



Agenda
Utility Advisory Committee Meeting
Tuesday, March 10, 2026
Richland City Hall ~ Council Chambers
625 Swift Boulevard

Regular Meeting - 3:00 p.m.

Call to Order/Attendance:

Approval of Agenda: (Approved by Motion)

Approval of Minutes: (Approved by Motion)

1. January 13, 2025 Utility Advisory Committee Meeting Minutes

Public Comments:

Items of Business:

2. Status of Each Utility (10 Minutes)
 - Randy Aust, Fire Chief
 - Carlo D'Alessandro, Public Works Director
 - Clint Whitney, Energy Services Director
3. Horn Rapids Solar Project Expansion — Assumption of Lease Analysis (15 minutes)
 - Clint Whitney, Energy Services Director
4. Small Data Server Rate Discussion (15 minutes)
 - Clint Whitney, Energy Services Director
5. Sewer and Stormwater Rates (30 minutes)
 - Carlo D'Alessandro, Public Works Director
6. City Comprehensive Plan — Utilities and Capital Facilities Elements (10 minutes)
 - Clint Whitney, Energy Services Director

Other Informational Items:

7. 2026 Capital Work Plan - Energy Services
 - Clint Whitney, Energy Services Director
8. Forward Agenda
 - Clint Whitney, Energy Services Director

Unfinished Business:

Reports and Comments:

Adjournment

Richland City Hall is ADA accessible. Requests for sign interpreters, audio equipment, and/or other special services must be received 48 hours prior to the meeting by calling the City Clerk's Office at 509-942-7389.



MINUTES

Utility Advisory Committee Regular Meeting
Tuesday, January 13, 2026
Richland City Hall ~ Council Chambers
625 Swift Boulevard

Utility Advisory Committee Regular Meeting - 3:00 p.m.

Chair Porter called the meeting to order at 3:06 p.m.

Welcome and Roll Call

Attendance: Chair Porter	Present
Vice-Chair Staven	Present
Member Hofstetter	Absent
Member Hyson	Absent
Member Wallin	Present
Member Larkin	Present
Member Richmond	Absent

Also present were Staff Liaison and Energy Services Director Whitney, Deputy Fire Chief Aust, Public Works Director D'Alessandro, and Administrative Assistant II Kirkpatrick.

Approval of Agenda

COMMITTEE MEMBER LARKIN MOVED AND VICE-CHAIR STAVEN SECONDED THE MOTION TO APPROVE THE AGENDA AS PUBLISHED. THE MOTION CARRIED 4-0.

Minutes

1. Approval of the October 29, 2025 Utility Advisory Committee Special Meeting Minutes and the November 12, 2025 Utility Advisory Committee Meeting Minutes

VICE-CHAIR STAVEN MOVED AND COMMITTEE MEMBER WALLIN SECONDED THE MOTION TO APPROVE THE OCTOBER 29, 2025 SPECIAL MEETING MINUTES. THE MOTION CARRIED 4-0.

COMMITTEE MEMBER LARKIN MOVED AND COMMITTEE MEMBER WALLIN SECONDED THE MOTION TO APPROVE NOVEMBER 12, 2025 MEETING MINUTES. THE MOTION CARRIED 4-0.

Public Comments

None.

Items of Business

2. Election of Officers

Chair Porter moved and Vice-Chair Staven seconded the motion to nominate Committee Member Hyson for Vice-Chair. The motion carried 4-0.

Committee Member Larkin moved and Chair Porter seconded the motion to nominate Vice-Chair Staven for Chair. The motion carried 4-0.

Chair Staven went over procedural discussion items.

3. Status of Each City Utility

Fire & EMS

Chief Huntington officially retired effective December 31, 2025. Updates were provided regarding promotions and shifts, including the Battalion Chief position and Tim Birch's promotion to EMS Captain, and it was noted that ten new hires will begin at the end of January. The increased utility rate went into effect this month. Two programs—the Blood Program and the Bi-Directional Hub—were discussed as part of a quality assurance initiative. Chief Aust personally invited members to schedule meetings with him and Trish from data analysis. Members thanked Chief Aust and expressed appreciation for the invitation, and there were no questions from the committee.

Public Works

Public Works Director D'Alessandro provided updates on departments within Public Works, reviewed recently completed and ongoing projects in the Water, Wastewater, and Landfill divisions. Updates included the 2026 Water, Wastewater, and Stormwater Comprehensive Plan update is underway and will be brought to the committee at an upcoming meeting. Significant modernization projects for the water treatment plants were discussed, including a \$10 million project spanning five years that is currently under review, as well as design work for water replacement and the Tapteal 2 water booster. Utility rate increases to support capital improvement projects are expected to be presented to the committee in March. Staff recruitment for wastewater is ongoing, with several vacancies currently being filled. Recruitment for the Deputy Public Works position was successful, with a start date scheduled for February.

Energy Service Director Whitney introduced Mrs. Kirkpatrick, Administrative Assistant II for Energy Services, to the Committee. The first billing of the new utility rates has been sent out to residents. Bank One of Stevens Substation is now online and operating at twice its previous capacity. Committee members were informed that they could do a self-guided tour by starting at the Thayer substation, driving North on Thayer to the Wilson/Woodbury area and then you will be at Steven's substation. Bonneville Power

Administration (BPA) has completed installation of poles on Thayer Drive and will be working at the Stevens Substation to remove the overhead lattice transmission structure. BPA will later conduct work at the Thayer Substation, including rebuilding the transmission line. Progress is also being made on the transmission interconnection replacement project, including work at the Island View, Kingsgate, and Triton substations. Director Whitney thanked the Chair for recognizing the project plan included in the meeting packet.

4. Horn Rapids Solar, Storage and Training (HRSST) Project Expansion Option

Energy Services Director Whitney introduced Scott with Energy West, who presented the proposed project structure, roles, and high-level PPA terms, including anticipated cost benefits, resource certainty, and forecasting considerations. He noted that proposed next steps are dependent on the developer's ability to secure federal ITC benefits, which will affect final PPA pricing.

Member Potter asked what the city would lose if the July 4 deadline is not met. Staff responded that the primary cost would be approximately \$50,000 associated with Whetstone, with other investments expected to be minimal. Staff stated they are comfortable with the proposed timeline and the project outlook as presented.

MEMBER PORTER MOVED AND COMMITTEE MEMBER LARKIN SECONDED THE MOTION TO SUPPORT DUE DILIGENCE, INITIATION OF THE BPA INTERCONNECTION PROCESS, NEGOTIATION OF A NEW PPA, ASSIGNMENT OF APPLICABLE SITE LEASES, AND CONSTRUCTION TO MEET UPCOMING DEADLINES. THE MOTION CARRIED 4-0.

5. Ruby Flats Solar Projects Status

Energy Services Director Whitney gave a brief overview of the project and history. It's a simpler project, but larger. It does not have the BPA interconnection complete. Council approved a letter of interest in July of 2025. It is continuing to move forward with a lot of pieces that are still risking this project to seeing completion.

6. S&P Global Bond Rating For Richlands Electrical Utility

S&P global ratings affirmed an "A" rating with a stable outlook for the City of Richland's Energy Services (RES) long-term revenue bonds planned for issuance in the first quarter of 2026. The rating reflects strong credit fundamentals, including a long-term power supply contract with the Bonneville Power Administration, competitive electric rates relative to the state average, above-average local income levels, and well-established financial policies and planning practices.

7. 2026 Capital Work Plan – Energy Services

Energy Services Director Whitney presented a brief plan review and noted that he would present at the March meeting a 2025 What Did We Accomplish to the Committee.

8. Forward Agenda

- Energy Services Small Modular Update – March
- Angie from FCS (future rate update structure) – March
- Reliability of all Utilities updates – APRIL/MAY 2026
- Cost of Service Analysis (COSA) Update – June 2026
- Reliability of all Utilities Update – June 2026

Adjournment

Chair Staven adjourned the meeting at 4:56 pm.

Prepared by: _____
Carly Kirkpatrick, Administrative Assistant II

Approved by: _____
Harry Staven, Chair

DATE APPROVED: _____

DATE PUBLISHED: _____



UTILITY ADVISORY COMMITTEE AGENDA ITEM COVERSHEET

Meeting Date: 3/10/2026

Agenda Category: Items of Business

Prepared By: Randy Aust, Fire Chief
Carlo D'Alessandro, Public Works Director
Clint Whitney, Energy Services Director

Subject

Status of Each Utility (10 Minutes)

Department

Energy Services

Recommended Motion

Summary

Fiscal Impact

Attachments



UTILITY ADVISORY COMMITTEE AGENDA ITEM COVERSHEET

Meeting Date: 3/10/2026

Agenda Category: Items of Business

Prepared By: Clint Whitney, Energy Services Director

Subject

Horn Rapids Solar Project Expansion — Assumption of Lease Analysis (15 minutes)

Department

Energy Services

Recommended Motion

Staff's recommended motion is for UAC's support and recommendation that Council authorizes the purchase and assumption of the HRSST site lease from Tucci Energy Services contingent upon Council's approval of a new PPA with Whetstone Power.

Summary

At the January 13, 2026, UAC meeting, Richland Energy Services (RES) staff and a consultant from Energy West presented on a potential expansion of the Horn Rapids Solar, Storage and Training (HRSST) project. The existing HRSST site began commercial operation in the fourth quarter of 2020 and is a public-private partnership including the City of Richland (COR), Energy Northwest (ENW), IBEW Local 77, and Tucci Energy Services (TES). The HRSST project currently includes:

- A 3.2-MW solar facility owned by TES, with energy sold to COR under a 25-year Power Purchase Agreement (PPA);
- A 1-MW battery energy storage system owned by ENW under a Participants Agreement for COR; and
- Real property owned by IBEW Local 77, which leases the site to TES and ENW and provides workforce training at the facility.

The proposed expansion would add approximately 15 MW of new solar generation to be developed by Whetstone Power, with energy to be purchased by COR under a new PPA that is currently under negotiation.

To develop the expansion, Whetstone would need to acquire the existing site lease currently held by TES. If Whetstone acquires the lease, the cost of energy under the new PPA is estimated to increase by approximately \$1.50/MWh due to Whetstone's higher cost of capital and inclusion of a developer profit margin.

Financial analysis indicates that it is more cost-effective for COR to purchase and assume the existing TES lease directly. Using the City's lower cost of capital, the net present value (NPV) of total lease costs is projected to result in \$137,593 over 20-years when accounting for: the lease buyout from TES, ongoing annual lease payments to IBEW Local 77, lease revenue received from Whetstone, avoided future lease payments associated with the existing HRSST facility, and avoided developer financing costs and profit margin that would otherwise be embedded in the PPA price.

The potential lease acquisition would be contingent upon successful negotiation and Council approval of the new PPA with Whetstone Power.

Fiscal Impact

If Council approved the lease purchase, it would result in a NPV benefit of \$137,593 over a 20-year period.

Attachments

- I. 2026 UAC - Horn Rapids Solar Project Expansion - Assumption of Lease Analysis



Horn Rapids Solar Project Expansion – Assumption of Lease Analysis

Clint Whitney,
Energy Services Director
3/10/2026



Project Summary

- HRSST – public/private project (COR, ENW, IBEW-77, Tucci)
- Existing 3.2MW solar(Tucci) and 1MW(ENW) with COR PPA and participant agreement as off taker benefit.
- Potential new 15MW solar expansion(Whetstone)
 - 3.2MW PPA Assignment and Novation Agreement (Tucci -> Whetstone)
 - **Lease buyout and transfer (Tucci -> COR)**
 - Why? Cost of capital is lower for COR than private entity plus profit
 - 15MW PPA between Whetstone and COR



Lease Assignment Economics

- \$300,000 site lease buyout payment from City to Tucci.
- \$30k annual lease payment from City to IBEW-77 landowner.
 - 5-year escalator in existing Lease Agreement
- \$22.5k annual lease payment from Whetstone to City.
- \$7.5k annual payment saved that City currently pays Tucci.
- \$37.5k savings in PPA costs by Whetstone not including lease costs.
- \$137.5k in NPV over 20-years.



Possible Next Steps & Recommendation

- 3/2026 - Draft lease buyout agreement
- 4/2026 – Draft 15MW PPA
- 5/2026 – UAC PPA discussion
- 5/2026 - Council consideration of Lease buyout
- 5/2026 – Council consideration of new 15MW PPA with Whetstone
- 7/4/2026 – IRS Investment Tax Credit (ITC) Safe Harbor Date



UTILITY ADVISORY COMMITTEE AGENDA ITEM COVERSHEET

Meeting Date: 3/10/2026

Agenda Category: Items of Business

Prepared By: Clint Whitney, Energy Services Director

Subject

Small Data Server Rate Discussion (15 minutes)

Department

Energy Services

Recommended Motion

Staff recommends that the UAC support further evaluation and development of a dedicated High Energy Density Rate for small data server type loads less than 10 aMW.

Summary

Energy Services presentation will discuss the potential risks associated with multiple small data server loads, each less than 10 average MW (aMW), being served under the City of Richland's existing retail rates. The City's electric rates blend wholesale power costs from Bonneville Power Administration (BPA), combining fully allocated Tier 1 energy with incremental Tier 2 purchases. While loads over 10 aMW are required under the 1980 Northwest Power Act to self-supply, all new loads under 10 aMW, including high-energy-density servers, are served at blended retail rates, incrementally increasing wholesale costs for all customers. A small portion of energy is also supplied through the Horn Rapids Solar, Storage and Training (HRSST) PPA.

The presentation outlines the City's existing retail rate classes and identifies the structural risk of blended rates for multiple small, high-load-factor customers. These customers could significantly increase Tier 2 energy purchases without fully reflecting the higher marginal costs in their rates. This creates a potential cost shift to existing residential and commercial customers and could distort cost signals intended to guide efficient energy use. The presentation also introduces the concept of load segmentation, where a customer artificially divides a single large load into multiple smaller accounts to qualify for lower-cost retail rates, which can exacerbate cost-shifting and planning risks.

To address these risks, the presentation explores several mitigation strategies, including establishing a dedicated High Density Energy Rate, implementing a Tier 2 cost adder, and applying load aggregation rules combined with a minimum contract demand. These measures ensure high-energy-density loads under 10 aMW contribute appropriately to cost recovery while protecting existing ratepayers.

Fiscal Impact

There is no fiscal impact on this discussion. However, City Council may consider a new electric rate schedule for high energy density loads which could have a positive impact on future budgets.

Attachments

- I. 2026 UAC - Small Data Server Rate Discussion



Small Data Server Rate Discussion

Clint Whitney,
Energy Services Director
3/10/2026



Small Data Server Rate Discussion

- Why? Risk of multiple small (<10 aMW) high-energy-density loads being served under existing retail rate structures and evaluate options to prevent cost shifting.
- How? Regulatory Framework:
 - Loads under 10 aMW are eligible for service at retail rates.
 - City blends wholesale power costs from Bonneville Power Administration (BPA):
 - Tier 1 (fully allocated)
 - Tier 2 (incremental purchases)
 - Small portion of supply from Horn Rapids Solar, Storage & Training (HRSST) PPA.
 - Under the Northwest Power Act, loads greater than 10 average MW (aMW) must provide their own power supply.



Existing Retail Rate Structure

- Existing Retail Rate Classes (Summarized)
 - Residential
 - Commercial Small, Medium & Large (50kW to <1MW)
 - Industrial (1MW to <10aMW)
 - New Large Single Load (NLSL) (> 10 aMW); supply own power
- New Load <10aMW is Served:
 - Receive blended Tier 1 + Tier 2 wholesale cost
 - Share system transmission, distribution, and fixed costs
 - Incrementally increase Tier 2 purchases



Risks of Blended Rate Structure

- Structural Risks
 - If multiple small data server facilities each remain under 10 aMW:
 - Avoid NLSL obligation under federal law
 - Increase Tier 2 purchases
 - Raise blended wholesale cost for all customers
 - Potential long-term rate pressure
- Cost Shift Dynamics
 - Tier 1 = lowest cost federal hydropower (fully subscribed)
 - Tier 2 = higher marginal cost
 - Each incremental high-load-factor customer:
 - Consumes disproportionate Tier 2 energy
 - Spreads cost across entire retail base
- Policy Risk
 - Residential and small commercial customers subsidize incremental wholesale costs.
 - Undermines principle of cost causation.



Scenario

- Example (Conceptual Only):
 - 5 new data server (high density) customers at 5 aMW each
 - Total incremental load: 25 aMW
 - All served at blended retail rate 100% incremental energy likely Tier 2
- Impacts:
 - Increased average wholesale cost per MWh
 - Pressure on future rate adjustments
 - Long-term exposure to BPA Tier 2 price risk



Policy Options & Recommendations

- Option 1 – Create High Energy Density Rate Class (High Energy Density)
 - Applies to high load factor, energy-dense loads under 10 aMW
 - Separate wholesale cost tracker
 - Tier 2 pass-through component
 - Demand and infrastructure cost recovery
- Option 2 – Incremental Cost-of-Service Adder
 - Tier 2 cost adder applied to loads above defined load factor threshold
 - Protects existing customers from cost shift
- Option 3 – Load Aggregation Rule/Minimum Demand
 - Treat related or campus-style loads as aggregated load for rate eligibility
 - Prevent segmentation to avoid 10 aMW threshold
- Option 4 – Long-Term Power Supply Requirement
 - Require incremental supply purchase or long-term hedging
 - Align with cost-causation principle

Example: @ BPA New
Resource Rate (NR)



UTILITY ADVISORY COMMITTEE AGENDA ITEM COVERSHEET

Meeting Date: 3/10/2026

Agenda Category: Items of Business

Prepared By: Carlo D'Alessandro, Public Works Director

Subject

Sewer and Stormwater Rates (30 minutes)

Department

Public Works

Recommended Motion

Motion to support the revision of sewer and stormwater utility rates as proposed and presented.

Summary

Several sections of the Richland Municipal Code (RMC) set rates and charges for the City's sewer and stormwater. The City has need, from time to time, to update the RMC to reflect current conditions. According to established policy, Richland's utility rates are set to recover the City's costs for each service and class of customers. The City periodically reviews the revenue requirements and rate structures for each of its utilities. The City's sewer and stormwater rates were last updated in 2009. The City is performing a review of the wastewater and stormwater revenue requirements that indicate that current rates do not provide the necessary revenue required to recover the City's costs, when considering anticipated capital expenses over the coming several years.

Fiscal Impact

The proposed rate increase in the sewer utility are anticipated to generate an additional \$264,700 in revenue for 2026 (since the rate increase will become effective on July 1, 2026), \$831,900 (\$264,700 from 2026 rate increase + \$567,200 from 2027 rate increase) for 2027, and \$1,144,200 (\$264,700 from 2026 rate increase + \$567,200 from 2027 rate increase + \$609,300 from 2028 rate increase) for 2028.

The proposed rate increase in the stormwater utility are anticipated to generate an additional \$238,900 in revenue for 2026 (since the rate increase will become effective on July 1, 2026), \$273,700 (\$238,900 from 2026 rate increase + \$34,800 from 2027 rate increase) for 2027, and \$312,400 (\$238,900 from 2026 rate increase + \$34,800 from 2027 rate increase + \$38,700 from 2028 rate increase) for 2028.

Attachments

- I. 2026-03-10 - UAC Richland Sewer and Storm 2025 Financial Plans



City of Richland Sewer & Stormwater Financial Forecast

March 10th, 2026





Discussion Overview

- Background
- Overview of revenue requirement
- Key assumptions & fiscal policies
- Revenue requirement results
 - » Sewer
 - » Stormwater
- Next steps



Background



City owns and operates their sewer and stormwater systems.



Infrastructure investments are needed at the wastewater treatment plant, as well as other rehabilitation and replacement projects in the sewer and stormwater systems.



Future financial obligations require review of revenue needs.



Focus: Revenue Requirement



Revenue Requirement Overview

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



Study Data and Assumptions



Forecast Basis

Study Period: 2026-2034

Rate Setting Period: 2026-2028



Reserve Targets

Sewer: \$1.8M in 2026
45 days of OpEx + 1% of Assets
Stormwater: \$0.3M in 2026
45 days of OpEx + \$100k



Customer Growth

1.21% Growth Rate
~340 residential
customers per year



Annual Rate Revenue

Based on 2024 actuals + growth
Sewer: \$10.6M in 2026
Stormwater: \$2.1M in 2026



Operating & Maintenance Costs

Based on 2026 budget plus
inflation



Expense Inflation

3.0-5.0% inflationary factors
Sewer: 3.2% annual avg.
Stormwater: 3.0% annual avg.



New Debt

Revenue Bonds
20-year term
5.25% interest rate
1% issuance cost



Capital Plan (2026-2034)

Total Escalated Project Costs
Sewer: \$68.6M
Stormwater: \$5.5M



Fiscal Policies

- Help guide financial management of the City

Policy	Purpose	Target
Operating Reserve	To provide sufficient cash flow to meet daily operating expenses (short-term, annual revenue cycles).	45 Days O&M Sewer: (\$1.1M in 2026) Stormwater: (\$0.2M in 2026)
Capital Contingency Reserve	To provide a source of funding for emergency repairs, unanticipated capital, and project cost overruns.	Sewer: 1% of Asset Values (\$0.7M in 2026) Stormwater: Critical asset failure (\$0.1M in 2026)
Debt Service Coverage	To ensure compliance with existing loan/debt covenants and maintain credit worthiness for future debt issuance.	Minimum Bond Covenant Requirement 1.25
System Reinvestment Funding	To fund original depreciation of plant assets with rate revenues.	No formal policy Sewer: (\$1.4M average) Stormwater: (\$0.6M average)

A green-tinted background image showing a business meeting. In the foreground, a person's hand holds a pen over a tablet displaying a bar chart. Another person's hand is visible in the background. A glass of water sits on the table. The scene is overlaid with a network of glowing green lines and dots, suggesting data or technology. A dark grey arrow-shaped banner is positioned across the middle of the image.

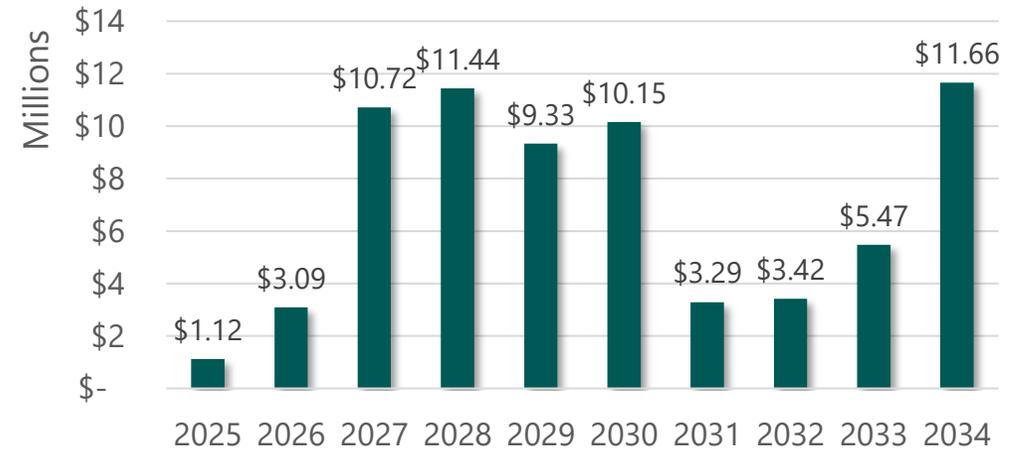
Sewer Revenue Requirement



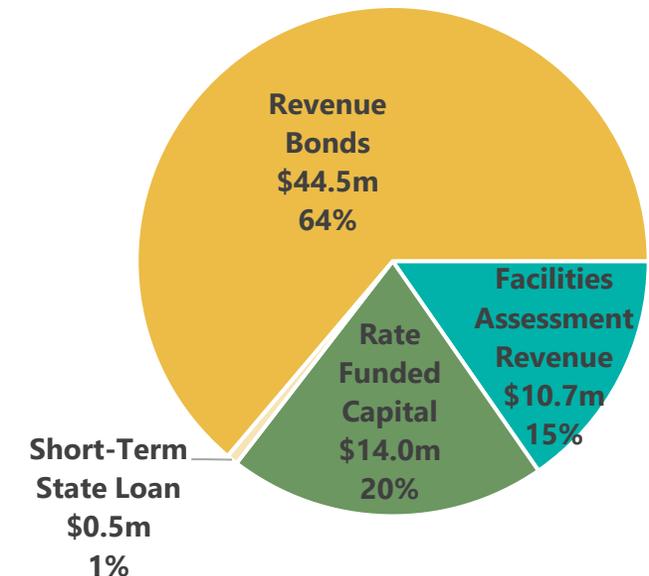
Sewer Key Components

Description	2025-2034
Existing Rate Revenue	\$10.5 mil - \$11.7 mil
O&M Expenses	\$8.5 mil - \$10.9 mil
Existing Debt Service	\$0.7 mil - \$0.4 mil
Future Debt Service	\$0.0 mil - \$4.0 mil
Total CIP (2025-2034)	\$69,691,715

Annual Capital Expenditures (Escalated)

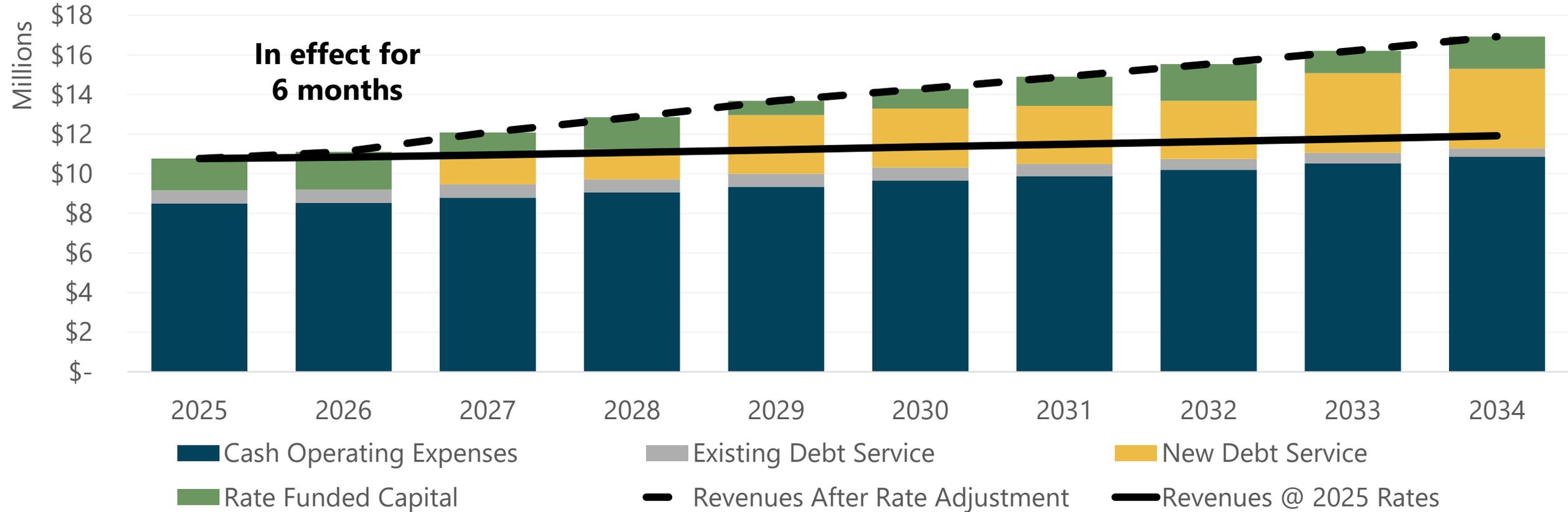


- Total CIP of \$69.7M funded by cash, future facilities assessment charges, state loan and revenue bond proceeds
 - » Total revenue bond debt: \$44.5M
 - 2027 revenue bond: \$15.5M
 - 2029 revenue bond: \$16.0M
 - 2031 revenue bond \$1.0M
 - 2033 revenue bond \$12.0M
- CIP includes WWTP projects and general sewer ongoing projects





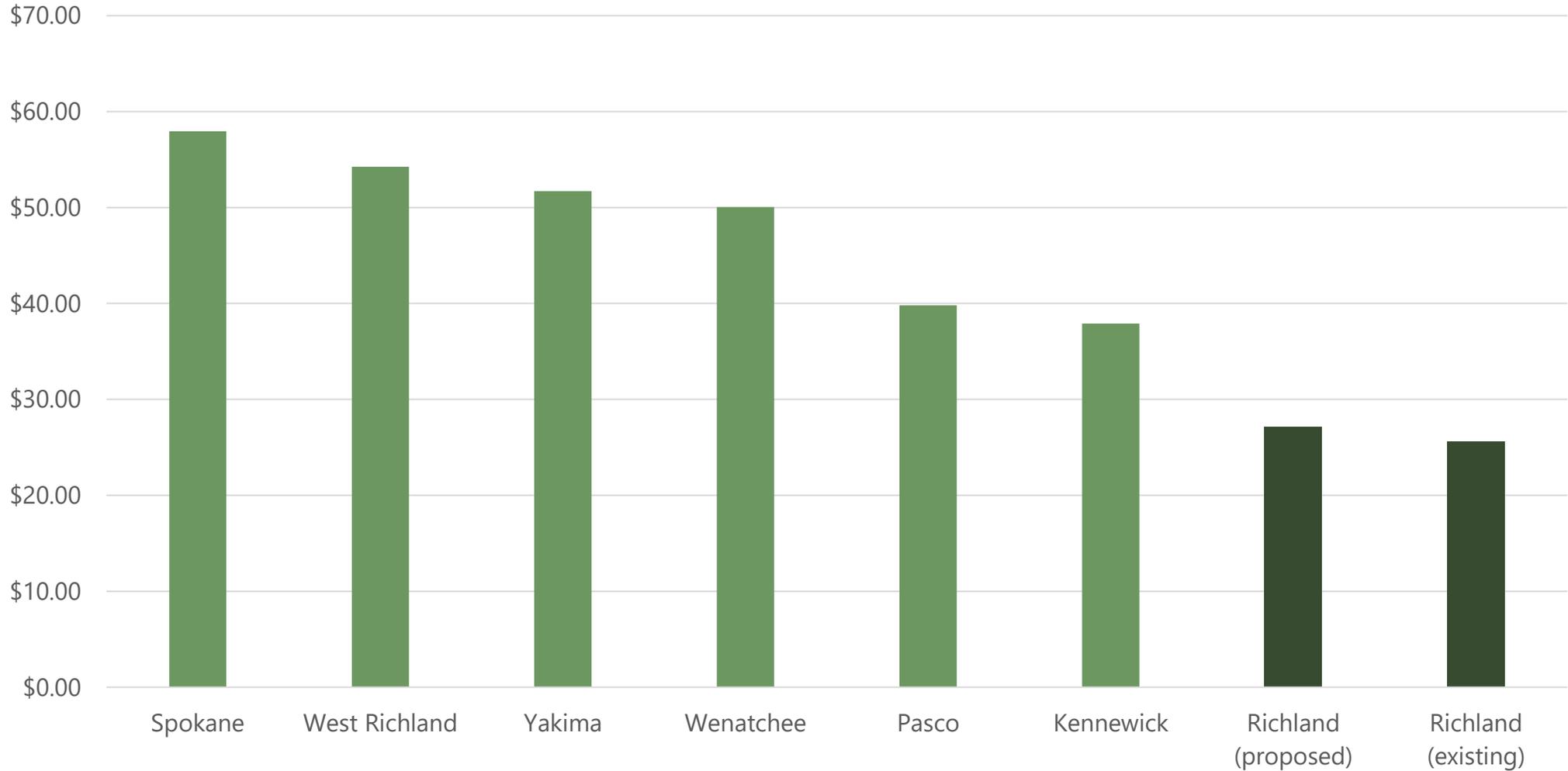
Sewer Revenue Requirement



Sewer Sample Bill	Existing	2026	2027	2028	2029	2030	2031	2032	2033	2034
Sample Residential Monthly Bill	\$25.60	\$27.13	\$28.76	\$30.49	\$32.32	\$33.45	\$34.62	\$35.83	\$37.09	\$38.38
\$ Difference		\$1.54	\$1.63	\$1.73	\$1.83	\$1.13	\$1.17	\$1.21	\$1.25	\$1.30



Sewer Residential Rate Comparison (2026)



Note: Assumes one single family base rate and 5 ccf of usage (where applicable)

A green-tinted background image showing a business meeting. In the foreground, a person's hand holds a pen over a tablet displaying a bar chart. Another person's hand is visible in the background. A glass of water sits on the table. The scene is overlaid with a network of white lines and dots, suggesting data or technology. A dark grey arrow-shaped banner is positioned across the middle of the image.

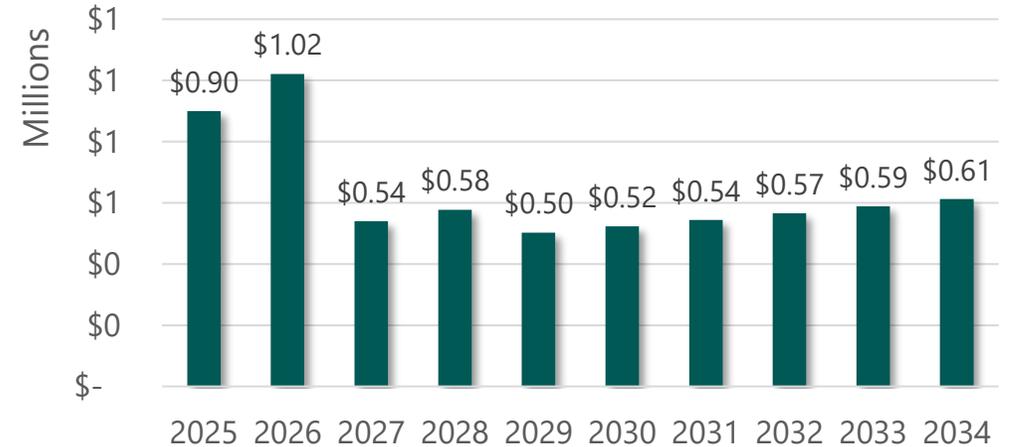
Stormwater Revenue Requirement



Stormwater Key Components

Description	2025-2034
Existing Rate Revenue	\$2.1 mil - \$2.3 mil
O&M Expenses	\$2.4 mil - \$2.5 mil
Existing Debt Service	\$0.1 mil - \$0.1 mil
Total CIP (2025-2034)	\$6,374,972

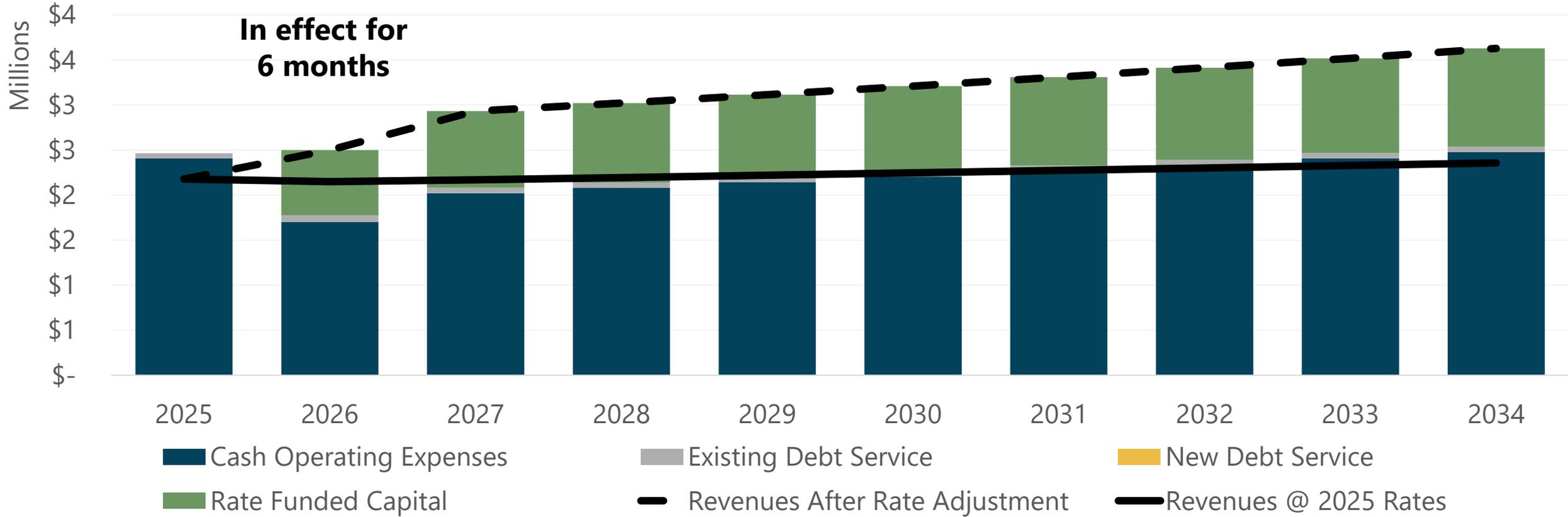
Annual Capital Expenditures (Escalated)



- Total CIP of \$6.4M funded by cash
 - » No projected debt issuances
- CIP includes primarily rehabilitation and replacement projects



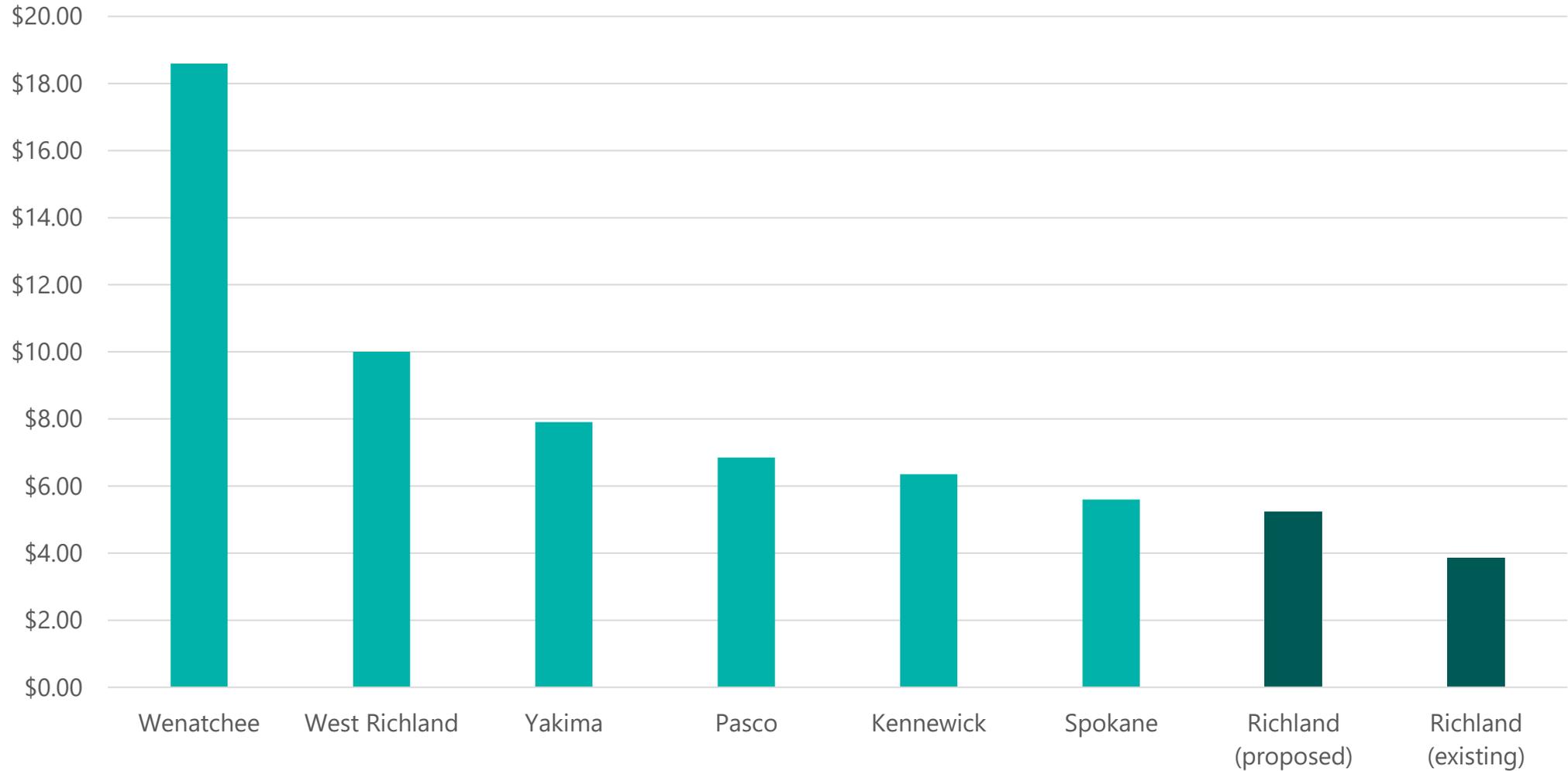
Stormwater Revenue Requirement



Stormwater Sample Bill	Existing	2026	2027	2028	2029	2030	2031	2032	2033	2034
Sample Residential Monthly Bill	\$3.85	\$5.24	\$5.34	\$5.45	\$5.56	\$5.67	\$5.78	\$5.90	\$6.02	\$6.14
\$ Difference		\$1.39	\$0.10	\$0.11	\$0.11	\$0.11	\$0.11	\$0.12	\$0.12	\$0.12



Stormwater Residential Rate Comparison (2026)





Next Steps

- Incorporate UAC feedback
- April 7th meeting: Council to vote on rate strategies
- Goal: rate strategies implemented July 2026

Thank you!
Questions?

Brooke Tacia, Project Manager
425-502-6225
brooke.tacia@bowman.com

www.fcsgroup.com





UTILITY ADVISORY COMMITTEE AGENDA ITEM COVERSHEET

Meeting Date: 3/10/2026

Agenda Category: Items of Business

Prepared By: Clint Whitney, Energy Services Director

Subject

City Comprehensive Plan — Utilities and Capital Facilities Elements (10 minutes)

Department

Energy Services

Recommended Motion

Discussion only.

Summary

This will be an introductory discussion on the City's Comprehensive Plan (Comp Plan). The last Comp Plan was completed in 2017. Washington State Legislative requirements have since been enacted which require current planning documents to be updated prior to December 31, 2026. The Comp Plan is supposed to reflect the 20-year vision and priorities of our community while meeting state requirements.

Senior Planner MillieAnne VanDevender, AHBL, will provide a short overview as to what the Comprehensive Plan Update is and introduce the draft Utilities element to the group to see if they desire further review/discussion at a future meeting. This draft was reviewed by the Planning Commission during their meeting on January 28, 2026. AHBL also invites the Utility Advisory Committee members to visit the project webpage for the Comprehensive Plan at <https://www.richlandwa.gov/CompPlan>, where they can sign up to receive email updates, and in particular participate in the current Online Survey regarding Transportation in Richland (can access through the ClearGov Comp Plan site or directly at <https://engage.ahbl.com/RL2046/S-Transportation>). The survey will remain open until April 6, 2026.

Fiscal Impact

This will be an introductory discussion with no direct fiscal impact.

Attachments

- I. Utilities Memo and Draft Comprehensive Plan Element 2026.01.05

PROJECT MEMO



TO: Mike Stevens, City of Richland
FROM: Nicole Stickney
Pasco - (509) 380-5883
DATE: December 31, 2025
PROJECT NO.: 2240885.30
PROJECT NAME: Richland 2026 Comprehensive Plan Update
SUBJECT: Utilities Element Staff Report

As a part of the Draft Comprehensive Plan Update effort, the AHBL consultant team has worked to update the Utilities Element of the Comprehensive Plan following guidance and requirements from the Growth Management Act (GMA) and the Department of Commerce.

To accomplish this work, we have also considered the City's history, goals, and recent developments together with adopted materials such as Ordinances and Resolutions that we consulted. We recommend that you include this memo with the initial draft in the Planning Commission's packet for their review.

Overall, we have rewritten the context and frameworks behind the City's Utilities Element, as well as individual components of the Element, to provide more extensive detail compared to the 2017 Plan. Consistent with our approach to providing preliminary drafts of other Elements, we have shown tracked changes for the Goals / Policy portions only. The following list summarizes the updates we made to the Draft Utilities Element:

- The Introduction section is more complete and touches on the City' utility assets, adopted management plans and services provided by outside entities.
- We have added clarification of Growth Management Act (GMA) requirements, including an overview of specific requirements for the Utilities Element; much of this information is presented in graphical form to make the Element more interesting and visually appealing.
- We have also added new, updated mapping products using the City's GIS data.
- Projects listed reflect recent or currently planned improvements (replacing outdated information.
- Summaries of the City's individual utility assets now precede the section addressing Goals and Policies, and each of these summaries has been expanded to detail Existing Conditions, Level of Service, Future Deficiencies, Current or Recent Projects, and Recommendations. These detailed summaries replace the summaries that are found at the end of the 2017 Element. Other improvements include:
 - "Water Supply System" has been divided into two detailed parts titled "Potable Water" and "City Irrigation Water."
 - "Wastewater Supply" has been expanded and retitled "Sanitary Sewer".
 - "Storm Water System" has been expanded and retitled "Stormwater".
 - "Energy" has been expanded and retitled "Energy Service – Electricity".
 - "Other Agency Utilities" has been expanded and retitled "Utilities Provided by Other Agencies" and clarification has been added to the summary of irrigation services provided by other agencies as compared to City-owned irrigation services, detailed within the "City Irrigation Water" subsection.



In addition, the following proposed changes are shown for the Goals & Policies within the Utilities Plan, in addition to basic “wordsmithing” and general edits:

- For Goal U1, policy U.1d is proposed to add the specific infrastructure framework for advanced technology connections that the City is striving for, such as competitive broadband service. This is not a statement that is required by the GMA, but rather is a suggested addition to meet local objectives and needs.
- Proposed policy U.1e and U.1f are proposed for addition, to cover basic requirements of new developments and to address potential shortfalls.
- Under Goal U2, The final policy about cooperating with other utility providers is proposed for deletion as staff has noted that the City intends to be the electrical service provider within the City limits and UGA as necessary. This is consistent with the agreements already in place with BPUD and BREA. The number U.2e will be changed to correspond with a new policy addressing cost recovery (and specifically latecomer fees) for developers that invest in the utilities in the City.
- Proposed policies U.3c and U.3d detail the specific environmental contexts of groundwater and irrigation practices respectively as they relate to utility service. Policy U.3c (new) is required by the GMA at RCW 36.70A.070(1).
- Proposed policy U.3d contains a policy statement that is not required by the GMA, but it is a statement that sets the stage for how development should occur with irrigation water (not potable water) for groundskeeping purposes where feasible; this is in fact already a requirement at RMC 18.16.080.
- Policies U3.e through U3.h are proposed to be added, to reflect best practices and typical measures (and are not generally “required” although they may reflect requirements that cities must adhere to outside of the GMA).
- Proposed policy U.4c establishes an expectation that Best Management Practices will be applied in an effort to reduce runoff, which connects to Ecology rules and requirements. proposed policy U.4c is not required by the GMA,
- Proposed policy U.4d addresses coordination with Ecology and with Tribes
- Proposed policy U.4e is rather general in nature, talking about leakage of water systems which are a problem with respect to resource conservation.
- Policy U5.a is proposed to be added, stating that the city should cooperate with outside utility purveyors when development occurs.

The above list is provided to supply and record a rationale/ purpose for key changes, in lieu of providing comments in the document itself.

Also of note, the AHBL team reviewed the City’s Strategic Plan for anything that should additionally be added for alignment with that plan, but nothing was found that wasn’t already covered.

Finally, we are curious to know if the Planning Commission think there should be any discussion / policy about water rights? If so desired, we can provide some options / draft language.

c:

UTILITIES

Introduction

This Element was developed in accordance with the Growth Management Act (RCW 36.70A.070) to address utility service within the City of Richland over the next 20 years. The Element was also developed in coordination with the Benton County County-Wide Planning Policies and has been integrated with all other Comprehensive Plan elements to ensure consistency.

The utilities discussed in this Element include, but are not limited to, electrical, water, sewer, solid waste, telecommunications, and natural gas systems. The Utilities Element provides:

- ➔ An inventory of existing utilities and their general locations
- ➔ Methods for determining the need for additional utilities or updates to existing systems
- ➔ Capacity of existing and proposed utilities
- ➔ Proposed locations, planning, and funding information for future utilities
- ➔ Goals and policies crafted to ensure the city's utility needs are met

The City of Richland is in the unique position of providing many necessary utilities to the community. Public utilities that are owned and operated by the City include:

Potable Water	City Irrigation Water	Sanitary Sewer
Stormwater	Energy	Solid Waste Disposal & Recycling

MAPPING

Maps of the city systems, based on existing conditions in mid-2025 when the maps were produced, are provided in **Figures U-1 through U-5**. Unless otherwise indicated, only the municipal system facility assets are displayed. However, private systems may also be in place which are not shown on the maps.

MANAGEMENT PLANS

The City has adopted separate management plans for the public utilities that are owned and operated by the City. These plans have been adopted by reference, and as amended, into the comprehensive plan and provide the basis for the analysis provided here. These plans include a Comprehensive Water System Plan (2017), a Wellhead Protection Plan (adopted in the late 1990s), an Irrigation Water System Plan (2012), a General Sewer Plan (2015), a Stormwater Management Program Plan (2025), and an Organics Feasibility Study (2025).

Notably, the retail service areas established for water and wastewater are included in the plans. The retail service area is geographically delineated and includes all areas where service is provided, and may indicate areas where new service is proposed. A municipal water supplier may extend water service outside the retail service area to provide temporary service for a neighboring water system if there is a written agreement in place.

Many of these management plans are available at the city's website at:

<https://www.richlandwa.gov/government/foundational-documents/management-plans>

SERVICES FROM OTHER PROVIDERS

Additionally, utility companies or purveyors provide the following in Richland:



Background Information

The Utilities Element begins to put into action the goals and policies of other elements such as land use, economic development, and housing. The Element takes into consideration the demographic information provided in other elements to determine whether current infrastructure needs are met or if additional utilities and facilities are needed to meet the needs of future populations, where those utilities are needed, and how improvements will be financed. The Element also establishes the level of service standards the City is obligated to maintain, along with the strategies for providing those services.

REGULATORY SETTING

The State regulates many of the individual management plans that provide the basis for the analysis provided in this Element. For instance, the information provided pertaining to the water systems is based on the City's adopted Water System Plan (WSP) which has been reviewed and

approved by the Washington State Department of Health (DOH). The DOH reviews a water system plan for compliance with WAC 246-290-100 and provides plan approval for up to ten years.

In accordance with WAC 173-240-020(7), the Washington State Department of Ecology (Ecology) reviewed and approved the General Sewer Plan. Ecology also reviewed and approved the City's National Pollutant Discharge Elimination System (NPDES) Phase II Permit for Eastern Washington and subsequently the Stormwater Management Program Plan.

RICHLAND UTILITIES INVENTORY, PLANNING, AND FUNDING STRATEGIES

The City works to provide utilities to customers that are consistent and cost effective and regularly invests in upgrades and improvements to ensure the continuity of systems.

For example, the City began a project in 2020 to upgrade the metering systems for water and electric customers. The Advanced Metering Infrastructure-AMI project was completed in 2023 and provides an efficient process for monitoring energy and water usage while eliminating the need for meter readers to check meters at homes and businesses monthly. The system also allows customers the opportunity to monitor daily consumption and make informed decisions about adjustments to usage.

DEVELOPMENT STANDARDS

The city's utilities are often extended into residential subdivisions and other private development projects by developers according to plans approved by the City's Public Works department and other reviewers such as the Fire Marshall. Later, the pipes and other physical improvements are dedicated to the city for system operation. A central feature of this process is consistency with adopted codes and related city standards and specifications. For example, when streets are developed in new subdivisions, adherence to the latest adopted International Fire Code is required. The city inspects plans and public works installations for aspects such as road widths, clearance, slope, proper hydrant placement, the proper installation signage, and so forth.

Potable Water

The City of Richland's Water Utility is responsible for providing public potable water service to the majority of the population in the city in a service area of approximately 43 square miles. To manage and plan for the service, the City adopted a Water System Plan (WSP) in 2017 and intends to update the plan in 2026-2027. The WSP features a service area map and the plan provides a general evaluation of the water distribution system and Water Treatment Plant, a Capital Improvement Program (CIP) with a particular emphasis on the next 20 years, and an assessment of the utility's financial condition and ability to support the recommendations of the CIP.

The utility serves approximately 22,255 connections, (per 2024 CIS data) which includes residential, commercial, and industrial users. The Utility is managed by the City as part of the Public Works Department. The City's water supply system consists of wells, a surface water treatment plant, pump stations and chlorinators, interties, water lines, and reservoirs.

Existing Conditions

The Richland water system was constructed during the 1940s to support the wartime activities at the Hanford Nuclear Reservation. The City built a water treatment plant (WTP) during the 1960s to

treat and supply water directly from the Columbia River. What was once a temporary system has developed into the modern permanent water system used in the city today.

The utility service area is bordered on the southwest by the City of West Richland utility service area, which has a wholesale water service intertie agreement with Richland. The City of Kennewick's water and sewer utility area lies to the southeast. The City has two emergency interties with the City of Kennewick, one located at the intersection of Gage Boulevard and Steptoe Street and the other at the intersection of Columbia Center Boulevard and Tapteal Drive. The Badger Mountain Irrigation District (BMID) has a potable water service utility area that lies to the south of Richland with an intertie with the City's Tapteal IV Zone on the western border of BMID's water service area.

The City has one private water district within its corporate limits. Tri-City Estates, a residential housing development, maintains its own water supply system and has an emergency intertie and water supply agreement with the City of Richland to supply water in the event of system failures.

Source of Supply

The City has a total available water right of 34,948 acre-feet per year and 43,786 gallons per minute (gpm) for instantaneous flow. This total available water right covers to a Maximum Day Demand (MDD) of 63.0 million gallons per day (MGD). According to the WSP, the 2015 population-based MDD was 38.4 MGD and is projected to be 55 MGD in 2035. Therefore, the City appears to have adequate water rights for future growth through that period.

The City's potable water is predominantly sourced from the Columbia River and then treated at the Columbia River WTP, and there are three other wellfields that provide additional supply. The North Richland wellfield has a total capacity of 15 MGD, the Columbia Wellfield has a capacity of 1.1 MGD, the Wellsian Way Wells pump to the 1182 Treatment Facility which has a capacity of 2.2 MGD, and the WTP has a capacity of 36 MGD. Source capacity is adequate for projected demand through 2034. Water supplied to the City of Richland is of good quality meeting federal and state drinking water standards.

The City maintains the quality and quantity of surface water¹ used for public water supplies through Best Management Practices at the North Richland Wellfield and the Water Treatment Plant.

¹ Groundwater sources are currently offline; in 2026 the City will be studying " treatment needs and other feasibility matters related to Per- and Poly- Fluoroalkyl substances (PFAS) also known as "forever chemicals.

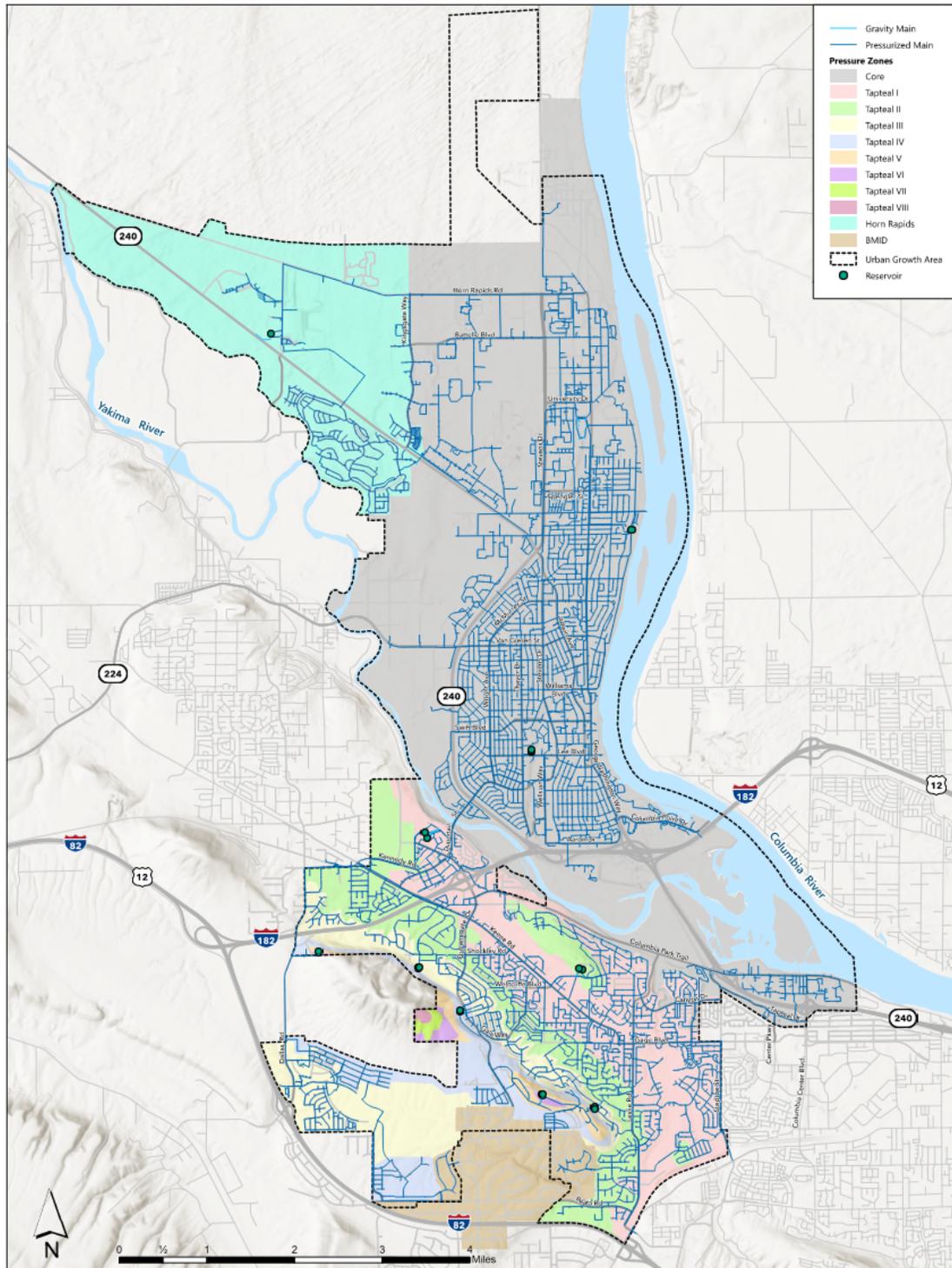


Figure U-1: Water System Service Facilities and Pressure Zones (2025)

Distribution System

The City has approximately 433 miles of pipelines in the water distribution system ranging in size from two inches in diameter to 36 inches in diameter. There are 10 storage facility sites and 10 booster pumping stations that provide direct water storage to seven pressure zones within the city. Several projects to address capacity as well as renewal/replacement were identified through the planning period of the WSP.

The water system characteristics are:



Level of Service

The City's 2017 Water System Plan addresses proposed future system improvements based upon current land uses within the UGA.

Current Level of Service (LOS) standards for elements of the water system facilities, contained in the 2017 Plan, are listed in **Table U-1**. Improvements recommended in this Element are aimed at maintaining these guideline LOS standards.

Table U-1: Water Guideline LOS Standards

Element of Water System	LOS Standard
Demand per equivalent residential unit, including irrigation	1,032 gallons per day
Demand per equivalent residential unit, irrigation by others	181 gallons per day
Maximum daily demand / Average daily demand factor	2.33
Peak hour demand / Maximum daily demand	1.32
Service pressure	40 – 80 psi

Source: City of Richland Water System Plan, Adopted 2017

The City's Residential Fire Flow requirements are: A fire hydrant is required within 300 feet travel distance to residential dwellings. The minimum fire flow for single-family dwellings, having a square footage less than 3,600 square feet shall be 1000 gallons per minute (gpm). Residential dwelling units not meeting the hydrant distance or gpm requirements may request consideration for exemption from the Fire Marshal if a NFPA 13D sprinkler system is installed throughout the residence. Additional considerations shall include topography, access quality and distance, construction type, adjacent fuel load, type and quantities and the number of total dwelling units in the immediate area not meeting city fire hydrant distances or adequate water supply requirements.

Future Deficiencies

The Water System Plan (adopted in 2017) includes a CIP through the year 2036. For the planning

period of 2017-2022, planned costs amounted to approximately \$23 million.

The Water System Plan also includes a financial plan that allows the water utility to remain financially viable during the planning period. The analysis considers the historical condition of the utility, the financial impact of executing the CIP, the sufficiency of the utility reserves to meet future financial and policy obligations, and rate affordability.

Current or Recent Projects

The City maintains the established levels of service by providing new services, maintaining existing systems, and upgrading equipment as needed. The City's most recent projects include the following:

- Tapteal II Truman Pump Station – a new booster station to support domestic water supply and fire flow for the area near Truman Avenue and Kennedy Road where a new Costco has been built, and future residential development is planned to occur. The project was completed and put into service in February 2026.
- Meadow Drive South Water Service Replacement –replacement of galvanized water service lines near the area of Meadows Drive South and Carner Street. This project was completed in the summer of 2025.
- Lead & Copper Rule - City Waterline Inventory - a reconnaissance project to inventory the existing material content of the water system to comply with requirements of the American Clean Water Act. Completed in fall 2025.

Recommendations

The improvements described in the Water System Plan will address deficiencies resulting from growth for the planning period.

The City's Capital Improvement Program (CIP) project list for the Water System is provided in **Table U-2**. All the projects will be entirely funded through the City's Water Fund, which is considered an "Enterprise Fund" meaning that the fund is entirely or predominately self-supported by user charges. [Still needed: Add statement or revise the table to reflect potential projects North of Horn Rapids / energy park to expand water services to the ~5,200 acres]

Table U-2: Water System Capital Improvements, 2026-2031

PROJECT	EST. COST (\$)
Columbia Park Trail Transmission Pipeline	2,000,000
Comprehensive Water System Plan	300,000
Tapteal IV Pump Station & Reservoir	2,350,000
Water Distribution System Repairs and Replacements	4,800,000
Water System PFAS Study & Mitigation	1,065,000
Water System SCADA Replacement ^A	3,737,000
Water Treatment Plant Filter Bay Valve Replacement	1,350,000
Water Treatment Renewal and Replacement Program	1,575,000
TOTAL	\$17,177,000

Source: City of Richland 2026 Budget Book

- A. SCADA stands for “supervisory control and data acquisition” and refers to a control system architecture comprising computers, networked data communications and graphical user interfaces

City Irrigation Water

Irrigation water service is a great amenity for watering plants, trees, gardens and other green landscape elements in Richland, which receives only scant precipitation. Irrigation water is not treated for consumption (like potable water) so it is a more sensible, sustainable and economic choice for these uses.

The City supplies irrigation water to neighborhoods and businesses in the north portion of the city and has five separate irrigation systems; Irrigation that is provided by other providers is addressed below under “Utilities from Other Agencies.”

1. *Columbia Point* – located in the area called Columbia Point. This area is served by a pump station located on the Columbia River. The irrigation system serves the Columbia Point Golf Course and multi-family housing units located along the river and adjacent to the golf course and river.
2. *Horn Rapids* – located in the Horn Rapids Triangle. This area is served by a pump station on the Columbia River. The system serves the Horn Rapids Golf Course, an extensive residential subdivision, sports complex, Off-Road Vehicle (ORV) Park, City Landfill complex and a farming enterprise.
3. *Smart Park* – located in the north Richland research district. This system is served by two wells owned by the City. The system serves commercial and light industrial customers.
4. *Richland School District*² – located on the grounds of Carmichael Middle School. This system is served by a well. The system serves Carmichael Middle School and Richland High School.
5. Heights at Meadow Springs – located in south Richland, adjacent to the City’s Claybell Park and

² The Richland School District also provides irrigation independently to specific sites, such as Chief Jo Middle School

south of Broadmoor Street. This system is served by a well that was originally a potable water source for the city. Use of the well as a potable source was stopped due to odor and temperature problems.

The City's list of Capital Improvement Program (CIP) projects for the City's Irrigation System is in **Table U-3**. The first project listed, for Horn Rapids Irrigation Water System Upgrades, will be mostly funded by facility fees (about 94% of the total) with remaining costs coming from the water fund. The Supply Improvement program will be funded entirely through the City's Water fund. Additionally, there are future projects planned to extend irrigation water (from new wells that would be drilled) to Liberty Christian, Sunset Memorial Gardens and Howard Amon Park which are currently irrigated with potable water, which will require cooperation and sharing with the landowners.

In addition, the 2025 Horn Rapids Water Intake Rescreening Project is estimated to cost \$5,975,000 and would be completed according to a Memorandum of Understanding, with a private entity.

Table U-3: Irrigation Water System Capital Improvements, 2026-2031

PROJECT	EST. COST (\$)
Horn Rapids Irrigation Water System Upgrades	350,000
Irrigation Supply Improvement Program	600,000
TOTAL	\$950,000

Source: City of Richland 2026 Budget Book

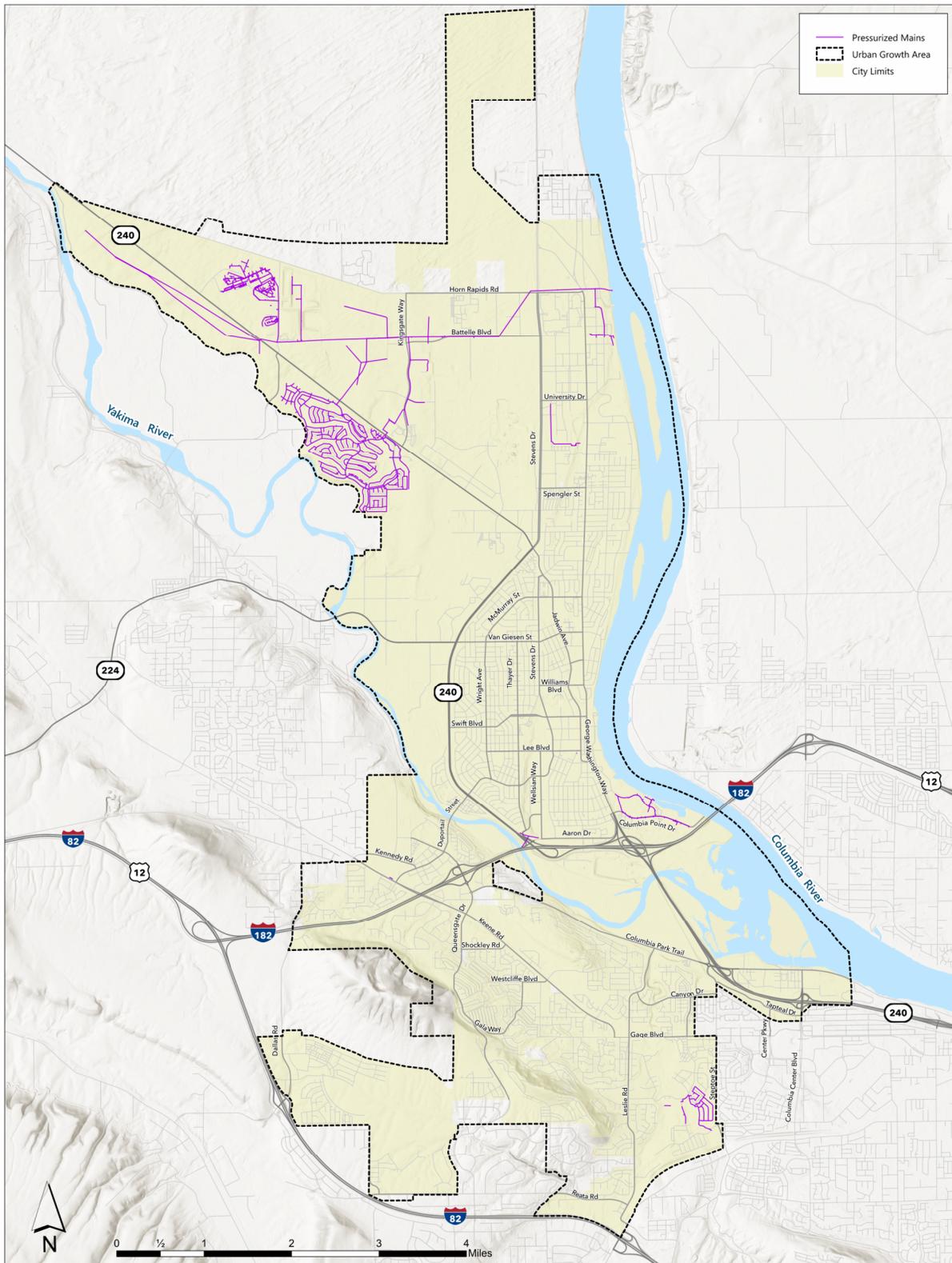


Figure U-2: City Irrigation Water System (2025)

Sanitary Sewer

The Richland sanitary sewer system was originally developed to serve the city's core area and has been extended as development has occurred to areas including north Richland, south Richland, the Badger Mountain area, and the Horn Rapids community. The sanitary sewer system includes a conveyance system, a wastewater treatment facility, and effluent disposal.

A General Sewer Plan (GSP) was adopted in 2016, and is included as **Appendix XX**. It provides a sweeping evaluation of the sewer collection system and Wastewater Treatment Facility, a Capital Improvement Plan (CIP) with a particular emphasis on the next 20 years, and an assessment of the utility's financial condition and ability to support the recommendations of the CIP. The City plans to update the GSP in 2026/2027 in accordance with WAC 173-240-020 which recommends an update every 10 years.

Existing Conditions

The existing Richland sanitary sewer collection system serves approximately 46 square miles of area that is divided into 17 drainage basins. The collection system consists of over 319 miles of gravity collection pipes, which range in size from six inches in diameter to 54 inches in diameter. The City owns and operates 17 lift stations, ranging in size from 1.5 to 35 horsepower.

The areas not presently served by sanitary sewers within the city (including Country Ridge and Kenne Village) are treated by septic tanks and drain fields. These private sewer disposal systems are required to be designed in accordance with the Benton-Franklin Health District standards and approval from the district is required prior to connecting new or existing buildings to a private sewer disposal system. On-site sewer users must connect to the municipal system if/when the private system fails. The 2015 GSP states there are approximately 700 people using private on-site systems located in a few small areas in the southern portion of the city.

The city maintains an RV pump-out station at the Columbia Point Marina Park, which is one measure in place to keep the system free of materials that can clog or degrade the system.

The wastewater flow characteristics are as follows:



Pretreatment

Hazardous and toxic wastes that enter a sanitary sewer system can damage the system and cause harm to the environment. The Washington State Department of Ecology (Ecology) implements a program for the Environmental Protection Agency's (EPA) National Pretreatment Program to prevent these pollutants from entering the waste stream. Ecology granted the City of Richland the authority to pass local ordinances, issue local discharge permits, and run programs to prevent hazardous wastes from entering the sewer system. The City follows a pretreatment plan to identify hazardous and toxic waste and notifies businesses and industrial users that there are pretreatment standards and requirements they must meet.

Sanitary Sewer Collection System

Much of the Richland sewer service area is flat, making it difficult to construct sewers with the minimum slopes necessary for sewage flow. The City owns and operates 17 pump stations and force mains that receive sewage by gravity and augment the flow by pumping it to the treatment facility. Because of the cost of operation and maintenance, it is desirable to minimize the number of pump stations; many have already been eliminated by interceptor improvements.

The 2015 GSP includes hydraulic modeling of all of the sanitary sewer pipes 10 inches in diameter and larger. Overall, at the time of adoption of the GSP, the collection system had adequate hydraulic capacity to convey current flows as well as future flows. Although the hydraulic analysis indicated relatively few capacity issues, the collection system is showing its age, and a proactive renewal and replacement program has been developed to address this. After all, most of the City's sewer system was constructed in the 1940s and the lifespan of non-PVC pipe is approximately 75 years.

A pipe replacement and renewal program was developed to prioritize sanitary sewer pipes with the greatest need for replacement each budget year. A significant element of this program includes an intensive survey of the existing pipes to determine condition ratings.

Wastewater Treatment Facilities

Richland's wastewater flow is made up of sanitary flow, infiltration, and inflow. Sanitary flow includes wastewater discharged to the sewer from residential, commercial, and industrial sources. Infiltration refers to groundwater that enters the collection system through cracks in pipes and loose connections. The rate of infiltration is likely to be higher in older sections of the city because of older pipes and construction methods. New sewers are usually constructed with precast manholes and rubber-gasketed pipe, which effectively limit infiltration. Inflow is surface water that enters the system through downspouts, area drains, ponding over manhole covers, or cross connections with storm drains. Due to Richland's climate, storm-related inflow does not have a significant impact on the system.

All flows collected by the Richland sanitary sewer collection system are transported to and treated at the Richland Wastewater Treatment Facility (WWTF) at 555 Lacy Road. The City of Richland owns and operates the WWTF that treats municipal and industrial wastewater from the system. Since its completion in 1985, the facility has consistently achieved the discharge requirements specified in its National Pollution Discharge Elimination System (NPDES) permit.

The facility provides preliminary, primary, and secondary treatment of wastewater using screening, clarifications (settling), an activated sludge process, chlorination, and solids handling. The facility releases purified effluent to the Columbia River and the by-product of the process (biosolids) is filtered for use as a soil amendment. The WWTF was designed and is permitted to treat an average flow of 11.4 million gallons per day, yet likely has more capacity due to modern improvements made since the original facility construction in 1985. The WWTP is a level IV treatment facility (the only such facility in the region).



Level of Service

The service area for the City of Richland sewer system matches the UGA, although not all areas have sewer service (mapping of service areas are including in the Sewer Comprehensive Management Plan, due to be updated in 2026). Future development is expected to continue to the south and northwest directional trend. The City's current infrastructure maintenance, rehabilitation, and replacement program will help to encourage build-out of the developed territory in the city's interior. Future population increases are anticipated to be significant in the south service area with the build-out of the Badger Mountain South residential development. The City's 2015 GSP addresses proposed future system improvements based upon 2015 land uses within the UGA.

When flow and loading exceed 85 percent of the permitted maximum month value for three consecutive months, the City must begin planning to expand the capacity of the Wastewater Treatment Facility, per the NPDES permit. The design criteria, benchmark (85 percent of permitted values), and historic and projected data are provided in **Table U-4**.

Table U-4: Richland Wastewater Treatment Plant Permitted Flow, Loading Design Criteria, and Data from GSP

Parameter	PERMITTED FACILITY DESIGN CRITERIA	85% OF PERMITTED VALUES	2015	2035
Influent Flow				
Average daily flow for maximum month	11.4 MGD	9.7 MGD	6.25 MGD	9.03 MGD
Influent Loading				
BOD loading for maximum month	17,250 lbs./day	14,663 lbs./day	14,099 lbs./day	20,360 lbs./day
TSS loading for maximum month	21,200 lbs./day	18,020 lbs./day	18,146 lbs./day	26,250 lbs./day

BOD = biochemical oxygen demand; TSS = total suspended solids

Source: City of Richland WWTP Solids Handling System Evaluation Project Report, July 2024

The Influent Flow average daily flow for maximum month appears it may reach the 85 percent of permitted value by 2035 however, the BOD loading and TSS loading for maximum month values appear to be predicted to exceed the 85 percent of permitted value by 2035.

The City issued an evaluation report on the Wastewater Treatment Plant's Solids Handling System in 2024. The report analyzed the system that ultimately produces Class A biosolids from by-products of the wastewater treatment process. The report states that the City is working on updating and reconfiguring the aeration basins (2021 Aeration Basin Project) to increase the capacity of the secondary treatment system so that the predicted numbers for 2035 will not exceed the 85 percent of permitted value.

LOS standards for elements of the wastewater facilities system, contained in the 2015 GSP, are listed in **Table U-5**. Improvements recommended in the City of Richland Comprehensive Plan Utilities Element are aimed at maintaining these guideline LOS standards.

Table U-5: Wastewater Guideline LOS Standards

ELEMENT	LOS STANDARD
Residential unit flows ^a	160 GPDU ^b
Commercial unit flows	625 GPAD ^c
Industrial unit flows	1,250 GPAD ^c
Manning pipe roughness coefficient	0.012
Min velocity	2 feet/second

*a. Based on 2.42 people per dwelling unit; b. GPDU = gallons per dwelling unit; c. GPAD = gallons per acre per day
Source: City of Richland General Sewer Plan, 2015*

Future Deficiencies

The 2015 GSP includes a CIP through the year 2024. For the planning period of 2017-2022, planned costs amounted to approximately \$18 million.

The 2015 GSP also includes a financial plan that allows the wastewater utility to remain financially viable during the planning period. The analysis considers the historical financial condition of the utility, the financial impact of executing the CIP, the sufficiency of the utility reserves to meet future financial and policy obligation, and rate affordability.

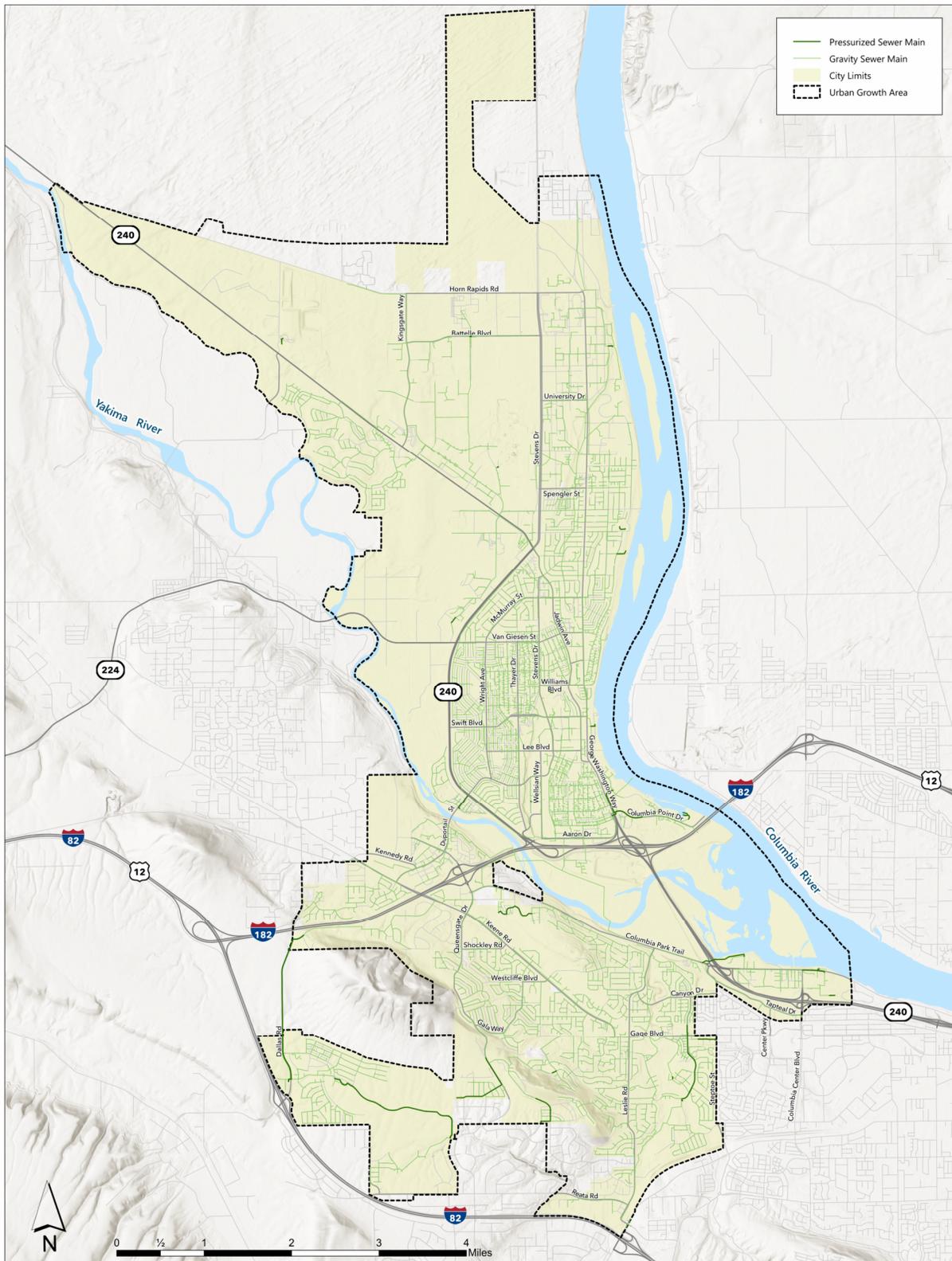


Figure U-3: Sanitary Sewer System (2025)

Recent and Current Projects

The City maintains the established levels of service by providing new services, maintaining existing systems, and upgrading equipment as needed. The City's most recent projects include the following:

- Sanitary Sewer Lift Stations Rehabilitation & Replacement – The wastewater maintenance group has identified multiple smaller sanitary sewer lift stations (SSLS) that are in need of rehabilitation and / or replacement. The SSLS that are included in this project are: Wellhouse, Meadows South, and Terminal. Individual rehabs / replacements are estimated at \$250,000 (including engineering / construction management) per location.
- Wastewater Treatment Plant - Grit Works Rehabilitation – The wastewater treatment plant (WWTP) grit works system is one of the first of multiple processes within the WWTP and is critical in containing large and oversize pieces of debris from going through the rest of the treatment process. This grit works system is starting to cause processing issues and is becoming a maintenance burden. Upgrades will be rehabilitation with minor upgrades to the grit works to allow it to work more efficiently and effectively with fewer maintenance issues. rehabilitation and upgrades to the grit works to improve efficiency and reduce maintenance issues in the existing system. This project is expected to begin in 2026.
- Skate Park Sewer Main Replacement – replace the bathroom sewer lift station and force main at the Jeanette Taylor Skate Park. This project is anticipated to begin construction in the late fall of 2025.
- Montana Sanitary Sewer Lift Station Replacement - The Montana Sanitary Sewer Lift Station (SSLS) is located at the north end of Montana Street (within the existing right of way), adjacent to the USACE levee and within 200 feet of the Columbia River. The lift station is the discharge point for the sewer "Wye" basin and includes the entire Richland "Wye" area (Spaulding Business Park is within this basin). Multiple attempted 'fixes' have been completed, but the lift station remains undersized, has no backup power generator, and isn't secured by a fence (due to its location within the existing ROW). This project includes replacement of the existing lift station which has reached the end of its life expectancy.
- Wastewater Treatment Plant Anaerobic Digester Improvements – a project to update the City's two anaerobic digester tanks at the Wastewater Treatment Plant by replacing components that have reached the end-of-life and by implementing current best practice technologies to improve digester performance and energy efficiency. Upgrades include: digester tankage rehabilitation, new steel gasholder cover, new mechanical mixing equipment, mechanical piping improvements, gas handling piping and equipment replacement, and new electrical / automated controls.
- North Horn Rapids Sewer Extension – the extension of sanitary sewer to the master-planned industrial area located near Horn Rapids Road. The US Department of Energy deeded the land to the City in 2015 and the planned sewer extension is one of the first steps toward development. This project is expected to be completed in 2026.
- [Placeholder for language re. extending sewer north as Hanford area to the east of LIGO becomes repurposed to industrial. Also track: data centers].

Recommendations

In addition to the current and recent projects, the improvements described in the 2015 GSP will address deficiencies resulting from growth for the planning period. The GSP includes long term improvement plans from 2015 to 2024. The City will include an analysis of existing systems and

recommendations for necessary improvements in the forthcoming update to the GSP and at that time, this Element of the Comprehensive Plan will need to be updated as well.

The City’s Capital Improvement Program (CIP) projects for Sanitary Sewer (including projects for the Wastewater Treatment Plan) is provided in **Table U-6**. All the projects will be entirely funded through the City’s Wastewater Fund, which is considered an “Enterprise Fund” meaning that the fund is entirely or predominately self-supported by user charges.

Table U-6: Wastewater Capital Improvements, 2026-2031

PROJECT	EST. COST (\$)
Wastewater Collection System Rehabilitation and Replacement Program	9,712,000
Wastewater Management Plan Update	300,000
Wastewater SCADA Replacement ^A	2,970,000
Wastewater Treatment Plant - Grit Works Rehabilitation	3,000,000
Wastewater Treatment Plant Anaerobic Digester Improvements	11,110,000
Wastewater Treatment Plant Infrastructure Renewal & Replacement Program	2,950,000
TOTAL	\$30,042,000

Source: City of Richland 2026 Budget Book

(Note: The “IDF Sewer Extension – NACEP” project is not listed here: see the Capital Facilities Element for further details)

- A. SCADA stands for “supervisory control and data acquisition” and refers to a control system architecture comprising computers, networked data communications and graphical user interfaces

Stormwater

Richland’s Stormwater Utility was created to manage and maintain stormwater related infrastructure. Additionally, the Utility oversees illicit discharge detection and elimination; construction and post-construction stormwater; rates and charges; and administrative enforcement procedures. Operations and maintenance activities include street sweeping, inlet structure and pipeline cleaning, erosion control, etc.

The City’s 2016 Stormwater Management Plan provides detailed information on the system facilities. A Stormwater Management Program Plan (SWMP) was updated in 2025 and the City intends to update again in 2026-2027. The purpose of the SWMP is to reduce the discharge of pollutants from the City’s Stormwater System as much as possible and to maintain the requirements of the Phase II Eastern Washington Municipal Stormwater Permit (Phase II Permit), issued by the Department of Ecology. This Permit regulates operation of the City’s Municipal Separated Storm Sewer System (MS4).

Existing Conditions

Over 30,000 acres are served, divided into nine drainage areas: North Richland (NR), Columbia River (CR), Richland Core Area (RC), Yakima River North (YRN), Yakima River South (YRS), CID Main Canal (CM), Amon Wasteway (AW), Badger East Canal (BEC), and Badger Mountain South (BMS).

The City’s stormwater system facilities consist of the following:

<p>Collection and Conveyance</p>	<ul style="list-style-type: none"> •Collection and conveyance facilities include catch basins, manholes, pipes, forced main, culvert and open channel. There are currently over 4000 catch basins and over 127 miles of gravity pipe in the cityservice
<p>Pumps</p>	<ul style="list-style-type: none"> •There are 7 public and privately owned pump stations throughout the city
<p>Underground Injection Control (UIC) facilities</p>	<ul style="list-style-type: none"> •Some stormwater runoff generated within the city is infiltrated via the City’s over facilities, which number over 280
<p>Water Quality facilities</p>	<ul style="list-style-type: none"> •Regional detention/ water quality facilities include 22 ponds, 2 bioretention cells, 6 underground storm chambers, and 21 swales
<p>Regional Outfalls</p>	<ul style="list-style-type: none"> •Stormwater runoff that does not infiltrate is conveyed to surface receiving waters via regional outfalls that discharge to the Columbia River, the Yakima River, and the Amon Wasteway

The stormwater system is partially interconnected with irrigation canals owned and operated by the Kennewick Irrigation District and the Columbia Irrigation District. The canals receive storm flows via seepage, sheet flow, and discharge through stormwater pipe outfalls. The canals likewise contribute flows to the City’s stormwater conveyance system via seepage or discharge through pipe outfalls.

The system is shown in Figure U-4 which depicts the City’s facilities and facilities that are owned by the Port of Benton but maintained by the City of Richland. Private stormwater facilities (such as swales and infiltration sites) exist all over town, but are not shown in the map.

Level of Services

The City strives to maintain the level of service of the stormwater system by addressing existing issues and preventing potential issues. Improvements are identified with the intent of reducing:

- Existing conveyance capacity and flooding issues
- Potential future conveyance capacity and flooding issues
- Pollutant loading to receiving water bodies
- Chronic system maintenance needs

To maintain the system, the City must reinvest in it. Maintenance operations include ongoing training for City staff, Municipal Separate Storm Sewer System (MS4) maintenance, and the implementation of the Operations and Maintenance (O&M) Plan. This plan includes pollution prevention and good housekeeping procedures that must be implemented for:

- Stormwater collection and conveyance system
- Roads, highways, and parking lots
- Vehicle fleets
- Municipal buildings
- Parks and open space
- Construction projects
- Industrial activities
- Material storage areas, heavy equipment storage areas and maintenance areas
- Flood management projects
- Other facilities that would reasonably be expected to discharge contaminated runoff

Recommendations

The 2016 Stormwater Management Plan categorizes capital projects into one of four types based on the primary objective of the project:

1. Flood risk (FR) – Projects that primarily address hydraulic deficiencies to help reduce flooding or surcharging of the system.
2. Components to help restore the original design function.
3. Water quality retrofit (WQ) – Projects that primarily address water quality through treatment of stormwater runoff prior to discharging to receiving waters.
4. Development Driven (DD) – Projects that may be built based on future development. These projects are assumed to be partially paid for by developers.

The City's main funding sources available to fund capital improvements include rates, available reserves, grants, developer contributions, and long-term debt.

The City's Capital Improvement Program (CIP) projects for the Stormwater Utility are provided in **Table U-7**. The City's Stormwater Fund, an "Enterprise Fund," will be used for the expenditures with the exception of the Stormwater Conveyance System Water Quality Retrofit Program, which was structured to leverage Washington State Department of Ecology grant funds with a percentage of matching funds from the Stormwater Fund. Use of these funds will offset likely future regulatory requirements to implement the program. There is no guarantee of a grant award; the funded projects rely on the availability of the awarded State funds and funding for construction of stormwater as part of the Richland Downtown Connectivity Project.

Table U-7: Stormwater Capital Improvements, 2026-2031

PROJECT	EST. COST (\$)
Stormwater Conveyance System Rehabilitation and Replacement	835,000
Stormwater Conveyance System Water Quality Retrofit Program	2,250,000
Stormwater Management Plan Update	240,000
USACE Central Richland Ditch (Hip Deep Creek) Cleanup ^A	360,000
TOTAL	\$3,685,000

Source: *City of Richland 2026 Budget Book*

A. The US Army Corps of Engineers “Central Richland Ditch (hip deep creek)” runs through existing developed properties within the Central Business District. This project is intended to span many years, with segments of the ditch cleaned year to year. The project will be completed as the stormwater fund has money available. The project included the rehabilitation of the sewer lift station at McMurray.

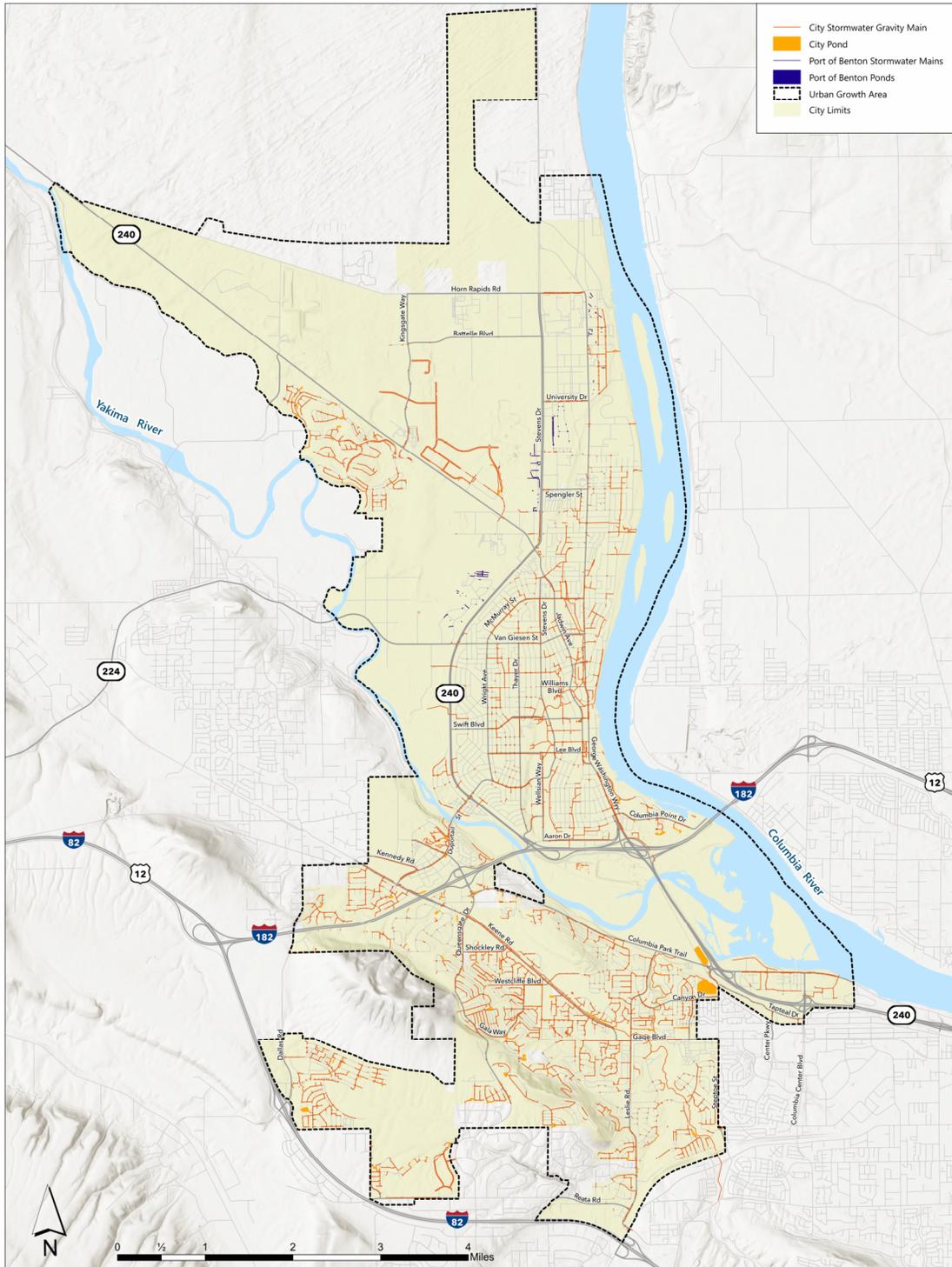


Figure U-4: City Stormwater Facilities (2025)

Energy Service - Electricity

Richland Energy Services (RES) is a City-operated public power utility that provides electrical service throughout the majority of the City and some areas of the UGA. The City Council governs the management and operations of RES with input from the Utility Advisory Committee (UAC). The UAC advises the Council on policy and planning for the overall management, financing, and operations of all City-managed utilities, including energy. Benton PUD also provides power to a limited number of people in Richland through a service agreement between Benton PUD and the City.

The City has service area agreements with Benton PUD (BPUD) and Benton Rural Electric Association (BREA). One customer, a Bonneville Power Administration (BPA) substation, is currently served by BPUD while no customers within the city service area are served by BREA. The BPA substation will be transferred to City electrical distribution infrastructure when a road is completed from Center Parkway to Leslie Road. The road extension is expected to be complete by 2029 and will be on the edge of the BPA substation, allowing City electrical service to the substation.

In the year 2024, the City provided 90% of its energy to customers from carbon emission free resources. This was possible thanks to Bonneville Power Administration and the Federal Columbia River Power System (FCRPS) which includes 31 hydroelectric projects on the Columbia and Snake Rivers in addition to energy generation from the Columbia Generating Station operated by Energy Northwest north of Richland.

Existing Conditions

RES provides not-for-profit electric service to over 29,000 residential, commercial, industrial, and irrigation customers throughout the city's 48-square mile service territory, using 638 miles of primary line and 10 substations. Ownership and operation of these electrical distribution and transmission infrastructure is shared by the City and the Bonneville Power Administration (BPA). Bulk transmission of electrical power supply to customers in the UGA has historically been provided from the BPA transmission grid, with the local utilities providing final pass-through services. BPA is contractually obligated to supply all of the City's power requirements through 2028. City Council approved a new BPA Provider of Choice power contract on November 4, 2025 for the power delivery period of October 1, 2028 through September 30, 2044.

Electric system professionals design and build facilities to follow population and employment projections for the city and county. The electric load forecast is determined from these plans and projections and supplied to BPA on an annual basis with a ten-year load forecast. An electric system plan is then developed to serve those loads at the reliability level prescribed by the individual utility, considering environmental, economic, financial, and operational factors. Utility construction is coordinated with the appropriate jurisdictions and agencies and is typically phased in as actual growth occurs. Transmission lines and substations are installed based upon projections and early growth while electrical distribution lines are installed at customer request with the continued growth. Transmission interconnection with BPA can take three to five years with supply chain material lead times for construction taking another three to four years.

Table U-8: City of Richland Electric Substations

SUBSTATION	TOTAL CAPACITY, FORCED AIR(MVA)	USED CAPACITY, NONCOINCIDENTAL (2024)	% REMAINING CAPACITY AS OF 2024
Sandhill Crane Sub	44.8	36.075	19.8%
First Street Sub	44.8	27.380	38.9%
Snyder Street Sub	44.8	26.216	41.4%
Stevens Drive Sub	58.1	41.800	28.1%
Gateway Sub	6.0 ³	6.610	0%
Thayer Drive Sub	51.7	34.920	32.5%
Richland Switch Sub	22.4	18.440	17.7%
Tapteal Sub	44.8	42.520	5.1%
City View Sub	44.8	25.947	42.1%
Leslie Road Sub	22.4	18.864	15.8%
TOTAL SYSTEM	362.2 MVA	278.8 MVA	23.0%

Source: City of Richland – BPA 2024 MDMR2 Portal

Future electrical service plans are designed not only to provide for known or projected growth and to improve reliability, maintain power quality, and provide operational flexibility in the system.

Energy Efficiency Program

RES offers energy efficiency programs to its residential, commercial, and industrial customers by providing information on saving energy in a home or business as well as incentives for reduced energy usage. Customers are offered incentives for cost effective lighting and custom projects that reduce energy use. Custom projects can include heating, ventilation, and air conditioning (HVAC), motor efficiency upgrades, etc. For residential customers, Richland offers rebates and low-interest loans to qualified customers for energy efficient HVAC equipment and weatherization measures including insulation, windows, and doors. Customers can select a rebate only or apply for a low-interest loan with a rebate. Richland also offers energy efficiency programs specifically designed for income-qualified families for insulation, duct sealing, energy efficient heat pumps, windows, and doors for their home. The energy efficiency program changes annually to align with BPA's energy efficiency program.

Solar Power and Net Metering

The City follows the state's requirements for customers with renewable energy. Customers who install solar power generating equipment can participate in net metering, where RES bills for the energy delivered to the customer while also providing credits for any excess energy generated and received into the distribution system. According to the City's website, as of November 1, 2024, over 700 systems have been installed. The system sizes range from 3 kW(ac) to 12 kW(ac).

³ BPA has restricted Gateway Substation capacity to 6MVA until completion of South Tri-Cities Transmission Reinforcement projects that are expected to be complete 1st quarter of 2029.

Level of Service (Utility Service Area)

The City of Richland currently provides electrical service throughout most of the UGA. Under its Utility Service Area Policy, it is the City's goal to provide service throughout the city limits and UGA. The City has service area agreements with adjoining Benton PUD and Benton REA utilities. The City's planned future service area is to match the city limits and UGA as it expands or changes.

Electrical service plans are designed and upgraded to provide for known growth and may accommodate new and increased loads.

Future Deficiencies and Recommendations

The City has identified electrical distribution system capital improvement projects that will be needed to meet expected growth and reinvestment replacements as detailed in the City's Capital Improvement Program (CIP) for 2025-2030. The list consists of electrical projects with an estimated cost of approximately \$67 million during this period.

The CIP projects for the Electric Utility are provided in **Table U-9**. All the listed projects will be partially funded with the Electric Fund (an Enterprise Fund) and partially funded with the Rate Revenue fund, with the exception of the "Electric Line Extension" which will be funded with Facility Fees.



SPARKING INNOVATION: RICHLAND LOOKS TO A CLEAN ENERGY FUTURE!

It is exciting to learn about Richland's important past and present record for carbon-free energy production and innovation.

Today, the Tri-Cities is known as the Energy Hub of the Pacific Northwest, with over 5,000 employees working in energy-related fields.

The **Horn Rapids Solar, Storage and Training Project**, a facility combining solar generation with battery storage and technician training while providing enough solar energy to power about 600 homes was completed in 2020

WHAT'S NEXT?

The future is bright, and some foundational projects and initiatives include:

Formation of the **Energy Forward Alliance** working to promote a clean energy vision for the region

Efforts are coalescing around a community concept for establishing a **Small Modular Reactor** generating station nearby, to be sited on lands conveyed by the Federal Government at the Hanford Site

The **Grid Storage Launchpad** was recently opened on the Pacific Northwest National Laboratory - Richland campus. The \$75M facility is future-focused conducting research and creating batteries and energy storage technology.

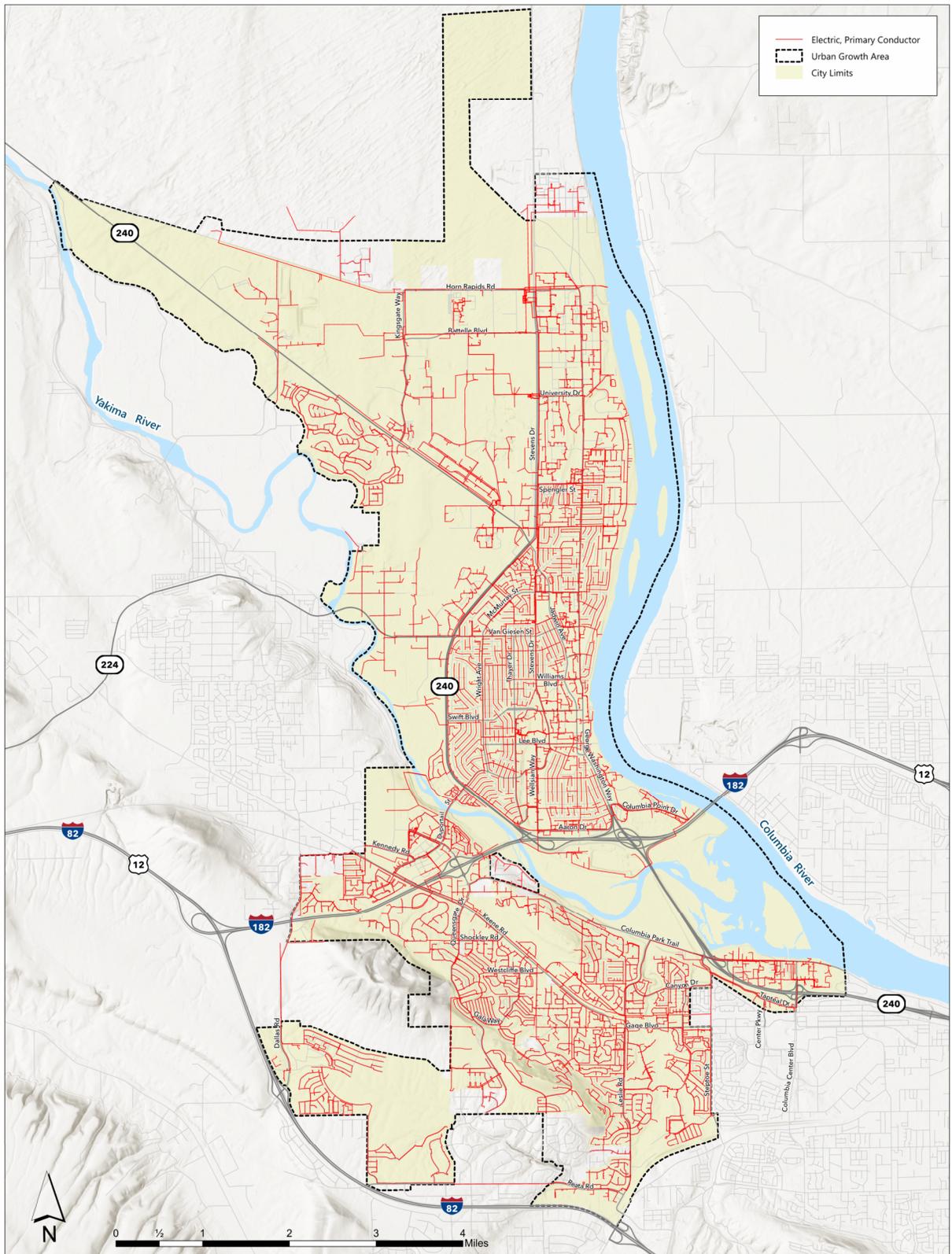


Figure U-5: Electric Utility System (2025)

Table U-9: Electric Utility Capital Improvements, 2026-2031

PROJECT	EST. COST (\$)
Dallas Road Substation and Distribution Area Improvements	5,227,000
Electric Line Extensions – New Developments	8,890,000
Electric Utility Renewal & Replacement	15,512,000
Electric Utility System Improvements	3,102,000
Substation Improvements ^A	23,753,000
TOTAL	\$56,484,000

Source: City of Richland 2026 Budget Book

A. Examples of work includes: Sandhill Crane Bank 3 & 4 addition, Thayer Bank 1 replacement, new protective relays, monitoring/control equipment, security additions and spill containment at various substations

Current or Recent Projects

The City maintains the established levels of service by providing new services, maintaining existing systems, and upgrading equipment as needed. The City's most recent projects include the following:

- Stevens Substation Rebuild – The project includes upgrading components of the substation to ensure safety, reliability, and capability. This is a multi-year project that started in 2025 and will be completed in 2027.
- Thayer Substation Rebuild – This project is similar to Stevens Substation rebuild and coordinating with BPA's Stevens to Richland Switch Substation transmission construction project. This project is expected to be completed in 2027.
- Dallas Road Substation – Construction of a new substation and power transformer serving the Badger Mountain South area and expected to be completed in 2027.
- Sandhill Crane Substation – This project will add two new power transformers and equipment to support known load additions in the north Richland and Horn Rapids Industrial Area.
- Kingsgate Substation – This project will interconnect two new power transformers to BPA's transmission system and provide service to a planned industrial customer in the Northwest Advanced Clean Energy Park (NACEP) area north of Horn Rapids Road. This project is expected to be complete in 2029/2030.

Solid Waste Disposal and Recycling

The City of Richland Solid Waste Division provides municipal solid waste collection and disposal services to residences and businesses within the city limits. The City services include curbside garbage, recycling, and yard waste collection as well as drop-off facilities. Residents may drop off garbage, recyclables, and yard waste materials at the Richland Landfill or at one of the City's seven drop-box recycling collection centers located throughout the city. The Solid Waste Division delivers the collected recyclable items to Clayton-Ward Recycling in Richland. Additionally, the City provides seasonal services such as extra garbage pickup for Fall Cleanup and curbside Christmas Tree pickup.

In 2023, Benton County adopted a [Solid Waste and Hazardous Waste Management Plan](#) for the

years 2024–2029 in accordance with RCW 70A.205.040. The Plan guides the cooperative efforts between the County and its cities for the management of solid waste in Benton County. The City of Richland has an interlocal agreement to implement the Plan with Benton County, Benton City, Kennewick, Prosser, and West Richland.

In 2022 the State enacted the Organics Management Law which directs state and local agencies, businesses, and other entities to cut down on the amount of organic waste sent to landfills, boost the market for products such as compost, and expand efforts to prevent and recover food waste. The law sets a statewide target of reducing landfill disposal of organic materials by 75 percent by 2030.

Prior to the adoption of the Benton County plan, the City of Richland adopted its own Solid Waste Management Plan (2011) which is scheduled for an update in 2027-2028. Per state laws, the updated plan must address a new requirement to provide organic materials collection and management to residential and nonresidential customers. Although the City currently collects yard waste, coordination with the County may need to occur to study the feasibility of curbside food waste collection and identify priority areas to locate new organic management facilities. Siting must meet criteria described in RCW 70A.205.040(3).

Existing Conditions

The City of Richland owns and operates the Richland Landfill (also known as the Horn Rapids Landfill). The landfill site is 275 acres in size. Approximately 46 acres are permitted for solid waste disposal. The site also includes an approximately 14-acre composting facility, a residential and small commercial customer transfer station, a scale house and administration building, and an operations and equipment maintenance building. The Moderate Risk Waste Facility was formerly located at the Horn Rapids Landfill and operated by Benton County until the facility was destroyed by fire in 2019. The County constructed a new facility in 2025 that is located in Kennewick.

Level of Service

The City of Richland Solid Waste Management Plan (2011) states that approximately 26 percent of the total solid waste generated is recycled in Richland based on the 2015 tonnage of generation, recycling, and disposal. The 2011 Plan also estimates that the city's waste generation is forecast to increase to 80,000 tons by 2031. The Plan predicted that the current space in the Landfill would be full sometime in 2020 and stated plans for expanded solid waste disposal capacity to ensure the current (2020) level of service. [Per Mark Chidester the new updated plan in 2026 will have info to replace what was previously here]

The City began in 2020 to enlarge the landfill to use 104 acres and subsequently close the existing 46 acres to future deposits. The expansion is expected to allow the landfill to maintain current customer service levels through the year 2095.

Current or Recent Projects

The City maintains the established levels of service by providing new services, maintaining existing systems, and upgrading equipment as needed. The City's most recent projects include the following:

- Horn Rapids Landfill Expansion - Phase 2 – this project involves excavation of approximately 1,200,000 cubic yards, installation of a landfill liner, construction of the

leachate pond expansion, and extension and connection of the methane gas recovery system. This work occurred throughout 2025 and will continue into 2026.

- The city retained a consultant to complete a solid waste organics processing feasibility study to help the city meet requirements of RCW 70A.205 in relation to the Organics Management Law; the study was completed in late 2025 ..

The City's Capital Improvement Program (CIP) projects for Solid Waste are provided in **Table U-10**. The City's Solid Waste Fund, an "Enterprise Fund," will be used for the expenditures, except as noted.

Table U-10: Solid Waste Capital Improvements, 2026-2031

PROJECT	EST. COST (\$)
Horn Rapids Landfill Facility Improvements Program ^A	182,000
TOTAL	182,000

Source: *City of Richland 2026 Budget Book*

A. This ongoing program invests in the Horn Rapids Landfill facilities as needed to extend their service life or to address regulatory or operational requirements.

Utilities Provided by Other Agencies

This section provides general information about utilities provided by providers other than the City of Richland.

ENERGY SERVICE - NATURAL GAS

The Cascade Natural Gas Corporation was formed in the 1950s and the utility builds, operates, and maintains natural gas distribution facilities serving the City of Richland with services available to most of the City.

Existing Conditions

Today, Cascade is headquartered in Kennewick, serves communities in Washington and Oregon and is a subsidiary of MDU Resources Group. Interstate pipelines transmit Cascade's natural gas from production areas in the Rocky Mountains and western Canada.

Richland's natural gas supply system currently meets existing demand. Direct heating by natural gas is more efficient than certain types of electrical heating because there is a loss of energy during production and transmission of electricity. However, it is not a carbon-neutral source.

Level of Service

Natural gas service and availability are currently sufficient to meet existing demand. Cascade Natural Gas works with its suppliers to ensure that local gas supply needs are met.

Future levels of availability and service will be maintainable through market demand. Cascade Natural Gas and its affiliates will need to coordinate with the City to ensure that future service extensions are consistent with local growth plans.

Future Needs

It is expected that natural gas services and facilities will be made available concurrently with growth to the best of the purveyor's ability. No deficiencies in the natural gas supply have been identified. The City will promote locating utility distribution lines together and using existing utility easements wherever possible.

TELECOMMUNICATIONS / BROADBAND / INTERNET

Telecommunications is the transmission of information by wire, radio, optical cable, electromagnetic, or other similar means. In Richland, telecommunication utilities include telephone, cellular telephone, Internet, and cable television.

Telecommunication in Richland is provided by the licensing agency's franchise agreements with the City. Telecommunication is mostly regulated at the state level by the Washington Utilities and Transportation Commission.

The City of Richland currently franchises Charter Communications to serve its population. Charter provides cable TV, Internet, and phone services in Richland. Some other phone, Internet, and cable services providers include but are not limited to Verizon, dish wireless, U.S. Cellular, AT&T Wireless, T-Mobile, and DIRECTV. Telecommunication facilities offer services through cell towers on tall poles, lattice towers, and/or co-located in buildings.

Charter Communications provides television services in the Tri-Cities area from a central facility to individual subscriber sets. An electronic control center ("head-end" site) processes reception and generation for distribution through the cable system. The signal can be received from a hard line (cable or broadband fiber), a satellite dish, a microwave antenna, or a TV antenna.

Charter Communications' direct cable facilities in Richland include trunk lines and smaller distribution lines. Distribution lines run either along poles on space leased from an electrical or telephone utility, or underground, along the street right of way.

Fiber optic internet is a type of broadband, but differs from DSL, Cable and satellite based on the type of technology used. Fiber optic is currently the fastest, most reliable type of internet communication technology. In 2000 the Washington state legislature passed regulations to allow utility districts, such as Benton PUD to provide wholesale telecommunication services. Benton PUD currently owns over 500 miles of fiber-optic cable installed throughout the county. Access to the cable is then granted to retail service providers, of which there are several serving Richland customers. This includes companies such as Pocket iNet and Xytel. Benton PUD's fiber optic network is then connected to the NoaNet system, which is a statewide coalition of PUDs and institutions providing broadband infrastructure. There are some other companies building out a fiber system in the Tri-Cities such as Ziplly.

Finally, the City of Richland has fiber serving City Facilities and Schools. Other entities, such as the Department of Energy, may have lines that service areas within the City.

Existing Conditions

The telecommunications industry is constantly undergoing advances in technology as cellular and optical fiber technologies transform the way service is delivered. Additionally, advances in computer technology, particularly artificial intelligence, will have an impact on the type and quantity of services provided by the industry. As the distinctions that separate data, video, and voice technologies disappear, it becomes more difficult to assess the future configuration of telecommunications service.

Level of Service

Many telecommunication utilities are under the directive by their licensing agency and franchise agreements to provide adequate telecommunications services on demand to their service area. As

growth occurs within the city, demand for reliable telecommunication services also grows. Telecommunication companies provide adequate services according to Federal Communications Commission (FCC).

Nearly all land uses require one or more of the utilities involving telecommunications. As growth occurs within the residential, commercial, and industrial areas throughout the city and urban growth area, demand for reliable telecommunication services is placed on these utilities.

Many new providers have entered the market, and many corporate consolidations have occurred to provide options that create large coverage areas in the telecommunications field; therefore, it is very difficult to accurately assess the way in which telecommunications will be provided throughout the city.

The provision of advanced communications technology is important to the city's residents, students, and businesses and remain vital to the continued economic development of the City. However, the associated infrastructure can be aesthetically unattractive and present negative impacts to existing services. The City strives to encourage and facilitate the continued development of high-quality communications infrastructure while minimizing any associated adverse impacts upon the community or upon the reliability of existing services that are often delivered via the public rights-of-way.

The Federal Communications Commission (FCC) licenses cellular companies to operate within strict guidelines. The license allows the licensee the right to use a group of radio frequencies to provide telephone service.

Future Needs

As demand for access to high-speed internet grows for personal and municipal purposes, the City will need to build broadband fiber extensions. For instance, faster internet and increased connectivity allows City utilities to provide effective and efficient use of resources. The needed extensions may be initiated by interested lessees or for municipal projects.

The City has budgeted \$1,800,000 for Broadband Network Fiber Extensions (per the FY2025 City of Richland Final Budget Book. [From the 2025 budget book; Need to confirm this is still valid in 2026?])

IRRIGATION - BY OTHERS

Only portions of the City of Richland currently have irrigation services provided by non-City entities. The southern part of the city is served by the Columbia Irrigation District (CID), the Kennewick Irrigation District (KID), and the Badger Mountain Irrigation District (BMID). Columbia Irrigation District operates an irrigation canal and a pump station in that area. Within the unincorporated UGA, irrigation services are provided by the Columbia and Badger Mountain Irrigation Districts.

Existing Conditions

Irrigation is not typically considered an urban service, nor is it a public service or utility provided by the City. However, irrigation water is used for lawns and landscaping by public facilities and grounds, schools, and residential subdivisions. Irrigation water lessens the demand on public drinking water supplies for these urban irrigation purposes.

The Kennewick Irrigation District is composed of local improvement districts which collectively provide irrigation water for a large area in Richland. KID serves an area along Keene Road and Gage Boulevard via Division 4 Canal and Amon Pump Lateral. The Badger Mountain Irrigation District serves irrigation water to 4,800 acres in the Badger Mountain vicinity. The service area in Richland City limits includes the Heritage Hills, Westcliffe, Crested Hills, and Country Ridge subdivisions; Badger Mountain School and Park; and Cherrywood and Sundance.

Future Needs

The respective irrigation districts have their own plans for future services and to meet local needs. In addition, the city has identified a need for creating a system to monitor the large volume of water that outfalls from KID into the city's stormwater system

Sources:

[List the referenced plans]

<https://www.noanet.net/about/our-story/>

<https://ziplyfiber.com/new-fiber-locations/fiber-internet-coverage-map>

<https://www.bentonpud.org/broadband>

<https://www.meter.com/resources/fiber-optic-vs-broadband>

<https://www.commerce.wa.gov/wsbo/>

UTILITIES GOALS AND POLICIES

Goal U.1 Utilities should support the land use, housing, and economic development goals of the City and all other elements of the Comprehensive Plan.

- U.1a ~~Siting of Site~~ proposed public facilities ~~should be~~ in a manner that is consistent with adopted land use policies.
- U.1b When available and permitted under prevailing power supply contracts, ~~the City will use its~~ leverage the City's market access to low-cost electricity to provide favorable rates targeted at expansion and attraction of industries offering additional family- wage jobs.
- U.1c ~~Ensure that~~ Address the aesthetic impacts of utilities ~~will be addressed~~ through measures such as landscaping, ~~and~~ screening, and art treatments.
- U.1d Strive to provide state-of-the-art broadband and other advanced technology and connectivity options, which are crucial to support a diversified, sustainable, and resilient economy.
- U.1e Require new developments to construct all drinking water, wastewater, stormwater, electric, and provide space for solid waste collection in ways that meet the community development, environmental protection, and resource protection goals of this Plan, and that are consistent with adopted utility master plans and extension policies.
- U.1f Make necessary improvements to utility facilities that do not currently meet minimum standards. Prioritize capital improvements to existing systems based on age, condition, risk of failure, and capacity to support infill development, while also balancing fair distribution of services and benefits to the entire community.

Goal U.2 Maintain existing service levels to current customers and ensure that public facilities and services ~~necessary to support development~~ are planned, sized, and constructed to serve new development.

- U.2a Maintain current utility service levels based on local, state, and federal standards.
- U.2b Use a minimum 20-year planning horizon to plan for City-provided public utilities and identify new facilities, expansions, and improvements that will be needed. ~~The City will work with other purveyors of public services to provide facilities and services concurrent with development.~~
- U2.c Promote the efficient use of land and minimize environmental disturbance

by requiring that ~~the facilities of~~ various utilities be located together in the City rights-of-way wherever possible.

U2.d ~~The City will designate~~ Designate utility corridors and ~~utility facilities as required~~ to facilitate and promote the expansion of commercial and industrial development.

U2.e ~~The City will actively cooperate with other utility providers to establish a City electrical service territory boundary that allows the City's municipal utility to serve new loads.~~

Use developer reimbursement agreements that include "latecomer fees" and similar tools to enable property owners to recover some of the initial costs of extending infrastructure to serve their developments when others connect to such extensions at a later date.

Goal U.3: **Provide utility facilities that ensure environmentally sensitive, safe, and reliable service.**

U.3a ~~All utility expansion and construction will consider the environment and ways to minimize impacts to it in siting, construction, and use.~~ Require the mitigation of environmental impacts that stem from the expansion, construction, operation, and maintenance of utility facilities.

U.3b ~~The City will use the best available technology to mitigate~~ Mitigate adverse impacts resulting from city utilities projects using the best available technology.

U.3c Protect the quality and quantity of groundwater used for public water supplies.

U.3d Require separate irrigation and potable water systems for new development where feasible.

U3.e Ensure that adequate funds are generated by the City's utilities to maintain utility services and capital improvement programs.

U3.f Coordinate public utility functions (such as operations and maintenance, public education and outreach, and Capital Facilities planning) for drinking water, wastewater, storm and surface water, and waste resources.

U3.g Update all utility master plans regularly and in accordance with state law.

U3.h Assess and mitigate the risk wildfire poses to drinking water utility systems.

Goal U.4: **Adopt programs ~~to~~ that will conserve ~~and promote~~ or foster the sustainable use of resources.**

U.4a ~~Establish~~ Continue the city's public outreach efforts programs to promote resource conservation ~~the conservation of resources, such as~~ waste reduction, reuse, and recycling and provide educational information on the benefits of conservation.

- U.4b Implement the City's utility systems management plans.
- U.4c [Implement Best Management Practices \(BMPs\) to reduce runoff through Green Stormwater Infrastructure \(GSI\), and erosion and sediment control mechanisms.](#)
- U.4d [Partner with Tribes and the Ecology Office of the Columbia River with implementation of initiatives coming out of the Yakima River Basin Integrated Water Management Plan and the Columbia River Water Management Program.](#)
- U.4e [Reduce water system leakage as much as possible.](#)

Goal U.5: Coordinate with outside utility providers for efficient, cost-effective, and reliable utility service.

- U.5a [Work with other purveyors of public services to provide facilities and services concurrent with development.](#)
- U.5b Ensure ~~that land will be made~~ [an adequate supply of land is](#) available for the location of utility lines, including location within transportation corridors, [to meet current and future demand.](#)
- U.5c ~~Promote, when feasible, location of new public and private utility distribution facilities in shared trenches, and coordination of construction timing to minimize~~ [Minimize](#) construction-related disruptions to the public and reduce the cost of utility delivery [by locating new public and private utility distribution facilities in shared trenches and coordinating construction timing.](#)
- U.5d ~~When and where natural gas franchises exist, promote~~ [Promote](#) the extension of natural gas distribution lines [within and to](#) ~~to and within~~ the UGA, ~~constructed or reconstructed~~ [where natural gas franchises exist.](#)
- U.5e Promote a ~~wider~~ range of high-speed internet providers to encourage competition.
- U.5f [Prepare for and respond to emergencies and maintain secure facilities in a manner commensurate with the critical nature of the infrastructure.](#)
- U.5g [Design Richland's water supply system to achieve the most favorable fire insurance rating, consistent with adopted service levels.](#)
- U5.h [Evaluate the capacity and structural integrity of aging utility facilities and maintain, repair, or replace as needed.](#)



UTILITY ADVISORY COMMITTEE AGENDA ITEM COVERSHEET

Meeting Date: 3/10/2026

Agenda Category: Other Informational Items:

Prepared By: Clint Whitney, Energy Services Director

Subject

2026 Capital Work Plan - Energy Services

Department

Energy Services

Recommended Motion

Review only.

Summary

Fiscal Impact

None.

Attachments

I. RES CWP REPORT-Year End 2025



Richland Energy Services Capital Work Plan Year-End 2025



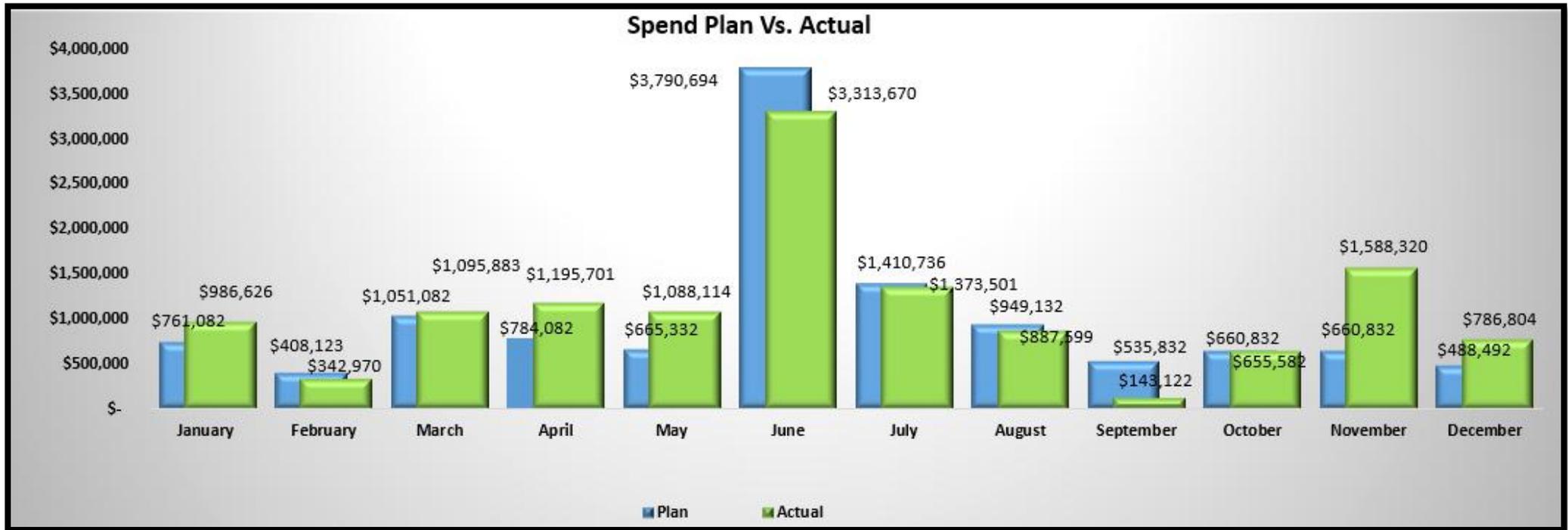
CWP Costs through December

	Approved 2025 Budget	2025 Revised Plan	Actual	Remaining	December
+ Line Extensions	\$771,000	\$ 2,816,819	\$ 3,725,118	\$ (908,299)	\$ 631,356
+ System Improvements	\$419,000	\$ 419,000	\$ 532,637	\$ (113,637)	\$ 38,578
+ Renewal and Replacement	\$2,548,000	\$ 2,432,432	\$ 1,585,743	\$ 846,689	\$ -
+ Substation Improvements	\$4,558,000	\$ 6,358,000	\$ 7,319,773	\$ (961,773)	\$ 107,396
+ Kingsgate Substation	\$265,000	\$ -	\$ -	\$ -	\$ -
+ Sandhill Substation Area Improvements	\$3,313,000	\$ 100,000	\$ 95,390	\$ 4,610	\$ 9,474
+ Dallas Rd Area Improvements	\$0	\$ 40,000	\$ 41,308	\$ (1,308)	\$ -
Grand Total	\$11,874,000	\$ 12,166,251	\$ 13,457,891	\$ (1,291,640)	\$786,804

Cost Performance YTD:	\$13,457,891
Cost Performance remaining:	-\$1,291,640
YTD % Complete	111%

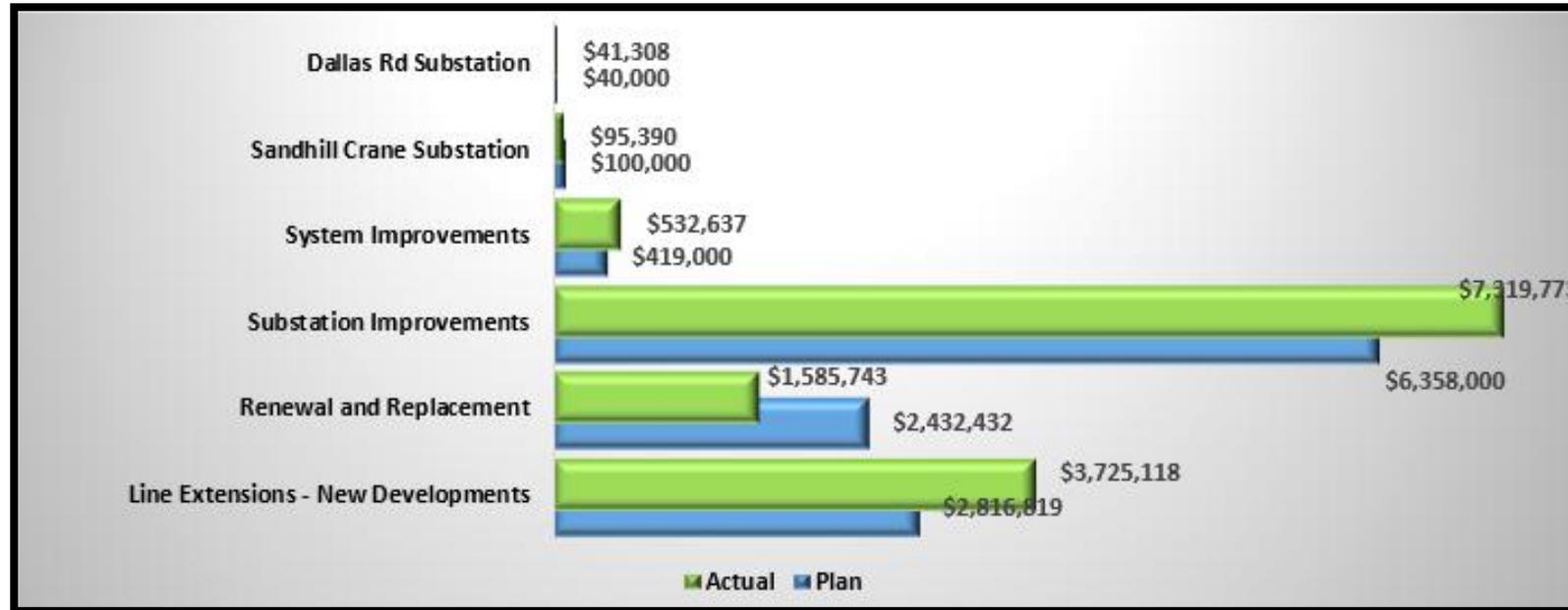


CWP Monthly Spend Vs. Actuals



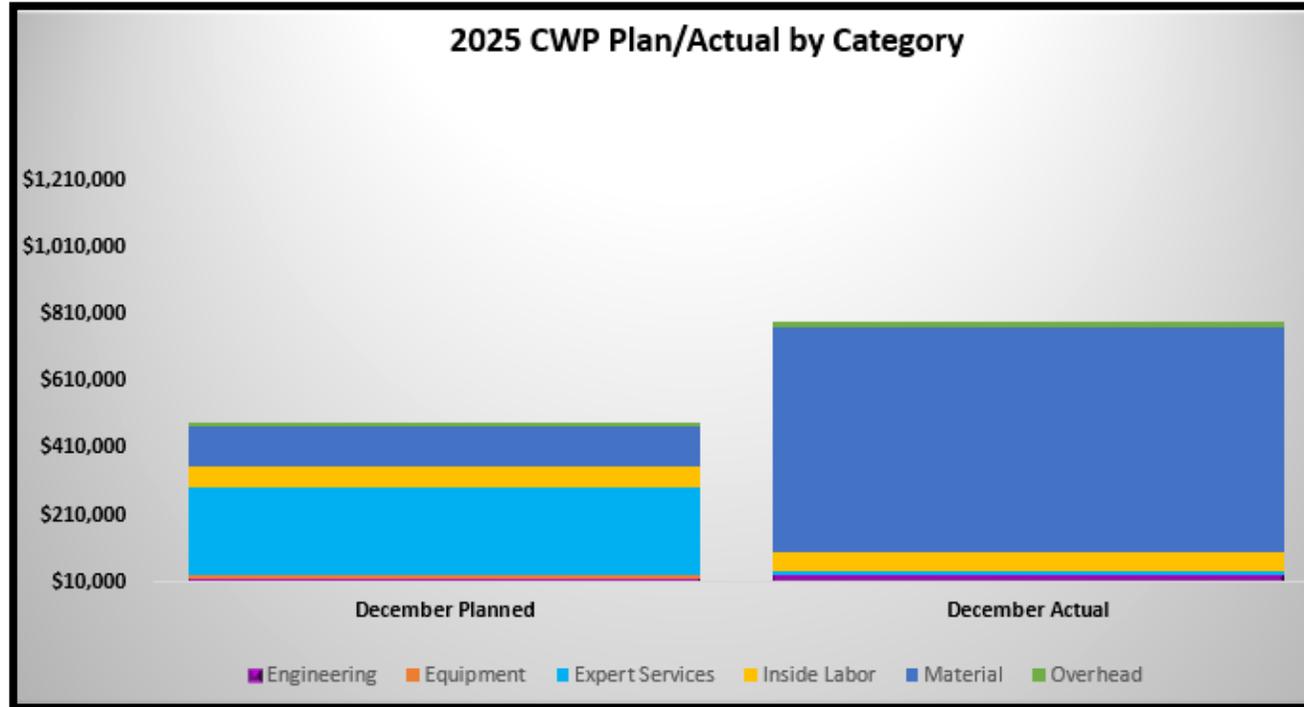


Costs by Category





CWP Cost Types



Cost Type	December Planned	December Actual
Engineering	\$ 21,674	\$ 29,776
Equipment	\$ 11,506	\$ -
Expert Services	\$ 259,308	\$ 11,855
Inside Labor	\$ 62,524	\$ 56,429
Material	\$ 118,810	\$ 669,934
Overhead	\$ 14,670	\$ 18,810
Total	\$ 488,492	\$ 786,804



CWP Project Costs for December

	Approved 2025 Budget	2025 Revised Plan	Actual	Remaining	December
✦ Line Extensions	\$771,000	\$ 2,816,819	\$ 3,725,118	\$ (908,299)	\$ 631,356
▣ System Improvements	\$419,000	\$ 419,000	\$ 532,637	\$ (113,637)	\$ 38,578
✦ 1077 Horn Rapids, SHC bank 3 Fdrs 171 thru 175, PNI	\$0	\$ -	\$ 488	\$ (488)	\$0.00
✦ Ext City View feeder 164 from subs down Truman to	\$0	\$ -	\$ 651	\$ (651)	\$0.00
✦ RES OH UG ENG DESIGN DWGS	\$0	\$ -	\$ 4,771	\$ (4,771)	\$0.00
✦ Material Specifications	\$0	\$ -	\$ 18,500	\$ (18,500)	\$0.00
✦ Move vault, install switch, re-route 4" PVC and ext	\$0	\$ -	\$ 5,824	\$ (5,824)	\$0.00
✦ City View Bank 2 Feeder Getaways - 750JAL to Exist	\$0	\$ -	\$ 49,586	\$ (49,586)	\$0.00
✦ 806 Thayer, Relocate Overhead Circuits to Undergro	\$0	\$ -	\$ 85,644	\$ (85,644)	\$0.00
✦ 3060 Twin Bridges Rd, Ext 6in conduit and V19 vault	\$0	\$ -	\$ 585	\$ (585)	\$0.00
✦ 1715 Stevens, bank 1 feeder retirement and switch in	\$0	\$ -	\$ 162,650	\$ (162,650)	\$36,280.77
✦ Stevens and Snyder, Upgrade 500AL to 750JAL approx	\$0	\$ -	\$ 58,590	\$ (58,590)	\$0.00
✦ New Services	\$419,000	\$ 419,000	\$ 144,779	\$ 274,221	\$2,296.80
✦ UG Cable Replacement	\$0	\$ -	\$ 570	\$ (570)	\$0.00
▣ Renewal and Replacement	\$2,548,000	\$ 2,432,432	\$ 1,585,743	\$ 846,689	\$ -
✦ Renewal and Replacement	\$554,000	\$ 195,000	\$ 90,623	\$ 104,377	\$0.00
✦ UG Cable Replacement	\$1,994,000	\$ 2,237,432	\$ 1,495,120	\$ 742,312	\$0.00
▣ Substation Improvements	\$4,558,000	\$ 6,358,000	\$ 7,319,773	\$ (961,773)	\$ 107,396
▣ Land Purchase	\$0	\$ -	\$ 475,000	\$ (475,000)	\$0
✦ Added labor manual	\$0	\$ -	\$ 105,015	\$ (105,015)	\$105,015
✦ City View Bank 2 Addition	\$0	\$ -	\$ 9,780	\$ (9,780)	\$0
✦ City View Extension 131, EXT 3P 750 Aprox 2000ft fr	\$0	\$ -	\$ 269,492	\$ (269,492)	\$0
✦ Thayer Substation - Bank 1 Rebuild and 115kV Bus C	\$1,484,000	\$ 1,484,000	\$ 1,309,980	\$ 174,021	\$502
✦ Stevens Substation - Bank 1 Rebuild and 115kV Bus	\$3,074,000	\$ 4,874,000	\$ 5,118,849	\$ (244,849)	\$1,879
✦ Design and Install SEL 2414 at SHC b1-2, FIS b1and3,	\$0	\$ -	\$ 25,075	\$ (25,075)	\$0
✦ Relay Replacement	\$0	\$ -	\$ 6,583	\$ (6,583)	\$0
✦ Kingsgate Substation	\$265,000	\$ -	\$ -	\$ -	\$0
✦ Sandhill Substation Area Improvements	\$3,313,000	\$ 100,000	\$ 95,390	\$ 4,610	\$ 9,474
✦ Dallas Rd Area Improvements	\$0	\$ 40,000	\$ 41,308	\$ (1,308)	\$ -
Grand Total	\$11,874,000	\$ 12,166,251	\$13,457,891	\$ (1,291,640)	\$786,804



UTILITY ADVISORY COMMITTEE AGENDA ITEM COVERSHEET

Meeting Date: 3/10/2026

Agenda Category: Other Informational Items:

Prepared By: Clint Whitney, Energy Services Director

Subject

Forward Agenda

Department

Energy Services

Recommended Motion

No action required.

Summary

The forward agenda includes these items:

- May - SMR Update
- May - HRSST 15MW Power Purchase Agreement (PPA) Discussion
- May - Ruby Flats Solar Potential 10MW PPA
- May - Reliability Update (RES & PW)
- July - COSA Structure and Rate Class Presentation by FCS (RES)
- Sept - AMI Time of Use (TOU) and Demand Rate Discussion (RES)
- Nov - Key Performance Indicators (RES)
- Nov - Proposed 2027 Capital Work Plan (RES)

Fiscal Impact

There is no fiscal impact.

Attachments
