearings Examiner will conduct a public hearing to review the application on **Monday, July 14, 2025 at 6:00 p.m.** in the Richland City Hall Council Chambers, 625 Swift Boulevard. All interested parties are invited to participate in the public hearing.

Environmental Review: The proposal is subject to environmental review. The City of Richland serving as the lead agency under the State Environmental Policy Act (SEPA), has reviewed and evaluated the proposed project for probable adverse environmental impacts. The City anticipates issuing a Determination of Non-Significance (DNS) under WAC 197-11-355. This may be your only opportunity to comment on the environmental impacts of the proposed development. The environmental checklist and related file information are available to the public and can be viewed at www.ci.richland.wa.us.

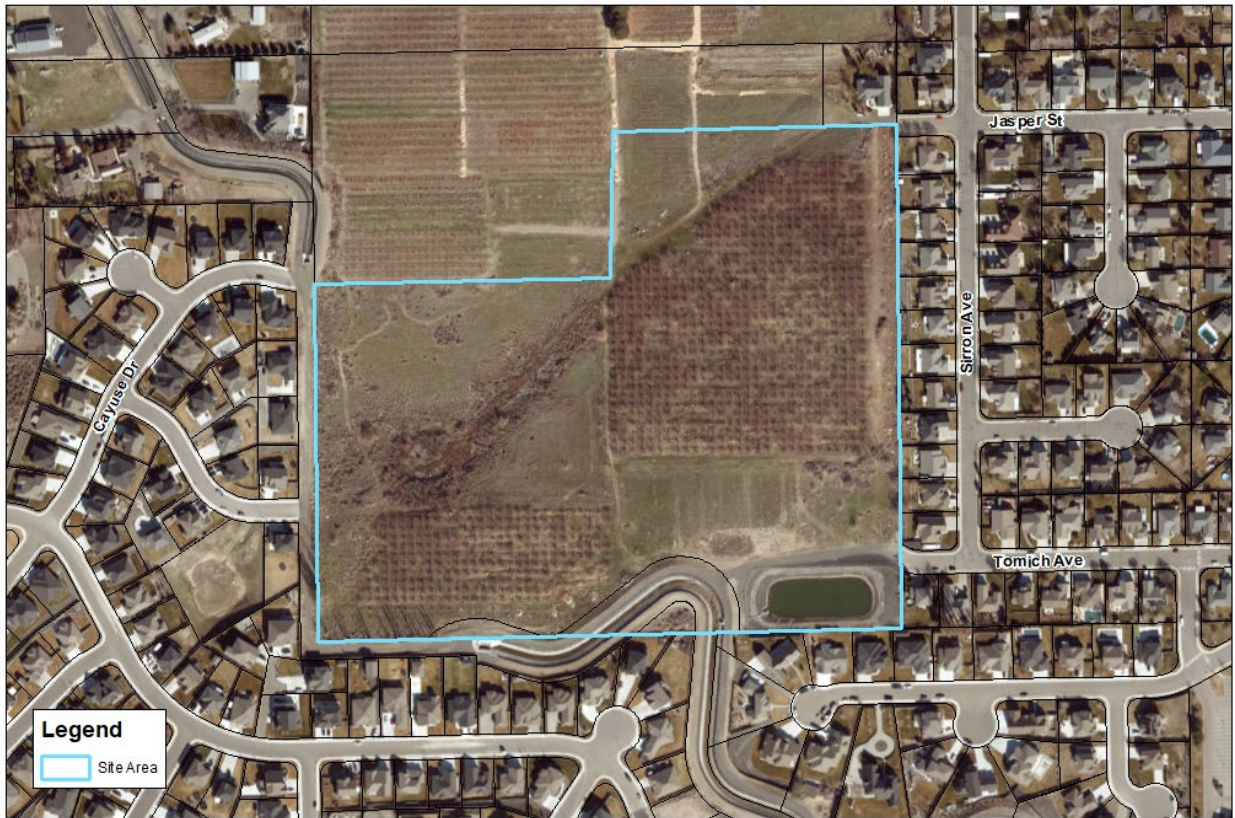
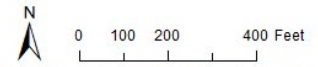
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**Vicinity
Map**

Item: The Estates at White Bluffs
Applicant: Tim Story
File #: S2024-103



DROUBAY TIMOTHY & ANNEMARIE E
1316 TOMICH AVE
RICHLAND, WA 99352

SELLE TRUSTEE CALVIN
1288 TOMICH AVE
RICHLAND , WA 99352

KENNEWICK IRRIGATION DISTRICT
2015 S ELY ST BLDG A
KENNEWICK, WA 99337

MATHESON JOHN R & ANGELA R
4680 RAU ST
RICHLAND, WA 99352-7831

FRENCH RAYMOND P & FRENCH THOMAS C
900 HARVEST LN PR NE
RICHLAND, WA 99352

HARILAL SIVANANDAN S & BINDHU
1387 KENSINGTON WAY
RICHLAND, WA 99352

PALMER BRUCE J
1411 KENSINGTON WAY
RICHLAND, WA 99352

MENDOZA DANIEL L & STEPHANIE E
4824 COWLITZ BLVD
RICHLAND, WA 99352

ROBBINS THEODORE E & SARAH M
1005 KLIKITAT ST
RICHLAND, WA 99352

COLBY NICHOLAS C
4699 COWLITZ BLVD
RICHLAND , WA 99352

WILLIAMS RODNEY L & LOU ANN K
1308 TOMICH AVE
RICHLAND, WA 99352

HAGER JEFFREY JOSEPH & JACQUELINE RACHEL
1266 TOMICH AVE
RICHLAND, WA 99352

FOSTER JAMES LEONARD & LUCINDA DONNETTE
4851 RAU LN
RICHLAND, WA 99352

FRENCH ROBIN W
955 HARVEST LN PR NE
RICHLAND , WA 99352

SHEPHERD DENNIS M & LANA E
1375 KENSINGTON WAY
RICHLAND, WA 99352

SHRIVASTAVA MANISHKUMAR B & PREETI
1399 KENSINGTON WAY
RICHLAND , WA 99352

ROBERTS BART JOSEPH & CHERYL RUTH
4812 COWLITZ BLVD
RICHLAND , WA 99352

CITY OF RICHLAND
625 SWIFT BLVD. MS-09
RICHLAND , WA 99352

LAVALLE ADAM
4711 COWLITZ BLVD
RICHLAND, WA 99352

JUAREZ HEIDI M & AARON R
4687 COWLITZ BLVD
RICHLAND, WA 99352

HUMMER JAMES H
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ADAMS TONY JOHN & VIRGINIA MARIE
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BRASSFIELD BRIAN S
1077 SIRRON AVE
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SIVANISH PAUL H & JANET L
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RICHLAND, WA 99352

LANDON PATRICK M & AMELIA L
1069 SIRRON AVE
RICHLAND, WA 99352

HIEBERT DOUGLAS G
15674 WEST WEDGE WAY
MORRISON, CO 80465

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LOPEZ LUIS & CHRISTINA
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CHUNN CALVIN B & KAYLEE E
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SOULAMI AYOUB & HRAM ASMAE
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1376 KENSINGTON WAY
RICHLAND, WA 99352

LUKSIC STEVEN
1352 KENSINGTON WAY
RICHLAND, WA 99352

DROUBAY TIMOTHY & ANNEMARIE E
1316 TOMICH AVE
RICHLAND, WA 99352

SELLE TRUSTEE CALVIN
1288 TOMICH AVE
RICHLAND , WA 99352

KENNEWICK IRRIGATION DISTRICT
2015 S ELY ST BLDG A
KENNEWICK, WA 99337

MATHESON JOHN R & ANGELA R
4680 RAU ST
RICHLAND, WA 99352-7831

FRENCH RAYMOND P & FRENCH THOMAS C
900 HARVEST LN PR NE
RICHLAND, WA 99352

HARILAL SIVANANDAN S & BINDHU
1387 KENSINGTON WAY
RICHLAND, WA 99352

PALMER BRUCE J
1411 KENSINGTON WAY
RICHLAND, WA 99352

MENDOZA DANIEL L & STEPHANIE E
4824 COWLITZ BLVD
RICHLAND, WA 99352

ROBBINS THEODORE E & SARAH M
1005 KLIKITAT ST
RICHLAND, WA 99352

COLBY NICHOLAS C
4699 COWLITZ BLVD
RICHLAND , WA 99352

WILLIAMS RODNEY L & LOU ANN K
1308 TOMICH AVE
RICHLAND, WA 99352

HAGER JEFFREY JOSEPH & JACQUELINE RACHEL
1266 TOMICH AVE
RICHLAND, WA 99352

FOSTER JAMES LEONARD & LUCINDA DONNETTE
4851 RAU LN
RICHLAND, WA 99352

FRENCH ROBIN W
955 HARVEST LN PR NE
RICHLAND , WA 99352

SHEPHERD DENNIS M & LANA E
1375 KENSINGTON WAY
RICHLAND, WA 99352

SHRIVASTAVA MANISHKUMAR B & PREETI
1399 KENSINGTON WAY
RICHLAND , WA 99352

ROBERTS BART JOSEPH & CHERYL RUTH
4812 COWLITZ BLVD
RICHLAND , WA 99352

CITY OF RICHLAND
625 SWIFT BLVD. MS-09
RICHLAND , WA 99352

LAVALLE ADAM
4711 COWLITZ BLVD
RICHLAND, WA 99352

JUAREZ HEIDI M & AARON R
4687 COWLITZ BLVD
RICHLAND, WA 99352

HUMMER JAMES H
4675 COWLITZ BLVD
RICHLAND, WA 99352

RICHELIEU RACQUEL & BARKER DIANNA
4651 COWLITZ BLVD
RICHLAND, WA 99352

VAN LEUVEN AARON & JAMIE
4572 COWLITZ BLVD
RICHLAND, WA 99352

SORENSEN WHITNEY K & THOMAS CARL
4596 COWLITZ BLVD
RICHLAND, WA 99352

MCMANUS TRUSTEES CRAIG KEVIN & MEGAN
EDITH
4620 COWLITZ BLVD
RICHLAND, WA 99352
BOWEN STEVEN H & JANET D
4644 COWLITZ BLVD
RICHLAND, WA 99352

CARSON CLAUDIA & JAMES
4668 COWLITZ BLVD
RICHLAND, WA 99352

DEPP JR LEWIS E & CHRISTY M
4692 COWLITZ BLVD
RICHLAND, WA 99352

NIDA LEVI T & AMANDA L
4716 COWLITZ BLVD
RICHLAND , WA 99352

MEQUET CHRISTOPHER & SHAILA
4740 COWLITZ BLVD
RICHLAND, WA 99352

URDAHL TAUNI & TUCKER
4663 COWLITZ BLVD
RICHLAND , WA 99352

MCMANUS TRUSTEES CRAIG KEVIN & MEGAN
4620 COWLITZ BLVD
RICHLAND, WA 99352

WEINMAN NATHANIEL
4584 COWLITZ BLVD
RICHLAND, WA 99352

SAFFELL MICHAEL & TIFFANY
4608 COWLITZ BLVD
RICHLAND, WA 99352

KOH KATHERINE
4632 COWLITZ BLVD
RICHLAND, WA 99352

ARTHUR GREG & BILLIE
4656 COWLITZ BLVD
RICHLAND, WA 99352

SMALLEY DENNIS R & TERESA
4680 COWLITZ BLVD
RICHLAND, WA 99352

FEASTER JARED L & JESSICA A
4704 COWLITZ BLVD
RICHLAND, WA 99352

SINGH SURINDER
4728 COWLITZ BLVD
RICHLAND, WA 99352

DECHTER STEPHEN MARK & SHARON A
4752 COWLITZ BLVD
RICHLAND, WA 99352

SMITH DONALD K & SUSAN F
967 SIRRON AVE
RICHLAND, WA 99352-7740

FRENCH THOMAS C & PAULETTE C
4408 JASPER ST
RICHLAND, WA 99352

NIELSEN CHRISTOPHER
989 SIRRON AVE
RICHLAND, WA 99352

OWENS NEKI
1015 SIRRON AVE
RICHLAND , WA 99352

GEE NATHAN & COLLEEN
1031 SIRRON AVE
RICHLAND , WA 99352

CARTER ROBERT & BARBARA
1045 SIRRON AVE
RICHLAND, WA 99352

ADAMS TONY JOHN & VIRGINIA MARIE
1061 SIRRON AVE
RICHLAND, WA 99352

BRASSFIELD BRIAN S
1077 SIRRON AVE
RICHLAND, WA 99352

ROSS CHRISTOPHER & LINDSEY
4764 COWLITZ BLVD
RICHLAND, WA 99352

WINGFIELD RICHARD DANIEL & KAILEY CHRISTINE
4788 COWLITZ BLVD
RICHLAND, WA 99352

WITTE CRAIG E
4366 JASPER ST
RICHLAND, WA 99352

ZIMMERMANN JONATHAN & BARBARA
975 SIRRON AVE
RICHLAND, WA 99352

MOORE WILLIAM R & JUDY M
1007 SIRRON AVE
RICHLAND, WA 99352

KIRBY NICOLE R
1023 SIRRON AVE
RICHLAND, WA 99352

MORGAN MAXWELL & ALAINA
1037 SIRRON AVE
RICHLAND, WA 99352

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1376 KENSINGTON WAY
RICHLAND, WA 99352

LUKSIC STEVEN
1352 KENSINGTON WAY
RICHLAND, WA 99352

AFFIDAVIT OF POSTING

STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

COMES NOW, **Mike Stevens**, who, being first duly sworn upon oath deposes and says:

1. I am an employee in the Planning Division of the Development Services Department for the City of Richland.
2. On the 23rd day of June, 2025, I posted the attached NOTICE OF PUBLIC HEARING, File Number S2024-103 (Preliminary Plat for The Estates At White Bluffs) at the following location:

The western terminus of Jasper Street, located west of Sirron Avenue.


Signed: Mike Stevens

SIGNED AND SWORN to before me this 25th day of June, 2025, by Mike Stevens.



Signature of Notary



Printed Name

Notary Public in and for the State of Washington,

Residing in Richland, WA

My appointment expires: 09/06/2028



Please publish the following:

Type of Legal Ad:	Notice of Application, Public Hearing
Date(s) of Publication:	Wednesday, June 18, 2025
Richland's TCH Account:	AP36823
For Invoice Text Box on TCH Invoice (Richland MUNIS Description)	Z2024-104, S2024-103 & EA2024-115
For PO Box on TCH Invoice (Richland Account No. - MUNIS)	D2586000 4401
Attention:	Jen Anderson (TC)

**CITY OF RICHLAND
NOTICE OF APPLICATION, PUBLIC HEARING AND OPTIONAL DNS
(Z2024-104, S2024-103 & EA2024-115)**

Notice: Story Family Five, LLC has filed rezone and preliminary plat applications to: 1) rezone the site from Suburban Agriculture (SAG) to Low-Density Residential (R-1-10) reflecting the City's Comprehensive Plan, and 2) subdivide a 29+ acre site into 74 residential lots and several non-buildable tracts (Preliminary Plat of The Estates at White Bluffs).

Project Site: The project site is located at 1004 Sirron Ave., which is located approximately 150-feet west of the intersection of Sirron Ave. and Jasper St. and approximately 150-feet west of the intersection of Sirron Ave. and Tomich Ave. (APN 120981000002004).

Public Hearing: The Richland Hearing Examiner will conduct a public hearing to review the application on **Monday, July 14, 2025 at 6:00 p.m.** in the Richland City Hall Council Chambers, 625 Swift Boulevard. All interested parties are invited to attend and participate in the public hearing.

Environmental Review: The proposed project is subject to environmental review. The City of Richland, serving as the lead agency under the State Environmental Policy Act (SEPA), has reviewed and evaluated the proposed project for probable adverse environmental impacts. The City anticipates issuing a Determination of Non-Significance (DNS) under WAC 197-11-355. This may be your only opportunity to comment on the environmental impacts of the proposed development. The environmental checklist and related file information are available to the public and can be viewed at www.ci.richland.wa.us.

Public Comment: Any person desiring to express their views or to be notified of any future decisions related to this application should contact Mike Stevens, Planning Manager, 625 Swift Boulevard, MS-35, Richland, WA 99352. Comments may be emailed to planning@ci.richland.wa.us. The deadline to submit written comments is 6:00 p.m. on Sunday, July 13, 2025. To be incorporated into the staff report presented to the Hearing Examiner, comments must be received no later than 5:00 p.m. on Thursday, July 3, 2025. Comments received July 4, 2025 through 6:00 p.m. on July 13, 2025 will be entered into the

Published: Wednesday, June 18, 2025

record during the hearing.

EXHIBIT 4

Stevens, Mike

From: Nathan Machiela <nmachiela@Barghausen.com>
Sent: Monday, September 9, 2024 8:09 AM
To: Stevens, Mike
Subject: The Estates at White Bluffs (BCE#23325)

[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

Mike, the developer would like to request a continuance for the rezone as well. He wants to make sure the development plan will work before moving forward with rezone.

Thanks,

Nathan Machiela | Senior Civil Project Manager

Direct: 425-656-7456 | Cell: 509-579-1887

Barghausen Consulting Engineers, Inc.

400 Columbia Point Drive, Suite 201-B

Richland, WA 99352

www.barghausen.com



File No. EA2024-115

CITY OF RICHLAND
Determination of Non-Significance

Description of Proposal: Rezone and subdivision of 29.19 acres located west of Sirron Avenue and east of White bluffs subdivision, known as the French Orchard. The property will be re-zoned from SAG to R-1-10, matching the surrounding neighborhoods. The property will be subdivided into approximately 74 lots with public roads, sewer, water, and dry utilities. Public sewer will be provided by the City of Richland and will be connected to an existing sewer stub at Jasper Street. Public water will be connected to existing water stubs at Jasper Street, Tomich Avenue, and Samish Drive. The property is located within the KID boundary and will be served with KID irrigation water.

Proponent: Nathan Machiela
Barghausen Consulting Engineers ,Inc.
400 Columbia Point Dr, STE 101-B
Richland, WA 99352

Location of Proposal: Benton County Parcel 120981000002004, located at 1004 Sirron Avenue, Richland, WA 99352. The general location is north of I-182, west of Sirron Avenue, east of Dallas Road, and south of Kennedy Road.

Lead Agency: City of Richland

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

() There is no comment for the DNS.

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

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

Responsible Official: Mike Stevens
Position/Title: Planning Manager

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

Date: July 8, 2025

Signature  _____



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 12/16/2025

Agenda Category: Items of Business

Strategic Priority 3 - Focused Development

Subject

Ordinance No. 2025-42, Rezoning Approximately 58.39 Acres located at Parcel Nos. I-3498-201-0595-005, I-3498-200-0005-007, and I-3498-200-0008-000 from Agriculture (AG) to Medium-Density Residential - Small Lot (R-2S) and Retail Business (C-2) (First Reading) (Closed Record)

Department/Office
Development Services

Ordinance/Resolution Number
2025-42

Document Type
Ordinance

Recommended Motion

Give first reading to Ordinance No. 2025-42, rezoning approximately 58.39 acres located at Parcel Nos. I-3498-200-0005-007, I-3498-201-0595-005, and I-3498-200-0008-000 from Agriculture (AG) to Medium-Density Residential - Small Lot (R-2S) and Retail Business (C-2) use districts as provided therein.

Summary

Jason Mattox of Apex Engineering has submitted an application on behalf of property owners MD&D Investments, LLC to change the zoning on Parcel Nos. I-3498-200-0005-007, I-3498-201-0595-005, and I-3498-200-0008-000 from Agriculture (AG) to Medium-Density Residential - Small Lot (R-2S) and Retail Business (C-2) use districts. The proposed amendment would allow future residential and commercial development consistent with the Badger Mountain South Subarea Plan Medium-Density Residential, Civic, and Commercial land use classifications.

Site-specific rezones are Type IIIA permit applications under RMC 19.02.010. An open-record public hearing is held by the Richland Hearing Examiner, and a closed-record decision hearing is held by Richland City Council before taking action on the rezone request. On September 8, 2025, the Richland Hearing Examiner held a duly advertised open-record public hearing to consider the application. Following the hearing, the Hearing Examiner issued an 11-page written recommendation to the City Council recommending approval of the requested rezone (See Exhibit B to Ordinance No. 2025-42). Planning staff concurs with the Hearing Examiner's findings, conclusions, and recommendation for approval to City Council.

Staff recommends approval of Ordinance No. 2025-42 for first reading.

Fiscal Impact None.

Attachments

1. Ordinance No. 2025-42
2. Planning Staff Report to Hearing Examiner

WHEN RECORDED RETURN TO:

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

ORDINANCE NO. 2025-42

AN ORDINANCE OF THE CITY OF RICHLAND, WASHINGTON, AMENDING TITLE 23: ZONING REGULATIONS OF THE RICHLAND MUNICIPAL CODE AND THE OFFICIAL ZONING MAP OF THE CITY TO CHANGE THE ZONING ON 58.39 ACRES FROM AGRICULTURE (AG) TO MEDIUM-DENSITY RESIDENTIAL - SMALL LOTS (R-2S) AND RETAIL BUSINESS (C-2), SAID PROPERTY BEING IDENTIFIED AS PORTIONS OF ASSESSOR'S PARCEL NUMBERS 1-3498-201-0595-005, 1-3498-200-0005-007, AND 1-3498-200-0008-000; AND ADOPTING THE FINDINGS AND CONCLUSIONS OF THE RICHLAND HEARING EXAMINER AS THE FINDINGS AND CONCLUSIONS OF THE RICHLAND CITY COUNCIL.

WHEREAS, on September 8, 2025, the Richland Hearing Examiner held a duly advertised open-record public hearing to consider a petition from applicant Alex Rietmann, acting on behalf of MD&D Investments, LLC, to change the zoning of the property hereafter described in Section 3 and identified as either the whole or portions of Assessor's Parcel Numbers 1-3498-201-0595-005, 1-3498-200-0005-007, and 1-3498-200-0008-000; and

WHEREAS, following the September 8, 2025 open-record public hearing, the Richland Hearing Examiner issued an 11-page written recommendation to the Richland City Council that concluded with a favorable recommendation to approve the requested rezone; and

WHEREAS, the Richland City Council has considered the written recommendation of the Richland Hearing Examiner and the record created during the September 8, 2025 open-record public hearing; and

WHEREAS, as required by RMC 19.20.030, the Richland City Council conducted a closed-record decision hearing on December 16, 2025 and has considered the totality of the record.

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

Section 1. The findings of fact and conclusions of law contained in the Richland Hearing Examiner's Report dated November 17, 2025, attached hereto as **Exhibit B** and incorporated herein by this reference, are hereby adopted as the findings and conclusions of the Richland City Council.

Section 2. 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 (R-2S) and Retail Business (C-2) when consideration is given to the interests of the public.

Section 3. Said property, depicted in **Exhibit A**, attached hereto and incorporated by this reference, is more particularly described as follows:

Parcel No. 1-3498-200-0008-000

Real property located in the north half of the northwest quarter of Section 34, Township 9 North, Range 28 East of the Willamette Meridian, Benton county, Washington, more particularly described as follows:

Beginning at the Northwest corner of Section 34, marked by a 5/8 inch iron rebar with no cap; Thence South 00°45'17" West along the West line of said Section 34 a distance of 887.49 feet; Thence South 89°14'43" East leaving said West line a distance of 104.98 feet; Thence North 00°48'16" East a distance of 35.17 Feet; Thence South 89°14'43" East a distance of 54.01 Feet; Thence South 89°09'47" East a distance of 698.33 Feet; Thence South 74°58'55" East a distance of 199.70 Feet; Thence South 46°50'00" East a distance of 42.12 Feet; Thence South 17°17'40" East a distance of 130.01 Feet; Thence North 72°42'20" East a distance of 10.82 Feet; Thence South 17°17'40" East a distance of 198.02 Feet; Thence North 72°42'20" East a distance of 552.96 feet to the easterly boundary of new Parcel IV of Survey No. 5521 recorded in Volume 1 of Surveys at Page 5521, filed under Benton County Auditor's File Number 2021-030634; Thence along said easterly boundary the following courses: Thence North 32°20'10" West a distance of 58.63 feet to a point on the arc of a non-tangent curve turning to the left, having a radius of 173.00 feet; the radius point of which bears South 27°39'19" East; Thence along said curve, having an arc length of 20.16 feet, with a delta angle of 06°40'38", a chord bearing of South 59°00'22" West, and a chord length of 20.15 feet; Thence North 34°16'51" West a distance of 54.02 feet to a point on the arc of a non-tangent curve turning to the left, having a radius of 25.00 feet; the radius point of which bears north 34°21'45" West; Thence along said curve, having an arc length of 33.94 feet, with a delta angle of 77°47'46", a chord bearing of North 16°44'23" East, and a chord length of 31.40 feet;

Thence North 22°02'34" West a distance of 205.67 feet;
 Thence North 21°59'37" West a distance of 42.39 feet to a point on the arc of a non-tangent curve turning to the left, having a radius of 471.00 feet; the radius point of which bears South 67°55'51" West;
 Thence Along said curve, having an arc length of 149.38 feet, with a delta angle of 18°10'17", a chord bearing of North 31°09'18" West, and a chord length of 148.75 feet;
 Thence North 40°10'17" West a distance of 156.06 feet; to a point on the arc of a non-tangent curve turning to the right, having a radius of 179.00 feet; the radius point of which bears North 49°40'40" East; Thence along said curve, having an arc length of 116.02 feet, with a delta angle of 37°08'14", a chord bearing of north 21°45'13" West, and a chord length of 114.00 feet;
 Thence North 03°04'35" West a distance of 77.62 feet;
 Thence North 16°32'19" West a distance of 83.41 feet;
 Thence North 27°38'46" West a distance of 79.89 feet;
 Thence North 33°55'58" West a distance of 179.99 feet to the North line of said Section 34;
 Thence North 89°09'47" West along said north line a distance of 1,157.16 feet to the **Point of Beginning**.

Parcel No. 1-3498-201-0595-005

Real property located in the Northwest Quarter of Section 34, Township 9 North, Range 28 East of the Willamette Meridian, Benton County, Washington, more particularly described as follows:

Commencing at the northwest corner of Section 34. marked by a 5/8 inch iron rebar with no cap; Thence South 00°45'17" West Along the west line of Section 34 a distance of 2699.45 feet to the West Quarter corner of said Section 34 marked by a 1/2 inch rebar with no cap;
 Thence South 00°45'21" West along the West line of the Southwest Quarter of said Section 34 a distance of 30.02 feet to the Northwest corner of Parcel 4 of Survey No. 5494, recorded in Volume 1 of Surveys at Page 5494, filed under Benton County Auditor's File Number 2021-021122; Thence South 89°51'29" East along the Northerly boundary of said Parcel 4 a distance of 438.49 feet;
 Thence North 00°03'8"31" East leaving said North boundary a distance of 159.02 feet;
 Thence South 89°51'29" East a distance of 2.51 feet;
 Thence North 00°08'31" East a distance of 105.01 feet to the **True Point of Beginning**;
 Thence South 89°51'29" East a distance of 60.21 feet;
 Thence South 66°27'51" East a distance of 20.00 feet to a point on the arc of a non-tangent curve turning to the right, having a radius of 676.07 feet; the radius point of which bears South 66°27'51" East;
 Thence along said curve, having an arc length of 35.21 feet, with a delta angle of 02°59'02", a chord bearing of North 25°01'40" East, and a chord length of 35.20 feet;
 Thence South 63°28'49" East a distance of 54.01 feet;
 Thence South 89°51'29" East a distance of 120.31 feet to a point on the arc of a non-tangent curve turning to the right, having a radius of 517.06 feet; the radius point of which bears South 57°32'48" East;
 Thence along said curve, having an arc length of 363.25 feet, with a delta angle of 40°15'08", a chord bearing of North 52°34'46" East, and a chord length of 355.83 feet;
 Thence North 72°42'20" East a distance of 214.55 feet;

Thence North 17°17'40" West A distance of 344.04 feet to a point of curvature with a tangent curve turning to the right, having a radius of 25.00 feet;

Thence along said curve, having an arc length of 39.27 feet, with a delta angle of 90°00'00", a chord bearing of North 27°42'20" East, and a chord length of 35.36 feet;

Thence North 72°42'20" East a distance of 624.07 feet to a point of curvature with a tangent curve turning to the right, having a radius of 173.02 feet; thence along said curve, having an arc length of 227.40 feet, with a delta angle of 75°18'21", a chord bearing of south 69°38'29" East, and a chord length of 211.39 feet;

Thence South 31°59'19" East a distance of 10.42 feet;

Thence South 58°00'41" West a distance of 105.01 feet;

Thence South 31°59'19" East a distance of 450.05 feet;

Thence South 31°58'33" East a distance of 136.78 feet;

Thence North 58°01'27" East a distance of 105.01 feet;

Thence North 31°58'33" West a distance of 136.79 feet;

Thence North 31°59'19" West a distance of 84.05 feet;

Thence North 58°00'41" East a distance of 174.02 feet;

Thence North 31°59'17" West a distance of 69.05 feet;

Thence North 31°59'19" West a distance of 272.34 feet to a point of curvature with a tangent curve turning to the right, having a radius of 1,230.00 feet;

Thence along said curve having an arc length of 417.94 feet, with a delta angle of 19°28'07", a chord bearing of North 22°15'16" West, and a chord length of 415.93 feet to the Southerly most corner of new Parcel II of Survey No. 5521, recorded In Volume 1 of Surveys at Page 5521, filed under Benton County Auditor's File Number 2021-030634, being a point on a curvature turning to the right, having a radius of 1,268.96 feet; the radius point of which bears North 59°19'17" East;

Thence along said curve and said Southerly boundary, having an arc length of 58.78 feet, with a delta angle of 02°39'15", a chord bearing of North 29°21'06" West, and a chord length of 58.78 feet;

Thence South 68°24'08" West a distance of 50.01 feet;

Thence North 32°20'10" West along the Westerly boundary of said new Parcel II a distance of 170.68 feet;

Thence South 72°42'20" West leaving said Westerly boundary a distance of 719.81 feet;

Thence North 03°11'32" West a distance of 16.34 feet;

Thence South 86°48'28" West a distance of 54.01 feet;

Thence South 72°42'20" West a distance of 444.07 feet;

Thence South 00°45'17" West a distance of 94.91 feet;

Thence North 89°14'43" West a distance of 169.00 feet to a point on the arc of a non-tangent curve turning to the left, having a radius of 227.03 feet; the radius point of which bears North 89°58'43" East;

Thence along said curve, having an arc length of 1.62 feet, with a delta angle of 00°24'34", a chord bearing of South 00°13'34" East, and a chord length of 1.62 feet;

Thence South 89°34'09" West a distance of 14.86 feet;

Thence South 53°36'29" West a distance of 76.46 feet;

Thence South 34°29'01" East a distance of 172.90 feet to a point on the arc of a non-tangent curve turning to the right, having a radius of 1,260.14 feet; the radius point of which bears South 34°29'01" East;

Thence along said curve, having an arc length of 7.00 feet, with a delta angle of 00°19'05", a chord bearing of North 55°40'32" East, and a chord length of 7.00 feet;

Thence South 34°09'56" East a distance of 120.01 feet to a point on the arc of a non-tangent curve turning to the left, having a radius of 1,140.13 feet; the radius point of which bears South 34°09'56" East;

Thence along said curve, having an arc length of 217.81 feet, with a delta angle of 10°56'46", a chord bearing of South 50°21'42" West, and a chord length of 217.48 feet;

Thence South 45°06'41" East a distance of 80.01 feet to a point on the arc of a non-tangent curve turning to the right, having a radius of 1,060.12 feet; the radius point of which bears South 45°06'41" East;

Thence along said curve, having an arc length of 7.63 feet, with a delta angle of 00°24'45", a chord bearing of North 45°05'41" East, and a chord length of 7.63 feet;

Thence South 44°41'56" East a distance of 174.02 feet to a point on the arc of a non-tangent curve turning to the right, having a radius of 886.10 feet; the radius point of which bears South 44°41'56" East;

Thence along said curve, having an arc length of 18.24 feet, with a delta angle of 01°10'47", a chord bearing of North 45°53'27" East, And a chord length of 18.24 feet;

Thence South 43°31'09" East a distance of 105.01 feet to a point on the arc of a non-tangent curve turning to the left, having a radius of 781.09 feet; the radius point of which bears South 43°31'09" East;

Thence along said curve, having an arc length of 349.22 feet, with a delta angle of 25°37'00", a chord bearing of South 33°40'21" West, and a chord length of 346.32 feet;

Thence South 89°51'29" East a distance of 31.49 feet to the **True Point of Beginning**.

TOGETHER WITH:

Real property located in the Southeast Quarter of the Northwest Quarter of Section 34, Township 9 North, Range 28 East of the Willamette Meridian, Benton County, Washington. more particularly described as follows:

Commencing at the Northwest corner of Section 34, marked by a 5/8 inch iron rebar with no cap;

Thence South 89°09'47" East along the North line of said Section 34 a distance of 2599.03 feet to the North Quarter corner of said Section 34 marked by a 3" brass cap;

Thence South 00°06'46" West a distance of 1,333.89 feet to the Northeast corner of Lot 6 of the Plat of Westcliffe Heights II recorded in Volume 15 of Plats At Page 608, filed under Benton County Auditor's File Number 2018-015773;

Thence North 89°30'45" West along the Northerly boundary of said Plat of Westcliffe Heights II a distance of 155.72 Feet;

Thence South 58°00'41" West a distance of 427.93 feet to the **True Point of Beginning**;

Thence North 31°59'19" West a distance of 130.96 feet to the Easterly right-of-way margin of Queensgate Drive established per Quitclaim Deed recorded under Benton County Auditor's File Number 2018-01826, being a point on the arc of a non-tangent curve turning to the left, having a radius of 1,170.00 feet; the radius point of which bears North 65°30'31" East;

Thence along said curve and right-of-way margin, having an arc length of 131.40 feet, with a delta angle of 06°26'05", a chord bearing of South 27°42'32" East, and a chord length of

131.33 feet to the Northwest corner of adjusted Lot 1 of Survey No. 5036 recorded in Volume 1 of Surveys at Page 5036, filed under Benton County Auditor's File Number 2018-019538; Thence North 58°00'41" East along the Northerly boundary of said adjusted Lot 1 a distance of 9.80 feet to the **True Point Of Beginning**.

Parcel No, 1-3498-200-0005-007

Real Property located in the West half of the Northwest Quarter and the Northwest Quarter of the Southwest Quarter of Section 34, Township 9 North, Range 28 East of the Willamette Meridian, Benton County, Washington, more particularly described as follows:

Commencing at the Northwest corner of Section 34, marked by a 5/8 inch iron rebar with no cap;

Thence South 00°45'17" West along the West line of Section 34 a distance of 887.49 feet to the **True Point Of Beginning**;

Thence South 89°14'43" East leaving said West line a distance of 104.98 feet;

Thence North 00°48'16" East a distance of 35.17 feet;

Thence South 89°14'43" East a distance of 54.01 feet;

Thence South 89°09'47" East a distance of 698.33 feet;

Thence South 74°58'55" East a distance of 199.70 feet;

Thence South 46°50'00" East a distance of 42.12 feet;

Thence South 17°17'40" East a distance of 130.01 feet;

Thence North 72°42'20" East a distance of 10.82 feet;

Thence South 17°17'40" East a distance of 198.02 feet;

Thence South 72°42'20" West a distance of 166.85 feet;

Thence North 03°11'32" West a distance of 16.34 feet;

Thence South 86°48'28" West a distance of 54.01 feet;

Thence South 72°42'20" West a distance of 444.07 feet;

Thence South 00°45'17" West a distance of 94.91 feet;

Thence North 89°14'43" West a distance of 169.00 feet to a point on the arc of a non-tangent curve turning to the left, having a radius of 227.03 feet; the radius point of which bears North 89°58'43" East;

Thence along said curve, having an arc length of 1.62 feet, with a delta angle of 00°24'34", a chord bearing of South 00°13'34" East, and a chord length of 1.62 feet;

Thence South 89°34'09" West a distance of 14.86 feet;

Thence South 53°36'29" West a distance of 76.46 feet;

Thence South 34°29'01" East a distance of 172.90 feet to a point on the arc of a non-tangent curve turning to the right, having a radius of 1,260.14 feet; the radius point of which bears south 34°29'01" East;

Thence along said curve, having an arc length of 7.00 feet, with a delta angle of 00°19'05", a chord bearing of North 55°40'32" East, and a chord length of 7.00 feet;

Thence South 34°09'56" East a distance of 120.01 feet to a point on the arc of a non-tangent curve turning to the left, having a radius of 1,140.13 feet; the radius point of which bears South 34°09'56" East;

Thence along said curve, having an arc length of 217.81 feet, with a delta angle of 10°56'46", a chord bearing of South 50°21'42" West, and a chord length of 217.48 feet;

Thence South 45°06'41" East a distance of 80.01 feet to a point on the arc of a non-tangent curve turning to the right, having a radius of 1,060.12 feet; the radius point of which bears South 45°06'41" East;

Thence along said curve, having an arc length of 7.63 feet, with a delta angle of 00°24'45", a chord bearing of North 45°05'41" East, and a chord length of 7.63 feet;

Thence South 44°41'56" East a distance of 174.02 feet to a point on the arc of a non-tangent curve turning to the right, having a radius of 886.10 feet; the radius point of which bears South 44°41'56" East;

Thence along said curve, having an arc length of 18.24 feet, with a delta angle of 01°10'47", a chord bearing of North 45°53'27" East, and a chord length of 18.24 feet;

Thence South 43°31'09" East a distance of 105.01 feet to a point on the arc of a non-tangent curve turning to the left, having a radius of 781.09 feet; the radius point of which bears South 43°31'09" East;

Thence along said curve, having an arc length of 349.22 feet, with a delta angle of 25°37'00", a chord bearing of South 33°40'21" West, and a chord length of 346.32 feet;

Thence South 89°51'29" East a distance of 31.49 feet;

Thence South 00°08'31" West a distance of 105.01 feet;

Thence North 89°51'29" West a distance of 2.51 feet;

Thence South 00°08'31" West a distance of 159.02 feet to the Northerly boundary of Parcel 4 of Survey No. 5494 recorded in Volume 1 of Surveys at Page 5494, filed under Benton County Auditor's File Number 2021-021122;

Thence North 89°51'29" West along said Northerly boundary a distance of 438.49 feet to the Northwest corner of said Parcel 4 being also a point on the west line of the Southwest Quarter said Section 34;

Thence North 00°45'21" East along said West line a distance of 30.02 feet to the West Quarter corner of Section 34, marked by a 1/2 inch rebar with no cap;

Thence North 00°45'17" East along said West line of the Northwest Quarter a distance of 1,811.96 feet to the **Point Of Beginning**.

Section 4. Said property depicted in **Exhibit A** and legally described in Section 3 herein is hereby rezoned from Agriculture (AG) to Medium-Density Residential - Small Lot (R-2S) and Retail Business (C-2) as depicted therein.

Section 5. Richland Municipal Code Title 23 and the Official Zoning Map of the City, as adopted by Section 23.08.040 of said Title, are hereby amended by amending Sectional Maps Nos. 22 and 23, which are two of a series of maps constituting said Official Zoning Map, as shown on the attached **Exhibit A**, 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 6. The City Clerk is directed to file with the Auditor of Benton County, Washington, a copy of this Ordinance and the attached amended Sectional Map Nos. 22 and 23, duly certified by the City Clerk as a true copy, together with **Exhibit B** (Richland Hearing Examiner's Report).

Section 7. This Ordinance shall take effect the day following its publication in the official newspaper of the City of Richland.

Section 8. Should any section or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, that decision shall not affect the validity of the Ordinance as a whole or any part thereof, other than the part so declared to be invalid.

Section 9. The City Clerk and the codifiers of this Ordinance are authorized to make necessary corrections to this Ordinance, including but not limited to the correction of scrivener's errors/clerical errors, section numbering, references, or similar mistakes of form.

PASSED by the City Council of the City of Richland, Washington, at a regular meeting on the ____ day of _____, 2026.

Theresa Richardson, Mayor

Attest:

Approved as to Form:

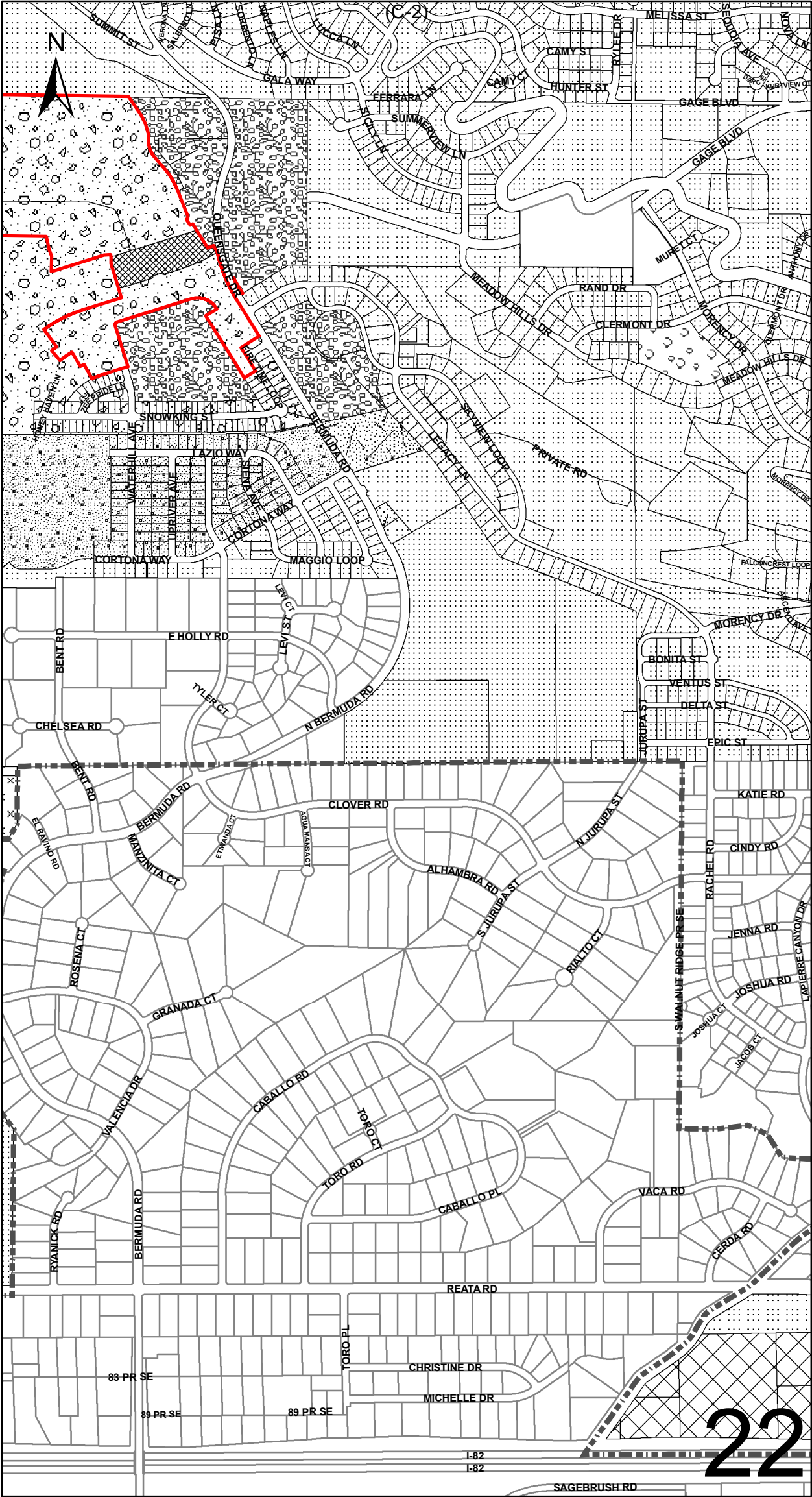
Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

First Reading: _____

Second Reading: _____

Date Published: _____



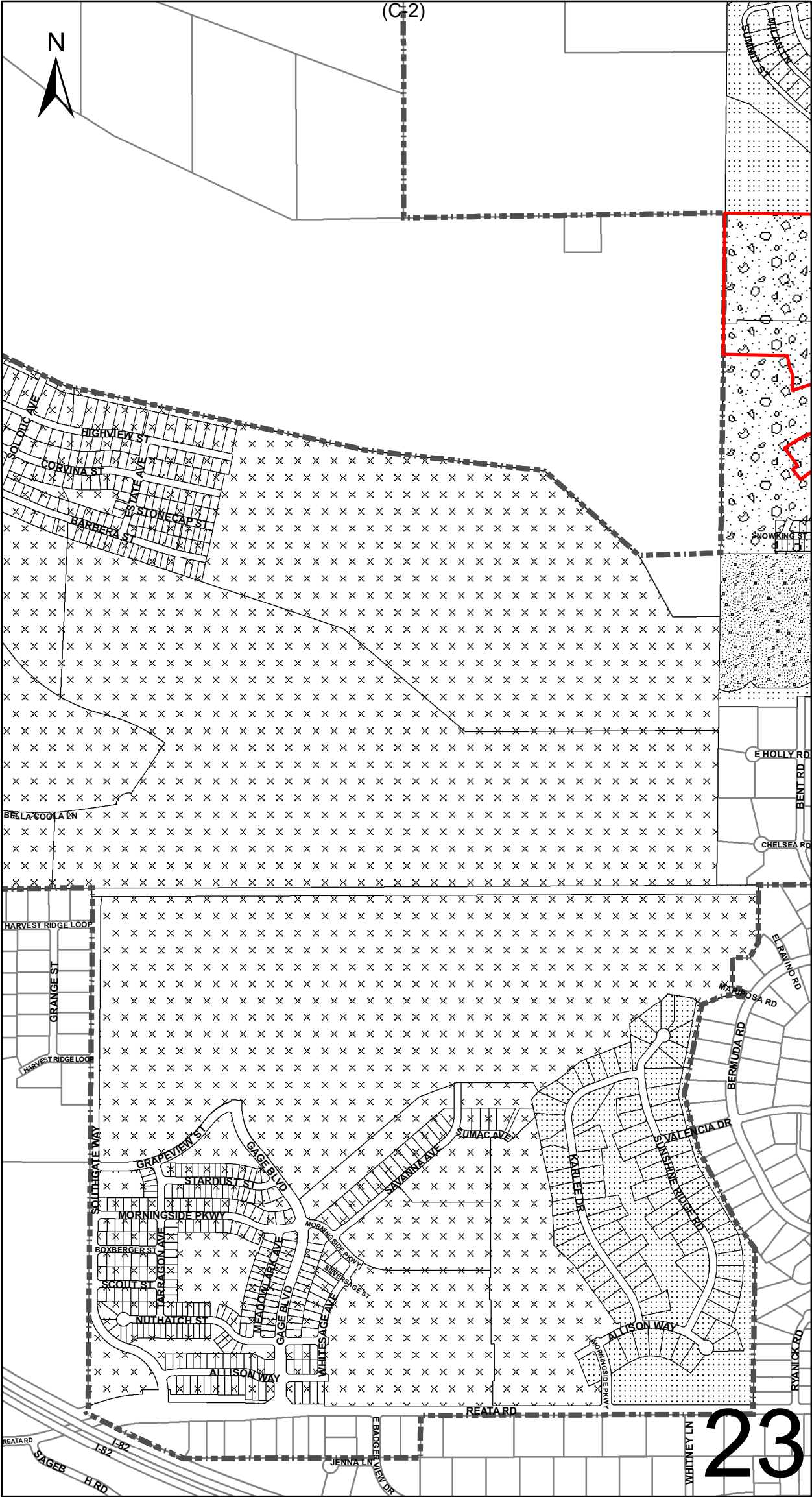


Exhibit B to Ordinance No. 2025-42

Before Hearing Examiner
Gary N. McLean

BEFORE THE HEARING EXAMINER
FOR THE CITY OF RICHLAND

Regarding the Application to **Rezone** a 58+)
acre site from AG (Agriculture) to R-2S,)
with a portion of land rezoned to C-2, which)
is consistent with the Comprehensive Plan's)
Medium Density Residential (MDR) and)
Commercial land use designations assigned)
to the area, submitted by)
JASON MATTOX, PROJECT ENGINEER WITH)
PBS FIRM, ON BEHALF THE PROPERTY)
OWNER **MD&D INVESTMENTS, LLC**,)
Applicant)

File No. **PLN-T3A-2025-00002**

**FINDINGS OF FACT,
CONCLUSIONS AND
RECOMMENDATION**

I. SUMMARY OF RECOMMENDATION.

The applicant met its burden of proof to demonstrate that the requested rezone merits approval.

The site is now designated as suitable for Medium Density Residential and Commercial land uses under applicable provisions of the City's Comprehensive Plan but it is currently zoned AG (Agriculture), limiting development opportunities for the property and perpetuating a nonconformity between the City's Comprehensive Plan and Zoning map. The pending application would rezone the site to one of two available Medium Density Residential zoning districts found in current City codes, specifically, the R-2S zone, a medium density residential zone as described in RMC 23.18.010(D); with another smaller portion of the site rezoned to C-2, the retail business use district.

This requested rezone does not approve any development activity on the site. As with all development proposals, City Development Regulations, including without limitation subdivision codes, will apply to any specific projects that may eventually be proposed on the site. The same applicant is pursuing a preliminary plat application for the rezone property,

**FINDINGS OF FACT, CONCLUSIONS AND
RECOMMENDATION OF APPROVAL FOR
PEACH TREE ESTATES III
REZONE APPLICATION –
FILE NO. PLN-T3A-2025-00002**

GARY N. MCLEAN
HEARING EXAMINER FOR THE CITY OF RICHLAND
CITY HALL – 625 SWIFT BOULEVARD
RICHLAND, WASHINGTON 99352

1 which is subject to a separate review and approval by the Hearing Examiner, under File No.
2 PLN-T1-2025-00282. If this rezone is denied, the proposed plat application would be null
3 and void.

4 Because applicant's only vest to zoning and development regulations in effect at the
5 time of a complete application for a preliminary plat proposal, the applicant has assumed all
6 risk associated with pursuing approval of a plat that is dependent on the Council's legislative
7 discretion to approve or deny this requested rezone. This Recommendation should not be
8 read to create any expectation or assumption on the applicant's part that applicable law
9 mandates approval of their requested rezone. It does not. To the contrary, the City Council
10 holds full discretion and authority to reach its own decisions regarding site-specific rezones.
11 Further, RMC 19.20.020.D expressly provides that whenever an application involving a
12 legislative action is filed with a quasi-judicial action such as applications for zoning
13 reclassifications and/or preliminary plats, the application requiring legislative action [i.e. a
14 rezone application] shall first be completed; following a final decision on the legislative
15 action(s), the hearing examiner shall then consider the applications requiring quasi-judicial
16 action [i.e. a preliminary plat application].

17 In any event, for reasons explained below, the Hearing Examiner respectfully
18 recommends that the City Council approve the applicant's pending request to rezone their
19 property from AG to the R-2S and C-2 zoning districts, as detailed in maps provided with the
20 Staff Report.

21 **II. BACKGROUND and APPLICABLE LAW.**

22 In this matter, the Hearing Examiner has jurisdiction to conduct an open record public
23 hearing on the site-specific rezone application at issue and is directed to issue a written
24 recommendation for consideration and final action by the Richland City Council. *See*
25 Richland Municipal Code (RMC) 19.20.010(D)(identifies "site-specific rezones" as Type
26 IIIA permit applications); RMC 23.70.210(A)("The hearing examiner shall conduct an open
record public hearing as required by RMC Title 19 for a Type IIIA permit application.");
RMC 19.20.030(granting jurisdiction to Hearing Examiner to conduct public hearing and
issue recommendation to City Council); RMC 19.25.010(hearing examiner system created to
process various matters, including site-specific rezone applications); and RCW
35A.63.170(state statute regarding hearing examiner system).

27 The applicant bears the burden of proof to show that its application conforms to the
28 relevant elements of the city's development regulations and comprehensive plan, and that
29 any significant adverse environmental impacts have been adequately addressed. RMC
30 19.60.060.

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FINDINGS OF FACT, CONCLUSIONS AND
RECOMMENDATION OF APPROVAL FOR
PEACH TREE ESTATES III
REZONE APPLICATION –
FILE NO. PLN-T3A-2025-00002

GARY N. MCLEAN
HEARING EXAMINER FOR THE CITY OF RICHLAND
CITY HALL – 625 SWIFT BOULEVARD
RICHLAND, WASHINGTON 99352

1 Finally, Washington Courts apply three basic rules when reviewing appeals of rezone
2 applications: (1) there is no presumption favoring the rezone request; (2) the proponent of a
3 rezone must demonstrate that there has been a change of circumstances since the original
4 zoning, PROVIDED if a proposed rezone implements the policies of a comprehensive plan,
5 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).

6 III. QUESTIONS PRESENTED.

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

8 A. Whether the requested rezone implements applicable policies of the City's
9 Comprehensive Plan, and/or whether there has been a change of circumstances since the
current AG (Agriculture) zoning was adopted for the site?

10 *Short Answer:* Yes to both. Most of the site is already designated for Medium
11 Density Residential uses, with smaller areas designated for Commercial uses, as
12 detailed in applicable provisions of City's Comprehensive Plan, specifically those
13 found in the Badger Mountain South Subarea Plan, which applies to properties where
14 the applicant's land is located. The rezone would effectuate that Comprehensive Plan
15 and eliminate a nonconformity that currently exists between such Plan and city zoning
16 maps. The requested R-2S zone is a Medium Density Residential zone that allows
17 for various residential uses not currently available in the AG zone. The smaller
18 portions of land to be rezoned for C-2 uses almost mirrors the commercial acreage
19 required by the Subarea Plan. (*Testimony of Mr. Stevens*). The applicant is pursuing
20 a separate application for a preliminary plat that is designed under R-2S zoning
standards, and residential development is occurring on surrounding properties at a
rapid pace, vividly showing a change of circumstances that supports this requested
rezone. Two adjacent plats, known as Peach Tree Estates and Peach Tree Estates II,
are owned by the same applicant, and were approved in recent years with the same
residential zoning requested for this site, with some aspects of such subdivisions
completed, and others continuing under various phases of development and
construction.

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

23 ¹ *Save Our Rural Env't v. Snohomish County*, 99 Wn.2d 363, 370-71 (1983); *Henderson v. Kittitas County*, 124 Wn. App.
24 747, 754 (Div. III, 2004); *Bjarnson v. Kitsap County*, 78 Wn. App. 840, 846 (Div. III, 1995).

1 *Short Answer:* Yes, because the rezone is consistent with the City’s Comprehensive
2 Plan, and any future, project-specific proposal will have to meet city development
3 regulations, including SEPA, subdivision codes, traffic impact reviews, public
4 infrastructure concurrency reviews, and payment of any impact fees in effect at the
5 time of an application. Vacant, undeveloped, Residential and Commercial-designated
6 property in an area already served with newer transportation and utility infrastructure
7 is not consistent with state and local policies that encourage residential and
8 commercial development in designated urban growth areas, like those in the Richland
City limits. The proposed rezone is an effort to expedite development potential for
the site, with residential and commercial uses included, all to further goals and
objectives specified in applicable provisions of the BMS subarea plan. The current
AG zoning designation applied to the site is no longer appropriate or in the public
interest.

9 **IV. RECORD.**

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

13 Public notices regarding the application and public hearing were mailed, posted, and
14 published as required by city codes prior to the public hearing, which occurred on September
8, 2025. (*Staff Report, page 15; Exhibit 4, noticing materials; Testimony of Mr. Stevens*).

15 **Hearing Testimony:** During the public hearing, all individuals who asked to speak
16 provided testimony under oath. Staff members, Ryan Nelson and Mike Stevens provided a
17 credible summary of the Staff Report and responded to questions raised by the Examiner.
18 The applicant’s project Engineer, Jason Mattox, with the PBS firm, provided credible
19 testimony summarizing the merits of the requested rezone, and how it satisfies applicable
20 approval criteria, and responded to comments and questions. Alyssa Moeller, a local resident
who resides in an adjacent neighborhood, expressed general concerns about traffic, and a
preference for larger estate-sized lots. No one offered a preponderance of testimony or
evidence that would rebut the credible analysis provided in the Staff Report, or that would
serve as a basis to reject the requested rezone.

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

24
25 **FINDINGS OF FACT, CONCLUSIONS AND**
RECOMMENDATION OF APPROVAL FOR
PEACH TREE ESTATES III
REZONE APPLICATION –
26 **FILE NO. PLN-T3A-2025-00002**

GARY N. MCLEAN
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CITY HALL – 625 SWIFT BOULEVARD
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1. Application Materials for requested rezone
2. Zone Map
3. BMS Land Use Map
4. Public Notices & Affidavits

The Examiner has visited the road network and vicinity of the proposed rezone on multiple occasions over the past few years in connection with other applications and conducted another site visit in the hours before the public hearing, and is fully advised on matters at issue herein, including without limitation adjacent developments and land uses, applicable law, application materials, and relevant comprehensive plan provisions.

V. FINDINGS OF FACT.

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

Application, Site Location and Conditions.

1. In this application, the applicant and property owner, MD&D Investments, LLC, through its designated representative and project engineer, Jason Mattox, PE, with the PBS firm, requests a rezone of property from Agriculture (AG) to R-2S, a medium density residential classification; with smaller portions of the property to be rezoned to the C-2 zone, all in a manner consistent with land use map designations for the property provided in the City's Badger Mountain South Subarea Plan that apply to the area at issue. (*Ex. 1, Application materials; Staff Report, pages 4 and 15*). The application materials refer to the property at issue in this rezone application as "Peach Tree Estates III."

2. Peach Tree Estates III is a 58+acre site, located on portions of tax parcels 134982010595005, 134982000005007 and 134982000005008, now addressed as 1251 Bermuda Road. The site is located west of the Queensgate Drive/Bermuda Road corridor, and will feature access from a primary connection to a future intersection at Queensgate and Gage Boulevard to the east. (*Staff Report, page 3*).

3. A vicinity map included in the Staff Report on page 2, highlighting the rezone area in blue, is republished below:

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FINDINGS OF FACT, CONCLUSIONS AND
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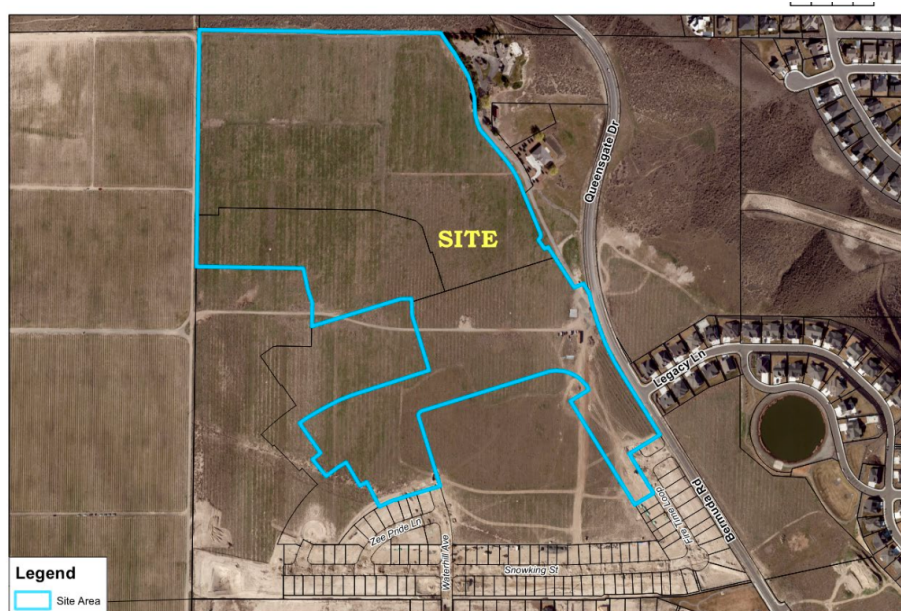


Figure 1 – Vicinity Map

4. The purpose of this requested rezone is to enable residential and commercial development to proceed in a manner consistent with the overlying Badger Mountain South Subarea Plan Medium Density Residential (MDR) and Commercial (COM) land use classifications that apply to portions of the site. Properties to the southwest and south of this site, known as Peach Tree Estates and Peach Tree Estates II, were rezoned and subdivided under separate application processes completed in recent years.

5. The subject site was previously disturbed as it was part of a large apple orchard. The site is sloped down from northwest to southeast. The surrounding area is transitioning from agricultural uses to single-family residential.

6. The Badger Mountain South Subarea Plan designates portions of the properties addressed in this rezone application as Medium Density Residential [MDR], which could allow for 5.1 -10 dwellings per acre; Commercial [COM]; and Civic. The current Agricultural (AG) zone does not implement the BMS MDR or Commercial land use designations.

7. RMC 23.18.010 explains that the R-2S Medium-Density Residential Small Lot zoning is intended to be applied to land that is designated MDR (5.1-10 dwellings per acre) under the City's Comprehensive Plan, such as BMS MDR. (*Staff Report, page 17*).

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8. RMC 23.22.010 explains that the C-2 Retail Business Use zoning district is intended to be applied to land that is designated Commercial under the City's Comprehensive Plan, such as the BMS MDR. (*Staff Report, page 17*).

9. No portion of this proposed rezone is in the Shoreline Management Program's jurisdiction. No portion of this proposed rezone is in a Critical Aquifer Recharge Area (CARA). No other critical areas are in the vicinity of the rezone site to merit consideration.

10. The Examiner notes that this Peach Tree Estates III site was part of an almost 1,900-acre annexation into the City of Richland that took effect in 2010, through passage of Ordinance No. 41-10, which assigned the (AG) Agriculture zoning designation to the entire northeast portion of the annexation area where the Peach Tree Estates projects, and the neighboring Sienna Hills site, are located. (*See Ord. No. 41-10, Sec. 6, and Ex. B thereto, labeled "Zoning Designations for Annexation Area"*).

11. The Comprehensive Plan Land Use Map for the area is found in the Badger Mountain South Subarea Plan. The Staff Report includes an image, marked Figure 2, enlarged to show site borders for the Peach Tree Estates III property outlined in blue, a copy of which is republished below on the following page:

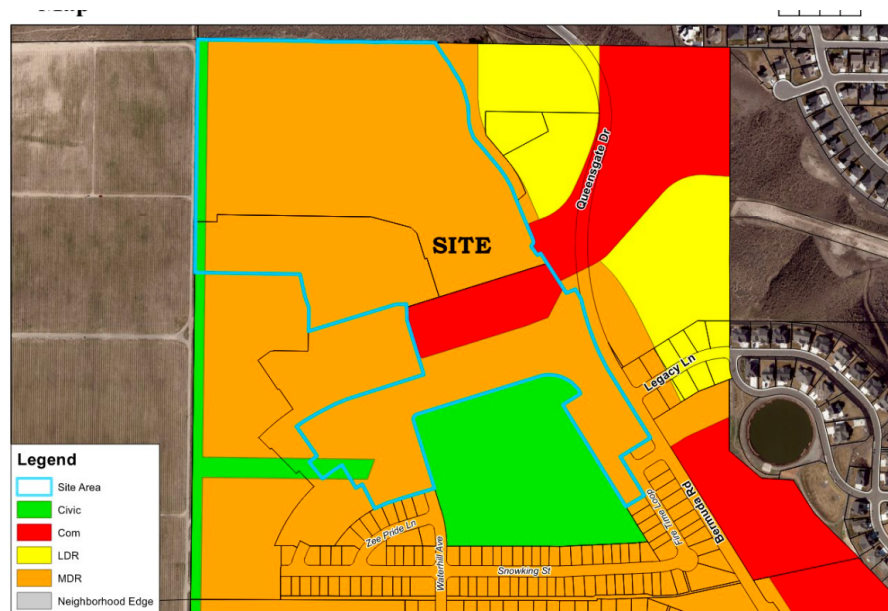


Figure 2 – Badger Mountain South LUDR Land Use Map

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12. The Peach Tree Estates III property at issue in this matter is southeast of Badger Mountain. As one might imagine, this Peach Tree Estates III site is just north and west of the recently approved Peach Tree Estates and Peach Tree Estates II Preliminary Plats, which are now undergoing various stages of construction and development. (*Site visits*).

13. The Staff Report and testimony by Staff and Applicant witnesses credibly established that the requested rezone is consistent with applicable Comprehensive Plan provisions and city land use codes.

14. The rezone site was previously used as an orchard, but agricultural uses of the property have been discontinued for some time. The site is located in a part of the city that is now experiencing steady development of new homes, helping to address the housing shortage problems mentioned by Staff in recent hearing presentations. The need for Commercial uses to serve BMS and adjacent residents is also a priority. This rezone would designate Commercial acreage of a size substantially similar to that depicted on BMS land use designation maps for the area. (*Testimony of Mr. Stevens*).

15. There is no dispute that the property at issue is currently designated for medium density residential and commercial uses in applicable provisions of the City's Comprehensive Plan, specifically the BMS Subarea plan that applies to the applicant's property. This application would eliminate the site's nonconformity with the City's Comp. Plan, by replacing the current AG zone with the R-2S and C-2 zones. Thus, the requested rezone is consistent with and will implement policies in the City's Comp. Plan.

16. Changed circumstances also support the requested rezone. Since annexation in 2010, rapid residential development has occurred to the east and south of the rezone site. The current Agriculture zoning does not serve a useful purpose in this location.

17. The Examiner concurs with the opinion of staff and finds that the proposed R-2S and C-2 zoning for the site is compatible with the vicinity and that the site's proximity to a future new school, well-built roadways, utilities, and recreational amenities in the area, should make the property a highly desirable site for future homebuyers and hopefully the types of commercial uses intended to serve future residents. (*Site visits*).

18. One individual raised general concerns about traffic, safety and excess speeds along the Queensgate corridor, and expressed a preference for larger, 'estate' sized lots on the site. Staff and applicant representatives provided thoughtful responses to the comment, noting that both Peach Tree plats before this proposal were already approved using the R-2S zone, and that larger lot zones, like the Suburban Estates zone, are not consistent with the Medium Density land use designation assigned for most of the site in the BMS subarea plan. (*Testimony of Mr. Mattox and Mr. Stevens*). In the end, no one submitted a preponderance

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of credible comments, evidence, or legal authority that would serve as a basis to seriously question or deny this requested rezone.

19. Because staff deemed the application to be consistent with the City's Comprehensive Plan, which already designates the rezone site as suitable for the types of medium density residential and commercial land uses specified in the application, 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; Official notice from record of previous rezone matters re: City SEPA process(es) undertaken when Comprehensive Plan, and BMS Subarea Plan, were adopted and amended).* In any event, Staff considered this rezone proposal in concurrence with the associate preliminary plat application for the site, and issued a SEPA Determination of Non-Significance for the proposal on or about August 25, 2025. (Staff Report, page 14).

20. The record does not include any evidence that the requested R-2S or C-2 zones could allow for any uses that would be incompatible with surrounding uses.

21. The Staff Report's analysis of this application stands unrebutted. The requested rezone is consistent with land use policy goals in the City's Comprehensive Plan. *(Staff Report, all findings and analysis regarding consistency with the BMS Subarea Plan, a part of the City's Comp. Plan).*

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

22. As part of the review process, City staff confirmed that, adequate utilities, including without limitation water, sewer, stormwater, irrigation, natural gas, and electricity, are in place and/or readily available, some with connections needed, but all with adequate capacity, to serve the parcel that is at issue in this matter. *(Staff Report, pages 11-12).*

Consistency with City Codes and Comprehensive Plan.

23. As explained elsewhere in this Recommendation, the rezone site is already designated for "MDR" i.e. medium density residential uses and "COM" i.e. Commercial uses in applicable parts of the City's Comprehensive Plan, and the request is to eliminate the AG classification for the site and replace it with one of the City's medium density residential zoning designations, specifically the R-2S zone and the C-2 retail business use zone.

24. Standing alone, the requested rezone conforms to the Comprehensive Plan, because the plan already identifies the property as suitable for the requested medium density residential and commercial uses. There is nothing in this record to justify holding the property as an AG zoned site, as might be the case where certain unique uses are needed in

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the immediate area in order to best serve the public interest.

General findings.

25. The requested rezone bears a substantial relationship to the public health, safety, and general welfare. The requested rezone is appropriate in the context of adjacent properties.

26. The Development Services Division Staff Report, prepared by City Planner, Ryan Nelson, includes a number of specific findings and explanations that establish how the underlying application satisfies provisions 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.

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

VI. CONCLUSIONS.

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

1. The applicant 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.*

2. The applicant 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 in 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 all uses permitted in the R-2S and C-2 zones requested herein.

4. The rezoned site will not be materially detrimental to uses or property in the immediate vicinity of the subject property. In fact, the rezone will help facilitate residential and small commercial nodes of development on the property, thereby implementing City goals and policies, including without limitation those that seek to provide a variety of lifestyles and housing opportunities, with commercial uses that compliment and serve future BMS residents.

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5. As required by RMC 19.50.010(C), the transportation system is sufficient to accommodate the type of development envisioned with the proposed rezone. The surrounding road network is fully functional, and no transportation concurrency problems are likely to arise as a result of the rezone for the site. Development regulations, including without limitation those detailing frontage improvements, limited access, roadway improvements, impact fees, setbacks, and the like, will apply to any future project built on the site.

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

7. Approval of this rezone will not and does not constitute, nor does it imply any 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.

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

VII. RECOMMENDATION.

Based upon the preceding Findings and Conclusions, the Hearing Examiner recommends that the Peach Tree Estates III application (File No. PLN-T3A-2025-00002) to reclassify a 58+acre site from its current AG (Agriculture) zone to Medium Density Residential (MDR) and Commercial land use designations, specifically the R-2S and C-2 zoning districts, which is consistent with the Comprehensive Plan's land use designations assigned to the area, should be **APPROVED**.

ISSUED this 17th Day of November, 2025



Gary N. McLean
Hearing Examiner

FINDINGS OF FACT, CONCLUSIONS AND
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FILE NO. PLN-T3A-2025-00002

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

GENERAL INFORMATION:

Proposal Name:	Peach Tree Estates III Rezone
Location:	1251 Bermuda Road
Applicant:	Jason Mattox of PBS Engineering & Environmental
Property Owner:	MD&D Investments, LLC
File #:	PLN-T3A-2025-00002
Description:	Request to rezone Parcels 134982000005007, 134982010595005, and 134982000008000 from Agriculture (AG) to R-2S and C-2.
Project Type:	Type IIIA Site-Specific Rezone
Hearing Date:	September 8, 2025
Report By:	Ryan Nelson, Planner
Recommended Action:	Approval

**Vicinity
Map**

Item: Peach Tree Estates III - Phases 1 - 6 Prelim Plat

Applicant: PBS Engineering

File #: PLN-T3-2025-00004 & PLN-T1-2025-00282



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**Figure 1 – Vicinity Map****Description of Proposal**

Parallel to a Preliminary Plat Application for the development of an approximately 58.39-acre site, with two hundred forty-two (242) residential lots and four (4) commercial tracts, Jason Mattox has submitted a Zoning Map Amendment Application on behalf of MD&D Investments, LLC (owner), petitioning to rezone parcel numbers 134982000005007, 134982010595005, and 134982000008000 from the Agriculture (AG) zoning designation to the medium density residential, small lot, (R-2S) district and to the retail business use (C-2) district. The purpose of this change is to enable residential and commercial development to proceed in agreement with the overlying Badger Mountain South Subarea Plan Medium Density Residential (MDR), Civic, and Commercial land use classifications.

Figure 1 (above) shows the site within its larger context.

Reviewing Authority and Applicable Codes

Richland Municipal Code (RMC) Chapter 19.20.010(D)(1), 19.20.030, and 19.25.010 requires a site-specific rezone review to take place by the Hearing Examiner. See additional RMC guidance for the Hearing Examiner, below:

RMC 19.20.010 Procedures for processing development permits.

For the purpose of project permit processing, all development permit applications shall be classified as one of the following: Type I, Type II, Type III, or Type IIIA.

D. Type IIIA permits include the following types of permit applications:

1. Site-specific rezones

19.60.060 Burden of proof.

Except for Type IV actions, the burden of proof is on the proponent. The project permit application must be supported by proof that it conforms to the applicable elements of the city's development regulations, comprehensive plan and that any significant adverse environmental impacts have been adequately addressed.

23.70.210(A) Public hearing and recommendation to council.

Reclassification. The hearing examiner shall conduct an open record public hearing as required by RMC Title 19 for a Type IIIA permit application. The recommendation shall include written findings of fact and the reasons for the hearing examiner's action; and shall refer expressly to the maps, description and other matters intended by the hearing examiner to constitute the reclassification.

Additional Considerations.

Washington Courts apply three basic rules when reviewing appeals of rezone applications: (1) there is no presumption favoring the rezone request; (2) the proponent must demonstrate that there has been a change of circumstances since the original zoning provided if a proposed rezone implements the policies of the comprehensive plan, a showing of changed circumstances is usually not required; and (3) the rezone must have a substantial relationship to the public health, safety, morals or general welfare.

For the purposes of this rezone request, the central questions presented are:

1. 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 Agricultural [AG] zoning was adopted for the site?
2. Does the rezone bear a substantial relationship to the public health, safety, morals, or general welfare?

Site Description & Adjacent Land Uses

Peach Tree Estates III is comprised of three (3) parcels totaling approximately 58.39-acres. The project site is located west and north of the Peach Tree Estates II subdivision and adjacent to both the public and private road segments of Bermuda Road.

The project area slopes down from northwest to southeast and will be accessed from a primary connection to a future intersection at Queensgate Drive and Gage Boulevard to the east and secondary connection through Peach Tree Estates and Peach Tree Estates II developments to the south and west.

Current Badger Mountain South Land Use Designations and Uses:

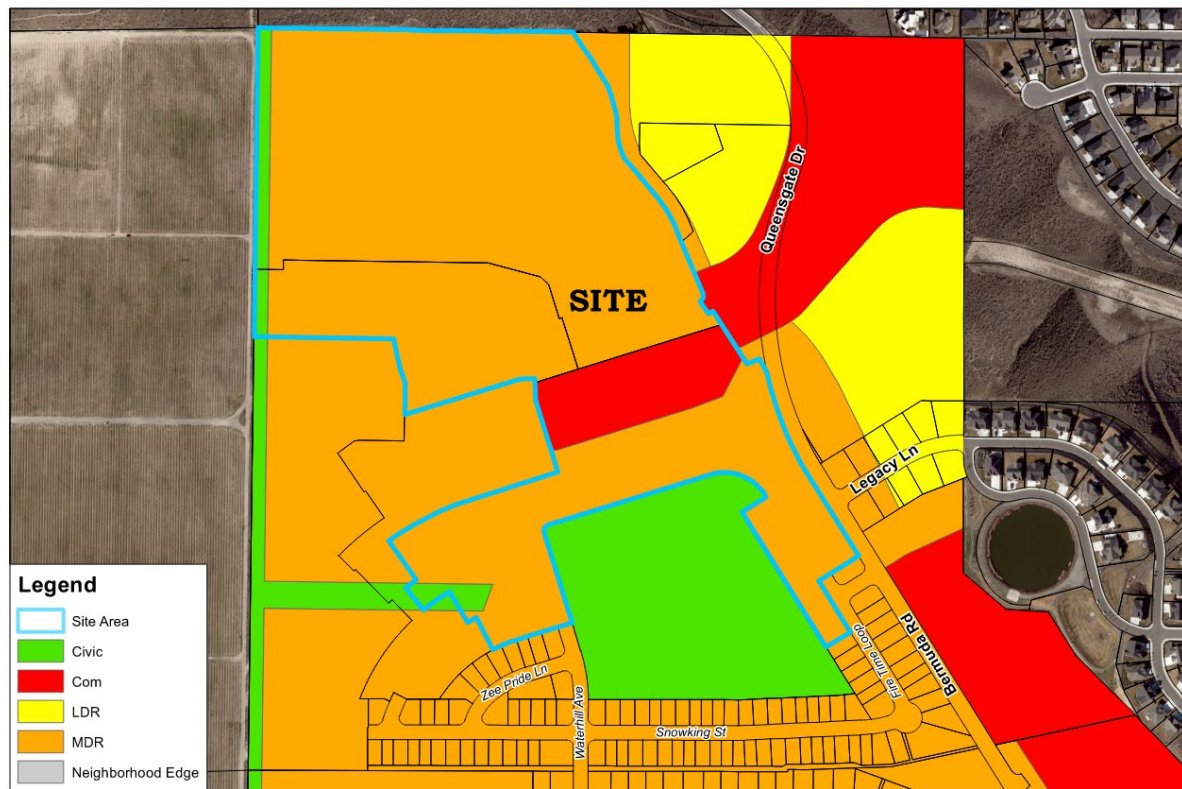
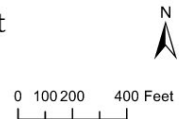
Parcel Number	BMS Land Use Classification	Current Use
134982000008000	Medium Density Residential	Former Orchard
134982010595005	Medium Density Residential and Commercial	Former Orchard
134982000005007	Medium Density Residential and Civic	Former Orchard

**BMS
Land Use
Map**

Item: Peach Tree Estates III - Phases 1 - 6 Prelim Plat

Applicant: PBS Engineering

File #: PLN-T3-2025-00004 & PLN-T1-2025-00282

**Figure 2 – Badger Mountain South LUDR Land Use Map****Badger Mountain South Subarea Plan Review**

As illustrated in Figure 2 (above), the Comprehensive Plan Land Use designation (as established by the Badger Mountain Subarea Plan) largely designates the site for medium-density residential development and other areas are designated as Commercial and Civic.

Applicable Goals & Policies

Provided below is a set of the City's Comprehensive Plan goals & policies which are particularly applicable to the proposed plat.

Land Use Element – Goal 1

Plan for the growth within the urban growth area and promote compatible land use.

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

Land Use Element – Goal 2

Establish land uses that are sustainable and create a livable and vibrant community.

- Policy 3: Ensure that the intent of the land use and districts are maintained.

Land Use Element – Goal 3

Maintain a broad range of residential land use designations to accommodate a variety of lifestyles and housing opportunities.

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

Provided below is a set of Badger Mountain South Subarea Plan goals & policies which are particularly applicable to the proposed plat.

Comprehensive Plan Land Use Goal 1. The City will establish land uses that encourage cost-effective development.

- BMLU Policy 1.2: Link development of the northeast portion of the Badger Mountain Subarea into the existing street network to the south and east, and over time, to the City's planned transportation network.

Comprehensive Plan Economic Development Goal 6. Richland has established a sense of place that appeals to citizens of all ages. The City has become the entertainment and upscale retail center for the Tri-Cities with a range of retail and service businesses that meet the needs of local residents and visitors to the community.

- BMED Policy 6.1: Provide areas for new commercial activity that can accommodate the needs of businesses, residents and visitors.
- BMED Policy 6.6: Encourage the siting of commercial uses and business areas to serve adjacent neighborhoods.
- BMED Policy 6.8: Ensure the availability of sufficient quantities of land suitable for new employment centers.

Comprehensive Plan Housing Element Goal 3. Accommodate growth and maintain affordability.

- BMLU Policy 3.1: Support the development of residential neighborhoods that provide a variety of housing types, styles and densities to serve a broad spectrum of incomes, ages, and life stages.

Comprehensive Plan Urban Design Goal 1. The City will create a well-planned community with an aesthetically pleasing environment.

BMUD Policy 1.4: Develop and adopt the use of a detailed land use and development regulation for Badger Mountain South to facilitate the overall design and sustainability objectives of the planned development.

Current Zoning Designations

The subject parcels are currently zoned AG, Agricultural use district. The surrounding parcels are zoned as follows:

North	AG – Agricultural
East	AG – Agricultural
South	R-2S – Medium Density Residential Small Lot
West	RL-5 – Rural Lands Five Acre (Benton County)

**Zoning
Map**

Item: Peach Tree Estates III - Phases 1 - 6 Prelim Plat

Applicant: PBS Engineering

File #: PLN-T3-2025-00004 & PLN-T1-2025-00282



0 100 200 400 Feet

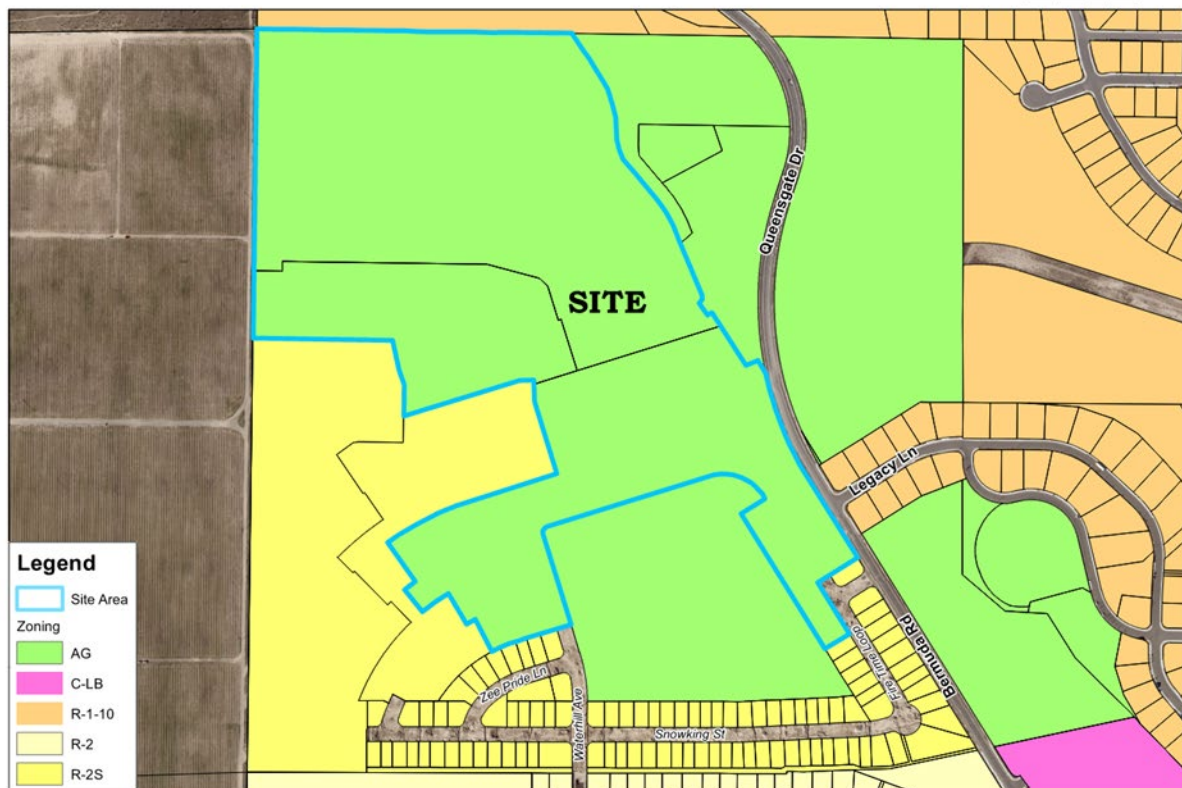


Figure 3 – Zoning Map

The Agricultural use district (AG) is a primary zone classification permitting essentially open land uses such as grazing lands or pasture, agriculture, and development of part-time small tract farming and other compatible uses of an open nature such as a cemetery, park, and recreational or similar uses on land which has favorable combinations of slope, climate, availability of water, or soil conditions. This land has been zoned AG since its annexation into the City in 2010 by Annexation 41-10. This zoning classification is intended to be applied to some portions of the city that are designated as agriculture or as urban reserve under the city of Richland comprehensive plan (RMC 23.14.010(A)).

Requested Zoning

Following the applicant's request, City staff is presenting this staff report and associated application materials for a site-specific rezone of 58.39 acres from AG to R-2S and C-2. The purpose statements of the requested zoning are detailed below:

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 [RMC 23.18.010(D)].

The retail business use district (C-2) is a business zone classification providing for a wide range of retail business uses and services compatible to the core of the city and providing a focal point for the commerce of the city. All activities shall be conducted within an enclosed building except that off-street loading, parking, and servicing of automobiles may be in the open and except that outdoor storage may be permitted when conducted in conjunction with the principal operation which is in an enclosed adjoining building. This zoning classification is intended to be applied to some portions of the city that are designated commercial under the city of Richland comprehensive plan [RMC Chapter 23.22.010(C)].

These are the applicable performance standards, special requirements, and dimensional standards for each requested zoning designation:

23.18.020 Residential performance standards and special requirements.

- A. High-Density Residential Small Lot Special Requirements. In order to assure consistency with the purpose of the R-2S district, as stated in RMC 23.18.010(D), and further to avoid potential negative and undesirable effects that may result from the higher density of development afforded in an R-2S zone, the following special requirements and provisions shall apply:

1. Any application or reclassification of land to R-2S shall be accompanied by an application for preliminary plat approval submitted in accordance with RMC

24.12.010. In addition, the following information shall be submitted with the application for preliminary plat:

- a. A street landscaping plan showing the location and type of landscaping proposed;
 - b. Information showing the location, dimensions and character of recreational facilities and/or open space, including paths and trails; and
 - c. Utilization of curvilinear, cul-de-sac and/or loop streets or other appropriate design solutions to assist in modulating the interface of the residential buildings with the streets.
2. The planning commission and city council may, in keeping with the intent of this section, impose requirements and conditions on the approval of the preliminary plat or zoning reclassification as deemed appropriate. These conditions may include, but are not limited to, architectural design parameters, screening and buffering treatments, and supplemental open space and/or recreational facility requirements. Compliance with these conditions shall be demonstrated precedent to final plat and/or building permit approval as appropriate.
 3. A combined front yard setback configuration and street-facing residential architectural elevation may be repeated continuously on no more than five lots before a different combination must be utilized. Regardless of the street facing architectural elevation, a front yard setback configuration may be repeated on no more than 10 lots before a different setback configuration must be utilized. The administrative official may approve variations to this requirement which, in his judgment, accomplish the intent of avoiding a monotonous interface of the residential buildings with the streets, or are necessary due to constraints or unique characteristics of the site. This requirement shall be satisfied at the time of building permit application.

Note: The heading above, “High-Density Residential Small Lot Special Requirements”, is incorrect. R-2S is a medium-density residential land use designation and is described (correctly) as such in RMC 23.18.010(D). Staff acknowledges the error and will seek to amend the heading in a future Code update.

R-2S Dimensional Standards

The following standards apply in the R-2S zone per RMC 23.18.040:

Minimum Lot Area Requirement	One-Family Detached Dwelling	4,000 feet
	Two-Family Detached Dwelling	7,000 feet
	One-Family Attached Dwellings	3,000
Maximum Density		N/A
Minimum Lot Width	One-Family Detached Dwelling	42 feet
	Two-Family Detached Dwelling	64 feet
	One-Family Attached Dwellings	30 feet

Average Lot Size Requirement ²	None	
Minimum Front Yard Requirement ³	15 feet/18 feet ⁴	
Minimum Side Yard Requirement	6 feet ⁵	
Minimum Rear Yard Requirement	20 feet/3 feet ⁷	
Maximum Lot Coverage ⁸	50%	
Maximum Building Height	Main Building	30 feet
	Detached Accessory Building ¹¹	16 feet

2. Minimum average lot area per subdivision, exclusive of the area of streets and lots designated for nonresidential uses. In calculating average lot size, at least 35 percent of all lots shall be larger than the average lot size requirement.
3. Front yard setbacks are required from all street rights-of-way adjoining a lot as shown in the table above, except as follows:
 - a. In single-family residence districts and in R-2 and R-3 districts where more than 50 percent of the normal or average-size lots in a block fronting on one side of the street are developed with existing buildings, other than accessory buildings, with front yard setbacks less than that required for the district, a new single-family or duplex dwelling shall adopt a minimum front yard setback dimension which is the average of the setbacks of the buildings on the two adjoining lots, existing prior to July 22, 1960, but in no case shall this dimension be less than 15 feet nor need it exceed 30 feet.
 - b. Residential Districts. In any R district, or any combination therewith, on any corner lot where there is provided a side yard along the interior side lot line at least equal in width to the minimum depth of the rear yard required for the district, the main building may encroach upon the required rear yard up to a line where the remaining rear yard is no less in depth than the minimum width of the side yard required for the district. No accessory buildings may be located in said side yard, except a patio shelter enclosed on no more than two sides by walls or other enclosures and in conformity with the other provisions of this title.
 - c. The flanking frontage or nonaddress front yard of a corner lot may reduce the front yard setback of said frontage to 15 feet; see diagram below.
4. Front yards shall not be less than 15 feet in front of living areas, up to a maximum of 55 percent of the front lot line, and not less than 18 feet in front of all other areas.
5. Detached one-family or detached two-family dwellings shall have two side yards with each side yard having a width of not less than six feet. A nonattached side of an attached one-family dwelling shall have a side yard having a width of not less than six feet.
7. Rear yards shall be not less than 20 feet in back of living areas and three feet in back of garages or carports up to a maximum of 60 percent of the rear lot line for the garage or carport portion of the rear yard.
8. Buildings in an R-3 district shall cover not more than 33 percent of the area of the lot except one-family attached dwellings, which may cover up to 45 percent of the area of the lot.
11. Detached accessory structures built pursuant to the setback provisions of RMC 23.38.020 are limited to one story.

23.22.020 Performance standards and special requirements.

There are no specific performance standards and/or special requirements listed for the C-2 retail business use zoning district.

C-2 Dimensional Standards

The following standards apply in the C-2 zone per RMC 23.22.040:

Minimum Lot Area	None
Maximum Density – Multifamily Dwellings (units : square feet)	N/A
Minimum Lot Width – One-Family Attached Dwellings	N/A
Minimum Front Yard Setback ¹⁴	0 feet ²
Minimum Side Yard Setback	None
Minimum Rear Yard Setback	None
Maximum Building Height ^{14, 15}	80 feet
Minimum Dwelling Unit Size (in square feet, excluding porches, decks, balconies and basement)	N/A

2. No setback required if street right-of-way is at least 80 feet in width. Otherwise, a minimum setback of 40 feet from street centerline is required.

Footnotes 14 and 15 do not apply to this application, as the proposal is not part of the Medical, Uptown or Parkway districts within the CBD zoning district or the Columbia Point North District of the Waterfront zoning district, as established in Plates 23.22.040(1), (2), (3), and (4).

Utility Availability

There are existing irrigation and electrical power line connections in place, available near the site with adequate capacity to supply the proposed project. Water, sewer, natural gas, and stormwater connections would need to be extended from nearby right-of-way to the site area.

Utility Map

Item: Peach Tree Estates III - Phases 1 - 6 Prelim Plat

Applicant: PBS Engineering

File #: PLN-T3-2025-00004 & PLN-T1-2025-00282



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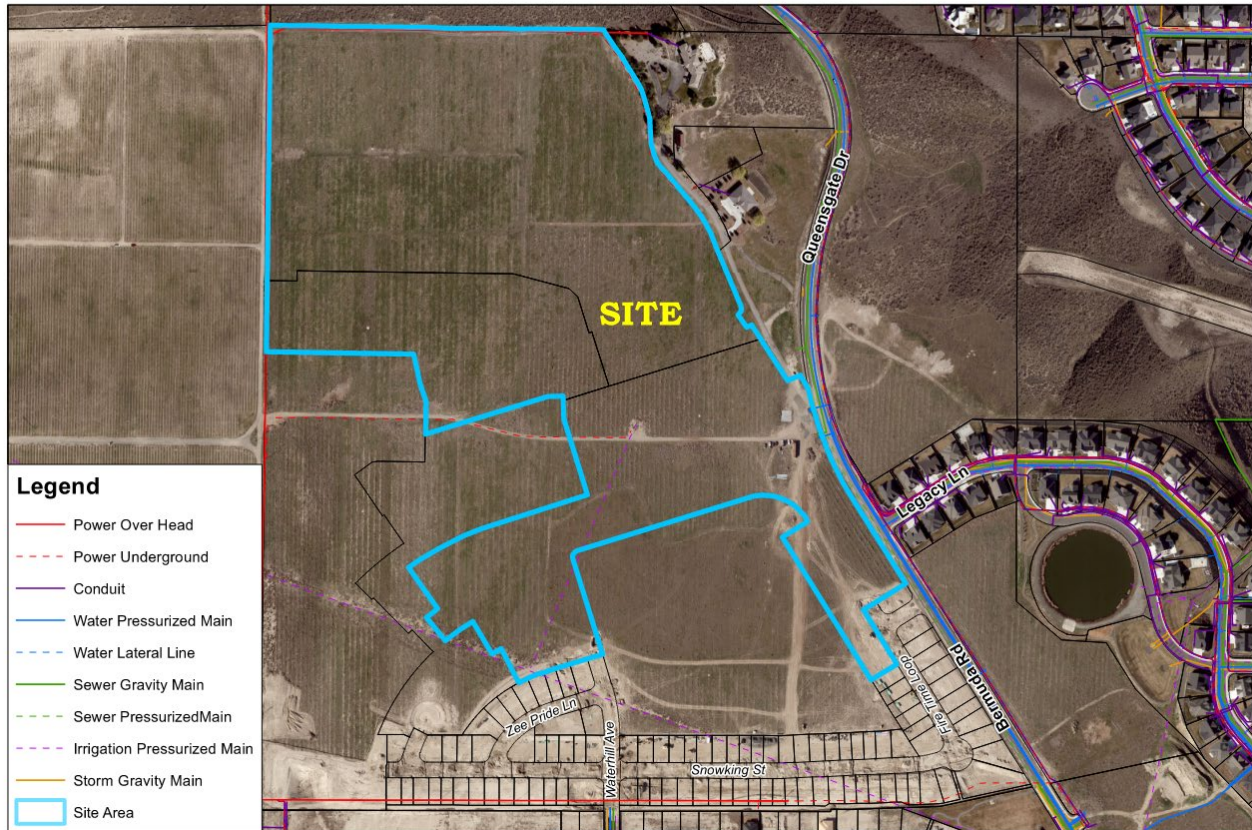


Figure 4 – Utilities Map

Sewer

There is an existing 4-inch pressurized main in the Bermuda Road right-of-way, switching to an 8-inch gravity main along Queensgate Drive.

Water

There is a distribution main within the Bermuda Road right-of-way and Queensgate Drive right-of-way and a distribution main within the Waterhill Avenue right-of-way within the Sienna Hills development to the south. Water connections will need to be extended; it appears this will be achieved through Peach Tree Estates, Peach Tree Estates II, and the future Gage Boulevard road extension.

Power

The site has an existing overhead primary conductor running north and south along the western boundary of the proposed plat and there are existing underground conduits along Queensgate Drive and Bermuda Road. Power extensions will need to be made upon construction of the future Gage Boulevard road.

Stormwater

The City does have an existing 18-inch stormwater gravity main in the Bermuda Road right-of-way that currently terminates immediately adjacent to the southeastern corner of Peach Tree Estates, and could potentially be available for extension to the north. There is also a 12-inch main line at the terminus of Waterhill Avenue and a 12-inch main along Legacy Lane, which serves the Westcliffe Heights subdivision. Ultimately, all stormwater runoff from the proposed development will need to be maintained on-site per City and State stormwater runoff requirements.

Irrigation

There is an existing 26-inch distribution main and another main running northeast and southwest (with easement) operated by the Badger Mountain Irrigation District bisecting the site area. A portion of the easement will be need to be vacated.

Transportation & Access

Transportation Map

Item: Peach Tree Estates III - Phases 1 - 6 Prelim Plat

Applicant: PBS Engineering

File #: PLN-T3-2025-00004 & PLN-T1-2025-00282

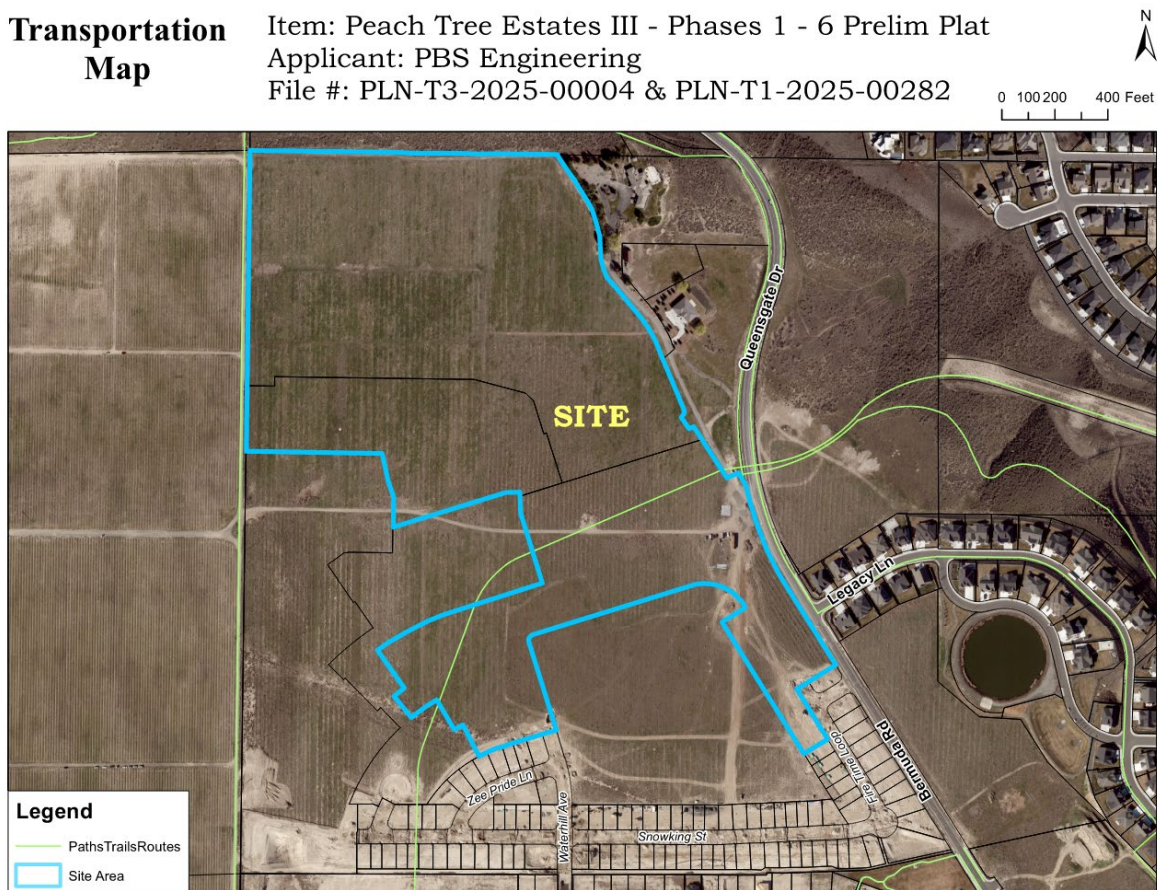


Figure 5 – Transportation Map

Primary access into the proposed development will come from a future Gage Boulevard road extension. Other secondary access will be from Waterhill Avenue, Fire Time Loop, and a future

Dulcis Avenue (proposed with Peach Tree Estates II). The City classifies Bermuda Road and Queensgate Drive “Major Collector” roads.

This area is largely characterized as single-family housing in transition from undeveloped and agricultural uses. As such, there are no significant nodes of employment or shopping amenities via suburban scale commercial, office or industrial development within close proximity. That said, the City does have a pocket of anticipated neighborhood commercial some 350-feet to the west of Bermuda Road. This area already has a Badger Mountain South Land Use designation of Commercial.

Sidewalks will be installed on local roads. Existing trails and on-street bicycle lanes are also designated by the City. Likewise, there are ongoing efforts to improve the active transportation portfolio of the area. Currently, there are no nearby or proposed Ben Franklin Transit bus routes to service the area.

It should be noted that the east/west civic space designation (green) was intended for the construction of a trail system that would provide walking access to the future Richland School site from a north/south trail system. Rather than having the connection be directly east/west, the applicants are planning to route the trail/sidewalk system from the future school site to the western extent of the plat via a more indirect route.

Easements

Easement Map

Item: Peach Tree Estates III - Phases 1 - 6 Prelim Plat
Applicant: PBS Engineering
File #: PLN-T3-2025-00004 & PLN-T1-2025-00282

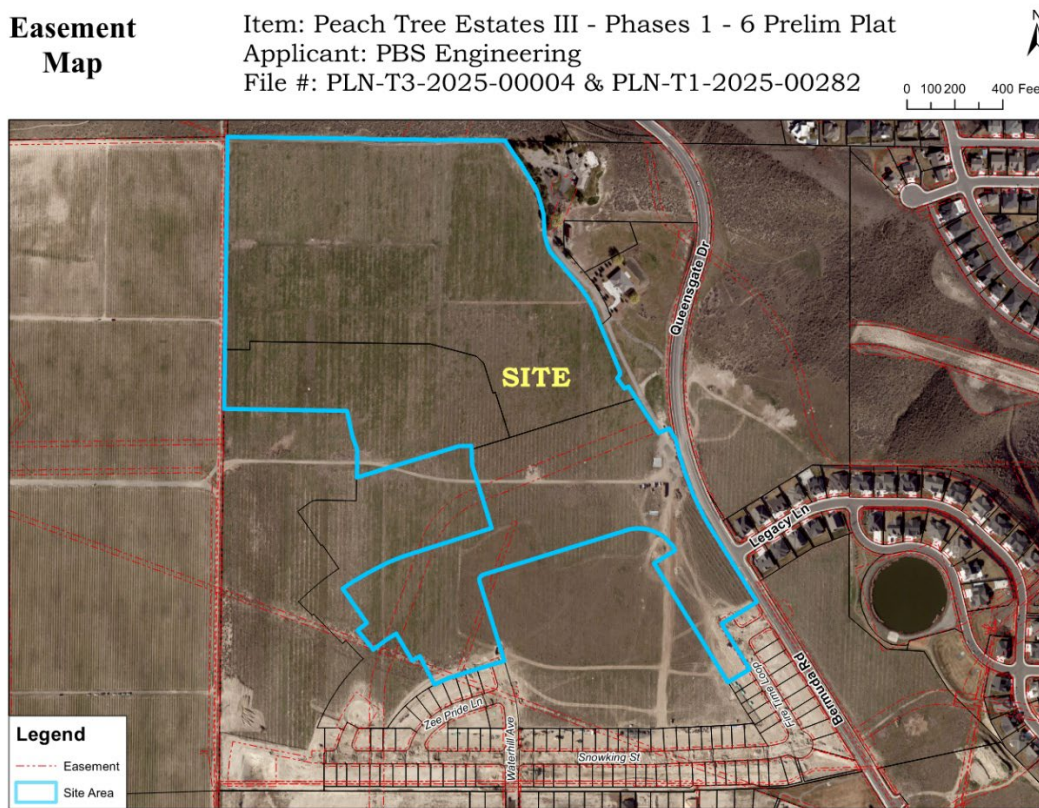


Figure 6 – Easement Map

There are two easements within the proposed plat. One easement is approximately 20' wide which runs from Badger Mountain (northwest to southeast orientation) and would need to be adjusted before structures can be built in this area. The other easement, which runs parallel and perpendicular to the previously mentioned easement, roughly follows the proposed westward Gage Boulevard extension through the proposed plat, shown in the application materials.

Fire Safety

The City of Richland Fire Department will provide fire protection services to the subject preliminary plat and resulting development. Currently, there are hydrants in place at the southeast corner of the Legacy Lane and Queensgate Drive/Bermuda Road intersection.

Schools

The plat falls within the boundaries of the Richland School District. The school district anticipates the siting of a future elementary school south of the Gage Boulevard road extension. Recent land actions have contemporized the School District's land holdings in preparation for this and future phases of this development. Primary and secondary education are not in the immediate vicinity of this proposed development.

SEPA

The proposal is subject to State Environmental Review under the State Environmental Policy Act. A Determination of Non-Significance was issued on August 25, 2025 after utilizing the Optional DNS Process.

Critical Areas

The subject site does contain an existing, recognized Critical Area along the northernmost portion of this plat and is designated as Geological Hazards. Critical Area requirements are applicable with this proposal for proposed lots 126 through 137, including Tract E.

Shoreline Master Program

The subject site lies outside of the jurisdiction of the Shoreline Master Program. This project will have no effect on shorelines of statewide significance. Shoreline permitting requirements are not applicable with this proposal.

Agency Comments

A variety of public agencies and City departments were given an opportunity to comment on the proposal. While comments were received regarding the parallel preliminary plat proposal, no comments were received regarding this zoning action.

Public Comments

Owners of all properties within 300-feet of the plat site were directly notified of the project by way of USPS mailing. As of the date of this report, city staff have received no public comments regarding this proposed zoning action.

Public Notice

Notice of Hearing Mailed:	August 08, 2025
Notice of Hearing Posted:	August 11, 2025
Notice of Hearing Published:	August 10, 2025
Public Hearing:	September 08, 2025

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*.

Analysis

Over the past twenty (20) or so years the City of Richland (with support from Benton County) has placed a high priority on development within the Badger Mountain Subarea for residential growth, alongside more limited neighborhood commercial and office space improvements. The Badger Mountain Subarea Plan (April 2010, with subsequent updates) formalized these efforts placing the 58.39 acres at question in this review under its Medium Density Residential (MDR) (5.1 to 10 dwellings per acre), Civic, and Commercial designations.

Along the area's eastern reaches near Bermuda Road, single-family residential development has proceeded first with the Siena Hills neighborhood and now extending through Peach Tree Estates and Peach Tree Estates II, and now to this proposed Peach Tree Estates III. However, before the existing MDR designation can be effectuated, the Agricultural (AG) zoning must be contemporized to match residential and commercial zoning allowed within their appropriate designations. The applicant is seeking an R-2S zoning designation for the residential portions and a C-2 zoning designation for the commercial portions of the proposed plat. These proposed zoning designations would be in agreement with the pre-existing BMS Land Use designations of MDR and COM, staff concurs that R-2S and C-2 are in agreement with the goals and policies arrived at after the public Comprehensive and Subarea planning efforts, and by extension, bears a substantial relationship to the public health, safety, morals, or general welfare.

This requested rezone does not approve any development activity on the site. As with all development proposals, City development regulations will apply to any specific projects that may eventually be proposed on the site. Following public notices and reviews conducted in accord with City practices for all other private or public rezone applications, there is no evidence in this record that would provide a basis in fact or law to deny the pending rezone request.

Staff also want to address questions posed to Hearing Examiner under "Reviewing Authority and Applicable Codes":

1. 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 zoning was adopted for the site?
 - a. The site has been designated for medium-density residential [MDR] and Commercial [COM] uses by the City's Comprehensive Plan through the Badger Mountain South Subarea Plan, and the rezone request would serve to effectuate

those plans. The subject properties remain undeveloped. The site has been left unattended and while it is not overgrown with weeds and noxious vegetation, leaving it in a distressed/undeveloped condition is not in the public's best interest. The requested rezone is meant to facilitate the applicant's plans to develop the site in a manner fully authorized by the appropriate residential and commercial zoning regulations.

2. Does the rezone bear a substantial relationship to the public health, safety, morals, or general welfare?
 - a. It appears that the proposed rezone is consistent with this criterion because the rezone is consistent with the City's Comprehensive Plan and the Badger Mountain South Subarea designations, and any future, project-specific proposal will have to meet city development regulations, including SEPA, possible subdivision codes, traffic impact reviews, public infrastructure concurrency reviews, and payment of any impact fees in effect at the time of application.

The Planning Department requests the Hearing Examiner recommend the proposed zoning map amendment to the Richland City Council.

Suggested Findings and Conclusions

Staff has completed its review of the request for a change in zoning (PLN-T3A-2025-00002) and recommends approval of the request based on the following:

1. The property owner in this matter is MD&D Investments, LLC, with the applicant, Jason Mattox of PBS Engineering & Environmental, acting on behalf of, and, as lead contact.
2. The application is to rezone three (3) parcels: Benton County Assessor's Tax Parcel Numbers 134982000005007, 134982010595005, and 134982000008000.
3. The lots are currently zoned Agricultural use district (AG).
4. The requested zone change is to change portions of the parcels identified above to R-2S (Medium-Density Residential Small Lot) and to C-2 (Retail Business Use).
5. The subject site was previously disturbed as it was part of a large apple orchard.
6. The site is gently sloped from north to south.
7. The surrounding area is transitioning from agricultural uses to single-family residential and commercial.
8. The Badger Mountain South Subarea Plan designates these parcels as Medium Density Residential [MDR] (5.1 -10 dwellings per acre), Commercial [COM], and Civic.

9. The current Agricultural (AG) zone does not implement the BMS MDR, COM, or Civic land use designations.
10. Per RMC 23.18.010, the R-2S Medium-Density Residential Small Lot zoning is intended to be applied to land that is designated MDR (5.1-10 dwellings per acre) under the City's Comprehensive Plan, such as BMS MDR.
11. Per RMC 23.22.010, the C-2 Retail Business Use zoning district is intended to be applied to land that is designated Commercial under the City's Comprehensive Plan, such as BMS Commercial.
12. No portion of this proposed rezone is in the Shoreline Management Program's jurisdiction.
13. No portion of this proposed rezone is in a Critical Aquifer Recharge Area (CARA). No other critical areas have been identified.
14. The application is exempt from the provisions of the State Environmental Policy Act (SEPA), as identified in WAC 197-11-800(6)(c).
15. Notice requirements of RMC 19.30.040 have been met:
 - a. Notice of Hearing Mailed: August 08, 2025
 - b. Notice of Hearing Posted: August 11, 2025
 - c. Notice of Hearing Published: August 10, 2025
16. 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 Materials
2. Zone Map
3. BMS Land Use Map
4. Public Notices & Affidavits



City of Richland
625 Swift Blvd
Richland WA 99352
(509) 942-7794

Exhibit 1

Plan Snapshot Report

Plan Type: Type 3A	Plan #: PLN-T3A-2025-00002	App Date: 06/25/2025
Work Class: T3A - Site Specific Rezone	District: City of Richland	Exp Date: NOT AVAILABLE
Status: In Review		Completed: NOT COMPLETED
Description: Peach Tree Estates III - Rezone Rezone properties from AG to R2S and C2 Commercial		Approval Expire Date:

Parcel: 134982000005007	Address: 1251 Bermuda Rd Main	Zone:
134982010595005	Richland, WA 99338	
134982000008000 Main	1209 Bermuda Rd	
	Richland, WA 99352	

Applicant PBS Richland 400 Bradley Blvd Suite 106 Suite 106 Richland, WA 99352 Business: (509) 942-1600	Project Manager Eric Culverhouse Home: (509) 539-5073	Property Owner MD&D INVESTMENTS LLC 63615 E Jacobs RD NE Ste 120 Benton City, WA 99320 Business: (509) 778-2373
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Plan Custom Fields

PreAppQuestionBox	Yes	PreAppMeetingDate	Dec 31 2024 12:00AM	Current Land Use Designation	Medium Density Residential/Commercial
Current Zoning	AG	Proposed Use	Medium Density Residential and Commercial	Requested Zoning	R2S and C2
Current Comp Plan	Medium Density Residential/Commercial. Areas identified under Badger Mountain South Sub Area Plan	Area of Property	58.39	Unique Characteristics	The property has been used as agricultural orchards for a number of years; recently all the orchards have been torn out and the site sits vacant. The property sold in late 2021 and the current owner has been developing the property in phases as Peach Tree Estates. To date the property to the south and east has been developed under a common plan of development and taken out of AG designation and into R2S in accordance with City of Richland comprehensive plan.
Hardship	If the rezone was not granted, the property would remain undeveloped. The area anticipates an increase in housing supply, which will not be met if the property is not developed. In addition the City desires for additional commercial uses to develop in the area near the intersection	of Queensgate and Gage Blvd.	Conforms to Patterns	Property to the south, east, and north has been rezoned for residential, property in the middle of the parcel is zoned agricultural but is owned by Richland School District (future school site), and property to the west is zoned residential through Benton County. Rezoning the property will	

PLAN SNAPSHOT REPORT (PLN-T3A-2025-00002)

	help zoning conform to land use patterns identified under the Comprehensive plan.	Granting or Denial Benefits	The rezone will allow residential and commercial development to be permitted and constructed on site. This will benefit the area by encouraging population growth within the City and provide housing opportunities as well as future commercial uses.	Overall Purpose Benefits	Granting of the rezone application would be consistent with the goals and policies set in place by the City of Richland for the Badger Mountain South Subarea Plan. Denial would not achieve the goals of the comprehensive plan, and would further delay major transportation connectivity in the area.
Impacts to City	No major detriments to the City can be anticipated from granting of this permit. The project is consistent with the City of Richland Badger Mountain South Subarea Plan. The applicant also anticipates working with the City to site a future water reservoir on a portion of the property to address water system needs in the region.	Rezoning Better Use	Yes, proposes higher and better land use.	Spot rezoning or larger	No does not represent spot zoning.
Impacts on Environment Public Safety	There are no anticipated negative impacts to the environment or public safety that can be identified at this time by rezoning the property. Positive impacts related to the rezoning and future development of the property include additional transportation connectivity and site for future regional water system upgrades associated with the City reservoir.				



Zoning Map Amendment Application

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

PROPERTY OWNER INFORMATION

☒ Contact Person

Owner: MD&D Investments, LLC

Alex Rietmann

Address: 63615 E Jacobs Rd. Benton City, WA 99320

Phone: 509-778-2373

Email: alexr@gooseridge.com

APPLICANT/CONTRACTOR INFORMATION (if different)

☒ Contact Person

Company: MD&D Investments, LLC

UBI#:

Contact: Alex Rietmann

Address: 63615 E Jacobs Rd. Benton City, WA 99320

Phone: 509-778-2373

Email: alexr@gooseridge.com

DESCRIPTION OF WORK

Applicant is requesting that a portion of Parcel #134982010595005 be rezoned from Agricultural (AG) designation. The project would be seeking the following Zoning Designation: C-2. The remainder of Parcel #134982010595005 would seek to be rezoned from AG designation to Zoning Designation: R-2S. The remainder of Parcel #134982000005007 would seek to be rezoned from AG designation to Zoning Designation: R-2S. The total of Parcel #134982000008000 would seek to be rezoned from Zoning Designation: AG to Zoning Designation: R-2S.

PROPERTY INFORMATION

Parcel #: 134982010595005, 134982000005007, and 194982000008000

Legal Description:

Current Zoning: AG

Current Comp Plan: BMS

Requested Zoning: R-2S & C2

Current Use: Vacant

Proposed Use: Residential

Area of Property: 58+ Acres

APPLICATION MUST INCLUDE

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

ANSWER THE FOLLOWING AS COMPLETELY AS POSSIBLE

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

The property has been used as agricultural orchards for a number of years; recently all the orchards have been torn out and the site sits vacant. The property sold in late 2021 and the current owner has been developing the property in phases as Peach Tree Estates. To date the property to the south and east has been developed under a common plan of development and taken out of AG designation and into R2S in accordance with City of Richland comprehensive plan.

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

If the rezone was not granted, the property would remain undeveloped. The area anticipates an increase in housing supply, which will not be met if the property is not developed. In addition the City desires for additional commercial uses to develop in the area near the intersection of Queensgate and Gage Blvd.

The manner in which the proposed rezone conforms to patterns in adjacent zones: Property to the south, east, and north has been rezoned for residential, property in the middle of the parcel is zoned agricultural but is owned by Richland School District (future school site), and property to the west is zoned residential through Benton County. Rezoning the property will help zoning conform to land use patterns identified under the Comprehensive plan.
Any beneficial or adverse effects the granting or denial of the rezone would have on adjacent or surrounding zones: The rezone will allow residential and commercial development to be permitted and constructed on site. This will benefit the area by encouraging population growth within the City and provide housing opportunities as well as future commercial uses.
Any beneficial or adverse effects the granting or denial of the rezone would have in relation to the overall purpose and intent of the comprehensive plan and this title: Granting of the rezone application would be consistent with the goals and policies set in place by the City of Richland for the Badger Mountain South Subarea Plan. Denial would not achieve the goals of the comprehensive plan, and would further delay major transportation connectivity in the area.
The benefits or detriments accruing to the City which would result from the granting or denial of this special permit: No major detriments to the City can be anticipated from granting of this permit. The project is consistent with the City of Richland Badger Mountain South Subarea Plan. The applicant also anticipates working with the City to site a future water reservoir on a portion of the property to address water system needs in the region.
Whether the proposed rezone represents a better use of the land from the standpoint of the comprehensive plan than the original zone: The proposed rezone of the land represents a higher and better use to the City of Richland than the current designation of Agricultural. It achieves the goals set forth in the City's comprehensive plan goals related to residential/commercial development and seeks to achieve long range transportation goals set forth by the City.
Whether the proposed rezone represents spot zoning and whether a larger area should be considered: The proposal does not represent spot zoning. At this time the only area being considered for rezone is the proposed parcels.
Identify impacts on the environment and public safety: There are no anticipated negative impacts to the environment or public safety that can be identified at this time by rezoning the property. Positive impacts related to the rezone and future development of the property include additional transportation connectivity and site for future regional water system upgrades associated with the City reservoir.

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

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

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

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

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

Applicant Printed Name: Alex Rietmann

Applicant Signature: Alex Rietmann Date 6-17-25

SUBDIVISION

Issued By: COMMONWEALTH LAND TITLE INSURANCE COMPANY
by its agent:



Guarantee/Certificate Number:

472531425

COMMONWEALTH LAND TITLE INSURANCE COMPANY, a corporation, herein called the Company,

GUARANTEES

Apex Companies, LLC

herein called the Assured, against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

LIABILITY EXCLUSIONS AND LIMITATIONS

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

Please note carefully the liability exclusions and limitations and the specific assurances afforded by this guarantee. If you wish additional liability, or assurances other than as contained herein, please contact the Company for further information as to the availability and cost.

Ticor Title Company
8101 W Grandridge Blvd., Suite 110
Kennewick, WA 99336

Countersigned By:

A handwritten signature in black ink, appearing to read 'Dylan Strait'.

Dylan Strait
Authorized Officer or Agent



Commonwealth Land Title Insurance Company

By:

A handwritten signature in black ink, appearing to read 'Michael J. Nolan'.

Michael J. Nolan, President

Attest:

A handwritten signature in black ink, appearing to read 'Marjorie Nemzura'.

Marjorie Nemzura, Secretary

**COMMONWEALTH LAND TITLE INSURANCE
COMPANY**

GUARANTEE/CERTIFICATE NO. 472531425

ISSUING OFFICE:	
Title Officer: Adam Dyer Ticor Title Company 8101 W Grandridge Blvd., Suite 110 Kennewick, WA 99336 Phone: 509-579-7037 Fax: 844-894-6828 Main Phone: (509)579-7020 Email: Adam.Dyer@ticortitle.com	

SCHEDULE A

Liability	Premium	Tax
\$1,000.00	\$700.00	\$61.60

Effective Date: June 9, 2025 at 12:00 AM

The assurances referred to on the face page are:

That, according to those public records which, under the recording laws, impart constructive notice of matter relative to the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Title to said real property is vested in:

MD&D Investments LLC, a Washington limited liability company

subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

END OF SCHEDULE A

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 134982010595005, 134982000005007 and 134982000008000

Parcel A 134982000008000

REAL PROPERTY LOCATED IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SECTION 34, MARKED BY A 5/8 INCH IRON REBAR WITH NO CAP; THENCE SOUTH 00°45'17" WEST ALONG THE WEST LINE OF SAID SECTION 34 A DISTANCE OF 887.49 FEET;

THENCE SOUTH 89°14'43" EAST LEAVING SAID WEST LINE A DISTANCE OF 104.98 FEET;

THENCE NORTH 00°48'16" EAST A DISTANCE OF 35.17 FEET;

THENCE SOUTH 89°14'43" EAST A DISTANCE OF 54.01 FEET;

THENCE SOUTH 89°09'47" EAST A DISTANCE OF 698.33 FEET;

THENCE SOUTH 74°58'55" EAST A DISTANCE OF 199.70 FEET;

THENCE SOUTH 46°50'00" EAST A DISTANCE OF 42.12 FEET;

THENCE SOUTH 17°17'40" EAST A DISTANCE OF 130.01 FEET;

THENCE NORTH 72°42'20" EAST A DISTANCE OF 10.82 FEET;

THENCE SOUTH 17°17'40" EAST A DISTANCE OF 198.02 FEET;

THENCE NORTH 72°42'20" EAST A DISTANCE OF 552.96 FEET TO THE EASTERLY BOUNDARY OF NEW PARCEL IV OF SURVEY NO. 5521 RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 5521 FILED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2021-030634;

THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING COURSES:

THENCE NORTH 32°20'10" WEST A DISTANCE OF 58.63 FEET TO A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 173.00 FEET; THE RADIUS POINT OF WHICH BEARS SOUTH 27°39'19" EAST; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 20.16 FEET, WITH A DELTA ANGLE OF 06°40'38", A CHORD BEARING OF SOUTH 59°00'22" WEST, AND A CHORD LENGTH OF 20.15 FEET;

THENCE NORTH 34°16'51" WEST A DISTANCE OF 54.02 FEET TO A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 25.00 FEET; THE RADIUS POINT OF WHICH BEARS NORTH 34°21'45" WEST; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 33.94 FEET, WITH A DELTA ANGLE OF 77°47'46", A CHORD BEARING OF NORTH 16°44'23" EAST, AND A CHORD LENGTH OF 31.40 FEET;

THENCE NORTH 22°02'34" WEST A DISTANCE OF 205.67 FEET;

THENCE NORTH 21°59'37" WEST A DISTANCE OF 42.39 FEET TO A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 471.00 FEET; THE RADIUS POINT OF WHICH BEARS SOUTH 67°55'51" WEST; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 149.38 FEET, WITH A DELTA ANGLE OF 18°10'17", A CHORD BEARING OF NORTH 31°09'18" WEST, AND A CHORD LENGTH OF 148.75 FEET;

THENCE NORTH 40°10'17" WEST A DISTANCE OF 156.06 FEET; TO A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 179.00 FEET; THE RADIUS POINT OF WHICH BEARS NORTH 49°40'40" EAST; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 116.02 FEET, WITH A DELTA ANGLE OF 37°08'14", A CHORD BEARING OF NORTH 21°45'13" WEST, AND A CHORD LENGTH OF 114.00 FEET;

THENCE NORTH 03°04'35" WEST A DISTANCE OF 77.62 FEET;

THENCE NORTH 16°32'19" WEST A DISTANCE OF 83.41 FEET;

THENCE NORTH 27°38'46" WEST A DISTANCE OF 79.89 FEET;

THENCE NORTH 33°55'58" WEST A DISTANCE OF 179.99 FEET TO THE NORTH LINE OF SAID SECTION 34;

THENCE NORTH 89°09'47" WEST ALONG SAID NORTH LINE A DISTANCE OF 1,157.16 FEET TO THE POINT OF BEGINNING.

EXHIBIT "A"
Legal Description

Parcel B 134982010595005

REAL PROPERTY LOCATED IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 34. MARKED BY A 5/8 INCH IRON REBAR WITH NO CAP; THENCE SOUTH 00°45'17" WEST ALONG THE WEST LINE OF SECTION 34 A DISTANCE OF 2699.45 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 34 MARKED BY A 1/2 INCH REBAR WITH NO CAP; THENCE SOUTH 00°45'21" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34 A DISTANCE OF 30.02 FEET TO THE NORTHWEST CORNER OF PARCEL 4 OF SURVEY NO. 5494 RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 5494 FILED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2021-021122; THENCE SOUTH 89°51'29" EAST ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL 4 A DISTANCE OF 438.49 FEET;

THENCE NORTH 00°03'8"31" EAST LEAVING SAID NORTH BOUNDARY A DISTANCE OF 159.02 FEET;

THENCE SOUTH 89°51'29" EAST A DISTANCE OF 2.51 FEET;

THENCE NORTH 00°08'31" EAST A DISTANCE OF 105.01 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89°51'29" EAST A DISTANCE OF 60.21 FEET;

THENCE SOUTH 66°27'51" EAST A DISTANCE OF 20.00 FEET TO A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 676.07 FEET; THE RADIUS POINT OF WHICH BEARS SOUTH 66°27'51" EAST;

THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 35.21 FEET, WITH A DELTA ANGLE OF 02°59'02", A CHORD BEARING OF NORTH 25°01'40" EAST, AND A CHORD LENGTH OF 35.20 FEET;

THENCE SOUTH 63°28'49" EAST A DISTANCE OF 54.01 FEET;

THENCE SOUTH 89°51'29" EAST A DISTANCE OF 120.31 FEET TO A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 517.06 FEET; THE RADIUS POINT OF WHICH BEARS SOUTH 57°32'48" EAST;

THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 363.25 FEET, WITH A DELTA ANGLE OF 40°15'08", A CHORD BEARING OF NORTH 52°34'46" EAST, AND A CHORD LENGTH OF 355.83 FEET;

THENCE NORTH 72°42'20" EAST A DISTANCE OF 214.55 FEET;

THENCE NORTH 17°17'40" WEST A DISTANCE OF 344.04 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 39.27 FEET, WITH A DELTA ANGLE OF 90°00'00", A CHORD BEARING OF NORTH 27°42'20" EAST, AND A CHORD LENGTH OF 35.36 FEET;

THENCE NORTH 72°42'20" EAST A DISTANCE OF 624.07 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 173.02 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 227.40 FEET, WITH A DELTA ANGLE OF 75°18'21", A CHORD BEARING OF SOUTH 69°38'29" EAST, AND A CHORD LENGTH OF 211.39 FEET;

THENCE SOUTH 31°59'19" EAST A DISTANCE OF 10.42 FEET;

EXHIBIT "A"
Legal Description

THENCE SOUTH 58°00'41" WEST A DISTANCE OF 105.01 FEET;

THENCE SOUTH 31°59'19" EAST A DISTANCE OF 450.05 FEET;

THENCE SOUTH 31°58'33" EAST A DISTANCE OF 136.78 FEET;

THENCE NORTH 58°01'27" EAST A DISTANCE OF 105.01 FEET;

THENCE NORTH 31°58'33" WEST A DISTANCE OF 136.79 FEET;

THENCE NORTH 31°59'19" WEST A DISTANCE OF 84.05 FEET;

THENCE NORTH 58°00'41" EAST A DISTANCE OF 174.02 FEET;

THENCE NORTH 31°59'17" WEST A DISTANCE OF 69.05 FEET;

THENCE NORTH 31°59'19" WEST A DISTANCE OF 272.34 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 1,230.00 FEET; THENCE ALONG SAID CURVE. HAVING AN ARC LENGTH OF 417.94 FEET, WITH A DELTA ANGLE OF 19°28'07", A CHORD BEARING OF NORTH 22°15'16" WEST, AND A CHORD LENGTH OF 415.93 FEET TO THE SOUTHERLY MOST CORNER OF NEW PARCEL II OF SURVEY NO. 5521 RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 5521 FILED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2021-030634 BEING A POINT ON A CURVATURE TURNING TO THE RIGHT, HAVING A RADIUS OF 1,268.96 FEET; THE RADIUS POINT OF WHICH BEARS NORTH 59°19'17" EAST; THENCE ALONG SAID CURVE AND SAID SOUTHERLY BOUNDARY. HAVING AN ARC LENGTH OF 58.78 FEET, WITH A DELTA ANGLE OF 02°39'15", A CHORD BEARING OF NORTH 29°21'06" WEST, AND A CHORD LENGTH OF 58.78 FEET; THENCE SOUTH 68°24'08" WEST A DISTANCE OF 50.01 FEET;

THENCE NORTH 32°20'10" WEST ALONG THE WESTERLY BOUNDARY OF SAID NEW PARCEL II A DISTANCE OF 170.68 FEET;

THENCE SOUTH 72°42'20" WEST LEAVING SAID WESTERLY BOUNDARY A DISTANCE OF 719.81 FEET;

THENCE NORTH 03°11'32" WEST A DISTANCE OF 16.34 FEET;

THENCE SOUTH 86°48'28" WEST A DISTANCE OF 54.01 FEET;

THENCE SOUTH 72°42'20" WEST A DISTANCE OF 444.07 FEET;

THENCE SOUTH 00°45'17" WEST A DISTANCE OF 94.91 FEET;

THENCE NORTH 89°14'43" WEST A DISTANCE OF 169.00 FEET TO A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 227.03 FEET; THE RADIUS POINT OF WHICH BEARS NORTH 89°58'43" EAST;

THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 1.62 FEET, WITH A DELTA ANGLE OF 00°24'34", A CHORD BEARING OF SOUTH 00°13'34" EAST, AND A CHORD LENGTH OF 1.62 FEET;

THENCE SOUTH 89°34'09" WEST A DISTANCE OF 14.86 FEET;

THENCE SOUTH 53°36'29" WEST A DISTANCE OF 76.46 FEET;

THENCE SOUTH 34°29'01" EAST A DISTANCE OF 172.90 FEET TO A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 1,260.14 FEET; THE RADIUS POINT OF WHICH BEARS SOUTH 34°29'01" EAST;

EXHIBIT "A"
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THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 7.00 FEET, WITH A DELTA ANGLE OF 00°19'05", A CHORD BEARING OF NORTH 55°40'32" EAST, AND A CHORD LENGTH OF 7.00 FEET;

THENCE SOUTH 34°09'56" EAST A DISTANCE OF 120.01 FEET TO A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 1,140.13 FEET; THE RADIUS POINT OF WHICH BEARS SOUTH 34°09'56" EAST;

THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 217.81 FEET, WITH A DELTA ANGLE OF 10°56'46", A CHORD BEARING OF SOUTH 50°21'42" WEST, AND A CHORD LENGTH OF 217.48 FEET;

THENCE SOUTH 45°06'41" EAST A DISTANCE OF 80.01 FEET TO A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 1,060.12 FEET; THE RADIUS POINT OF WHICH BEARS SOUTH 45°06'41" EAST;

THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 7.63 FEET, WITH A DELTA ANGLE OF 00°24'45", A CHORD BEARING OF NORTH 45°05'41" EAST, AND A CHORD LENGTH OF 7.63 FEET;

THENCE SOUTH 44°41'56" EAST A DISTANCE OF 174.02 FEET TO A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 886.10 FEET; THE RADIUS POINT OF WHICH BEARS SOUTH 44°41'56" EAST;

THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 18.24 FEET. WITH A DELTA ANGLE OF 01°10'47", A CHORD BEARING OF NORTH 45°53'27" EAST, AND A CHORD LENGTH OF 18.24 FEET;

THENCE SOUTH 43°31'09" EAST A DISTANCE OF 105.01 FEET TO A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 781.09 FEET; THE RADIUS POINT OF WHICH BEARS SOUTH 43°31'09" EAST;

THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 349.22 FEET, WITH A DELTA ANGLE OF 25°37'00", A CHORD BEARING OF SOUTH 33°40'21" WEST, AND A CHORD LENGTH OF 346.32 FEET;

THENCE SOUTH 89°51'29" EAST A DISTANCE OF 31.49 FEET TO THE TRUE POINT OF BEGINNING. TOGETHER WITH;

REAL PROPERTY LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, WASHINGTON. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 34, MARKED BY A 5/8 INCH IRON REBAR WITH NO CAP; THENCE SOUTH 89°09'47" EAST ALONG THE NORTH LINE OF SAID SECTION 34 A DISTANCE OF 2599.03 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 34 MARKED BY A 3" BRASS CAP; THENCE SOUTH 00°06'46" WEST A DISTANCE OF 1,333.89 FEET TO THE NORTHEAST CORNER OF LOT 6 OF THE PLAT OF WESTCUFFE HEIGHTS II RECORDED IN VOLUME 15 OF PLATS AT PAGE 608 FILED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2018-015773;

THENCE NORTH 89°30'45" WEST ALONG THE NORTHERLY BOUNDARY OF SAID PLAT OF WESTCUFFE HEIGHTS II A DISTANCE OF 155.72 FEET;

THENCE SOUTH 58°00'41" WEST A DISTANCE OF 427.93 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 31°59'19" WEST A DISTANCE OF 130.96 FEET TO THE EASTERLY RIGHT OF WAY MARGIN OF QUEENSGATE DRIVE ESTABUSHED PER QUIT CLAIM DEED RECORDED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2018-01826 BEING A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 1,170.00 FEET; THE RADIUS POINT OF WHICH BEARS NORTH 65°30'31" EAST; THENCE

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Legal Description

ALONG SAID CURVE AND RIGHT OF WAY MARGIN, HAVING AN ARC LENGTH OF 131.40 FEET, WITH A DELTA ANGLE OF 06°26'05", A CHORD BEARING OF SOUTH 27°42'32" EAST, AND A CHORD LENGTH OF 131.33 FEET TO THE NORTHWEST CORNER OF ADJUSTED LOT 1 OF SURVEY NO. 5036 RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 5036 FILED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2018-019538; THENCE NORTH 58°00'41" EAST ALONG THE NORTHERLY BOUNDARY OF SAID ADJUSTED LOT 1 A DISTANCE OF 9.80 FEET TO THE TRUE POINT OF BEGINNING.

Parcel C 134982000005007

REAL PROPERTY LOCATED IN THE WEST HALF OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SECTION 34, MARKED BY A 5/8 INCH IRON REBAR WITH NO CAP; THENCE SOUTH 00°45'17" WEST ALONG THE WEST LINE OF SECTION 34 A DISTANCE OF 887.49 FEET TO THE TRUE POINT OF BEGINNING.

THENCE SOUTH 89°14'43" EAST LEAVING SAID WEST LINE A DISTANCE OF 104.98 FEET;
THENCE NORTH 00°48'16" EAST A DISTANCE OF 35.17 FEET;
THENCE SOUTH 89°14'43" EAST A DISTANCE OF 54.01 FEET;
THENCE SOUTH 89°09'47" EAST A DISTANCE OF 698.33 FEET;
THENCE SOUTH 74°58'55" EAST A DISTANCE OF 199.70 FEET;
THENCE SOUTH 46°50'00" EAST A DISTANCE OF 42.12 FEET;
THENCE SOUTH 17°17'40" EAST A DISTANCE OF 130.01 FEET;
THENCE NORTH 72°42'20" EAST A DISTANCE OF 10.82 FEET;
THENCE SOUTH 17°17'40" EAST A DISTANCE OF 198.02 FEET;
THENCE SOUTH 72°42'20" WEST A DISTANCE OF 166.85 FEET;
THENCE NORTH 03°11'32" WEST A DISTANCE OF 16.34 FEET;
THENCE SOUTH 86°48'28" WEST A DISTANCE OF 54.01 FEET;
THENCE SOUTH 72°42'20" WEST A DISTANCE OF 444.07 FEET;
THENCE SOUTH 00°45'17" WEST A DISTANCE OF 94.91 FEET;
THENCE NORTH 89°14'43" WEST A DISTANCE OF 169.00 FEET TO A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 227.03 FEET; THE RADIUS POINT OF WHICH BEARS NORTH 89°58'43" EAST; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 1.62 FEET, WITH A DELTA ANGLE OF 00°24'34", A CHORD BEARING OF SOUTH 00°13'34" EAST, AND A CHORD LENGTH OF 1.62 FEET;

THENCE SOUTH 89°34'09" WEST A DISTANCE OF 14.86 FEET;
THENCE SOUTH 53°36'29" WEST A DISTANCE OF 76.46 FEET;
THENCE SOUTH 34°29'01" EAST A DISTANCE OF 172.90 FEET TO A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 1,260.14 FEET; THE RADIUS POINT OF WHICH BEARS SOUTH 34°29'01" EAST; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 7.00 FEET, WITH A DELTA ANGLE OF 00°19'05", A CHORD BEARING OF NORTH 55°40'32" EAST, AND A CHORD LENGTH OF 7.00 FEET;

THENCE SOUTH 34°09'56" EAST A DISTANCE OF 120.01 FEET TO A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 1,140.13 FEET; THE RADIUS POINT OF WHICH BEARS SOUTH 34°09'56" EAST;
THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 217.81 FEET, WITH A DELTA ANGLE OF 10°56'46", A CHORD BEARING OF SOUTH 50°21'42" WEST, AND A CHORD LENGTH OF 217.48 FEET;
THENCE SOUTH 45°06'41" EAST A DISTANCE OF 80.01 FEET TO A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 1,060.12 FEET; THE RADIUS POINT OF WHICH BEARS SOUTH 45°06'41" EAST; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 7.63 FEET, WITH A DELTA ANGLE OF 00°24'45", A CHORD BEARING OF NORTH 45°05'41" EAST, AND A CHORD LENGTH OF 7.63 FEET;

THENCE SOUTH 44°41'56" EAST A DISTANCE OF 174.02 FEET TO A POINT ON THE ARC OF A NON TANGENT

EXHIBIT "A"
Legal Description

CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 886.10 FEET; THE RADIUS POINT OF WHICH BEARS SOUTH 44°41'56" EAST; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 18.24 FEET, WITH A DELTA ANGLE OF 01°10'47", A CHORD BEARING OF NORTH 45°53'27" EAST, AND A CHORD LENGTH OF 18.24 FEET; THENCE SOUTH 43°31'09" EAST A DISTANCE OF 105.01 FEET TO A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 781.09 FEET; THE RADIUS POINT OF WHICH BEARS SOUTH 43°31'09" EAST; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 349.22 FEET, WITH A DELTA ANGLE OF 25°37'00", A CHORD BEARING OF SOUTH 33°40'21" WEST, AND A CHORD LENGTH OF 346.32 FEET;

THENCE SOUTH 89°51'29" EAST A DISTANCE OF 31.49 FEET;
THENCE SOUTH 00°08'31" WEST A DISTANCE OF 105.01 FEET;
THENCE NORTH 89°51'29" WEST A DISTANCE OF 2.51 FEET;
THENCE SOUTH 00°08'31" WEST A DISTANCE OF 159.02 FEET TO THE NORTHERLY BOUNDARY OF PARCEL 4 OF SURVEY NO. 5494 RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 5494 FILED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2021-021122;
THENCE NORTH 89°51'29" WEST ALONG SAID NORTHERLY BOUNDARY A DISTANCE OF 438.49 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 4 BEING ALSO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER SAID SECTION 34;
THENCE NORTH 00°45'21" EAST ALONG SAID WEST LINE A DISTANCE OF 30.02 FEET TO THE WEST QUARTER CORNER OF SECTION 34, MARKED BY A 1/2 INCH REBAR WITH NO CAP;
THENCE NORTH 00°45'17" EAST ALONG SAID WEST LINE OF THE NORTHWEST QUARTER A DISTANCE OF 1,811.96 FEET TO THE POINT OF BEGINNING.

SCHEDULE B

SPECIAL EXCEPTIONS

1. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2025
Tax Account No.: 134982010595005
Levy Code: R3
Assessed Value-Land: \$642,000.00
Assessed Value-Improvements: \$0.00

General and Special Taxes:
Billed: \$5,915.49
Paid: \$2,957.77
Unpaid: \$2,957.72
2. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2025
Tax Account No.: 134982000005007
Levy Code: R3
Assessed Value-Land: \$633,250.00
Assessed Value-Improvements: \$0.00

General and Special Taxes:
Billed: \$5,840.06
Paid: \$2,920.08
Unpaid: \$2,919.98
3. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2025
Tax Account No.: 134982000008000
Levy Code: R3
Assessed Value-Land: \$655,650.00
Assessed Value-Improvements: \$0.00

General and Special Taxes:
Billed: \$6,046.32
Paid: \$3,023.20
Unpaid: \$3,023.12
4. Any assessments levied by Badger Mountain Irrigation District for the year 2025, amounts of which are unavailable at this time.

SCHEDULE B
(continued)

5. A mortgage to secure an indebtedness as shown below

Amount: \$7,082,839.00
Dated: October 18, 2021
Mortgagor: MD&D Investments LLC, a Washington limited liability company
Mortgagee: Community First Bank
Recording Date: October 29, 2021
Recording No.: [2021-049836](#)

6. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$1,965,000.00
Dated: December 1, 2022
Trustor/Grantor: MD&D Investments LLC, a Washington limited liability company
Trustee: Cascade Title Company
Beneficiary: Donald F Douglas, an individual
Recording Date: April 20, 2023
Recording No.: 2023-007371
Affects: Said premises and includes other property

Subordination Agreement recorded at 2023-026939, referencing the Trust Deed recorded at 2023-007371 and the Trust Deed recorded at 2023-026936.

7. A mortgage to secure an indebtedness as shown below

Amount: \$6,531,225.00
Dated: December 18, 2023
Mortgagor: MD&D Investments LLC
Mortgagee: Community First Bank
Recording Date: December 27, 2023
Recording No.: [2023-026936](#)
Affects: Said premises and other property

Subordination Agreement recorded at 2023-026939, referencing the Trust Deed recorded at 2023-007371 and the Trust Deed recorded at 2023-026936.

8. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Peach Tree Estates Homeowners Association

9. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.

10. Amounts as may be due to City of Richland for document:
For: Sewer Latecomer Agreement
Recorded: September 5, 2018
Recording No.: [2018-026345](#)

SCHEDULE B
(continued)

11. The Land is within or near designated agricultural lands or farm operations upon which a variety of commercial activities may occur that are not compatible with residential development for certain periods of limited duration. You may be subject to inconveniences or discomforts arising from such operations, including but not limited to noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during any 24 hour period (including aircraft) the storage and disposal of manure, and the application of spraying or storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Benton County has determined that the use of real property for agricultural operations is a high priority and favored use and will not consider those inconveniences or discomforts arising from legally permitted farm operations to be a nuisance if such practices are consistent with commonly accepted best management practices and otherwise comply with local, state and federal laws.
12. Rights-of-way for pipelines, ditches, canals, flumes, if any cross said premises, together with the right to enter thereon for the purpose of repair and maintenance thereof.
13. Right(s) of way for the purpose(s) stated below as set forth in the patent to said Land
- Purpose(s): Ditches, Canals and Electric Power Transmission
Recording Date: September 17, 1973
Recording No.: [654855](#)
14. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Badger Mountain Irrigation District
Purpose: Construct, repair, replace, operate and maintain pipelines and appurtenant structures
Recording Date: January 13, 1977
Recording No.: [718936](#)
15. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Public Utility District No. 1 of Benton County
Purpose: Electric transmission and distribution line and appurtenances thereto
Recording Date: May 26, 1977
Recording No.: [728681](#)
16. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Public Utility District No. 1 of Benton County
Purpose: Electric transmission and distribution line and appurtenances thereto
Recording Date: September 15, 1977
Recording No.: [737310](#) and 737311
17. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Public Utility District No. 1 of Benton County
Purpose: Electric transmission and distribution line and appurtenances thereto
Recording Date: February 8, 1978
Recording No.: [749794](#)

SCHEDULE B
(continued)

18. Terms, covenants, conditions and provisions contained in Agreement entered into ;
Between: City of Richland, Washington
AND: Milo Bauder, his successors and assignees
Recorded: July 24, 1978
Recording No.: [765214](#)
Providing: Domestic Water and/or Sewer Services
19. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Ingress and Egress
Recording Date: July 28, 1978
Recording No.: [765776](#)

Release of easement agreement recorded July 19, 2024 under Auditor's File No. 2024-015093.
20. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Access
Recording Date: June 15, 1982
Recording No.: [862635](#)
21. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Ingress-egress, utility and irrigation
Recording Date: July 17, 1984
Recording No.: [898901](#)
Affects: 60 foot strip over a portion of said premises and other property
22. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Badger Mountain Irrigation Easement
Purpose: Utilities
Recording Date: October 9, 1984
Recording No.: [84-3561](#)
23. Right of way Easement, including the terms, covenants and provisions thereof, for electric transmission and/or distribution line, together with necessary appurtenances, as granted by instrument;

Recorded: April 12, 1985
Recording No.: [85-4566](#)
In favor of: Public Utility District No. 1 of Benton County
24. Terms, covenants, conditions and provisions set forth in Agreement entered into;
Between: Public Utility District No. 1 of Benton County
AND: Badger Mountain Irrigation District
Recorded: April 24, 1985
Recording No.: [85-5124](#)

SCHEDULE B
(continued)

25. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Purpose: Ingress and egress
Recording Date: October 8, 1987
Recording No.: [87-16073](#)
26. Right of way Easement, including the terms, covenants and provisions thereof, for electric transmission and/or distribution line, together with necessary appurtenances, as granted by instrument;
- Recorded: November 5, 1993
Recording No.: [93-34114](#)
In favor of: Public Utility District No. 1 of Benton County
27. Terms, covenants, conditions and provisions Interlocal Agreement between Benton County and the City of Richland regarding City of Richland Urban Growth Area Expansion Request - File CPA 03-2
- Recorded: February 1, 2005
Recording No.: [2005-003324](#)
28. Amended and restated interlocal agreement between Benton County and the City of Richland recorded December 12, 2006 under Auditor's File No. [2006-040708](#).
29. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: City of Richland
Purpose: Secondary Emergency Access Easement
Recording Date: November 2, 2012
Recording No.: [2012-034461](#)
30. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: The City of Richland
Purpose: Utility Easement
Recording Date: March 24, 2014
Recording No.: [2014-006658](#)
Affects: A Portion of said premises
31. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: City of Richland
Purpose: Utility easement
Recording Date: February 23, 2016
Recording No.: [2016-004839](#)
- Partial Relinquishment of Easement as recorded under Recording No. [2022-004850](#), and Relinquishment of easement recorded under Recording No. [2024-026861](#) and 2024-026863

SCHEDULE B
(continued)

32. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Badger Mountain Irrigation District
Purpose: Irrigation
Recording Date: September 3, 2020
Recording No.: [2020-033644](#)

Partial release of Easement Agreement recorded under Auditor's File No. [2025-000531](#).

33. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Richland
Purpose: Waterline Easement
Recording Date: January 17, 2018
Recording No.: [2018-001482](#) and 2018-001483

34. Exceptions, covenants, conditions, and reservations as contained in Deed and including terms thereof:

From: C & J Land Company LLC
To: MD&D Investments LLC
Recorded: October 29, 2021
Recording No.: 2021-049835

As Follows: Regarding future development by MD&D Investments LLC, mobile and manufactured homes, and modular homes are specifically not permitted.

35. Terms and Conditions of Ordinance No. 41-10 recorded January 5, 2011 under Auditor's File No. [2011-000610](#).

36. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Richland
Purpose: Access and Utility
Recording Date: July 13, 2017
Recording No.: [2017-019386](#)

37. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Richland
Purpose: Access and Utility
Recording Date: July 13, 2017
Recording No.: [2017-019388](#)

38. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Richland
Purpose: Waterline
Recording Date: January 17, 2018
Recording No.: [2018-001484](#)

SCHEDULE B
(continued)

39. Sewer Latecomers Ageement and the Terms and Conditions thereof between the City of Richland and Pahlisch Homes at Westcliffe Heights LLC recorded September 5, 2018 under Auditor's File No. [2018-026345](#) and First Amendment recorded June 3, 2019 under Auditor's File No. [2019-014443](#).

40. Terms and Conditions of Ordinance No. 2023-12 recorded June 23, 2023 under Auditor's File No. [2023-012671](#).

41. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey No. 5521:

Recording No: 2021-030634

42. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey No. 5031:

Recording No: 2018-018513

43. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Short Plat No. 2049:

Recording No: 94-17574

44. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey 2164:

Recording No: 96-12391

SCHEDULE B
(continued)

45. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey 4140
:

Recording No: 2010-026670

46. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey 4925:

Recording No: 2017-026905

47. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey 5036
:

Recording No: 2018-019538

48. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Short Plat 595:

Recording No: 771566

49. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey 5724:

Recording No: 2022-033094

50. Terms, conditions and provisions contained in City of Richland Ordinance No. 2024-21, recorded June 26, 2024 under Auditor's File No. [2024-013072](#).

SCHEDULE B
(continued)

51. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Badger Mountain Irrigation District
Purpose: Underground utilities
Recording Date: July 19, 2024
Recording No.: 2024-015094

52. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Badger Mountain Irrigation District
Purpose: Utility Easement
Recording Date: July 19, 2024
Recording No.: [2024-015095](#)

53. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Richland
Purpose: Temporary Drainage Easement
Recording Date: July 25, 2024
Recording No.: 2024-015501

54. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Richland
Purpose: Temporary Utility Easement
Recording Date: July 25, 2024
Recording No.: [2024-015502](#)

55. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Richland
Purpose: Temporary Utility Easement
Recording Date: July 25, 2024
Recording No.: [2024-015503](#)

56. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Richland
Purpose: Temporary utility easement
Recording Date: July 25, 2024
Recording No.: [2024-015504](#)

57. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Richland
Purpose: Temporary Turnaround and Utility Easement
Recording Date: July 25, 2024
Recording No.: [2024-015505](#)

SCHEDULE B
(continued)

58. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Richland
Purpose: Utility Easement
Recording Date: July 29, 2024
Recording No.: [2024-015864](#)

59. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

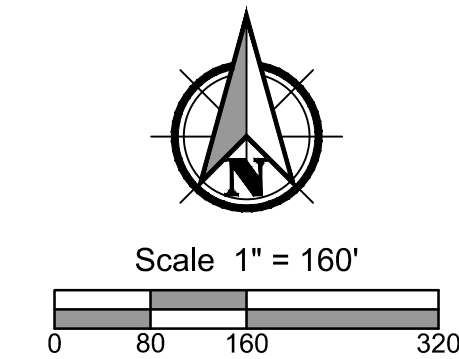
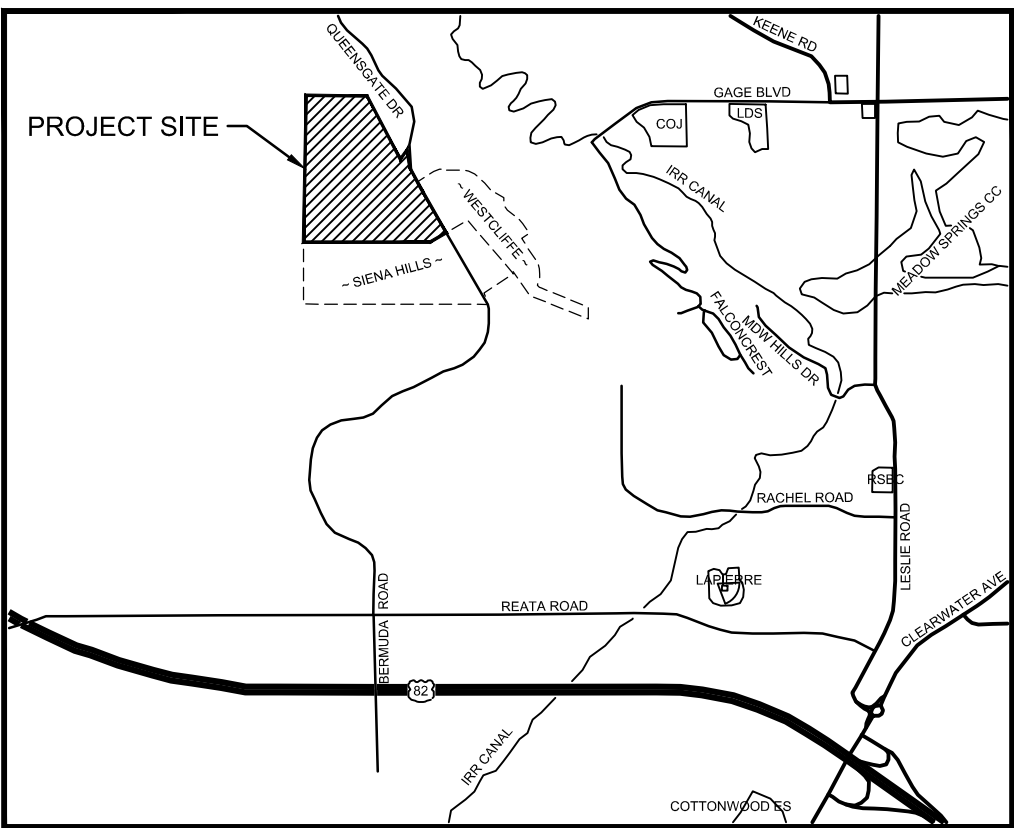
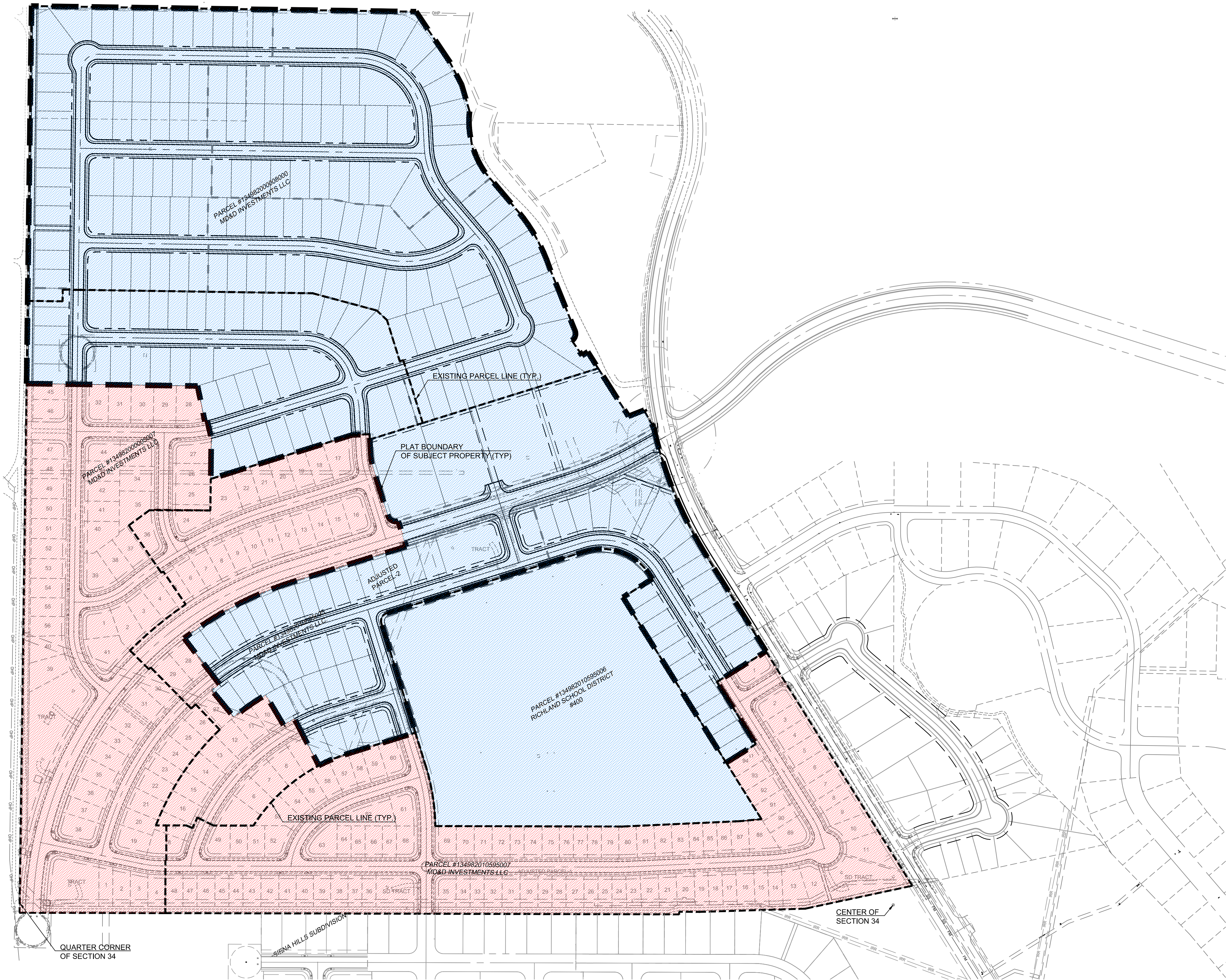
Granted to: Badger Mountain Irrigation District
Purpose: Underground Utilities
Recording Date: July 19, 2024
Recording No.: [2024-015095](#)

60. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: August 12, 2024
Recording No.: [2024-016967](#)

END OF SCHEDULE B

File name: L:\Projects\ D:\P\MMDD02\24012888\Civil\Working\Exhibits\24012888_Zoning\Exhibit-Post.dwg Layout Tab: ZONING_PRE User: Elisabeth Glover CAD Plot Date/Time: 6/18/2025 5:04:25 PM



ZONING BOUNDARY LEGEND

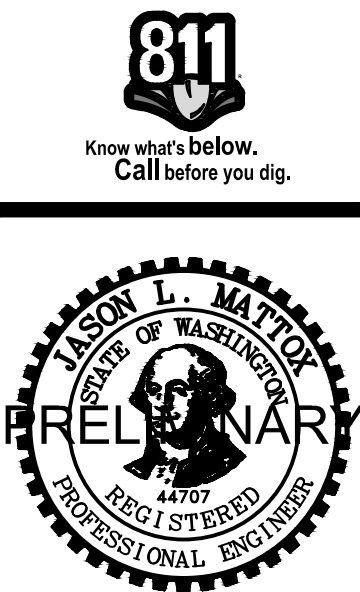
- RE-ZONING BOUNDARY LINE
- EXISTING PARCEL LINE

- AG ZONING
- R-2S RESIDENTIAL ZONING (MEDIUM DENSITY RESIDENTIAL)

DATA SHOWN BASED ON CITY OF RICHLAND COMPREHENSIVE PLAN, BADGER MOUNTAIN SUB-AREA LAND USE PLAN, AND PEACHTREE ESTATES PROPOSED LOT LAYOUT.

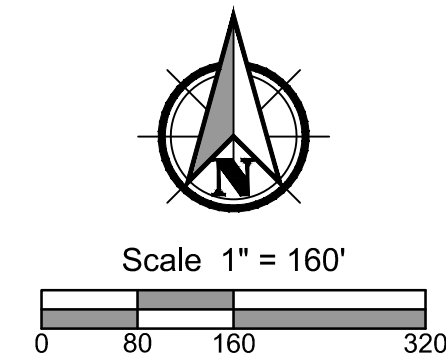
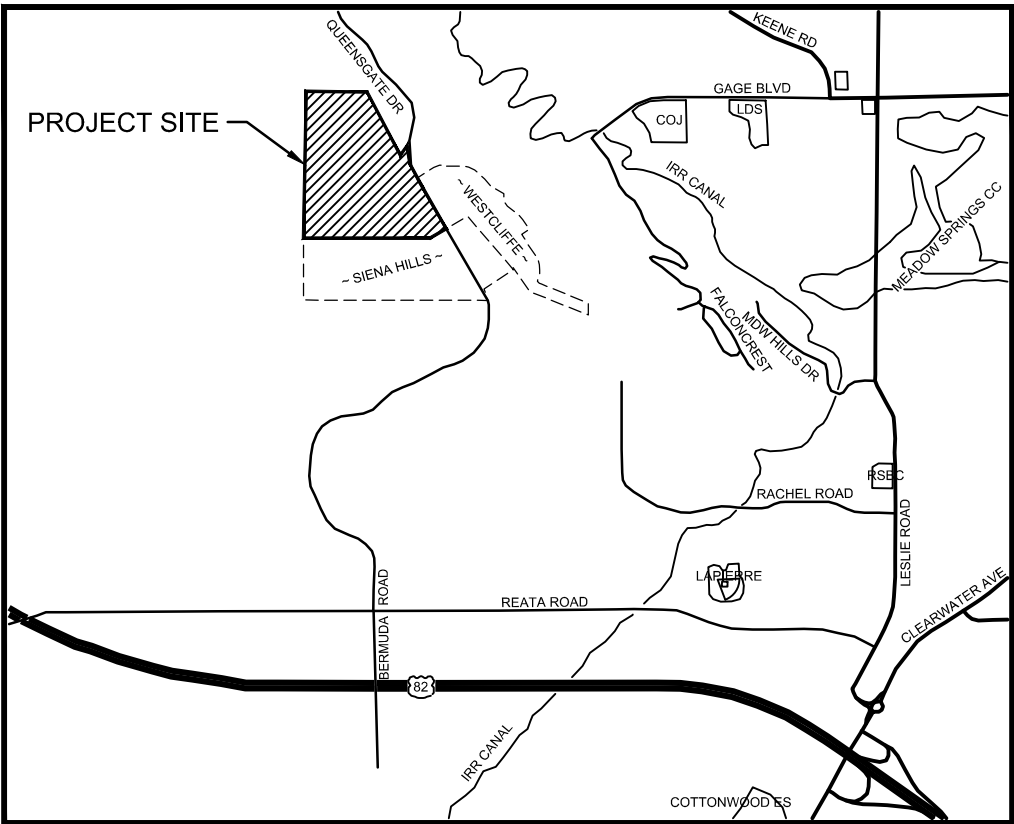
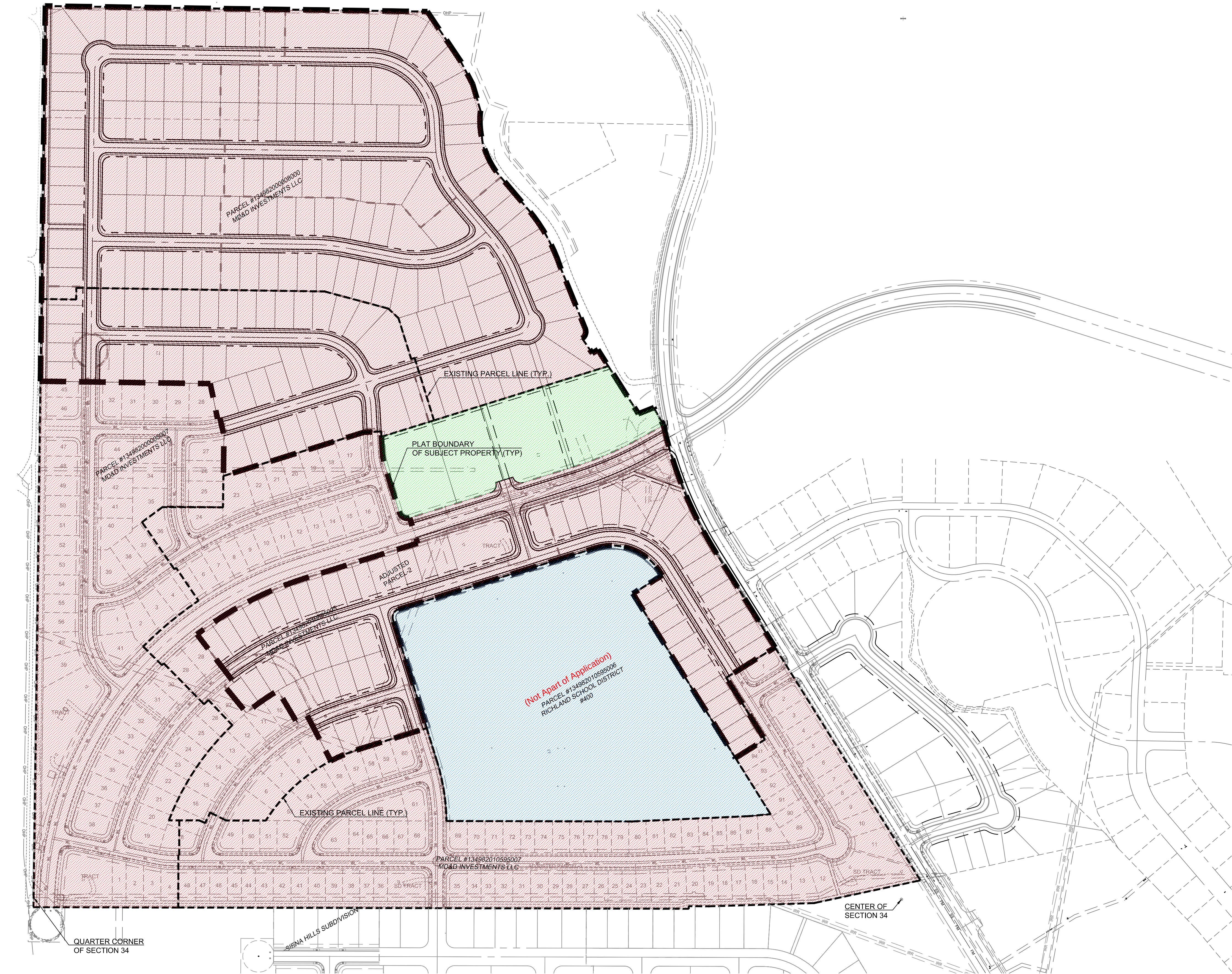
EXISTING SITE ZONING MAP FOR:

PEACH TREE ESTATES III
A SITE LOCATED IN THE CITY OF RICHLAND, WASHINGTON



DESIGNED: ELG/MCR
CHECKED: JLM
JUNE 2025 24012988
SHEET ID

File name: L:\Projects\ D:\P\MMDD02\24012888\Civil\Working\Exhibits\24012888_Zoning\Exhibit-Post.dwg Layout Tab: ZONING_POST User: Elisabeth Giever CAD Plot Date/Time: 6/20/2025 1:33:44 PM



ZONING BOUNDARY LEGEND

- RE-ZONING BOUNDARY LINE
- EXISTING PARCEL LINE
- AG ZONING
- R-2S RESIDENTIAL ZONING (MEDIUM DENSITY RESIDENTIAL)
- C-2 COMMERCIAL ZONING (RETAIL BUSINESS)

DATA SHOWN BASED ON CITY OF RICHLAND COMPREHENSIVE PLAN, BADGER MOUNTAIN SUB-AREA LAND USE PLAN, AND PEACHTREE ESTATES PROPOSED LOT LAYOUT.

PROPOSED SITE ZONING MAP FOR:

PEACH TREE ESTATES III
A SITE LOCATED IN THE CITY OF RICHLAND, WASHINGTON



DESIGNED: ELG/MCR
CHECKED: JLM
JUNE 2025 24012988
SHEET ID

Zoning Map

Item: Peach Tree Estates III - Phases 1 - 6 Prelim Plat

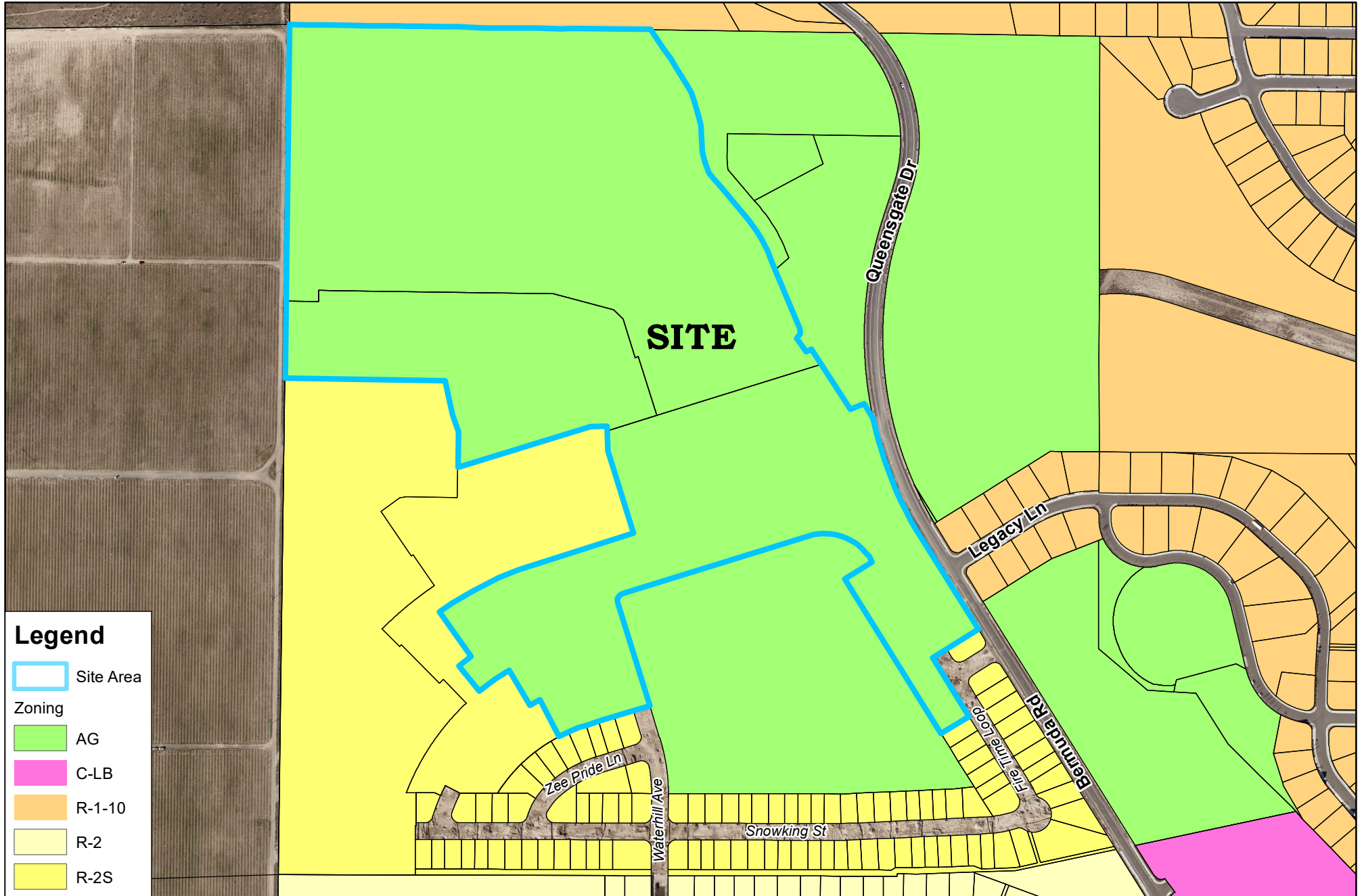
Applicant: PBS Engineering

File #: PLN-T3-2025-00004 & PLN-T1-2025-00282

Exhibit 2



0 100 200 400 Feet



BMS Land Use Map

Item: Peach Tree Estates III - Phases 1 - 6 Prelim Plat
Applicant: PBS Engineering
File #: PLN-T3-2025-00004 & PLN-T1-2025-00282
Exhibit 3

0 100 200 400 Feet

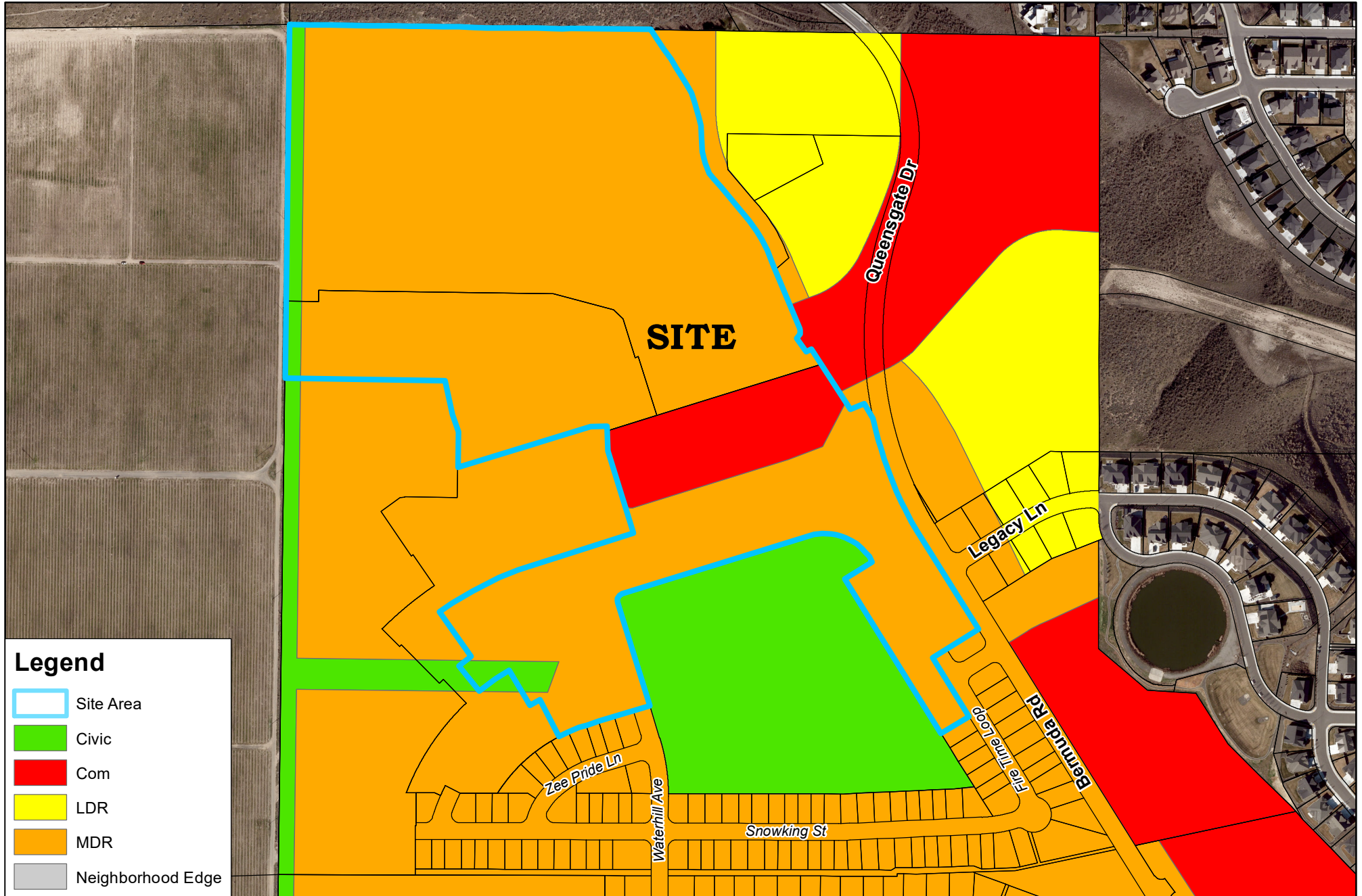




Exhibit 4

CITY OF RICHLAND NOTICE OF APPLICATION, PUBLIC HEARING, AND OPTIONAL DNS (PLN-T3-2025-00004, PLN-T3A-2025-00002, & PLN-T1-2025-00282)

Notice is hereby given that PBS Engineering has filed rezone and preliminary plat applications to: 1) rezone the site from AG to R-2S (Medium Density Residential) and C-2 (Retail Business) reflecting the City's Comprehensive Plan Land Uses, and 2) subdivide an approximately 58+ acre site into 242 new residential lots and four (4) commercial tracts (Preliminary Plat of Peach Tree Estates Phase III, Phases 1 – 6). Please visit <https://www.ci.richland.wa.us/departments/development-services/planning/land-use> for more information.

Project Site: The project site is located at 1251 Bermuda Road and is generally located west of Queensgate Drive, west of Bermuda Road, West of Legacy Lane, north of Snowking Street, and north of Waterhill Avenue (Parcel Numbers: 134982010595005, 134982000005007, and 134982000008000). The proposed preliminary plat will have an average residential lot size of 7,175 square feet and an average commercial lot size of 49,638 square feet.

Public Hearing: The City of Richland Hearing Examiner will conduct a public hearing and review of the application on Monday, September 08, 2025 at 6:00pm in City Hall, 625 Swift Boulevard. All interested parties are invited to participate in the public hearing.

Environmental Review: The proposal is subject to environmental review. The City of Richland serving as the lead agency under the State Environmental Policy Act (SEPA), has reviewed and evaluated the proposed project for probable adverse environmental impacts. The City anticipates issuing a Determination of Non-Significance (DNS) under WAC 197-11-355. This may be your only opportunity to comment on the environmental impacts of the proposed development. The environmental checklist and related file information are available to the public and can be viewed at www.ci.richland.wa.us.

Public Comment: Any person desiring to express their views or to be notified of any decisions pertaining to this application should notify Ryan Nelson, Planner, 625 Swift Boulevard, MS-35, Richland, WA 99352. Comments may be emailed to planning@ci.richland.wa.us.

Comment Period Starts: August 10, 2025

Comment Period Ends: September 08, 2025 at 6:00 PM

However, written comments must be received no later than 5:00 p.m. on Friday, August 29, 2025, to be incorporated into the staff report. Comments received after that time will be entered into the record during the hearing.

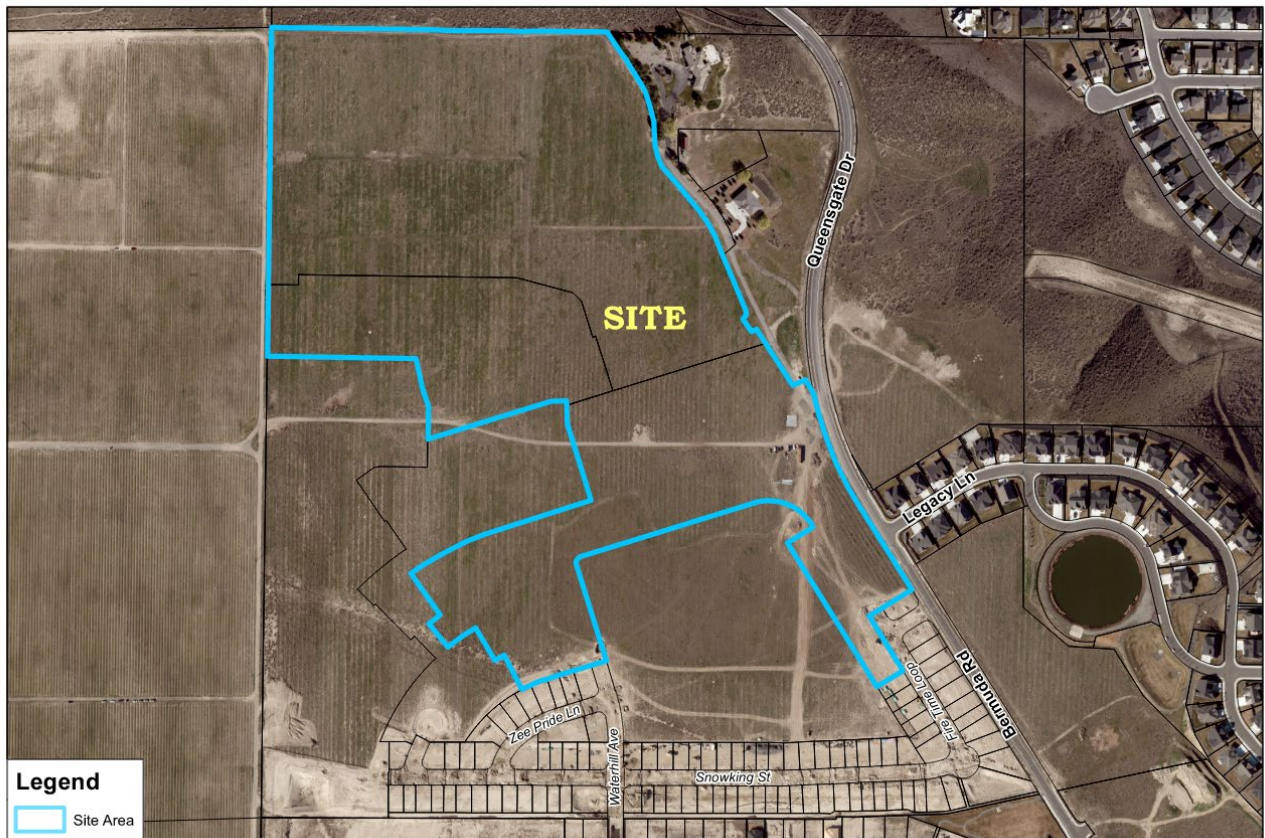
Appeal: The application will be reviewed in accordance with the regulations in RMC Title 23 Zoning and Title 19 Development Regulations Administration. Appeal procedures of decisions related to the above referenced applications are set forth in RMC Chapter 19.70. Contact the Richland Planning Division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

Vicinity Map

Item: Peach Tree Estates III - Phases 1 - 6 Prelim Plat
Applicant: PBS Engineering
File #: PLN-T3-2025-00004 & PLN-T1-2025-00282



0 100 200 400 Feet



Please publish the following:

Type of Legal Ad: Notice of Application, Public Hearing

Date(s) of Publication: Sunday, August 10, 2025

Richland's TCH Account: AP36823

For Invoice Text Box on TCH Invoice PLN-T3-2025-00004, PLN-T3A-2025-00002, & PLN-T1-2025-00282
(Richland MUNIS Description)

For PO Box on TCH Invoice D2586000 4401
(Richland Account No. - MUNIS)

Attention: Jen Anderson (TC)

CITY OF RICHLAND
NOTICE OF APPLICATION, PUBLIC HEARING AND OPTIONAL DNS
(PLN-T3-2025-00004, PLN-T3A-2025-00002, & PLN-T1-2025-00282)

Notice: PBS Engineering has filed rezone and preliminary plat applications to: 1) rezone the site from AG to R-2S (Medium Density Residential) and C-2 (Retail Business) reflecting the City's Comprehensive Plan Land Uses, and 2) subdivide an approximately 58+ acre site into 242 new residential lots and four (4) commercial tracts (Preliminary Plat of Peach Tree Estates Phase III, Phases 1 – 6).

Project Site: Is generally located west of Queensgate Drive, west of Bermuda Road, West of Legacy Lane, north of Snowking Street, and north of Waterhill Avenue (Parcel Numbers: 134982010595005, 134982000005007, and 134982000008000). The proposed preliminary plat will have an average residential lot size of 7,175 square feet and an average commercial lot size of 49,638 square feet.

Public Hearing: The Richland Hearing Examiner will conduct a public hearing and review of the application on **Monday, September 08, 2025 at 6:00pm** in City Hall, 625 Swift Boulevard. All interested parties are invited to participate in the public hearing.

Environmental Review: The proposal is subject to environmental review. The City of Richland is lead agency for the proposal under the State Environmental Policy Act (SEPA) and has reviewed the proposed project for probable adverse environmental impacts and expects to issue a determination of non-significance (DNS) for this project. The optional DNS process in WAC 197-11-355 is being used. This may be your only opportunity to comment on the environmental impacts of the proposed development. The environmental checklist and related file information are available to the public and can be viewed at www.ci.richland.wa.us.

Public Comment: Any person desiring to express their views or to be notified of any decisions pertaining to this application should notify Ryan Nelson, Planner, 625 Swift Boulevard, MS-35, Richland, WA 99352. Comments may be emailed to planning@ci.richland.wa.us. The deadline for written comments is 6:00 p.m., Monday, September 8th. However, written comments must be received no later than 5:00 p.m. on Friday August 29, 2025, to be incorporated into the staff report. Comments received after

that time will be entered into the record during the hearing.

Date Published: Sunday, August 10, 2025

AFFIDAVIT OF POSTING

STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

COMES NOW, **Ryan Nelson**, who, being first duly sworn upon oath deposes and says:

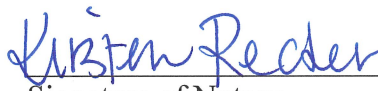
1. I am an employee in the Planning Division of the Development Services Department for the City of Richland.
2. On the 11th day of August, 2025, I posted the attached NOTICE OF PUBLIC HEARING, File Number PLN-T3-2025-00004 (Preliminary Plat for Peach Tree Estates III Phases 1-6) at the following location:

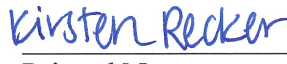
The western corner of the intersection of Queensgate Drive and Legacy Lane facing southeast.


Signed: Ryan Nelson

SIGNED AND SWORN to before me this 12th day of August, 2025, by Ryan Nelson.




Signature of Notary


Printed Name

Notary Public in and for the State of Washington,

Residing in 625 Swift Blvd. Richland, WA

My appointment expires: 09/06/2028

AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

COMES NOW, Jodi Hogan, who, being first duly sworn upon oath deposes and says:

- I am an employee in the Planning & Development Department for the City of Richland.
- On the 8th day of August 2025 I mailed a copy of the attached CITY OF RICHLAND NOTICE OF APPLICATION AND PUBLIC HEARING AND OPTIONAL DNS (PLN-T3-2025-00004, PLN-T3A-2025-00002, & PLN-T1-2025-00282) to the attached list of individuals via regular USPS or email on the date indicated above.

Jodi Hogan
Signed: Jodi Hogan

SIGNED AND SWORN to before me this 8th day of August, 2025 by



Kirsten Recker

Notary Public in and for the State of Washington,

KirstenRecker

Print Name

Residing at 625 Swift Blvd. Richland, WA

My appointment expires: 09/06/2028

AFFIDAVIT OF MAILING - 1
Notice of Closed Record Hearing attached.
Address list attached.

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
51422	IPL0261731	Legal Ad - IPL0261731	2025.09.08 HE PHN PLN-T3-2025-00004	1.0	79.0L

ATTENTION: CITY OF RICHLAND/LEGALS IP
625 SWIFT BLVD. MS-11
RICHLAND, WA 99352
janderson@ci.richland.wa.us;tclark@ci.richland.wa.us;purchasing@ci.richland.wa.us

CITY OF RICHLAND
NOTICE OF APPLICATION,
PUBLIC HEARING AND
OPTIONAL DNS
(PLN-T3-2025-00004,
PLN-T3A-2025-00002, &
PLN-T1-2025-00282)

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Environmental Review: The proposal is subject to environmental review. The City of Richland, serving as the lead agency under the State Environmental Policy Act (SEPA), has reviewed and evaluated the proposed project for probable adverse environmental impacts. The City anticipates issuing a Determination of Non-Significance (DNS) under WAC 197-11-355. This may be your only opportunity to comment on the environmental impacts of the proposed development. The environmental checklist and related file information are available to the public and can be viewed at www.ci.richland.wa.us.

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Date Published: Sunday, August 10, 2025
IPL0261731
Aug 10 2025

COUNTY OF BENTON)
SS
STATE OF WASHINGTON)
the undersigned, 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, and that said newspaper was regularly distributed to its subscribers during all of this period.

1.0 insertion(s) published on:
08/10/25 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

Amanda Rodela

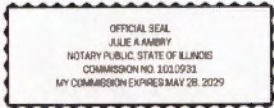


Amanda Rodela

Julie A Ambry



Sworn to and subscribed before me on Aug 11, 2025, 10:20 AM ED



Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNIX®

**CITY OF RICHLAND
NOTICE OF APPLICATION,
PUBLIC HEARING AND
OPTIONAL DNS
(PLN-T3-2025-00004,
PLN-T3A-2025-00002, &
PLN-T1-2025-00282)**

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Date Published: Sunday, August 10, 2025
IPL0261731
Aug 10 2025



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 12/16/2025

Agenda Category: Items of Business

Strategic Priority 2 - Financial Sustainability

Subject

Ordinance No. 2025-40, Approving the 2029 Council Compensation Plan (First Reading)

Department/Office

Human Resources

Ordinance/Resolution Number

2025-40

Document Type

Ordinance

Recommended Motion

Give first reading to Ordinance No. 2025-40, approving the 2029 Council Compensation Plan.

Summary

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

On December 2, 2025, Resolution No. 2025-152 was adopted to update the unaffiliated wage schedule. The update included a 2.10% market adjustment that will also be applied to Council's compensation. Beginning in 2029, City Council's compensation will be \$1,482 per month. In addition to the monthly Council stipend, the Mayor receives an additional \$256 per month. A history of council compensation adjustments from 2003 to present is provided with this staff report.

Staff recommends approval of Ordinance No. 2025-40 for first reading.

Fiscal Impact

Ordinance No. 2025-40 will result in a 2.10% increase in City Council's compensation in 2029.

Attachments

1. Ordinance No. 2025-40
2. 2029 Council Compensation and History

ORDINANCE NO. 2025-40

AN ORDINANCE OF THE CITY OF RICHLAND, WASHINGTON, AMENDING RICHLAND MUNICIPAL CODE SECTION 2.32.040 RELATED TO THE 2029 COUNCIL COMPENSATION PLAN.

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

Section 1. Section 2.32.040 of the Richland Municipal Code, as enacted by Ordinance No. 8, and last amended by Ordinance No. 2024-45, is hereby amended to read as follows:

2.32.040 Councilmembers

The monthly compensation of each member of the council, whether a new or incumbent member, is as follows: ~~2025, \$1,329;~~ 2026, \$1,396; 2027, \$1,424; ~~and~~ 2028, \$1,452; and 2029, \$1,482; provided, however, that nothing herein shall cause an increase or decrease to the compensation of any member of the council after his or her election or during the term of office or any unexpired term of office, to which such member of the council is appointed or elected. City council shall establish council salary based on the annual increase, if any, in the Compensation Plan for Unaffiliated Employees wage table, maintaining a four-year schedule.

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

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

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

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

This space is intentionally left blank.

PASSED by the City Council of the City of Richland, Washington, at a regular meeting on the _____ day of _____, 2026.

Theresa Richardson, Mayor

Attest:

Approved as to Form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

First Reading: _____

Second Reading: _____

Date Published: _____

CITY OF RICHLAND
HUMAN RESOURCES

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



MEMORANDUM

TO: City Council

FROM: Lacey Paulsen, Human Resources Director

THROUGH: Jon Amundson, City Manager

DATE: December 16, 2025

SUBJECT: 2029 City Council Compensation and History

Year	Mayor	Council Member	% Increase by year
2003	\$1,075	\$825	0.00%
2004	\$1,125	\$875	6.00%
2005	\$1,150	\$900	3.00%
2006	\$1,177	\$927	3.00%
2007	\$1,214	\$964	4.00%
2008	\$1,253	\$1,003	4.00%
2009	\$1,263	\$1,013	1.00%
2010	\$1,278	\$1,028	1.50%
2011	\$1,288	\$1,038	1.00%
2012	\$1,319	\$1,069	3.00%
2013	\$1,340	\$1,090	2.00%
2014	\$1,340	\$1,090	0.00%
2015	\$1,362	\$1,112	2.00%
2016	\$1,373	\$1,123	1.00%
2017	\$1,373	\$1,123	0.00%
2018	\$1,393	\$1,143	1.75%
2019	\$1,410	\$1,160	1.50%
2020	\$1,427	\$1,177	1.50%
2021	\$1,445	\$1,195	1.50%
2022	\$1,481	\$1,231	3.00%
2023	\$1,503	\$1,253	1.80%
2024	\$1,519	\$1,269	1.30%
2025	\$1,579	\$1,329	4.75%
2026	\$1,646	\$1,396	5.00%
2027	\$1,674	\$1,424	2.00%
2028	\$1,702	\$1,452	2.00%
2029	\$1,738	\$1,482	2.10%



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 12/16/2025

Agenda Category: Items of Business

Strategic Priority I - High Performance Government

Subject

Resolution No. 2025-155, Establishing Service Delivery Objectives for Richland Fire & Emergency Services

Department/Office	Ordinance/Resolution Number	Document Type
Fire & Emergency Services	2025-155	Resolution

Recommended Motion

Adopt Resolution No. 2025-155, establishing service delivery objectives for Richland Fire & Emergency Services.

Summary

Resolution No. 2025-155 establishes updated service delivery objectives for the Richland Fire & Emergency Services Department (RFES). The objectives define measurable performance standards for emergency response, daily operations, and community risk reduction efforts. Adopting these standards strengthens the department's ability to allocate resources efficiently, aligns departmental operations with industry best practices, and ensures the continued delivery of timely, high-quality emergency services to Richland's residents, businesses, and visitors.

Pursuant to RCW 35.103.010, the City is required to adopt and maintain defined performance measures for fire department operations. RFES monitors these standards internally and reports on performance annually. The proposed updates were presented to City Council during the February 25, 2025 City Council Workshop Meeting, and staff is now requesting formal adoption of the service delivery objective measures by resolution.

The updated objectives will establish 2025 as a new baseline for future performance measurement and continuous improvement efforts. The existing performance measures were last evaluated and adopted in 2009. This update ensures that departmental expectations reflect current service demands, operational capabilities, and community needs.

Staff recommends adoption of Resolution No. 2025-155.

Fiscal Impact

None.

Attachments

1. Resolution No. 2025-155
2. RFES Standards of Cover Service Level Presentation

RESOLUTION NO. 2025-155

**A RESOLUTION OF THE CITY OF RICHLAND, WASHINGTON,
SETTING SERVICE DELIVERY OBJECTIVES FOR RICHLAND
FIRE AND EMERGENCY SERVICES PURSUANT TO CHAPTER
35.103 RCW.**

WHEREAS, Richland Fire & Emergency Services is legally established as a fire department through Ordinance No. 25, adopted by Richland City Council on March 25, 1959, to provide fire suppression, emergency medical and other rescue services; and

WHEREAS, Richland Fire & Emergency Services has established a Standard of Coverage and a living Strategic Plan to guide the organization in providing fire suppression, emergency medical and other rescue services; and

WHEREAS, Richland Fire & Emergency Services has an organizational structure which includes an elected City Council, City Manager, Fire Chief, Deputy Fire Chief, Chief Officers and Firefighters, along with civilian staff; and

WHEREAS, Richland Fire & Emergency Services has a certain number of members now, and in the future, who perform the tasks required to accomplish the department's response objectives; and

WHEREAS, Richland Fire & Emergency Services is required by state law to establish turnout and response time goals for the first arriving Basic Life Support (BLS) unit, Advanced Life Support (ALS) unit and fire engine response times, and response time goals for other major service components, as appropriate; and

WHEREAS, Richland Fire & Emergency Services has developed written emergency service delivery objectives to comply with Chapter 35.103 RCW.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that Richland Fire & Emergency Services' *Response Times Performance Standards*, attached hereto as **Exhibit A**, are hereby adopted.

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

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 16th day of December, 2025.

Theresa Richardson, Mayor

Attest:

Approved as to Form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney



RICHLAND FIRE & EMERGENCY SERVICES

RESPONSE TIME PERFORMANCE STANDARDS

Richland Fire & Emergency Services' Response Time Performance Standards measurement goal is 90% of the time.

Turnout Times - Measured from time of unit dispatch to enroute to scene (in minutes).

EMS – Advanced Life Support (MED3 and MED4)	-	1:00
EMS – Basic Life Support (LIFT, MED1 and MED2)	-	1:30
Fire (all types excluding Wildland)	-	1:45
Wildland Fire	-	1:45
Low Acuity Incidents	-	1:30
Technical Rescue	-	1:00
Hazardous Materials	-	1:00
Aircraft Emergency	-	1:45
Marine Emergency	-	1:00

Travel Times – Measured from enroute time to first unit arrival on scene (in minutes).

EMS – Advanced Life Support (MED3 and MED4)	-	5:00
EMS – Basic Life Support (LIFT, MED1 and MED2)	-	8:30
Fire (all types excluding Wildland)	-	5:00
Wildland Fire	-	6:00
Low Acuity Incidents	-	8:30
Technical Rescue	-	5:00
Hazardous Materials	-	5:00
Aircraft Emergency	-	5:00
Marine Emergency	-	No Standard

Response Times – Measured from time of dispatch to first unit arrival on scene (in minutes).

EMS – Advanced Life Support (MED3 and MED4)	-	6:00
EMS – Basic Life Support (LIFT, MED1 and MED2)	-	10:00
Fire (all types excluding Wildland)	-	6:45
Wildland Fire	-	7:45
Low Acuity Incidents	-	10:00
Technical Rescue	-	6:00
Hazardous Materials	-	6:00
Aircraft Emergency	-	6:45
Marine Emergency	-	No Standard

Effective Response Force (ERF) – Measured from time of dispatch to last unit (as defined by category) arrival on scene (in minutes).

EMS – Cardiac (MED4)	-	9:00
Fire – Residential	-	18:00
Fire – Commercial	-	20:00
Technical Rescue*	-	60:00
Hazardous Materials*	-	60:00
Aircraft Emergency*	-	18:00
Marine Emergency	-	No Standard

Note: Significant Tech Rescue and HazMat incidents will require call-in of off-duty regional team members from both RFES and other area departments, which will result in significantly longer ERF response times. In addition, a significant Aircraft Emergency **may require additional assistance from Pasco Fire Department's ARFF capabilities, increasing response times as well.*

Disclaimer: This document is not intended to create a promise or guarantee that the referenced response time(s) will be achieved on every occasion or on any particular occasion, and cannot be relied upon to from the basis of any liability for failing to meet a response time referenced herein.

RFES Standards of Cover Service Level Adoption



December 16, 2025



This evening:

Standards of Cover update process

- Review proposed changes to response standards (level of service)
- Adopt resolution updating level of service from the 2009 standards to the proposed standards



Calls For Service Categories

- **EMS**

- Med 1 – Basic Life Support (BLS), non-urgent calls, includes Lift Assists
- Med 2 – BLS calls with an expected transport
- Med 3 – Advanced Life Support (ALS), includes paramedic intervention
- Med 4 – ALS Breathing Stoppages

- **Fire:** Residential, commercial, vehicle or dumpster fires, etc.

- **Wildland Fire:** Open or undeveloped area with grass, brush or timber

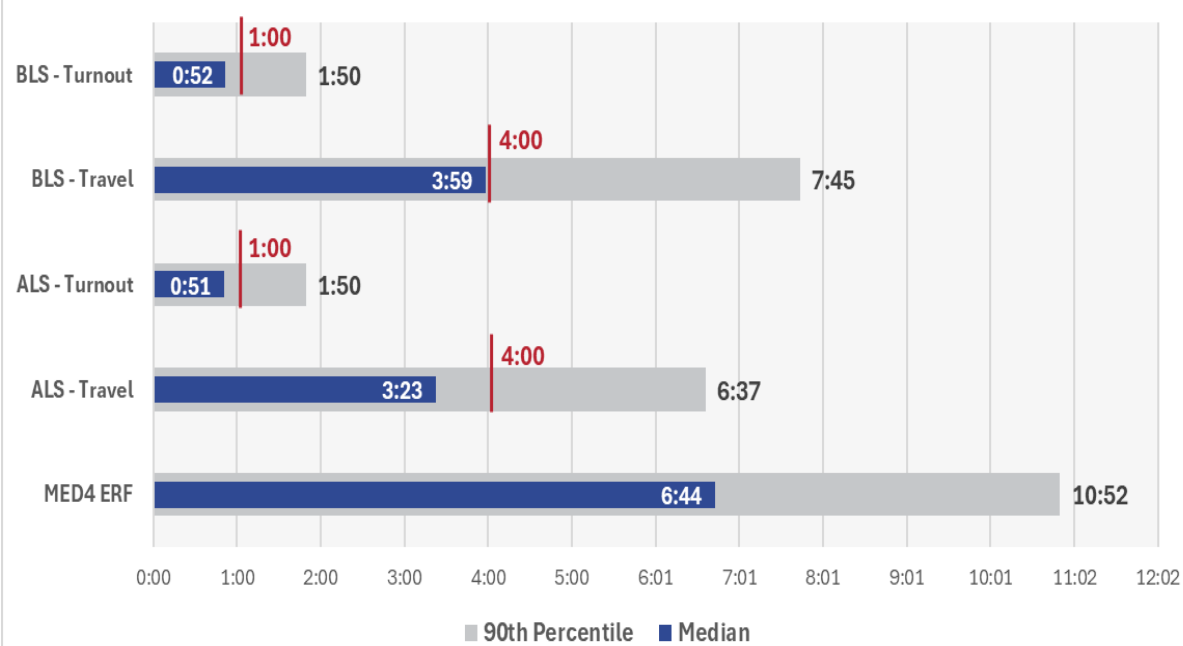
- **Special Operations:** Technical Rescue, HazMat, Aircraft, Marine

- **Low Acuity:** Fire alarm, smoke or odor investigation, elevator rescue, etc.

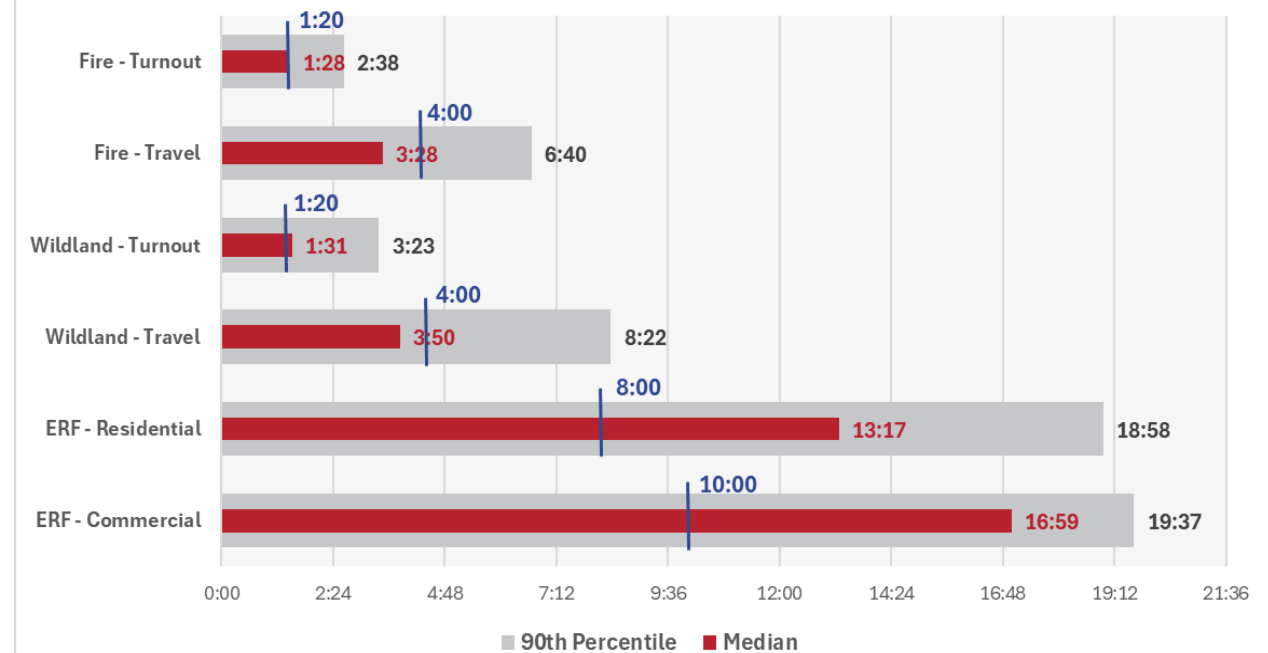


Current Performance

EMS Response Times



Fire Response Times





Turnout Time Standards *(Time from alert to responding)*

Current Standard (2009)

- EMS – 60 Seconds
- Fire – 105 Seconds
- Non-Emergent Assist – 5 Minutes

Recommended Standard

- EMS (BLS) – 90 Seconds
- EMS (ALS) – 60 Seconds
- Fire – 105 Seconds
- Wildland Fire – 105 Seconds
- Low Acuity – 90 Seconds



Turnout Time Standards, Special Operations

Current Standard (2009)

- Tech Rescue – 60 Seconds
- HazMat – 60 Seconds
- Aircraft – 60 Seconds
- Marine – 60 Seconds

Recommended Standard

- Tech Rescue – 60 Seconds
- HazMat – 60 Seconds
- Aircraft – 105 Seconds
- Marine – 60 Seconds



First Arriving Travel Time Standards

(Time from responding to arrival)

Current Standard (2009)

- EMS (BLS) – 4 Minutes
- Fire – 4 Minutes
- Wildland – 4 Minutes

Recommended Standard

- EMS (BLS) – 8:30 Minutes
- EMS (ALS) – 5 Minutes
- Fire – 5 Minutes
- Wildland Fire – 6 Minutes
- Low Acuity – 8:30 Minutes



First Arriving Travel Time Standards, Special Operations

Current Standard (2009)

- Tech Rescue – 60 Minutes
- HazMat – 120 Minutes
- Aircraft – 20 Minutes
- Marine – 8 Minutes

Recommended Standard

- Tech Rescue – 5 Minutes
- HazMat – 5 Minutes
- Aircraft – 5 Minutes
- Marine – No Standard

NOTE: Change in Standard criteria from Technician level to Operations level response.

Effective Response Force Travel Time Standards

Current Standard (2009)

- EMS (ALS) MED4 – 8 Minutes
- Fire (Structures) – 8 Minutes
- Tech Rescue – No Standard
- HazMat – No Standard
- Aircraft – No Standard
- Marine – No Standard

Recommended Standard

- EMS (ALS) MED4 – 9 Minutes
- Fire Residential – 18 Minutes
- Fire Commercial – 20 Minutes
- Tech Rescue – 60 Minutes
- HazMat – 60 Minutes
- Aircraft – 18 Minutes
- Marine – No Standard



RICHLAND FIRE AND EMERGENCY SERVICES

PROPOSED RESPONSE TIME PERFORMANCE STANDARDS

Richland Fire and Emergency Services' Response Time Performance Standards measurement goal is 90% of the time.

Turnout Times - Measured from time of unit dispatch to enroute to scene.

EMS – Advanced Life Support (MED3 and MED4)	-	1:00
EMS – Basic Life Support (LIFT, MED1 and MED2)	-	1:30
Fire (all types excluding Wildland)	-	1:45
Wildland Fire	-	1:45
Low Acuity Incidents	-	1:30
Technical Rescue	-	1:00
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EMS – Advanced Life Support (MED3 and MED4)	-	5:00
EMS – Basic Life Support (LIFT, MED1 and MED2)	-	8:30
Fire (all types excluding Wildland)	-	5:00
Wildland Fire	-	6:00
Low Acuity Incidents	-	8:30
Technical Rescue	-	5:00
Hazardous Materials	-	5:00
Aircraft Emergency	-	5:00
Marine Emergency	-	No Standard

Response Times – Measured from time of dispatch to first unit arrival on scene.

EMS – Advanced Life Support (MED3 and MED4)	-	6:00
EMS – Basic Life Support (LIFT, MED1 and MED2)	-	10:00
Fire (all types excluding Wildland)	-	6:45
Wildland Fire	-	7:45
Low Acuity Incidents	-	10:00
Technical Rescue	-	6:00
Hazardous Materials	-	6:00
Aircraft Emergency	-	6:45
Marine Emergency	-	No Standard

Effective Response Force (ERF) – Measured from time of dispatch to last unit (as defined by category) arrival on scene.

EMS – Cardiac (MED4)	-	9:00
Fire – Residential	-	18:00
Fire – Commercial	-	20:00
Technical Rescue*	-	60:00
Hazardous Materials*	-	60:00
Aircraft Emergency*	-	18:00
Marine Emergency	-	No Standard

Note: Significant Tech Rescue and HazMat incidents will require call-in of off-duty regional team members from both RFES and other area departments, which will result in significantly longer ERF response times. In addition, a significant Aircraft Emergency **may require additional assistance from Pasco Fire Department's ARFF capabilities, increasing response times as well.*

Next Steps: Second Quarter 2026

Chief Aust will share the completed document set:

- Level of Service Standards
- Community Risk Assessment
- Fire Facility Deployment Plan
- Comprehensive Plan Element Updates



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 12/16/2025

Agenda Category: Items of Business

Strategic Priority I - High Performance Government

Subject

Resolution No. 2025-165, Declaring Surplus and Authorizing Relinquishment of a portion of a Utility Easement lying within 1651 April Loop

Department/Office

Public Works

Ordinance/Resolution Number

2025-165

Document Type

Resolution

Recommended Motion

Adopt Resolution No. 2026-165, declaring surplus and authorizing the City Manager to sign and execute a relinquishment of an easement lying within 1651 April Loop.

Summary

Property owners Larry and Kim Thomas have requested the relinquishment of a 10-foot utility easement located within a portion of Lot 5, Block 1 of the Plat of April Addition recorded under Auditor's File No. 865240 in Benton County, Washington, commonly addressed as 1651 April Loop. The property owners wish to construct a structure within the easement area.

The easement originally contained electric utility infrastructure. However, the portion of the easement proposed for relinquishment is no longer necessary as utilities have been removed and relocated.

RCW 35.94.040 authorizes the disposition of surplus property originally obtained for public utility purposes. Notice was published on December 14, 2025, advising that a public hearing would be held on December 16, 2025 to receive public testimony regarding this surplus action.

Staff recommends adoption of Resolution No. 2025-165.

Fiscal Impact

None.

Attachments

- I. Resolution No. 2025-165

RESOLUTION NO. 2025-165

**A RESOLUTION OF THE CITY OF RICHLAND, WASHINGTON,
DECLARING SURPLUS AND AUTHORIZING RELINQUISHMENT
OF A PORTION OF A UTILITY EASEMENT LYING WITHIN 1651
APRIL LOOP.**

WHEREAS, property owners Larry D. and Kim E. Thomas have requested the relinquishment of a 10-foot utility easement located in a portion of Lot 5, Block 1, Plat of April Addition recorded under Auditor's File Number 865240, records of Benton County, Washington; and

WHEREAS, the property owners of said lot desire to build a structure thereon (the "Project"); and

WHEREAS, the easement originally contained electric utility infrastructure; and

WHEREAS, the portion of easement sought to be relinquished, legally described in **Exhibit A** and depicted on **Exhibit B**, is no longer needed for utility services as the electric utilities have been removed and relocated; and

WHEREAS, RCW 35.94.040 provides for the disposal of surplus property originally obtained for public utility purposes; and

WHEREAS, on December 14, 2025, notice was duly published that a public hearing would be held on December 16, 2025 to take public testimony regarding this surplus action.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the existing utility easement, originally acquired for utility purposes, legally described in **Exhibit A** and depicted on **Exhibit B** attached hereto, is hereby found to be surplus to the City's needs.

BE IT FURTHER RESOLVED that the consideration in support of this relinquishment, which covers the City's administrative processing fees and recording costs, shall be paid by the applicant.

BE IT FURTHER RESOLVED that the City Manager is authorized to sign and execute all documents necessary to relinquish the City's interest in the certain portion of the public utility easement legally described in **Exhibit A** and depicted on **Exhibit B**, and to deliver the same upon payment.

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

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ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 16th day of December, 2025.

Theresa Richardson, Mayor

Attest:

Approved as to Form:

Jennifer Rogers, City Clerk

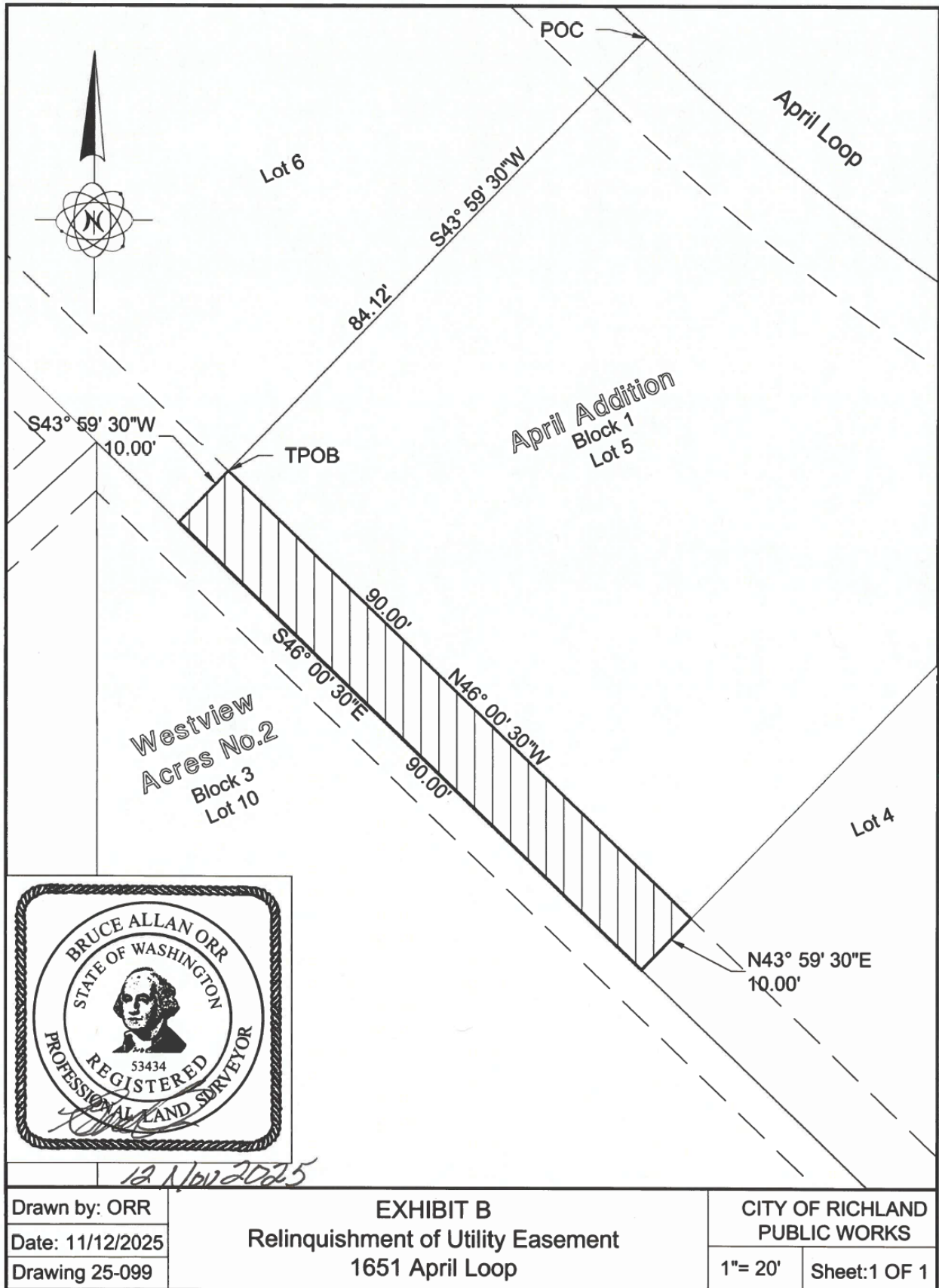
Heather Kintzley, City Attorney

Exhibit A
Legal description

A 10-foot utility easement, situate in Lot 5, Block 1, of the Plat of April Addition recorded under Auditor's File Number 865240, records of Benton County, Washington in the Southeast corner of the Northwest corner of Section 3, Township 9 North, Range 28 East, Willamette Meridian, City of Richland of said county and state, more particularly described as follows:

Commencing at the Northwest corner of said Lot; Thence along the Northwest boundary of said Lot South 43°59'30" West 84.12 feet to the **True Point of Beginning**; Thence continuing along said Northwest boundary South 43°59'30" West 10 feet to the Southwest boundary of said Lot; Thence South 46°00'30" East 90.00 feet along said Southwest boundary to the Southeast boundary of said Lot; Thence North 43°59'30" East 10.00 feet along said southeast boundary; Thence North 46°00'30" West 90.00 feet to the **True Point of Beginning**.

Easement area is depicted by hatching on **Exhibit B**.





COUNCIL AGENDA ITEM COVERSHEET

Council Date: 12/16/2025

Agenda Category: Items of Business

Strategic Priority I - High Performance Government

Subject

Resolution No. 2025-166, Declaring Surplus and Authorizing Relinquishment of a portion of a Utility Easement lying within 1832 Hunt Avenue

Department/Office

Public Works

Ordinance/Resolution Number

2025-166

Document Type

Resolution

Recommended Motion

Adopt Resolution No. 2026-166, declaring surplus and authorizing the City Manager to sign and execute a relinquishment of an easement lying within 1832 Hunt Avenue.

Summary

Property owners Larry and Teresa Lynn Kessie have requested the relinquishment of a 10-foot utility easement located within a portion of Lot 20, Block 829, Sheet 43A of the Plat of Richland recorded under Auditor's File No. 356196, in Benton County, Washington, commonly addressed as 1832 Hunt Avenue. The property owners wish to construct a structure within the easement area.

The portion of easement proposed for relinquishment is no longer necessary as utilities have been removed and/or relocated.

RCW 35.94.040 authorizes the disposition of surplus property originally obtained for public utility purposes. Notice was published on December 14, 2025, advising that a public hearing would be held on December 16, 2025 to receive public testimony regarding this surplus action.

Staff recommends adoption of Resolution No. 2025-166.

Fiscal Impact

None.

Attachments

- I. Resolution No. 2025-166

RESOLUTION NO. 2025-166

**A RESOLUTION OF THE CITY OF RICHLAND, WASHINGTON,
DECLARING SURPLUS AND AUTHORIZING RELINQUISHMENT
OF A PORTION OF A UTILITY EASEMENT LYING WITHIN 1832
HUNT AVENUE.**

WHEREAS, property owners Larry D. and Teresa Lynn Kessie have requested relinquishment of a 10-foot utility easement located in a portion of Lot 20, Block 829, Sheet 43A of the Plat of Richland recorded under Auditor's File Number 356196, records of Benton County, Washington; and

WHEREAS, the owners of said lot desire to build a structure thereon (the "Project"); and

WHEREAS, the portion of the public utility easement to be relinquished, legally described in **Exhibit A** and depicted by hatching on **Exhibit B**, is no longer needed for public utility purposes as the utilities have been removed and/or relocated; and

WHEREAS, RCW 35.94.040 provides for the disposal of surplus property originally obtained for public utility purposes; and

WHEREAS, on December 14, 2025, notice was duly published that a public hearing would be held on December 16, 2025 to take public testimony regarding this surplus action.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the portion of the existing utility easement legally described in **Exhibit A** and depicted on **Exhibit B** attached hereto, originally acquired for utility purposes, is hereby found to be surplus to the City's needs.

BE IT FURTHER RESOLVED that the consideration in support of this relinquishment, which covers the City's administrative processing fees and recording costs, shall be paid by the applicant.

BE IT FURTHER RESOLVED that the City Manager is authorized to sign and execute all documents necessary to relinquish the City's interest in the certain portion of the public utility easement legally described in **Exhibit A** and depicted on **Exhibit B**, and to deliver the same upon payment.

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

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ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 16th day of December, 2025.

Theresa Richardson, Mayor

Attest:

Approved as to Form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

Exhibit A
Legal description

A portion of a utility easement, 10 feet wide, affecting a portion of Lot 20, Block 829, Sheet 43a of the Plat of Richland recorded under Auditor's File Number 356196, records of Benton County, Washington, situate in the Southeast corner of the Southeast corner of Section 35, Township 10 North, Range 28 East, Willamette Meridian, City of Richland of said county and state, more particularly described as follows:

Beginning at the Southeast corner of said Lot; Thence along the East boundary of said Lot North 2°41'52" East 2.00 feet; Thence leaving said East boundary in northerly direction to point approximately 11 feet south of the northerly boundary line of said Lot; Thence in a westerly direction parallel and 11 feet south of the northerly boundary line to a point; Thence in a southerly direction, being parallel and 10 feet distant from the preceding northerly direction to a turning point in the easement; Thence in a westerly direction 56 feet; Thence in a southerly direction 10 feet; Thence in an easterly direction 5 feet, being parallel and 10 feet distant from the preceding westerly direction to a point in a previously relinquished portion of the easement recorded in Volume 455 page 1020 of records of said county; Thence continuing in an easterly direction to the southerly boundary of said Lot and a curve concave to the south with a radius of 125 feet; Thence along said curve approximately 31 feet to the **True Point of Beginning**;

Easement area is depicted by hatching on **Exhibit B**.



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 12/16/2025

Agenda Category: Items of Business

Strategic Priority I - High Performance Government

Subject

Resolution No. 2025-167, Declaring Surplus and Authorizing Relinquishment of a portion of a Utility Easement lying within 266 Saint Street

Department/Office

Public Works

Ordinance/Resolution Number

2025-167

Document Type

Resolution

Recommended Motion

Adopt Resolution No. 2026-167, declaring surplus and authorizing the City Manager to sign and execute a relinquishment of a portion of an easement lying within 266 Saint Street.

Summary

Property owners Matthew and Alaina Kincaid have requested the relinquishment of a portion of a utility easement located within the Plat of Indian Valley, Volume 10, Page 9, records of Benton County, Washington, commonly addressed as 266 Saint Street. The property owners have engaged a contractor to engineer and construct a structure to improve the property over the easement.

The electric lines originally contained within a portion of the easement have been relocated. However, an additional easement is required to accommodate existing utilities for electrical services. The City proposes to relinquish the portion of the easement no longer needed for public utility purposes on the condition that the property owners agree to grant the City an additional easement to accommodate existing utilities.

RCW 35.94.040 provides for the disposition of surplus property originally obtained for public utility purposes. Notice was published on December 14, 2025, advising that a public hearing would be held on December 16, 2025 to receive public testimony regarding this surplus action.

Staff recommends adoption of Resolution No. 2025-167.

Fiscal Impact

None.

Attachments

- I. Resolution No. 2025-167

RESOLUTION NO. 2025-167

**A RESOLUTION OF THE CITY OF RICHLAND, WASHINGTON,
DECLARING SURPLUS AND AUTHORIZING RELINQUISHMENT
OF AN EASEMENT LYING WITHIN 266 SAINT STREET.**

WHEREAS, property owners Matthew and Alaina Kincaid have requested relinquishment of a portion of a utility easement located in the Plat of Indian Valley, Volume 10, Page 9, records of Benton County, Washington; and

WHEREAS, the property owners have engaged the services of a contractor to engineer and construct a structure to improve their property over the abovementioned easement; and

WHEREAS, a portion of the public utility easement sought to be relinquished originally contained electric lines that have since been relocated; and

WHEREAS, an additional easement is required to accommodate existing utilities for electrical services; and

WHEREAS, the portion of the easement to be relinquished, legally described in **Exhibit A** and depicted by hatching on **Exhibit B**, is no longer needed for public utility purposes; and

WHEREAS, in recognition of the City relinquishing a portion of the easement, the property owners agree to grant the City the additional easement upon their lot for existing utilities; and

WHEREAS, RCW 35.94.040 provides for the disposal of surplus property originally obtained for public utility purposes; and

WHEREAS, on December 14, 2025, notice was duly published that a public hearing would be held on December 16, 2025 to take public testimony regarding this surplus action.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the portion of the existing utility easement legally described in **Exhibit A** and depicted on **Exhibit B** attached hereto, originally acquired for electric utility purposes, is hereby found to be surplus to the City's needs.

BE IT FURTHER RESOLVED that the applicant shall grant an additional easement needed for the existing utilities in a separate document prior to processing this relinquishment.

BE IT FURTHER RESOLVED that the consideration in support of this relinquishment, which covers the City's administrative processing fees and recording costs, shall be paid by the applicant.

BE IT FURTHER RESOLVED that the City Manager is authorized to sign and execute all documents necessary to relinquish the City's interest in the certain portion of the public utility easement legally described in **Exhibit A** and depicted on **Exhibit B**, and to deliver the same upon payment.

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

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 16th day of December, 2025.

Theresa Richardson, Mayor

Attest:

Approved as to Form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

Exhibit A
Legal Description

A portion of a 10-foot easement for electric purposes situate in Lot 5 Block 1, Plat of Indian Valley recorded in Volume 10 Page 9, records of Benton County, Washington, in the Northeast Quarter of the Northeast Quarter of Section 35, Township 10 North, Range 28 East, Willamette Meridian, City of Richland, of said county and state, described as follows:

Commencing at the Southwest Corner of the hereinabove Lot Thence North 88°56'35" East 115.55 feet along the south boundary of said Lot to a point in said easement; Thence North 2°33'50" East 12.94 feet along said easement to the **True Point of Beginning** of relinquishment;

Thence North 2°33'50" East 88.64 feet to the north boundary of said Lot; Thence North 89°14'25" East 10.02 feet; Thence South 2°33'50" West 88.55 feet; Thence South 88°42'15" West 10.02 feet to the **True Point of Beginning**.

