Agenda
City Council Regular Meeting
Tuesday, June 16, 2026
Richland City Hall ~ Council Chambers
625 Swift Boulevard

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

Welcome and Roll Call

Pledge of Allegiance

Approval of Agenda (Approved by Motion)

Presentations

1. Introduction of K-9 Cody and Officer Matthew Smith
   - Marty Pilcher, Chief of Police
2. Introduction of Basic Law Enforcement Academy Class No. 937 Graduates: Jay Aoyama, Darius Bunch, Leonardo Gallardo, Mason Martinell, Clayton Rice, and Exceptional Entry: Michael Hayter, and Lateral Cassie Martinez
   - Marty Pilcher, Chief of Police
3. America 250 Month Proclamation
   - Mayor Richardson

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

4. Proposed Surplus and Authorizing Relinquishment of a Storm Sewer Easement lying within 608 Williams Boulevard, Resolution No. 2026-83

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

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

<u>Minutes</u>

5. Approval of the June 2, 2026 City Council Regular Meeting Minutes
   - Jennifer Rogers, City Clerk

<u>Ordinances - First Reading</u>

None.

Ordinances - Second Reading & Passage

6. Ordinance No. 2026-13, Rezoning Approximately 8.38 Unplatted Acres identified as Parcel No. 1-3498-201-0595-008 from Agriculture (AG) to Medium Density Residential Small Lots (R-2S) and Limited Business (C-LB)
   - Mike Rizzitiello, Development Services Director
7. Ordinance No. 2026-14, Amending the 2026 Budget to Provide for Additional Appropriations in Various City Funds
   - Brandon Allen, Finance Director

Resolutions - Adoption

8. Resolution No. 2026-79, Accepting Surface Transportation Block Grant Funds for the Gage Boulevard and Leslie Road Intersection Improvements Project and Transportation Alternative Program Grant Funds for the Systemic Pedestrian Crossing Safety Improvements Phase 2 Project
   - Carlo D'Alessandro, Public Works Director
9. Resolution No. 2026-80, Authorizing a Services Agreement with InfoSend, Inc. for Utility Bill Print and Mail Services
   - Brandon Allen, Finance Director
10. Resolution No. 2026-81, Awarding Commercial Façade Improvement Grant Funds to the Downtown Business Improvement District for Improvements to 710 The Parkway
    - Mike Rizzitiello, Development Services Director
11. Resolution No. 2026-82, Authorizing a Grant Application to the Washington State Recreation and Conservation Office for Improvements at the Horn Rapids Athletic Complex
    - Chris Waite, Parks & Public Facilities Director
12. Resolution No. 2026-85, Authorizing an Interagency Agreement with the Washington State Department of Ecology for Waste Tire Removal Funds
    - Mike Rizzitiello, Development Services Director
13. Resolution No. 2026-86, Authorizing Addendum No. 3 to the 2017 Metro Interlocal Agreement
    - Jon Amundson, City Manager

Items - Approval

None.

Expenditures - Approval

14. Expenditures from May 1, 2026 to May 31, 2026 for $41,007,129.21 including Travel Checks Nos. 21044-21064, Accounts Payable Check Nos. 346660-347620, Accounts Payable Wire Nos. 11015-11052, Payroll Wires & ACH Nos. 15505-15566, Payroll Check Nos. 237690-237693, and Payroll Direct Deposit Nos. 261260022198-261480023838
    - Brandon Allen, Finance Director

Items of Business

15. Ordinance No. 2026-15, Amending Chapter 9.12 of the Richland Municipal Code related to Miscellaneous Crimes to add RMC 9.12.140: Failure to Supervise a Child Unlawful (Passage)
    - Heather Kintzley, City Attorney
16. Resolution No. 2026-83, Declaring Surplus and Authorizing Relinquishment of a Stormwater Easement lying within 608 Williams Boulevard
    - Carlo D'Alessandro, Public Works Director
17. Resolution No. 2026-84, Authorizing a Reimbursable Agreement with the Bonneville Power Administration for Engineering and Procurement Activities associated with Line and Load Interconnection Request No. L0534 (Atlas Agro), and a BPA Second Cost Allocation Agreement with Atlas Agro Data Center, LLC.
    - Clint Whitney, Energy Services Director

Reports and Comments

1. City Manager
2. City Council
3. Mayor

Adjournment

This meeting will be broadcast live on CityView Channel 192 on the City's website and on the City's YouTube Channel.

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

Proclamation

WHEREAS, on July 4, 2026, the United States of America will commemorate the 250th anniversary of the signing of the Declaration of Independence, marking two and a half centuries of liberty, democracy, and the enduring principle that all people are created equal; and

WHEREAS, following the Treaty of Paris in 1783, the Northwest Ordinance of 1787 established a framework for territorial governance and the admission of new states to the Union, laying the foundation for the eventual creation of the State of Washington in 1889; and

WHEREAS, in 1805, the Lewis and Clark Expedition, commissioned by President Thomas Jefferson, traveled along the Columbia River through the area that would one day become Richland, linking our community to the earliest years of the American republic and westward exploration; and

WHEREAS, the City of Richland was established as a townsite in 1905, incorporated as a city in 1910, and attained first-class city status in 1958; and

WHEREAS, Richland holds a unique place in American history, having been selected by the United States Army in 1943 as the home community for the Hanford Engineer Works, where scientists, engineers, and workers made critical contributions through the Manhattan Project that helped bring World War II to a close and shaped the course of freedom for future generations; and

WHEREAS, the National Society Daughters of the American Revolution (DAR), founded in 1890, is a non-political women's service organization whose members are lineal descendants of Patriots of the American Revolution, and whose Columbia River Chapter was organized on March 17, 1949, continuing a tradition of historic preservation, education, and patriotism within our community; and

WHEREAS, the 250th anniversary of the signing of the Declaration of Independence provides an opportunity to reflect upon our nation's history, honor the contributions and sacrifices of generations of Americans, and renew our commitment to the democratic ideals upon which the United States was founded.

NOW, THEREFORE, I, Theresa Richardson, by the power vested in me as Mayor of the City of Richland, do hereby proclaim July 2026 to be **AMERICA 250 MONTH** in the City of Richland.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed hereto the official seal of the City of Richland, Washington, on this 16th day of June, 2026.

Theresa A Richardson

Theresa Richardson, Mayor

DRAFT

Minutes
City Council Regular Meeting
Tuesday, June 2, 2026
Richland City Hall ~ Council Chambers
625 Swift Boulevard

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

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

Welcome and Roll Call

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

Attendance:	Mayor Richardson	Present
	Mayor Pro Tem VanDyke	Present (Remote via Zoom)
	Councilmember Holten	Present
	Councilmember Jones	Present
	Councilmember Maier	Present
	Councilmember Samuel	Present
	Councilmember Whitten	Present

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

Pledge of Allegiance

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

Approval of Agenda

COUNCILMEMBER JONES MOVED AND COUNCILMEMBER WHITTEN SECONDED THE MOTION TO APPROVE THE AGENDA AS PUBLISHED. MOTION CARRIED 7-0.

Presentations

1. Tri-City Development Council (TRIDEC) Annual Report

Karl Dye, President & CEO of the Tri-City Development Council (TRIDEC), presented the organization's annual report. He reviewed TRIDEC's history and the region's economic transition from heavy reliance on Hanford-related federal employment to a more diversified economy. Mr. Dye explained that TRIDEC's current efforts focus on economic

development through business recruitment, retention, and expansion, and federal advocacy for congressional appropriations supporting Pacific Northwest National Laboratory (PNNL) and Hanford clean-up.

Mr. Dye highlighted ongoing projects conducted in partnership with the City of Richland, including business development, land-use initiatives, and shrub steppe habitat mitigation efforts.

He also addressed data center development, noting that under the Pacific Northwest Power Act of 1980, projects are required to secure their own power resources and would not increase costs for the city ratepayers. He further stated that modern closed-loop cooling technologies significantly reduce water consumption and that TRIDEC supports projects that meet standards and the community's interests.

Finally, Mr. Dye provided a map and commentary on TRIDEC's efforts to secure additional industrial land north of the City of Richland for future industrial development.

Detailed information can be found in the presentation included with the agenda packet.

2. Columbia Basin Badger Club Introduction

Don Baer, President of the Columbia Basin Badger Club, provided an overview of the organization and its mission. He explained that the Badger Club, founded in 2008, is a non-partisan, non-profit organization dedicated to fostering civil discourse through public forums on issues of community and regional importance.

Mr. Baer highlighted the Club's role in facilitating balanced discussions on a variety of topics and shared examples of recent forum subjects. He encouraged councilmembers and city staff to participate in future events as speakers, panelists, or topic contributors. In closing, Mr. Baer emphasized the organization's commitment to promoting community engagement and informed public dialogue.

Detailed information can be found in the presentation included with the agenda packet.

3. Impact Academy Graduation – Class of 2026

A video highlighting the Impact Academy Class of 2026 was played for the audience. The Impact Academy is a two-year internal leadership development program launched in 2023 for the purpose of investing in city employees, strengthening cross-departmental leadership, and building organizational connections. Each graduating class is tasked with completing a project that leaves a lasting impact on the organization.

The Class of 2024 developed the City's internal culture statement. The Class of 2026 created the "On the Spot" awards program, a peer recognition initiative designed to celebrate employees in real time for demonstrating organizational culture values including teamwork, accountability, service, and mutual support.

4. New Hires & Retirements

A video featuring eight (8) new hires and two (2) retirements for the month of May was played for the audience.

New Hires

- Isaac Anderson – Engineering Technician II (Design), Public Works Administration & Engineering Division
- Sage Brustad – Police Officer, Richland Police Department
- Jewel Cleveringa – Payroll Specialist, Finance Department
- Chad Goodhue – Information Technology Director, IT Department
- Gage Miller – Police Officer, Richland Police Department
- Emily Tagnolli – Emergency Communications Dispatcher, BCES
- Lindsey Wilkerson – Customer Service Associate, Solid Waste Disposal Division
- Melanie Winterroth – Emergency Communications Dispatcher, BCES

Retirements

- Chris Byrd was recognized for his retirement after 25 years of service with the City as a firefighter with Richland Fire & Emergency Services.

- Debbie Brennan-Cruz was recognized for her retirement after 22 years of service with the City as a police public records specialist in the Richland Police Department.

Public Hearing

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

5. Proposed Amendments to the 2026 Budget to Provide for Additional Appropriations in Various City Funds, Ordinance No. 2026-14

Mayor Richardson opened and closed the public hearing at 6:44 p.m. No testimony was offered.

6. Proposed Adoption of the 2027-2032 Transportation Improvement Program, Resolution No. 2026-32

Mayor Richardson opened and closed the public hearing at 6:44 p.m. No testimony was offered.

Public Comments

The following individuals provided comments:

- Tom Boczar, a Real Estate Broker and Developer, spoke on behalf of property owners Robert and Lisa Molt, to request City Council to direct staff to provide potable water

service to the Molt parcels located outside city limits but within the City's urban growth area (UGA).

- Edward Munoz, a resident of Richland, addressed concerns regarding the proposed increase to the contract with Clean UP Crew LLC for clean-up costs associated with 2100 Pullen. Mr. Munoz urged Council to pursue a resolution that prevents continued expenditure of public funds on the property.

- Randy Slovic, a resident of Richland, provided comments on Ordinance No. 2026-15 related to the crime of failure to supervise a child. Ms. Slovic expressed skepticism about the necessity for the ordinance and criticized the City for adopting a municipal code provision similar to those enacted by Kennewick and Pasco.

- Terri Stewart, a resident of Richland, raised concerns regarding the energy and noise impacts of the Atlas Agro Pacific Green fertilizer facility and data center project, and urged Council to address the concerns proactively during the project design process.

- Jessie Romero, a resident of Sunnyside, spoke in opposition to the data center development, and listed names of community members from Richland, West Richland, Benton City, and Sunnyside who also opposed the data center development.

Consent Calendar

City Clerk Rogers read the Consent Calendar.

Minutes

7. Approval of the May 19, 2026 City Council Regular Meeting Minutes and the May 26, 2026 City Council Workshop Meeting Minutes

Ordinances - First Reading

8. Ordinance No. 2026-15, Amending Chapter 9.12 of the Richland Municipal Code related to Miscellaneous Crimes to add RMC 9.12.140; Failure to Supervise a Child Unlawful **(PULLED BY COUNCILMEMBER MAIER AND RELOCATED UNDER ITEMS OF BUSINESS)**

Ordinances - Second Reading & Passage

9. Ordinance No. 2026-11, Amending Richland Municipal Code Section 5.20.040 related to Occupation Tax on Manufactured and Natural Gas Systems

10. Ordinance No. 2026-12, Amending the 2026 Budget to Include the 2025 Budget Carryovers

Resolutions – Adoption

11. Resolution No. 2026-73, Authorizing Weatherwise Contractor Agreements with Vance Heating and Air Conditioning Inc. and Aces HVAC, LLC for Weatherwise Program Participation

12. Resolution No. 2026-74, Authorizing a Grant Application to the Washington State Military Department's State and Local Cybersecurity Grant Program

13. Resolution No. 2026-75, Authorizing Award of Bid to Big D's Construction of Tri-Cities, Inc. for the Columbia Playfield North Parking Lot Reconstruction

14. Resolution No. 2026-76, Authorizing Change Order No. 2 to Contract No. 395-25 with Clean Up Crew LLC for On-Call Junk Removal and Hauling

15. Resolution No. 2026-77, Authorizing Award of Bid to C & E Trenching L.L.C. for the Wastewater Treatment Plant Anaerobic Digester Knife Gate Valve Replacement Project

Items – Approval

16. Travel Authorization for Mayor Pro Tem Shayne VanDyke and Councilmember Pat Holten

Expenditures – Approval

None.

COUNCILMEMBER MAIER MOVED AND COUNCILMEMBER JONES SECONDED THE MOTION TO APPROVE THE CONSENT AGENDA AS AMENDED. THOSE IN FAVOR: MAYOR RICHARDSON, MAYOR PRO TEM VANDYKE, AND COUNCILMEMBERS HOLTEN, JONES, MAIER, SAMUEL AND WHITTEN. THOSE OPPOSED: NONE. MOTION CARRIED 7-0.

Items of Business

17. Ordinance No. 2026-13, Rezoning Approximately 8.38 Unplatted Acres identified as Parcel No. 1-3498-201-0595-008 from Agriculture (AG) to Medium Density Residential Small Lots (R-2S) and Limited Business (C-LB) (Closed Record) (First Reading)

Mayor Richardson identified the items that comprise the record for the purposes of the closed-record review hearing. The items of record include all documents that were presented to the Richland Hearing Examiner and accepted into evidence at or prior to the open-record public hearing held on April 13, 2026, along with the Hearing Examiner's May 4, 2026 written decision, and all ordinances and comprehensive plans applicable to the project.

City Attorney Kintzley described the quasi-judicial nature of the hearing and described scenarios that would constitute conflicts of interest or violations of the Appearance of Fairness Doctrine. City Attorney Kintzley then asked if any councilmembers had any potential conflicts of interest regarding the topic. No conflicts were disclosed. City Attorney Kintzley asked the audience if anyone had any objection to any councilmember's participation in the closed-record review. No objections were raised. Finally, City Attorney Kintzley asked if anyone present had any objections on jurisdictional grounds as required by the Richland Municipal Code. No objections were raised.

City Clerk Rogers read additional closed record hearing procedures.

Mayor Richardson opened and closed the public hearing at 7:44 p.m. Neither the applicant nor the individuals who provided testimony during the open-record hearing were present to provide comments

Planning Manager Stevens presented the rezone application. He stated that the applicant requests rezoning of approximately 8.38 unplatted acres located off Bermuda Road from Agriculture (AG) to Medium Density Residential Small Lot (R-2S) and Limited Business (C-LB). He stated that the requested rezone mirrors the property's existing Comprehensive Plan designations to split the site between Commercial (southern portion) and Medium Density Residential (northern portion).

The Hearing Examiner held a duly advertised public hearing on April 13, 2026 and issued a recommendation of approval on May 4, 2026. Mr. Stevens noted that the applicant's likely development intent is townhome-style units in the R-2S portion and condominium or apartment-type units in the C-LB portion, with C-LB being the only Commercial zone that permits residential condominium uses under the current municipal code.

Councilmember Maier commented that C-LB should not be the only commercial zone permitting condominium-density residential and recommend that Council consider broadening which zones allow such development.

Councilmember Jones expressed appreciation for the Planning Department's work in supporting housing development and agreed that the City should pursue zoning code updates to allow more middle-housing types.

Planning Manager Stevens replied that the State of Washington is moving toward removing mixed-use requirements for residential-only development, and that the Comprehensive Plan and associated development regulation updates will be presented to Council in the fall.

COUNCILMEMBER MAIER MOVED AND COUNCILMEMBER WHITTEN SECONDED THE MOTION TO APPROVE ORDINANCE NO. 2026-13, REZONING APPROXIMATELY 8.38 UNPLATTED ACRES IDENTIFIED AS PARCEL NO. 1- 3498-201-0595-008 FROM AGRICULTURE (AG) TO MEDIUM DENSITY RESIDENTIAL SMALL LOTS (R-2S) AND LIMITED BUSINESS (C-LB), FOR FIRST READING.

THOSE IN FAVOR: MAYOR RICHARDSON, MAYOR PRO TEM VANDYKE, AND COUNCILMEMBERS HOLTEN, JONES, MAIER, SAMUEL AND WHITTEN. THOSE OPPOSED: NONE. MOTION CARRIED 7-0.

18. Ordinance No. 2026-14, Amending the 2026 Budget to Provide for Additional Appropriations in Various City Funds

Finance Director Allen presented the proposed 2026 budget adjustments, which will increase overall appropriations by $17,737.644 through a combination of grant revenues, interfund transfers, and available fund balance. Of note was an $8,000,000 appropriation for purchase of 1200 Jadwin Avenue for a future police station.

Detailed information can be found in the presentation included with the agenda packet.

Following the presentation, Council engaged in a question-and-answer session with Finance Director Allen.

COUNCILMEMBER MAIER MOVED AND COUNCILMEMBER JONES SECONDED THE MOTION TO APPROVE ORDINANCE NO. 2026-14, AMENDING THE 2026 BUDGET TO PROVIDE FOR ADDITIONAL APPROPRIATIONS IN VARIOUS CITY FUNDS, FOR FIRST READING. THOSE IN FAVOR: MAYOR RICHARDSON, MAYOR PRO TEM VANDYKE, AND COUNCILMEMBERS HOLTEN, JONES, MAIER, SAMUEL AND WHITTEN. THOSE OPPOSED: NONE. MOTION CARRIED 7-0.

19. Resolution No. 2026-78, Adopting the 2027-2032 Six-Year Transportation Improvement Program

Public Works Director D'Alessandro presented the proposed 2027-2032 Six-Year Transportation Improvement Program (TIP) and noted that the information mirrored information presented at a recent City Council workshop meeting. He explained that the TIP is a state-mandated planning document that identifies transportation projects over a six-year period and must be submitted to the state as part of a coordinated financial process for local jurisdictions to access funding.

Public Works Director D'Alessandro reported that the draft TIP was posted on the City's website and was reviewed by the Parks & Recreation Commission and the Planning Commission. Both commissions favorably recommend adoption.

Public Works Director D'Alessandro provided a high-level overview of funded projects, unfunded projects, and projects included and/or removed during TIP development.

Detailed information can be found in the presentation included in the agenda packet.

COUNCILMEMBER MAIER MOVED AND COUNCILMEMBER WHITTEN SECONDED THE MOTION TO ADOPT RESOLUTION NO. 2026-78, ADOPTING THE 2027-2032 SIX-YEAR TRANSPORTATION IMPROVEMENT PROGRAM. THOSE IN FAVOR:

MAYOR RICHARDSON, MAYOR PRO TEM VANDYKE, AND COUNCILMEMBERS HOLTEN, JONES, MAIER, SAMUEL AND WHITTEN. THOSE OPPOSED: NONE. MOTION CARRIED 7-0.

20. Ordinance No. 2026-15, Amending Chapter 9.12 of the Richland Municipal Code related to Miscellaneous Crimes to add RMC 9.12.140; Failure to Supervise a Child Unlawful **(PULLED FROM CONSENT CALENDAR NO. 8)**

Chief of Police Pilcher presented on Ordinance No. 2026-15, which he noted was brought forward at his initiative in response to increasing concerns about juvenile misconduct and quality-of-life impacts in the community, including repeat juvenile offenses and unlawful operation of motorbikes and electric bikes in streets, sidewalks, and neighborhoods.

He explained that the ordinance was modeled on provisions used in neighboring jurisdictions and was developed in consultation with law enforcement and prosecution staff. Chief Pilcher emphasized that the ordinance is intended as a targeted accountability tool for repeat or egregious misconduct directly linked to a lack of parental supervision, not to criminalize reasonable parenting.

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

Councilmember Maier expressed support for the provisions addressing illegal motorized bikes and situations involving children in dangerous circumstances. However, he raised concerns regarding the term “unreasonable” found in the proposed ordinance, noting it is subjective and could lead to inconsistent enforcement and place an undue interpretive burden on law enforcement officers and prosecutors. He suggested either removing the reference or replacing it with a specifically defined time standard.

Council offered personal perspectives on inclusion of the terminology, and Chief Pilcher shared, anecdotally, that law enforcement frequently evaluates the concept of reasonableness in use-of-force scenarios and when dealing with legal processes that are interwoven in criminal justice.

Councilmember Jones invited City Attorney Kintzley to provide legal input. City Attorney Kintzley declined to provide legal advice during the open meeting, and offered to discuss the matter with Council in an executive session if so desired. She added that the modifications suggested by Councilmember Maier would be acceptable if the majority of the Council directed them, but that such modifications were not strictly necessary, from a legal perspective, in order for the proposed ordinance to move forward.

Councilmember Maier maintained that removing the language would reduce the interpretive burden on law enforcement officers and prosecutors without diminishing the ordinance’s effectiveness.

MAYOR PRO TEM VANDYKE MOVED AND COUNCILMEMBER HOLTEN SECONDED THE MOTION TO APPROVE ORDINANCE NO. 2026-15, AMENDING CHAPTER 9.12 OF THE RICHLAND MUNICIPAL CODE RELATED TO MISCELLANEOUS CRIMES TO ADD RMC 9.12.140: FAILURE TO SUPERVISE A CHILD UNLAWFUL, FOR FIRST READING. THOSE IN FAVOR: MAYOR RICHARDSON, MAYOR PRO TEM VANDYKE, AND COUNCILMEMBERS HOLTEN, JONES AND SAMUEL. THOSE OPPOSED: COUNCILMEMBERS MAIER AND WHITTEN. MOTION CARRIED 5-2.

Reports and Comments

City Manager

Deputy City Manager Schiessl had no comments.

City Council

Councilmember Samuel reported attending the Memorial Day service at Sunset Memorial Gardens, a Richland Planning Commission meeting, the Community Automated External Defibrator (AED) dedication at Badger Mountain Community Park, and the Tri-City Chamber of Commerce's regional advocacy roundtable.

Councilmember Holten reported that she participated in several community events and facility tours. She highlighted the value of touring the City's wastewater treatment plant, water treatment plan, landfill, and the Hanford site. She encouraged residents to use the "I Want To" feature on the City's website for the quickest response to concerns. She also shared updates from the Parks & Recreation Commission and Tri-Cities Visitor and Convention Bureau, noting that Richland's hotel-motel revenues increased by 4%, and that Richland has been recognized as Washington's safest medium-sized city.

Councilmember Jones expressed appreciation for the Memorial Day Service at Sunset Memorial Gardens.

Councilmember Whitten reported attending the Memorial Day service at Sunset Memorial Gardens and recognized the Day's Pay Squadron flyover and the VFW Post 7952 Cook-Erickson Honor Guard. He also attended the Tri-Cities Recruit Academy graduation, welcomed new firefighters, and encouraged residents to visit the Laser Interferometer Gravitational-Wave Observatory (LIGO).

Councilmember Maier addressed community concerns regarding data center development, emphasizing that public concerns are primarily related to potential impacts on water quality, electricity rates, and noise rather than data processing itself. He advocated for operational standards applicable to all large industrial users, encouraged proactive policy development, and expressed support for city staff while urging respectful public discourse.

Mayor Pro Tem VanDyke echoed support for respectful treatment of city staff and expressed confidence in the City's due diligence regarding data center mitigation efforts. He also attended the Tri-Cities Recruit Academy graduation ceremony and congratulated new recruits.

Mayor

Mayor Richardson highlighted the LIGO Observatory as a valued community attraction and noted its significance as a world-class scientific facility that regularly draws visitors.

Adjournment

Mayor Richardson adjourned the meeting at 8:09 p.m.

APPROVED: ATTEST:

_____ _____

Theresa Richardson, Mayor Jennifer Rogers, City Clerk

DATE APPROVED:

DATE PUBLISHED:

COUNCIL AGENDA ITEM STAFF REPORT

Meeting Date: 6/16/2026 Agenda Category: Ordinances - Second Reading & Passage

Strategic Priority 3 - Focused Development
Strategic Priority 4 - Quality of Life

Subject
Ordinance No. 2026-13, Rezoning Approximately 8.38 Unplatted Acres identified as Parcel No. 1-3498-201-0595-008 from Agriculture (AG) to Medium Density Residential Small Lots (R-2S) and Limited Business (C-LB)

Department/Office	Ordinance/Resolution Number	Document Type
Development Services	2026-13	Ordinance

Recommended Motion
Give second reading and pass Ordinance No. 2026-13, rezoning approximately 8.38 unplatted acres identified as Parcel No. 1-3498-201-0595-008 from Agriculture (AG) to Medium Density Residential Small Lots (R-2S) and Commercial Limited Business (C-LB).

Summary
Rick Simon of RPS Planning Consultant, LLC and Robert McLeod of Knutzen Engineering submitted an application on behalf of property owner, MD&D Investments, to change the zoning on approximately 8.38 acres of property identified as Parcel No. 1-3498-201-0595-008 and located south of Legacy Lane, west of Skyview Loop, east of Bermuda Road and east of Majestic Street from Agricultural (AG) to Medium Density Residential Small Lot (R-2S) and Limited Business (C-LB). The site is currently designated as suitable for Medium Density Residential and Commercial land uses pursuant to the Badger Mountain South Subarea Plan, which is part of the City's Comprehensive Plan.

Site-specific rezones are Type IIIA permit applications under RMC 19.20.010. An open-record public hearing was held by the Richland Hearing Examiner on April 13, 2026 to consider the application. On May 4, 2026, the Hearing Examiner issued a written recommendation to the City Council recommending approval of the requested rezone. *See* Exhibit B to Ordinance No. 2026-13.

The City Council conducted a closed-record decision hearing at its regular meeting on June 2, 2026. No opposition to approval of the project was lodged. Planning staff concurs with the Hearing Examiner's findings, conclusions, and recommendations for approval to City Council.

Staff recommends approval of Ordinance No. 2026-13 second reading and passage.

Fiscal Impact
None.

Attachments
1. Ordinance No. 2026-13
2. PLN-T3A-2026-00004 - Staff Report

WHEN RECORDED RETURN TO:
Richland City Clerk's Office
625 Swift Boulevard, MS-07
Richland, WA 99352

ORDINANCE NO. 2026-13

AN ORDINANCE OF THE CITY OF RICHLAND, WASHINGTON, AMENDING TITLE 23: ZONING REGULATIONS OF THE RICHLAND MUNICIPAL CODE AND THE OFFICIAL ZONING MAP OF THE CITY TO CHANGE THE ZONING ON 8.38 ACRES FROM AGRICULTURE (AG) TO MEDIUM DENSITY RESIDENTIAL SMALL LOTS (R-2S) AND LIMITED BUSINESS (C-LB); SAID PROPERTY BEING IDENTIFIED AS PORTIONS OF ASSESSOR'S PARCEL NUMBER 1-3498-201-0595-008, AND ADOPTING THE FINDINGS AND CONCLUSIONS OF THE RICHLAND HEARING EXAMINER AS THE FINDINGS AND CONCLUSIONS OF THE RICHLAND CITY COUNCIL.

WHEREAS, on April 13, 2026, the Richland Hearing Examiner held a duly advertised open-record public hearing to consider a petition from Rick Simon of RPS Planning Consultant LLC and Robert McLeod of Knutzen Engineering, applicants, acting on behalf of MD&D Investments, LLC, to change the zoning of the property hereafter described in Section 3 and identified as either the whole or portions of Assessor's Parcel Number 1-3498-201-0595-008; and

WHEREAS, following the April 13, 2026 open-record public hearing, the Richland Hearing Examiner issued a 10-page written recommendation to the Richland City Council that concluded with a favorable recommendation to approve the requested rezone; and

WHEREAS, the Richland City Council has considered the written recommendation of the Richland Hearing Examiner and the record created during the April 13, 2026 open-record public hearing; and

WHEREAS, as required by RMC 19.20.030, the Richland City Council conducted a closed-record decision hearing on June 2, 2026 and has considered the totality of the record.

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

Section 1. The findings of fact and conclusions of law contained in the Richland Hearing Examiner's Report dated May 4, 2026, attached hereto as **Exhibit B** and incorporated herein by this reference, are hereby adopted as the findings and conclusions of the Richland City Council.

Section 2. It is hereby found, as an exercise of the City's police power, that the best land use classification for the land described below is Medium Density Residential Small Lot (R-2S) and Limited Business Use (C-LB) when consideration is given to the interests of the public.

Section 3. Said property, depicted in **Exhibit A**, attached hereto and incorporated by this reference, is more particularly described as follows:

Parcel No. 1-3498-201-0595-008
REAL PROPERTY LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 34,MARKED BY A 5/8 INCH IRON REBAR WITH NO CAP; THENCE SOUTH 89Â°09'47"EAST ALONG THE NORTH LINE OF SAID SECTION 34 A DISTANCE OF 2599.03 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 34 MARKED BY A 3" BRASS CAP; THENCE SOUTH 00Â°06'46" WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 1617.82 FEET TO THE SOUTHERLY BOUNDARY OF LOT 7 OF THE PLAT OF WESTCLIFFE HEIGHTS II RECORDED IN VOLUME 15 OF PLATS AT PAGE 608 FILED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2018-015773 AND THE TRUE POINT OF BEGINNING; THENCE ALONG THE SOUTH WESTERLY PLAT BOUNDARY OF SAID WESTCLIFFE HEIGHTS II THE FOLLOWING COURSES: THENCE SOUTH 00Â°06'46" WEST A DISTANCE OF 347.63 FEET; THENCE SOUTH 49Â°42'13" EAST A DISTANCE OF 205.84 FEET; THENCE SOUTH 86Â°22'15" EAST A DISTANCE OF 156.14 FEET; THENCE SOUTH 31Â°59'19" EAST A DISTANCE OF 192.52 FEET; THENCE SOUTH 45Â°35'07" EAST A DISTANCE OF 140.43FEET; THENCE SOUTH 45Â°52'40" EAST A DISTANCE OF 144.22 FEET; THENCE SOUTH 40Â°37'06" EAST A DISTANCE OF 21.41 FEET TO THE NORTHEAST CORNER OF PARCEL 3 OF SURVEY NO. 5494 RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 5494 FILED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2021-021122; THENCE SOUTH 77Â°55'39" WEST ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL 3 A DISTANCE OF 525.70 FEET; THENCE NORTH 31Â°58'33" WEST LEAVING SAID NORTHERLY BOUNDARY A DISTANCE OF 761.35 FEET; THENCE NORTH 31Â°59'17" WEST A DISTANCE OF 161.35 FEET TO THE SOUTHERLY BOUNDARY OF ADJUSTED LOT 11 OF SURVEY NO. 5036 RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 5036 FILED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2018-019538; THENCE NORTH 58Â°00'41" EAST ALONG SAID SOUTHERLY BOUNDARY AND CONTINUING ALONG THE SOUTHERLY

BOUNDARY OF SAID WESTCLIFFE HEIGHTS II A DISTANCE OF 260.06 FEET; THENCE NORTH 68Â°46'25" EAST CONTINUING ALONG SAID SOUTHERLY BOUNDARY OF WESTCLIFFE HEIGHTS II A DISTANCE OF 161.19 FEET TO THE POINT OF BEGINNING. HAVING AN AREA OF 364,972 SQUARE FEET, 8.38 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD. (ALSO KNOWN AS ADJUSTED PARCEL 5 OF RECORD SURVEY 5724 RECORDED UNDER AUDITOR'S FILE NO. 2022- 033094) (BOUNDARY LINE ADJUSTMENT AF#2023-002899, 02/17/2023).

Section 4. Said property depicted in **Exhibit A** and legally described in Section 3 herein is hereby rezoned from Agriculture (AG) to Medium Density Residential Small Lot (R-2S) and Limited Business (C-LB).

Section 5. Richland Municipal Code Title 23 and the Official Zoning Map of the City, as adopted by Section 23.08.040 of said Title, are hereby amended by amending Sectional Map No. 22, which is a series of maps constituting said Official Zoning Map, as shown on the attached **Exhibit A**, and bearing the number and date of passage of this Ordinance, and by this reference made a part of this Ordinance and of the Official Zoning Map of the City.

Section 6. The City Clerk is directed to file with the Auditor of Benton County, Washington, a copy of this Ordinance and the attached amended Sectional Map No. 22, duly certified by the City Clerk as a true copy, together with **Exhibit B** (Richland Hearing Examiner's Report).

Section 7. This Ordinance shall take effect the day following its publication in the official newspaper of the City of Richland.

Section 8. Should any section or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, that decision shall not affect the validity of the Ordinance as a whole or any part thereof, other than the part so declared to be invalid.

Section 9. The City Clerk and the codifiers of this Ordinance are authorized to make necessary corrections to this Ordinance, including but not limited to the correction of scrivener's errors/clerical errors, section numbering, references, or similar mistakes of form.

This space intentionally left blank.

PASSED by the City Council of the City of Richland, Washington, at a regular meeting on the 16th day of June, 2026.

_____
Theresa Richardson, Mayor

Attest:

_____
Jennifer Rogers, City Clerk

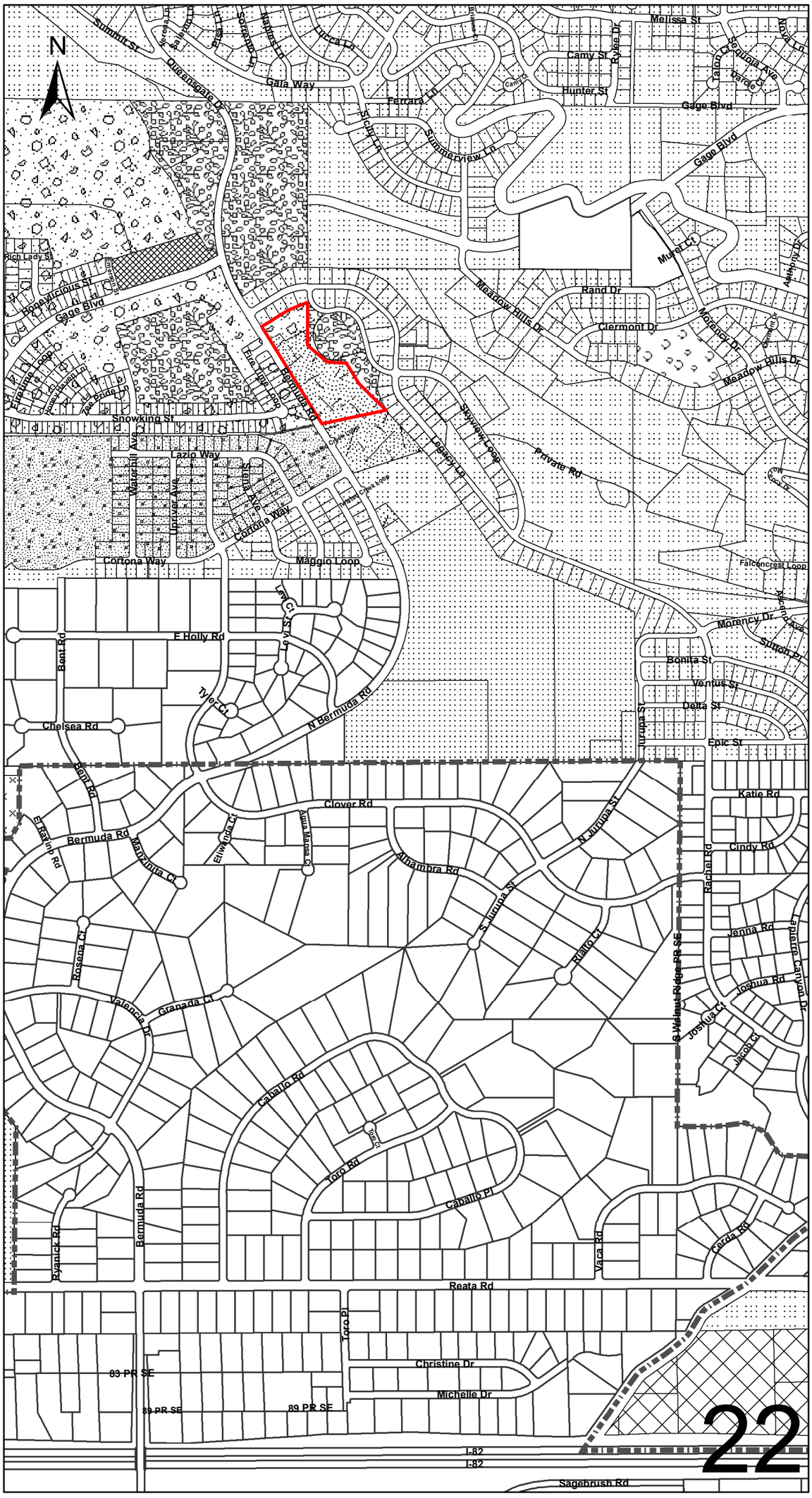
Approved as to Form:

_____
Heather Kintzley, City Attorney

First Reading: June 2, 2026
Second Reading: June 16, 2026
Date Published: June 21, 2026

Exhibit A to Ordinance No. 2026-13; Passed 06/16/2026

Agriculture (AG) to Medium Density Residential Small Lot (R-2S) and Limited Business (C-LB)



Before Hearing Examiner
Gary N. McLean

BEFORE THE HEARING EXAMINER
FOR THE CITY OF RICHLAND

Regarding the Application to ***Rezone*** an 8+ acre site from AG (Agriculture) to R-2S and C-LB, which is consistent with Comprehensive Plan's split land use designations assigned to the area, submitted by RICK SIMON AND ROBERT MCLEOD, ON BEHALF OF THE PROPERTY OWNER **MD&D INVESTMENTS**, LLC, Applicant(s)	**File No. PLN-T3A-2026-00004** **FINDINGS OF FACT, CONCLUSIONS AND RECOMMENDATION**

I. SUMMARY OF RECOMMENDATION.

The applicants, Planning Consultant Rick Simon and Engineer Robert McLeod, on behalf of the property owner, MD&D Investments, LLC, can meet their burden of proof to demonstrate that their requested rezone merits approval.

The site is unusual, in that it holds split land use designations, with Medium Density Residential land uses designated for the northern portion of the property, and Commercial uses on the southern portion, under applicable provisions of the City's Comprehensive Plan. Currently, the entire property is zoned AG (Agriculture), limiting development opportunities for the property and perpetuating a nonconformity between the City's Comprehensive Plan and Zoning map. The pending application would rezone the Residential-designated portion of the site to one of two available Medium Density Residential zoning districts found in current City codes, specifically, the R-2S zone, a medium density residential zone as described in RMC 23.18.010(D); and the Commercial-designated portion would be rezoned C-LB (Commercial Limited Business Use), a commercial zoning classification intended to be applied to some portions of the city that are designated either commercial or high-density residential under the city of Richland comprehensive plan. *(See RMC Chapter 23.22.010(A)).*

GARY N. MCLEAN
HEARING EXAMINER FOR THE CITY OF RICHLAND
CITY HALL – 625 SWIFT BOULEVARD
RICHLAND, WASHINGTON 99352

While the application materials explain that the site may someday be developed with single-family residential townhomes in the R-2S zoned area and single-family residential condominiums in the C-LB zoned area[1], this requested rezone does not approve any development activity on the site. As with all development proposals, City Development Regulations, including without limitation relevant subdivision and/or site plan codes, will apply to any specific projects that may eventually be proposed on the site.

For reasons explained below, the Hearing Examiner respectfully recommends that the City Council approve the applicant's pending request to rezone a portion of their property from AG to the R-2S zoning district, with the remaining portion rezoned from AG to the C-LB zone.

This Recommendation is advisory only. The City Council retains full legislative discretion to approve, deny, or modify the requested rezone.

II. BACKGROUND and APPLICABLE LAW.

In this matter, the Hearing Examiner has jurisdiction to conduct an open record public hearing on the site-specific rezone application at issue and is directed to issue a written recommendation for consideration and final action by the Richland City Council. *See* Richland Municipal Code (RMC) 19.20.010(D)(identifies "site-specific rezones" as Type IIIA permit applications); RMC 23.70.210(A)("The hearing examiner shall conduct an open record public hearing as required by RMC Title 19 for a Type IIIA permit application."); and RMC 19.20.030(granting jurisdiction to Hearing Examiner to conduct public hearing and issue recommendation to City Council); RMC 19.25.110(authority for Examiner actions, including conditions of approval on applications or appeals); and RCW 35A.63.170(state statute regarding hearing examiner system).

The applicant bears the burden of proof to show that its application conforms to the relevant elements of the city's development regulations and comprehensive plan, and that any significant adverse environmental impacts have been adequately addressed. RMC 19.60.060.

Finally, Washington Courts apply three basic rules when reviewing appeals of rezone applications: (1) there is no presumption favoring the rezone request; (2) the proponent of a rezone must demonstrate that there has been a change of circumstances since the original zoning, PROVIDED if a proposed rezone implements the policies of a comprehensive plan,

[1] See Ex. 1, application materials, Proposed Use description on .pdf page 19.

GARY N. MCLEAN
HEARING EXAMINER FOR THE CITY OF RICHLAND
CITY HALL – 625 SWIFT BOULEVARD
RICHLAND, WASHINGTON 99352

a showing of changed circumstances is usually not required[2]; and (3) the rezone must have a substantial relationship to the public health, safety, morals, or general welfare. *Woods v. Kittitas County,* 162 Wn.2d 597 (2007), citing *Citizens for Mount Vernon,* 133 Wn.2d 861, at 875 (1997); *Parkridge v. City of Seattle, 89 Wn.2d 454, 462* (1978).

III. QUESTIONS PRESENTED.

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

A. Whether the requested rezone implements applicable policies of the City's Comprehensive Plan, and/or whether there has been a change of circumstances since the current AG (Agriculture) zoning was adopted for the site?

Short Answer: Yes to both. The site is already designated for Medium Density Residential and Commercial uses in applicable provisions of City's Comprehensive Plan, specifically those found in the Badger Mountain South Subarea Plan, which applies to properties where the applicants' land is located. The rezone would effectuate that Comprehensive Plan and eliminate a nonconformity that currently exists between such Plan and city zoning maps. The requested R-2S and C-LB zones allows for various residential and limited commercial uses not currently available in the AG zone. Residential development is occurring on surrounding properties at a rapid pace, vividly showing a change of circumstances that supports this requested rezone.

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

Short Answer: Yes, because the rezone is consistent with the City's Comprehensive Plan, and any future, project-specific proposal will have to meet city development regulations, including SEPA, subdivision codes, traffic impact reviews, public infrastructure concurrency reviews, and payment of any impact fees in effect at the time of an application. Vacant, undeveloped, property in an area already served with newer transportation and utility infrastructure is not consistent with state and local policies that encourage residential and commercial development in designated urban growth areas, like those in the Richland City limits. The proposed rezone is an effort to expedite development potential for the site. The current AG zoning designation applied to the site is no longer appropriate or in the public interest.

---

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

GARY N. MCLEAN
HEARING EXAMINER FOR THE CITY OF RICHLAND
CITY HALL – 625 SWIFT BOULEVARD
RICHLAND, WASHINGTON 99352

IV. RECORD.

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

Public notices regarding the application and public hearing were mailed, posted, and published as required by city codes prior to the public hearing, which occurred on April 13, 2026. *(Staff Report, pages 15-16; Exhibit 4, public notices and confirmation materials).*

Hearing Testimony: Senior Planner, Ryan Nelson, and the applicant's planning consultant, Rick Simon, provided testimony under oath during the public hearing. One local resident, Brien Reep, who has a home in the Westcliffe Heights subdivision to the east of the rezone site, provided sworn testimony, generally asking for details about what might someday be constructed on the site, the design, heights, and details that are not part of a rezone process, but are instead addressed during future development permit reviews, like subdivision, site plan, or other approvals required for specific proposals. Mr. Nelson and Mr. Simon provided thoughtful responses to Mr. Reep's comments, noting that height limits are 55-feet in the C-LB zone, and 30-feet in the R-2S zone, and that it is likely a future preliminary plat and/or site plan application will be filed, which would include a thorough public review opportunity to address the type of questions and issues raised at the hearing.

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

1. Rezone Application Materials
2. Zoning map
3. Badger Mountain South Subarea Plan, Land Use Map
4. Public Notices & Affidavits
5. Agency and public comments
6. Ord. No. 2024-07, most recent Comprehensive Plan language
7. Ord. No. 41-10, 2010 Annexation Ordinance that included the current rezone property.

The Examiner has visited the road network and vicinity of the proposed rezone on multiple occasions over the past few years in connection with other applications for rezone and subdivision applications and is fully advised on matters at issue herein, including without limitation adjacent developments and land uses, applicable law, application materials, and relevant comprehensive plan provisions.

V. FINDINGS OF FACT.

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

Application, Site Location, Current zoning.

1. In this application, the applicant and property owner, MD&D Investments, LLC, through its designated representatives, Rick Simon and Robert McLeod, seeks to rezone portions of a parcel of property from Agriculture (AG) to R-2S, a medium density residential classification and C-LB, commercial limited business use. *(Ex. 1, Application materials).* The application materials identify the property at issue in this rezone application as the 2100 Block of Bermuda Road. *(Ex. 1, on .pdf page 22, application narrative).*

2. The rezone property is a single mostly vacant 8.38-acre parcel, assigned Parcel No. 134982010595008, which is a small portion of the much larger Badger Mountain South Subarea, an almost 2,000-acre area located south and east of the Badger Mountain Centennial Preserve and north of Interstate 82. *(Badger Mountain Subarea Plan, Introduction on page 1).*

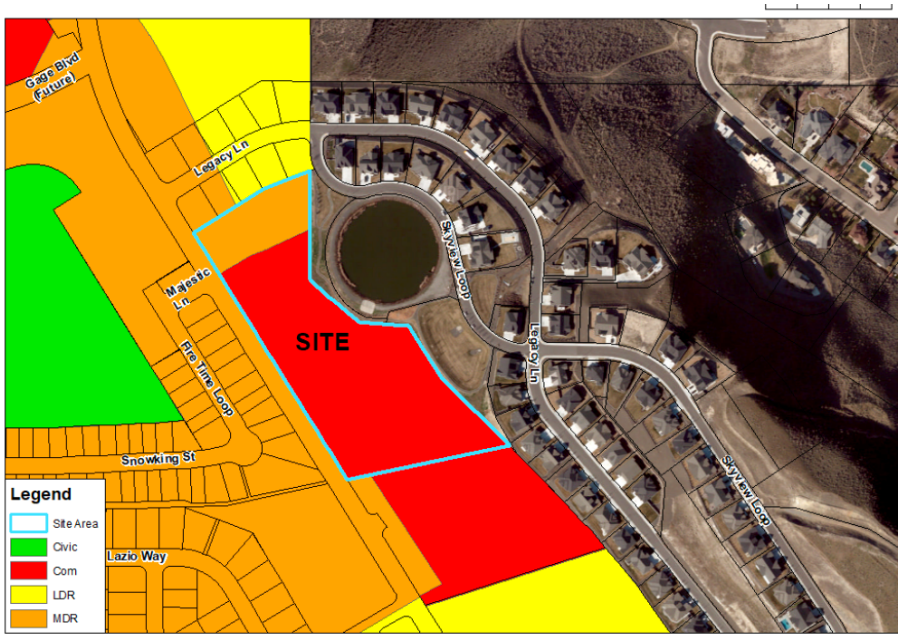
3. The 2100 Block of Bermuda Road site, addressed in this matter, was part of an almost 1,900-acre annexation into the City of Richland that took effect in 2010, through passage of Ordinance No. 41-10, which assigned the (AG) Agriculture zoning designation to the entire northeast portion of the annexation area where this rezone site is located. *(See Ex. 7, Ord. No. 41-10, Sec. 6, and Ex. B thereto, labeled "Zoning Designations for Annexation Area").*

4. The subject parcel has a current zoning designation of AG, Agricultural use district, and land has been zoned AG since its annexation into the City in 2010 by Annexation 41-10. *(Staff Report, page 5; Exhibit 7, 2010 Annexation Ordinance for the area).*

5. The applicant's parcel is located east of and adjacent to Bermuda Road, and south of Skyview Drive. It is located south of Westcliffe Heights, Phase 2, west of Peachtree Estates, Phase I and west of Westcliffe Heights, Phase IA. It is also west of and adjacent to a Badger Mountain District irrigation pond, an open space parcel and a trail. The site is presently undeveloped. *(Ex. 1, application materials, narrative on page 3).*

Comprehensive Plan, Land Use Designations assigned to the rezone parcel.

6. The Comprehensive Plan Land Use Map for the area is found in the Badger Mountain South Subarea Plan. The Staff Report includes an image, marked Figure 2, enlarged to show site borders for the rezone property outlined in blue, a copy of which is republished below:



7. As shown above, the rezone parcel holds a split land use designation, with the smaller northern portion shown in orange, for MDR (medium density residential) and the larger lower portion shown in red, for COM (commercial uses).

8. The rezone site is not currently used for agricultural purposes. The site is located in a part of the city that is now experiencing steady development of new homes.

9. The subject property is designated in the City's Comprehensive Plan for Medium Density Residential ("MDR") and Commercial ("COM") land uses. The requested rezone would replace the current AG (Agriculture) zoning classification with the R-2S and C-LB zoning districts, which are consistent with and implement those Comprehensive Plan designations. There is no evidence in the record establishing a basis to retain the AG zoning classification on the property, which presently functions as a nonconforming zoning designation relative to the adopted Comprehensive Plan. Accordingly, the requested rezone conforms to, and will implement, applicable Comprehensive Plan policies.

10. Changed circumstances since 2010, when the AG zoning classification was assigned to the site, support the requested rezone. Surrounding properties have developed or are

developing with residential and commercial uses consistent with the Comprehensive Plan, and urban services and infrastructure are available to serve the site. The existing AG zoning no longer reflects current conditions in the vicinity. The current Agriculture zoning does not serve a useful purpose in this location.

11. The Examiner concurs with the Staff Report and finds that the proposed R-2S and C-LB zoning classifications, and the uses allowed therein, are compatible with surrounding development patterns and existing and planned infrastructure in the vicinity. *(Staff Report; Site visits).*

12. Through the public comment and hearing process, no testimony or evidence in the record rebutted the Staff Report analysis or otherwise demonstrated a basis for denial.

13. Because the requested rezone is consistent with the City's Comprehensive Plan, which has previously been subject to environmental review, the application is categorically exempt from SEPA review pursuant to WAC 197-11-800(6)(c). The record does not identify any probable significant adverse environmental impacts attributable to the rezone itself. *(Staff Report, page 15; Official notice from record of previous rezone matters re: City SEPA process(es) undertaken when Comprehensive Plan, and BMS Subarea Plan, were adopted and amended).*

14. The record does not include any evidence that the requested R-2S and C-LB zones could allow for any uses that would be incompatible with surrounding uses.

Summary of Public Hearing.

15. The public hearing for this matter occurred on April 13, 2026. Mr. Nelson made a brief presentation regarding the application, current site conditions, development on surrounding sites, and how shrub steppe habitat issues are not part of the rezone review but will be included as part of any subsequent development project reviews for the site. The applicant's hearing representative, Mr. Simon, did not object to any of the analysis or recommendation provided in the Staff Report. Only one local resident, Mr. Reep, appeared and asked general questions about future development on the site, but did not present evidence or information that would serve as a basis to deny the requested rezone.

16. The Staff Report's analysis of the application, including its findings regarding Comprehensive Plan consistency, infrastructure adequacy, and compatibility with surrounding uses, stands unrebutted in the record and is supported by substantial evidence. The requested rezone is consistent with land use policy goals in the City's Comprehensive Plan.

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

17. As part of the review process, City staff confirmed that, adequate utilities, including without limitation water, sewer, stormwater, irrigation, natural gas, and electricity, are in place and/or readily available, some with connections needed, but all with adequate capacity, to serve the parcel that is at issue in this matter. *(Staff Report, discussion addressing utility issues on pages 12, 13).*

General findings.

18. The requested rezone bears a substantial relationship to the public health, safety, and general welfare, including by aligning zoning with adopted Comprehensive Plan designations and facilitating development in an area planned for urban growth. The requested rezone is appropriate in the context of adjacent properties.

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

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

VI. CONCLUSIONS.

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

1. The applicants met their burden to demonstrate that the requested rezone conforms to, and in fact implements objectives of, the City's Comprehensive Plan. *Findings; Staff Report.*

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

3. The Staff Report and testimony in the record demonstrate that the proposed rezone will not require new public facilities and that there is capacity within the transportation network, the utility system, and other public services, to accommodate all uses permitted in

GARY N. MCLEAN
HEARING EXAMINER FOR THE CITY OF RICHLAND
CITY HALL – 625 SWIFT BOULEVARD
RICHLAND, WASHINGTON 99352

the R-2S and C-LB zones requested herein.

4. The rezoned site will not be materially detrimental to uses or property in the immediate vicinity of the subject property**.** In fact, the rezone will help facilitate development on the property, thereby implementing City goals and policies, including without limitation those that seek to provide a variety of lifestyles and housing opportunities.

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

6. As required by RMC 19.50.010(C), the transportation system is sufficient to accommodate the type of development envisioned with the proposed rezone. The surrounding road network is fully functional, and no transportation concurrency problems are likely to arise as a result of the rezone for the site. Development regulations, including without limitation those detailing frontage improvements, limited access, roadway improvements, impact fees, setbacks, and the like, will apply to any future project built on the site.

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

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

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

//

//

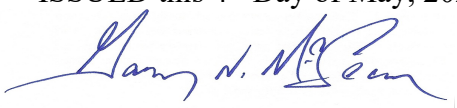
//

GARY N. MCLEAN
HEARING EXAMINER FOR THE CITY OF RICHLAND
CITY HALL – 625 SWIFT BOULEVARD
RICHLAND, WASHINGTON 99352

VII. RECOMMENDATION.

Based upon the preceding Findings and Conclusions, the Hearing Examiner recommends that the Bermuda Road Rezone application (File No. PLN-T3A-2026-00004) to reclassify an approximately 8.38-acre site from its current AG (Agriculture) zoning classification to the R-2S and C-LB zoning districts, which are consistent with the Comprehensive Plan's Medium Density Residential (MDR) and Commercial (COM) land use designations assigned to portions of the property, should be **APPROVED.**

ISSUED this 4th Day of May, 2026



Gary N. McLean
Hearing Examiner

GARY N. MCLEAN
HEARING EXAMINER FOR THE CITY OF RICHLAND
CITY HALL – 625 SWIFT BOULEVARD
RICHLAND, WASHINGTON 99352

CITY OF RICHLAND
PLANNING DIVISION
625 Swift Boulevard, MS-35
Richland, WA 99352
(509) 942-7794

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

GENERAL INFORMATION:

Proposal Name:	Bermuda Road Rezone
Location:	APN 134982010595008
Applicant(s):	Rick Simon of RPS Planning Consultant LLC and Robert McLeod of Knutzen Engineering
Property Owner:	MD&D Investments, LLC
File #:	PLN-T3A-2026-00004
Description:	Request to rezone Parcel 134982010595008 from Agricultural (AG) to Medium-Density Residential Small Lot (R-2S) and Limited Business Use (C-LB).
Project Type:	Type IIIA Site-Specific Rezone
Hearing Date:	April 13, 2026
Report By:	Ryan Nelson, Senior Planner
Recommended Action:	Approval

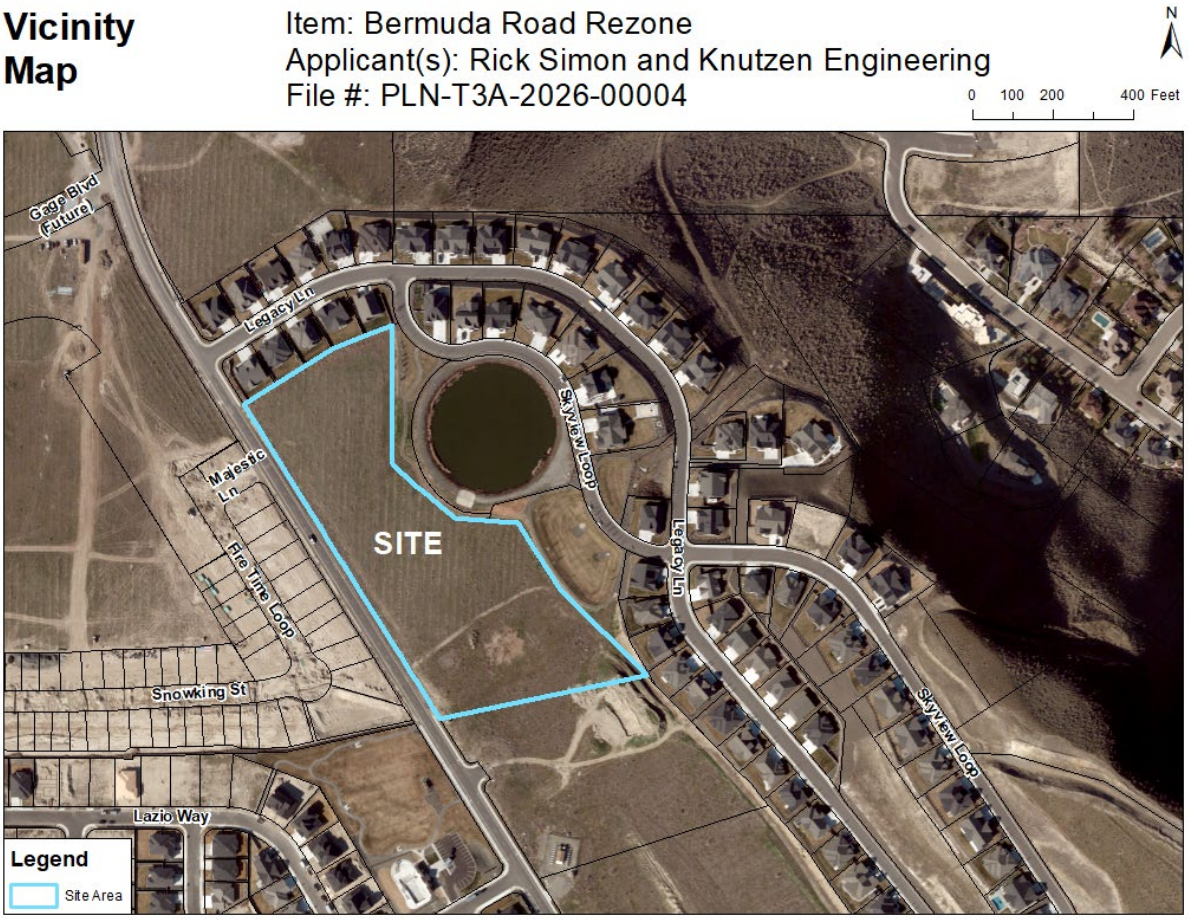


Figure 1 – Vicinity Map

Description of Proposal

Rick Simon of RPS Planning Consultant LLC and Robert McLeod of Knutzen Engineering, applicants, have submitted a Zoning Map Amendment application, on behalf of MD&D Investments, LLC, property owner, requesting to rezone parcel number 134982010595008, from the Agriculture (AG) zoning district to the medium density residential, small lot (R-2S) district and to the limited business use (C-LB) district. The purpose of this change is to enable residential development to proceed in agreement with the underlying Badger Mountain South Subarea Plan Medium Density Residential (MDR) and Commercial (COM) land use classifications. Figure 1 (above) shows the site within its larger context.

Reviewing Authority and Applicable Codes

Richland Municipal Code (RMC) Chapter 19.20.010(D)(1), 19.20.030, and 19.25.010 requires a site-specific rezone review to take place by the Hearing Examiner. See additional RMC guidance for the Hearing Examiner, below:

RMC 19.20.010 Procedures for processing development permits.

For the purpose of project permit processing, all development permit applications shall be classified as one of the following: Type I, Type II, Type III, or Type IIIA.

D. Type IIIA permits include the following types of permit applications:
    1. Site-specific rezones

19.60.060 Burden of proof.
Except for Type IV actions, the burden of proof is on the proponent. The project permit application must be supported by proof that it conforms to the applicable elements of the city's development regulations, comprehensive plan and that any significant adverse environmental impacts have been adequately addressed.

23.70.210(A) Public hearing and recommendation to council.
Reclassification. The hearing examiner shall conduct an open record public hearing as required by RMC Title 19 for a Type IIIA permit application. The recommendation shall include written findings of fact and the reasons for the hearing examiner's action; and shall refer expressly to the maps, description and other matters intended by the hearing examiner to constitute the reclassification.

Additional Considerations.
Washington Courts apply three basic rules when reviewing appeals of rezone applications: (1) there is no presumption favoring the rezone request; (2) the proponent must demonstrate that there has been a change of circumstances since the original zoning provided if a proposed rezone implements the policies of the comprehensive plan , a showing of changed circumstances is usually not required; and (3) the rezone must have a substantial relationship to the public health, safety, morals or general welfare.

For the purposes of this rezone request, the central questions presented are:

1. Whether the requested rezone implements policies of the City's Comprehensive Plan, and /or whether there has been a change of circumstances since the original Agricultural [AG] zoning was adopted for the site?

2. Does the rezone bear a substantial relationship to the public health, safety, morals, or general welfare?

Site Description & Adjacent Land Uses

The Bermuda Road rezone is comprised of one (1) parcel totaling approximately 8.38 acres in size and is located south of Legacy Lane, west of Skyview Loop, east of Bermuda Road, and east of Majestic Street.

The project site has a southern downward slope and will be accessed by a future intersection at the corner of Bermuda Road and Majestic Street. This intersection will be constructed at the dividing line between the two zoning districts towards the northern portion of the project site.

Current Badger Mountain South Land Use Designations and Uses:

Parcel Number	BMS Land Use Classification	Current Use
134982010595008	Medium Density Residential and Commercial	Former Ag Land

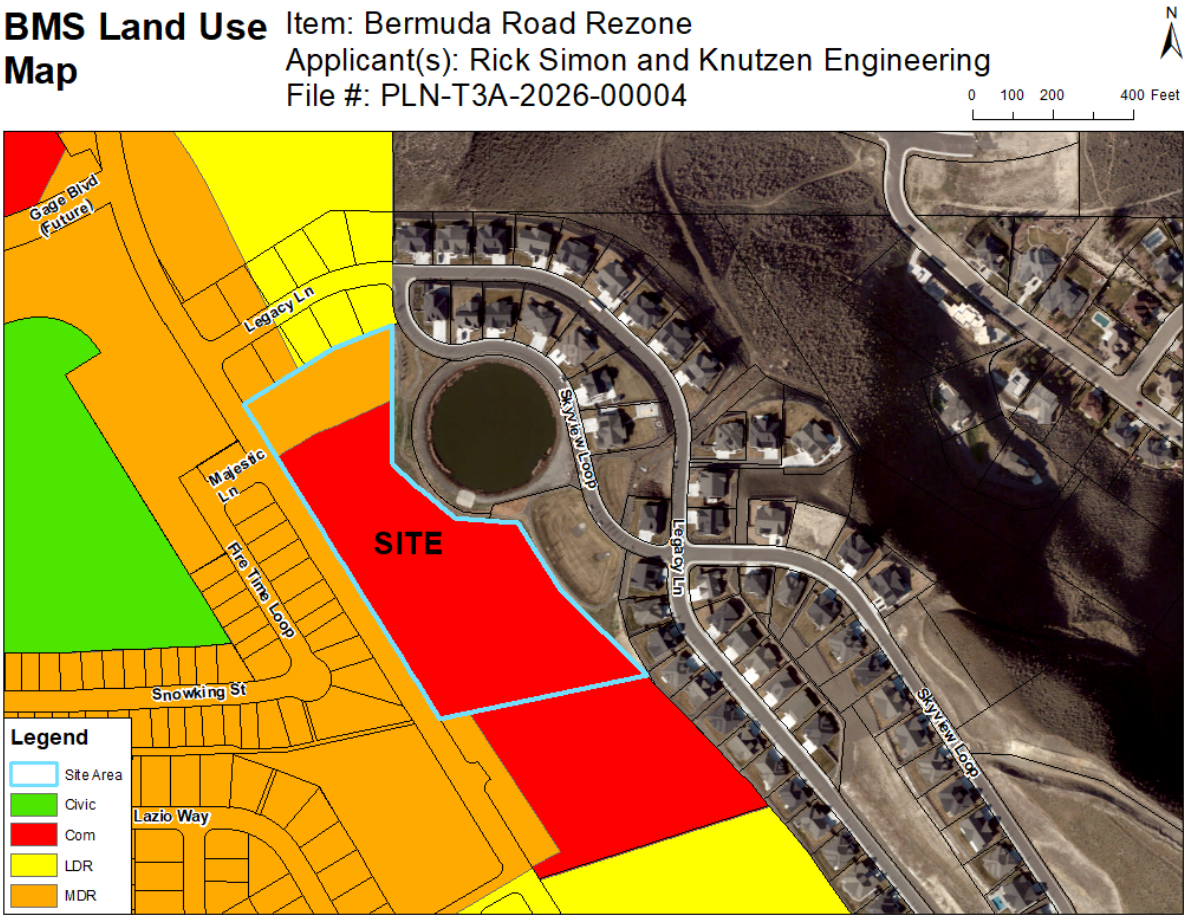


Figure 2 – Badger Mountain South LUDR Land Use Map

Badger Mountain South Subarea Plan Review

As illustrated in Figure 2 (above), the Comprehensive Plan Land Use designation (as established by the Badger Mountain Subarea Plan) designates the site for both medium-density residential and commercial development.

Provided below is a set of Badger Mountain South Subarea Plan goals & policies which are particularly applicable to the proposed plat.

Comprehensive Plan Land Use Goal 1. The City will establish land uses that encourage cost-effective development.

- BMLU Policy 1.2: Link development of the northeast portion of the Badger Mountain Subarea into the existing street network to the south and east, and over time, to the City's planned transportation network.

Comprehensive Plan Housing Element Goal 3. Accommodate growth and maintain affordability.

- BMLU Policy 3.1: Support the development of residential neighborhoods that provide a variety of housing types, styles and densities to serve a broad spectrum of incomes, ages, and life stages.

- BMLU Policy 3.2: Promote walkable neighborhoods by encouraging a mix of land uses, nodes of higher land intensity and access to sidewalks and a connected trail and parks system.

- BMLU Policy 3.3: Encourage higher density housing close to employment centers, retail and services, and along arterials to support the expansion of public transit.

- BMLU Policy 3.4: Support the development of energy-efficient housing choices.

Comprehensive Plan Urban Design Goal 1. The City will create a well-planned community with an aesthetically pleasing environment.

- BMUD Policy 1.4: Develop and adopt the use of a detailed land use and development regulation for Badger Mountain South to facilitate the overall design and sustainability objectives of the planned development.

Applicable City Goals & Policies

Provided below is a set of the City's Comprehensive Plan goals & policies which are particularly applicable to the proposed plat. The project site was changed from Medium Density Residential and Low Density Residential to Medium Density Residential and Commercial through the yearly Comprehensive Plan Amendment process in 2023 (File #CPA2023-103) and was approved by City Council as Ordinance 2024-07 (Exhibit 6).

Land Use Element – Goal 1

Plan for the growth within the urban growth area and promote compatible land use.

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

Land Use Element – Goal 2

Establish land uses that are sustainable and create a livable and vibrant community.

- Policy 3: Ensure that the intent of the land use and districts are maintained.

Land Use Element – Goal 3

Maintain a broad range of residential land use designations to accommodate a variety of lifestyles and housing opportunities.

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

Current Zoning Designations

The subject parcel has a current zoning designation of AG, Agricultural use district, and land has been zoned AG since its annexation into the City in 2010 by Annexation 41-10 under ORD 2024-07 (Exhibit 6).

The Agricultural use district (AG) is a primary zone classification permitting essentially open land uses such as grazing lands or pasture, agriculture, and development of part-time small tract farming and other compatible uses of an open nature such as a cemetery, park, and recreational or similar uses on land which has favorable combinations of slope, climate, availability of water, or soil conditions. This zoning classification is intended to be applied to some portions of the city that are designated as agriculture or as urban reserve under the city of Richland comprehensive plan (RMC 23.14.010(A)).

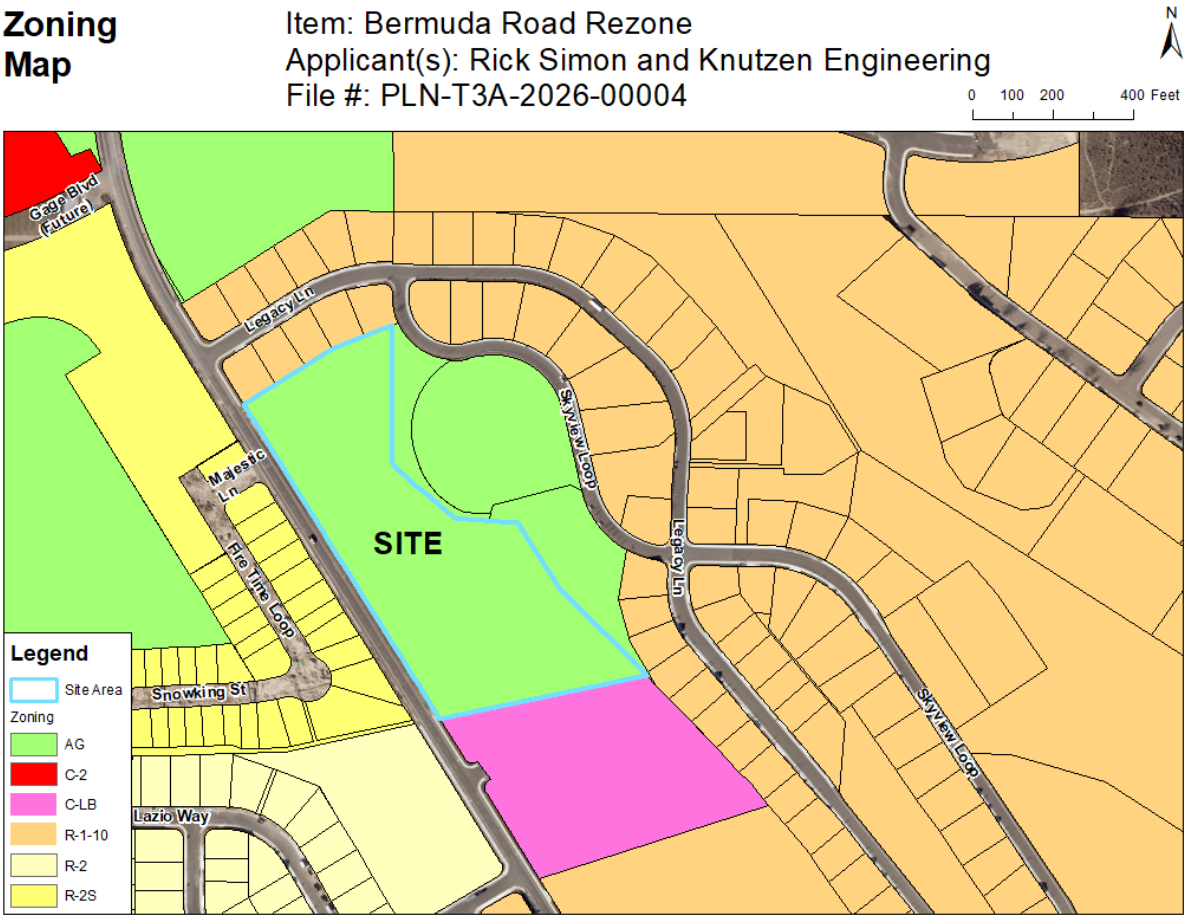


Figure 3 – Zoning Map

The surrounding parcels are zoned as follows:

North	AG – Agricultural and R-1-10 – Single-Family Residential – 10,000
East	AG – Agricultural and R-1-10 – Single-Family Residential – 10,000
South	C-LB – Limited Business Use
West	R-2S – Medium Density Residential Small Lot

Requested Zoning

Following the applicant's request, City staff is presenting this staff report and associated application materials for a site-specific rezone of 8.38 acres from AG to R-2S and C-LB. The purpose statements of the requested zoning are detailed below:

The medium-density residential small lot (R-2S) is a residential zone classification permitting a higher density of population, encouraging small lot development conducive to energy conservation and to other factors contributing to the production of affordable housing, and including the establishment of duplex dwellings and providing for these one- and two-family residences a high degree of protection from hazards, objectionable influences, building congestion and lack of light, air and privacy. Certain essential and compatible public service facilities and institutions are permitted in this district. This zoning classification is intended to be applied to some portions of the city that are designated medium-density residential (5.1 to 10 dwellings per acre) under the city of Richland comprehensive plan [RMC 23.18.010(D)].

The limited business use district (C-LB) is a zone classification designed to provide an area for the location of buildings for professional and business offices, motels, hotels, and their associated accessory uses, and other compatible uses serving as an administrative district for the enhancement of the central business districts, with regulations to afford protection for developments in this and adjacent districts and in certain instances to provide a buffer zone between residential areas and other commercial and industrial districts. This zoning classification is intended to be applied to some portions of the city that are designated either commercial or high-density residential under the city of Richland comprehensive plan [RMC Chapter 23.22.010(A)].

These are the applicable performance standards, special requirements, and dimensional standards for each requested zoning designation:

23.18.020 Residential performance standards and special requirements.

A. High-Density Residential Small Lot Special Requirements. In order to assure consistency with the purpose of the R-2S district, as stated in RMC 23.18.010(D), and further to avoid potential negative and undesirable effects that may result from the higher density of development afforded in an R-2S zone, the following special requirements and provisions shall apply:

1. Any application or reclassification of land to R-2S shall be accompanied by an application for preliminary plat approval submitted in accordance with RMC 24.12.010. In addition, the following information shall be submitted with the application for preliminary plat:

    a. A street landscaping plan showing the location and type of landscaping proposed;

b. Information showing the location, dimensions and character of recreational facilities and/or open space, including paths and trails; and

c. Utilization of curvilinear, cul-de-sac and/or loop streets or other appropriate design solutions to assist in modulating the interface of the residential buildings with the streets.

2. The planning commission and city council may, in keeping with the intent of this section, impose requirements and conditions on the approval of the preliminary plat or zoning reclassification as deemed appropriate. These conditions may include, but are not limited to, architectural design parameters, screening and buffering treatments, and supplemental open space and/or recreational facility requirements. Compliance with these conditions shall be demonstrated precedent to final plat and/or building permit approval as appropriate.

3. A combined front yard setback configuration and street-facing residential architectural elevation may be repeated continuously on no more than five lots before a different combination must be utilized. Regardless of the street facing architectural elevation, a front yard setback configuration may be repeated on no more than 10 lots before a different setback configuration must be utilized. The administrative official may approve variations to this requirement which, in his judgment, accomplish the intent of avoiding a monotonous interface of the residential buildings with the streets, or are necessary due to constraints or unique characteristics of the site. This requirement shall be satisfied at the time of building permit application.

Note: The heading above, "High-Density Residential Small Lot Special Requirements", is incorrect. R-2S is a medium-density residential land use designation and is described (correctly) as such in RMC 23.18.010(D). Staff acknowledges the error and will seek to amend the heading in a future Code update.

R-2S Dimensional Standards

The following standards apply in the R-2S zone per RMC 23.18.040:

Minimum Lot Area Requirement	One-Family Detached Dwelling	4,000 feet
	Two-Family Detached Dwelling	7,000 feet
	One-Family Attached Dwellings	3,000
Maximum Density		N/A
Minimum Lot Width	One-Family Detached Dwelling	42 feet
	Two-Family Detached Dwelling	64 feet
	One-Family Attached Dwellings	30 feet
Average Lot Size Requirement[2]		None
Minimum Front Yard Requirement[3]		15 feet/18 feet[4]
Minimum Side Yard Requirement		6 feet[5]

Minimum Rear Yard Requirement		20 feet/3 feet[7]
Maximum Lot Coverage[8]		50%
Maximum Building Height	Main Building	30 feet
	Detached Accessory Building[11]	16 feet

2. Minimum average lot area per subdivision, exclusive of the area of streets and lots designated for nonresidential uses. In calculating average lot size, at least 35 percent of all lots shall be larger than the average lot size requirement.

3. Front yard setbacks are required from all street rights-of-way adjoining a lot as shown in the table above, except as follows:

    a. In single-family residence districts and in R-2 and R-3 districts where more than 50 percent of the normal or average-size lots in a block fronting on one side of the street are developed with existing buildings, other than accessory buildings, with front yard setbacks less than that required for the district, a new single-family or duplex dwelling shall adopt a minimum front yard setback dimension which is the average of the setbacks of the buildings on the two adjoining lots, existing prior to July 22, 1960, but in no case shall this dimension be less than 15 feet nor need it exceed 30 feet.

    b. Residential Districts. In any R district, or any combination therewith, on any corner lot where there is provided a side yard along the interior side lot line at least equal in width to the minimum depth of the rear yard required for the district, the main building may encroach upon the required rear yard up to a line where the remaining rear yard is no less in depth than the minimum width of the side yard required for the district. No accessory buildings may be located in said side yard, except a patio shelter enclosed on no more than two sides by walls or other enclosures and in conformity with the other provisions of this title.

    c. The flanking frontage or nonaddress front yard of a corner lot may reduce the front yard setback of said frontage to 15 feet; see diagram below.

4. Front yards shall not be less than 15 feet in front of living areas, up to a maximum of 55 percent of the front lot line, and not less than 18 feet in front of all other areas.

5. Detached one-family or detached two-family dwellings shall have two side yards with each side yard having a width of not less than six feet. A nonattached side of an attached one-family dwelling shall have a side yard having a width of not less than six feet.

7. Rear yards shall be not less than 20 feet in back of living areas and three feet in back of garages or carports up to a maximum of 60 percent of the rear lot line for the garage or carport portion of the rear yard.

8. Buildings in an R-3 district shall cover not more than 33 percent of the area of the lot except one-family attached dwellings, which may cover up to 45 percent of the area of the lot.

11. Detached accessory structures built pursuant to the setback provisions of RMC 23.38.020 are limited to one story.

23.22.020 Performance standards and special requirements.

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

1. Minimum Yard Requirements.

    a. Front Yard. Twenty feet except as provided by footnote (3) of RMC 23.18.040;

b. Side Yards. Each side yard shall provide one foot of side yard for each three feet or portion thereof of building height;

c. Rear Yards. Twenty-five feet.

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

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

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

C-LB Dimensional Standards

The following standards apply in the C-LB zone per RMC 23.22.040:

Minimum Lot Area	None
Maximum Density – Multifamily Dwellings (units:square feet)	1:1,500
Minimum Lot Width – One-Family Attached Dwellings	N/A
Minimum Front Yard Setback[14]	20 feet
Minimum Side Yard Setback	0 feet[6]
Minimum Rear Yard Setback	0 feet[6,8]
Maximum Building Height[14, 15]	55 feet
Minimum Dwelling Unit Size (in square feet, excluding porches, decks, balconies and basement)	500 feet

6. In any commercial limited business (C-LB), central business (CBD) or in any commercial winery (CW) zoning district that directly abuts a single-family zoning district, the following buffer, setback and building height regulations shall apply to all structures:

   a. Within the commercial limited business (C-LB), the central business district (CBD) and the commercial winery (CW) districts, buildings shall maintain at least a 35-foot setback from any property that is zoned for single-family residential use. Single-family residential zones include R-1-12 – single-family residential 12,000, R-1-10 – single-family residential 10,000, R-2 – medium-density residential, R-2S – medium-density residential small lot, or any residential planned unit development that is comprised of single-family detached dwellings.

   b. Buildings that are within 50 feet of any property that is zoned for single-family residential use in commercial limited business (C-LB) and the commercial winery (CW) districts and buildings that are

within 50 feet of any property that is zoned for and currently developed with a single-family residential use in the central business district (CBD) (as defined in footnote (6)(a)) shall not exceed 30 feet in height. Beyond the area 50 feet from any property that is zoned for single-family residential use, building height may be increased at the rate of one foot in building height for each additional one foot of setback from property that is zoned for single-family residential use to the maximum building height allowed in the C-LB, CW and CBD zoning districts, respectively.

c. A six-foot-high fence that provides a visual screen shall be constructed adjacent to any property line that adjoins property that is zoned for single-family residential use, or currently zoned for and developed with a single-family residential use in the CBD district. Additionally, a 10-foot landscape strip shall be provided adjacent to the fence. This landscape strip may be used to satisfy the landscaping requirements established for the landscaping of parking facilities as identified in RMC 23.54.140.

d. In the C-LB and CW districts, a 20-foot setback shall be provided for any side yard that adjoins a street.

8. No minimum required, except parking shall be set back a minimum of five feet to accommodate required landscape screening as required under RMC 23.54.140.

Footnotes 14 and 15 do not apply to this application, as the proposal is not part of the Medical, Uptown or Parkway districts within the CBD zoning district or the Columbia Point North District of the Waterfront zoning district, as established in Plates 23.22.040(1), (2), (3), and (4).

Utility Availability

There are existing irrigation and electrical power line connections in place, available near the site with adequate capacity to supply the proposed project. Water, sewer, natural gas, and stormwater connections would need to be extended from nearby right-of-way to the site area.

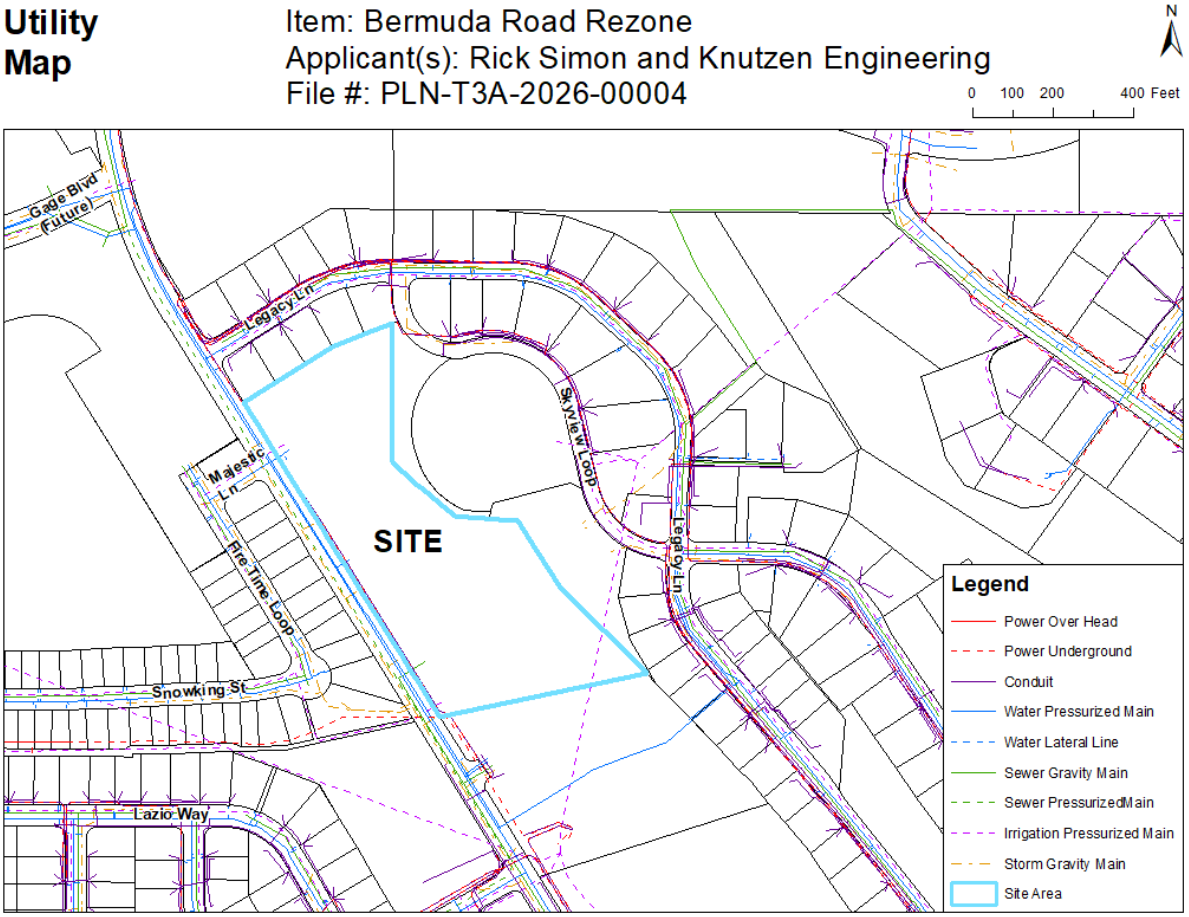


Figure 4 – Utilities Map

Sewer

There is an existing 4-inch pressurized main within the Bermuda Road right-of-way.

Water

There are two (2) distribution mains within the Bermuda Road right-of-way. The main closest to the subject parcel (east) is a 10-inch pipe serving the Tapteal V pressure zone and the main furthest from the subject parcel (west) is a 12-inch pipe serving the Tapteal IV pressure zone. There are existing water connection stubs to the subject parcel, the stub at the north end of the subject parcel serves the 12-inch Tapteal IV pressure zone and the stub to the south serves the 10-inch Tapteal V pressure zone. Water connections will need to be extended to serve any future development on the subject parcel.

Irrigation
There is an existing 6-inch distribution main that serves the Peach Tree subdivision to the west of Bermuda Road with a 2-inch stub to northern portion of the subject parcel. The irrigation line is owned and operated by the Badger Mountain Irrigation District.

Stormwater
The City does have an existing 12-inch stormwater gravity main within the Bermuda Road right-of-way. Ultimately, all stormwater runoff from any future development will need to be maintained on-site per City and State stormwater runoff requirements.

Power
There is an existing 6-inch underground conduit within the subject parcel which runs parallel to Bermuda Road.

Natural Gas
There is an existing 4-inch underground natural gas pipe within the subject parcel which runs parallel to Bermuda Road.

Transportation & Access

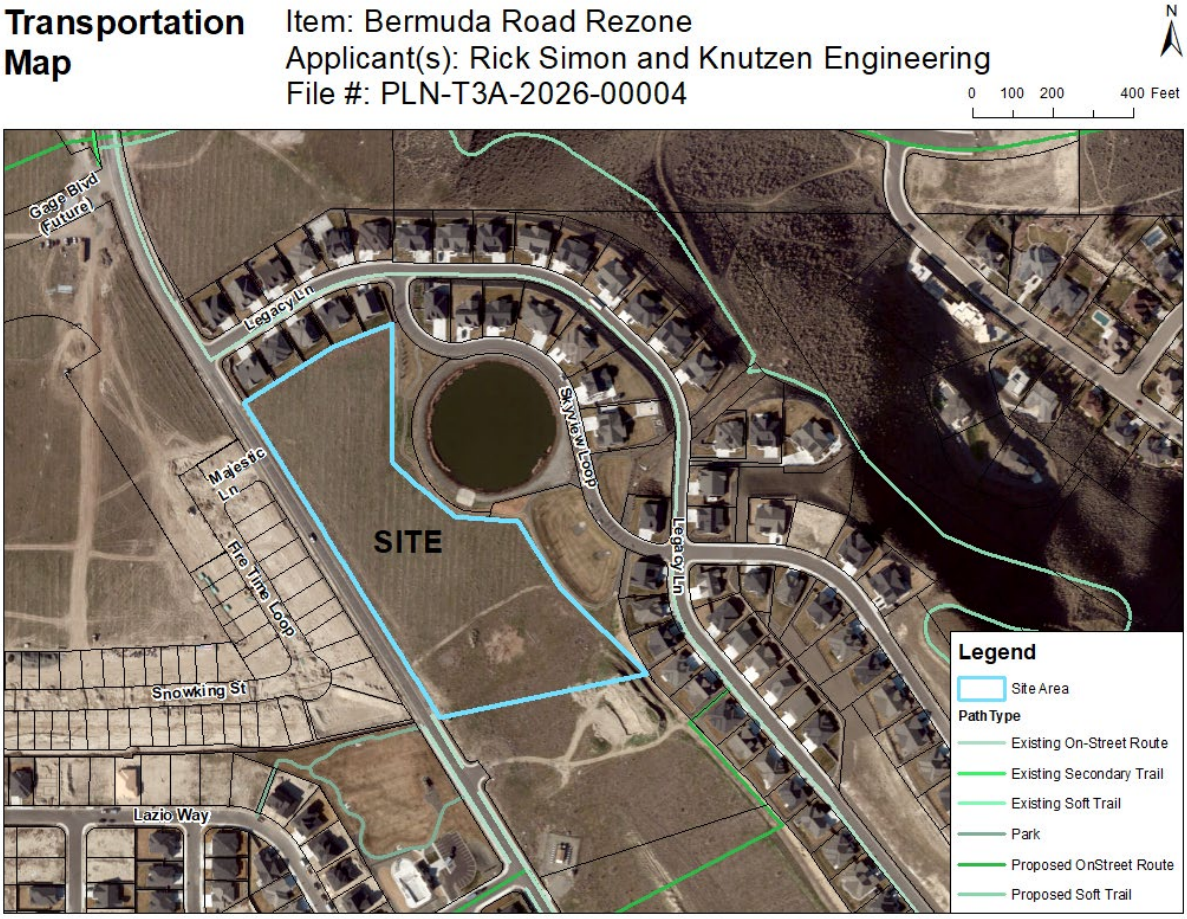


Figure 5 – Transportation Map

Primary access into any future development will come from the existing stubs to the east of Bermuda Road, which is designated as a “Major Collector” road.

Sidewalks will likely need to be installed on local roads for any future development. There are no existing trails or on-street bicycle lanes parallel to the subject parcel but there are ongoing efforts to improve the active transportation portfolio of the area. Currently, there are no nearby or proposed Ben Franklin Transit bus routes that service the area.

Easements

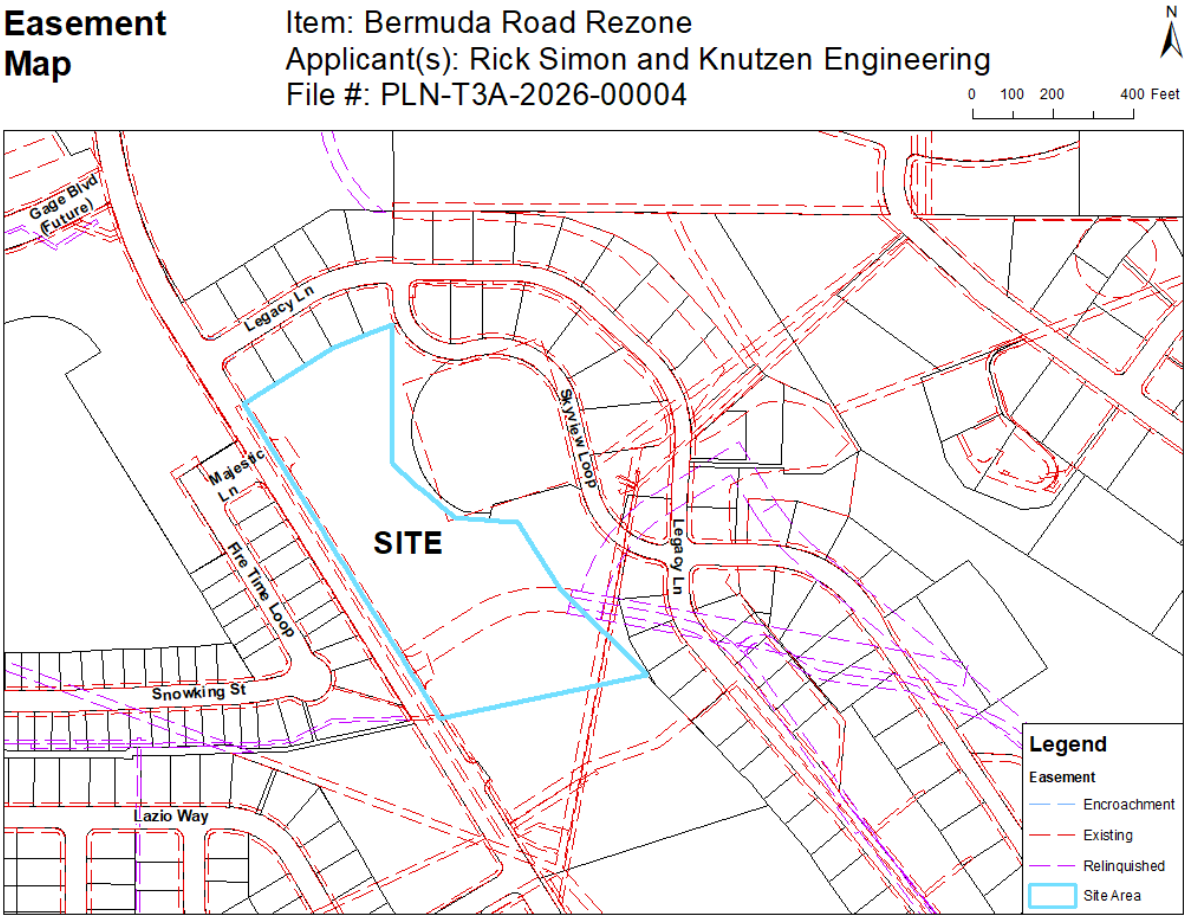


Figure 6 – Easement Map

There are three (3) easements within the proposed rezone. First, is a 10-foot-wide utility easement which runs parallel to Bermuda Road within the subject parcel. Second, there are two (2) existing temporary utility easements, which are future road connections at the northern and southern ends of the subject parcel. Finally, there is an approximate 60-foot wide easement, which runs east and west and follows the proposed westward Gage Boulevard extension.

Fire Safety

The City of Richland Fire Department will provide fire protection services for any future development. Currently, there is a hydrant in place at the west side of the parent parcel and is generally located east of the Bermuda Road and Majestic Lane intersection.

Schools

The plat falls within the boundaries of the Richland School District. Primary and secondary education are not in the immediate vicinity of this proposed development. The nearest school is Orchard Elementary School which is approximately 4,300 linear feet to the northeast of the subject parcel. However, a future Richland School District site is located approximately 350 feet west of the northern end of the project site.

SEPA

The proposal is not subject to State Environmental Review under the State Environmental Policy Act, as the proposal meets the requirements of WAC 197-11-800(6)(c)

Critical Areas

According to the Washington Department of Fish and Wildlife Priority Species and Habitat map, the subject parcel has presumptive shrubsteppe habitat and a possible Ferruginous Hawk breeding area. Therefore, any future development would be subject to the regulations set forth in RMC Chapter 22.10, Article IV – Fish and Wildlife Habitat Conservation Area (FWHCA) and Article VII – General Standards.

Shoreline Master Program

The subject site lies outside the jurisdiction of the Shoreline Master Program. This project will have no effect on shorelines of statewide significance. Shoreline permitting requirements are not applicable with this or any future proposal.

Agency Comments

A variety of public agencies and City departments were given an opportunity to comment on the proposal. Staff did receive comments during the comment period but comments expressed no concerns with the proposed rezone action.

Public Comments

Owners of all properties within a 300-foot radius of the plat site were directly notified of the project by way of USPS mailing. As of the date of this report, city staff have received one (1) public comment regarding this proposed zoning action.

Public Notice

Notice of Hearing Mailed:	March 16, 2026
Notice of Hearing Posted:	March 13, 2026
Notice of Hearing Published:	March 15, 2026
Public Hearing:	April 13, 2026

Notice of application and notice of hearing was provided through posting of the property, mailing of notice to property owners within 300 feet of the site and publication in the *Tri-City Herald* newspaper. Copies of the notices and affidavits are included in *Exhibit 4*.

Analysis

Over the past twenty (20) or so years the City of Richland (with support from Benton County) has placed a high priority on development within the Badger Mountain Subarea for residential growth, alongside more limited neighborhood commercial and office space improvements. The Badger Mountain Subarea Plan (April 2010, with subsequent updates) formalized these efforts placing the 8.38 acres at question in this review under its Medium Density Residential (MDR) (5.1 to 10 dwellings per acre), and Commercial designations.

The applicant is seeking the R-2S zoning district for the medium-density residential portion and C-LB zoning district for the commercial portion of the project site. These proposed zoning designations would be in agreement with the existing BMS Land Use designations of MDR and COM, which matches the Comprehensive Plan Land Use Map under ORD 2024-07. Therefore, staff concurs that R-2S and C-LB zoning districts are in agreement with the goals and policies arrived at after the public Comprehensive and Subarea planning efforts, and by extension, bears a substantial relationship to the public health, safety, morals, or general welfare.

This requested rezone does not approve any development activity on the site. As with all development proposals, City development regulations will apply to any specific projects that may eventually be proposed on the site. Following public notices and reviews conducted in accord with City practices for all other private or public rezone applications, there is no evidence in this record that would provide a basis in fact or law to deny the pending rezone request.

Staff also want to address questions posed to Hearing Examiner under “Reviewing Authority and Applicable Codes”:

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

    a. The site has been designated for medium-density residential [MDR] and Commercial [COM] uses by the City’s Comprehensive Plan through the Badger Mountain South Subarea Plan and through ORD 2024-07. The rezone request would serve to effectuate those plans. The subject property remains undeveloped. The site has been left unattended and while it is not overgrown with weeds and noxious vegetation, leaving it in a distressed/undeveloped condition is not in the public’s best interest. The requested rezone is meant to facilitate the applicant’s plans to develop the site in a manner fully authorized by the appropriate residential and commercial zoning regulations.

2. Does the rezone bear a substantial relationship to the public health, safety, morals, or general welfare?

    a. It appears that the proposed rezone is consistent with this criterion because the rezone is consistent with the City's Comprehensive Plan and the Badger Mountain South Subarea designations, and any future, project-specific proposal will have to meet city development regulations, including SEPA, possible subdivision codes, traffic impact reviews, public infrastructure concurrency reviews, and payment of any impact fees in effect at the time of application.

The Planning Department requests the Hearing Examiner recommend approval of the proposed zoning map amendment to the Richland City Council.

Suggested Findings and Conclusions

Staff has completed its review of the request for a rezone (PLN-T3A-2026-00004) and recommends approval of the request based on the following:

1. The property owner in this matter is MD&D Investments, LLC, with the applicants, Rick Simon of RPS Planning Consultant LLC and Knutzen Engineering, acting on behalf of, and, as lead contacts.

2. The application is to rezone one (1) parcel: Benton County Assessor's Tax Parcel Numbers 134982010595008.

3. The lot is currently zoned Agricultural use district (AG).

4. The requested zone change is to change zoning of the parcel to R-2S (Medium-Density Residential Small Lot) and to C-LB (Limited Business Use) to match the Comprehensive Plan (Badger Sub-Area) as amended by ORD 2024-07

5. The subject site was previously disturbed as it was used for previous farming operations.

6. The site is gently flat with a slight downhill slope from northwest to the southeast.

7. The surrounding area is transitioning from agricultural uses to single-family residential and commercial.

8. The Badger Mountain South Subarea Plan designates this parcel as Medium Density Residential [MDR] (5.1 -10 dwellings per acre) and Commercial [COM].

9. The current Agricultural (AG) zone does not implement the Badger Mountain South Medium Density Residential or Commercial land use designations.

10. Per RMC 23.18.010, the R-2S Medium-Density Residential Small Lot zoning is intended to be applied to land that is designated MDR (5.1-10 dwellings per acre) under the City's Comprehensive Plan, such as Badger Mountain South Medium Density Residential.

11. Per RMC 23.22.010, the C-LB Limited Business Use zoning district is intended to be applied to land that is designated Commercial under the City's Comprehensive Plan, such as Badger Mountain South Commercial.

12. No portion of this proposed rezone is in the Shoreline Management Program's jurisdiction.

13. No portion of this proposed rezone is in a Critical Aquifer Recharge Area (CARA). However, there is presumptive shrubsteppe habitat on the parcel. An on-site visit would be required before any future development can occur to determine if the shrubsteppe habitat does exist.

14. The application is exempt from the provisions of the State Environmental Policy Act (SEPA), as identified in WAC 197-11-800(6)(c).

15. Notice requirements of RMC 19.30.040 have been met.

16. Based on the above findings and conclusions, approval of the zone change request would be in the best interest of the community of Richland.

Exhibit List

1. Application Materials
2. Zoning Map
3. BMS Land Use Map
4. Public Notices & Affidavits
5. Agency & Public Comments
6. Ordinance 2024-07

Exhibit 1

City of Richland
625 Swift Blvd
Richland WA 99352
(509) 942-7794

Plan Snapshot Report

Plan Type:	Type 3A	**Plan #:**	PLN-T3A-2026-00004	**App Date:**	01/09/2026
Work Class:	T3A - Site Specific Rezone	**District:**	City of Richland	**Exp Date:**	NOT AVAILABLE
Status:	In Review			**Completed:**	NOT COMPLETED
Description:	Rezone from AG to R-2S & CLB to align with the property's comprehensive plan land use designation.			**Approval Expire Date:**	

Parcel:	134982010595008	Main	**Address:**	**Zone:**

Applicant
Knutzen Engineering
5401 Ridgeline Drive Ridgeline DR Ste 160 Ste 160
Kennewick, WA 99338
Business: (509) 222-0959
Mobile: (509) 440-1817

Developer
Nick Walsh
Business: (888) 397-0410
Mobile: (805) 801-7974

Applicant
Rick Simon
98402 N HARRINGTON RD
WEST RICHLAND, WA 99353-8722
Home: (509) 531-0142
Business: (509) 531-0142
Mobile: (509) 531-0142

Property Owner
MD & D Investments
63615 E Jacobs RD NE
Benton City, WA 99320
Business: (509) 840-0083

Developer
Karl Pederson
Business: (208) 243-9403
Mobile: (208) 391-5146

Engineer
Robert McLeod
Business: (509) 222-0959
Mobile: (509) 303-8810

Plan Custom Fields

PreAppQuestionBox	Waived	Current Land Use Designation	COM / MDR	Current Zoning	AG
Proposed Use	Single-family residential townhomes (R-2S) and single-family residential condos (C-LB). The zoning split will align with the attached prelim plat map, which will be submitted for concurrently with this rezone application.	Requested Zoning	Split zoning of R-2S and C-LB	Current Comp Plan	Split land use designation of COM / MDR. (CPA2023-103)
Area of Property	8.38	Unique Characteristics	The site is well suited for residential land uses, given its proximity to existing residential development, its proximity to existing city utilities and a major collector street. Further, there are no unstable slopes, wetlands, frequently flooded areas or other critical areas that would impede the development of the site.	Hardship	The City would lose the development potential of 8.3 acres that been identified for medium density residential and commercial development, incrementally frustrating the City's ability to implement the Badger Mountain South Comprehensive Plan. The City's infrastructure investments in both construction of a major collector street and utility line extensions would be wasted as the existing agricultural zoning does not allow for the level of development that requires these infrastructure improvements. From the

	property owners' perspective, the existing Agricultural zoning severely limits the development potential of the site and would frustrate their development backed expectations.	Conforms to Patterns	The property located immediately adjacent to and south of the site is zoned C-LB Limited Business, the same zoning that is requested in this application. Property located west of the site, across Bermuda Road is zoned R-2-S, the same zoning proposed for the northernmost portion of the site. Additionally, adjacent land to the east contains existing trails, park space and an irrigation pond. These facilities will provide an effective buffer from the higher intensity development proposed for the site from the lower density single family residential development that is located to the east of these open space tracts. majority of land in the vicinity has been developed with residential uses, resulting in land use conflicts if agricultural uses were to be re-established on the site.	Granting or Denial Benefits	Denial of this application would leave the existing agricultural zoning in place when the great majority of land in the vicinity has been developed with residential uses, resulting in land use conflicts if agricultural uses were to be re-established on the site.
OverallPurposeBenefits	The proposed rezone would be beneficial in helping to implement the City's comprehensive plan through the development of this 8.3 acre site in accordance with the land use designations identified in the South Badger Mountain Subarea Plan. The site is well suited for the proposed zoning, given the existing land use pattern in the vicinity, the proximity of a major collector street (Bermuda Road) and the availability of city utilities, as well as the absence of critical areas that would limit or preclude the development potential of the site. Adverse effects accruing from the denial of the rezone application would include a failure to take advantage of the existing infrastructure (streets and utilities) investments that have already been made in the area in anticipation of development. Denial of this application would leave the existing agricultural zoning in place when the great			Impacts to City	The City benefits from the development of the site with R-2-S and C-LB zoning through an increase in the City's tax base and the development of more intensive land uses in an area that is both planned for more intensive uses and that already has capacity in its street and utility systems to accommodate more intensive uses. Detrimental impacts of denial of this rezone would be fewer options for medium density housing and commercial uses within the City with the potential that increased development pressure may be applied in areas that are not as well suited for such development.

Rezone Better Use	Yes. See attached narrative for a full response.	Spot rezone or larger	No. See attached narrative for a full response.	Impacts on Environment Public Safety	Development of the site in accordance with the proposed R-2-S and C-LB zoning standards will increase demands for public services typically associated with population growth, including emergency services, increased demand placed on public parks and schools, increased traffic and increased water, sewer and power consumption. These impacts are partially offset by the existing infrastructure that is located adjacent to the site, including a major collector street (Bermuda Road), existing utility lines and open spaces and trails located adjacent to the site. Additionally, impacts on public safety are offset with future development that conforms to minimum building and fire code design standards. Additionally, payment of utility connection fees, park mitigation fees, traffic mitigation fees and property taxes generated by the increased value of new development mitigate the demand for increased public services. In regard to environmental impact, the site does not contain unstable slopes, wetlands, frequently flooded areas or other physical characteristics that would result in negative environmental impact. Specific environmental impacts will be evaluated when development proposals are brought forward for the City's review.

BERMUDA ROAD
REZONE APPLICATON

Date:	**December 2025**
Submitted to:	**City of Richland Development Services** **625 Swift Boulevard, MS-02** **Richland, WA 99352**
Location:	**2100 block of Bermuda Road**
Owner:	**MD & D Investments, LLC** **63615 E Jacobs Road, NE** **Benton City, WA 99320**
Engineer:	**Knutzen Engineering** **5401 Ridgeline Drive, Suite 160** **Kennewick, WA 99338** **Contact: Robeert McLeod** **(509)222-0959**
Consultant:	**Rick Simon** **RPS Planning Consultant** **98402 N. Harrington Road** **West Richland, WA 99353** **(509)531-0142**

Table of Contents

I. Executive Summary ……..3

II. Site Description……3

III. Applicable Review Criteria for a Rezone

a. Conformance with Comprehensive Plan……4

b. Responses to Rezone Application Questions……9

IV. Conformance with RMC 19.60.095 – Required Findings…… 13

V. Conclusion……..15

Exhibits

A. Title Report

I. Executive Summary

The proposal consists of the rezoning of 8.3 acres from the present AG - Agriculture zoning to a proposed R2-S Medium Density Residential Small Lot and C-LB Commercial Limited Business zoning. This proposed zoning is consistent with the City's Badger Mountain South Subarea Plan.

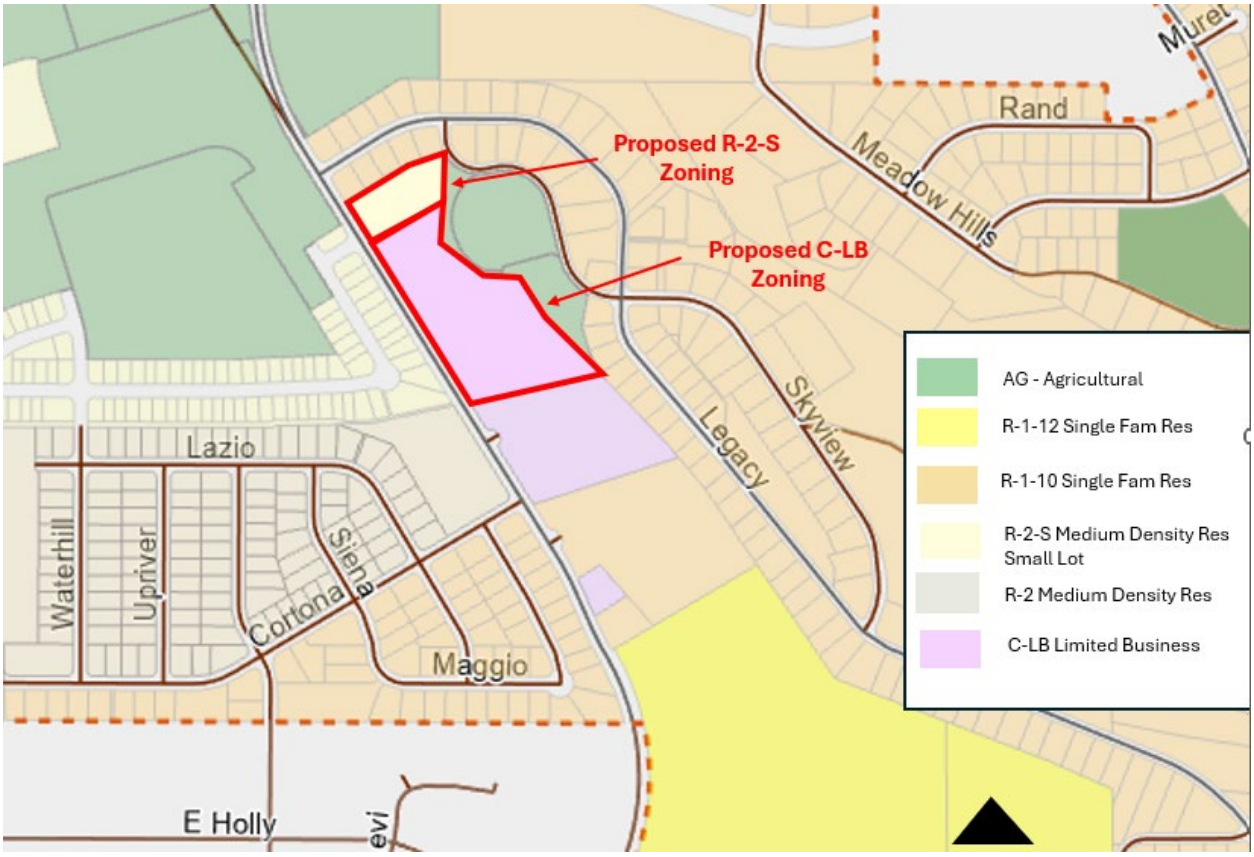


Figure 1: Proposed Rezoning

II. Site Description

The parcel is located east of and adjacent to Bermuda Road, and south of Skyview Drive. It is located south of Westcliffe Heights, Phase 2, west of Peachtree Estates, Phase I and west of Westcliffe Heights, Phase IA. It is also west of and adjacent to a Badger Mountain District irrigation pond, an open space parcel and a trail. The site is presently undeveloped and located within the Northeast and Northwest quarters of Section 34 in Township 9 North and Range 28 East, W.M. and has been assigned Assessor's Parcel #134982010595008.

III. Applicable Review Criteria – Rezone

A. Conformance with the City Comprehensive Plan

The site is located within the boundaries of the Badger Mountain South Subarea Plan. The majority of the 8.3 acre parcel is designated as "commercial" under the plan, while approximately 1.3 acres along the northern boundary of the site is designated as "medium density residential."

The purpose of the commercial land use designation, according to the plan is to "*allow retail business and service uses that provide products and services. It is found in future commercial nodes in areas outside of Badger Mountain South. The Commercial designation may include areas that provide limited retail business for the convenience of nearby neighborhoods or areas that provide a wider array of business and service uses*."

The medium density land use designation provides for residential development at a density between 5.1 to 10 dwelling units/acre, comprised of: "*traditional, urban-sized, single-family lots that average 5,000 square feet. However, it can also accommodate other types of dwellings including mansion apartments, cottages, condominiums, cooperatives and co-housing.*"

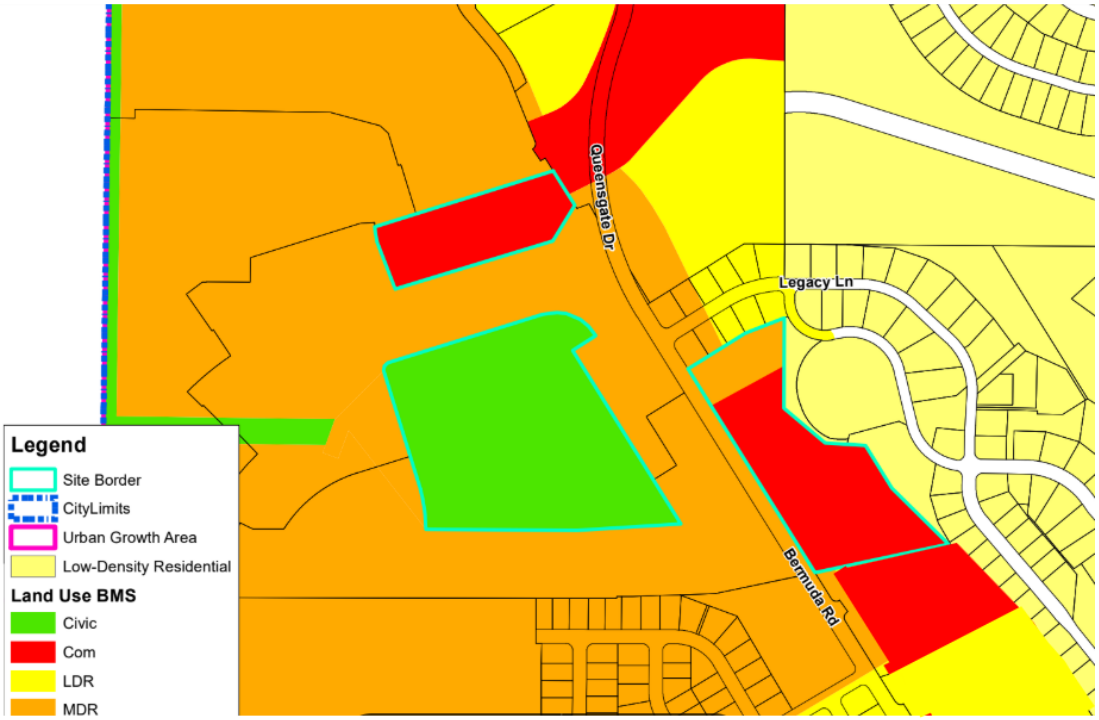


Figure 2: Comprehensive Plan – Land Use Designations

Additionally, the proposed rezone is consistent with and would help to implement the following comprehensive plan goals and policies included within the Badger Mountain South Subarea Plan. (Note: Only those goals and policies applicable to this project are listed below):

***Comprehensive Plan Land Use Goal 1*.**
The City will establish land uses that encourage cost-effective development.

BMLU Policy 1.1 *– Phase development within the Badger Mountain Subarea over a 20-year planning period so that it can capitalize on existing and planned infrastructure improvements and develop those uses with the best revenue generation potential first in order to support the required initial infrastructure investments.*

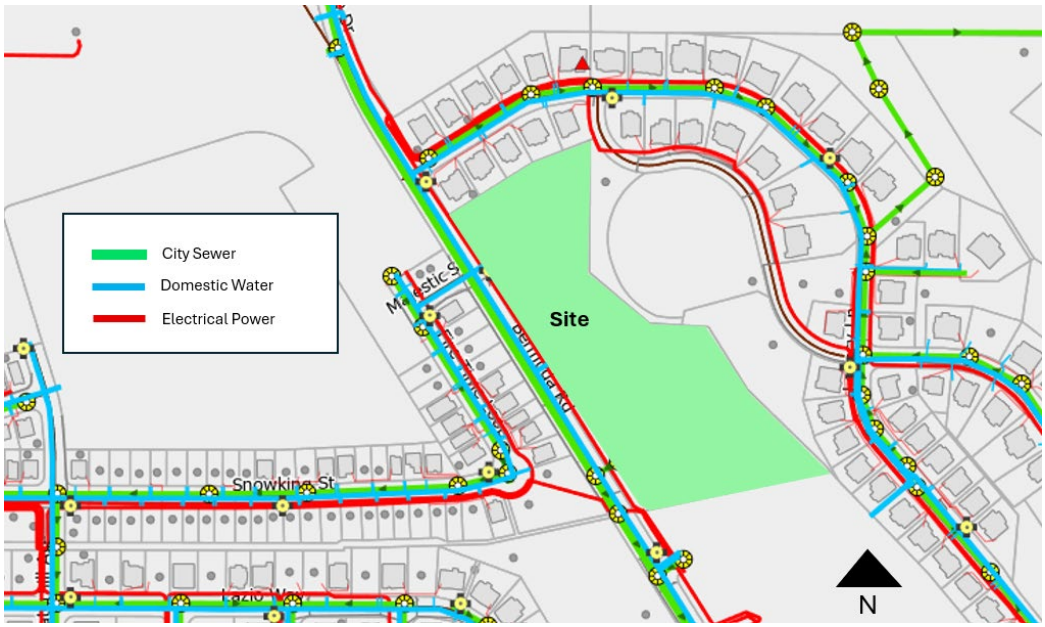


Figure 3: Existing City Infrastructure

Comment: The site is well situated to capitalize on existing infrastructure improvements, as existing City water, sewer and electrical power lines are in place along the adjacent Bermuda Road corridor.

BMLU Policy 1.2 *– Link development of the northeast portion of the Badger Mountain Subarea into the existing street network to the south and east, and over time, to the City's planned transportation network.*

Comment: Much of the transportation network anticipated in the Badger Mountain South plan has been completed. Bermuda Road, which is identified as a major collector under the City's Functional Street Classification Plan provides a north-south connection over Badger Mountain to I-182, making a direct connection from the site to South Richland.



Figure 4: City Functional Street Classification Plan

BMLU Policy 1.4 *– Support the sustainable development practices proposed for Badger Mountain South including a mix of land uses and densities to facilitate transit use and walkability, and increased water and energy conservation measures.*

Comment: The project would help to implement the Badger Mountain South plan by providing for both a mix of residential densities and commercial services as originally envisioned in the plan.

Comprehensive Plan Economic Development Goal 6.
Richland has established a sense of place that appeals to citizens of all ages. The City has become the entertainment and upscale retail center for the Tri-Cities with a range of retail and service businesses that meet the needs of local residents and visitors to the community.

BMED Policy 6.1 *– Provide areas for new commercial activity that can accommodate the needs of businesses, residents and visitors.*

Comment: Approximately 7 acres of the site would be zoned for limited commercial uses, which will help to accommodate the needs of residents and businesses, as envisioned by this plan policy.

BMED Policy 6.3 *– Encourage the development of Neighborhood Activity Centers where local shopping needs can be accommodated while supporting the reduction of travel trips.*

Comment: The proposed C-LB zoning on the majority of the site would provide land area for a neighborhood activity center as identified in the plan.

BMED Policy 6.6 *– Encourage the siting of commercial uses and business areas to serve adjacent neighborhoods.*

Comment: The proposed C-LB zoning would help to implement this policy.

BMED Policy 6.7 *– Capture emerging housing and commercial market growth by providing the necessary infrastructure.*

Comment: The infrastructure needed for development is present in the immediate vicinity, including a major collector street (Bermuda Road) and City water, sewer and power lines that are located adjacent to the site, thereby helping to implement this policy.

Comprehensive Plan Housing Element Goal 3.
Accommodate growth and maintain affordability.

BMHE Policy 3.1 *– Support the development of residential neighborhoods that provide a variety of housing types, styles and densities to serve a broad spectrum of incomes, ages, and life stages.*

Comment: The proposed R-2S zoning provides for a variety of housing types including single family detached and attached homes and duplexes and so would implement this policy promoting a variety of housing types.

BMHE Policy 3.3 *–Encourage higher density housing close to employment centers, retail and services, and along arterials to support the efficient expansion of public transit.*

Comment: The proposed C-LB zoning provides for multi-family housing uses as well as office uses and some limited retail business uses. Its location adjacent to Bermuda Road, a major collector street would help to implement this policy.

III. Applicable Review Criteria – Rezone

B. <u>Responses to Rezone Application Questions:</u>

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

Response: The site is well suited for residential land uses, given its proximity to existing residential development, its proximity to existing city utilities and a major collector street. Further, there are no unstable slopes, wetlands, frequently flooded areas or other critical areas that would impede the development of the site.

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

Response: The City would lose the development potential of 8.3 acres that been identified for medium density residential and commercial development, incrementally frustrating the City's ability to implement the Badger Mountain South Comprehensive Plan. The City's infrastructure investments in both construction of a major collector street and utility line extensions would be wasted as the existing agricultural zoning does not allow for the level of development that requires these infrastructure improvements. From the property owners' perspective, the existing Agricultural zoning severely limits the development potential of the site and would frustrate their development backed expectations.

The manner in which the proposed rezone conforms to the patterns in adjacent zones

Response: The property located immediately adjacent to and south of the site is zoned C-LB Limited Business, the same zoning that is requested in this application. Property located west of the site, across Bermuda Road is zoned R-2-S, the same zoning proposed for the northernmost portion of the site. Additionally, adjacent land to the east contains existing trails, park space and an irrigation pond. These facilities will provide an effective buffer from the higher intensity development proposed for the site from the lower density single family residential development that is located to the east of these open space tracts.

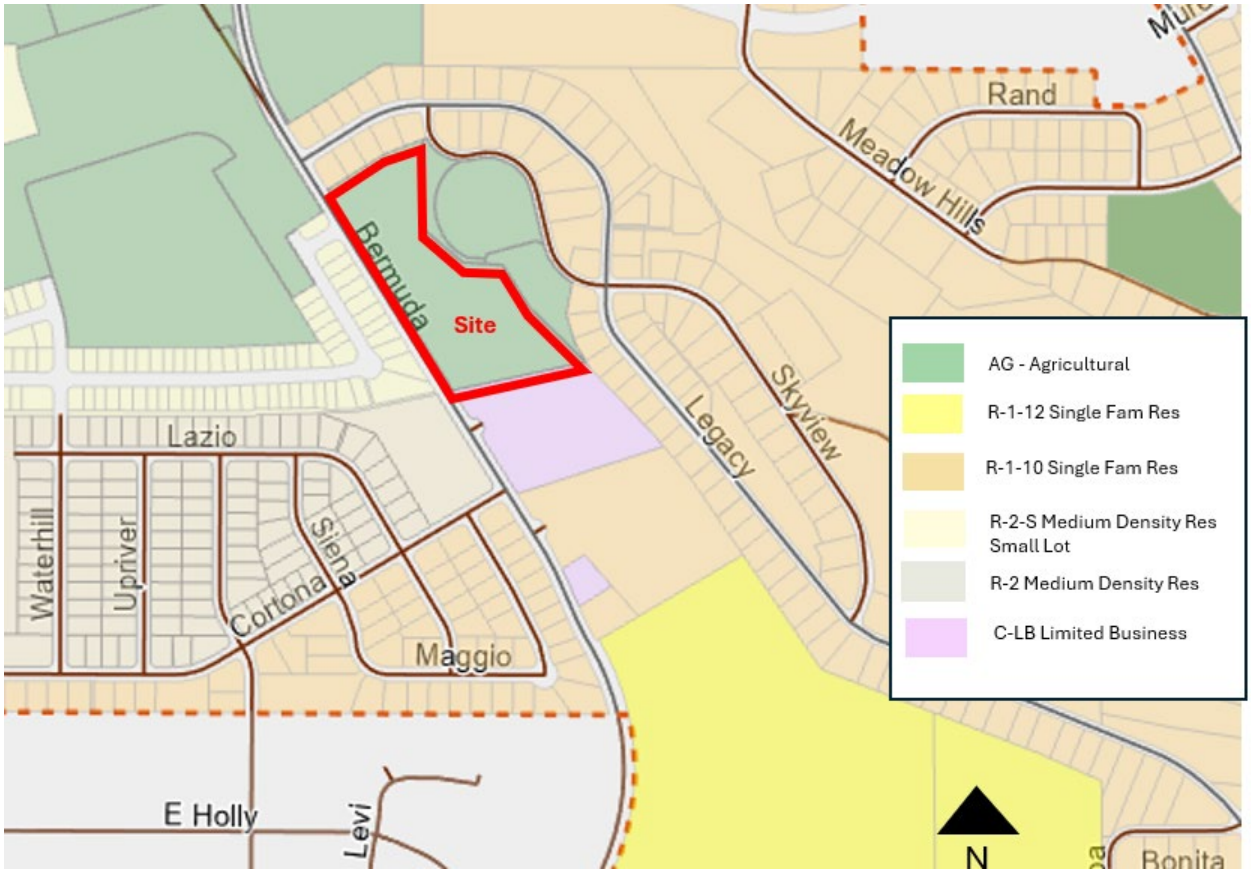


Figure 5: Existing Zoning

Any beneficial or adverse effects the granting or denial of the rezone would have in relation to the overall purpose and intent of the comprehensive plan and this title.

Response: The proposed rezone would be beneficial in helping to implement the City's comprehensive plan through the development of this 8.3 acre site in accordance with the land use designations identified in the South Badger Mountain Subarea Plan. The site is well suited for the proposed zoning, given the existing land use pattern in the vicinity, the proximity of a major collector street (Bermuda Road) and the availability of city utilities, as well as the absence of critical areas that would limit or preclude the development potential of the site.

Adverse effects accruing from the denial of the rezone application would include a failure to take advantage of the existing infrastructure (streets and utilities) investments that have already been made in the area in anticipation of development. Denial of this application would leave the existing agricultural zoning in place when the great majority of land in the vicinity has been developed with residential uses, resulting in land use conflicts if agricultural uses were to be re-established on the site.

The benefits or detriments accruing to the City which would result from the granting or denial of this special permit.

Response: The City benefits from the development of the site with R-2-S and C-LB zoning through an increase in the City's tax base and the development of more intensive land uses in an area that is both planned for more intensive uses and that already has capacity in its street and utility systems to accommodate more intensive uses.

Detrimental impacts of denial of this rezone would be fewer options for medium density housing and commercial uses within the City with the potential that increased development pressure may be applied in areas that are not as well suited for such development.

Whether the proposed rezone represents a better use of the land from the standpoint of the comprehensive plan than the original zone

Response: The existing agricultural zone would allow for one single family residence as well as a wide variety of agricultural land uses. The proposed zoning would provide for future development in a manner that is much more consistent with existing development within the vicinity, and with the land use designations contained in the City's comprehensive plan. Additionally, the site has already been improved with the street and utility line extensions necessary to support the level of development that would be allowed under the proposed zoning.

Whether the proposed rezone represents spot zoning and whether a larger area should be considered

Response: The classic definition of spot zoning is "the process of singling out a small parcel for a zoning classification totally different from that of the surrounding area for the benefit of a particular landowner and to the detriment of other owners." (Anderson's American Law of Zoning, 4th Edition) In this case, the proposed C-LB zoning of the site is the same as the adjacent property to the south. The proposed R-2-S zoning is identical to the R-2-S zoning across Bermuda Road to the west. Given the existing zoning pattern in the immediate vicinity, the proposed rezone cannot be considered to be spot zoning.

Identify impacts on the environment and public safety.

Response: Development of the site in accordance with the proposed R-2-S and C-LB zoning standards will increase demands for public services typically associated with population growth, including emergency services, increased demand placed on public parks and schools, increased traffic and increased water, sewer and power

consumption. These impacts are partially offset by the existing infrastructure that is located adjacent to the site, including a major collector street (Bermuda Road), existing utility lines and open spaces and trails located adjacent to the site. Additionally, impacts on public safety are offset with future development that conforms to minimum building and fire code design standards. Additionally, payment of utility connection fees, park mitigation fees, traffic mitigation fees and property taxes generated by the increased value of new development mitigate the demand for increased public services.

In regard to environmental impact, the site does not contain unstable slopes, wetlands, frequently flooded areas or other physical characteristics that would result in negative environmental impact. Specific environmental impacts will be evaluated when development proposals are brought forward for the City's review.

IV. Applicable Review Criteria –

A. Conformance with RMC 19.60.095 – Required Findings

No development application for a Type II or Type III permit shall be approved by the city of Richland unless the decision to approve the permit application is supported by the following findings and conclusions:

A. The development application is consistent with the adopted comprehensive plan and meets the requirements and intent of the Richland Municipal Code.
Response: The proposal is consistent with the City's Badger Mountain South Subarea Plan and would help to implement several of the City's goals and policies as described in Section IIIA of this document.

B. Impacts of the development have been appropriately identified and mitigated under Chapter 22.09 RMC.
Response: The proposal for a site specific rezone that is in compliance with the City's comprehensive plan does not require an environmental review under the State Environmental Policy Act per WAC 197-11-800(6)(c). When specific projects are brought forward to the City for review, environmental review will be required, and potential impacts will be identified and mitigated at that time.

C. The development application is beneficial to the public health, safety and welfare and is in the public interest.
Response: Benefit to the public health, safety and welfare is evidenced by compliance with the City's comprehensive plan. Future development will be subject to meeting city zoning, subdivision and environmental review standards.

D. The development does not lower the level of service of transportation facilities below the level of service D, as identified in the comprehensive plan; provided, that if a development application is projected to decrease the level of service lower than level of service D, the development may still be approved if improvements or strategies to raise the level of service above the minimum level of service are made concurrent with development. For the purposes of this section, "concurrent with development" means that required improvements or strategies are in place at the time of occupancy of the project, or a financial commitment is in place to complete the required improvements within six years of approval of the development.
Response: The small size of this project, its compliance with the City's comprehensive plan and its proximity to a major collector street (Bermuda Road)

will ensure that future development of the site will not lower transportation standards below service level D. When specific development plans are brought forward for City review, more detailed traffic analysis will be required in accordance with City development regulations.

E. Any conditions attached to a project approval are as a direct result of the impacts of the development proposal and are reasonably needed to mitigate the impacts of the development proposal.

Response: This determination will need to be made by the City during the review of this proposal.

Conclusion

The submittal requirements for rezone have been met. The project is consistent with and would help to implement the City's comprehensive plan. Both the criteria for the approval of a rezone and the review of Type III applications have been met. Therefore, we respectfully request approval of the proposed rezone to convert 8.38 acres to R-2-S and C-LB zoning on Parcel #134982010595008.

SUBDIVISION

Issued By: COMMONWEALTH LAND TITLE INSURANCE COMPANY
by its agent:

TICOR TITLE COMPANY

Guarantee/Certificate Number:

472533362

COMMONWEALTH LAND TITLE INSURANCE COMPANY, a corporation, herein called the Company,

GUARANTEES

Cedar and Sage Homes

herein called the Assured, against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

LIABILITY EXCLUSIONS AND LIMITATIONS

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

Please note carefully the liability exclusions and limitations and the specific assurances afforded by this guarantee. If you wish additional liability, or assurances other than as contained herein, please contact the Company for further information as to the availability and cost.

Commonwealth Land Title Insurance Company

By:

Michael J. Nolan, President

Attest:

Marjorie Nemzura, Secretary

Ticor Title Company
8101 W Grandridge Blvd., Suite 110
Kennewick, WA 99336

Countersigned By:

Dylan Strait
Authorized Officer or Agent

COMMONWEALTH LAND TITLE INSURANCE COMPANY CORPORATE SEAL

ISSUING OFFICE:

Title Officer: Adam Dyer
Ticor Title Company
8101 W Grandridge Blvd., Suite 110
Kennewick, WA 99336
Phone: 509-579-7037 Fax: 844-894-6828
Main Phone: (509)579-7020
Email: Adam.Dyer@ticortitle.com

SCHEDULE A

Liability	Premium	Tax
$1,000.00	$350.00	$30.80

Effective Date: January 6, 2026 at 12:00 AM

The assurances referred to on the face page are:

That, according to those public records which, under the recording laws, impart constructive notice of matter relative to the following described property:

For APN/Parcel ID(s): 134982010595008

REAL PROPERTY LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SECTION 34, MARKED BY A 5/8 INCH IRON REBAR WITH NO CAP; THENCE SOUTH 89°09'47" EAST ALONG THE NORTH LINE OF SAID SECTION 34 A DISTANCE OF 2599.03 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 34 MARKED BY A 3" BRASS CAP; THENCE SOUTH 00°06'46" WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 1617.82 FEET TO THE SOUTHERLY BOUNDARY OF LOT 7 OF THE PLAT OF WESTCLIFFE HEIGHTS II RECORDED IN VOLUME 15 OF PLATS AT PAGE 608 FILED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2018-015773 AND THE TRUE POINT OF BEGINNING; THENCE ALONG THE SOUTHWESTERLY PLAT BOUNDARY OF SAID WESTCLIFFE HEIGHTS II THE FOLLOWING COURSES: THENCE SOUTH 00°06'46" WEST A DISTANCE OF 347.63 FEET; THENCE SOUTH 49°42’13" EAST A DISTANCE OF 205.84 FEET; THENCE SOUTH 86°22’15" EAST A DISTANCE OF 156.14 FEET; THENCE SOUTH 31°59’19" EAST A DISTANCE OF 192.52 FEET; THENCE SOUTH 45°35'07" EAST A DISTANCE OF 140.43 FEET; THENCE SOUTH 45°52'40" EAST A DISTANCE OF 144.22 FEET; THENCE SOUTH 40°37'06" EAST A DISTANCE OF 21.41 FEET TO THE NORTHEAST CORNER OF PARCEL 3 OF SURVEY NO. 5494 RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 5494 FILED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2021-021122; THENCE SOUTH 77°55'39" WEST ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL 3 A DISTANCE OF 525.70 FEET; THENCE NORTH 31°58'33" WEST LEAVING SAID NORTHERLY BOUNDARY A DISTANCE OF 761.35 FEET; THENCE NORTH 31°59’17" WEST A DISTANCE OF 161.35 FEET TO THE SOUTHERLY BOUNDARY OF ADJUSTED LOT 11 OF SURVEY NO. 5036 RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 5036 FILED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2018-019538; THENCE NORTH 58°00'41” EAST ALONG SAID SOUTHERLY BOUNDARY AND CONTINUING ALONG THE SOUTHERLY BOUNDARY OF SAID WESTCLIFFE HEIGHTS II A DISTANCE OF 260.06 FEET; THENCE NORTH 68°46'25" EAST CONTINUING ALONG SAID SOUTHERLY BOUNDARY OF WESTCLIFFE HEIGHTS II A DISTANCE OF 161.19 FEET TO THE POINT OF BEGINNING.

Title to said real property is vested in:

MD&D Investments LLC, a Washington limited liability company

SCHEDULE A
(continued)

subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

END OF SCHEDULE A

SCHEDULE B

SPECIAL EXCEPTIONS

1. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year:	2025
Tax Account No.:	134982010595008
Levy Code:	R3
Assessed Value-Land:	$383,800.00
Assessed Value-Improvements:	$0.00

General and Special Taxes:	
Billed:	$3,546.43
Paid:	$3,546.43
Unpaid:	$0.00

2. Any assessments levied by Badger Mountain Irrigation District for the year 2025, amounts of which are unavailable at this time.

3. A mortgage to secure an indebtedness as shown below

Amount:	$7,082,839.00
Dated:	October 18, 2021
Mortgagor:	MD&D Investments LLC, a Washington limited liability company
Mortgagee:	Community First Bank
Recording Date:	October 29, 2021
Recording No.:	2021-049836
Affects:	Said premise and other property

4. A deed of trust to secure an indebtedness in the amount shown below,

Amount:	$1,965,000.00
Dated:	December 1, 2022
Trustor/Grantor:	MD&D Investments LLC, a Washington limited liability company
Trustee:	Cascade Title Company
Beneficiary:	Donald F Douglas, an individual
Recording Date:	April 20, 2023
Recording No.:	2023-007371
Affects:	Said premises and includes other property

Subordination Agreement recorded at 2023-026939, referencing the Trust Deed recorded at 2023-007371 and the Trust Deed recorded at 2023-026936.

SCHEDULE B
(continued)

5. A deed of trust to secure an indebtedness in the amount shown below,

Amount:	$8,000,000.00
Dated:	June 13, 2025
Trustor/Grantor:	MD&D Investments LLC, a Washington limited liability company
Trustee:	Ticor Title Company
Beneficiary:	HAPO Community Credit Union
Recording Date:	June 23, 2025
Recording No.:	2025-014035
Affects:	Said premise and other property

6. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.

7. Amounts as may be due to City of Richland for document:
For: Sewer Latecomer Agreement
Recorded: September 5, 2018
Recording No.: 2018-026345

8. The Land is within or near designated agricultural lands or farm operations upon which a variety of commercial activities may occur that are not compatible with residential development for certain periods of limited duration. You may be subject to inconveniences or discomforts arising from such operations, including but not limited to noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during any 24 hour period (including aircraft) the storage and disposal of manure, and the application of spraying or storage and disposal of manure, and the application by spraying or otherwise or chemical fertilizers, soil amendments, herbicides and pesticides. Benton County has determined that the use of real property for agricultural operations is a high priority and favored use and will not consider those inconveniences or discomforts arising from legally permitted farm operations to be a nuisance if such practices are consistent with commonly accepted best management practices and otherwise comply with local, state and federal laws.

9. Rights-of-way for pipelines, ditches, canals, flumes, if any cross said premises, together with the right to enter thereon for the purpose of repair and maintenance thereof.

10. Right(s) of way for the purpose(s) stated below as set forth in the patent to said Land

Purpose(s):	Ditches, Canals and Electric Power Transmission
Recording Date:	September 17, 1973
Recording No.:	654855

11. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Badger Mountain Irrigation District
Purpose:	Construct, repair, replace, operate and maintain pipelines and appurtenant structures
Recording Date:	January 13, 1977
Recording No.:	718936

SCHEDULE B
(continued)

12. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Public Utility District No. 1 of Benton County
Purpose: Electric transmission and distribution line and appurtenances thereto
Recording Date: May 26, 1977
Recording No.: 728681

13. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Public Utility District No. 1 of Benton County
Purpose: Electric transmission and distribution line and appurtenances thereto
Recording Date: September 15, 1977
Recording No.: 737310 and 737311

14. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Public Utility District No. 1 of Benton County
Purpose: Electric transmission and distribution line and appurtenances thereto
Recording Date: February 8, 1978
Recording No.: 749794

15. Terms, covenants, conditions and provisions contained in Agreement entered into ;
Between: City of Richland, Washington
AND: Milo Bauder, his successors and assignees
Recorded: July 24, 1978
Recording No.: 765214
Providing: Domestic Water and/or Sewer Services

16. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Ingress and Egress
Recording Date: July 28, 1978
Recording No.: 765776

Release of easement agreeement recorded July 19, 2024 under Auditor's File No. 2024-015093.

17. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Access
Recording Date: June 15, 1982
Recording No.: 862635

18. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Ingress-egress, utility and irrigation
Recording Date: July 17, 1984
Recording No.: 898901
Affects: 60 foot strip over a portion of said premises and other property

SCHEDULE B
(continued)

19. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

    Granted to: Badger Mountain Irrigation Easement
    Purpose: Utilities
    Recording Date: October 9, 1984
    Recording No.: 84-3561

20. Right of way Easement, including the terms, covenants and provisions thereof, for electric transmission and/or distribution line, together with necessary appurtenances, as granted by instrument;

    Recorded: April 12, 1985
    Recording No.: 85-4566
    In favor of: Public Utility District No. 1 of Benton County

21. Terms, covenants, conditions and provisions set forth in Agreement entered into;
    Between: Public Utility District No. 1 of Benton County
    AND: Badger Mountain Irrigation District
    Recorded: April 24, 1985
    Recording No.: 85-5124

22. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

    Purpose: Ingress and egress
    Recording Date: October 8, 1987
    Recording No.: 87-16073

23. Right of way Easement, including the terms, covenants and provisions thereof, for electric transmission and/or distribution line, together with necessary appurtenances, as granted by instrument;

    Recorded: November 5, 1993
    Recording No.: 93-34114
    In favor of: Public Utility District No. 1 of Benton County

24. Terms, covenants, conditions and provisions Interlocal Agreement between Benton County and the City of Richland regarding City of Richland Urban Growth Area Expansion Request - File CPA 03-2

    Recorded: February 1, 2005
    Recording No.: 2005-003324

25. Amended and restated interlocal agreement between Benton County and the City of Richland recorded December 12, 2006 under Auditor's File No. 2006-040708.

26. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

    Granted to: City of Richland
    Purpose: Secondary Emergency Access Easement
    Recording Date: November 2, 2012
    Recording No.: 2012-034461

SCHEDULE B
(continued)

27. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: The City of Richland
Purpose: Utility Easement
Recording Date: March 24, 2014
Recording No.: 2014-006658
Affects: A Portion of said premises

28. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Richland
Purpose: Utility easement
Recording Date: February 23, 2016
Recording No.: 2016-004839

Parial Relinquishment of Easement as recorded under Recording No. 2022-004850, and Relinquishment of easement recorded under Recording No. 2024-026861 and 2024-026863

29. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Badger Mountain Irrigation District
Purpose: Irrigation
Recording Date: September 3, 2020
Recording No.: 2020-033644

Partial release of Easement Agreement recorded under Auditor's File No. 2025-000531.

30. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Richland
Purpose: Waterline Easement
Recording Date: January 17, 2018
Recording No.: 2018-001482 and 2018-001483

31. Exceptions, covenants, conditions, and reservations as contained in Deed and including terms thereof:

From: C & J Land Company LLC
To: MD&D Investments LLC
Recorded: October 29, 2021
Recording No.: 2021-049835

As Follows: Regarding future development by MD&D Investments LLC, mobile and manufactured homes, and modular homes are specifically not permitted.

32. Terms and Conditions of Ordinance No. 41-10 recorded January 5, 2011 under Auditor's File No. 2011-000610.

SCHEDULE B
(continued)

33. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

    Granted to: City of Richland
    Purpose: Access and Utility
    Recording Date: July 13, 2017
    Recording No.: 2017-019386

34. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

    Granted to: City of Richland
    Purpose: Access and Utility
    Recording Date: July 13, 2017
    Recording No.: 2017-019388

35. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

    Granted to: City of Richland
    Purpose: Waterline
    Recording Date: January 17, 2018
    Recording No.: 2018-001484

36. Sewer Latecomers Ageement and the Terms and Conditions thereof between the City of Richland and Pahlisch Homes at Westcliffe Heights LLC recorded September 5, 2018 under Auditor's File No. 2018-026345 and First Amendment recorded June 3, 2019 under Auditor's File No. 2019-014443.

37. Terms and Conditions of Ordinance No. 2023-12 recorded June 23, 2023 under Auditor's File No. 2023-012671.

38. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey No. 5521:

    Recording No: 2021-030634

39. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey No. 5031:

    Recording No: 2018-018513

SCHEDULE B
(continued)

40. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Short Plat No. 2049:

    Recording No: 94-17574

41. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey 2164:

    Recording No: 96-12391

    Partial release of Easement Agreement recorded under Auditor's File No. 2025-027400.

42. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey 4140
    :

    Recording No: 2010-026670

43. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey 4925:

    Recording No: 2017-026905

44. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey 5036
    :

    Recording No: 2018-019538

SCHEDULE B
(continued)

45. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Short Plat 595:

    Recording No: 771566

    Partial release of Easement Agreement recorded under Auditor's File No. 2025-027399.

46. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey 5724:

    Recording No: 2022-033094

47. Terms, conditions and provisions contained in City of Richland Ordinance No. 2024-21, recorded June 26, 2024 under Auditor's File No. 2024-013072.

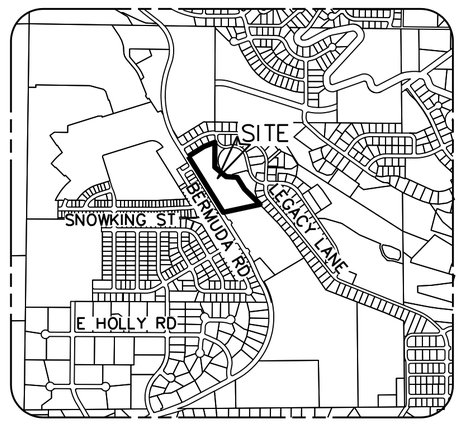
48. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	City of Richland
Purpose:	Temporary Utility Easement
Recording Date:	July 25, 2024
Recording No.:	2024-015502

END OF SCHEDULE B

ALTA/NSPS LAND TITLE SURVEY

N 1/2 OF SEC. 34, T.09N., R.28E., W.M.,
CITY OF RICHLAND,
BENTON COUNTY, WASHINGTON



VICINITY SKETCH
NOT TO SCALE

28 27 33 34
FOUND 5/8" REBAR
C.O.R #1710
NAVD 88 DATUM
ELEV=1072.36
S89°09'47"E 2599.03'
27 (NS) 34
LEGACY LANE
N58°00'41"E 293.15'
LOT 1
LOT 2
LOT 3
LOT 4
C1
27'
27'
74' ACCESS & UTIL ESMT 2017-019388
34
WESTCLIFFE HGTS II
LOT 7
T.P.O.B.
LOT 8
LOT 9
LOT 10
LOT 11
80' ACCESS & UTIL ESMT 2017-019586
33
DAUGHTERS
HEARNE
KEGLEY
LI ANG
TRI
N68°46'25"E 161.19'
N58°00'41"E 260.06'
N31°59'19"W 147.01'
(NS) #5
L1
1617.82'
N00°06'46"E
62.91'
S00°06'50"W
LOT 35
LOT 34
LOT 33
LOT 32
WESTCLIFFE HGTS 1A
C2
10'
20'
L2
LOT 30
TRACT H
WESTCLIFFE HGTS 1A
S00°06'46"W 347.63'
WESTCLIFFE HEIGHTS OWNERS ASSOCIATION
TRACT G
WESTCLIFFE HGTS 1A
B.M.I.D. RESERVOIR
BMID ESMT AF#718936 11 42
R223' AS DEPICTED ON BMID ESMT RS 1-2164
SKYVIEW LOOP
11
20' BMID ESMT AF#718936
LOT 29
WESTCLIFFE HGTS 1A
TRACT I
41
60' B.M.I.D. SPILLWAY ESMT WCH PH1A
SEE DETAIL LEFT
S49°42'13"E 205.84'
46 11
S86°22'15"E 156.14'
LOT 28
PARCEL 5
8.38 ACRES
NO BUILDINGS
ADDRESS IS UNDETERMINED
CITY OF RICHLAND
TRACT F
WESTCLIFFE HGTS 1A
S31°59'19"E 192.52'
60' AF#898901
18
20' IRR ESMT WCH PH 1A
LOT 27
PARCEL 5 RS 1-5724
S45°33'07"E 140.43'
60' AF#8716073
22
LOT 59
WESTCLIFFE HGTS 1B
46 42 18 22
S45°52'40"E 144.22'
LOT 58
20' B.M.I.D. ESMT AS DEPICTED ON RS 1-2164
46 42 41
10' P.U.D. ESMT AF#728681
46 42 12
42 13
10' P.U.D. ESMT AF#737310
S77°55'39"W 525.70'
MILTON ALLEN LLC
PTN OF PARCEL 1 RS 1-5031
30
10' WA ESMT AF#2018-001482
10' WA ESMT AF#2018-001483
PARCEL 2 RS 1-5724
LOT 1 PEACHTREE ESTATES 1
MAJESTIC ST
LOT 2
LOT 3
PEACHTREE ESTATES 1
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
N31°59'17"W 153.02'
161.35'
N31°58'33"W 933.45'
761.35'
N31°58'33"W 177.47'
CITY OF RICHLAND TEMP ESMT AF#2024-015502 48
80' OLD LOT 4 SP 1-595 45 46
10' WA ESMT AF#2018-001484 35 46
10' UTIL ESMT DEPICTED ON SP 1-2049 40
(NO SUPPORTING DOCUMENT PROVIDED)
40' INGRESS/EGRESS ESMT DEPICTED ON SP 1-2049 40
(NO SUPPORTING DOCUMENT PROVIDED)
10' WA ESMT AF#2018-001482 30 46
10' BMID ESMT AF#2020-033644 RELINQUISHED BY AF#2025-000531 29 46
10' WA ESMT AF#2018-001483 30 46
10' COR UTIL ESMT AF#2016-004839 28 46 17 42
80'
60' AF#8626351 17 42 46
20' ELEC ESMT AF#749794 14
LID=904.11 FL=890.22
LID=905.42 FL=889.71
LID=902.09
LID=900.45 FL=889.04
RIM=902.56
RIM=906.22
RIM=906.27 IE=903.80
RIM=910.26 IE=906.64
RIM=909.77 IE=906.54
RIM=908.84
RIM=899.40 IE=896.64 S
TRACT E
TRACT A SIENA HILLS PH1
PEACHTREE ESTATES 1
LOT 11
LOT 10
LOT 9
LOT 8
PARCEL 5 RS 1-5724
TRACT F
WESTCLIFFE HGTS 1A
TRACT I
WESTCLIFFE HGTS 1B
LOT 59
LOT 58
LOT 28
LOT 27
LOT 30
B.M.I.D. BOOSTER PUMPS
#15
L3
L4
DPB
PBS
DPB
S
SCALE 1" = 30'
NORTH
SCALE 1" = 50'
0 50 100 150

LEGEND

- ○ = SET 5/8" REBAR W/ORANGE PLASTIC CAP MARKED "STRATTON AAD 38021"
- DPB ● = FOUND 5/8" REBAR W/YELLOW PLASTIC CAP MARKED "RSI DPB 41028"
- PBS ● = FOUND 5/8" REBAR W/YELLOW PLASTIC CAP MARKED "MATARAZZO 46318"
- ● = FOUND AS INDICATED
- △ = SURVEY CONTROL AS INDICATED
- (NS) ⌀ = NOT FOUND OR SET
- PBS ◔ = FOUND CASED BRASS CAP "46318"
- = CONCRETE CURB AND GUTTER
- = NATURAL GAS WARNING POST
- = IRRIGATION VALVE
- = LIGHT POLE, STREET
- = POWER JBOX
- PW PED = POWER PEDESTAL
- = POWER TRANSFORMER
- = POWER WARNING POST
- = SANITARY SEWER MANHOLE
- = SIGN
- = STORM CATCH BASIN
- = STORM MANHOLE
- TEL PED = TELEPHONE PEDESTAL
- BO = WATER BLOW-OFF
- = WATER FIRE HYDRANT
- WV = WATER VALVE
- = FENCE
- = EASEMENT
- = PROPERTY BOUNDARY
- = CENTERLINE
- SS = SANITARY SEWER LINE
- ST = STORM LINE
- UP = POWER UNDERGROUND
- UG = GAS LINE
- UT = TELEPHONE UNDERGROUND

B.M.I.D. = BADGER MOUNTAIN IRRIGATION DISTRICT
WCH = WESTCLIFFE HEIGHTS
P.U.D. = PUBLIC UTILITY DISTRICT
WA = WATER
AF# = AUDITORS FILE NUMBER
ESMT = EASEMENT
= GRAVEL
= CONCRETE
= ASPHALT

SURVEY CONTROL					
PNT	NORTHING	EASTING	ELEV	DESCRIPTION	C.O.R. PNT
2	328510.8520	1942424.4560	1072.36	FND 5/8 RBR(BM)	1710
3	324169.5204	1943029.1104	821.39	FND CMBC 2" 21384 2005	2215
4	324163.0177	1944352.6564	810.94	FND CMBC 2" 2003 21384	2213
5	326986.6675	1945040.2271	910.16	FND CMBC 3" PBS 46318 2018	
7	326767.7625	1944545.8860	913.95	FND CMBC 3" PBS 46318 2018	
15	325780.2382	1945218.1339	893.72	FND PBS REBAR	

STATEMENT OF APPARENT ENCROACHMENTS

A = NATURAL GAS MARKER POST

HORIZONTAL CONTROL

WASHINGTON STATE SOUTH ZONE, US SURVEY FEET, NAD 83(2011). PER THE CITY OF RICHLAND GPS CONTROL MAP, GPS TIES WERE MADE TO 1710, 2213 AND 2215 CONTROL POINTS AND PROJECTED TO GROUND AT POINT 1710.

GROUND DISTANCES ARE SHOWN HEREON.
https://richlandwa.maps.arcgis.com/

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	20.01	S89°33'57"E
L2	23.40	S76°57'37"W
L3	38.73	N58°01'27"E
L4	21.41	S40°37'06"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	Δ	CH DIREC.	CHORD
C1	237.70	420.05	32°25'22"	S74°13'22"W	234.54
C2	243.07	135.02	103°08'45"	S51°27'46"E	211.55

NOTES

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. LOCATIONS OF SAID UTILITIES WERE DERIVED FROM FIELD AS-BUILT OBSERVATIONS.
2. PURSUANT TO TABLE A ITEM 2, THE COUNTY HAS NOT ASSIGNED AN ADDRESS.
3. PURSUANT TO TABLE A ITEM 7A AND B, NO BUILDINGS EXIST ON SITE.
4. PURSUANT TO TABLE A ITEM 11, NO PLANS OR REPORTS HAVE BEEN SUPPLIED TO THE SURVEYOR.
5. PURSUANT TO TABLE A ITEM 14, THE DISTANCE TO THE INTERSECTION OF BERMUDA RD AND MAJESTIC STREET IS 30.00 FEET.
6. PURSUANT TO TABLE A ITEM 16, NO RECENT EARTH WORK OR CONSTRUCTION OBSERVED WITHIN THE LAST FEW MONTHS, NO BUILDINGS EXISTS ON SITE.
7. PURSUANT TO TABLE A ITEM 17, THERE ARE NO KNOWN PLANS FOR FUTURE STREET WIDENING.
8. STRATTON SURVEYING AND MAPPING MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE, SUCH AS, ADVERSE POSSESSION, ACQUIESCENCE, ESTOPPEL, ETC.
9. THIS SURVEY DOES NOT REFLECT COMPLIANCE WITH BUILDING CODES, NO RESEARCH HAS BEEN DONE TO IDENTIFY BUILDING CODES AND REGULATIONS.

ZONING DATA

ZONING:
SETBACKS:
FRONT:
SIDE:
REAR:
BULK RESTRICTIONS:
HEIGHT RESTRICTIONS:
PARKING:

NOT PROVIDED

FLOOD ZONE:
COMMUNITY PANEL NO.5302370600B
DATED 07/19/1982

ALTA CERTIFICATE

TO: CEDAR & SAGE HOMES

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 5, 6A, 7A, 7B, 8, 11, 14 & 16 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON _____

DATE OF PLAT OF MAP _____

AARON A. DYCK
REGISTRATION NO. 38021
WITHIN THE STATE OF WASHINGTON

AARON A. DYCK · STATE OF WASHINGTON · 38021 · REGISTERED PROFESSIONAL LAND SURVEYOR

PRELIMINARY FOR REVIEW

INDEX

¼ ¼	SEC	T.	R.
⊠	34	09N	28E

BASIS OF BEARING

WA STATE GRID
SOUTH ZONE NAD 83(2011)

BASIS OF ELEVATION

CITY OF RICHLAND
PNT NO.1710
NAVD 88 DATUM
ELEV=1072.36

EQUIPMENT USED

A THREE-SECOND TOTAL STATION
SPECTRA PRECISION RTK GPS

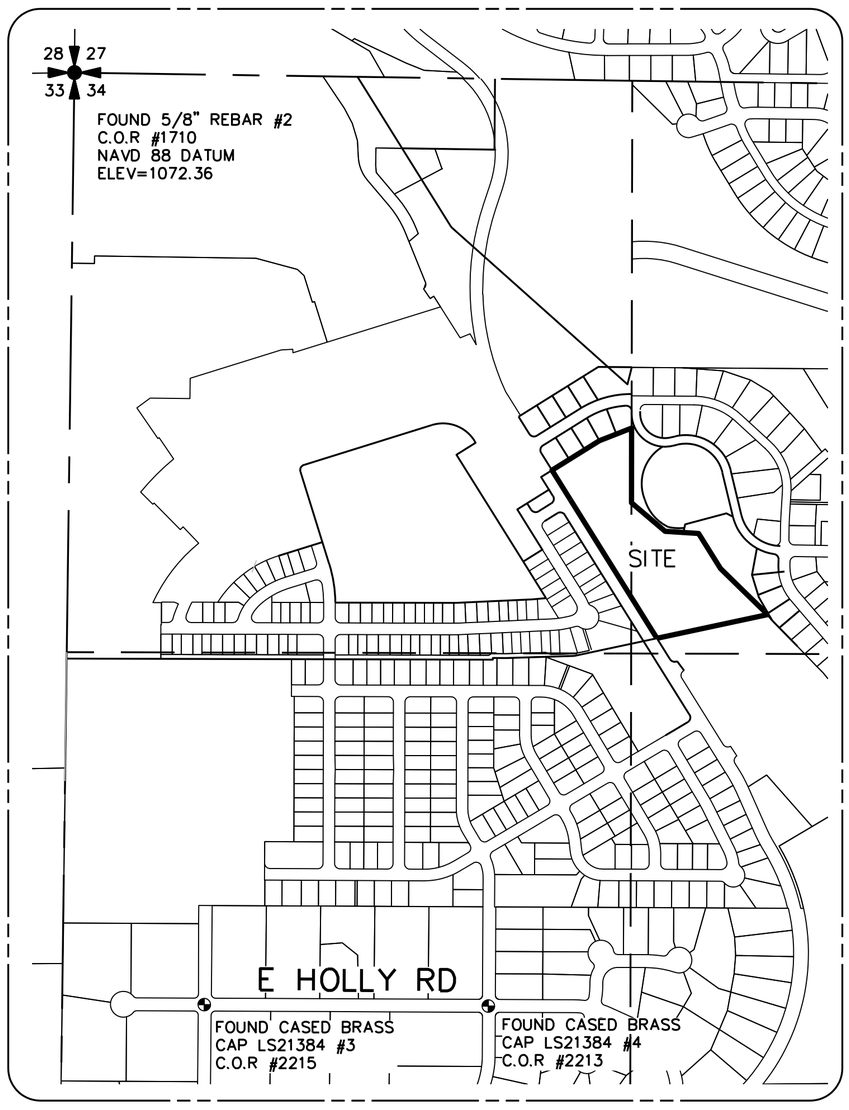
TOPOGRAPHIC SURVEY FOR
CEDAR & SAGE HOMES

STRATTON SURVEYING & MAPPING P.C.
313 NORTH MORAIN STREET
KENNEWICK, WA 99336
(509) 735-7364
www.strattonsurvey.com

6386AL1.DWG	© 2025
DATE: 12/09/25	SHT. 1 OF 2
DRAWN BY: DCI	JOB # 6386

ALTA/NSPS LAND TITLE SURVEY

N 1/2 OF SEC. 34, T.09N., R.28E., W.M., CITY OF RICHLAND, BENTON COUNTY, WASHINGTON



CONTROL DETAIL
SCALE 1" = 500'

DESCRIPTION

REAL PROPERTY LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 34, MARKED BY A 5/8 INCH IRON REBAR WITH NO CAP; THENCE SOUTH 89°09'47" EAST ALONG THE NORTH LINE OF SAID SECTION 34 A DISTANCE OF 2599.03 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 34 MARKED BY A 3" BRASS CAP; THENCE SOUTH 00°06'46" WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 1617.82 FEET TO THE SOUTHERLY BOUNDARY OF LOT 7 OF THE PLAT OF WESTCLIFFE HEIGHTS II RECORDED IN VOLUME 15 OF PLATS AT PAGE 608 FILED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2018-015773 AND THE TRUE POINT OF BEGINNING;

THENCE ALONG THE SOUTHWESTERLY PLAT BOUNDARY OF SAID WESTCLIFFE HEIGHTS II THE FOLLOWING COURSES: THENCE SOUTH 00°06'46" WEST A DISTANCE OF 347.63 FEET; THENCE SOUTH 49°42'13" EAST A DISTANCE OF 205.84 FEET; THENCE SOUTH 86°22'15" EAST A DISTANCE OF 156.14 FEET; THENCE SOUTH 31°59'19" EAST A DISTANCE OF 192.52 FEET; THENCE SOUTH 45°35'07" EAST A DISTANCE OF 140.43 FEET; THENCE SOUTH 45°52'40" EAST A DISTANCE OF 144.22 FEET; THENCE SOUTH 40°37'06" EAST A DISTANCE OF 21.41 FEET TO THE NORTHEAST CORNER OF PARCEL 3 OF SURVEY NO. 5494 RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 5494 FILED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2021-021122; THENCE SOUTH 77°55'39" WEST ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL 3 A DISTANCE OF 525.70 FEET; THENCE NORTH 31°58'33" WEST LEAVING SAID NORTHERLY BOUNDARY A DISTANCE OF 761.35 FEET; THENCE NORTH 31°59'17" WEST A DISTANCE OF 161.35 FEET TO THE SOUTHERLY BOUNDARY OF ADJUSTED LOT 11 OF SURVEY NO. 5036 RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 5036 FILED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2018-019538; THENCE NORTH 58°00'41" EAST ALONG SAID SOUTHERLY BOUNDARY AND CONTINUING ALONG THE SOUTHERLY BOUNDARY OF SAID WESTCLIFFE HEIGHTS II A DISTANCE OF 260.06 FEET; THENCE NORTH 68°46'25" EAST CONTINUING ALONG SAID SOUTHERLY BOUNDARY OF WESTCLIFFE HEIGHTS II A DISTANCE OF 161.19 FEET TO THE POINT OF BEGINNING.

NOTES CORRESPONDING TO SCHEDULE B ITEMS

BASED UPON TITLE REPORT COMMITMENT NO. 472533362 BY TICOR TITLE COMPANY BEARING AN EFFECTIVE DATE OF 11/20/25.

(1) 1. GENERAL TAXES AND CHARGES; **SURVEYOR'S NOTE: DOES NOT PERTAIN TO SURVEY MATTERS.**

(2) 2. BADGER MOUNTAIN IRRIGATION ASSESSMENTS; **SURVEYOR'S NOTE: DOES NOT PERTAIN TO SURVEY MATTERS.**

(3) 3. MORTGAGE, RECORDING NUMBER 2021-049836; **SURVEYOR'S NOTE: DOES NOT PERTAIN TO SURVEY MATTERS.**

(4) 4. DEED OF TRUST, RECORDING NUMBER 2023-007371; **SURVEYOR'S NOTE: DOES NOT PERTAIN TO SURVEY MATTERS.**

(5) 5. DEED OF TRUST, RECORDING NUMBER 2025-014035; **SURVEYOR'S NOTE: DOES NOT PERTAIN TO SURVEY MATTERS.**

(6) 6. ANY UNRECORDED LEASEHOLDS, RIGHT OF VENDORS AND HOLDERS OF SECURITY INTERESTS ON PERSONAL PROPERTY INSTALLED UPON THE LAND AND RIGHTS OF TENANTS TO REMOVE TRADE FIXTURES AT THE EXPIRATION OF THE TERMS; **SURVEYOR'S NOTE: DOES NOT PERTAIN TO SURVEY MATTERS.**

(7) 7. AMOUNTS AS MAY BE DUE TO CITY OF RICHLAND FOR DOCUMENT:
FOR: SEWER LATECOMER AGREEMENT
RECORDED: SEPTEMBER 5, 2018
RECORDING NO.: 2018-026345; **SURVEYOR'S NOTE: DOES NOT PERTAIN TO SURVEY MATTERS.**

(8) 8. THE LAND IS WITHIN OR NEAR DESIGNATED AGRICULTURAL LANDS OR FARM OPERATIONS UPON WHICH A VARIETY OF COMMERCIAL ACTIVITIES MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR CERTAIN PERIODS OF LIMITED DURATION. YOU MAY BE SUBJECT TO INCONVENIENCES OR DISCOMFORTS ARISING FROM SUCH OPERATIONS, INCLUDING BUT NOT LIMITED TO NOISE, ODORS, FLIES, FUMES, DUST, SMOKE, THE OPERATION OF MACHINERY OF ANY KIND DURING ANY 24 HOUR PERIOD (INCLUDING AIRCRAFT) THE STORAGE AND DISPOSAL OF MANURE, AND THE APPLICATION OF SPRAYING OR STORAGE AND DISPOSAL OF MANURE, AND THE APPLICATION BY SPRAYING OR OTHERWISE OR CHEMICAL FERTILIZERS, SOIL AMENDMENTS, HERBICIDES AND PESTICIDES. BENTON COUNTY HAS DETERMINED THAT THE USE OF REAL PROPERTY FOR AGRICULTURAL OPERATIONS IS A HIGH PRIORITY AND FAVORED USE AND WILL NOT CONSIDER THOSE INCONVENIENCES OR DISCOMFORTS ARISING FROM LEGALLY PERMITTED FARM OPERATIONS TO BE A NUISANCE IF SUCH PRACTICES ARE CONSISTENT WITH COMMONLY ACCEPTED BEST MANAGEMENT PRACTICES AND OTHERWISE COMPLY WITH LOCAL, STATE AND FEDERAL LAWS. **SURVEYOR'S NOTE: DOES NOT PERTAIN TO SURVEY MATTERS.**

(9) 9. RIGHTS-OF-WAY FOR PIPELINES, DITCHES, CANALS, FLUMES, IF ANY CROSS SAID PREMISES, TOGETHER WITH THE RIGHT TO ENTER THEREON FOR THE PURPOSE OF REPAIR AND MAINTENANCE THEREOF; **SURVEYOR'S NOTE: NOTHING TO PLOT HEREON.**

(10) 10. RIGHT(S) OF WAY FOR THE PURPOSE(S) STATED BELOW AS SET FORTH IN THE PATENT TO SAID LAND
PURPOSE(S): DITCHES, CANALS AND ELECTRIC POWER TRANSMISSION
RECORDING DATE: SEPTEMBER 17, 1973
RECORDING NO.: 654855; **SURVEYOR'S NOTE: NOTHING TO PLOT HEREON.**

(11) 11. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: BADGER MOUNTAIN IRRIGATION DISTRICT
PURPOSE: CONSTRUCT, REPAIR, REPLACE, OPERATE AND MAINTAIN PIPELINES AND APPURTENANT STRUCTURES
RECORDING DATE: JANUARY 13, 1977
RECORDING NO.: 718936; **SURVEYOR'S NOTE: SHOWN HEREON**

(12) 12. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: PUBLIC UTILITY DISTRICT NO. 1 OF BENTON COUNTY
PURPOSE: ELECTRIC TRANSMISSION AND DISTRIBUTION LINE AND APPURTENANCES THERETO
RECORDING DATE: MAY 26, 1977
RECORDING NO.: 728681; **SURVEYOR'S NOTE: SHOWN HEREON.**

(13) 13. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: PUBLIC UTILITY DISTRICT NO. 1 OF BENTON COUNTY
PURPOSE: ELECTRIC TRANSMISSION AND DISTRIBUTION LINE AND APPURTENANCES THERETO
RECORDING DATE: SEPTEMBER 15, 1977
RECORDING NO.: 737310 AND 737311; **SURVEYOR'S NOTE: SHOWN HEREON.**

(14) 14. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: PUBLIC UTILITY DISTRICT NO. 1 OF BENTON COUNTY
PURPOSE: ELECTRIC TRANSMISSION AND DISTRIBUTION LINE AND APPURTENANCES THERETO
RECORDING DATE: FEBRUARY 8, 1978
RECORDING NO.: 749794; **SURVEYOR'S NOTE: SHOWN HEREON.**

(15) 15. TERMS, COVENANTS, CONDITIONS AND PROVISIONS CONTAINED IN AGREEMENT ENTERED INTO ;
BETWEEN: CITY OF RICHLAND, WASHINGTON
AND: MILO BAUDER, HIS SUCCESSORS AND ASSIGNEES
RECORDED: JULY 24, 1978
RECORDING NO.: 765214
PROVIDING: DOMESTIC WATER AND/OR SEWER SERVICES; **DOES NOT PERTAIN TO SURVEY MATTERS.**

(16) 16. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
PURPOSE: INGRESS AND EGRESS
RECORDING DATE: JULY 28, 1978
RECORDING NO.: 765776
RELEASE OF EASEMENT AGREEMENT RECORDED JULY 19, 2024 UNDER AUDITOR'S FILE NO. 2024-015093.
SURVEYOR'S NOTE: DOES NOT AFFECT, NOTHING TO PLOT HEREON.

(17) 17. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
PURPOSE: ACCESS
RECORDING DATE: JUNE 15, 1982
RECORDING NO.: 862635; **SURVEYOR'S NOTE: SHOWN HEREON.**

(18) 18. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
PURPOSE: INGRESS-EGRESS, UTILITY AND IRRIGATION
RECORDING DATE: JULY 17, 1984
RECORDING NO.: 898901
AFFECTS: 60 FOOT STRIP OVER A PORTION OF SAID PREMISES AND OTHER PROPERTY; **SURVEYOR'S NOTE: SHOWN HEREON.**

(19) 19. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: BADGER MOUNTAIN IRRIGATION EASEMENT
PURPOSE: UTILITIES
RECORDING DATE: OCTOBER 9, 1984
RECORDING NO.: 84-3561; **SURVEYOR'S NOTE: DOES NOT AFFECT, NOTHING TO PLOT HEREON.**

(20) 20. RIGHT OF WAY EASEMENT, INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF, FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE, TOGETHER WITH NECESSARY APPURTENANCES, AS GRANTED BY INSTRUMENT;
RECORDED: APRIL 12, 1985
RECORDING NO.: 85-4566
IN FAVOR OF: PUBLIC UTILITY DISTRICT NO. 1 OF BENTON COUNTY; **SURVEYOR'S NOTE: DOES NOT AFFECT, NOTHING TO PLOT HEREON.**

(21) 21. TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH IN AGREEMENT ENTERED INTO;
BETWEEN: PUBLIC UTILITY DISTRICT NO. 1 OF BENTON COUNTY
AND: BADGER MOUNTAIN IRRIGATION DISTRICT
RECORDED: APRIL 24, 1985
RECORDING NO.: 85-5124; **SURVEYOR'S NOTE: DOES NOT PERTAIN TO SURVEY MATTERS.**

(22) 22. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
PURPOSE: INGRESS AND EGRESS
RECORDING DATE: OCTOBER 8, 1987
RECORDING NO.: 87-16073; **SURVEYOR'S NOTE: SHOWN HEREON**

(23) 23. RIGHT OF WAY EASEMENT, INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF, FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE, TOGETHER WITH NECESSARY APPURTENANCES, AS GRANTED BY INSTRUMENT;
RECORDED: NOVEMBER 5, 1993
RECORDING NO.: 93-34114
IN FAVOR OF: PUBLIC UTILITY DISTRICT NO. 1 OF BENTON COUNTY; **SURVEYOR'S NOTE: DOES NOT AFFECT, NOTHING TO PLOT HEREON.**

(24) 24. TERMS, COVENANTS, CONDITIONS AND PROVISIONS INTERLOCAL AGREEMENT BETWEEN BENTON COUNTY AND THE CITY OF RICHLAND REGARDING CITY OF RICHLAND URBAN GROWTH AREA EXPANSION REQUEST – FILE CPA 03-2
RECORDED: FEBRUARY 1, 2005
RECORDING NO.: 2005-003324; **SURVEYOR'S NOTE: DOES NOT PERTAIN TO SURVEY MATTERS.**

(25) 25. AMENDED AND RESTATED INTERLOCAL AGREEMENT BETWEEN BENTON COUNTY AND THE CITY OF RICHLAND RECORDED DECEMBER 12, 2006 UNDER AUDITOR'S FILE NO. 2006-040708; **SURVEYOR'S NOTE: DOES NOT PERTAIN TO SURVEY MATTERS.**

(26) 26. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF RICHLAND
PURPOSE: SECONDARY EMERGENCY ACCESS EASEMENT
RECORDING DATE: NOVEMBER 2, 2012
RECORDING NO.: 2012-034461; **SURVEYOR'S NOTE: EASEMENT IS EXTINGUISHED**

(27) 27. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: THE CITY OF RICHLAND
PURPOSE: UTILITY EASEMENT
RECORDING DATE: MARCH 24, 2014
RECORDING NO.: 2014-006658
AFFECTS: A PORTION OF SAID PREMISES; **SURVEYOR'S NOTE: DOES NOT AFFECT, NOTHING TO PLOT HEREON.**

(28) 28. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF RICHLAND
PURPOSE: UTILITY EASEMENT
RECORDING DATE: FEBRUARY 23, 2016
RECORDING NO.: 2016-004839; **SURVEYOR'S NOTE: SHOWN HEREON**

PARTIAL RELINQUISHMENT OF EASEMENT AS RECORDED UNDER RECORDING NO. 2022-004850; **SURVEYOR'S NOTE: DOES NOT AFFECT** AND RELINQUISHMENT OF EASEMENT RECORDED UNDER RECORDING NO. 2024-026861 AND 2024-026863

(29) 29. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: BADGER MOUNTAIN IRRIGATION DISTRICT
PURPOSE: IRRIGATION
RECORDING DATE: SEPTEMBER 3, 2020
RECORDING NO.: 2020-033644
PARTIAL RELEASE OF EASEMENT AGREEMENT RECORDED UNDER AUDITOR'S FILE NO. 2025-000531; **SURVEYOR'S NOTE: SHOWN HEREON**

(30) 30. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF RICHLAND
PURPOSE: WATERLINE EASEMENT
RECORDING DATE: JANUARY 17, 2018
RECORDING NO.: 2018-001482 AND 2018-001483; **SURVEYOR'S NOTE: SHOWN HEREON**

(31) 31. EXCEPTIONS, COVENANTS, CONDITIONS, AND RESERVATIONS AS CONTAINED IN DEED AND INCLUDING TERMS THEREOF:
FROM: C & J LAND COMPANY LLC TO: MD&D INVESTMENTS LLC
RECORDED: OCTOBER 29, 2021
RECORDING NO.: 2021-049835
AS FOLLOWS: REGARDING FUTURE DEVELOPMENT BY MD&D INVESTMENTS LLC, MOBILE AND MANUFACTURED HOMES, AND MODULAR HOMES ARE SPECIFICALLY NOT PERMITTED; **SURVEYOR'S NOTE: DOES NOT PERTAIN TO SURVEY MATTERS.**

(32) 32. TERMS AND CONDITIONS OF ORDINANCE NO. 41-10 RECORDED JANUARY 5, 2011 UNDER AUDITOR'S FILE NO. 2011-000610; **SURVEYOR'S NOTE: DOES NOT PERTAIN TO SURVEY MATTERS.**

(33) 33. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF RICHLAND
PURPOSE: ACCESS AND UTILITY
RECORDING DATE: JULY 13, 2017
RECORDING NO.: 2017-019386; **SURVEYOR'S NOTE: SHOWN HEREON**

(34) 34. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF RICHLAND
PURPOSE: ACCESS AND UTILITY
RECORDING DATE: JULY 13, 2017
RECORDING NO.: 2017-019388; **SURVEYOR'S NOTE: SHOWN HEREON**

(35) 35. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF RICHLAND
PURPOSE: WATERLINE
RECORDING DATE: JANUARY 17, 2018
RECORDING NO.: 2018-001484; **SURVEYOR'S NOTE: SHOWN HEREON**

(36) 36. SEWER LATECOMERS AGREEMENT AND THE TERMS AND CONDITIONS THEREOF BETWEEN THE CITY OF RICHLAND AND PAHLISCH HOMES AT WESTCLIFFE HEIGHTS LLC RECORDED SEPTEMBER 5, 2018 UNDER AUDITOR'S FILE NO. 2018-026345 AND FIRST AMENDMENT RECORDED JUNE 3, 2019 UNDER AUDITOR'S FILE NO. 2019-014443; **SURVEYOR'S NOTE: DOES NOT PERTAIN TO SURVEY MATTERS.**

(37) 37. TERMS AND CONDITIONS OF ORDINANCE NO. 2023-12 RECORDED JUNE 23, 2023 UNDER AUDITOR'S FILE NO. 2023-012671; **SURVEYOR'S NOTE: DOES NOT PERTAIN TO SURVEY MATTERS.**

(38) 38. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, ENCROACHMENTS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON SURVEY NO. 5521:
RECORDING NO: 2021-030634; **SURVEYOR'S NOTE: NOTHING TO PLOT HEREON.**

(39) 39. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, ENCROACHMENTS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON SURVEY NO. 5031:
RECORDING NO: 2018-018513; **SURVEYOR'S NOTE: NOTHING TO PLOT HEREON.**

(40) 40. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, ENCROACHMENTS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON SHORT PLAT NO. 2049:
RECORDING NO: 94-17574; **SURVEYOR'S NOTE: SHOWN HEREON**

(41) 41. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, ENCROACHMENTS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON SURVEY 2164:
RECORDING NO: 96-12391; **SURVEYOR'S NOTE: SHOWN HEREON**
PARTIAL RELEASE OF EASEMENT AGREEMENT RECORDED UNDER AUDITOR'S FILE NO. 2025-027400. **SURVEYOR'S NOTE: DOES NOT AFFECT**

(42) 42. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, ENCROACHMENTS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON SURVEY 4140:
RECORDING NO: 2010-026670; **SURVEYOR'S NOTE: SHOWN HEREON, ALSO NOTE THAT THE IRRIGATION EASEMENT, AF#718936 IS SHOWN INCORRECTLY ON SAID SURVEY.**

(43) 43. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, ENCROACHMENTS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON SURVEY 4925:
RECORDING NO: 2017-026905; **SURVEYOR'S NOTE: NOTHING TO PLOT HEREON.**

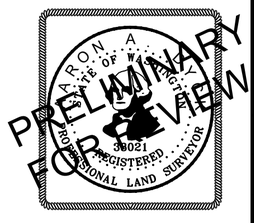
(44) 44. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, ENCROACHMENTS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON SURVEY 5036:
RECORDING NO: 2018-019538; **SURVEYOR'S NOTE: NOTHING TO PLOT HEREON.**

(45) 45. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, ENCROACHMENTS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON SHORT PLAT 595:
RECORDING NO: 771566; **SURVEYOR'S NOTE: OLD LOT 4 SHOWN HEREON.**
PARTIAL RELEASE OF EASEMENT AGREEMENT RECORDED UNDER AUDITOR'S FILE NO. 2025-027399; **SURVEYOR'S NOTE: DOES NOT AFFECT, NOTHING TO PLOT HEREON.**

(46) 46. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, ENCROACHMENTS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON SURVEY 5724:
RECORDING NO: 2022-033094; **SURVEYOR'S NOTE: SHOWN HEREON**

(47) 47. TERMS, CONDITIONS AND PROVISIONS CONTAINED IN CITY OF RICHLAND ORDINANCE NO. 2024-21, RECORDED JUNE 26, 2024 UNDER AUDITOR'S FILE NO. 2024-013072; **SURVEYOR'S NOTE: DOES NOT PERTAIN TO SURVEY MATTERS.**

(48) 48. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF RICHLAND
PURPOSE: TEMPORARY UTILITY EASEMENT
RECORDING DATE: JULY 25, 2024
RECORDING NO.: 2024-015502; **SURVEYOR'S NOTE: SHOWN HEREON**



PRELIMINARY FOR REVIEW

TOPOGRAPHIC SURVEY FOR
CEDAR & SAGE HOMES

STRATTON SURVEYING & MAPPING P.C.
313 NORTH MORAIN STREET
KENNEWICK, WA 99336
(509) 735-7364
www.strattonsurvey.com

6386AL1.DWG	© 2025
DATE: 12/09/25	SHT. 2 OF 2
DRAWN BY: DCI	JOB # 6386

NORTH

R-2S LIMITS

C-LB LIMITS

161.19'

347.63'

205.84'

156.14'

192.52'

140.43'

144.22'

525.70'

210.84'

39.53'

72.00'

766.42'

156.28'

260.06'

0' 20' 40' 80' 120'

1" = 80'

KNUTZEN ENGINEERING
5401 RIDGELINE DR.
SUITE 160
KENNEWICK, WA 99338
1-509-222-0959
www.knutzenengineering.com

CADFILE: 25112XC01

BERMUDA SUBDIVISION
RE-ZONING LIMITS

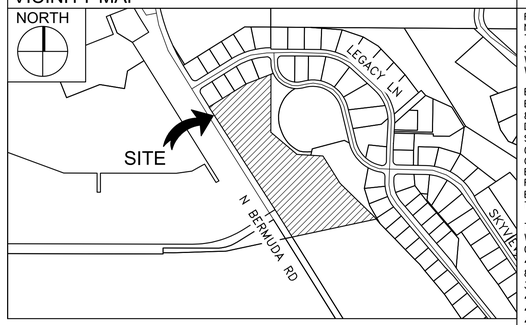
DESIGN	NJB
APPD	RAM
DATE	02/12/26
NO.	SK01

BERMUDA
PRELIMINARY PLAT

N 1/2 OF SEC. 34, T.09N., R.28E., W.M., CITY OF RICHLAND, BENTON COUNTY, WA

NORTH

VICINITY MAP



LEGAL DESCRIPTION

REAL PROPERTY LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND
THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 34, MARKED BY A 5/8 INCH IRON REBAR WITH NO CAP; THENCE SOUTH 89°09'47" EAST ALONG THE NORTH LINE OF SAID SECTION 34 A DISTANCE OF 2599.03 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 34 MARKED BY A 3" BRASS CAP; THENCE SOUTH 00°06'46" WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 1617.82 FEET TO THE SOUTHERLY BOUNDARY OF LOT 7 OF THE PLAT OF WESTCLIFFE HEIGHTS II RECORDED IN VOLUME 15 OF PLATS AT PAGE 608 FILED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2018-015773 AND THE TRUE POINT OF BEGINNING;

THENCE ALONG THE SOUTHWESTERLY PLAT BOUNDARY OF SAID WESTCLIFFE HEIGHTS II THE FOLLOWING COURSES: THENCE SOUTH 00°06'46" WEST A DISTANCE OF 347.63 FEET; THENCE SOUTH 49°42'13" EAST A DISTANCE OF 205.84 FEET; THENCE SOUTH 86°22'15" EAST A DISTANCE OF 156.14 FEET; THENCE SOUTH 31°59'19" EAST A DISTANCE OF 192.52 FEET; THENCE SOUTH 45°35'07" EAST A DISTANCE OF 140.43 FEET; THENCE SOUTH 45°52'40" EAST A DISTANCE OF 144.22 FEET; THENCE SOUTH 40°37'06" EAST A DISTANCE OF 21.41 FEET TO THE NORTHEAST CORNER OF PARCEL 3 OF SURVEY NO. 5494 RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 5494 FILED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2021-021122;
THENCE SOUTH 77°55'39" WEST ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL 3 A DISTANCE OF 525.70 FEET; THENCE NORTH 31°58'33" WEST LEAVING SAID NORTHERLY BOUNDARY A DISTANCE OF 761.35 FEET; THENCE NORTH 31°59'17" WEST A DISTANCE OF 161.35 FEET TO THE SOUTHERLY BOUNDARY OF ADJUSTED LOT 11 OF SURVEY NO. 5036 RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 5036 FILED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2018-019538; THENCE NORTH 58°00'41" EAST ALONG SAID SOUTHERLY BOUNDARY AND CONTINUING ALONG THE SOUTHERLY BOUNDARY OF SAID WESTCLIFFE HEIGHTS II A DISTANCE OF 260.06 FEET; THENCE NORTH 68°46'25" EAST CONTINUING ALONG SAID SOUTHERLY BOUNDARY OF WESTCLIFFE HEIGHTS II A DISTANCE OF 161.19 FEET TO THE POINT OF BEGINNING.

LAND USE SUMMARY

GROSS ACREAGE:	8.38 ACRES
NET LOT ACREAGE:	8.38 ACRES
TOTAL NUMBER OF LOTS:	20 LOTS
AVERAGE LOT SIZE:	18,252 SF
LARGEST LOT AREA:	300,311 SF
SMALLEST LOT AREA:	3,000 SF
AVERAGE DENSITY:	2.39 UNITS/ACRE
PRESENT ZONING:	AG
PROPOSED ZONING:	R-2S / C-LB
TYPE OF WATER SERVICE:	CITY
TYPE OF SEWER SERVICE:	CITY

BASIS OF BEARINGS

WASHINGTON STATE SOUTH ZONE, US SURVEY FEET, NAD 83(2011). PER THE CITY OF RICHLAND GPS CONTROL MAP. GPS TIES WERE MADE TO 1710, 2213, AND 2215 CONTROL POINTS AND PROJECTED TO GROUND AT POINT 1710.

VERTICAL DATUM

CITY OF RICHLAND PNT NO. 1710 NAVD 88 DATUM ELEV=1072.36

CONTACT INFO

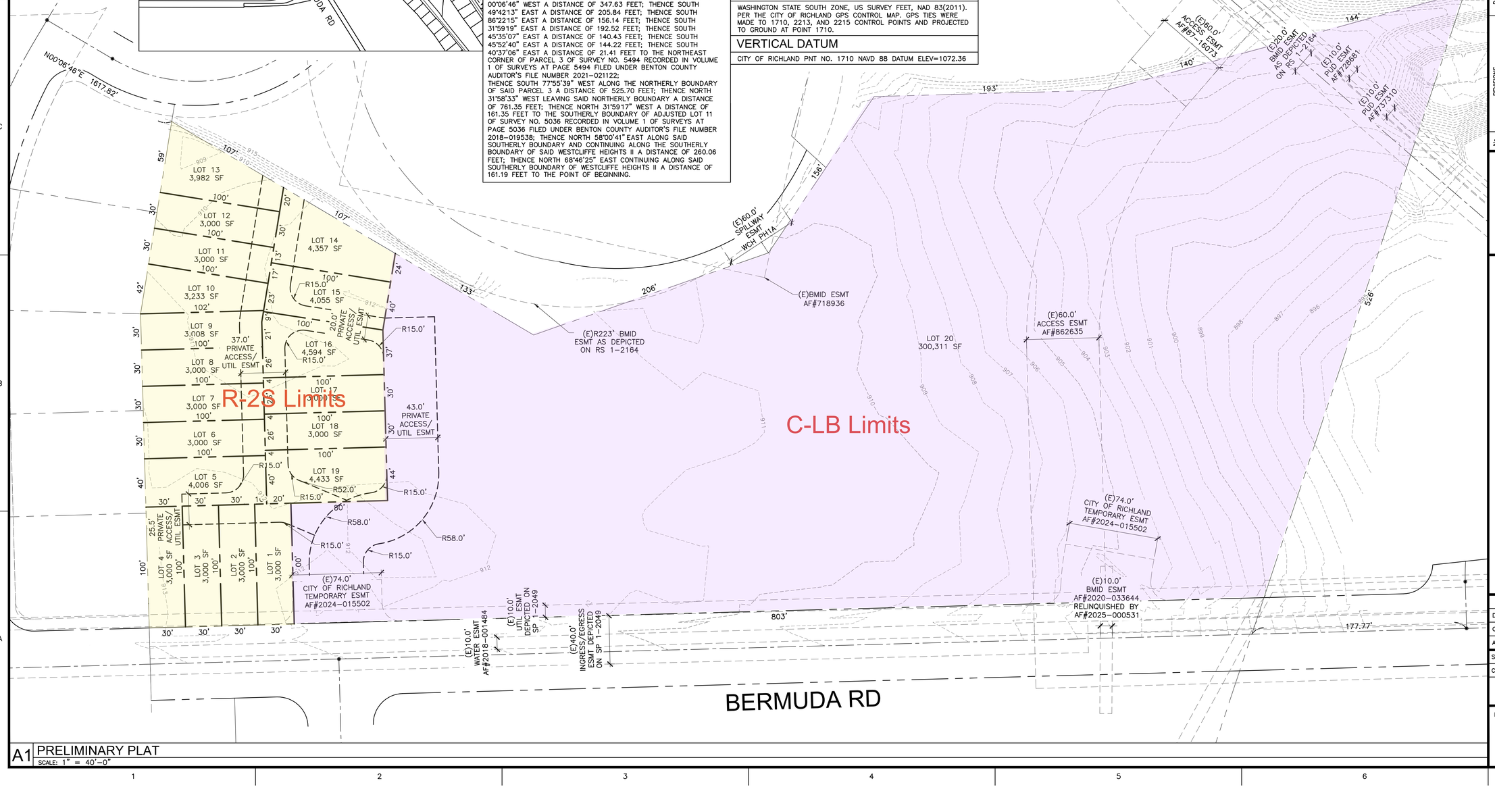
OWNER/DEVELOPER:
WALSH GROUP
ATTN: NICK WALSH
P.O. BOX 1297
EAGLE, ID. 38616
PHONE:(805)801-7974

SURVEYOR:
STRATTON SURVEYING & MAPPING
ATTN: AARON DYCK
313 N MORAIN ST
KENNEWICK, WA. 99336
PHONE:(509)735-7364

ENGINEER:
KNUTZEN ENGINEERING
ATTN: ROBERT MCLEOD
5401 RIDGELINE DRIVE
SUITE 160
KENNEWICK, WA. 99338
PHONE:(509)222-0959

0' 20' 40' 80' 120'
1" = 40'

CALL 811
2 BUSINESS DAYS
BEFORE YOU DIG



A1 PRELIMINARY PLAT
SCALE: 1" = 40'-0"

KNUTZEN ENGINEERING
5401 RIDGELINE DR.
SUITE 160
KENNEWICK, WA 99338
1-509-222-0959
www.knutzenengineering.com

No.	REVISIONS	DATE	DESIGN	CHKD	APPD

PRELIMINARY PLAT
THE WALSH GROUP
CEDAR AND SAGE BERMUDA
RICHLAND, WA 99352

APPROVAL		
DESIGN	NJB	01/09/26
CHECKED	RAM	01/09/26
APPROVED	RAM	01/09/26

SCALE: AS NOTED
CADFILE: 25112PP01
JOB No. 25112
REV. 0
DWG. No. PP01

\2025\25112-Cedar & Sage Bermuda\DWG\25112PP01.dwg - Jan 09,2026 - 12:12pm - rmc

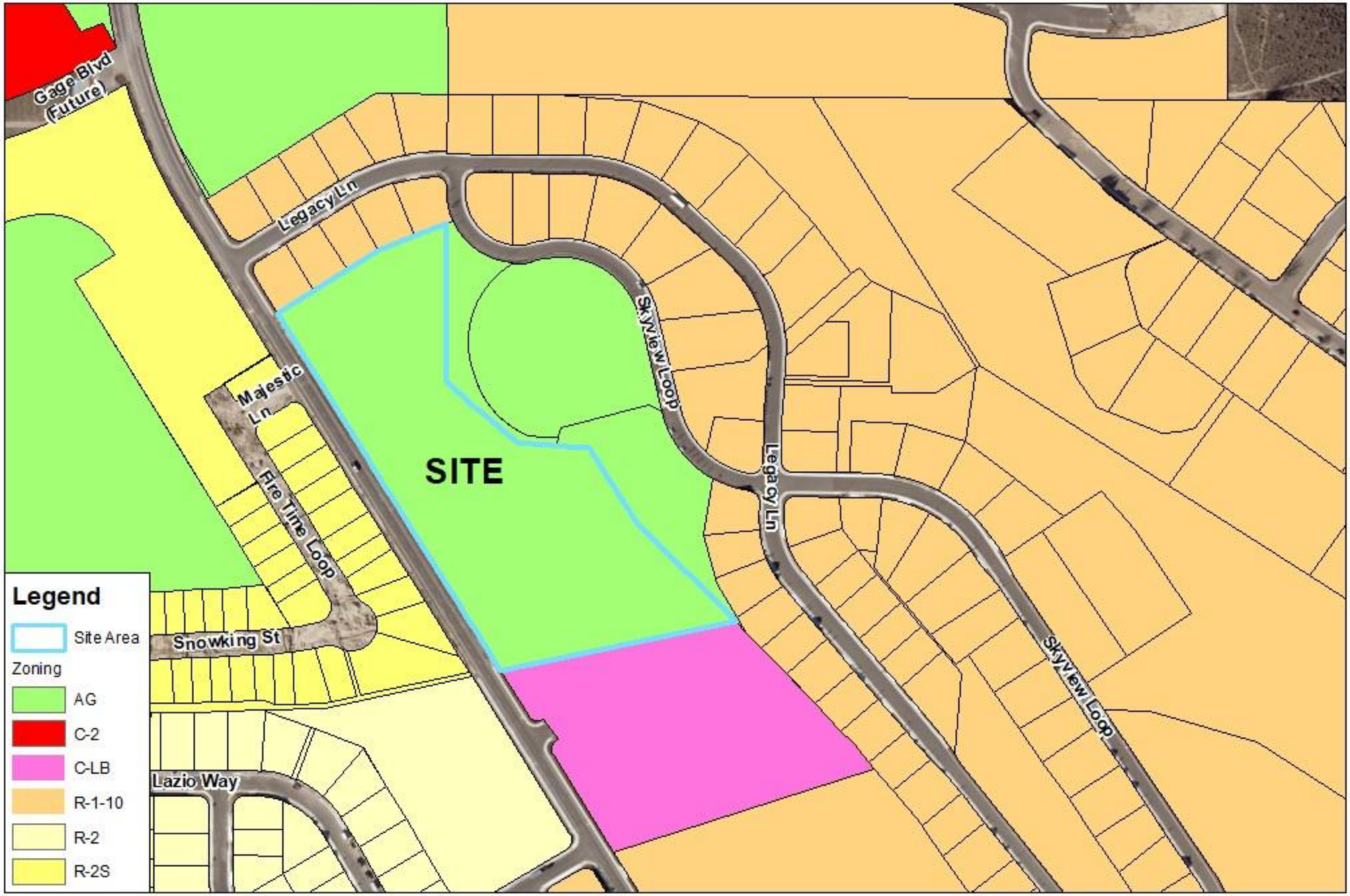
Zoning Map

Item: Bermuda Road Rezone
Applicant(s): Rick Simon and Knutzen Engineering
File #: PLN-T3A-2026-00004

Exhibit 2

N

0 100 200 400 Feet



BMS Land Use Map

Item: Bermuda Road Rezone
Applicant(s): Rick Simon and Knutzen Engineering
File #: PLN-T3A-2026-00004

Exhibit 3

N

0 100 200 400 Feet

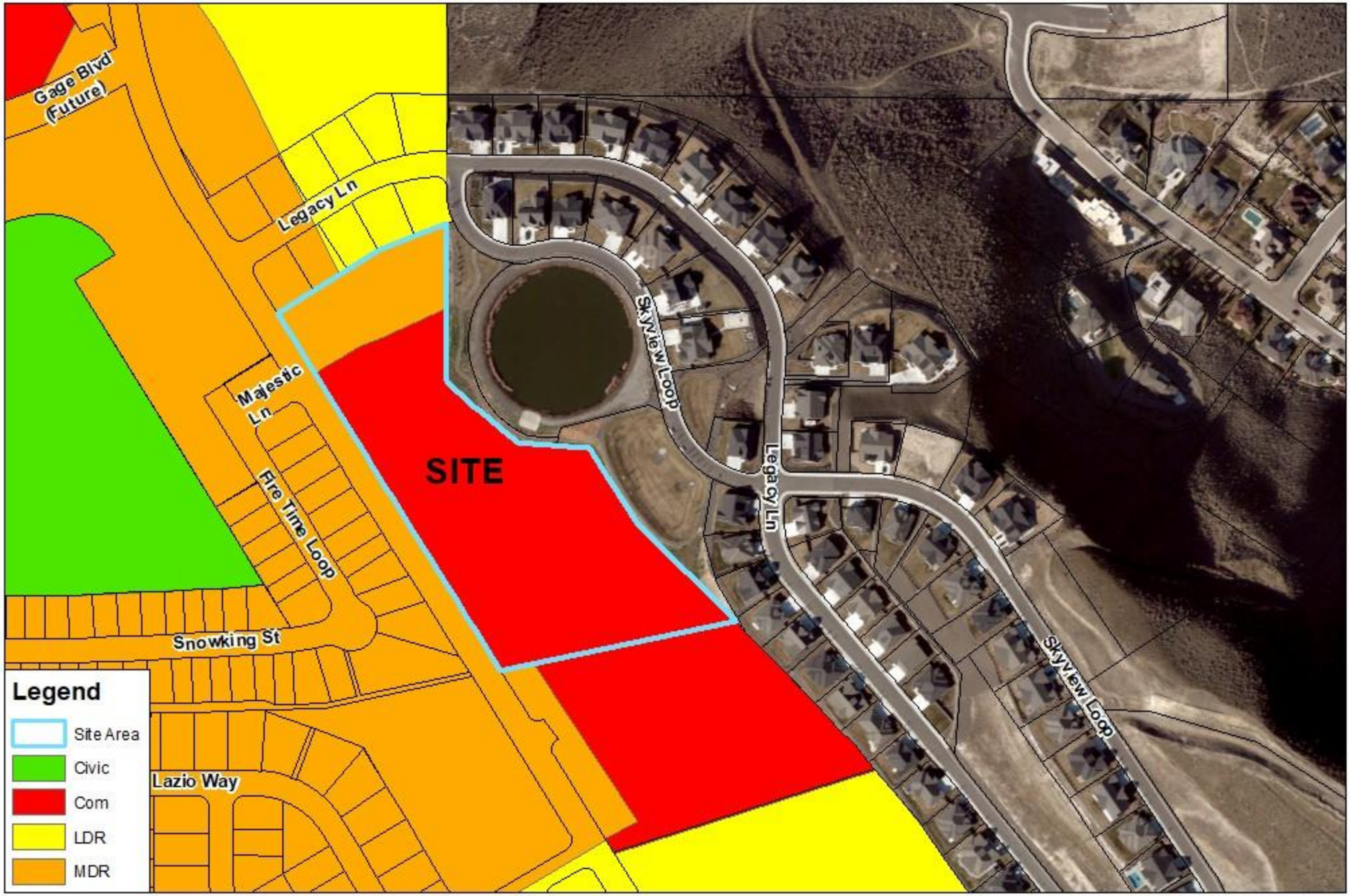


Exhibit 4

CITY OF RICHLAND
PLANNING DIVISION
625 Swift Boulevard, MS-35
Richland, WA 99352
(509) 942-7794

CITY OF RICHLAND
NOTICE OF APPLICATION AND PUBLIC HEARING
(PLN-T3A-2026-00004)

Notice is hereby given that Rick Simon of RPS Planning Consultant and Knutzen Engineering, agents of the property owner, MD & D Investments, has filed for a rezone application to change the zoning designation of the project site from AG (Agricultural) to R-2S (Medium Density Residential) and C-LB (Limited Business) reflecting the City's Comprehensive Plan Land Use Designations.
To view the application materials, please visit the City of Richland's Land Use webpage at https://www.richlandwa.gov/business/land-use.

Project Site: The project site is located on Assessor Parcel Number 134982010595008 and is generally located east of Bermuda Road, east of Majestic Street, south and west of Legacy Lane, and west of Skyview Loop.

Public Hearing: The City of Richland Hearing Examiner will conduct a public hearing and review of the application on Monday, April 13, 2026, at 6:00pm in City Hall, 625 Swift Boulevard. All interested parties are invited to participate in the public hearing.

Environmental Review: The proposal is not subject to environmental review and is exempt from the SEPA review process, as described in WAC 197-11-800(6)(c).

Public Comment: Any person desiring to express their views or to be notified of any decisions pertaining to this application should notify Ryan Nelson, Senior Planner, 625 Swift Boulevard, MS-35, Richland, WA 99352. Comments may be emailed to planning@ci.richland.wa.us.

Comment Period Starts: March 15, 2026
Comment Period Ends: April 13, 2026 at 6:00 PM

However, written comments must be received no later than 5:00 p.m. on Friday, April 03, 2026, to be incorporated into the staff report. Comments received after that time will be entered into the record during the hearing.

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

Vicinity Map

Item: Bermuda Road Rezone
Applicant(s): Rick Simon and Knutzen Engineering
File #: PLN-T3A-2026-00004



AFFIDAVIT OF POSTING

STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

COMES NOW, **Ryan Nelson**, who, being first duly sworn upon oath deposes and says:

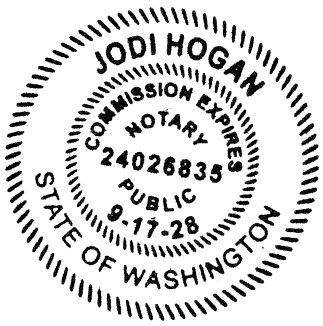
1. I am an employee in the Planning Division of the Development Services Department for the City of Richland.

2. On the 16th day of March, 2026, I posted the attached NOTICE OF PUBLIC HEARING, File Number PLN-T3A-2026-00004 (Rezone of APN 134982010595008) at the following location:

   Approximately 5 feet from the back of the sidewalk at the northern corner of an existing turnout along the eastern side of Bermuda Road.

Signed: Ryan Nelson

SIGNED AND SWORN to before me this 16th day of March, 2026, by Ryan Nelson.



Signature of Notary

Jodi Hogan
Printed Name

Notary Public in and for the State of Washington,

Residing in 625 Swift Blvd Richland, WA

My appointment expires: 9-17-28

AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

COMES NOW, Jodi Hogan, who, being first duly sworn upon oath deposes and says:

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

2. On the 16th day of March ,2025 I mailed a copy of the attached NOTICE OF PUBLIC HEARING (PLN-T3A-2026-00004) to the attached list of individuals via regular USPS on the date indicated above. The Richland Board of Adjustment will conduct a public hearing and review of the application on April 13, 2026.

Jodi Hogan
Signed: Jodi Hogan

SIGNED AND SWORN to before me this 16th day of March ,2026 by Jodi Hogan.

Brandy Janessa Meyer
Notary Public in and for the State of Washington,

BRANDY JANESSA MEYER
Commission #26065508
NOTARY PUBLIC
EXP. 02/11/2030
STATE OF WASHINGTON

Brandy Janessa Meyer
Print Name

Residing at 119 E 16th Ave Kennewick WA 99337

My appointment expires: 02/11/2030

Address list attached.

McClatchy

The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer
Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald
The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
51422	IPL0322057	Legal Ad - IPL0322057	2026.04.13 HE PHN PLN-T3A-2026	1.0	61.0L

ATTENTION: CITY OF RICHLAND/LEGALS IP
625 SWIFT BLVD. MS-11
RICHLAND, WA 99352
janderson@ci.richland.wa.us;tclark@ci.richland.wa.us;purchasing@ci.richland.wa.us

CITY OF RICHLAND
NOTICE OF APPLICATION AND PUBLIC HEARING
(PLN-T3A-2026-00004)

Notice: Rick Simon of RPS Planning Consultant and Knutzen Engineering, agents of the property owner, MD & D Investments, has filed for a rezone application to change the zoning designation of the project site from AG (Agricultural) to R-2S (Medium Density Residential) and C-LB (Limited Business), reflecting the City's Comprehensive Plan Land Use Designations. To view the application materials, please visit the City of Richland's Land Use webpage at https://www.richland-wa.gov/business/land-use.

Project Site: The project site is located on Assessor Parcel Number 134982010595008 and is generally located east of Bermuda Road, east of Majestic Street, south and west of Legacy Lane, and west of Skyview Loop.

Public Hearing: The Richland Hearing Examiner will conduct a public hearing and review of the application on **Monday, April 13, 2026 at 6:00 p.m.** in the Richland City Hall Council Chambers, 625 Swift Boulevard. All interested parties are invited to participate in the public hearing.

Environmental Review: The proposal is not subject to environmental review and is exempt from the SEPA review process, as described in WAC 197-11-800(6)(c).

Public Comment: Any person desiring to express their views or to be notified of any decisions pertaining to this application should notify Ryan Nelson, Senior Planner, 625 Swift Boulevard, MS-35, Richland, WA 99352. Comments may be emailed to planning@ci.richland.wa.us. The deadline for written comments is 6:00 p.m. on Monday, April 13, 2026. However, written comments must be received no later than 5:00 p.m. on Friday, April 3, 2026, to be incorporated into the staff report. Comments received after that time will be entered into the record during the hearing.

Date Published: Sunday, March 15, 2026
IPL0322057
Mar 15 2026

COUNTY OF BENTON)
SS
STATE OF WASHINGTON)

the undersigned, being duly sworn, deposes and says, I am the Legals Clerk of The Tri-City Herald, a daily newspaper. That said newspaper is a local newspaper and has been approved as a legal newspaper by order of the superior court in the county in which it is published and it is now and has been for more than six months prior to the date of the publications hereinafter referred to, published continually as a daily newspaper in Benton County, Washington. That the attached is a true copy as it was printed in the regular and entire issue of the Tri-City Herald and not in a supplement thereof, and that said newspaper was regularly distributed to its subscribers during all of this period.

1.0 insertion(s) published on:
03/15/26 Print

Print Tearsheet Link

Marketplace Link

Amanda Rodela

Sworn to and subscribed before me on Mar 16, 2026, 10:01 AM ED

SHERRY J CHASTEEN
ELECTRONIC NOTARY PUBLIC
STATE OF TEXAS
COMMISSION # 125328493
MY COMMISSION EXPIRES 4/16/2029

Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

CITY OF RICHLAND
NOTICE OF APPLICATION AND PUBLIC HEARING
(PLN-T3A-2026-00004)

Notice: Rick Simon of RPS Planning Consultant and Knutzen Engineering, agents of the property owner, MD & D Investments, has filed for a rezone application to change the zoning designation of the project site from AG (Agricultural) to R-2S (Medium Density Residential) and C-LB (Limited Business), reflecting the City's Comprehensive Plan Land Use Designations. To view the application materials, please visit the City of Richland's Land Use webpage at https://www.richland-wa.gov/business/land-use.

Project Site: The project site is located on Assessor Parcel Number 134982010595008 and is generally located east of Bermuda Road, east of Majestic Street, south and west of Legacy Lane, and west of Skyview Loop.

Public Hearing: The Richland Hearing Examiner will conduct a public hearing and review of the application on **Monday, April 13, 2026 at 6:00 p.m.** in the Richland City Hall Council Chambers, 625 Swift Boulevard. All interested parties are invited to participate in the public hearing.

Environmental Review: The proposal is not subject to environmental review and is exempt from the SEPA review process, as described in WAC 197-11-800(6)(c).

Public Comment: Any person desiring to express their views or to be notified of any decisions pertaining to this application should notify Ryan Nelson, Senior Planner, 625 Swift Boulevard, MS-35, Richland, WA 99352. Comments may be emailed to planning@ci.richland.wa.us. The deadline for written comments is 6:00 p.m. on Monday, April 13, 2026. However, written comments must be received no later than 5:00 p.m. on Friday, April 3, 2026, to be incorporated into the staff report. Comments received after that time will be entered into the record during the hearing.

Date Published: Sunday, March 15, 2026
IPL0322057
Mar 15 2026

Exhibit 5

From: Daniel Tissell
To: Nelson, Ryan
Cc: Chris Sittman
Subject: RE: Proposed Rezone of Parcel #134982010595008 (File #PLN-T3A-2026-00004)
Date: Wednesday, March 18, 2026 12:54:05 PM
Attachments: image003.png

[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

Ryan,

KID has no comments regarding this matter.

Thanks,

Daniel Tissell, P.E.
Engineering Manager
Kennewick Irrigation District
2015 S. Ely Street
Kennewick, WA 99337
(509) 586-6012 ext. 116

KENNEWICK IRRIGATION DISTRICT

From: Nelson, Ryan <rnelson@richlandwa.gov>
Sent: Monday, March 16, 2026 3:27 PM
To: accastle@bpa.gov <accastle@bpa.gov>; admin@basindisposal.com; Ashley Morton <AshleyMorton@ctuir.org>; Badger Mountain Irrigation District <bmidmanager@badgermountainirrigation.com>; Ballard, Jennifer <jballard@richlandwa.gov>; BC Planning - Michelle Cooke <Michelle.Cooke@co.benton.wa.us>; Benton County - Segregations <Segregations@co.benton.wa.us>; Benton County Planning <Planning.Department@co.benton.wa.us>; Benton PUD, Broadband <osp@noanet.net>; Benton PUD, Electrical <engservice@bentonpud.org>; Carrie Thompson <carrie.thompson@bnsf.com>; Casey Barney, Yakama Nation <Casey_Barney@Yakama.com>; chaz.bates@commerce.wa.gov <chaz.bates@commerce.wa.gov>; city@basindisposal.com; Corrine Camuso, Yakama Nation <Corrine_Camuso@Yakama.com>; Craig Hamilton <c.hamilton@bces.wa.gov>; Crosepa@ecy.wa.gov <Crosepa@ecy.wa.gov>; DAHP SEPA Reviews <sepa@dahp.wa.gov>; DAlessandro, Carlo <cdalessandro@richlandwa.gov>; Davis, Deanna <d.davis@bces.wa.gov>; Deborah Rodgers <dxrodgers@bpa.gov>; Deskins, John <jdeskins@richlandwa.gov>; Eric Mendenhall <emendenhall@westrichland.org>; Erin Hockaday <erin.hockaday@bfhd.wa.gov>; Former Orchards <FormerOrchards@ecy.wa.gov>; GIS <gis@co.benton.wa.us>; Greg Wendt <greg.wendt@co.benton.wa.us>; Hill, Kelly <khill@richlandwa.gov>; Hogan, Jodi <jhogan@richlandwa.gov>; Homero.Gonzalez@ziply.com; ian_gray@yakama.com; Jason McShane <JMcShane@kid.org>; Jessica Lally, Yakama Nation <Jessica_Lally@Yakama.com>; JLKinch@bpa.gov; Jodeer@bfhd.wa.gov; John Lyle <john.lyle@bentoncleanair.org>; Junior Campos <junior.campos@charter.com>; Katherine Cichy <katherine.cichy@ziply.com>; Kelly Cooper

<kelly.cooper@doh.wa.gov>; Ken Gosney <ken.gosney@rsd.edu>; Kevin Knodel <kevin.knodel@rsd.edu>; Kevin Sliger <KSliger@bft.org>; Development <development@kid.org>; Matthew Berglund <MBerglund@kid.org>; Kramer, Steve <skramer@richlandwa.gov>; M. Deklyne <mjdeklyne@bpa.gov>; Map BCES <map@bces.wa.gov>; Mattheus, Pamela <pmattheus@richlandwa.gov>; Michael Tovey <michael.tovey@ziply.com>; Acevedo, Mizael <macevedo@richlandwa.gov>; Nelson, Ryan <rnelson@richlandwa.gov>; NMCummings@bpa.gov; Noah Oliver, Yakama Nation <Noah_Oliver@Yakama.com>; Orr, Bruce <borr@richlandwa.gov>; Paul Gonseth <gonsetp@wsdot.wa.gov>; PublicWorks@co.benton.wa.us; Quentin Wright <QWright@portofbenton.com>; Reathaford, Jason <jreathaford@richlandwa.gov>; Review Team <reviewteam@commerce.wa.gov>; rgoede@noanet.net; USPS Richland Postmaster <99352RichlandWA-Postmaster@usps.gov>; Rizzitiello, Mike <mrizzitiello@richlandwa.gov>; Ryan Anderson <rand461@ECY.WA.GOV>; Sanchez, Juan <jsanchez@richlandwa.gov>; Schiessl, Joe <jschiessl@richlandwa.gov>; Schluter, Shaun <sschluter@richlandwa.gov>; SEPA BFHD <SEPA@bfhd.wa.gov>; SEPA Center <sepacenter@dnr.wa.gov>; SEPA Register <separegister@ecy.wa.gov>; SEPA Unit <sepaunit@ecy.wa.gov>; Seth Defoe <SDefoe@kid.org>; South Central Region Planning <scplanning@wsdot.wa.gov>; Tyler Thompson-Benton County Clean Air <tyler.thompson@bentoncleanair.org>; Val Connell <vlconnell@bpa.gov>; WA Dept of Fish & Wildlife <rittemwr@dfw.wa.gov>; WDFW <R3Planning@dfw.wa.gov>; Westphal, Nichole <nwestphal@richlandwa.gov>; Whittier, John <jwhittier@richlandwa.gov>; WSDOT Aviation <AviationLandUse@wsdot.wa.gov>; Zanin, Heather <hzanin@richlandwa.gov>
Subject: Proposed Rezone of Parcel #134982010595008 (File #PLN-T3A-2026-00004)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon,

Rick Simon of RPS Planning Consultant and Knutzen Engineering, agents of the property owner, MD & D Investments, has filed for a rezone application to change the zoning designation of the project site from AG (Agricultural) to R-2S (Medium Density Residential) and C-LB (Limited Business) reflecting the City's Comprehensive Plan Land Use Designations. The project site is located at parcel number 134982010595008 and is generally located east of Bermuda Road, east of Majestic Street, south and west of Legacy Lane, and west of Skyview Loop.

Please review the attached materials relative to your agency's regulations or you may view the related materials at https://www.richlandwa.gov/business/land-use and submit any comments no later than 5:00 PM on April 03, 2026 to planning@ci.richland.wa.us or mailed to: Richland Development Services Department, 625 Swift Boulevard, MS #35, Richland, WA 99352.

Thank you and have a good day,

Ryan Nelson
Senior Planner
625 Swift Blvd., MS-35 | Richland, WA 99352
(509) 942-7587

Disclaimer: Emails and attachments sent to or from the City of Richland are public records subject to release under the Washington Public Records Act, Chapter 42.56 RCW. Sender and Recipient have no expectation of privacy in emails transmitted to or from the City of Richland.

BENTON CLEAN AIR AGENCY

March 19, 2026

Ryan Nelson
Senior Planner
625 Swift Blvd., MS-35
Richland, WA 99352

Re: PLN-T3A-2026-00004
Applicant/Proponent: Knutzen Engineering
Attn:
5401 Ridgeline Dr, Ste. 160
Kennewick, WA 99338

Dear Mr. Nelson:

It has come to our attention that you are reviewing a proposal for the above-named applicant in which a parcel or parcels will be disturbed for development. Because these activities may cause possible fugitive dust emissions, we would like to take this opportunity to provide information to ensure that the applicant takes reasonable steps to control the dust from his/her project.

The Benton Clean Air Agency (BCAA) requires the applicant submit a Proof of Contact: Soil Destabilization Notification for this project prior to any excavation/construction taking place. This will ensure that the proponent has the ability and resources to control fugitive dust emissions that may be created because of construction activities. This will also inform them of the regulations and requirements of the BCAA. Additionally, a written dust control plan must be developed and maintained for all soil destabilization projects and must be readily available upon request by the BCAA. Part of this plan is submitting the name of at least one person for the project so that the BCAA has a point of contact should we receive any dust complaints from the project. The Soil Destabilization Notification form can be found and submitted on our website, www.bentoncleanair.org.

Thank you for the opportunity to comment on this proposal. If you have any questions, or would like further information on this subject, please contact us at (509) 783-1304.

Sincerely,

Deon Steichen

Deon Steichen
Inspector

State of Washington
DEPARTMENT OF FISH AND WILDLIFE
South Central Region • Region 3 • 1701 South 24th Avenue, Yakima, WA 98902-5720
Telephone: (509) 575-2740 • Fax: (509) 575-2474

March 25, 2026

Ryan Nelson
Senior Planner
City of Richland
625 Swift Blvd., MS- 5
Richland, WA 99352

Re: Rezone of Parcel #134982010595008 WDFW Comments

Mr. Nelson,

The Washington Department of Fish and Wildlife (WDFW) has reviewed the proposed rezone of Parcel #134982010595008, which would rezone the project site from Agricultural (AG) to Medium Density Residential (R-2S). WDFW has no concerns over the proposed rezone but does offer up the following comments for the project at the time of site level permitting.

The southern end of Parcel #134982010595008 (approximately 2 acres) contains likely shrubsteppe and ferruginous hawk home range habitat, both Fish and Wildlife Habitat Conservation Areas as designated by the city's Critical Areas Ordinance 222.10.185. At the project level, we recommend that the applicant conduct a critical area report to assess this potential habitat area. In preparation of the report, WDFW would welcome the opportunity to meet on site with the applicant to further investigate the mapping and the potential report requirements.

Thank you for the opportunity to review the proposal and submit these comments. If you have any questions or need clarification on the comments, please reach out to me at Scott.Downes@dfw.wa.gov or 509-607-3578.

Sincerely,

Scott Downes
Regional Land Use Lead

Cc: Troy Maikis, WDFW
Mike Stevens, City of Richland

Allyson Brooks Ph.D., Director
State Historic Preservation Officer

March 25, 2026

Ryan Nelson
Senior Planner
City of Richland

In future correspondence please refer to:
Project Tracking Code: **2026-03-02237**
Property: City of Richland - PLN-T3A-2026-00004 - Proposed Rezone of Parcel #134982010595008
Re: **Concur with Survey; Follow Inadvertent Discovery Plan**

Dear Ryan Nelson:

Thank you for contacting the State Historic Preservation Officer (SHPO) and the Department of Archaeology and Historic Preservation (DAHP) with documentation regarding the above-referenced project. In response, we were able to apply the Cultural Resource Survey (CRS) from Peach Tree Estates III, and we concur with the results and recommendations made in the report entitled "CRS for Peach Tree Estates, Phases II–V – Richland, WA," (Swords & Tiede 2023). Specifically, as no cultural resources were found during the survey we do not recommend further direct archaeological supervision of the project. However, we do recommend that a standard Inadvertent Discovery Plan is followed during all ground disturbing activities.

Please note that the recommendations provided in this letter reflect only the opinions of DAHP. Any interested Tribes may have different recommendations. We appreciate receiving copies of any correspondence or comments from Tribes or other parties concerning cultural resource issues that you receive.

These comments are based on the information available at the time of this review and on behalf of the SHPO pursuant to Washington State law. Please note that should the project scope of work and/or location change significantly, please contact DAHP for further review.

Thank you for the opportunity to review and comment. Please ensure that the DAHP Project Number (a.k.a. Project Tracking Code) is attached to any future communications about this project. Should you have any questions, please feel free to contact me.

Sincerely,

James MacNaughton, M.S.
Local Government Archaeologist
(360) 280-7563
James.MacNaughton@dahp.wa.gov

From: BMID Manager
To: Planning
Subject: RE: Proposed Rezone of Parcel #134982010595008 (File #PLN-T3A-2026-00004)
Date: Thursday, April 2, 2026 11:31:05 AM
Attachments: image001.png

You don't often get email from bmidmanager@bmid.net. Learn why this is important

[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

Good morning,

BMID Has significant interest in what is being done on this parcel. We have an emergency spillway for our reservoir that would impact the parcel that is proposed for rezoning. We do not have any issues with the rezone if the owner works with us to mitigate those issues.

Thanks

Colby Getchell
District Manager
bmidmanager@bmid.net
Badger Mountain Irrigation District
87525 E. Reata Rd.
Kennewick, WA 99338
509-531-2938 (Cell)
509-628-0777 (Office)
509-628-0112 (Fax)

From: Nelson, Ryan <rnelson@richlandwa.gov>
Sent: Monday, March 16, 2026 3:27 PM
To: accastle@bpa.gov <accastle@bpa.gov>; admin@basindisposal.com; Ashley Morton <AshleyMorton@ctuir.org>; BMID Manager <bmidmanager@bmid.net>; Ballard, Jennifer <jballard@richlandwa.gov>; BC Planning - Michelle Cooke <Michelle.Cooke@co.benton.wa.us>; Benton County - Segregations <Segregations@co.benton.wa.us>; Benton County Planning <Planning.Department@co.benton.wa.us>; Benton PUD, Broadband <osp@noanet.net>; Benton PUD, Electrical <engservice@bentonpud.org>; Carrie Thompson <carrie.thompson@bnsf.com>; Casey Barney, Yakama Nation <Casey_Barney@Yakama.com>; chaz.bates@commerce.wa.gov <chaz.bates@commerce.wa.gov>; city@basindisposal.com; Corrine Camuso, Yakama Nation <Corrine_Camuso@Yakama.com>; Craig Hamilton <c.hamilton@bces.wa.gov>; Crosepa@ecy.wa.gov <Crosepa@ecy.wa.gov>; DAHP SEPA Reviews <sepa@dahp.wa.gov>; DAlessandro, Carlo <cdalessandro@richlandwa.gov>; Davis, Deanna <d.davis@bces.wa.gov>; Deborah Rodgers <dxrodgers@bpa.gov>; Deskins, John <jdeskins@richlandwa.gov>; Eric Mendenhall <emendenhall@westrichland.org>; Erin Hockaday <erin.hockaday@bfhd.wa.gov>; Former Orchards <FormerOrchards@ecy.wa.gov>; GIS <gis@co.benton.wa.us>; Greg Wendt <greg.wendt@co.benton.wa.us>; Hill, Kelly <khill@richlandwa.gov>; Hogan, Jodi <jhogan@richlandwa.gov>; Homero.Gonzalez@ziply.com; ian_gray@yakama.com; Jason McShane <jmcshane@kid.org>; Jessica Lally, Yakama Nation <Jessica_Lally@Yakama.com>; JLKinch@bpa.gov;

Jodeer@bfhd.wa.gov; John Lyle <john.lyle@bentoncleanair.org>; Junior Campos <junior.campos@charter.com>; Katherine Cichy <katherine.cichy@ziply.com>; Kelly Cooper <kelly.cooper@doh.wa.gov>; Ken Gosney <ken.gosney@rsd.edu>; Kevin Knodel <kevin.knodel@rsd.edu>; Kevin Sliger <KSliger@bft.org>; KID Development <development@kid.org>; KID Webmaster <webmaster@kid.org>; Kramer, Steve <skramer@richlandwa.gov>; M. Deklyne <mjdeklyne@bpa.gov>; Map BCES <map@bces.wa.gov>; Mattheus, Pamela <pmattheus@richlandwa.gov>; Michael Tovey <michael.tovey@ziply.com>; Acevedo, Mizael <macevedo@richlandwa.gov>; Nelson, Ryan <rnelson@richlandwa.gov>; NMCummings@bpa.gov; Noah Oliver, Yakama Nation <Noah_Oliver@Yakama.com>; Orr, Bruce <borr@richlandwa.gov>; Paul Gonseth <gonsetp@wsdot.wa.gov>; PublicWorks@co.benton.wa.us; Quentin Wright <QWright@portofbenton.com>; Reathaford, Jason <jreathaford@richlandwa.gov>; Review Team <reviewteam@commerce.wa.gov>; rgoede@noanet.net; USPS Richland Postmaster <99352RichlandWA-Postmaster@usps.gov>; Rizzitiello, Mike <mrizzitiello@richlandwa.gov>; Ryan Anderson <rand461@ECY.WA.GOV>; Sanchez, Juan <jsanchez@richlandwa.gov>; Schiessl, Joe <jschiessl@richlandwa.gov>; Schluter, Shaun <sschluter@richlandwa.gov>; SEPA BFHD <SEPA@bfhd.wa.gov>; SEPA Center <sepacenter@dnr.wa.gov>; SEPA Register <separegister@ecy.wa.gov>; SEPA Unit <sepaunit@ecy.wa.gov>; Seth DeFoe <SDefoe@kid.org>; South Central Region Planning <scplanning@wsdot.wa.gov>; Tyler Thompson-Benton County Clean Air <tyler.thompson@bentoncleanair.org>; Val Connell <vlconnell@bpa.gov>; WA Dept of Fish & Wildlife <rittemwr@dfw.wa.gov>; WDFW <R3Planning@dfw.wa.gov>; Westphal, Nichole <nwestphal@richlandwa.gov>; Whittier, John <jwhittier@richlandwa.gov>; WSDOT Aviation <AviationLandUse@wsdot.wa.gov>; Zanin, Heather <hzanin@richlandwa.gov>
Subject: Proposed Rezone of Parcel #134982010595008 (File #PLN-T3A-2026-00004)

Good Afternoon,

Rick Simon of RPS Planning Consultant and Knutzen Engineering, agents of the property owner, MD & D Investments, has filed for a rezone application to change the zoning designation of the project site from AG (Agricultural) to R-2S (Medium Density Residential) and C-LB (Limited Business) reflecting the City's Comprehensive Plan Land Use Designations. The project site is located at parcel number 134982010595008 and is generally located east of Bermuda Road, east of Majestic Street, south and west of Legacy Lane, and west of Skyview Loop.

Please review the attached materials relative to your agency's regulations or you may view the related materials at https://www.richlandwa.gov/business/land-use and submit any comments no later than 5:00 PM on April 03, 2026 to planning@ci.richland.wa.us or mailed to: Richland Development Services Department, 625 Swift Boulevard, MS #35, Richland, WA 99352.

Thank you and have a good day,

Ryan Nelson
Senior Planner
625 Swift Blvd., MS-35 | Richland, WA 99352
(509) 942-7587

Disclaimer: Emails and attachments sent to or from the City of Richland are public records subject to release under the Washington Public Records Act, Chapter 42.56 RCW. Sender and Recipient have no expectation of privacy in emails transmitted to or from the City of Richland.

From: Rodgers,Deborah (CONTR) - TERR-TRI CITIES RMHQ
To: Nelson, Ryan
Subject: RE: Proposed Rezone of Parcel #134982010595008 (File #PLN-T3A-2026-00004)
Date: Thursday, April 2, 2026 1:57:39 PM
Attachments: image001.png

You don't often get email from dxrodgers@bpa.gov. Learn why this is important

[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

Ryan,

Bonneville Power Administration (BPA) has had the opportunity to review Proposed Rezone of Parcel #134982010595008 (File #PLN-T3A-2026-00004)

In researching our records, we have found that this proposal will not directly impact BPA facilities approximately 1.5 miles from the subject property. BPA does not have any objections to the approval of this request at this time.

If you have any questions or need additional information, please feel free to me by email or at (360) 624-0566 or BPA realty specialist Valorie Connell at (509) 544-4746 or by email at VLConnell@bpa.gov.

Thank you for the opportunity to review this application.

Deborah Rodgers
BONNEVILLE POWER ADMINISTRATION
DEPARTMENT OF ENERGY
(CONTR) Actalent
Right-of-Way Agent | Real Property Field Services | TERR/Tri-Cities-RMHQ
dxrodgers@bpa.gov | 360-624-0566

From: Nelson, Ryan <rnelson@richlandwa.gov>
Sent: Monday, March 16, 2026 3:27 PM
To: Castle,Angela C (CONTR) - TERR-PASCO <accastle@bpa.gov>; admin@basindisposal.com; Ashley Morton <AshleyMorton@ctuir.org>; Badger Mountain Irrigation District <bmidmanager@badgermountainirrigation.com>; Ballard, Jennifer <jballard@richlandwa.gov>; BC Planning - Michelle Cooke <Michelle.Cooke@co.benton.wa.us>; Benton County - Segregations <Segregations@co.benton.wa.us>; Benton County Planning <Planning.Department@co.benton.wa.us>; Benton PUD, Broadband <osp@noanet.net>; Benton PUD, Electrical <engservice@bentonpud.org>; Carrie Thompson <carrie.thompson@bnsf.com>; Casey Barney, Yakama Nation <Casey_Barney@Yakama.com>; chaz.bates@commerce.wa.gov <chaz.bates@commerce.wa.gov>; city@basindisposal.com; Corrine Camuso, Yakama Nation <Corrine_Camuso@Yakama.com>; Craig Hamilton <c.hamilton@bces.wa.gov>; Crosepa@ecy.wa.gov <Crosepa@ecy.wa.gov>; DAHP SEPA Reviews <sepa@dahp.wa.gov>; DAlessandro, Carlo <cdalessandro@richlandwa.gov>; Davis, Deanna <d.davis@bces.wa.gov>; Rodgers,Deborah (CONTR) - TERR-TRI CITIES RMHQ <dxrodgers@bpa.gov>; Deskins, John <jdeskins@richlandwa.gov>; Eric

Mendenhall <emendenhall@westrichland.org>; Erin Hockaday <erin.hockaday@bfhd.wa.gov>; Former Orchards <FormerOrchards@ecy.wa.gov>; GIS <gis@co.benton.wa.us>; Greg Wendt <greg.wendt@co.benton.wa.us>; Hill, Kelly <khill@richlandwa.gov>; Hogan, Jodi <jhogan@richlandwa.gov>; Homero.Gonzalez@ziply.com; ian_gray@yakama.com; Jason McShane <jmcshane@kid.org>; Jessica Lally, Yakama Nation <Jessica_Lally@Yakama.com>; Kinch,James L (BPA) - TERR-BELL-1 <JLKinch@bpa.gov>; Jodeer@bfhd.wa.gov; John Lyle <john.lyle@bentoncleanair.org>; Junior Campos <junior.campos@charter.com>; Katherine Cichy <katherine.cichy@ziply.com>; Kelly Cooper <kelly.cooper@doh.wa.gov>; Ken Gosney <ken.gosney@rsd.edu>; Kevin Knodel <kevin.knodel@rsd.edu>; Kevin Sliger <KSliger@bft.org>; KID Development <development@kid.org>; KID Webmaster <webmaster@kid.org>; Kramer, Steve <skramer@richlandwa.gov>; M. Deklyne <mjdeklyne@bpa.gov>; Map BCES <map@bces.wa.gov>; Mattheus, Pamela <pmattheus@richlandwa.gov>; Michael Tovey <michael.tovey@ziply.com>; Acevedo, Mizael <macevedo@richlandwa.gov>; Nelson, Ryan <rnelson@richlandwa.gov>; NMCummings@bpa.gov; Noah Oliver, Yakama Nation <Noah_Oliver@Yakama.com>; Orr, Bruce <borr@richlandwa.gov>; Paul Gonseth <gonsetp@wsdot.wa.gov>; PublicWorks@co.benton.wa.us; Quentin Wright <QWright@portofbenton.com>; Reathaford, Jason <jreathaford@richlandwa.gov>; Review Team <reviewteam@commerce.wa.gov>; rgoede@noanet.net; USPS Richland Postmaster <99352RichlandWA-Postmaster@usps.gov>; Rizzitiello, Mike <mrizzitiello@richlandwa.gov>; Ryan Anderson <rand461@ECY.WA.GOV>; Sanchez, Juan <jsanchez@richlandwa.gov>; Schiessl, Joe <jschiessl@richlandwa.gov>; Schluter, Shaun <sschluter@richlandwa.gov>; SEPA BFHD <SEPA@bfhd.wa.gov>; SEPA Center <sepacenter@dnr.wa.gov>; SEPA Register <separegister@ecy.wa.gov>; SEPA Unit <sepaunit@ecy.wa.gov>; Seth DeFoe <SDefoe@kid.org>; South Central Region Planning <scplanning@wsdot.wa.gov>; Tyler Thompson-Benton County Clean Air <tyler.thompson@bentoncleanair.org>; Connell,Valorie L (BPA) - TERR-PASCO <vlconnell@bpa.gov>; WA Dept of Fish & Wildlife <rittemwr@dfw.wa.gov>; WDFW <R3Planning@dfw.wa.gov>; Westphal, Nichole <nwestphal@richlandwa.gov>; Whittier, John <jwhittier@richlandwa.gov>; WSDOT Aviation <AviationLandUse@wsdot.wa.gov>; Zanin, Heather <hzanin@richlandwa.gov>

Subject: Proposed Rezone of Parcel #134982010595008 (File #PLN-T3A-2026-00004)

Some people who received this message don't often get email from rnelson@richlandwa.gov. Learn why this is important

Good Afternoon,

Rick Simon of RPS Planning Consultant and Knutzen Engineering, agents of the property owner, MD & D Investments, has filed for a rezone application to change the zoning designation of the project site from AG (Agricultural) to R-2S (Medium Density Residential) and C-LB (Limited Business) reflecting the City's Comprehensive Plan Land Use Designations. The project site is located at parcel number 134982010595008 and is generally located east of Bermuda Road, east of Majestic Street, south and west of Legacy Lane, and west of Skyview Loop.

Please review the attached materials relative to your agency's regulations or you may view the related materials at https://www.richlandwa.gov/business/land-use and submit any comments no later than 5:00 PM on April 03, 2026 to planning@ci.richland.wa.us or mailed to: Richland Development Services Department, 625 Swift Boulevard, MS #35, Richland, WA 99352.

Thank you and have a good day,

Ryan Nelson
Senior Planner
625 Swift Blvd., MS-35 | Richland, WA 99352
(509) 942-7587

Disclaimer: Emails and attachments sent to or from the City of Richland are public records subject to release under the Washington Public Records Act, Chapter 42.56 RCW. Sender and Recipient have no expectation of privacy in emails transmitted to or from the City of Richland.

From: Patrick Paulson
To: Planning
Cc: Laurie Ness; cdandrb
Subject: Rezone Application PLN-T3A-2026-00004
Date: Friday, April 3, 2026 8:22:06 AM

[You don't often get email from patrick@3rivers-ashtanga.org. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

I realize that a rezone application is not subject to SEPA review, but would like to note that the extreme South-East portion of the proposal site appears to be Shrubsteppe that is adjacent to a larger area of Shrubsteppe to the South East. This observation is based on satellite imagery.

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

Exhibit 6

WHEN RECORDED RETURN TO:
Richland City Clerk's Office
625 Swift Boulevard, MS-05
Richland, WA 99352

ORDINANCE NO. 2024-07

AN ORDINANCE OF THE CITY OF RICHLAND, WASHINGTON, ADOPTING THE 2023 COMPREHENSIVE PLAN AMENDMENTS INTO THE EXISTING 2017 COMPREHENSIVE PLAN AND ADOPTING THE RESULTING DOCUMENT.

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

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

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

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

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

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

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

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

WHEREAS, the City of Richland accepted applications suggesting comprehensive plan or development regulation amendments between March 2, 2022 and March 1, 2023; and

WHEREAS, six (6) proposed amendments were received; and

WHEREAS, on May 23, 2023, Richland City Council held a workshop to review the proposed 2023 Comprehensive Plan Policies, Maps and Zoning Code Amendments Docket; and

WHEREAS, on July 6, 2023, Richland City Council passed Resolution No. 2023-110 authorizing the 2023 Comprehensive Plan Policies, Maps and Zoning Code Amendments Docket; and

WHEREAS, the Richland Planning Commission held a duly advertised public hearing on September 13, 2023 to accept testimony from anyone wishing to speak for or against the proposed changes; and

WHEREAS, on September 13, 2023, the Richland Planning Commission voted to recommend all six (6) of the proposed amendments as evidenced in the Planning Commission's meeting minutes; and

WHEREAS, on March 5, 2024, Richland City Council held a public hearing to consider the proposed amendments and the recommendation of the Planning Commission. All testimony from anyone wishing to speak for or against the changes was accepted, after which Council deliberated on the proposed changes; and

WHEREAS, the Richland City Council finds it prudent to adopt the proposed 2023 Comprehensive Plan amendments into the updated Comprehensive Plan of the City of Richland by ordinance.

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

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

Section 2. Richland City Council acknowledges that the Planning Commission conducted appropriate investigation and study and held a public hearing on the proposed amendments to the Comprehensive Plan. Consistent with the Planning Commission's recommendation, Council hereby approves the six (6) proposed amendments to the Comprehensive Plan map and/or text as follows: CPA2023-101; CPA2023-102; CPA2023-103; CPA2023-104; CPA2023-105; and CPA2023-106. City Council has read and considered the Planning Commission's findings, and hereby makes the following findings for the record:

1. Chapter 19.90 RMC provides that City Council will consider each comprehensive plan amendment and forward those selected to the Planning Commission for processing. Plan amendment applications may be submitted via private application and/or proposed by staff or Council.

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

2. The deadline for submittal of private party applications for consideration as part of the 2023 Comprehensive Plan Policies, Maps and Code Amendments Docket was March 1, 2023.

3. Six (6) applications were received and deemed complete and are identified herein as numbers 12-17 in this Ordinance.

4. City Council conducted a workshop on May 23, 2023 to review the proposed 2023 Comprehensive Plan Policies, Maps and Zoning Code Amendments Docket.

5. City Council established the 2023 Comprehensive Plan Policies, Maps and Zoning Code Amendments Docket on July 6, 2023.

6. On August 16, 2023, the City of Richland Community Development Department issued a SEPA Threshold Determination of Non-Significance for the proposed 2023 Comprehensive Plan Policies, Maps and Zoning Code Amendments Docket.

7. On August 2, 2023, the City of Richland provided, as required by RCW 36.70A.106, the required sixty (60) day notification to the State of Washington of the City's proposed 2023 Comprehensive Plan Policies, Maps and Zoning Code Amendments Docket and intent to adopt.

8. On August 17, 2023, the City of Richland provided notice of a public hearing to be held on September 13, 2023 to affected parcels and neighboring properties within a 300-foot radius of parcels under consideration.

9. On September 6, 2023, public hearing notice signs were posted on, or near, the five (5) physical properties affected by the proposed amendments to the Comprehensive Plan map or Richland Zoning Code submitted for consideration.

10. On August 6, 2023, a Notice of Public Hearing was published in the Tri-City Herald and at Richland City Hall and on the City's website.

11. All public notification requirements for the public workshops and public hearings have been met.

12. Nicole Stickney, AHBL, on behalf of Washington State University, requests to change the Comprehensive Plan Land Use designation for 3.37 acres of an existing 19.62-acre parcel from Public Facility (PBF) to High-Density Residential (HDR), to be accompanied by a rezone of the 3.37 acres from Parks & Public Facilities (PPF) to Multi-Family Residential (R-3). Assigned File No. CPA2023-101 (Washington State University).

13. Washington State University (WSU) requests text amendments to both the Comprehensive Plan and Title 23 RMC: Zoning to create a new zoning district to be referred to as University District (UNIV). Zoning map amendments would also be required. Although

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

this action is a city-wide initiative, the new zoning district would only apply to properties associated with institutions of higher education as defined in RCW 28B.07.020(4) or 28B.10.016(4)). Assigned File No. CPA2023-102 (2710 Crimson Way – Washington State University).

14. MD&D Investment, LLC requests a change to the Badger Mountain Subarea Plan Land Use designations to reclassify portions of five (5) parcels to reapportion the existing land use designations Medium-Density Residential (MDR), Civic (CIVIC), and Commercial (COM). This proposal is intended to contemporize land use designations in the area based on recent boundary line adjustments and the topographical challenges associated with extension of Gage Blvd. Assigned File No. CPA2023-103 (1251 Bermuda Rd. – Peach Tree Estates).

15. Washington State Department of Natural Resources (DNR) requests a Comprehensive Plan Map amendment for approximately 16 acres of land from Public Facilities (PBF) to Medium-Density Residential (MDR) (a portion of Parcel No. 1-1698-200-0001-006). Assigned File No. CPA2023-104 (3580 Kennedy Rd – Department of Natural Resources).

16. The City of Richland Public Works Department requests Comprehensive Plan text amendments to the Transportation Element of the City's Comprehensive Plan to reflect routine and anticipated changes that have been made over the past 6 years and in anticipation of future needs. Changes include, but are not limited to: street functional classifications, short-term transportation improvements, long-term transportation improvements, future impacts to the City's collector street system, the City's traffic impact fee program, and amending the level-of-service language to meet concurrence requirements. Assigned File No. CPA2023-105 (2023 Transportation Element Update).

17. The City of Richland Economic Development Division requests a Comprehensive Plan Map amendment for approximately 4.3 acres (no assigned parcel number) to classify the property as a Commercial (COM) land use. Assigned File No. CPA2023-106 (24 Lawless Dr. – City of Richland).

18. Based upon the application materials submitted and upon presentation by the applicants, the proposed amendments will not adversely impact the City's ability to provide sewer and water, and will not adversely impact adopted levels of service standards for other public facilities and services such as parks, police, fire, emergency medical services and general governmental services.

19. Adequate infrastructure, facilities and services are available to serve the proposed or potential development expected as a result of these amendments.

20. The proposed amendments are consistent with the goals, policies and objectives of the City of Richland's Comprehensive Plan.

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

21. The proposed Comprehensive Plan amendments will not result in probable significant adverse impacts to the transportation network, capital facilities, utilities, parks, or environmental features.

22. The subject parcels being re-designated are physically suitable for the allowed land uses in the designation being requested.

23. The proposed amendments are consistent with the Washington State Growth Management Act, the Benton County planning policies, and other applicable local and state policies, agreements, and laws.

24. The proposed amendments will not have a cumulative adverse effect on the planning area.

25. The State of Washington's Growth Management Act requires that comprehensive plans be effectuated by various development regulations such as subdivision regulations, critical areas and zoning.

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

27. Through a separate ordinance action adopted simultaneous with this Ordinance No. 2024-07, City Council will authorize the associated rezones in order to bring the zoning into compliance with the change of land-use designations authorized by the passage of the six (6) applications.

Section 3. The 2023 amendments to the 2017 Richland Comprehensive Plan as identified in **Exhibit A** and depicted in **Exhibit B** are hereby adopted and incorporated into the Comprehensive Plan of the City of Richland, which is adopted in its entirety by this Ordinance No. 2024-07 and set forth in **Exhibit C**.

Section 4. The City Clerk is directed to file with the Auditor of Benton County, Washington, a copy of this Ordinance and the attached exhibits, duly certified by the City Clerk as a true copy.

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

Section 6. Should any section or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, that decision shall not affect the validity of the Ordinance as a whole or any part thereof, other than the part so declared to be invalid.

Section 7. The City Clerk and the codifiers of this Ordinance are authorized to make necessary corrections to this Ordinance, including but not limited to the correction of scrivener's errors/clerical errors, section numbering, references, or similar mistakes of form.

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

PASSED by the City Council of the City of Richland, Washington, at a regular meeting on the 19th day of March, 2024.

Theresa A Richardson

Theresa Richardson, Mayor

Attest:

Jennifer Rogers

Jennifer Rogers, City Clerk

Approved as to Form:

Heather Kintzley

Heather Kintzley, City Attorney

First Reading: March 5, 2024
Second Reading: March 19, 2024
Date Published: March 24, 2024

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

EXHIBIT A to Ordinance No. 2024-07

2023 DOCKET

File Number: CPA2023-101 & Z2023-101
Applicant: Nicole Stickney, AHBL on behalf of Washington State University (owner)

Nicole Stickney, AHBL on behalf of Washington State University, is proposing to change the Comprehensive Plan Land Use designation for 3.37 acres of an existing 19.62-acre parcel from Public Facility (PBF) to High-Density Residential (HDR) and rezone the 3.37 acres from Parks & Public Facilities (PPF) to Multi-Family Residential (R-3). (Assessor's Parcel Number 126082000001003, located along the west side of George Washington Way between University Drive and Hanford Street).

File Number: CPA2023-102 & Z2023-102
Applicant: Washington State University

Washington State University is proposing text amendments to both the Comprehensive Plan and RMC Title 23, Zoning, to create a new zoning districted to be referred to as University District (UNIV). Zoning map amendments would also be required. (This is City-wide but would apply only to properties associated with institutions of higher education, as defined in RCW 28B.07.020(4) or 28B.10.016(4)).

File Number: CPA2023-103
Applicant: MD&D INVESTMENT, LLC

MD&D Investment, LLC is proposing to change the Badger Mountain Subarea Plan Land Use designations to reclassify portions of Assessor's Parcel ID numbers 134982010595001 and 134982000005004 to a mix of medium-density residential and commercial for the Bermuda Frontage site, commercial on the Commercial site, and civic/schools on the school site.

File Number: CPA2023-104 & Z2023-103
Applicant: Washington State Department of Natural Resources (DNR)

Washington State Department of Natural Resources is proposing to increase the amount of Medium Density Residential within the area commonly referred to as "The Richland 16" due to a recent boundary line adjustment that reduced the size of the parcel to be transferred to the Richland School District and increased the size of the residential parcel directly to the north. DNR is also proposing to rezone the additional land area to Medium Density Residential (R-2). (Location: Richland DNR 16 located west of Truman Ave and north of Kennedy Road, behind Target shopping complex).

File Number: CPA2023-106 & Z2023-105
Applicant: AHBL on behalf of City of Richland Economic Development Division

AHBL, on behalf of the City of Richland Economic Development Division, is proposing the establishment of the Commercial Land Use Designation on approximately 4.3 acres located at 24 Lawless Drive. The site is also proposed to be zoned Retail Business (C-2).

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

File Number: **CPA2023-105**
Applicant: **City of Richland Public Works Department**

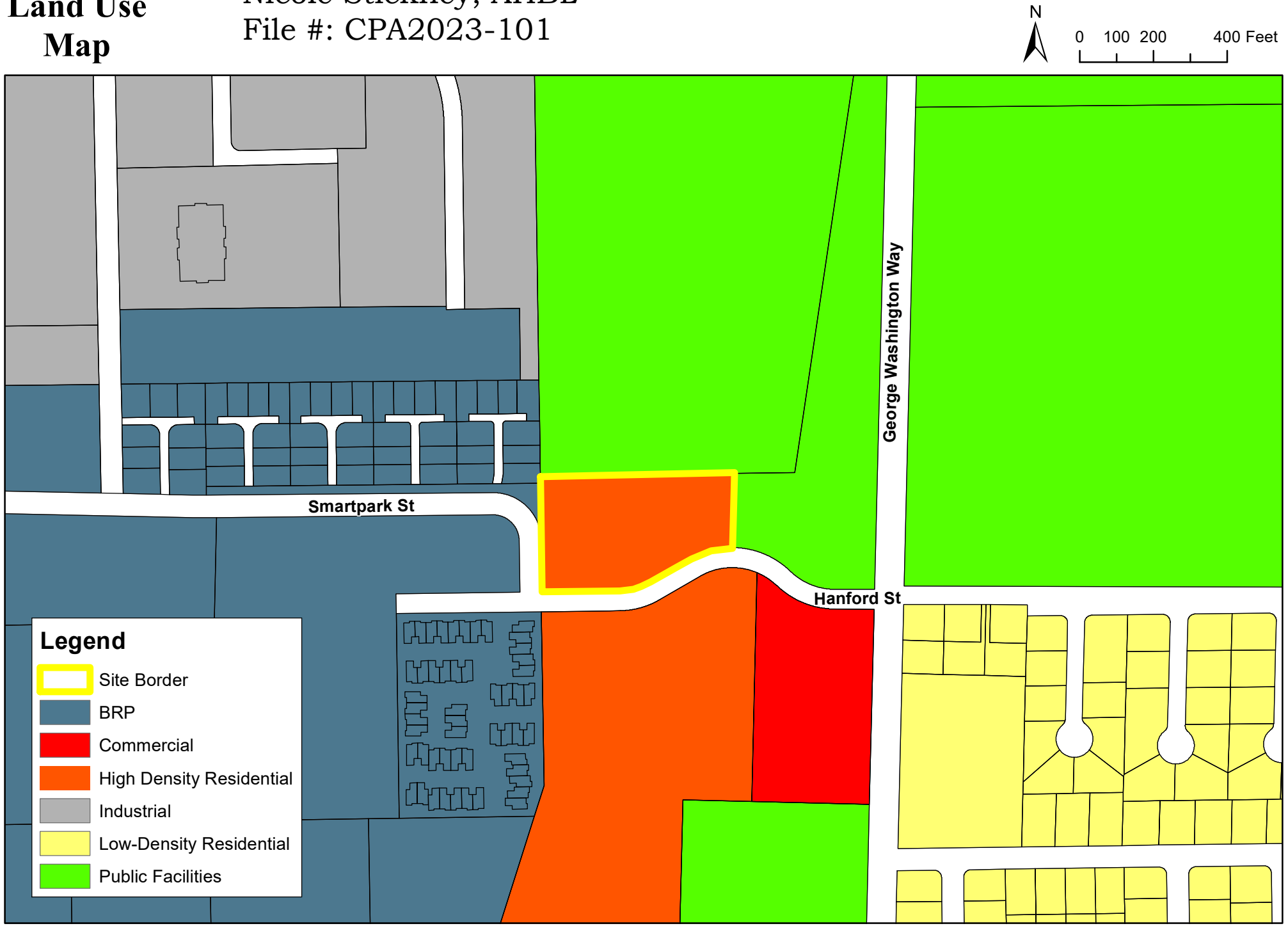
The City of Richland Public Works Department proposes a text amendment to the Transportation Element of the City's Comprehensive Plan in order to reflect changes which have been made over the past 6 years to the existing transportation system in Richland, including, but not limited to: Street functional classifications, short-term transportation improvements, long term transportation improvements, future impacts to the City's collector street system, the City's traffic impact fee program, and amending the level-of-service language to meet concurrency requirements.

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

Proposed Land Use Map

Item: 2605 George Washington Way Applicant: Nicole Stickney, AHBL
File #: CPA2023-101

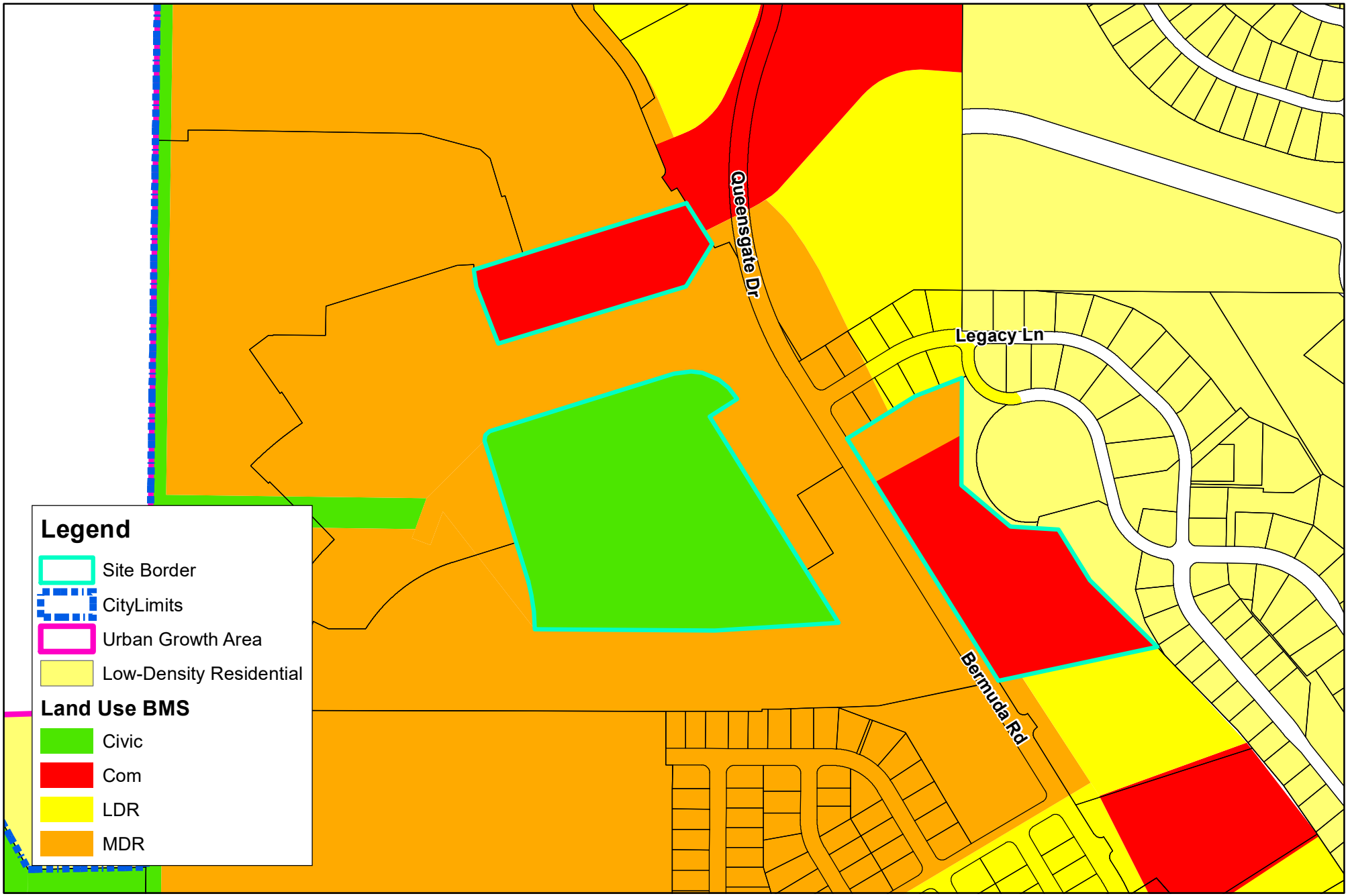
Exhibit B to Ordinance No. 2024-07



DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

Proposed Land Use Map

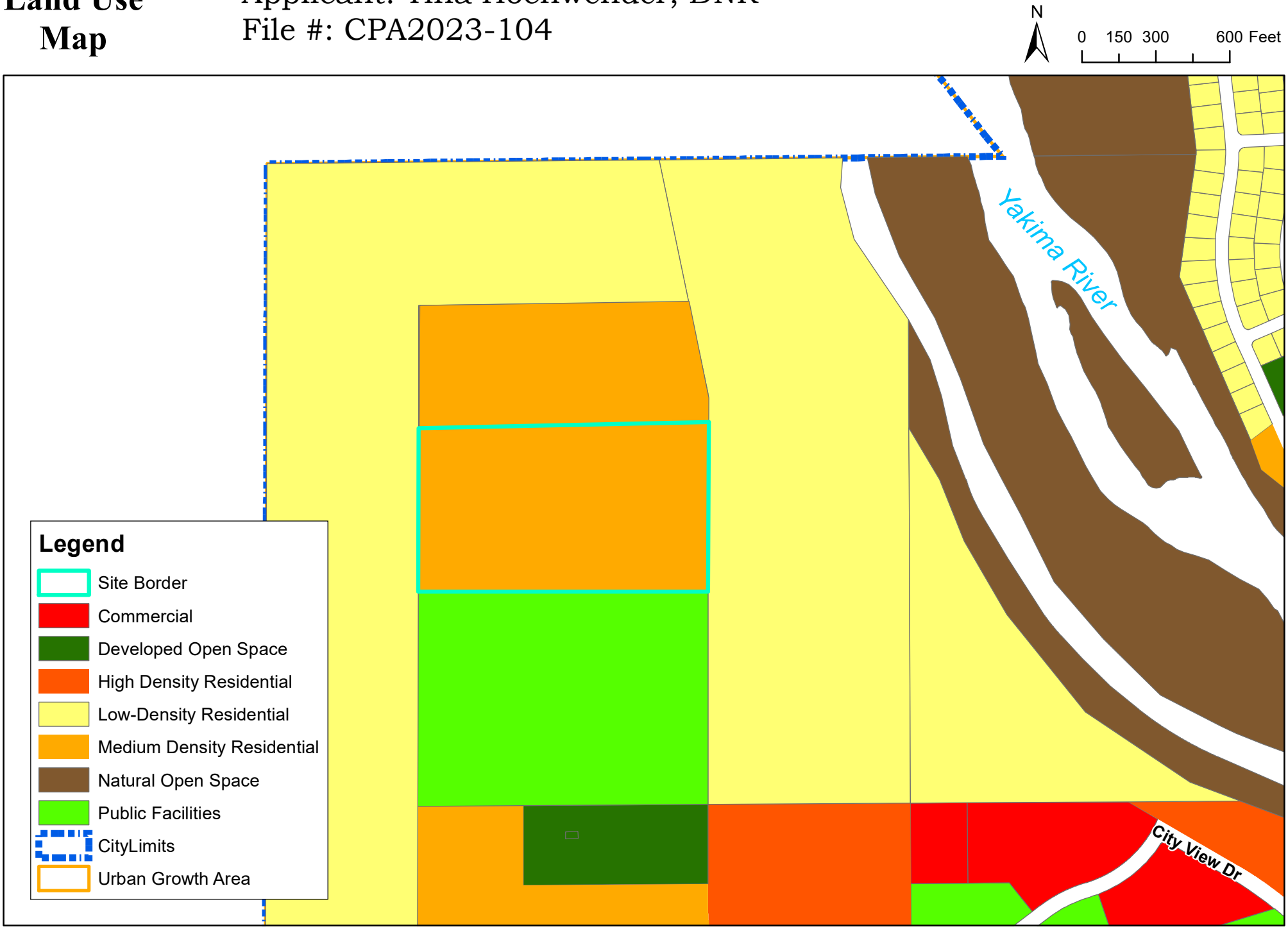
Item: Peach Tree Estates Comp Plan Amendment
Applicant: Alex Rietman
File #: CPA2023-103



DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

Proposed Land Use Map

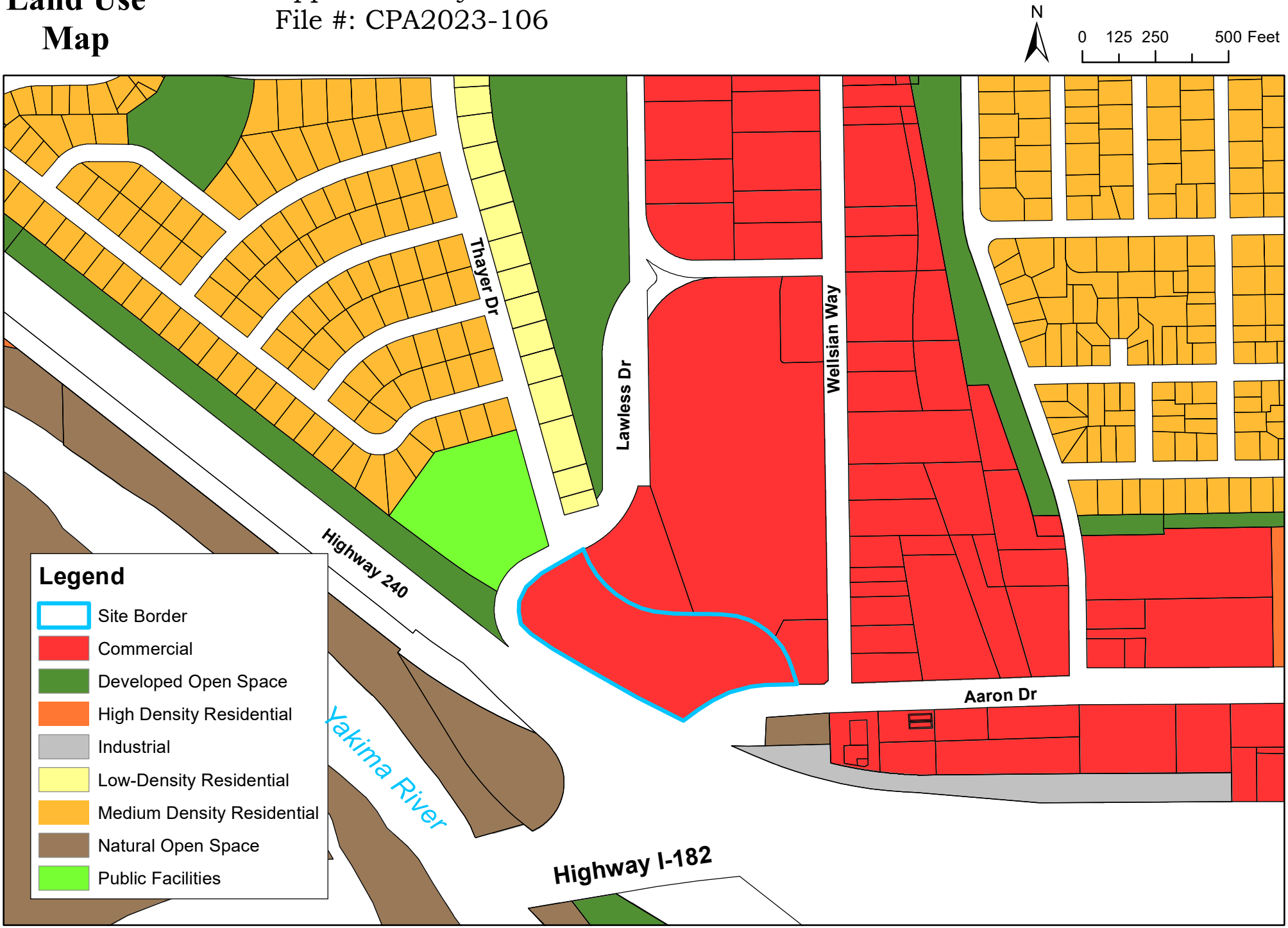
Item: 3580 Kennedy Rd Comp Plan Amendment
Applicant: Tina Hochwender, DNR
File #: CPA2023-104



DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

Proposed Land Use Map

Item: 24 Lawless Drive
Applicant: City of Richland
File #: CPA2023-106

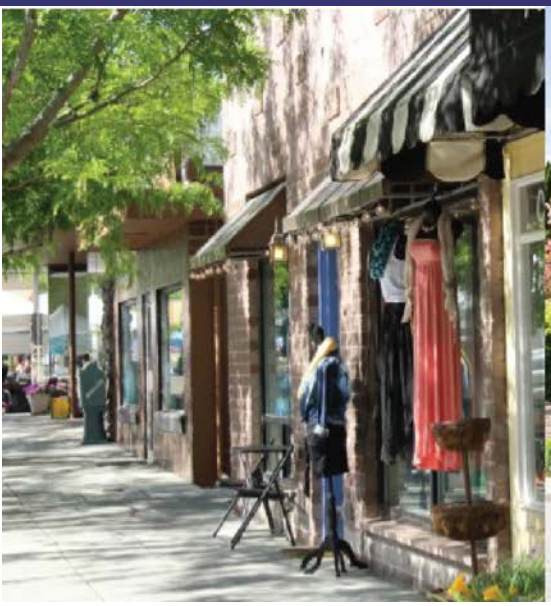


DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

Exhibit C to Ordinance No. 2024-07

City of Richland

Comprehensive Plan 2017





DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

CITY OF RICHLAND
COMPREHENSIVE PLAN
2017 – 2037

October 3, 2017

Updated October 1, 2019

Updated March 5, 2024

Prepared for

City of Richland

Prepared by

Oneza & Associates

Prepared with assistance from

Anchor QEA

J-U-B Engineers Inc.

ECONorthwest

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

ACKNOWLEDGEMENTS

Thank you to the members of our community for valuable input. Thank you also to current and previous City Council Members and Planning Commissioners for your time and effort in the creation of this document and the original plan to build on.

2017 City Council

Robert Thompson, Mayor

Terry Christensen, Mayor Pro Tem

Brad Anderson

Dori Luzzo Gilmour

Phillip Lemley

Sandra Kent

David Rose

2017 Planning Commission

Amanda Wallner, Chair

Kent Madsen, Vice Chair

Clifford Clark

James Wise

Marianne Boring

Kyle Palmer

Debbie Berkowitz

Michael Mealer

City Staff

Cindy Reents, City Manager

Jon Amundson, Assistant City Manager

Kerwin Jensen, Community & Development Services Director

Rick Simon, Development Services Manager

Pete Rogalsky, Public Works Director

Bob Hammond, Energy Services Director

Joe Schiessl, Park & Public Facilities Director

Tom Huntington, Fire & Emergency Services Director

Chris Skinner, Police Services Director

Cathleen Koch, Administrative Services Director

Heather Kintzley, City Attorney

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

TABLE OF CONTENTS

Introduction **1**
Background 1
Growth Management Act 2
Community Profile 2
History 2
Public Participation 4
Planning Framework 4
Integrated EIS 5
Community Vision **6**
Vision and Values 6
General Community Goals 9
Economic Development Element **10**
Introduction 10
Goals and Policies 11
Challenges and Opportunities 12
Trends and Forecast 13
Key Opportunities 16
Land Use Element **17**
Introduction 17
Goals and Policies 18
Existing Land Use 24
Land Use Pattern and Compatibility 25
Population Trends and Projections 28
Future Land Capacity 28
Proposed Land Use 29
Natural Environment 30
Critical Areas 30
Shoreline 30
Open Space 30
Mineral Resources 31
Built Environment 31

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

Historic and Cultural Resources 31
Urban Design 32
Housing Element 38
Introduction 38
Goals and Policies 39
Existing Condition 41
Projected Needs 41
Addressing the Needs 41
Transportation Element 43
Introduction 43
Goals and Policies 43
Existing system and future improvements 45
Motorized System 45
Non-motorized System 46
Utilities Element 48
Introduction 48
Goals and Policies 49
Wastewater Facilities 50
Water Supply System 50
Storm Water System 51
Solid Waste Management 51
Energy 52
Other Agency Utilities 52
Natural Gas Supply 52
Telecommunications 53
Irrigation 53
Capital Facilities Element 54
Introduction 54
Goals and Policies 55
General Goals and Policies 55
Parks, Recreation and Open Space 55
Schools 57
Municipal Facilities 57
Fire, Police, and Emergency Services 57

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

Library Facilities 58
Parks, Recreation, and Open Space 59
Municipal Facilities 60
Fire and Emergency Services and Facilities 61
Police Services 61
Library Facilities 61
Schools 62
Essential Public Facilities 62
Appendices 63

List of Figures

Figure INT-1: Population Growth in the Last 10 Years in Richland 3
Figure ED-1: GDP per Capita, 2001-2015 14
Figure ED-2: Benton & Franklin Counties Employment Concentration and Change by Sector, 2006-2015 15
Figure ED-3: Median Household Income 15
Figure LU-1: Existing Land Use Distribution in City Limits and UGA 25
Figure LU-2: Projected Population Growth 28
Figure LU-3: Future Land Use Map 34
Figure LU-4: Critical Areas Map 35
Figure LU-5: Shoreline Map 36
Figure LU-6: Open Space Map 37
Figure CF-1: Code Violations 61

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

INTRODUCTION

In this chapter, you will find:

- Planning Background: why we plan
  - Growth Management Act (GMA)
  - Benton County Countywide Planning Policies
- Richland Community Profile
- Public Participation Plan
- Comprehensive Plan Framework

BACKGROUND

The Comprehensive Plan is a basic foundation for local government planning. Richland's Comprehensive Plan acts as a guide for the community's physical development (land use) over the long term that reflects the community's values, activities, and future growth. It guides the City's decisions on land use, transportation, infrastructure, housing, economic development, and the environment.

Cities and other government jurisdictions adopt comprehensive plans to serve as guides for future activities. A comprehensive plan does not carry the weight of law. Rather, it is a policy statement that points the way to a future in which the City of Richland thrives and maintains all the qualities its citizens value. The vision, goals, and policies included in this plan are developed through extensive communication with a wide range of groups and individuals.

GMA Planning Goals:

- Urban Growth
- Reduce Sprawl
- Transportation
- Housing
- Economic Development
- Protection of Property Rights
- Predictable Permits
- Natural Resource Industries
- Open Space and Recreation
- Environmental Protection
- Citizen Participation and Coordination
- Public Facilities and Services
- Historic Preservation
- Shoreline Management

The City uses the policies in a comprehensive plan as a guide for its future activities, particularly the crafting of ordinances that relate to zoning, land use, and development. The plan provides a consistent framework for legislative and administrative action, always steering the City towards the desired future and away from a patchwork of laws and rules

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

that conflict with the vision or with one another.

Growth Management Act

In 1990, the Washington State Legislature adopted the Growth Management Act (GMA), mandating growth to occur within Urban Growth Areas (UGA). Its goals include concentrating development in urban areas to prevent sprawl, encouraging affordable housing, efficient transportation systems and economic development, providing adequate public facilities, and protecting historic and natural resources. It contains additional goals for citizen participation, permit processing, private property rights etc.

Richland developed its first Comprehensive Plan under the GMA guidelines in 1998. The population in Richland has grown at an average rate of two percent each year in the last 20 years. With the plan in place, the City has accomplished many of its planning goals to accommodate growth. This updated Comprehensive Plan will serve as a guideline for the next 10 years under the Growth Management Act. As the City continues to experience steady population and economic growth, delivering public services is key to maintaining this continued growth pattern.

Benton County Countywide Planning Policies

Managing growth can be ineffective if it is carried out in a patchwork fashion. Therefore, the GMA provides a framework for regional coordination. Counties planning under the GMA should prepare Countywide Planning Policies (CWPP) and establish urban growth areas (UGAs). Cities and the county are required to be consistent with the Countywide Planning Policies in their comprehensive planning.

The Benton County Board of Commissioners adopted the "Benton Countywide Planning Policies" in 2016 (Appendix B). This document establishes policies that the City's Comprehensive Plan follows in addressing everything from transportation to the provision of municipal services to economic development to fiscal considerations.

COMMUNITY PROFILE

The City of Richland lies at the confluence of the Yakima and Columbia Rivers, in the geographic region known as the Mid-Columbia Basin. Richland and the nearby communities of Pasco and Kennewick are commonly called the Tri-Cities. This Comprehensive Plan looks at the area in Richland from the Hanford Nuclear Reservation on the north, to Kennewick on the south, and from the Columbia River on the east, to the Yakima River and the City of West Richland on the west. The Yakima River delta has shaped the City's growth into two areas, the north and south sides of the City.

Due to its location, Richland enjoys access to water and natural resources. The Columbia and Yakima Rivers provide water for irrigation of nearby farmland as well as for domestic use. They offer a variety of opportunities for the City, such as open spaces, recreation systems, parks, and waterfront developments.

History

Native Americans lived at the mouth of the Yakima River, which they called the Tapteal, in an area that is known as Richland today.

Richland falls within the Southern Plateau, part of the larger Columbia Plateau culture area. The Yakima-Columbia confluence has a rich archaeological record, with sites in the area attributed to all of the Southern Plateau cultural phases. The area has been "occupied more or less continuously for the last 10,000 years" (Western Heritage 1983:4). There are many recorded archaeological sites within a mile of the confluence. National Register-listed properties include the Columbia Point area,

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

Bateman Island, and the Tri-Cities Archaeological District (Anchor QEA, 2014).

In 1943, Richland was a small farming town of about 300 residents. In that year, the US Army Corps of Engineers, Manhattan Engineer District purchased most of the area for a massive project to produce plutonium. The federal government planned and built a complete community to serve this project, including schools, housing, and parks. Two years later, Richland residents working at the new Hanford Nuclear Reservation produced the plutonium fuel for America's first nuclear detonation and for the second nuclear bomb used in World War II. By the end of World War II, the population in Richland swelled to 21,000 persons.

For 15 years, only employees of the Hanford Reservation could live in the town that the federal government built. After several years of discussion at both the local and federal levels, the federal government began the process of turning Richland into a self-governing city. Citizens were able to purchase their government-owned houses and Richland was incorporated as a first-class Washington city in 1958. The federal government began to sell the prefabricated housing erected for Hanford workers, which had been intended to be temporary. Much of that housing was renovated and remains in use today.



F house

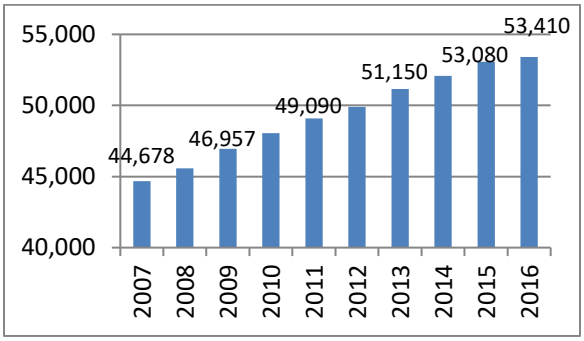
In addition to prefabricated homes, Alphabet Homes were built in Richland between 1943 and 1951. The Alphabet Homes were based on a series of house plans denoted by a letter in the alphabet (an A house, an F house, etc.).

Current Trends

Richland has experienced rapid growth in the last decade. The Tri-Cities Metro area is one of the fastest growing areas in Washington State. In addition to its 2016 population of 53,410 in the City limits, and 54,732 including the UGA boundary, the City is expected to add 23,699 persons in the next 20 years.

Much of the development within the City can be linked with the Department of Energy's activities at Hanford. Most of the highly skilled Hanford workforce, such as researchers, engineers, and scientists, live in Richland. The top three employers in the Tri-Cities metro area, Battelle/Pacific Northwest National Laboratory (PNNL), Kadlec Regional Medical Center (KRMC), and Bechtel National, are all located in Richland. The economy of the City, however, is becoming more diverse with the rise of the healthcare sector (Kadlec), education (WSU Tri-Cities and Columbia Basin College (CBC)), and the agricultural industry in the region.

Figure INT-1: Population Growth in the Last 10 Years in Richland



Source: Office of Financial Management, 2016 estimate

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

PUBLIC PARTICIPATION

The City of Richland updated its Public Participation Plan in 2016. Cities and counties planning under the GMA must establish "…procedures providing for early and continuous public participation in the development and amendment of comprehensive land use plans and development regulations implementing such plans."

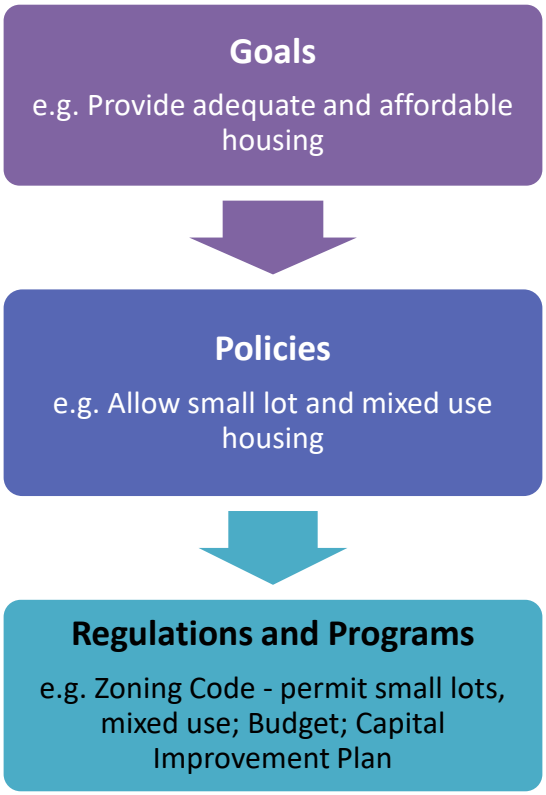
In 2016 and 2017, the City conducted multiple opportunities for public involvement in the form of public workshops, topic group discussions, open houses, citizen surveys, etc. The City established a Comprehensive Plan webpage to disseminate information to, and gather input from, the public. The City reached out to stakeholders such as Pacific Northwest National Lab (PNNL), Richland School District, Columbia Basin College, and Benton Franklin Council of Government (BFCG). The City also held Planning Commission and Council workshops. Planning Commission hearings were held in May and August of 2017 with published notices. The City Council adopted the Plan on October 3, 2017. The Plan's goals and policies directly reflect the input received from the public.

PLANNING FRAMEWORK

Richland's Comprehensive Plan includes major planning components, visions, goals, policies, and analyses.

A vision is a collective value and target of a community, it is what a community wants to become.

Goals are individual values aimed at achieving the vision.



Policies define how we accomplish the goals.

Regulations, codes and ordinances implement policies.

There are six key elements in the Comprehensive Plan: economic development, land use, housing, transportation, utilities, and capital facilities.

Plan Elements:

- Economic Development
- Land Use
- Housing
- Transportation
- Utilities
- Capital Facilities

Goals and policies are included in relevant elements in order to ensure they carry out the vision of the community. There are sub-

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

elements under some of these elements with specific goals and policies.

This Core Comprehensive Plan is designed to be user-friendly. A supporting analysis document includes additional detailed information. The supporting analysis document also includes inventory data and analysis. In order to eliminate redundancy, goals and policies are only included in the Core Comprehensive Plan.

Integrated EIS

An integrated Environmental Impact Statement (EIS) is prepared to review the significant impacts the updated Plan is likely to have. An integrated EIS is a combined GMA/State Environmental Policy Act (SEPA) document prepared in accordance with Washington Administrative Code (WAC) 197-11-235. It discusses how environmental values are considered in the plan such as goals, policies, and land use designations.

This integrated document analyzes alternatives in an environmental impact statement summary document (Appendix C).

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

COMMUNITY VISION

In this chapter, you will find:

The City of Richland's vision and values for the following,

- Community and Neighborhood Character
- Economic Development
- Land Use and Growth
- Housing and Neighborhood
- Transportation
- Open Space and Natural Areas
- Public Engagement
- Urban Design and Culture
- Sustainability
- Parks and Recreation
- Public Facilities
- Utilities
- Public Safety
- School

VISION AND VALUES

Visions are ideas of what Richland will be like at the end of the 20 years planning period. In 2016, the City conducted several visioning workshops with the public, Planning Commission, and City Council. An online survey was also conducted with more than 850 respondents participating, offering input on multiple issues. Vision ideas were gathered from a range of people living or doing business in Richland.

Vision

Richland is a progressive, safe, and family-friendly community that welcomes diversity. It is noted for excellence in technology, medicine, education, recreation, tourism, and citizen participation. This dynamic city, situated on two rivers, actively supports opportunities for economic development that are in harmony with the area's unique natural resources.

Key components of the community's land use vision are categorized into several values discussed in the subsections below. Detailed vision information is available in the Public Involvement Summary document (Appendix D).

Community and Neighborhood Character

Richland is a vibrant, progressive, safe, diverse, and family-friendly community with opportunities for jobs, housing, and recreation.

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

Public Engagement



Public visioning meeting

Richland communicates with the public in a variety of ways to engage, understand, and address the community preferences, values, and concerns.

Economic Development

Richland uses sound economic development practice to create a diverse and sustainable economy. It is a leader in technology, medical services, and research. Both small and large businesses are vibrant and growing. The City Center is walkable with mixed-uses. The mixed-use waterfront areas offer views, amenities, and recreational opportunities while protecting certain unique natural resources.

Land Use and Growth

Richland manages growth within its urban growth area while revitalizing existing neighborhoods and the City Center. Richland's bustling Central Business District is developed as a mixed-use village with pedestrian amenities, transit access, and bike paths.

Housing and Neighborhood

Housing is available in Richland for all income and age groups. It offers multiple housing choices such as single-family, multi-family, mixed-use, and assisted living facilities.

Transportation

The City's transportation system is efficient and multi-modal. Richland's neighborhoods are well connected for car and transit, and safe for bike and pedestrian traffic. It maintains efficient connectivity with neighboring jurisdictions.



Streets and crosswalks

Open Space and Natural Areas

The community recognizes that natural resources add value to the quality of life. Richland preserves and protects existing natural resources, and critical areas. Uses along the riverfront protect natural resources.

Urban Design and Culture

Richland is a physically appealing community with a diverse cultural heritage. It is a hub of arts, culture, and education.



Farmers' market

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

The community values high quality design in shaping its natural and physical character in building, landscape, and streetscape design. Its urban areas are revitalized with public spaces and pedestrian-friendly features.

Sustainability

Sustainable growth in Richland brings opportunities for mass transit, and bike and pedestrian trails. The community practices water conservation, recycling, and natural resource protection.

Parks and Recreation



Howard Amon Park and the Community Center

Richland protects and maintains its highly valued parks and recreation system. Richland's park system meets a variety of user needs including sports and other recreational activities in its developed and undeveloped parks.

Public Facilities

Richland provides quality public facilities for all age and income groups. This includes education, library, medical, municipal, and community facilities.

Utilities

Richland is forward thinking in providing utilities with systems that are sustainable and support the planned growth.

Public Safety



Richland Fire Station 74

Richland highly values public safety and a safe lifestyle. As such the City maintains public safety for all ages and neighborhoods.

Schools

Schools that provide quality education are important for the community. Richland's schools are economically and ethnically diverse, providing neighborhood stability and excellent education outcomes for all students. Richland coordinates with school districts to ensure schools are located appropriately to serve its community.

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

GENERAL COMMUNITY GOALS

Community Goal 1: Ensure and enhance the continuing sense of a livable and sustainable community in Richland.

Community Goal 2: Create a vibrant, progressive, and physically, socially, economically, and culturally diverse community providing choices of jobs, housing, and recreational opportunities to its residents of all ages.

Community Goal 3: Encourage continued interaction with other city, county, regional, tribal, state, and federal governments in order to coordinate regional efforts.

Community Goal 4: Encourage the identification, preservation, and enhancement of historic elements to give the future of the City continuity with the past.

Community Goal 5: Encourage the identification, preservation, and restoration of the City's open space and natural areas to maintain habitat, provide opportunities for residents to connect with nature, and meet educational, health, and outdoor recreational needs with associated economic opportunities to the community.

Community Goal 6: Implement programs for the improvement of the built environment and its aesthetic quality to maintain a clean, safe, and attractive community.

Community Goal 7: Develop a vibrant Central Business District planned on a high density land use.

Community Goal 8: Provide infrastructure and public facilities that serve the best interest of the community.

Community Goal 9: Provide and support an efficient, varied, and well-maintained transportation network.

Community Goal 10: Achieve a diversified mix of private industry and commerce capable of supporting a strong and growing economy.

Community Goal 11: Work to implement the City's Strategic Keys.

Community Goal 12: Continue active citizen involvement and outreach education in development decisions and planning for Richland's future.

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

ECONOMIC DEVELOPMENT ELEMENT



In this chapter, you will find:

- Goals and policies guiding economic development in Richland
- Challenges and opportunities
- Trends and forecasts
- Key recommendations

INTRODUCTION

The economic development element of the comprehensive plan is intended to guide investments through a framework of strategies and policies with the overall goal of growing economic opportunities in the City. The intent is to identify sound economic development practices to build a strong economy where local businesses are welcomed and encouraged by the City, and ensure the economy is resilient, dynamic, and sustainable for current and future generations.

The City's ability to understand its competitive advantages and proactively work to attract a wide range of employers will in turn create more high-wage jobs, which will in turn produce municipal revenues for maintaining and enhancing quality service levels, infrastructure, and facilities.

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

GOALS AND POLICIES

ED Goal 1: Build the diversity, resiliency, and equity of the City's economy to ensure opportunities for growth and shared prosperity.

Policy 1: Support the growth of a balanced mix of companies in the following sectors: high technology, professional service, personal service, retail trade, agricultural processing, energy industries, manufacturing, and tourism.

Policy 2: Support expansion and improvement of business recruitment, retention and expansion programs to provide outreach and assistance to startup and existing businesses.

Policy 3: Encourage educational institutions and non-profits to train a skilled future workforce.

Policy 4: Recognize that infrastructure, including transportation and utility planning are vital to economic development and attracting businesses.

ED Goal 2: Make Richland a center of entrepreneurial business, and research and development opportunities.

Policy 1: Develop a detailed strategy to help grow technology businesses in the City of Richland.

Policy 2: Leverage scientific and technology research at PNNL and WSU-Tri-Cities for spin-off local businesses.

Policy 3: Enhance Richland's physical and business environment for technology-based companies.

Policy 4: Remove unnecessary barriers for start-ups and entrepreneurs.

ED Goal 3: Support businesses of all sizes.

Policy 1: Ensure that small and medium businesses receive similar advantages as large businesses in terms of assistance from the City and other agencies.

Policy 2: Streamline and administer regulations to ensure predictability, efficiency, and transparency.



ED Goal 4: Work closely with healthcare, education, and other regional institutional partners to strengthen collaboration.

Policy 1: Enhance the connection between sectors – medical, educational, research, and technology to encourage collaboration and skilled job placement.

Policy 2: Engage local and regional partners in discussions about land use, transportation, and facilities to complement business development.

Policy 3: Support growth and expansion of Kadlec Regional Medical Center and diverse medical companies, WSU-Tri-Cities, Columbia Basin College, and PNNL within the City.

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

ED Goal 5: Ensure that Richland's economic development goals are aligned with regional economic development and marketing efforts.

Policy 1: Coordinate with local, regional, and state economic development organizations in activities to attract new businesses and industries to the community.

Policy 2: Facilitate collaboration with Tri-City Development Council (TRIDEC) and the Tri-Cities Visitor and Convention Bureau to develop and implement seamless, collaborative, low-cost, and effective marketing efforts designed to recruit new businesses, expand existing businesses, and build a positive national image.

Policy 3: Accommodate the continued use of the Port of Benton barging facilities in north Richland, consistent with the City's Shoreline Master Program (SMP).

Policy 4: Market the newly transferred 1,341 areas land from DOE to the City, the Port of Benton, and Energy Northwest for large industrial developments.

ED Goal 6: Encourage vibrant mixed-use areas in Tri-Cities as destinations to live, work, and visit.

Policy 1: Stimulate the development of quality retail and entertainment venues through incentives and infrastructure investments.

Policy 2: Assist small business owners to enhance their skills and profit opportunities.

Policy 3: Work with public and private groups to expand the range of tourist attractions within the city.

Policy 4: Facilitate retail development and encourage infill in the Central Business District, Uptown, and nearby commercial areas.

Policy 5: Promote performing arts venues and activities through partnerships with regional economic development agencies.

Policy 6: Expand the range of options for housing in areas planned for higher density development.

Policy 7: Support development of higher density housing.

Policy 8: Attract young professionals by promoting their preferred types of job, housing, and entertainment options.

ED Goal 7: Recognize parks, natural areas, and a built environment with quality design for the value they offer as major attractions.

Policy 1: Preserve open space areas and associated functions and values.

Policy 2: Work with public and private groups to support these areas.

Policy 3: Provide opportunities for active and passive recreation in parks and open spaces.

Policy 4: Promote quality design for public projects as well as private developments.

CHALLENGES AND OPPORTUNITIES

Richland includes major employers of the Tri-Cities area. The work performed at the Hanford site in tandem with the research at PNNL have driven economic development in the region and City for decades. This is currently the region's largest economic strength and a source of its greatest economic opportunity.

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

The region has shown strong growth in economic output over the past several decades leading to sustained employment growth. From a regional economic perspective, the agricultural sector is one of the most competitive in the region, which is not surprising given the region's agricultural advantages. The region has a strong industrial/manufacturing base that has sustained itself over time yet the largest portion of the economy is service-based (both professional/business and personal) that continues to drive economic growth in the recent decade. However, growth in most other sectors have mirrored the nation as a whole; fueling economic conversations that the region needs to find new growth in sectors that can produce and sustain both comparative and competitive advantages.



The City of Richland contains a large concentration of the region's professional service sector. The City is home to the two of the largest non-governmental employers in the region, PNNL and Kadlec, that account for nearly 8,000 employees in the City. From a land use perspective, Richland has more than half of the region's commercial office space and industrial space, respectively; and is second only to Kennewick in the amount of retail space.

Additionally, Richland has strong demographics for future economic growth. Employees and households are on average better educated and better paid, with a larger segment of the population in its prime working age. From this perspective, the City should be well positioned to capitalize its past performance and existing assets to extend its economic growth.

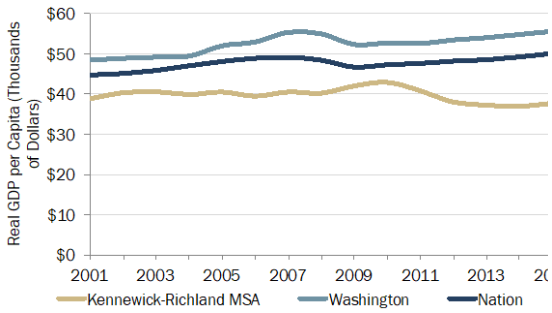
TRENDS AND FORECAST

The economy of the Tri-Cities region is primarily service-based. Goods-producing industries (such as manufacturing) make up for less than 25 percent of the total economic output. The Tri-Cities economy was less impacted by the recession in 2008, due to the increase in employment at Hanford as part of the American Recovery and Reinvestment Act (ARRA) of 2009. The total output declined from $10.3 billion in 2010 to $8.6 billion in 2014 partly due to the end of ARRA and partly reflecting the national recession trends. However, most recent data has indicated that economic conditions have continued to improve over the past two years.

On a Gross Domestic Product (GDP) per capita basis, the Tri-Cities region is not as productive when compared to Washington State and to the nation. On this measure, the region has been slower to recover than the state as a whole. GDP per capita is the most common indicator of economic performance of regions. GDP per capita is calculated by measuring Gross Domestic Product in a year, and dividing it by the population. The reasons for the lower GDP per capita in the region are complex but are due to the large presence of government-supported activities.

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

Figure ED-1: GDP per Capita, 2001-2015



Source: Bureau of Economic Analysis, 2016

The Tri-Cities area is unique in that its employment base is dominated by a select number of large employers.

Table ED-1: Top Ten Tri-Cities Employers

	Company	Industry	Employees
1	Battelle/ Pacific Northwest National Laboratory	Research & Development	4,365
2	Kadlec Regional Medical Center	Health Services	3,304
3	Bechtel National	Engineering & Construction	2,898
4	ConAgra Foods	Food Processing	2,727
5	Kennewick School District	Education	2,130
6	Washington River Protection Solutions	Environmental Remediation Services	2,077
7	Pasco School District	Education	2,015
8	Mission Support Alliance, LLC	Support Services, Hanford/Dept. of Energy Site	1,928
9	Richland School District	Education	1,500
10	CH2M Hill	Environmental Remediation Services	1,400

Source: Tri-City Development Council (TRIDEC), link. Accessed February 14, 2017

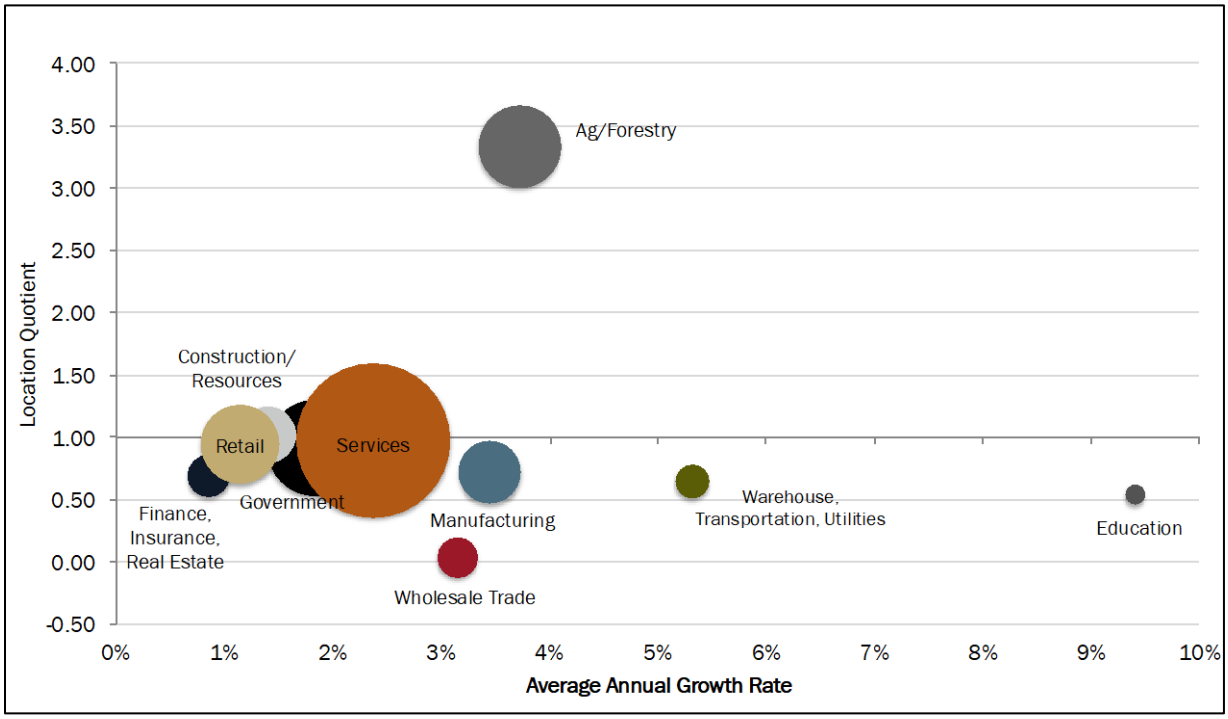
Roughly one in five of an estimated 116,000 jobs in the Benton-Franklin area are from one of the 10 largest firms/agencies listed below. Eight of the 10 top employers in the Tri-Cities are located in Richland, a legacy largely due to significant federal investments in the Hanford Nuclear Reservation.

The chart below shows the local concentration of jobs by sector (location quotient) along with measures of industry size and average annual employment change in the Tri-Cities region. Location quotients measure the concentration of jobs in a sector compared to the statewide average. A value of 1.0 signifies that the sector possesses the same level of employment concentration as the state. Values above 1.0 are more concentrated than the state average. The size of the bubble represents the number of jobs within that sector. Sectors with sizable employment and higher than average concentration represent strengths for the region. Fast growing sectors, even if they are not very large, represent potential opportunity areas.

In the Tri-Cities region, the largest sectors—services and government—have a similar concentration as the state, and are growing at a rate of one to three percent a year, indicating they are the base of the regional economy. The agriculture sector is a strength in the Tri-Cities; it is much more concentrated relative to the state and is growing at a rate of 3.7 percent per year. Education, manufacturing, wholesale trade, warehousing, transportation, and utilities are also growing at a rate of more than three percent a year, but are smaller and less prevalent in the Tri-Cities compared to the state. Much of the growth in food manufacturing, wholesale trade, warehousing, transportation, and utilities may be related to the growth and prevalence of the agriculture sector in the Tri-Cities.

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

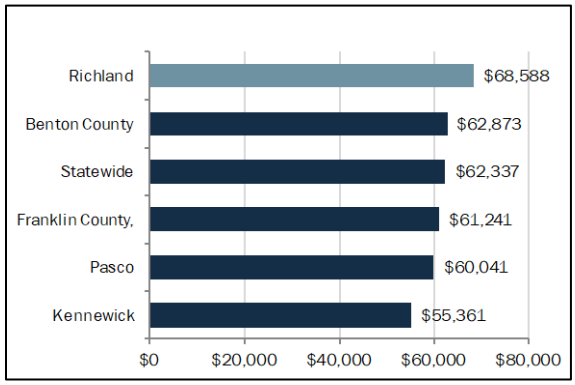
Figure ED-2: Benton & Franklin Counties Employment Concentration and Change by Sector, 2006-2015



Source: Washington State Employment Security Department

Federal funding for Hanford has been a significant economic catalyst for the Tri-Cities Region generally with Richland at the forefront. Even with significant downsizing at Hanford in the 1990s, household incomes in Franklin and Benton Counties continued to grow steadily.

Today, household incomes for Richland residents are nearly ten percent higher than the County average and more than twenty percent higher when compared to those of Kennewick residents. Richland enjoys economic prosperity not just compared to their Tri-Cities neighbors, but compared to state averages as well, as illustrated in Figure ED-3. Higher incomes are the result of technical and professional positions that require higher levels of education.



Source: US Census Bureau, American Community Survey, 2015 5-year, Table B19013A

Relative to Kennewick and Pasco, Richland is home to a highly educated workforce. The demands for engineers and scientists generated by Hanford and its subsidiary research and development activities have been a central employment and demographic characteristic for the Tri-Cities Region, in particular for Richland.

Figure ED-3: Median Household Income

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

KEY OPPORTUNITIES

Area 1. Create a resilient economy

The single greatest threat to the Richland and Tri-Cities economy is the winding down of business and employment and the Hanford Nuclear Reservation without suitable economic opportunities in place that would provide for a comparable standard of living. A reduction in work at Hanford will mean less direct employment in Richland and large negative impacts on the businesses that support them directly as well as the resulting households whose wages they support. However, Hanford is also an asset to the community and has been effective at attracting a highly educated workforce in science and technology. These fields produce professional-wage jobs and have produced spinoff businesses coming from PNNL.

To ensure the stability and resiliency of the economy, the City should leverage existing assets but adapt them to a changing economy. These efforts should focus on increasing primary sector, non-Hanford science and tech employment by creating a business environment that encourages and welcomes local business. Additionally, the City should develop partnerships with TRIDEC, PNNL, Kadlec, and other major employers to plan for expansion and delivery of adequate infrastructure and services.

Area 2. Build and attract a more entrepreneurial and dynamic economy

Richland is the regional hub for highly educated science and technology professionals. Labor force participation is high, particularly for the most productive segment of the population – 30 to 54 year olds. With access to innovation partners and relatively low land costs when compared to bigger cities like Seattle, the climate for entrepreneurial startup companies is present. However, attracting innovation and investment is a goal of many municipalities. The City can advance this environment through infrastructure investment, streamlined regulation, and "second paycheck" benefits such as livability and access to recreation. Working with its regional education and economic development partners, the City can play its role by creating and supporting a rich "entrepreneurial ecosystem" in the area.

Area 3. Leverage the natural landscape as an asset for economic development

Richland's location along the Columbia River offers exceptional opportunities to easily access attractive natural recreational spaces, as well as close proximity to the region's vibrant agri-tourism and wine industries. In addition to this, professional service employees living in Richland enjoy lifestyle amenities, also called the "second paycheck." These include access to parks, walkable business districts, good schools, diverse housing options, quality restaurants, and arts and cultural activities. Richland's ability to leverage its natural environment to directly spur economic activities and provide an attractive setting for professionals will further enhance its competitive advantage. However, residents must be cognizant of maintaining a healthy balance between environmental preservation and economic development activities.

Area 4. Closely monitor zoning and land use in the City

The City has the dual challenge of planning for urban infill development as well as planning to accommodate development on many large and relatively undeveloped sites within the City. To ensure zoning is responsive to market conditions, it should be monitored periodically to evaluate potential hindrances. Working to concentrate development in areas with existing infrastructure and near job centers will be instrumental to optimize the City's funding.

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

LAND USE ELEMENT



In this chapter, you will find:

- Goals and policies guiding land use in Richland
- Existing land uses and future projections
  - Overall capacity
- Proposed land use
- Sub-elements:
  - Critical areas
  - Mineral resources
  - Open space
  - Historic and cultural resources
  - Urban design

INTRODUCTION

The Land Use Element guides and accommodates future growth of the City while maintaining the community's high quality of life and unique characteristics. It determines the community's need for and distribution of residential, business, governmental, recreational, open space, and other types of land uses. The accompanying land use map (Fig. LU-3) identifies land use categories within the City limits and the UGA. A key component of the GMA and the Comprehensive Plan is to allow growth within the urban growth area.

Richland implements its various land uses through zoning designations as shown in Table LU-1 below.

The City must assess its financial ability to provide services at its urban density level and provide an appropriate supply of land uses for new developments. The desired result is to provide a greater market choice in lands for development while allowing for the maximum accountability for public funds

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

needed to provide for existing and planned urban areas. The City's Capital Improvement Plan is a six-year plan that reassesses priority areas for funding should the funding falls short of meeting the existing needs. To that effect, the City also adjusts its long term land use goals to align them with the funding availability.

Table LU-1: Land Use Implementation by Zoning

Land Use Designation	Zoning Categories
Residential	
Low Density Residential	R-1-12, R-1-10, SAG
Medium Density Residential	R-2, R-2S
High Density Residential	R-3, C-LB
Badger Mountain South	Badger Mountain Master Plan
Commercial	
Business Commerce	B-C
Central Business District	CBD
Commercial	C-1, C-2, C-3, C-LB, CW
General Commercial	C-3
Regional Retail	C-2
Waterfront	WF
Commercial Recreation	CR
Public Lands/Open Space	
Developed Open Space	PPF
Natural Open Space	NOS
Urban Recreation	UR
Public Facility	PPF, UNIV
Industrial	
Business Research Park	B-RP
Industrial	I-M, M-2
Mixed Use Designations	
Agricultural	FP, AG
Residential Office	C-LB
Urban Reserve	AG

GOALS AND POLICIES

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

Policy 1: Revitalize areas that are already within the City, especially areas within the Central Business District, such as the Parkway and Uptown, and the Island View areas.

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

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

Policy 1: Maintain a variety of land use designations to accommodate appropriate residential, commercial, industrial, healthcare, educational, recreational, and open space uses that will take advantage of the existing infrastructure network.

Policy 2: Ensure that adequate public services are provided in a reasonable time frame for new developments.

Policy 3: Ensure that the intent of the land use and districts are maintained.

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

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

Policy 2: Encourage higher residential densities especially in and near the Central Business District area.

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

Policy 3: Innovative and non-traditional residential developments can occur through the use of planned unit developments, density bonuses, new types of housing, and multi-use or mixed-use developments.

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

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

Policy 2: Promote developments such as business and research parks, office parks, technology centers, manufacturing and processing facilities, and other types for high-tech uses.

Policy 3: Locate neighborhood-oriented commercial land uses in Neighborhood Retail Business areas.

Policy 4: Encourage the use of buffers or transition zones between non-compatible land uses.

Policy 5: In areas where residential uses are in close proximity to industrial or commercial lands, adequate development standards should be used in industrial or commercial developments to mitigate the impacts on residential uses.

Policy 6: Support industrial developments on lands previously owned by the Department of Energy and transferred to the City and the Port of Benton.

LU Goal 5: Ensure connectivity that enhances community access and promotes physical, social, and overall well-being so residents can live healthier and more active lives.

Policy 1: Locate commercial uses so that they conveniently serve the needs of residential neighborhoods, workplaces, and are easily accessible via non-motorized modes of transport.

Policy 2: Promote pedestrian and bicycle circulation throughout the community by connecting with the infrastructure and the City's network of parks and trail system.

Central Business District

LU Goal 6: Develop an attractive and vibrant Central Business District that displays the unique character of Richland.



Policy 1: Revitalize declining commercial areas by promoting clean, safe, and pedestrian- and bicycle-friendly environments.

Policy 2: Designate land use and zoning for higher-density residential uses, mixed-use, and business uses within and adjacent to the Central Business District.

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

Policy 3: Encourage infill development and redevelopment in the Central Business District.

Public Facilities



LU Goal 7: Encourage efficient use and location of public facilities such as transit centers, utility facilities, schools, parks, and other public uses.

Policy 1: Locate municipal facilities within their service areas and ensure the grouping of facilities within neighborhoods, whenever feasible.

Policy 2: Ensure that the scale, and location of public facilities are compatible with or buffered from existing and planned surrounding areas.

Policy 3: Wherever possible, the City will locate park and school facilities together for efficient use of public facilities.

Policy 4: Encourage the development of private and public regional sports and recreational facilities of a size and quality to attract significant numbers of users and spectators.

Land Use in Specific Areas

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

Policy 1: Ensure that lands designated Urban Reserve remain in this holding category to serve future demand for land.

Policy 2: Apply the Agricultural designation in the Yakima River floodplain.

Policy 3: At designated Waterfront land use locations, encourage an active mix of commercial, residential, and marine uses as allowed in the SMP.

Policy 4: Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.

Policy 5: Define and identify mineral resource lands located within its boundaries that are not already compromised by on-site, immediate, or adjacent urban growth and that have long-term significance for the extraction of minerals on a commercially-viable basis.

Policy 6: Property and/or mineral rights owners should work with the City and appropriate agencies for protection of these sites. Designate mineral resource lands located in the City of Richland that meet the Criteria for Classification of Mineral Resources (WAC 365-190-070).

Policy 7: Ensure that land uses surrounding the Richland Airport are compatible with existing and future airport operations and do not restrict the airport's ability to maintain or expand its existing and future aviation demands. Coordinate with

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

the Port of Benton to restrict land uses in airport areas that would create conflict or negatively impact the safe and effective airport operations.

LU Goal 9: Within Island View, the City will implement a Single Family Overlay land use designation for clusters of property that are currently used as single family residences which have high probability of being redeveloped with non-residential land uses.

Policy 1: The city will use the Single Family Overlay concept only in those instances where the majority of property owners have expressed a preference for its use.

Policy 2: Areas designated as Single Family Overlay will be zoned for single-family residential uses, as identified in the city's R-2 Medium Density Residential zoning district.

Policy 3: Areas designated as Single Family Overlay will remain as such until property owner(s) bring forward a request to remove the overlay and change the zoning to the designation contained in the Island View Subarea Plan. In such cases, an amendment to the comprehensive plan is not necessary.

Policy 4: Applicants bringing forward a request to change the zoning of property designated Single Family Overlay should demonstrate that the land proposed for amendment is:

a) large enough to support redevelopment for non-single family residential land uses; and

b) will have sufficient access to City streets and utility systems to support redevelopment.

Policy 5: Whenever properties designated with the Single Family Overlay are rezoned for non-single family residential uses in accordance with Policy 4 above, the Single Family Overlay designation should be removed from the subject property.

Private Property Rights

LU Goal 10: Follow controlling law and constitutional requirements, both state and federal, to ensure the appropriate protection of private property rights.

Policy 1: Monitor evolving state and federal statutory amendments and judicial precedent so that timely amendments or changes can be made in the process of implementing the comprehensive plan policies and development regulations.

Policy 2: Process comprehensive plan amendments and development regulations using a fair and open hearing process, with adequate public notice and opportunities to participate to ensure the protection of all due process rights.

Policy 3: Process timely, fair, and predictable processing and review of land use permit applications in conformance with applicable federal and state legal and regulatory requirements.

Natural Environment

NE Goal 1: Promote the protection, conservation, and restoration of natural areas, shorelines, and critical areas as unique assets to the community, and provide public access for enjoyment of such facilities based on the ability of the resource to support the use.

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

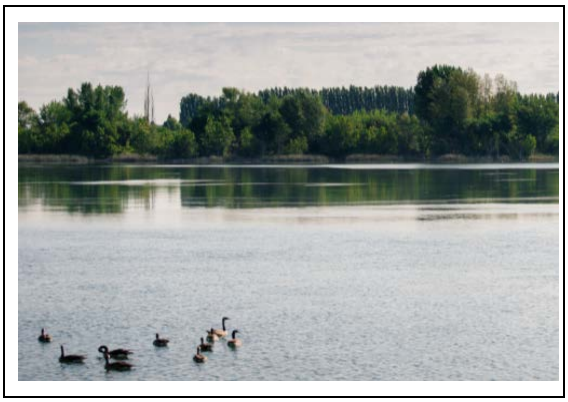


Policy 1: Use the critical areas ordinance, SMP, the state environmental policy act (SEPA), and other ordinances, as applicable, to designate and protect the critical areas and natural environment.



Policy 2: Consider the goals and policies of the SMP as part of this Comprehensive Plan. Encourage development of water-oriented recreational, cultural, and commercial facilities in certain Columbia River locations, consistent with the SMP and its criteria of no net loss of ecological functions, to enhance and diversify Richland's community recreational resources and its attractiveness to tourists.

Policy 3: Ensure public access to shorelines on public land, subject to regulations protecting public safety, sensitive habitat areas, and wildlife.



Policy 4: Encourage the public and/or private acquisition of the prominent ridges in the south Richland area to preserve views, protect shrub-steppe habitat, and to provide public access. Consider the preservation of the ridges and hillside areas through various standards.

Policy 5: Develop an integrated pedestrian trail system to provide access through the City's important natural features, such as prominent ridges and rivershore areas and provide necessary trail linkages between these natural features.

Historic and Cultural Resources

HP Goal 1: Preserve significant historic structures, districts, and cultural resources that are unique to Richland.

Policy 1: Encourage preservation and promotion of adaptive reuse of historic "Alphabet Homes" of Richland.

Policy 2: Coordinate with local tribes, federal, state and local agencies to protect historic and cultural resources.

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA



Urban Design

UD Goal 1: Create a physically attractive and culturally vibrant, pedestrian- and bicycle-friendly environment in the City.

Policy 1: Establish and enhance the positive attributes of residential, commercial, central business, and other districts with appropriate transition between them.

Policy 2: Encourage redevelopment and upgrade of suitable commercial areas.

Policy 3: Improve streetscape and connectivity for safe and pedestrian-friendly environments.



Policy 4: Promote public arts, museums, and interpretive centers in coordination with public plazas and community spaces that reflect the unique history and culture of Richland.

UD Goal 2: Revitalize commercial areas, such as areas in the Central Business District including the Uptown retail area and the Island View area.

Policy 1: Enhance the appearance, image, and design character of the Central Business District.

Policy 2: Ensure adequate public transit, bicycle, and pedestrian access in the commercial centers along with parking and landscaping.

Policy 3: Enhance the welcoming experience into the community through well-designed gateway features in prominent locations.

Policy 4: Design the public realm, including streetscapes, parks, plazas, and civic amenities for the community to gather and interact.

Policy 5: Provide continuity among adjacent uses by using cohesive landscaping, decorative paving, street furniture, public art, and integrated infrastructure elements.

UD Goal 3: Development through appropriate design, should protect natural features such as rivers, shorelines, ridgelines, steep slopes, and archaeological and historical resources.

Policy 1: Development should be sensitive to existing topography and landscape, and should minimize environmental impacts.

Policy 2: Hillside development should, as much as practical, blend with the natural shape and texture of the land.

Policy 3: Lighting should be designed so as to promote public safety as well as promote "Dark Sky" principals.

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

UD Goal 4: Promote community beautification by enhancing public spaces and thoroughfares and encouraging private property beautification.



Policy 1: Improve the appearance of all city-owned space and major thoroughfares.

Policy 2: Promote programs to improve landscaping. Encourage xeriscaping and use of native plants.

Policy 3: Promote more attractive signage throughout the City, especially in commercial districts.

EXISTING LAND USE

Richland includes a variety of land uses as follows:

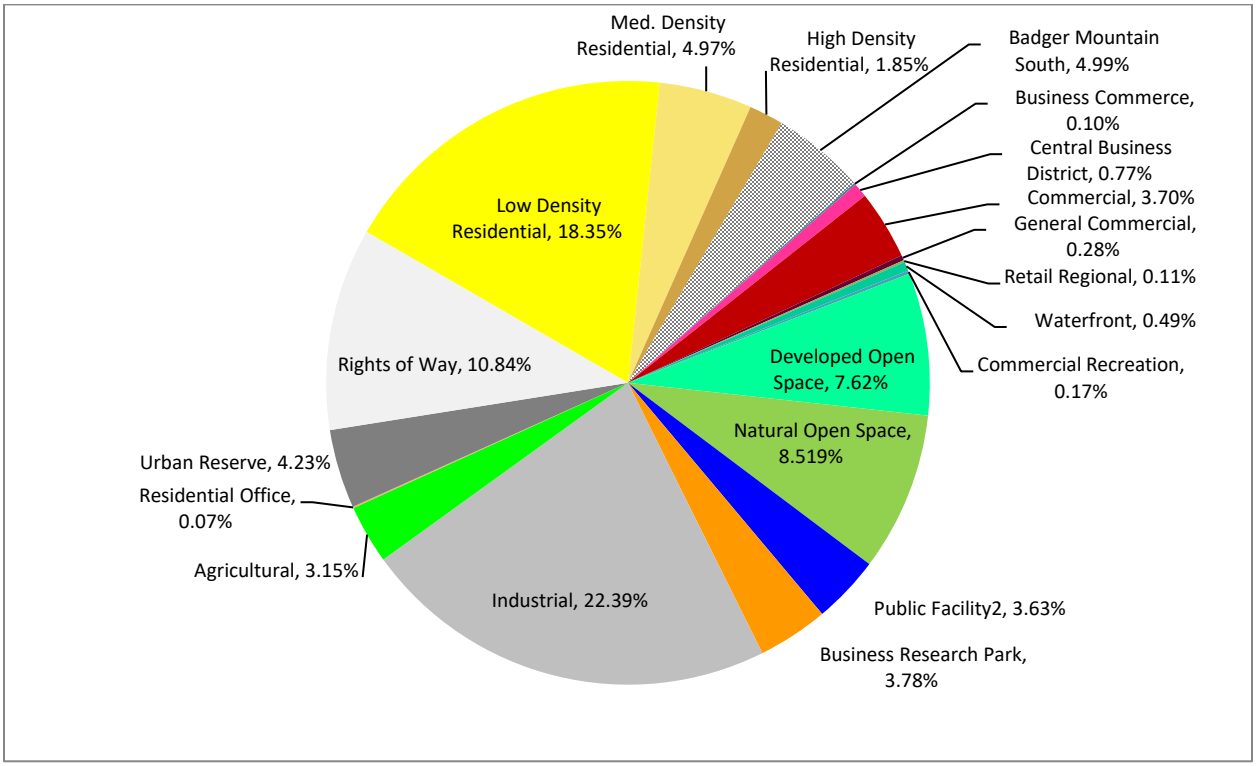
- Agriculture (AG)
- Low Density Residential (LDR)
- Medium Density Residential (MDR)
- High Density Residential (HDR)
- Badger Mountain South (BMS)
- Multifamily Residential Office (RO)
- Central Business District (CBD)
- Commercial (C)
- Retail Regional (RR)
- General Commercial (GC)
- Business Commerce (BC)
- Single Family Overlay (SFO)
- Commercial Recreation (CR)
- Waterfront (WF)
- Industrial (I)
- Business/Research Park (BRP)
- Public Facility (PF)
- Developed Open Space (DOS)
- Natural Open Space (NOS)
- Urban Reserve (UR)

Richland's land area consists of a total of 28,694 acres (25,846 acres in the City limits and 2,848 acres in the UGA). Richland's land use is dominated by residential land use consisting of about 32 percent of the total land use (low, medium, and high density land uses combined), followed by 22 percent industrial, and 16 percent open space (developed and natural) land use. Single-family residential use is predominant in both LDR and MDR land uses areas. Industrial land includes a recent transfer of 1,641 acres of land from the

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

Department of Energy (DOE) to the City, the Port of Benton, and Energy Northwest on the north side of the City. A major portion of this land was located outside of the UGA, and is currently being processed to be included within the UGA.

Figure LU-1: Existing Land Use Distribution in City Limits and UGA



Land Use Pattern and Compatibility

Due to the linear geographic pattern of the City along the Columbia River running north and south, Richland's land is also distributed primarily from north to south covering approximately 25,000 acres in the current incorporated limits and additional over 2,800 acres in the UGA. Residential lands are concentrated in three major areas, the central area between the Columbia River and SR 240, areas south of the Yakima River, and the Horn Rapids area. The Yakima River delta and associated natural open space land run almost through the middle of the City. Although commercial lands are distributed throughout the City, the major concentrations are found in the Central Business District, Queensgate, and the Island View areas. Much of the industrial and research uses are located on the northern part of the City starting from Richland Airport on the south side to the north City limits.

Richland's land use distribution focuses on placing compatible land uses next to each other. Compatibility is based on the intensity of land uses. Generally speaking, industrial is the most intense use due to the impacts of its operations (noise, light, dust, etc.), need of supporting facilities, and overall impact on the land. Natural areas are considered the least intense as there are no developments or improvements on such areas. Therefore, a low density residential next to a heavy industrial land use would be considered incompatible because of the impacts industrial use may have on the residences.

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

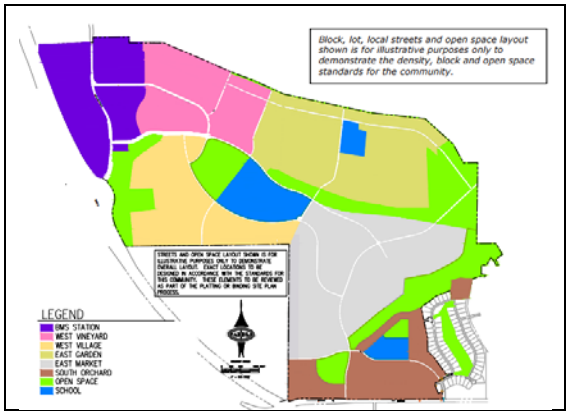
Appropriately designed buffers, landscaping, and transition areas between uses should be considered between incompatible land uses.



Mixed uses are encouraged in Richland where they are allowed. Such uses are generally mutually supportive of each other. Locating residences, offices, neighborhood shops, cafes, etc. in the same building or same site promotes walkability and reduces the vehicle miles traveled.

Badger Mountain South

Badger Mountain South is a master-planned community of 1,480 acres located in the southwest side of the City. The area is intended to be developed with 5,000 homes, businesses, and other community activities. The sub-area plan sets forth various uses in the area and was adopted by Richland City Council in 2010.



The purpose of this area is to establish neighborhoods with a range of housing types and to accommodate a population of diverse ages and incomes. The plan promotes pedestrian-friendly and mixed-use neighborhoods with areas for parks, trails, and open space in a connected network.

Central Business District

Richland CBD is planned to encourage the transformation of the area from principally a strip commercial auto-oriented neighborhood to a more compact development pattern. The area is characterized by its close proximity to the Columbia River and Howard Amon Park, concentration of pedestrian-oriented businesses, and the presence of medical, educational, and public institutions. Multiple planning studies and efforts have been conducted in the past decades, many of which have been or are being implemented in this area including public investments on infrastructure and streetscape improvements, and code revisions to attract private investment.



The Parkway has been a center of pedestrian-oriented retail and restaurants. Kadlec Regional Medical Center's campus and Columbia Basin College's Health Science Center both are located in the CBD. The Swift Corridor improvement will connect the CBD with the waterfront parks and recreation areas.

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

Columbia Point



The Columbia Point area is located between I-82 to the south and George Washington Way to the west. The area is developed with a mix of shops, hotels, restaurants, offices, condominiums, and recreational amenities. Recreational amenities include a golf course, park, marina, and waterfront trail. The area is close to buildout.

Horn Rapids

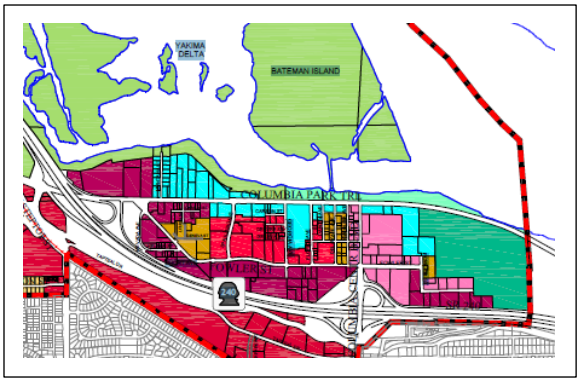
The Horn Rapids area is located on the north side of the City. This constitutes two planning areas: a) the Horn Rapids Industrial Park area, a triangular area bounded by Horn Rapids Road to the north and SR 240 to the south; and b) the 1,641 acres Horn Rapids North Industrial Area, north of Horn Rapids Road.

A master plan for Horn Rapids Industrial Park was originally adopted in 1995 and updated in 2011 and 2016. This area has been envisioned as an employment and economic center in the region. The master plan identifies the necessary infrastructure required to serve the area and associated cost for infrastructure improvements. The Horn Rapids planned residential community is located south of this area.



The 1,641-acre industrial area has recently been transferred from the Department of Energy to the City, the Port of Benton, and Energy Northwest by an act of Congress. This 1,341-acre Horn Rapids Industrial Area is specifically set aside for industrial development. The City and the Port plan to market the property to industrial developers as "mega-sites" of 200 acres or larger. The proximity of this land to highways, rail, and utility services together with the large acreages available provide development opportunities for industries that exist in very few places throughout the Pacific Northwest.

Island View



DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

The Island View area, also known as Richland Wye, is located on the southeast side of the City between the Columbia River to the north and SR 240 to the south. It is north of the regional Columbia Center Mall in Kennewick. Columbia Park West is located to the east and Bateman Island to the north of the area.

The Richland Wye Master Plan was prepared in 1998 to revitalize the area and provide a general guideline for the planning and future development of the area. The objective of the master plan includes stimulating mixed use development, providing flexibility in the changing market condition, and ensuring high quality developments with increased opportunities for waterfront recreation. Implementation strategies were developed to address infrastructure, land use, and economic development issues. The area consists of a mix of General Commercial and Regional Retail on the south side, Business Commerce and Multi-family Residential Office in the middle, with Waterfront land use designation on the north side fronting the Columbia River. The entire length of the Columbia River waterfront has public access. The area is now being revitalized with uses such as, residential, commercial, business park, marina, etc.

POPULATION TRENDS AND PROJECTIONS

The Tri-Cities Metro area is one of the fastest growing areas in Washington. The City has grown rapidly in the last decade with a 24 percent growth from 2000 to 2010, and an 11 percent growth from 2010 to 2016.

Based on the 2016 estimate of the Office of Financial Management (OFM), the City of Richland's current population is 53,410. The population including the UGA boundary is 54,732.

Benton County's county-wide allocation and projected population numbers for Richland are 76,533 for the year 2035 and 81,366 for the year 2040. The end of the 20-year planning horizon is 2037. Based on current trends, Richland's projected population in the year 2037 will be 78,431 persons. This means over the next 20 years, the City and its UGA will add 23,699 (78,431-54,732) persons in addition to its existing population. Identifying land for growth and delivering public services will be important to maintaining the high quality of life for its residents.

Figure LU-2: Projected Population Growth

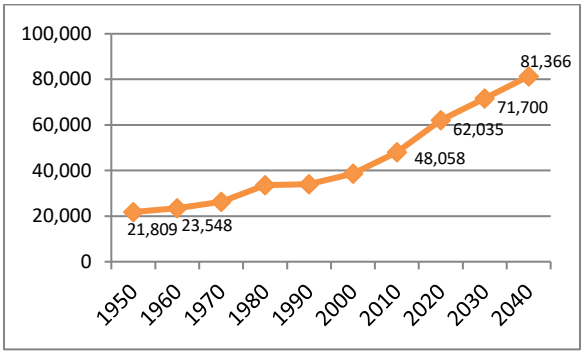


Table LU-2: Population and Employment Projections for 2037

Year	Population	Jobs
2016/ 2017	53,410	37,675[1]
2037 Projection	78,431	50,295

[1] *Estimated jobs in 2017*

Source: OFM, US Census, OnTheMap; Washington Employment Security Department; ECONorthwest.

Future Land Capacity

In order to identify land necessary to meet the future demand, an analysis of available land was performed. Details of the analysis are available in the Comprehensive Plan Supporting Analysis (Appendix A). This analysis used the City's existing land use density and land inventory in order to identify

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

vacant and undeveloped land within the City and UGA. The results of this analysis indicated that the City has sufficient land within its UGA to accommodate the land needs for the projected residential and commercial growth. In 2016, the City and the Port of Benton received land from the Department of Energy that is specifically targeted for future industrial use. This land, together with the vacant industrial land that is within the City, provides an adequate industrial land supply for future employment growth.

A significant portion of future residential growth will occur in the Badger Mountain South and Horn Rapids areas. Additional growth will take place in the existing vacant residential lands throughout the City. It is also anticipated that commercial and waterfront areas will accommodate some high-density and mixed-use growth.

Some lands designated as "Urban Reserve" in the land use plan will need to be re-designated for residential land uses to ensure that an adequate land supply is provided to serve future growth.

Lands for Public Purposes

According to the GMA, the City is required to identify the needs for public facilities, including lands for public purposes. Current City-owned public facilities include parks and open spaces, transportation, water, sewer, storm water, solid waste, energy, and municipal facilities. Using the existing ratio of land per capita for public use, there is a surplus of 72 acres for public facilities land. The City's developed open space requirement for parks facilities is determined by the parks level of service. The existing parklands are adequate to meet the demand. However, areas with new residential land use discussed in the next section will require an additional community park. The natural open space is determined by the existence of critical and natural areas, and other priority areas within the City. As the City grows, natural open spaces will be identified based on the GMA criteria and best available science (BAS). Existing data and findings from similar communities indicate Richland has adequate open space to meet the future demand. Additional information regarding the City parklands and open space can be found in the Capital Facilities Element under "Parks, Recreation and Open Space" in this Plan, and in the supporting analysis in Appendix A.

PROPOSED LAND USE

The City is planning to accommodate future growth in two areas within the City, on the north and west sides of the City. One area is located on the southwest side near the City View area, abutting Kennedy Road to the south and Queensgate Drive to the east. The other area is located on the north side of the City abutting the Horn Rapids residential development.

The land use in the City View West area is re-designated from Urban Reserve to a mix of Low, Medium, and High Density Residential, Commercial, Public Facility, Developed, and Natural Open Space. The land use in the Horn Rapids Northwest area is re-designated from Urban Reserve to Low, and Medium Density Residential uses. These are shown in Table LU-3.

Additional land use re-designation includes a portion of an area in Columbia Point South, re-designated from Developed Open Space and Public Facility to Urban Recreation and Natural Open Space. The existing Natural Open Space land in the Columbia Point South area remains unchanged. Additional Natural Open Space land is designated along the shoreline. See Table LU-3, Proposed Land Use, and Figure LU-3, the Future Land Use Map.

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

Table LU-3: Proposed Land Use

Land Use	Acres
Horn Rapids Northwest	
Existing Land Use	
Urban Reserve	272
Proposed Land Uses	
Low Density Residential	230
Medium Density Residential	42
Total	272
City View West	
Existing Land Use	
Urban Reserve	340
Proposed Land Uses	
Low Density Residential	143
Medium Density Residential	25
High Density Residential	34
Commercial	55
Public Facility	40
Developed Open Space	5
Natural Open Space	38
Total	340
Columbia Point South	
Existing Land Uses	
Public Facility	33
Developed Open Space	71
Natural Open Space	153
Total	257
Proposed Land Uses	
Urban Recreation	80
Natural Open Space	177
Total	257

NATURAL ENVIRONMENT

Critical Areas

Richland's environmentally critical areas include wetlands, fish and wildlife habitat areas, frequently flooded areas, geologic hazard areas, and natural aquifer areas. Most of the critical areas are discussed under the open space subsection below. The critical areas map (Fig. LU-4) indicates wetlands, fish and wildlife habitat areas, aquifer recharge areas, and other critical areas such as landslide, erosion, or seismic hazard areas.

The City uses the best available science in developing policies and development regulations to protect the functions and values of critical areas and give special consideration to conservation or protection measures.

Shoreline

Richland's shoreline consists of approximately 2,600 acres of land on the Columbia and Yakima Rivers shoreline. A Shoreline Master Program (SMP) was developed and adopted by Richland City Council and approved by the Department of Ecology in 2014. This Comprehensive Plan incorporates the SMP by reference. The SMP aims to utilize Richland's shoreline for various water-oriented uses and facilities while protecting the ecological functions and cultural and historic values of the shoreline. The SMP designates eight shoreline environments as follows:

1. Natural Environment
2. Recreation Conservancy Environment
3. Recreation Environment
4. Rural Environment
5. Residential Environment
6. Waterfront Use Environment
7. Industrial Conservancy
8. Aquatic Environment

Open Space

Open space in Richland and the UGA comprises over 17 percent of the total land. These areas include natural areas (Natural Open Space) and more formal developed parks and trails (Developed Open Space) in the land use map. Developed Open Space is discussed under the Parks and Recreation

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

Sub Element under Capital Facilities. This section discusses the natural open space.

The natural open space system includes the Yakima River and Columbia River shorelines, islands, greenways, and designated areas within residential developments. It also includes environmentally sensitive areas or critical areas where development would be constrained by wetlands, geologic hazards areas, aquifer recharge areas, fish and wildlife habitat areas, and frequently flooded areas along river or stream corridors.

The natural open spaces on or near the Yakima River include:

- The Tapteal Greenway, located on the lower Yakima River. It provides potential opportunities for non-motorized recreation, education, and habitat protection. The Tapteal Greenway is owned by multiple public and private entities including US Army Corps of Engineers (USACE).
- The Chamna Natural Preserve, located on the north bank of the Yakima River. This area is owned by USACE.
- The Riverview Preserve is located at the confluence of the Yakima and Columbia Rivers and is owned and managed by the USACE.
- Bateman Island in the Yakima River Delta is also owned by the USACE and leased to the City.
- W.E. Johnson Park is located south of Van Giesen Street and is owned by the City of Richland.
- The Amon Natural Preserve, a part of the west branch of the Amon Basin is owned by the City. This area is located on the south end of the City near the Interstate-82.

On the Columbia River, natural open spaces include:

- A portion of Leslie Groves Park area located between Snyder Street and Ferry Street.
- A portion of Columbia Point South area; a largely undeveloped area located at the confluence of the Yakima River and the Columbia River.
- The islands on the river that are part of the McNary National Wildlife Refuge.

In 2004, the City worked with community groups and several funding agencies to help Benton County acquire from willing sellers a 575-acre preserve on Badger Mountain located north of the Badger Mountain South area. The City also worked with community groups and funding agencies to purchase properties from willing sellers along the west branch of Amon Basin in order to enlarge the City-owned natural open space areas.

Mineral Resources

Mineral resource lands are resource lands that are primarily devoted to the extraction of minerals or that have known or potential long-term commercial significance for the extraction of minerals. The GMA requires cities and counties to designate natural resource lands where appropriate and adopt development regulations to assure the conservation of agricultural, forest, and mineral resource lands. The City undertook a detailed analysis of its mineral resources in 1998 and determined that no lands within the Richland UGA should be designated as mineral resource lands.

BUILT ENVIRONMENT

Historic and Cultural Resources

Due to its settlement history, the City of Richland does not have an abundance of historical resources. Historic structures

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

unique to the City include 12 tract farm houses in the central city and six buildings in downtown that predate World War II, and the Alphabet Homes, built between 1943 and 1951. The Alphabet Homes were based on a series of house plans denoted by a letter in the alphabet (an A house, an F house, etc.). In addition, several apartment buildings and pre-fabricated homes were part of this development scheme. These houses have historical significance in that they were built as part of the federal city created for the Hanford project. Historic structures that have been formally recognized on the National Register of Historic Places include the "Gold Coast" District, a north Richland neighborhood comprised of Alphabet Homes that have largely retained their original character.

Cultural resources are typically discovered during excavation and site preparation for development proposals. While it is difficult to know where every cultural resource site exists, the Washington State Office of Archaeology and Historic Preservation has records of previous investigations in the region. As discussed before, there are recorded archaeological sites within a mile of the Yakima River confluence. National Register-listed properties include the Columbia Point area, Bateman Island, and the Tri-Cities Archaeological District (Anchor QEA, 2014).

Goals and policies in the Comprehensive Plan provide a framework for reviewing and permitting future development proposals. Coordination with the State Office of Archaeology and Historic Preservation and implementation of policies relating to the preservation of cultural and historic resources will help to ensure that these resources are protected.

Urban Design

Urban design applies to the three-dimensional aspects of the built environment such as buildings, streets, sidewalks, open spaces, and plazas. It also addresses other urban issues such as circulation and connectivity, sustainability, neighborhoods, and districts.

Design

The City aims to achieve quality design in citywide civic projects such as public buildings and plazas, streetscape and corridor development, public art, parks, and open spaces. High quality design in public projects will set the standards for the City and may encourage further quality developments by the private sector. Richland's Public Library, Community Center, and the Reach Interpretive Center all display quality design. The City promotes quality design in the commercial and residential developments through its development standards. The City is also planning to add gateway features in the downtown area that will enhance the identity of the community.

Pedestrian and Bicycle-Friendly Environment

It has been a priority of the community to create a vibrant and livable community in Richland. Goals and policies are geared towards creating a pedestrian-friendly community. Mix of uses, higher density, access to transit, safe sidewalks, streetscape elements, network of paths and trails, building orientation, and articulation are some of the considerations for creating a pedestrian-friendly community. Richland has prioritized its downtown area to be more pedestrian- and bicycle-friendly. Swift Corridor development is already underway that will create a pedestrian- and bicycle-friendly connection between the downtown businesses and the residential neighborhoods. The Parkway area, CBD, and Kadlec campus are designed with pedestrian-friendly components.

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

Circulation and Connectivity

Connectivity between major destinations and neighborhoods within the City and the region is important to Richland. Richland's transportation system aims to provide a multi-modal circulation system for pedestrian, bike, car, and transit users. Richland has multi-use trails connecting its parks and natural areas, as well as some key locations within the City. The City works with public agencies and private developers to create an efficient circulation pattern within business and residential neighborhoods. The proposed Duportail Bridge, once built, will make a significant improvement in connecting the northern and southern parts of Richland.

Public Realm

Richland's public realm includes plazas, parks, playgrounds, sidewalks, and open spaces. Each public realm is different and serves a different purpose in their formal, semi-formal, or natural settings. They offer places for gathering, interaction, and recreation. Public places are further enhanced by artworks and pedestrian amenities. The John Dam Plaza is a heavily used public place for community gathering and events, while the Parkway area offers an urban setting for the community. Parks and natural areas offer recreation and tranquil environment for the residents.

District

The visual character of the Richland UGA varies widely from downtown, Uptown, and the Richland Wye/Island View area, to relatively new commercial areas such as Queensgate and City View, to master planned areas like Columbia Point and Horn Rapids to older alphabet housing neighborhoods in central Richland and to the new residential neighborhoods in Badger Mountain South. Each of these distinct areas calls for a different design approach. In older areas, the emphasis needs to be placed on revitalizing neighborhoods; in other areas, maintenance can be a priority. In newly developing areas, the emphasis needs to be placed on building design and site planning standards. The City recognizes that it needs to take a targeted approach with different urban design standards and strategies to reflect the differing needs of each area within the City.

Environment and Sustainability

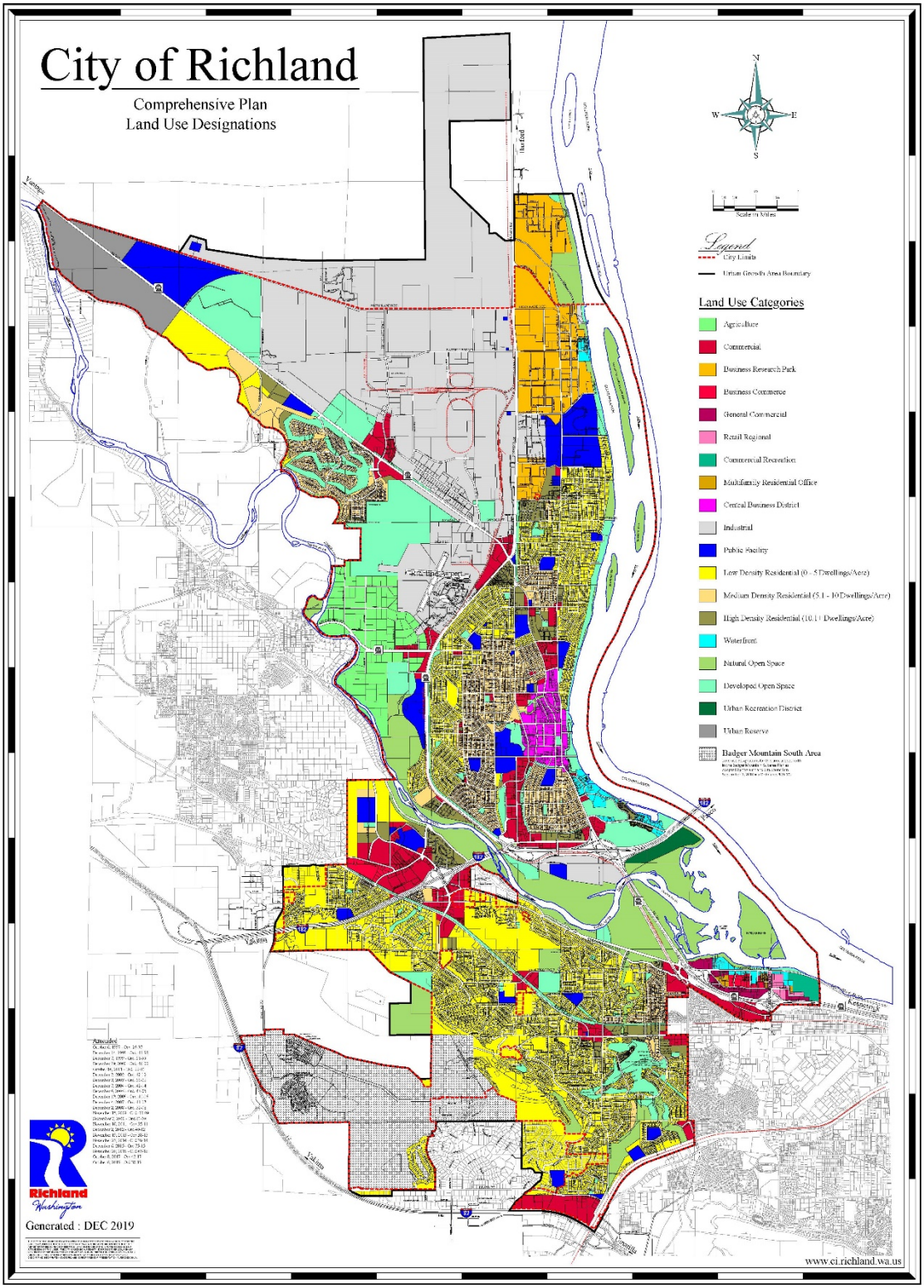
Richland's built and natural environment is maintained through multiple design and environmental protection approaches. Its natural resources are protected under the Critical Area Regulations, the SMP, as well as State and Federal Laws. The City also maintains energy efficiency, renewable energy, and recycling programs. The City encourages the use of sustainable standards including, but not limited to, passive solar energy, geothermal energy, solar hot water systems, Green Building Certification, Energy Star Certification, bird-friendly buildings (i.e., those that are designed to minimize collisions with birds). The City encourages minimizing light trespass for energy savings, dark sky ambience, and glare reduction.

Landscaping

Landscaping is important for maintaining Richland's attractive physical appearance. Proper landscaping can highlight an area's features and add aesthetic value. Landscaping is applicable for both public and private developments. Given the hot-arid climate in the Tri-Cities area, native landscape and plants are more desirable. Using xeriscape principles can make a water-efficient landscape and signify the area's climate and geology. Selection of trees that offer shade on hot summer days is important for this area.

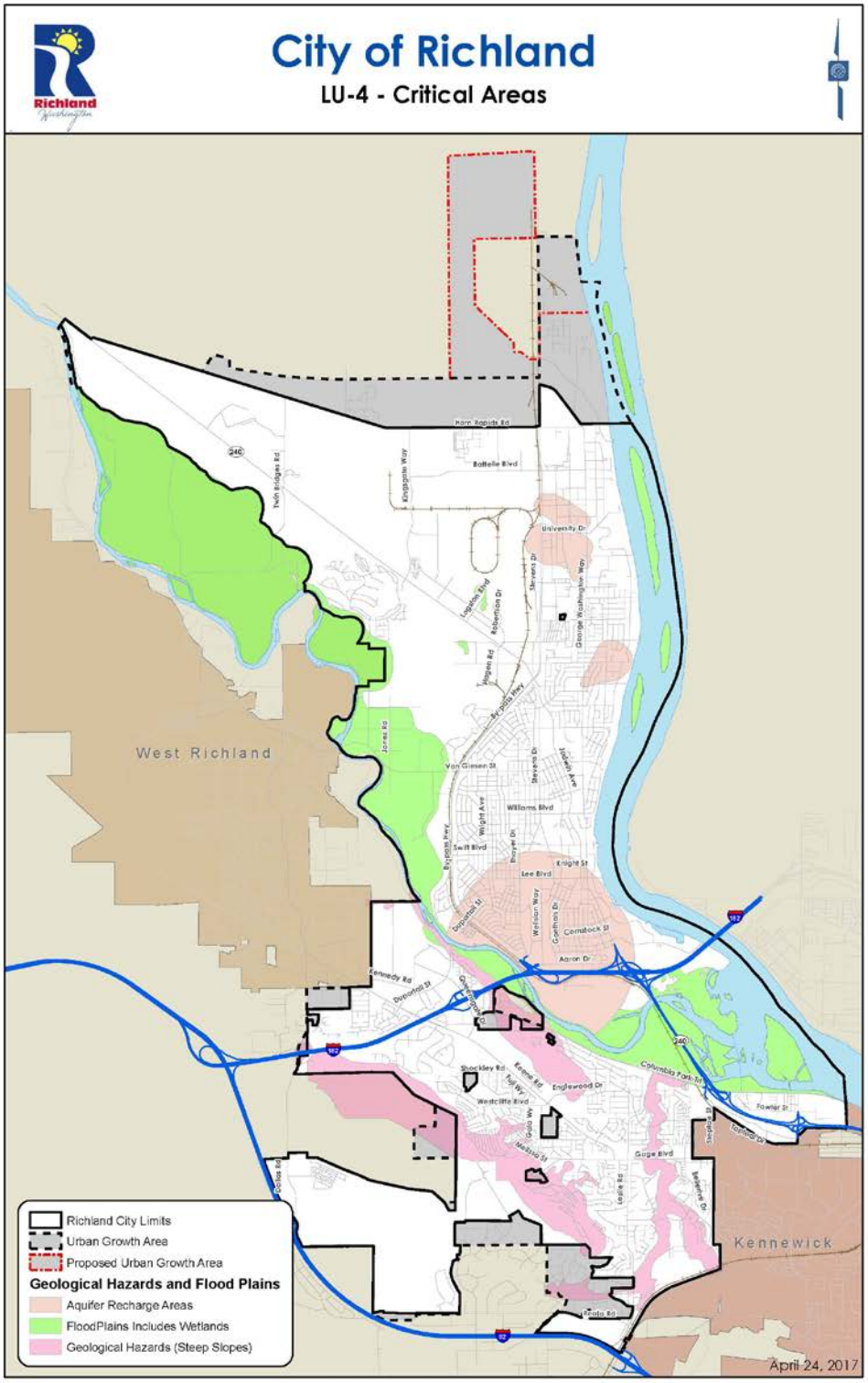
DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

Figure LU-3: Future Land Use Map



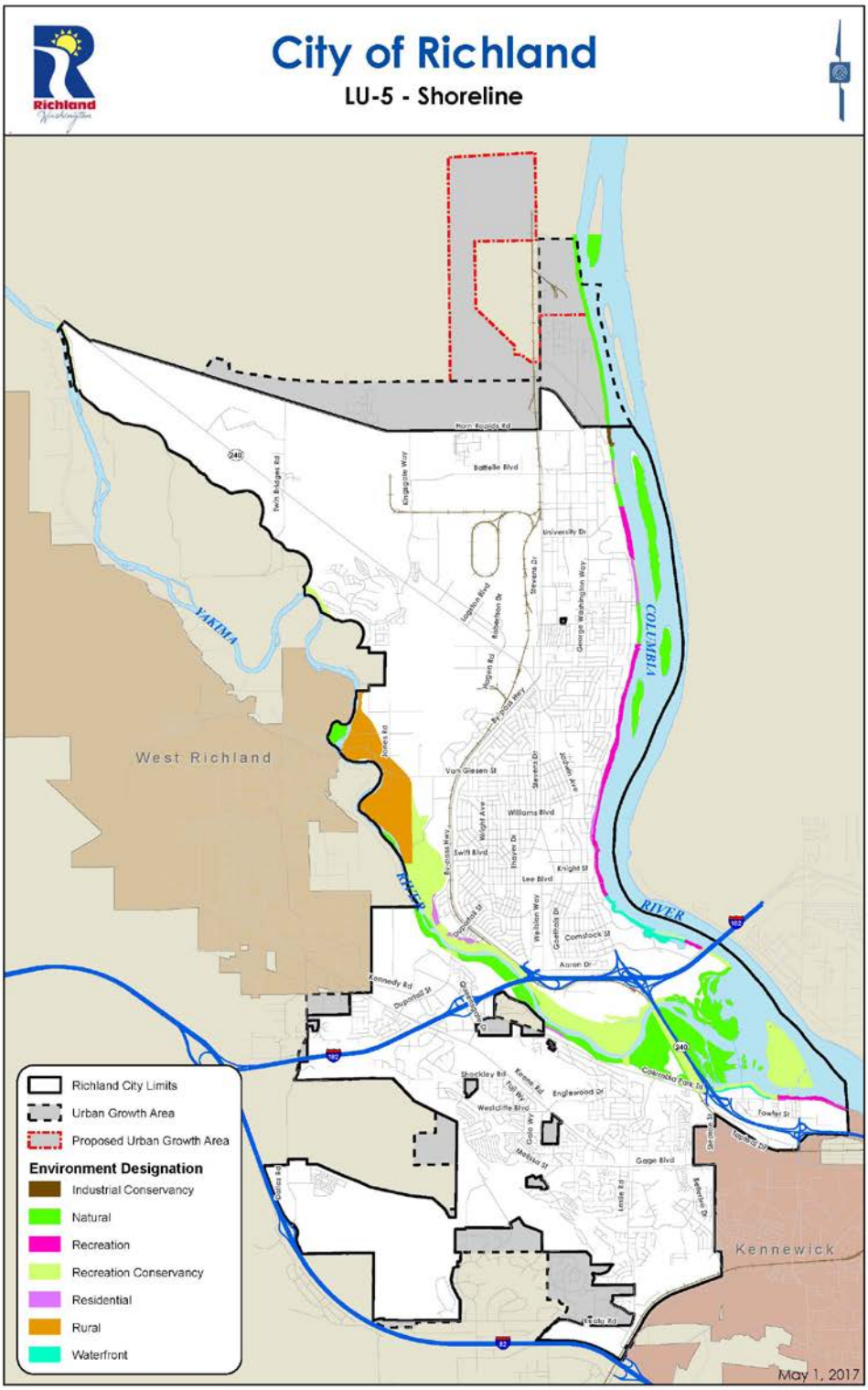
DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

Figure LU-4: Critical Areas Map



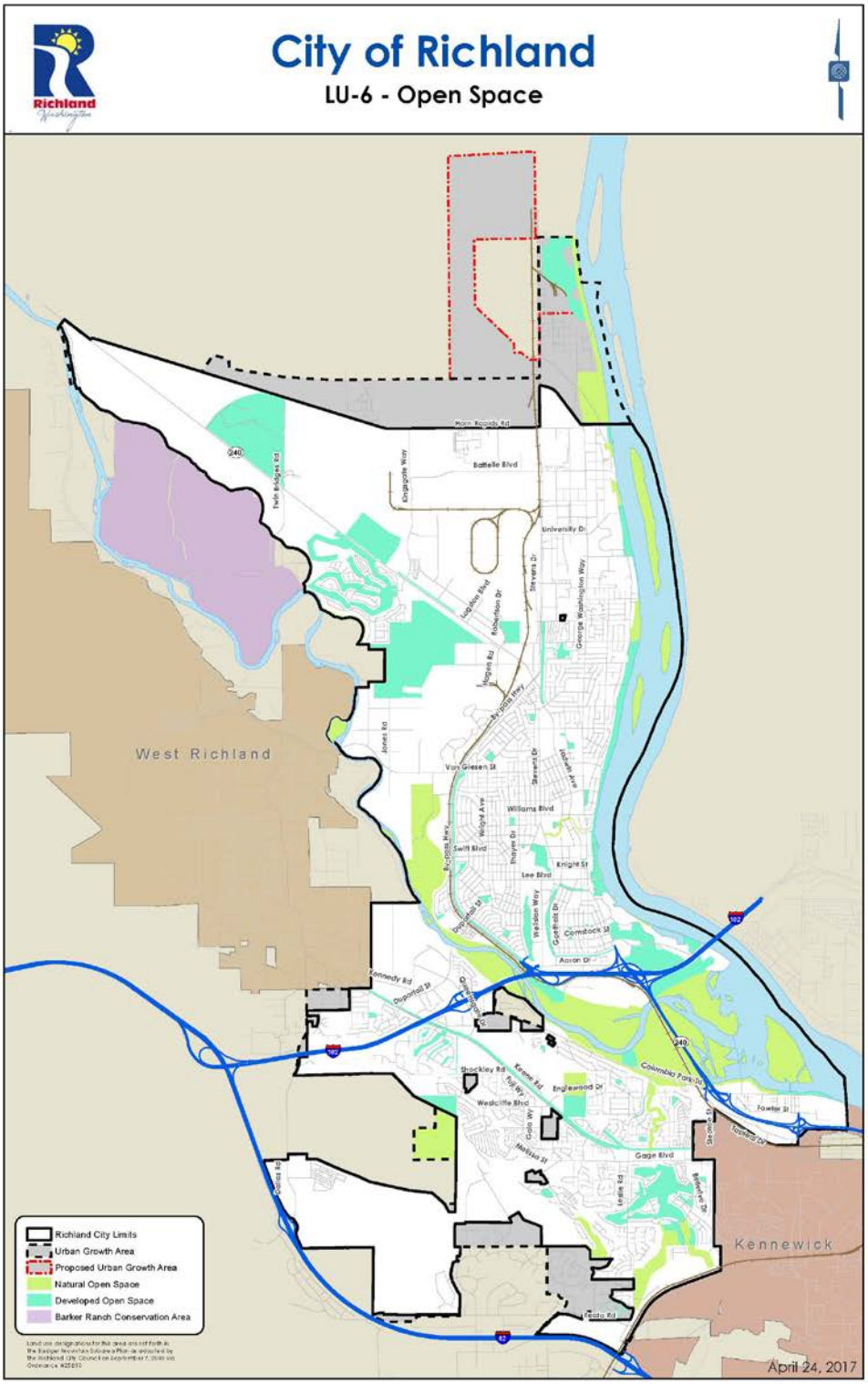
DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

Figure LU-5: Shoreline Map



DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

Figure LU-6: Open Space Map



DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

HOUSING ELEMENT



In this chapter, you will find:

- Goals and policies guiding housing in Richland
- Existing housing condition
- Projected needs and addressing the demand

INTRODUCTION

Providing affordable housing for all groups is a priority for Richland. Providing housing near shopping and transportation and offering multiple choices for owner and renter occupied housing would also benefit the City's vision for diversity.

The Housing Element of the City's Comprehensive Plan is intended to provide policy background and broad direction for housing programs and decisions towards meeting the City's goals. Similar to the other elements of the Comprehensive Plan, the Housing Element provides a framework for future planning decisions and outlines goals and objectives the City plans to implement in meeting its housing needs. The Housing Element is consistent with other elements of the Comprehensive Plan.

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

GOALS AND POLICIES

HE Goal 1: Provide a range of housing densities, sizes, and types for all income and age groups of the Richland community.

Policy 1: Ensure that the comprehensive plan and development regulations allow for a variety of housing types, sizes, densities, and lot configurations such as small lot single family housing, multi-family housing, mixed-use development, cluster development, live/work housing, co-housing, accessory dwelling units, single room occupancy units, zero lot line and similar subdivisions, and planned unit developments.



Policy 2: Encourage mixed-use developments with apartments and condominiums above commercial uses in the City's urban core. Where redevelopment or infill opportunities arise, allow for increased housing density in residential-designated areas that immediately surround the CBD, while respecting the character and scale of the existing neighborhood.

Policy 3: Support the development of senior housing and long-term care/assisted living facilities in the City in close proximity to commercial uses and medical services and facilities.

Policy 4: Promote and provide incentives (such as zoning/rezoning, revised regulations, and provision of infrastructure) for infill development and redevelopment, while respecting the character and scale of the existing neighborhood.

Policy 5: Allow and regulate manufactured homes in the same way as site-built homes.

Policy 6: Plan for an adequate supply of land in appropriate land use designations and zoning categories to accommodate projected household growth, while accommodating other commercial, industrial, and open space needs of the City.

HE Goal 2: Improve affordable housing opportunities for lower-income individuals, households, and first time homebuyers.

Policy 1: Expand the supply of affordable units by promoting owner- and renter-occupied housing throughout the City, consistent with Comprehensive Plan.

Policy 2: Promote the use of mixed-income housing developments and mixed-use developments that provide both affordable housing and economic opportunities throughout the City consistent with Comprehensive Plan.

Policy 3: Sustain or improve the quality of existing affordable housing stock by encouraging rehabilitation of housing units by current owners.

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

HE Goal 3: Implement the current version of the Tri-Cities Consolidated Plan.

Policy 1: Provide assistance to lower-income households that participate in local improvement districts for infrastructure projects. Assistance may be limited to selected neighborhoods or to the neediest households based upon a percentage of median income and fund availability.

Policy 2: Assist infrastructure activities that revitalize and stabilize older or declining neighborhoods or areas in which the majority of households are lower-income.

Policy 3: Improve access for persons with disabilities and the elderly by improving streets and sidewalk systems.

Neighborhood Character

HE Goal 4: Encourage the maintenance and preservation of existing housing stock and residential neighborhoods.

Policy 1: Encourage reinvestment in older residential neighborhoods and support the revitalization of such neighborhoods by keeping the streets and other municipal systems in good repair.

a) Encourage the formation of local improvement districts.

Policy 2: Implement the City's affordable housing and weatherization programs.

a) Continue to participate in the Tri-Cities HOME Consortium.

b) Continue to utilize federal Community Development Block Grant and HOME funds for housing rehabilitation and first-time homebuyer opportunities.

Policy 3: Continue to allow accessory dwelling units in single-family residential districts.

Policy 4: Accommodate non-profit and public agencies' efforts to purchase, construct, and rehabilitate housing to meet the affordable and other housing needs of the community.

Policy 5: Strive to increase the rate of owner-occupancy over time through City's assistance programs.

Policy 6: Maintain a strong code enforcement program.

Policy 7: Update and implement the Island View Master Plan to include mixed-use housing and multi-family residential rehabilitation and construction.

Policy 8: Encourage the use of the City's Crime Prevention Through Environmental Design (CPTED) program in developments.

Policy 9: Continue to participate in the City Police Department's Crime Resistant Community Living (CRCL) Program, which provides free training for property owners and landlords to help provide safe, crime-resistant communities for all residents.

HE Goal 5: Ensure compatibility of new residential developments with established neighborhoods and the community.



DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

Policy 1: Maintain quality design and landscaping in the new developments.

HE Goal 6: Improve Public Facilities.

Policy 1: Support the revitalization of neighborhoods by improving and supporting public facilities that serve neighborhoods of all income levels.

Policy 2: Improve parks and recreation facilities in targeted neighborhoods by supporting a range of improvements to existing or new parks such as building bicycle and walking paths, improving public restrooms, landscaping, or installing play equipment.

Policy 3: Support beautification of our community by integrating art into public facilities in creative and engaging ways.

EXISTING CONDITIONS

Based on American Community Survey (ACS) Census data of 2015, Richland has a total of 22,130 housing units. About 65 percent of the housing units are owner-occupied and 35 percent renter-occupied. This is similar to the United States occupancy rate of 64 percent owner-occupied and 36 percent renter-occupied. Single unit detached housing types dominate the existing housing inventory with 63 percent of the total share. Based on this data, the housing occupancy rate in Richland is 94 percent.

Table HE-1: Housing Occupancy in Richland

Occupancy Type	Units	%
Owner-occupied	13,622	65.5
Renter-occupied	7,170	34.5
Total occupied[1]	20,792	100
[1] 94% of the total housing units		

Richland's single-family homes are mostly concentrated between Spengler Street and the greenbelt (Abbott Street) in north Richland, and between Columbia Park Trail and Interstate 82 in south Richland. Another concentration of housing exists in north Richland in the Horn Rapids area. The City has new housing developments as well as the old Alphabet Homes built between 1943 and 1951. Alphabet Homes are mostly located in the older part of the City near the downtown area.

PROJECTED NEEDS

As discussed in the Land Use Element, Richland's population growth will require additional housing units in the City in the next 20 years. An increase of over 23,000 people in the City and UGA will require 1,270 additional housing units. This will include housing demand for all income and age groups. With the baby boomers retiring, there is a growing need for affordable senior housing in the City. Based on a discussion with the affordable housing group for seniors over the period of 2010 and 2016, occupancy at the affordable senior housing communities averaged 98 percent. This indicates a high demand for affordable senior housing. The expansion of educational institutions triggers the need for student housing and multi-family housing in conjunction with the region's growing need for single-family housing.

ADDRESSING THE NEEDS

This demand of additional housing will be met by developments in the existing planned areas, infill developments, and by re-designating two Urban Reserve areas. This plan will create a mix of residential, commercial, and public facilities land uses as shown in the land use plan (Fig LU-3). This will add additional

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

housing units including single-family, multi-family, and apartment homes.

The City's current housing assistance program will continue to assist homeownership for Richland citizens. The City's policies promote infill development, which will be another option for housing development where infrastructure already exists. The City provides additional housing choices by allowing accessory dwelling units in single-family neighborhoods.

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

TRANSPORTATION ELEMENT



In this chapter, you will find:

- Goals and policies for transportation
- Existing systems and future improvements for:
  - Motorized systems
  - Non-motorized systems

INTRODUCTION

The City of Richland maintains a complete multi-modal network of transportation facilities serving residents and businesses. A brief summary of transportation facilities is provided here, with more details provided in the supporting analysis document (Appendix A).

GOALS AND POLICIES

TE Goal 1: Provide an efficient and multi-modal transportation network including road, trail, rail, water, and air, to support the City's land use vision and existing needs.

Policy 1: Plan new street segments and consider modifying existing streets to provide comfortable and safe elements for bicyclists, pedestrians,

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

and transit users in addition to vehicles.

Policy 2: Identify and secure the rights of way for new and/or expanded transportation corridors.

Policy 3: Support rail services for industries and commerce within the area.

Policy 4: Support regional planning efforts for roadway, rail, air, and non-motorized travel.

Policy 5: Plan and implement transportation system improvements that meet the needs of all areas and residents.

Policy 6: Plan transportation facilities that are compatible with adjacent land uses.

Policy 7: Plan and implement an appropriately classified and designed roadway system that provides for efficient movement of people and goods and the comfort and safety of residential neighborhoods.



TE Goal 2: Improve safety, connectivity, and operating efficiency of the transportation system.

Policy 1: Implement appropriate access control for arterial collectors and arterial streets.

Policy 2: Link local street networks through subdivisions to provide efficient local circulation, as appropriate, and provide additional collector arterial access for major residential areas.

Policy 3: Evaluate, plan, and install traffic control devices and intersection designs to improve travel safety and efficiency.

TE Goal 3: Encourage the use of transportation modes that promote energy conservation, circulation efficiency, and an active lifestyle.

Policy 1: Support increased use of transit, bicycling, and pedestrian travel.

Policy 2: Plan facilities for non-motorized travel across jurisdictional boundaries.

Policy 3: Require sidewalks, improved shoulders, appropriate signage, or off-street trails within new developments to accommodate internal bicycle and pedestrian circulation within and between neighborhoods.

Policy 4: Encourage new developments to be pedestrian-friendly and compatible with the public transportation system.

Policy 5: Design a circulation system to become a bicycle-friendly community with complete streets.

TE Goal 4: Ensure that the road network is sensitive to the natural and built environment and offers a sense of the community.

Policy 1: Use appropriate streetscape and gateway features along the major entryways into the City.

Policy 2: Implement landscaping and other types of buffers along major transportation corridors.

Policy 3: Construct street system improvements to reduce traffic congestion as a measure to improve air quality.

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

Policy 4: Plan new streets and consider modifying existing streets to include storm water management best practices to reduce pollution from stormwater runoff.

Policy 5: Plan and implement new streets with features that mitigate the hazard to wildlife.

Policy 6: Plan and implement new streets and consider modifying existing streets to improve access control to sensitive areas.

EXISTING SYSTEM AND FUTURE IMPROVEMENTS

The most recent Transportation Plan for the City of Richland was completed in 2005 and was used to prepare the 2008 Comprehensive Plan. Many of the improvements identified in that Plan have been completed. Several studies have been conducted to identify preferred improvements in corridors where congestion is occurring today. These studies have determined the basis for many of the short-range improvements that are identified in the Capital Improvement Program for the City.

A major transportation challenge within the City of Richland transportation system is the congestion facing north-south travel during commute times. Several factors contribute to this situation, such as the major regional employers situated north of the City, and significant amount of housing is provided south and east of the Yakima and Columbia Rivers within the region. Regional commute traffic from south Richland, Kennewick and Pasco, is currently limited to SR 240 and George Washington Way for north-south travel through the City of Richland due to the challenge of providing adequate capacity to cross the Yakima River to the south and Columbia River to the east. I-182 also creates a barrier given that there are only three access points and four crossings within the city as well. Congestion as a result of this north-south demand at commute times is manifest at several locations as discussed in the supporting analysis document. A number of planned projects are being considered to address this issue; but the considerations are complicated by the needs and vision of residents as they relate to George Washington Way. As described above George Washington Way is a key element in supporting a regional travel need. George Washington Way is also a City street passing through areas of Richland in which a regional commute route doesn't align with the users goals. Achieving acceptable performance levels for the economic vitality of the City and region and meeting the desires for livability on the City's transportation system will continue to be significant challenges.

For the purposes of this Comprehensive Plan Update, traffic counts from 2016 conducted by the Benton Franklin Council of Governments were used to conduct an analysis of the existing system to identify any additional deficiencies. Those traffic counts were also used to calibrate and update the regional traffic model to be consistent with anticipated land use for year 2040. Subsequently, an analysis for forecast traffic volumes was used to identify potential long-range issues with the transportation network.

Motorized System

Automobile

There are over 275 miles of roadway within the City of Richland, including a functionally classified network of arterial and collector roadways as well as local streets. There are 66 traffic signals within the City (some are operated by WSDOT or the City of Kennewick) and four roundabouts.

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

Significant improvements identified in the short term include the Duportail Bridge over the Yakima River, the widening and extension of Queensgate Drive, South George Washington Way safety and mobility improvements, and the Center Parkway Extension west of Steptoe Street. These projects are anticipated to cost at least $53 million.

Long-range improvements include the extension of Gage Boulevard and Queensgate Drive to serve the Badger Mountain South sub-area, interchange improvements on both I-182 and SR240, as well as other collector road improvements to serve developing areas. A new arterial route is proposed to connect the existing north end of Queensgate Drive to SR 224 (with a Yakima River crossing) as well as an extension south from Kingsgate Way to connect to SR 224. Additional traffic signals or roundabouts are anticipated at several locations as well.

Air

Commuter air travel service is provided at the Tri-Cities Airport in Pasco. The Richland Airport provides general aviation facilities on two 4,000 foot runways. The Airport Master Plan currently calls for the extension of the north-south runway to 5,000 feet in order to accommodate large aircraft. This runway extension will require further study and potential mitigation since the Runway Protection Zone will be extended over SR 240 and some developed industrial properties.

Freight

There are currently approximately 30 miles of railroad tracks within the City of Richland. Much of this track is owned by the Port of Benton and operated and maintained through a lease to the Tri-City Railroad (TCRR). TCRR provides local freight switching and interconnect services to the Union Pacific Railroad, while the Burlington Northern Santa Fe provides direct service to the City of Richland.

The rail network has recently been expanded by the City to serve the Horn Rapids Industrial Park and includes a loop that accommodates the loading of unit trains. Additional expansions are anticipated to the north of Horn Rapids Road to serve new industrial property acquired from the Department of Energy.

Port Barge

The Port of Benton provides a high dock as well as a barge slip along the Columbia River in the northern part of the City. These facilities are able to serve barges that travel to the Pacific Ocean and Pacific Rim markets in a cost effective transportation mode.

Transit

There are currently nine transit routes operated by Ben Franklin Transit that serve the City of Richland, with four of those being Inter-City routes that also serve other communities and make connections at Transit Centers. Ben Franklin Transit regularly modifies its services and routes to accommodate growth and development.

Non-motorized System

Non-motorized facilities within the City of Richland are mainly composed of sidewalks constructed in association with streets and a separate bicycle and pedestrian trail system. There are currently about 30 miles of Class I trails that serve the City of Richland, with over six miles of secondary trails and 36 miles of soft trails that traverse natural areas such as Badger Mountain or Columbia Point South and the Amon Basin. There are also over 68 miles of on-street bike routes that facilitate bicycle travel throughout the City.

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

FINANCING

The City receives funding for transportation projects from a variety of sources, including impact fees, developer construction, City General Funds, Arterial Street Funds, Transportation Improvement Board grants, Highway Safety Program grants, State funding, Federal Surface Transportation Program funding as well as other Federal Grants.

The City collects Traffic Impact Fee according to Richland Municipal Code (12.03). It is called the South Richland Street Collector Financing Plan. It assists to develop the arterial street network in south Richland and to make other improvements such as traffic signals as traffic volumes grow. The impact fee area generally involves two zones and covers the area south of the Yakima River with the exception of the Badger Mountain South Sub-Area. The impact fee was updated in 2008 and 2012 and is expected to be updated again in 2017.

Details of proposed transportation improvements, timeframe and financing sources can be found in the supporting analysis document (Appendix A).

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

UTILITIES ELEMENT



In this chapter, you will find:

- Goals and policies for utilities
- Wastewater facilities
- Water supply system and facilities
- Storm water system and facilities
- Solid waste management and facilities
- Energy services
- Utilities provided by others
  - Natural gas supply
  - Telecommunications
  - Irrigation

INTRODUCTION

The Utilities Element of the City of Richland Comprehensive Plan describes utility policies and regulations to implement the goals of the Comprehensive Plan. It was developed in accordance with Section 36.70A.070 of the GMA to address utility service within the City of Richland over the next 20 years. It consists of the general location, proposed location, and capacity of all existing utilities in the UGA. General utility corridors are identified in this Element. The Element was also developed in accordance with the County-Wide Planning Policies and has been integrated with all other Comprehensive Plan elements to ensure consistency.

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

GOALS AND POLICIES

UE Goal 1: Utilities should support the land use and economic development goals of the City.

Policy 1: Siting of proposed public facilities should be consistent with adopted land use policies.

Policy 2: When available and permitted under prevailing power supply contracts, the City will use its market access to low-cost electricity to provide favorable rates targeted at expansion and attraction of industries offering additional family-wage jobs.

Policy 3: Ensure that aesthetic impacts of utilities will be addressed through measures such as landscaping and screening.

UE Goal 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.

Policy 1: Maintain current utility service levels based on local, state, and federal standards.

Policy 2: 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.

Policy 3: Promote the efficient use of land and minimize environmental disturbance by requiring that the facilities of various utilities be located together in the City right-of-way wherever possible.

Policy 4: The City will designate utility corridors and utility facilities as required to facilitate and promote the expansion of commercial and industrial development.

Policy 5: 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.

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

Policy 1: All utility expansion and construction will consider the environment and ways to minimize impacts to it in siting, construction, and use.

Policy 2: The City will use the best available technology to mitigate adverse impacts resulting from utilities projects.

UE Goal 4: Adopt programs to conserve and promote sustainable use of resources.

Policy 1: Establish public outreach programs to promote the conservation of resources, waste reduction, reuse, and recycling.

Policy 2: Implement the City's utility systems management plans.

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

Policy 1: Ensure that land will be made available for the location of utility lines, including location within transportation corridors.

Policy 2: Promote, when feasible, location of new public and private utility

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

distribution facilities in shared trenches, and coordination of construction timing to minimize construction-related disruptions to the public and reduce the cost of utility delivery.

Policy 3: When and where natural gas franchises exist, promote the extension of natural gas distribution lines to and within the UGA, constructed or reconstructed.

Policy 4: Promote a wider range of high-speed internet providers to encourage competition.

WASTEWATER FACILITIES

The Richland sanitary sewer system was originally developed to serve the Richland core area, but has been extended to other areas as they have developed, 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 was adopted in 2016, which provides a general evaluation of the sewer collection system and Wastewater Treatment Plant, a Capital Improvement Plan (CIP) with a particular emphasis on the next 20 years, and assessment of the utility's financial condition and ability to support the recommendations of the CIP.

The existing Richland sanitary sewer collection system serves approximately 40 square miles of area that is divided into seventeen drainage basins. The collection system consists of over 262 miles of gravity collection pipes, which range in size from six inches in diameter to 54 inches in diameter. The City owns and operates 14 pump stations, ranging in size from 1.5 to 35 horsepower. Overall, 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.

All flows collected by the Richland sanitary sewer collection system are transported to and treated at the Richland Wastewater Treatment Plant. Since its completion in 1985, the plant has consistently achieved the discharge requirements specified in its National Pollution Discharge Elimination System (NPDES) permit. The plant provides primary sedimentation, followed by secondary treatment using an activated sludge process. Plant effluent is disinfected with chlorine prior to discharge to the Columbia River. Several renewal and replacement projects have been identified at the Wastewater Treatment Plant through the planning period.

WATER SUPPLY SYSTEM

The Richland water system was constructed during the 1940s to support the wartime activities at the Hanford Nuclear Reservation. This temporary system has developed into the modern permanent water system used in the City today. The City's water supply system consists of wells, a surface water treatment plant, pump stations and chlorinators, interties, water lines, and reservoirs. A Water System Plan was completed in 2016 to be adopted in 2017, which provides a general evaluation of the water distribution system and Water Treatment Plant, a CIP with a particular emphasis on the next 20 years, and assessment of the utility's financial condition and ability to support the recommendations of the CIP.

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

The majority of the population within the corporate limits of the City of Richland is served by the City of Richland Water Utility. The Utility serves approximately 18,689 connections (as of 2016), which includes residential, commercial, and industrial users.

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. The City appears to have adequate water rights for future growth. The City's potable water sources include a wellfield and the Columbia River Water Treatment Plant (WTP). The wellfield has a total capacity of 15 million gallons per day (MGD) while the WTP has a capacity of 36 MGD. Source capacity is adequate for future growth, and water supplied to the City of Richland is of high quality meeting federal and state drinking water standards.

The City has approximately 340 miles of pipelines in the water distribution system ranging in size from two inches in diameter to 36 inches in diameter. There are ten storage facility sites that provide approximately 22 million gallons of storage and ten 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 have been identified through the planning period.

STORM WATER SYSTEM

Richland's storm water system facilities consist of collection and conveyance, pumps, underground injection control (UIC) facilities, regional detention/ water quality facilities. and regional outfalls. A Storm Water System Plan was developed by the City in April 2017.

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 City.

There are seven public and privately owned pump stations throughout the City.

Some storm water runoff generated within the City is infiltrated via the City's over 280 UIC facilities.

Regional detention/ water quality facilities include 22 ponds, 2 bioretention cells, 6 underground storm chambers, and 21 swales.

Stormwater runoff that does not infiltrate is conveyed to surface receiving waters via 21 regional outfalls that discharge to the Columbia River, the Yakima River, and the Amon Wasteway.

Future improvements of the storm water system are identified to reduce:

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

SOLID WASTE MANAGEMENT

The City of Richland Solid Waste Division provides municipal solid waste collection and disposal services to residences and businesses within the City limits. About 26 percent of the solid waste is recycled in Richland based on the 2015 tonnage of generation, recycling, and disposal.

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 a 14-acre composting facility, a residential and small commercial customer transfer station, a

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

scale house and administration building, and an operations and equipment maintenance building.

The City offers curbside recycling to its residential and commercial customers. The City currently operates seven drop-box recycling collection centers throughout the City and delivers the collected recyclable items to Clayton-Ward Recycling in Richland.

The City's waste generation is forecast to increase to 80,000 tons by 2031. The current space in the Landfill will be used up sometime in 2020 at the City's current rate of waste placement. The City is planning for its future solid waste disposal capacity by exploring two options:

1. Expanding landfill capacity on the current site by building a landfill that meets current state and federal design regulations; or
2. Building a transfer station and hauling waste to a large regional landfill.

It is expected that a decision will be made in calendar year 2017, after which preparations will be made to construct the necessary facilities. Regardless of the disposal alternative selected, the City anticipates maintaining its current customer service levels at the Richland landfill.

ENERGY

Richland provides electrical service throughout the City, most of the UGA, and the City's 50-square mile service territory using 552 miles of primary line and eight substations. Ownership and operation of these facilities 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. 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 currently runs an energy efficiency program by providing incentives for reduced energy usage. Its renewable option program allows residents to purchase clean, zero-emission wind energy. The City also offers low-interest loans to promote use of solar power.

Electrical service plans are designed and upgraded to provide for future growth and accommodate new and increased loads. Richland maintains a performance based level of service where failure in one system will not cause failure of other systems and can be picked up by other components within eight hours.

Future deficiencies are identified based on projected loads. The City has identified multiple capital improvement projects through the year 2027. Major capital improvement projects include: plan, design, and construction of a new substation in the Dallas Road and Leslie Road area; construction of Kingsgate substation for the Horn Rapids Industrial Park; design and implementation of smart grid/smart metering infrastructure; and purchase of southwest service area infrastructure.

OTHER AGENCY UTILITIES

Natural Gas Supply

Cascade Natural Gas Corporation builds, operates, and maintains natural gas distribution facilities serving the City of Richland. It currently serves most parts of the City. Natural gas is made available concurrently with growth to the best of the purveyor's ability. The City will promote locating utility distribution lines together and

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

using existing utility easements wherever possible.

Telecommunications

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 and Internet services providers include but are not limited to Verizon, Cellular One, U.S. Cellular, AT&T Wireless, T-Mobile, and Cingular Wireless. Telecommunication facilities offer services through cell towers on tall poles, lattice towers, and/or co-located in buildings.

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

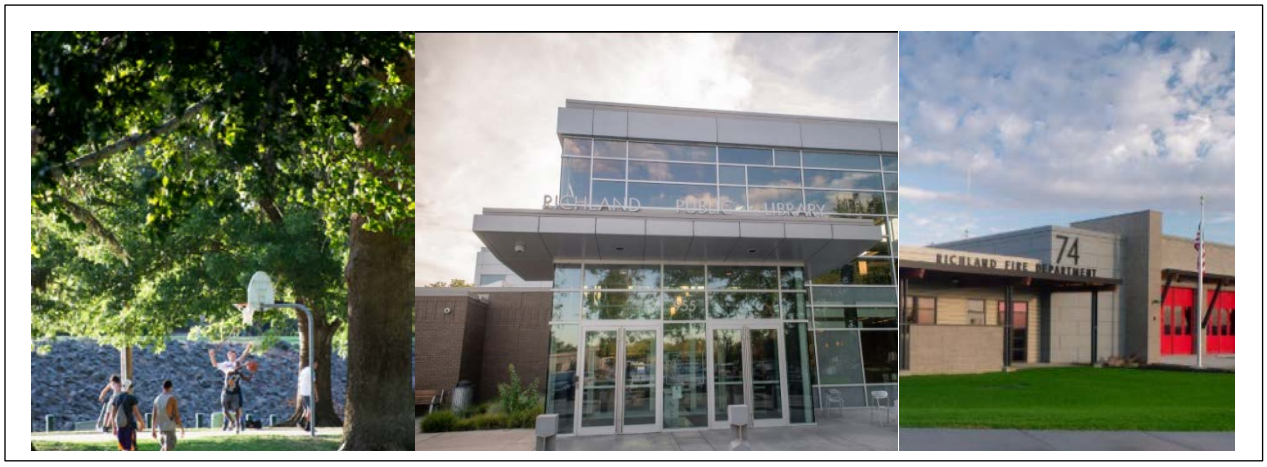
Irrigation

Only portions of the City of Richland currently have irrigation services. The southern part of the City is served by the Columbia, Kennewick and Badger Mountain Irrigation Districts. 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.

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

CAPITAL FACILITIES ELEMENT



In this chapter, you will find:

- Goals and policies for Capital Facilities
- Parks, recreation, and open spaces
- Municipal facilities
- Fire and emergency services
- Police services
- Schools
- Essential public facilities

INTRODUCTION

The Capital Facilities Element addresses facilities that are important for the City's growth in the next 20 years. Accommodation of the additional growth within the City's available land area and the provision of adequate services for the expected growth are two key aspects to be addressed in the comprehensive planning process. The Comprehensive Plan Supporting Analysis (Appendix A) provides additional details of the Capital Facilities Plan.

This element integrates the Comprehensive Plan with the City's Capital Improvement Plan (CIP) for capital facilities budget allocations. The CIP prioritizes the needs of the City for infrastructure and other capital needs, both within the City and the UGA. Prioritization for budget decisions are made based on the goals and policies and future growth indicated in the Comprehensive Plan. The Capital Improvement Plan (CIP) is a tool for

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

identifying and prioritizing capital projects and major capital purchases for budget consideration. The plan provides a project planning schedule for at least a six-year period and identifies funding sources for projects approved in the current budget cycle.

The CIP is useful in coordinating community planning, determining financial capacity and ensuring capital expenditures demonstrate support for the key elements of the City's Strategic Plan. The CIP is comprised of projects that maintain, enhance, or construct new facilities and infrastructure.

The Richland CIP uses many revenue sources to fund the capital investment projects identified in the CIP, including various taxes, revenues, bonds, and grants. The City also collects park impact fees to mitigate park impacts. Impact fees collected from specific park zones are used within that park district to address the impact by providing park and facilities according to the standards set in the 2014-2019 Parks, Recreation and Open Space Plan.

GOALS AND POLICIES

General Goals and Policies

CF Goal 1: Ensure that adequate infrastructure and public facilities exist or can be provided concurrent with new development takes place.

Policy 1: The City will work with other purveyors of public services to provide facilities and services concurrent with development.

Policy 2: The City will strive to ensure convenient and safe student access to school sites.

CF Goal 2: The City will provide capital facilities that ensure environmentally sensitive, safe, and reliable service.

Policy 1: The City will consider ways to minimize environmental impacts in siting, construction, and use of all capital facility expansion and construction projects.

Policy 2: The City will mitigate adverse impacts resulting from capital facilities projects according to the State Environmental Policy Act (SEPA) and other local, state and federal requirements.

Policy 3: The City will locate capital facilities identified as essential public facilities to provide the necessary service to the intended users with the least impact on surrounding land uses.

CF Goal 3: Provide adequate resources for capital improvements and make efficient use of fiscal and other resources.

Policy 1: Prioritize capital improvement needs that are consistent with overall planning goals.

Parks, Recreation and Open Space

CF Goal 4: Provide an integrated system of parks, recreation facilities, trails, and open spaces as an asset consistent with the Parks, Trails, Open Space, and Facilities Master Plan that enhances the community's quality of life.

Policy 1: Implement the Parks, Trails, Open Space, and Facilities Master Plan and programs for park and recreation facilities.

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA



Policy 2: Coordinate the development of City of Richland trails, open space, and other recreational facilities and programs with other municipal facilities development, where appropriate.

Policy 3: Develop and adopt Master Plans for specific parks as necessary.

CF Goal 5: Provide diverse active and passive recreational opportunities for residents and visitors of all ages, based on needs.

Policy 1: Develop participation and interest in organized and individual recreation based on trends and changing lifestyles.

Policy 2: Provide adequate facilities to meet the sports and active recreational needs of different age groups.

Policy 3: Help citizens make full use of existing facilities through increased public awareness, revised and clear maps, and directional signage.

CF Goal 6: Identify, prioritize, and preserve unique natural habitat, ecologically critical areas, shorelines, and significant landforms and develop public recreational activities appropriate to these resources.

Policy 1: Develop property and ecological management programs consistent with the SMP, and Critical Areas Ordinance.

Policy 2: Provide public access and use of the Columbia River and Yakima River shoreline consistent with the SMP.



Policy 3: Evaluate opportunities to acquire and/or protect additional open space to protect significant landforms, critical habitat areas, and appropriate native vegetation areas.

Policy 4: Promote environmental education in an appropriate manner based on the sensitivity of the subject area.

CF Goal 7: Enhance the community and region's cultural and historic heritage through features incorporated in community and regional parks.

Policy 1: In cooperation with the Arts Commission, incorporate art in suitable public locations.

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

CF Goal 8: Extend and improve the multi-use trail system to link parks, activity centers, schools, and employment centers.

Policy 1: Identify desirable trail linkages and trail extensions needed to connect with the City's trail network as part of existing trail plan.



Schools

CF Goal 9: Work with the Richland and Kennewick School Districts to help meet the needs of the school districts to serve the community.

Policy 1: Coordinate with the school districts to identify locations of future school sites.

Policy 2: Continue to work closely with the Richland and Kennewick School Districts and special user groups to promote joint use recreation programs and facilities.

Policy 3: Develop and maintain safe routes to schools by pedestrian and other modes of transportation.

Municipal Facilities

CF Goal 10: Provide municipal facilities as needed for efficient services, rapid response times, and convenient customer service.

Policy 1: Consider leveraging investments in new municipal facilities that help the City achieve other goals and operate efficiently.

CF Goal 11: The City's investment in municipal facilities should, to the extent practicable, encourage additional private investment.

Policy 1: Consider strategically locating certain municipal facilities in areas that can act as catalysts for private developments.

Fire, Police, and Emergency Services

CF Goal 12: The City will provide efficient, cost-effective, and concurrent levels of public safety services designed to maintain quality of life.

Policy 1: The City will identify the funding mechanism to construct and staff fire and emergency service facilities in areas of the City wherever five hundred homes or more are located outside a four-minute drive time from an existing Richland Fire & Emergency Services facility or a neighboring jurisdiction facility with similar staffing levels participating in an automatic aid agreement.

Policy 2: The City will identify a funding mechanism to increase staffing levels from three to six in station's initial response districts when the resources/crew out of service norm

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

reaches 4.8 hours per 24-hour period for emergency response.

Policy 3: Policy 3: The City will identify the funding mechanism to construct and staff Fire & Emergency Service facilities in areas of our city wherever 1350 or more employees work outside a 4 minute drive time from an existing Richland Fire & Emergency Services facility or a neighboring jurisdiction facility with similar staffing levels participating in an automatic aid agreement.

Policy 4: The City will evaluate the adequacy of the public safety facilities and equipment, mutual and auto aid agreements, and personnel staffing levels and deployment needs for the present and projected change.

CF Goal 13: Maintain and improve safe neighborhoods in Richland.

Policy 1: Maintain an adequate force of police officers throughout the City.

Policy 2: Implement physical planning and Crime Prevention Through Environmental Design (CPTED) principles to enhance user surveillance, de-opportunize criminal activities, and minimize potential for crimes.

Policy 3: Create a high level of public awareness and support from the community for positive engagement with the police and crime prevention and deterrence programs

CF Goal 14: Provide efficient, cost-effective, and concurrent levels of public safety services designed to maintain quality of life.

Policy 1: Maintain community education programs on crime and fire prevention to increase the level of community awareness.

Policy 2: Emphasize continued cooperation through inter-local agreements with rural fire districts, fire, and police agencies of adjacent jurisdictions and other public safety service providers.

Policy 3: Evaluate the adequacy of public safety facilities and equipment, mutual aid agreements, and personnel staffing and program needs, for the present and for changes in needs with anticipated growth.

Policy 4: Ensure quality public safety personnel to serve the community.

Library Facilities

CF Goal 15: Maintain the Richland Public Library as a safe, inviting, inclusive destination, as well as a center of creativity and innovation that also offers services, collections, and gathering spaces that meet diverse needs.



Policy 1: Provide library facilities appropriate for Richland's population, circulation, technology, books, and material resources.

Policy 2: Maintain adequate service levels, based on comparative statistics gathered by the Washington State

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

Library for libraries of a similar statistical size.

Policy 3: Maintain and accommodate technological advances in resource and information management.

PARKS, RECREATION, AND OPEN SPACE

Richland's parks system consists of neighborhood parks, community parks, regional parks, special use areas, linear parks, and natural open spaces in 2,286 acres of land. Although some natural open spaces are included, many natural open space areas are not included in the park system. Richland's natural open space in general is discussed under the Land Use Element.

Table CF-1: Park Categories

Park type	Acres	Number of Parks
Neighborhood Parks	78.6	25
Community Parks	220	4
Regional Parks	170	2
Special Use Areas	702	11
Linear Parks	240	9
Natural Open Space	873.98	7
Total Parks and Recreation Areas	2,285.6	58

In addition to City-owned parks, Richland residents enjoy parks and recreational facilities owned by other agencies such as the Badger Mountain Centennial Preserve owned by Benton County, the open space owned by USACE, and Richland School District facilities, etc.

The City also has a system of trails consisting of Class 1 trails, secondary trails, and soft trails. The existing trails map (Fig. TE-6) indicates the locations and distribution of trails throughout the City.

Richland Parks and Public Facilities Department offers events, aquatic, and athletics programs in multiple City-owned facilities (see Table CF-2). Listed below is a brief sample of activity categories with categories changing based on demand:

- Aquatics swim lessons, lap swim, open swim pre-school educational activities
- Arts & Crafts, General Education-chess, hunter education, first aid, and more
- Dog training, park ranger programs, geocaching, hikes, and classes
- Home and garden, language, computer and technologies
- Fitness
- Yoga, martial arts, dance, wellness-check-ups
- Sports: team and individual sports
- Adventure camp for youth
- Cards, socials trips

Table CF-2: School District and City of Richland Facilities

Facility Type	Existing Inventory
Youth Baseball Game Fields	10 Fields
Youth Baseball Practice Fields	12 Fields
Youth Softball Game Fields	5 Fields
Youth Softball Practice Fields	10 Fields
Adult Softball Fields	4 Fields
Indoor Basketball Practice Courts (Richland School District)	7 Courts
Indoor Basketball Game Courts (Richland School District)	5 Courts
Indoor Volleyball Courts	21 Courts
Outdoor Swimming Pool	1 Pool
Youth Soccer Practice Fields	27 Fields
Youth Lacrosse Game Fields	0 Fields
Youth Lacrosse Practice Fields	0 Fields
Youth Football Game Fields	1 Field
Youth Football Practice Fields	0 Fields
Golf Driving Ranges	1 Range
Golf, 18-Hole Courses	1 Course

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

Facility Type	Existing Inventory
Archery Ranges	1 Course
Skateboard Park	22,700 sf
Outdoor Tennis Courts	28 Courts

As the City grows, the use of park and recreation facilities will increase. The current inventory of neighborhood parkland is adequate to meet the future demand. New areas re-designated with this Comprehensive Plan update will require one additional community park to serve the area. There is a need to complete the park amenities at Badger Mountain Park and Hanford Legacy Park. Master plans have been completed for each Community Park. Additional recreational facilities will be needed such as sports fields and courts, golf courses, etc.

Although Richland includes more open space than adjacent communities do, there is community interest in preserving open space. Approximately 34 acres of Urban Reserve land along the Yakima River is re-designated to Natural Open Space (Table LU-3). The need for open space and associated cost to maintain them should be further assessed through stakeholders and public involvement.

MUNICIPAL FACILITIES

This section describes the City of Richland's administrative buildings and other municipal facilities, including City Hall, City Hall Annex, Community Center, Development Services Center, and the City Shops and Warehouse Facility.

The current City Hall, located at the intersection of Swift Boulevard and George Washington Way was constructed in 1959. It houses the Council Chambers, along with a few other departments. The City Hall Annex adjacent to it was built in 1977.

The Community Center was constructed in 2002 and serves a dual role as a new senior center and a recreation and meeting facility. It also houses the administrative offices of the Parks Department.

The Development Services Center building was acquired from the federal government as surplus property and renovated to become a one-stop planning and development facility.

The City's shops complex is located on a 160-acre parcel near the Queensgate interchange. The complex was constructed in 1999. In 2010, the City constructed an addition to house the City's IT data center. The complex consists of three separate buildings and outdoor storage.

An evaluation of the City Hall building was done last in 2003 and was assessed that the facility was inadequate in size and flexibility and does not comply with basic accessibility and energy code requirements. Based on this, a new City Hall has been planned across the street from its current location, in the parking lot of the Federal Courthouse. The new building will be three stories, approximately 46,000 square feet, and will combine the City Hall, the City Hall Annex, and the Development Services Building into one facility, therefore eliminating three aging buildings. Construction will begin in 2017 and will be completed in 2019.

An assessment of major municipal facilities is available in the supporting analysis document (Appendix A), under the Capital Facilities Element.

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

FIRE AND EMERGENCY SERVICES AND FACILITIES

Fire and emergency medical services are a key part of public safety services for the citizens of Richland and the thousands of visitors and workers who pass through the City. The City of Richland has a professional fire department, which provides fire and life safety protection, emergency medical services (EMS), technical rescue and hazardous materials response to citizens, visitors, and the business community.

The Richland Fire & Emergency Services Department also provides Advanced Life Support EMS through Inter-local Agreements to segments of unincorporated areas of Benton County.

The Richland Fire & Emergency Services Department has developed a facility deployment model based on the current and projected needs of the community over the next 10 years. This plan encompasses potential growth and development in the community, current and future urban growth boundaries, the City of Richland transportation improvement plan, and industry standard response times. The facility deployment model aligns with the City of Richland Core Focus Areas as well as meets the mission and vision of Richland Fire & Emergency Services.

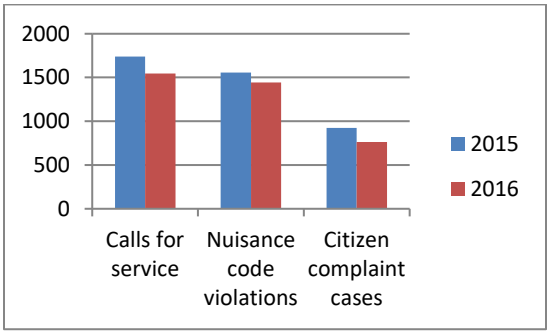
POLICE SERVICES

The Richland Police Department provides law enforcement services within the City limits. Law enforcement within the unincorporated UGA is currently provided by the Benton County Sheriff's office. The Police Department is located at 871 George Washington Way. The station was constructed in 2001.

The Richland Police Department established a partnership with the Washington State Department of Corrections (DOC) in 2002 to better monitor criminals who are under active DOC supervision and living in Richland. At present, Richland Police is also leading the Benton County Emergency Management Agency's activities.

Based on 2015 and 2016 data, the incidence of some types of crime is decreasing while other types are increasing. For code enforcement cases, calls for service, code violations, and citizen complaints are decreasing as shown in the table below.

Figure CF-1: Code Violations



Richland Police provides a value-based service. Richland measures its levels of service for public safety based on the committed and uncommitted time of the officers and support staff. Future growth will increase demand for police protection services and police department community programs. However, the Department is currently not seeking an increase in the number of police officers as it aims to meet its demand through an efficient allocation of committed time. It continues its current programs of community services and crime prevention programs.

LIBRARY FACILITIES

Library services for Richland residents are provided primarily by the Richland Public

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

Library, operated by the City of Richland Parks and Public Facilities Department. Additional library services are available at the Washington State University (WSU) Consolidated Information Center (CIC), Columbia Basin College in Pasco, and the Mid-Columbia Library System in the adjacent jurisdictions. The Kadlec Neurological Resource Center has a specialized library on neurological disorders that is open to the public.

SCHOOLS

Richland is served by both Richland and Kennewick School Districts, as the school district borders do not follow the municipalities' geographic borders. Schools serving Richland students are as follows:

Elementary schools: Badger Mountain, Jason Lee, Jefferson, Lewis and Clark, Marcus Whitman, Orchard, Sacajawea, Tapteal, White Bluffs, William Wiley, and Vista.

Middle schools: Carmichael, Chief Joseph, Enterprise, and Desert Hills.

High schools: Richland High, Hanford High, Rivers Edge, Three Rivers HomeLink, and Kamiakin.

Special education schools located outside Richland but serving the region include: Delta High School (Science, Technology, Engineering, Math) located in Pasco and Tri-Tech Skills Center located in Kennewick.

School districts provide services based on population growth. Currently, the planned growth of the Badger Mountain South area is creating the need for future schools in this area. The Richland School District is planning to expand service in this area on approximately 54 acres owned by the school district. Adequate services such as roads, utilities, and safety are needed in this area to serve the school site once built. The school districts face challenges in locating school sites within the UGAs. Coordination between the school district and City during the planning process helps addressing the siting issues.

ESSENTIAL PUBLIC FACILITIES

Essential Public Facilities (EPF) include facilities that are typically difficult to site due to difficulties in finding the suitable and appropriate locations and perceived or real environmental, economic, or social impacts. Examples of EPF include airports, state education facilities, state and local correctional facilities, solid waste handling facilities, state or regional transportation facilities, the interstate highway system etc.

Cities and counties are required to establish a process for identifying and siting essential public facilities and adopt or amend its development regulations as necessary to provide for the siting of secure community transition facilities.

Richland reviews the siting of such facilities with a process established in the Richland Municipal Code (RMC 23.42.060, Essential public facilities).

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

REFERENCES

Anchor QEA, 2014. City of Richland Shoreline Inventory, Analysis and Characterization Report. 2014.

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

APPENDICES

A. Comprehensive Plan Supporting Analysis
B. Benton County Countywide Planning Policies
C. Environmental Impact Statement Summary Document
D. Public Involvement Summary
E. City of Richland Shoreline Master Program Update , 2014
F. City of Richland Capital Improvement Plan 2017 to 2030
G. 2015 General Sewer Plan Update
H. City of Richland Comprehensive Water System Plan, 2017
I. City of Richland Storm Water Management Plan , March 2016
J. City of Richland 2011 Solid Waste Management Plan
K. Parks, Trails, Open Space and Facilities Master Plan, 2014-2019
L. Strategic Leadership Plan

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

City of Richland

COMPREHENSIVE PLAN SUPPORTING ANALYSIS

October 3, 2017

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

Prepared for:

City of Richland

Prepared by:

Oneza & Associates

With assistance from:

Anchor QEA

ECONorthwest

J-U-B Engineers Inc.

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

TABLE OF CONTENTS

Table of Contents ..... **iii**
Introduction and Background **1**
Section One 1
Introduction 1
Economic Development **5**
Section One 5
Introduction 5
Section Two 6
Existing Conditions 6
Future Growth Forecasts 17
Section Three 19
Challenges and Opportunities 19
Land Use **21**
Section One 21
Introduction 21
Section Two 21
Description of Land Uses 21
Section Three 25
Population Trend 25
Population Forecast 26
Future Land Capacity 27
Addressing the Demand 30
Section Four 33
Natural Environment 33
Housing **36**
Section One 36
Introduction 36
Section Two 36
Exinting Inventory and Programs 36
Section Three 37
Projected Needs 37

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

Transportation **38**
Section One 38
Introduction 38
Section Two 39
Existing Conditions 39
Section Three 43
Level of Service 43
Section Four 45
Deficiencies and Improvements 45
Utilities **64**
Section One 64
Introduction 64
Section Two 65
Wastewater Facilities 65
Section Three 70
Water Supply System 70
Section Four 74
Storm Water System 74
Section Five 78
Solid Waste Management 78
Section Six 84
Energy/Electrical Power 84
Utilities by Other Providers **88**
Section One 88
Natural Gas Supply 88
Section Two 88
Telecommunications 88
Section Three 90
Irrigation District Facilities 90
Capital Facilities **91**
Section One 91
Introduction 91
Section Two 92
Parks, Recreation, and Open Space 92

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

Section Three 102
Municipal Facilities 102
Section Four 108
Fire and Emergency Services and Facilities 108
Section Five 111
Police Service Facilities 111
Section Six 115
Library Facilities 115
Section Seven 116
Schools 116
Section Eight 120
Essential Public Facilities 120
References 121

List of Figures

Figure ED-1: Real GDP Kennewick-Richland Metropolitan Statistical Area (in millions) 6
Figure ED-2: Benton and Franklin County Annual Population Growth, 2000-2016 7
Figure ED-3: GDP per Capita, 2001-2015 7
Figure ED-4: Benton and Franklin Counties Cumulative Employment by Sector 8
Figure ED-5: Benton and Franklin Counties Cumulative Percent Employment Growth by Sector 9
Figure ED-6: Benton and Franklin Counties Employment Concentration and Change by Sector, 2006-2015 9
Figure ED-7: Hanford and PNNL Employment, Fiscal Year 2009 to Fiscal Year 2016 10
Figure ED-8: Commercial Building Sizes and Types in Richland 11
Figure ED-9: Labor Force Participation 12
Figure ED-10: Total Employment, 1990 - 2016 12
Figure ED-11: Unemployment Rate, 1990 - 2016 13
Figure ED-12: Median Household Income 13
Figure ED-13: Share of Population Living in Poverty, 2011 - 2015 14
Figure ED-14: Age Distribution, Average from 2011 – 2015 14
Figure ED-15: Select Category Sales, Richland in 2016 Dollars (in Millions) 16
Figure ED-16: Taxable Retail Sales in Millions Indexed to 2000 16
Figure LU-1: Population Growth in Richland in the Last 10 Years 26
Figure LU-2: Richland and Benton County's Population Forecast 27
Figure LU-3: Future Land Use Map 32

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

Figure T-1: Functionally Classified Roads 52
Figure T-2: Number of Lanes 53
Figure T-3: Intersection Traffic Control 54
Figure T-4: 2016 All Day Traffic Counts 55
Figure T-5: 2016 Peak Traffic Volumes 56
Figure T-6: Bike Routes and Paths 57
Figure T-7: Airport and Port Facilities 58
Figure T-8: Transit Routes 59
Figure T-9: Volume to Capacity Ratio 60
Figure T-10: Intersection Traffic Control Evaluations 61
Figure T-11: 2017 - 2022 Six-Year TIP 62
Figure T-12: Transportation Improvements 63
Figure U-1: Utility Service Areas 64
Figure U-2: Sanitary Sewer Mains 69
Figure U-3: Water Mains 73
Figure U4: Storm Water 77
Figure U-5: Solid Waste 83
Figure U-6: Major Electrical Transmission Lines 87
Figure CF-1: Parks, Schools and Open Space 101
Figure CF-2: Municipal Facilities 107
Figure CF-3: Emergency Service Zone 110
Figure CF-4: Code Enforcement Incidents 112
Figure CF-5: Police Patrol Zone 114
Figure CF-6: Schools 119

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

INTRODUCTION AND BACKGROUND

SECTION ONE

INTRODUCTION

This document elaborates on the discussion in the Core Comprehensive Plan. It also contains technical analysis of most of the Comprehensive Plan elements. Organization of this document follows the same hierarchy of elements as in the Core Comprehensive Plan with additional information included in it.

Every comprehensive plan must include key pieces to fulfill its purpose of providing a yardstick for future government activities. The following terms have special meanings in comprehensive planning and it's important to understand their meaning and purpose.

Vision Statement: The Vision Statement is the target the City decides to aim for. It is a verbal picture of what Richland will be like at the end of the period covered by a comprehensive plan. An important part of future decision-making should be to ask, "Which of our choices will best help us become like the City described in the vision statement?"

Existing Conditions Inventory: We can't decide how to get from the present to our desired future without a clear picture of where we are today. That's why comprehensive plans must include a detailed inventory of the existing state of the City: How are our roads? Is our water system adequate to accommodate future growth? Do we have the parks and other recreation facilities to satisfy the community's desire for such public amenities?

Goals: If the Vision Statement defines the target for comprehensive planning, then goals are like individual points on the target. We set as goals the distinct achievements we hope for: maintain adequate and affordable housing; avoid traffic congestion; protect natural resources; ensure economic vitality. We have reached our vision if all our goals are accomplished.

Policies: Goals are what we want to accomplish; policies define how we accomplish them. For each goal established in a comprehensive plan, one or more policies define the steps that goal calls for. If we have a goal of protecting natural resources, for example, we might establish a policy that says that development shall be restricted on and near wetlands.

Planning Time Frame: A comprehensive plan must define time frames for achieving its vision and goals. These time frames are called the planning horizons. In Washington State, comprehensive plans use both a ten-year short-term planning horizon and a 20-year long-term planning horizon. The long-term planning horizon is the full period for achieving the vision in our Vision Statement. The short-term planning horizon is the period for which we can make more concrete plans for specific steps toward our goals.

These are the features that a Comprehensive Plan needs to include in order to act as our yardstick for the future. The Comprehensive Plan must apply these features to specific aspects of the City's life. The parts of a plan addressing each of these are commonly called "elements." Under State law, all Washington city and county comprehensive plans must address at least five specific elements: land use, transportation, utilities, capital facilities, and housing. Each element includes an inventory of existing conditions as well as goals and policies specific to the element. In addition to the

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

required five elements, the City of Richland has chosen to include an optional economic development element in this Comprehensive Plan.

The final feature of comprehensive plans in Washington is a Finance Plan. This is the proposal for specific capital improvements required over the short-term (six-year) planning horizon. It describes projects to be carried out, their estimated costs, a schedule for completing them, and a plan to pay for them. Financing plans from the City's Capital Improvement Plan (CIP) are included under the Capital Facilities and Utilities Chapters in this document.

GMA AND BACKGROUND

The Washington State Growth Management Act (GMA) includes 14 broad goals for comprehensive planning, which local governments must balance to develop an approach consistent with their vision of the future. The 14 GMA goals are as follows:

1. Urban Growth - Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.
2. Reduce Sprawl - Reduce inappropriate conversion of undeveloped land into sprawling, low-density development.
3. Transportation - Encourage efficient multi-modal transportation systems based on regional priorities and coordinated with county and city comprehensive plans.
4. Housing - Encourage the availability of affordable housing to all economic segments of the population of the state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.
5. Economic Development - Encourage economic development throughout the state consistent with adopted comprehensive plans, promote economic opportunity for all citizens of the state, especially for the unemployed and the disadvantaged, and encourage growth in areas experiencing insufficient economic growth, all within the capacity of the state's natural resources, public services, and public facilities.
6. Property Rights - Private property shall not be taken for public use without just compensation. The property rights of landowners shall be protected from arbitrary and discriminatory action.
7. Permits - Application for state and local government permits should be processed in a timely and fair manner.
8. Natural Resource Industries - Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.
9. Open Space and Recreation - Encourage the retention of open space and development of recreation opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks.
10. Environment - Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.
11. Citizen Participation and Coordination - Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to resolve conflicts.

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

12. Public Facilities and Service - Ensure that public facilities and services necessary to support development are adequate to serve the development at the time the development is available for occupancy and use, without decreasing the current service levels below locally established minimum standards.
13. Historic Preservation - Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.
14. Shoreline Management – Develop a Shoreline Master Program (SMP) pursuant to Shoreline Management Act (SMA). The goals and policies of a shoreline master program for a county or city approved under chapter 90.58 RCW shall be considered a part of the county or city's comprehensive plan.

Under the GMA, comprehensive plans should identify essential public facilities that often are difficult to site and ensure that locations for them will be available. These facilities include airports, state education facilities, state, or regional transportation facilities, state and local correctional facilities, solid waste handling facilities, and in-patient facilities including substance abuse facilities, mental health facilities, and group homes. Local comprehensive plans may not prevent outright the location or provision of such facilities. Richland will participate in the siting study for any of these facilities when they are identified for potential siting within the City.

CONSISTENCY AND CONCURRENCY

GMA requires that the Comprehensive Plan must be internally consistent for objectives, goals, policies, text, and maps. At the same time, the comprehensive plans of adjacent jurisdictions must also be consistent and capital budget decisions must be made in conformance with each jurisdiction's adopted Comprehensive Plan.

The consistency progresses from the broad goal, through its policies, and then to specific actions. The maps of the Plan augment both the text and even the goals and policies. For example, the land use map included in the Land Use Element is, in essence, a graphic policy statement regarding future land development in Richland. As such, the land use policy serves, and is served by, the transportation, housing, utilities, and capital facilities elements. Based upon the land use designations on the Land Use Map, private and public sector service providers can project future locational demands for water, sewer, natural gas, electrical power, roads, fire protection, transit, emergency response, communications, and other services

All development regulations within the City of Richland are required to match with each other and with the Comprehensive Plan. These include the zoning and subdivision codes, the Critical Areas Ordinance, the Shoreline Master Program, and any other City regulation as contained in the Richland Municipal Code and other adopted plans such as the Park & Recreation Plan and the Storm Water Management Plan. A complete listing of adopted plans is included as an Appendix of the Core Comprehensive Plan.

The consistency also applies to adjacent jurisdictions such as Benton County, through the County-wide Planning Policies (CWPP), and the adjacent cities of West Richland and Kennewick.

GMA defines concurrency to mean that needed improvements for water, sewer, and transportation are in place at the time of development; or in the case of transportation, that a financial commitment exists to complete the improvements within six years.

There must be a baseline standard established to use when evaluating the anticipated impacts of new development to determine if concurrency can be met. The minimum acceptable performance level has been chosen as the baseline, and is defined as the level of service (LOS). Levels of service

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

should be realistic. Setting them too high could result in little or no growth, and would be contrary to GMA. Setting them too low could cause unmanaged growth without optimum service.

AMENDMENTS

Amendments to the comprehensive plan are legislative actions requiring City Council approval. Amendments must be approved as prescribed by GMA. With a few exceptions, they cannot be considered more often than once per year and in accordance with specific procedures. Major updates occur by legislative action on an eight-year cycle as established by RCW 36.70A.130 (4)(c).

Amendments can be requested by the City or by private individuals. Multiple applications for amendments will be considered in a single legislative review process in order to evaluate the potential cumulative effect of the requests. All amendment requests require a public hearing with the Planning Commission. They make a recommendation to the City Council. The City Council will approve or deny the amendments in a public hearing. Public involvement with this process is required and encouraged through direction of the Richland Public Participation Plan.

Annual amendments will address the issues of major or minor land use classification changes; changes to the goals, policies, and text of the comprehensive plan; changes to supporting data and implementation; changes to the land use maps; and changes to the inventories and technical documents.

Every ten years, the annual amendment review may be combined with the required review of the urban growth area to determine the next twenty-years' anticipated growth. This ten-year review will use the comprehensive plans of each county and city and the permitted densities of the incorporated and un-incorporated areas pursuant to RCW 36.70A.130(3).

Exceptions to the annual amendment limitation, according to RCW 36.70A.130, include the adoption of a subarea plan; the development of an initial subarea plan for economic development located outside of the one hundred year floodplain in a county that has completed a state-funded pilot project that is based on watershed characterization and local habitat assessment; shoreline master programs; or the amendment of the capital facilities element occurring concurrently with the adoption or amendment of the City's budget.

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

ECONOMIC DEVELOPMENT

SECTION ONE

INTRODUCTION

PURPOSE

The economic development element of the comprehensive plan is intended to guide investments through a framework of strategy and policy with the overall goal of growing economic opportunities in the City. The intent is to identify sound economic development practices to build a strong economy where local businesses are welcomed and encouraged by the City and ensure the economy is resilient, dynamic, and sustainable for current and future generations.

The City's ability to understand their competitive advantages and proactively work to attract cutting edge employers will in turn create more living wage jobs which will in turn produce municipal revenues for maintaining and enhancing quality service levels, infrastructure, and facilities.

Strategies outlined in the economic development element are designed to work in concert with the other comprehensive plan elements herein. This element is intended to be consistent with and build upon existing documents such as the policies and strategies outlined in the CWPP, Strategic Leadership Plan, and community visioning documents. The roles of the policies laid out in this plan are to 1) create strong City leadership for economic development, 2) ensure that appropriate land capacity and infrastructure can support future employment and housing growth, and 3) articulate a business environment that supports a dynamic, prosperous, and equitable economy.

BACKGROUND AND OVERVIEW

Washington State's GMA includes economic development as a central goal and integral to a thriving city. Economic development connects to and is instrumental in informing the other elements of the comprehensive plan; without a strong local economy, goals related to land use, housing, capital planning, and transportation serve little value.

It is due to the hard work and good fortune of the residents and businesses located in the City of Richland that the City has a strong and growing economic base. It is important, however, to consider Richland within the context of the other two Tri-Cities – Pasco and Kennewick – to which the region's economy is inextricably linked.

The City of Richland's economy is explored in this section by first examining what drives the growth in the regional economy and then discussing Richland's role in the economy and some implications for growing as part of this plan.

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

SECTION TWO

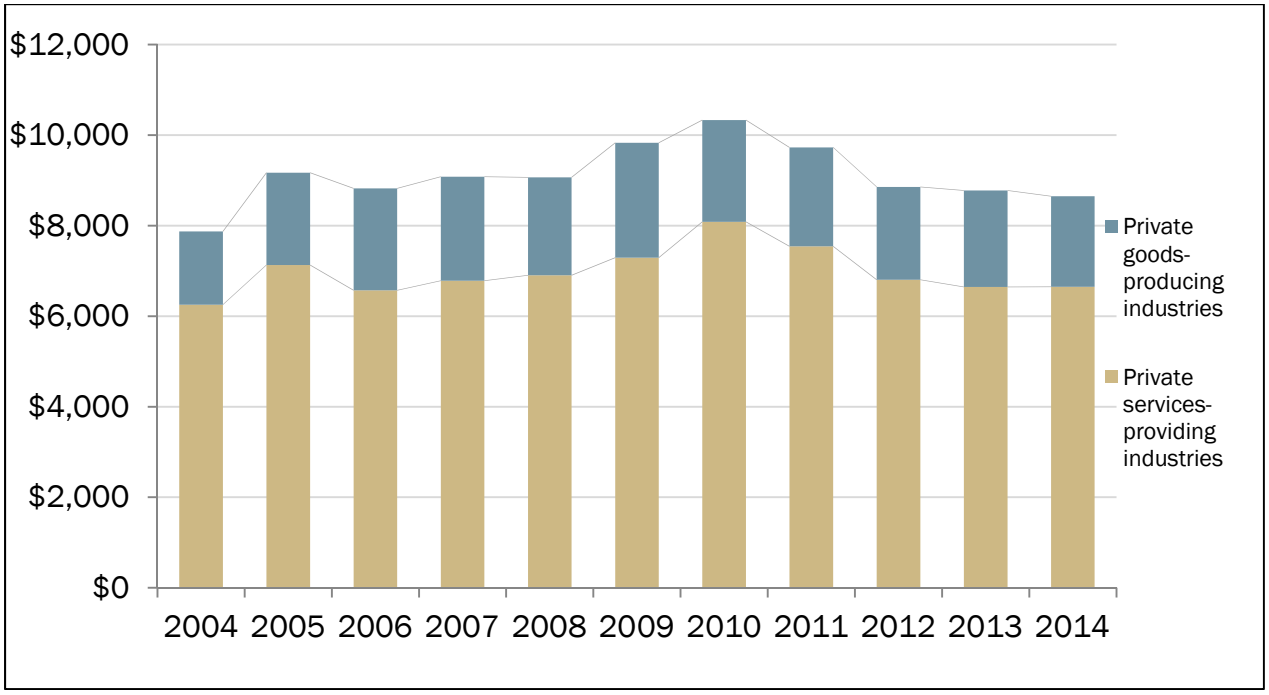
EXISTING CONDITIONS

REGIONAL ECONOMIC TRENDS

Gross Domestic Product

The economy of the Tri-Cities region is primarily a service-based economy. Goods producing industries (such as manufacturing) make up less than 25 percent of the total economic output. Figure ED-1 shows the trend of gross domestic product (GDP) in 2016 inflation-adjusted dollars. The Tri-Cities economy was less impacted by the recession in 2008 than the rest of the nation due to the increase in employment at Hanford and PNNL as part of the American Recovery and Reinvestment Act (ARRA) of 2009. The total output declined from $10.3 billion in 2010 to $8.6 billion in 2014, partly due to the end of ARRA and partly reflecting the national recession trends. However, most recent data (not shown) have indicated that economic conditions have continued to improve over the past two years.

Figure ED-1: Real GDP Kennewick-Richland Metropolitan Statistical Area (in millions)

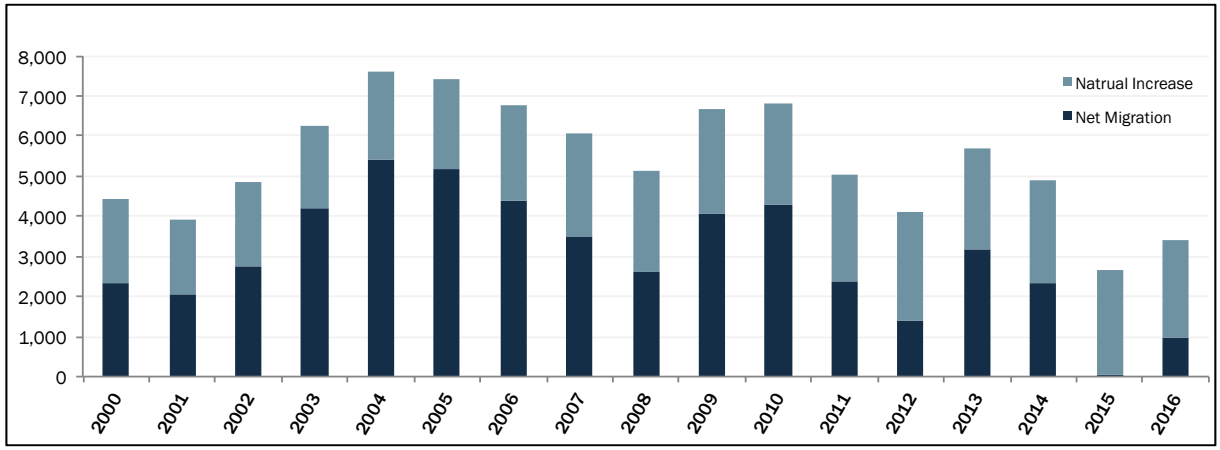


Source: Bureau of Economic Analysis, 2016

The Tri-Cities region (Benton and Franklin Counties) has realized strong population growth over the last 20 years, averaging an annual growth rate of 2.4 percent. Much of that growth occurred in the mid 2000's fueled by in-migration responding to the growth in jobs, but population growth has slowed since 2010. Calendar year 2015 was the first year in 20 years where net in-migration was nearly zero, where the same amount of people moved out of the region than to the region.

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

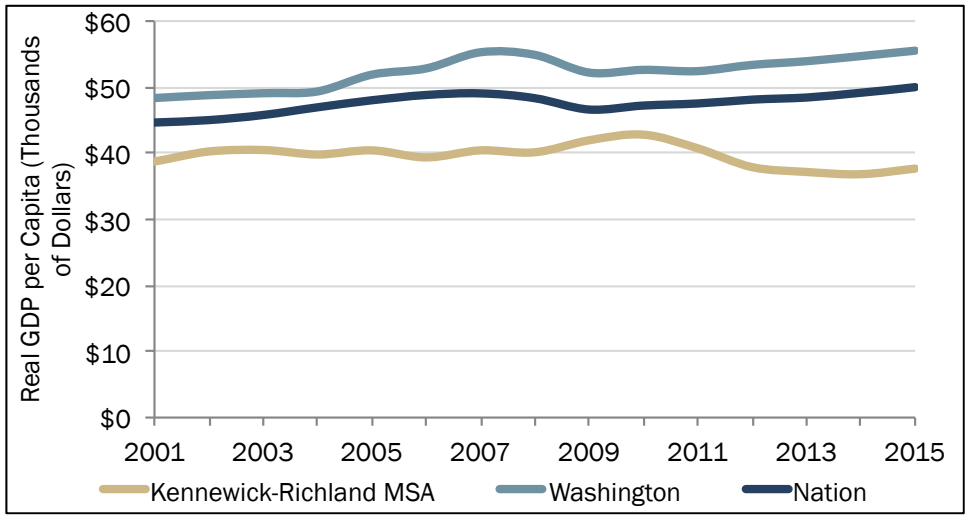
Figure ED-2: Benton and Franklin County Annual Population Growth, 2000-2016



Source: Washington Office of Financial Management, 2016

On a GDP per capita basis, the Tri-Cities region is not as productive when compared to Washington State and to the nation. On this measure, the region has been slower to recover than the state as whole. GDP per capita is the most common economic performance indicator of regions. GDP per capita is calculated by measuring Gross Domestic Product in a year, and dividing it by the population. The reasons for the lower GDP per capita in the region are complex but are due to the large presence of government-supported activities. These activities are, on the whole, less productive than emerging information technology or business services, which have become increasingly productive by comparison.

Figure ED-3: GDP per Capita, 2001-2015



Source: Bureau of Economic Analysis, 2016

EMPLOYER TRENDS

The Tri-Cities is unique in that its employment base is dominated by a select number of large employers. Roughly one in five of estimated 116,000 jobs in the Benton-Franklin area are for one of the ten largest firms/agencies listed below. Eight of the ten top employers in the Tri-Cities are

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

located in Richland, a legacy largely of significant federal investments in the Hanford Nuclear Reservation. These sectors employ many talented workers, many of whom live in Richland.

Table ED-1: Top Ten Tri-Cities Employers

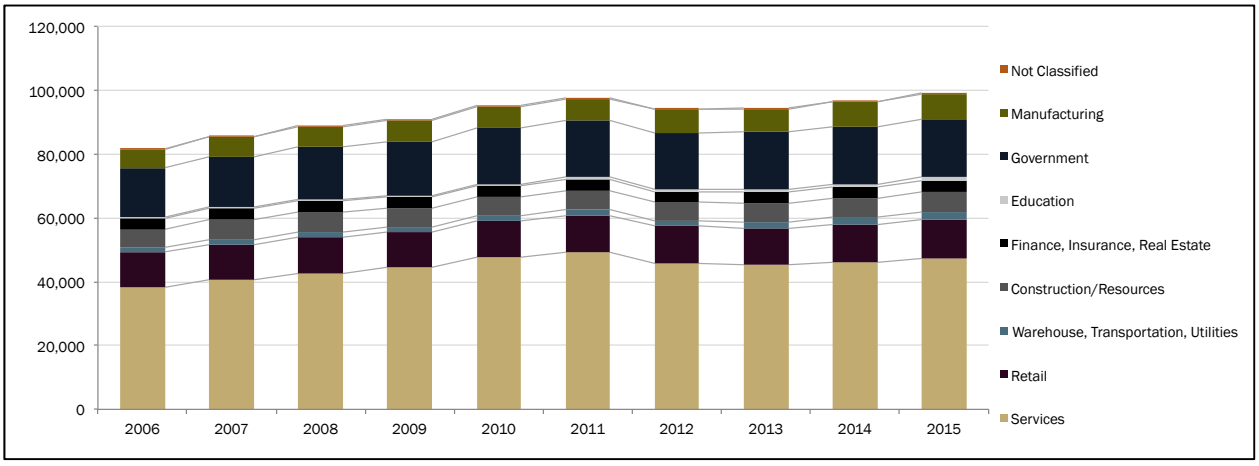
	Company	Industry	Employees
1	Battelle/Pacific Northwest National Laboratory	Research & Development	4,365
2	Kadlec Regional Medical Center	Health Services	3,304
3	Bechtel National	Engineering & Construction	2,898
4	ConAgra Foods	Food Processing	2,727
5	Kennewick School District	Education	2,130
6	Washington River Protection Solutions	Environmental Remediation Services	2,077
7	Pasco School District	Education	2,015
8	Mission Support Alliance, LLC	Support Services, Hanford/DOE Site	1,928
9	Richland School District	Education	1,500
10	CH2M Hill	Environmental Remediation Services	1,400

Source: Tri-City Development Council (TRIDEC), link. Accessed February 14, 2017

Total Employment by Industry Sector

Employment in the Tri-Cities region increased from 2006-2015 by over 22,000 jobs with an average annual growth rate of 2.0 percent. There are roughly 116,000 jobs in the region. All industries experienced positive employment growth by the end of the 10-year period. However, from 2011 to 2014 employment slightly declined as spending cuts at Hanford impacted the entire regional economy.

Figure ED-4: Benton and Franklin Counties Cumulative Employment by Sector



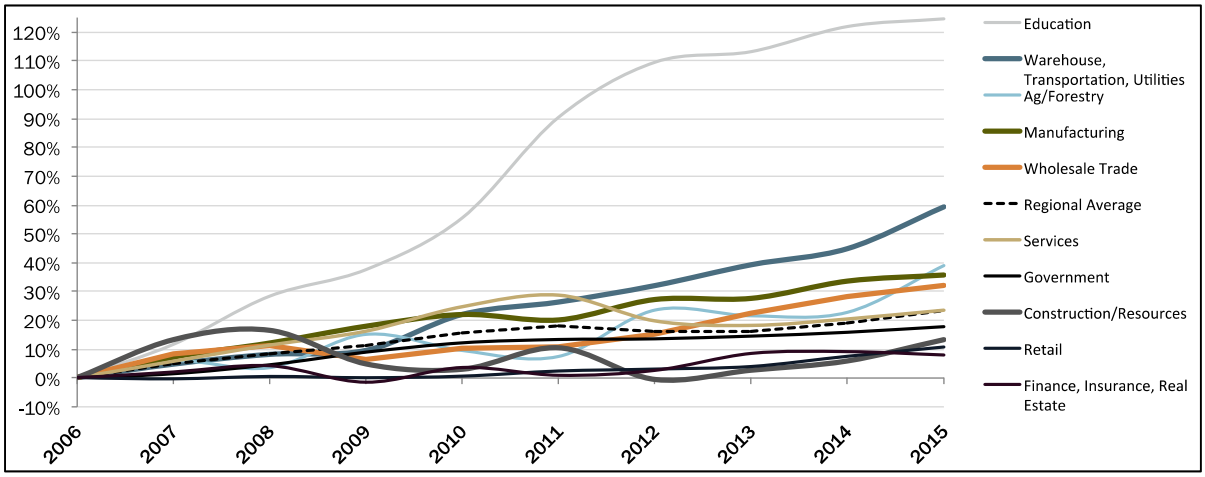
Source: Washington State Employment Security Department

Education, while small in total numbers, grew the most in the region. Warehousing, transportation, and utilities; manufacturing; wholesale trade (the main users of industrial land); and agriculture all

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

grew faster than the regional average. Employment in the retail and finance, insurance, and real estate sectors grew the least.

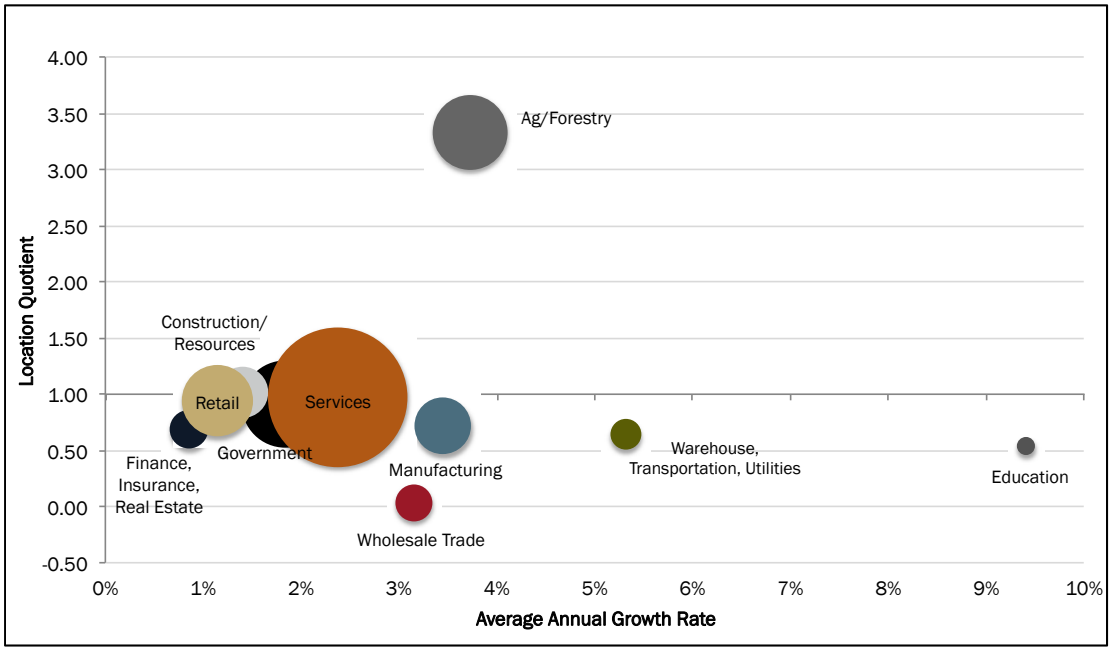
Figure ED-5: Benton and Franklin Counties Cumulative Percent Employment Growth by Sector



Source: Washington State Employment Security Department

The chart below shows the local concentration of jobs by sector (location quotient) along with measures of industry size and average annual employment change in the Tri-Cities region. Location quotients measure the concentration of jobs in a sector compared to the statewide average. A value of 1.0 signifies that the sector possesses the same level of employment concentration as the state. Values above 1.0 are more concentrated than the state average. The size of the bubble represents the number of jobs within that sector. Sectors with sizable employment and higher than average concentration, represent strengths for the region. Fast growing sectors, even if they are not very large, represent potential opportunity areas.

Figure ED-6: Benton and Franklin Counties Employment Concentration and Change by Sector, 2006-2015



Source: Washington State Employment Security Department

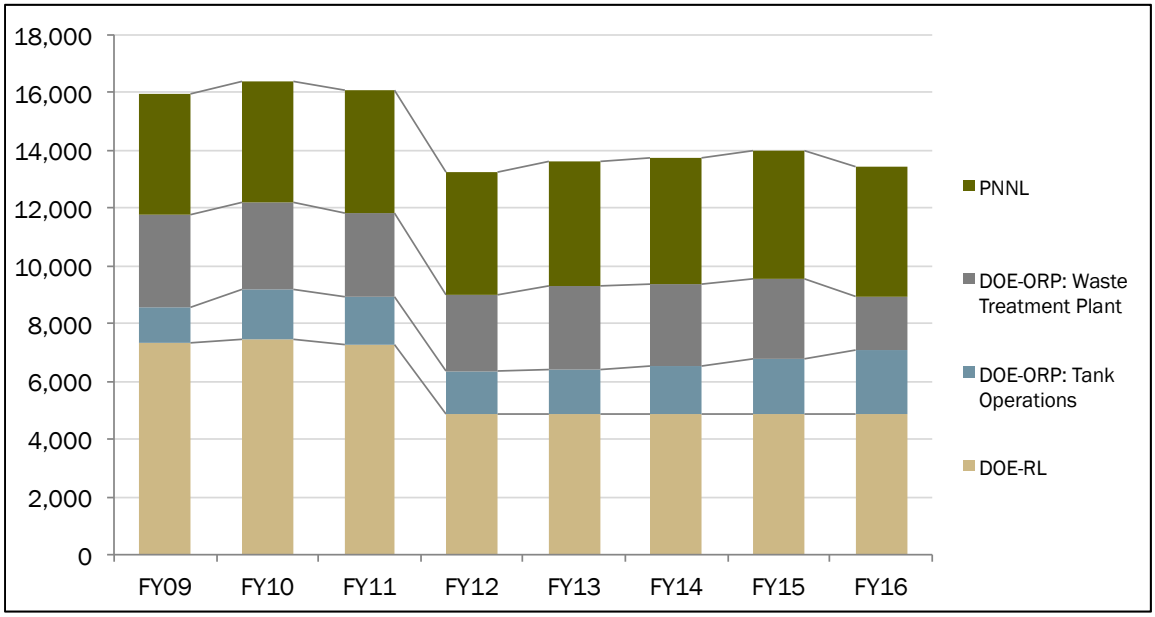
DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

In the Tri-Cities region, the largest sectors - services and government - have a similar concentration as the state and the region are growing at a rate of one to three percent a year, indicating they are the base of the regional economy. The agriculture sector is a strength in the Tri-Cities; it is much more concentrated relative to the state and is growing at a rate of 3.7 percent per year. Education; manufacturing; wholesale trade; and warehousing, transportation, and utilities are also growing at a rate of more than three percent a year, but are smaller and less prevalent in the Tri-Cities compared to the state. Much of the growth in food manufacturing; wholesale trade; and warehousing, transportation and utilities may be related to the growth and prevalence of the agriculture sector in the Tri-Cities.

Hanford Employment

While total employment increased over the last ten years, employment at Hanford decreased by over 2,800 jobs in the 2012 fiscal year as part of federal spending cuts. This decrease was part of a region-wide decline in employment from 2012 and 2013, and also the end of ARRA funding. It may also be what led to the decrease in regional GDP shown in Figure ED-1.

Figure ED-7: Hanford and PNNL Employment, Fiscal Year 2009 to Fiscal Year 2016



Source: Tri-City Development Council (TRIDEC), 2016

COMMERCIAL REAL ESTATE TRENDS

With much of the Hanford, PNNL and health care activities located in Richland, the City is home to much of the built commercial real estate in the region. It trails only Kennewick, which is home to the region's shopping malls. According to the Benton County Assessor, Richland holds the highest share of office and industrial building square footage but lags considerably with respect to retail businesses, primarily located in Kennewick.

Figure ED-8 below shows that office and retail uses are clustered in the downtown core as to be expected; retail is also heavy but isolated near the Queensgate area; a considerable amount of industrial development is located to the north in Horn Rapids; and a cluster of office and retail to the south in Island View.

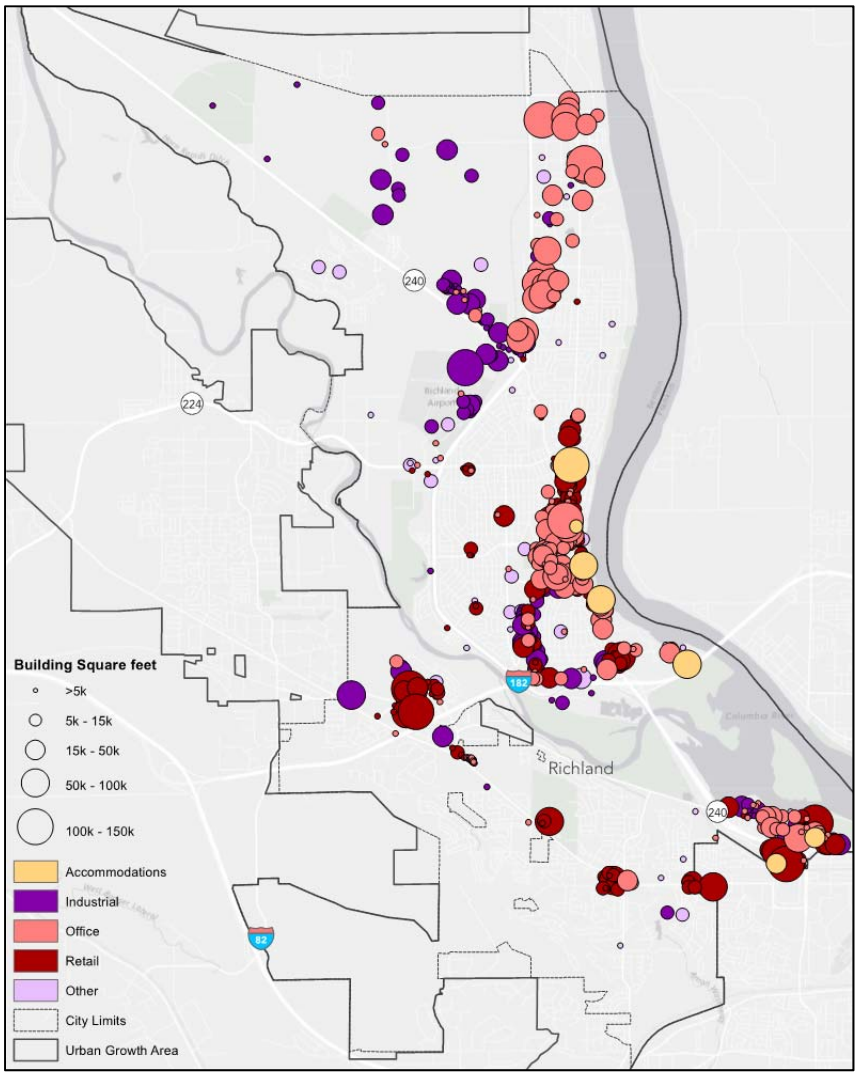
DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

Table ED-2: Building Square Footage, by Type

Use	Richland	West Richland	Kennewick	Prosser	Rest of County	Total
Retail	2,775,000	205,000	5,089,000	421,000	123,000	8,613,000
Industrial	2,803,000	282,000	2,475,000	924,000	1,381,000	7,866,000
Office	3,259,000	52,000	2,645,000	110,000	57,000	6,123,000
Accommodations	462,000	-	633,000	54,000	-	1,149,000
Other	326,000	59,000	1,087,000	57,000	259,000	1,788,000
Total Commercial	9,626,000	597,000	11,930,000	1,566,000	1,821,000	25,540,000

Source: Benton County Assessor, 2016, Washington Office of Financial Management Estimates.

Figure ED-8: Commercial Building Sizes and Types in Richland



Source: Benton County Assessor, 2016

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

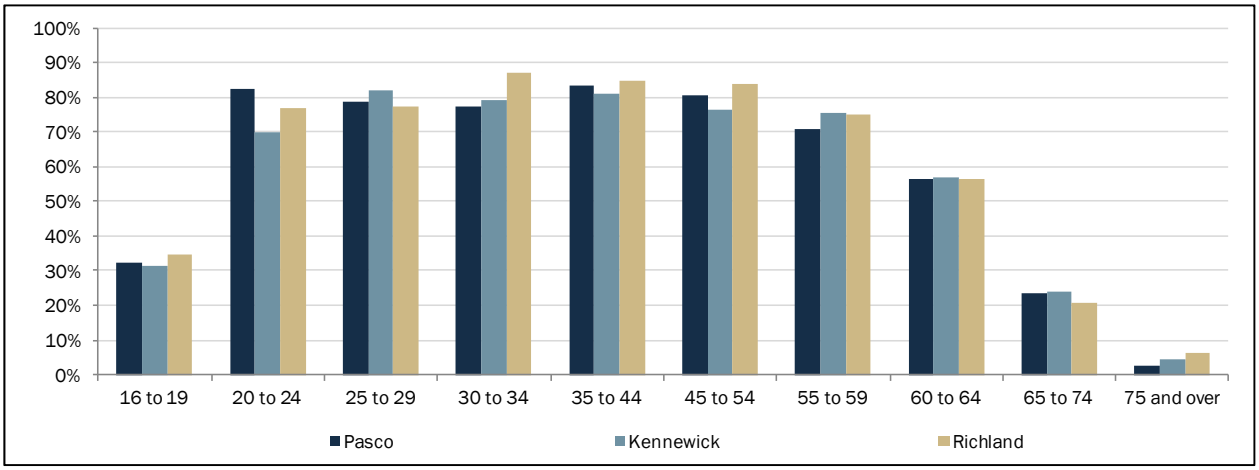
EMPLOYMENT AND HOUSEHOLD TRENDS

The following section summarizes selected relevant employment and household characteristics that frame the economic performance in Richland.

Employment Status, Income, and Demographic Characteristics

Relative to Kennewick and Pasco, Richland has high labor force participation for residents with ages between 30 and 54. This typically is the prime working age for most Americans, a time when they are most productive as workers. Rates for younger populations are slightly lower than in Pasco due to a higher share of full-time students in higher education. Similarly, rates are lower for those 65 and older due to their long-term financial stability enabling retirement.

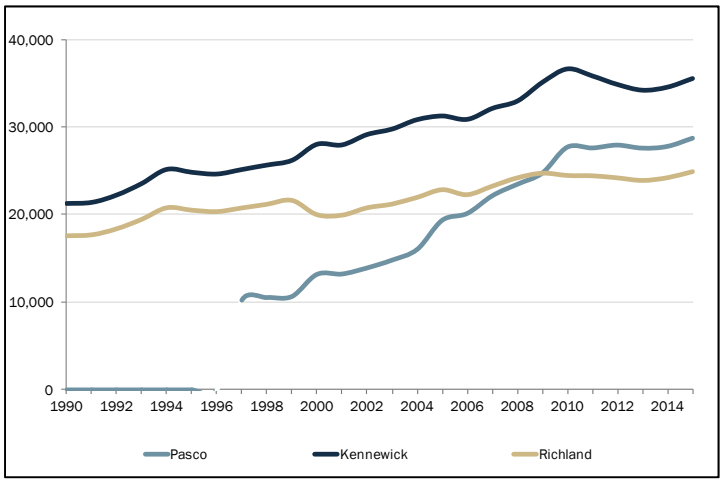
Figure ED-9: Labor Force Participation



Source: US Census Bureau, American Community Survey, 5-Year ACS, Table S2301

Total employment in Richland has grown over the past 25 years. Current estimates of employment in the City place the number at approximately 25,000. Growth in employment in Kennewick and Pasco has been a function of higher rates of population and labor force growth over the same time.

Figure ED-10: Total Employment, 1990 - 2016



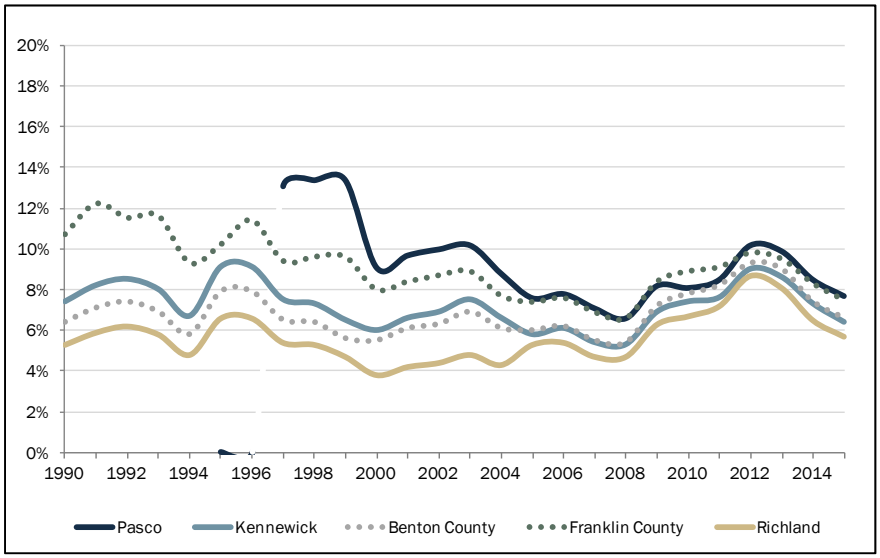
Source: Bureau of Labor Statistics, Local Area Unemployment Statistics.

Benton County's unemployment rate is currently 7.0%, which is higher than the state average of 5.3%, but lower than in adjacent Franklin County (Employee Security Department/LMPA, March

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

2016). Richland has consistently fared better than the cities of Kennewick and Pasco as well as Benton County and Franklin County.

Figure ED-11: Unemployment Rate, 1990 - 2016

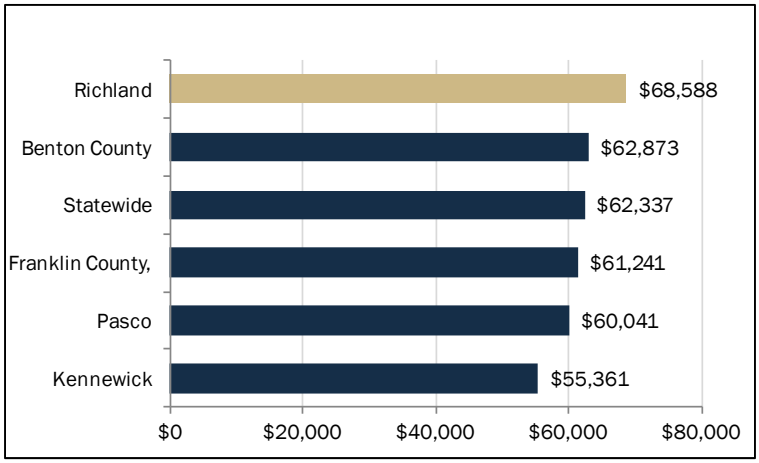


Source: Bureau of Labor Statistics, Local Area Unemployment Statistics.

Federal funding for Hanford has been a significant economic catalyst for the Tri-Cities Region, generally with Richland at the forefront. Even with significant downsizing at Hanford in the 1990s, household incomes in Franklin and Benton Counties continued to grow steadily.

Today, household incomes for Richland residents are nearly ten percent higher than the County average and more than twenty percent higher when compared to those of Kennewick residents. Richland enjoys economic prosperity not just compared to its Tri-Cities neighbors, but compared to state averages as well as illustrated in Figure ED-12 below. Higher incomes are the result of technical and professional positions that require higher levels of education, as illustrated below in Table ED-3- Educational Attainment, 2011 - 2015.

Figure ED-12: Median Household Income

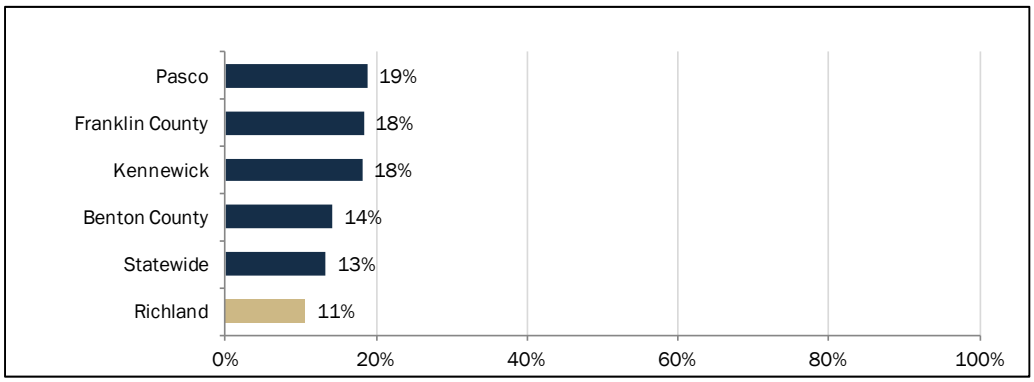


Source: US Census Bureau, American Community Survey, 2015 5-year, Table B19013A

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

Similarly, Richland has fewer households living in poverty when compared to Benton County on the whole, Franklin County, and the statewide average. This indicates a strong economy and access to opportunity.

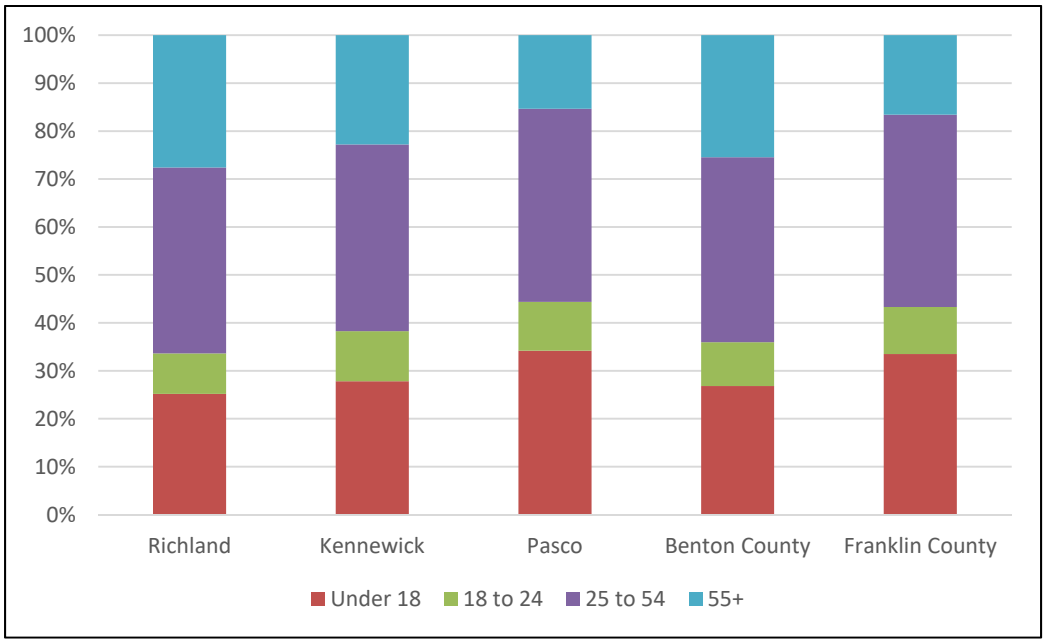
Figure ED-13: Share of Population Living in Poverty, 2011 - 2015



Source: US Census Bureau, American Community Survey, 2015 5-year, Table S1701.

The population living in Richland is not drastically different from the region with respect to age, but upon further examination of job force impacts there are some important differences. For employment purposes, prime working age is defined as 25 to 54 years old. The statewide average for population that falls into prime working age is 41%. Richland's is 39%, the same for Kennewick, and slightly lower than Pasco's 40%. However, Richland has a relatively high population of residents over age 55 (28%) as compared to Kennewick (23%) and Pasco (15%). Given this, the share of children, those under 18 years of age, in Richland is low (25%) as compared to Kennewick (28%) and Pasco (34%).

Figure ED-14: Age Distribution, Average from 2011 – 2015



Source: US Census Bureau, American Community Survey, 2015 5-year, Table B01001.

Relative to Kennewick and Pasco, Richland is home to a highly educated workforce. The demand for educated engineers and scientists generated by Hanford , PNNL and their subsidiary research

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

and development activities has been a central employment and demographic characteristic for the Tri-Cities Region, in particular for Richland.

Table ED-3: Educational Attainment, 2011 - 2015

	Population 25 Years and Over	High School Diploma/GED	Associate's Degree	Bachelor's Degree	Graduate Degree
Richland	34,712	95%	56%	45%	19%
Kennewick	47,478	86%	33%	22%	7%
Pasco	37,479	72%	25%	16%	5%
Benton County	118,423	89%	40%	29%	11%
Franklin County	49,013	74%	25%	16%	5%
Statewide	4,721,438	90%	43%	33%	12%

Source: US Census Bureau, American Community Survey, 2015 5-year, Table B15003.

Housing Stock

Housing in Richland is generally characterized as single-family (62%) and mostly owner-occupied (65%) with moderate vacancy rates similar to those seen in Kennewick and double that of Pasco; roughly 6%. Most homeowners spend less than 20% of their income on housing (57%) – a larger share than in Kennewick (50%) or Pasco (41%). However, 18% of homeowners are considered cost-burdened defined as spending more than 35% of their income on housing. This is slightly higher than the 17% seen in Kennewick and Pasco. For more on housing conditions, see the Housing Element.

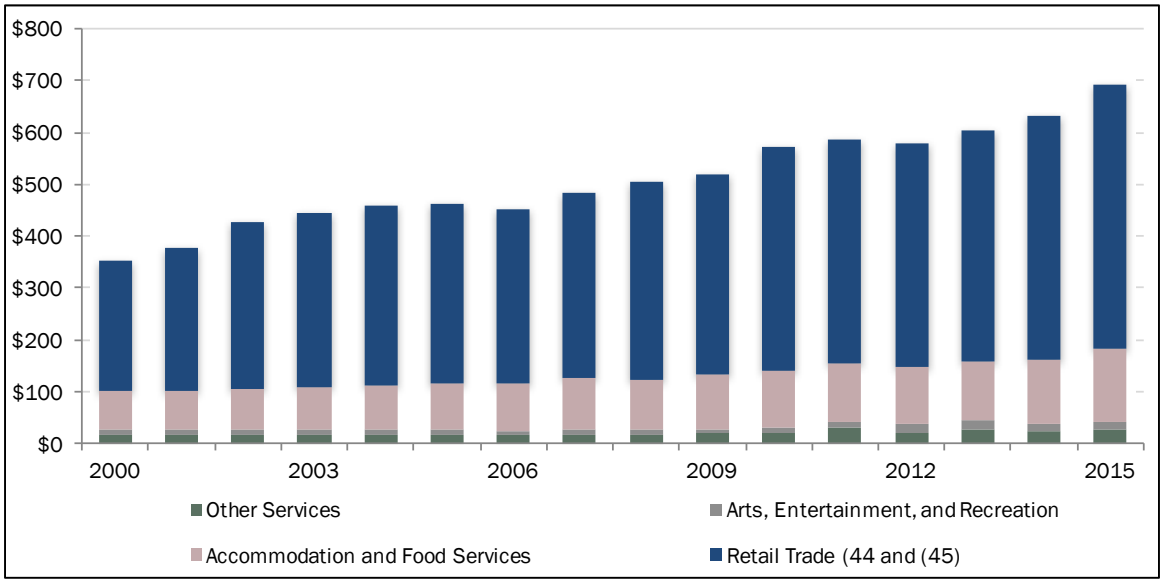
Retail Performance

The location of retail stores and their economic performance are important to cities for two reasons. First, the proximity and mix of retail services is an essential service and amenity for area residents. Second, the importance of sales taxes in funding essential services means jurisdictions have a built-in preference for maximizing the scale, scope, and productivity of the retail sales base. The following set of charts examines the productivity data of taxable retail sales in Richland.

As shown below, the data for Richland show steady growth in retail sales over the past 15 years. The City has seen strong growth in the accommodation and food service sectors with more restaurants taking hold in recent years. Compared to its regional neighbors, Richland has comparable sales to Pasco but both are about half of Kennewick's totals.

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

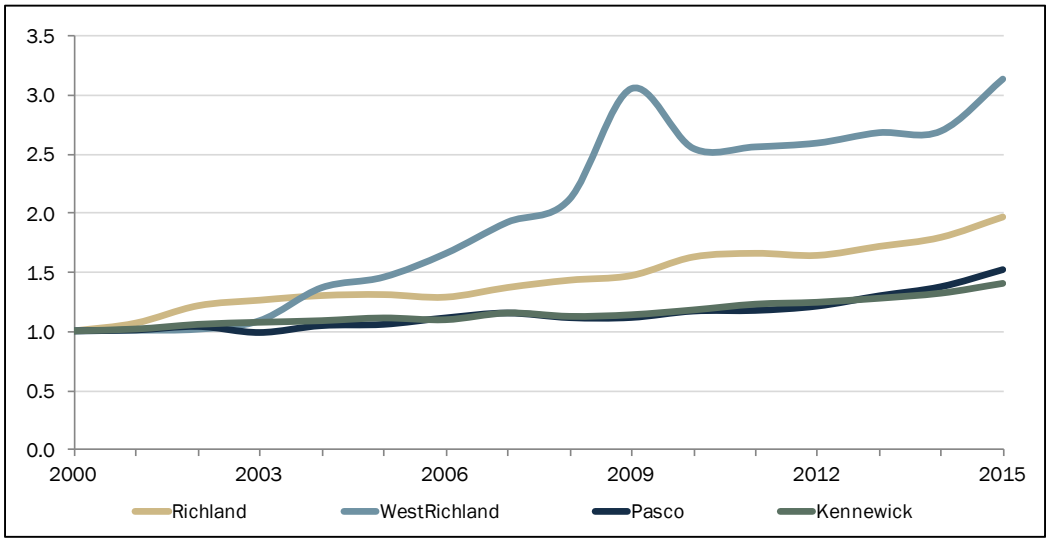
Figure ED-15: Select Category Sales, Richland in 2016 Dollars (in Millions)



Source: Washington State Department of Revenue, Taxable Retail Sales Link. Accessed October 24, 2016

Richland has seen higher increases in taxable retail sales relative to both Kennewick and Pasco since 2000, as seen in Figure ED-16. This indicates the retail sector is growing and increasing its market share while retail sales in Pasco and Kennewick have slowed relatively. While West Richland has seen significant increases (2009 saw three times their 2000 sales), it continues to provide only a very small share of the overall market.

Figure ED-16: Taxable Retail Sales in Millions Indexed to 2000



Source: Washington State Department of Revenue. Accessed October 24, 2016

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

FUTURE GROWTH FORECASTS

Employment Forecasts

Short-term industry forecasts for the region continue to expect positive growth in the region. Strongest growth is forecast in the service sector, specifically business and health services – two sectors where Richland is driving the region's growth and that are well positioned for future growth.

Table ED-4: Employment Forecast by Industry for the MSA

				Change		
	2014	2019	2024	#	%	AAGR[1]
Construction	6,300	7,300	7,600	1,300	21%	1.9%
Manufacturing	7,800	8,200	8,400	600	8%	0.7%
Wholesale Trade	3,300	3,700	3,900	600	18%	1.7%
Retail Trade	12,200	13,400	14,100	1,900	16%	1.5%
Transportation, Warehousing and Utilities	2,700	3,000	3,100	400	15%	1.4%
Information	800	800	900	100	13%	1.2%
Financial Activities	4,300	4,400	4,400	100	2%	0.2%
Professional and Business Services	20,600	23,400	26,000	5,400	26%	2.4%
Education and Health Services	14,400	16,100	17,600	3,200	22%	2.0%
Leisure and Hospitality	9,900	10,900	11,800	1,900	19%	1.8%
Other Services	3,300	3,600	3,800	500	15%	1.4%
Government	18,500	19,800	20,700	2,200	12%	1.1%
Federal	1,200	1,200	1,200	0	0%	0.0%
State	8,100	8,600	8,900	800	10%	0.9%
Local	9,200	10,000	10,600	1,400	15%	1.4%

[1] *Annual Average Growth Rate*

Source: Benton Franklin Council of Governments

The Benton Franklin Council of Government's transportation and land use model also provides some forecasts on land use and employment for transportation planning purposes. Based on these model results, Richland is estimated to reach some 40,000 jobs by 2030.

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

Table ED-5: Employment Forecast in Richland

	2014	2017	2024	2037	2014-2019 AAGR[1]	2019-2024 AAGR
Services	16,414	17,305	19,577	24,617	1.78%	1.78%
Professional Technical Services[2]	7,548	7,548	7,548	7,548	0.00%	0.00%
Retail and Food	5,012	5,306	6,060	7,755	1.92%	1.92%
Warehousing, Transportation & Utilities	2,308	2,466	2,878	3,834	2.23%	2.23%
Manufacturing	1,523	1,569	1,683	1,917	1.01%	1.01%
Construction	1,390	1,518	1,866	2,737	2.99%	2.99%
Government	1,251	1,303	1,433	1,710	1.37%	1.37%
Resources	118	124	141	177	1.77%	1.77%[3]
Total	35,564	37,675	41,185	50,295	1.94%	1.31%

[1] Annual Average Growth Rate

[2] Assumes no new growth; implies e.g. PNNL employees find new related jobs but no new growth

[3] Assumes same growth as in 2014-2019

Source: US Census, OnTheMap; Washington Employment Security Department; ECONorthwest

SUMMARY OF EXISTING ECONOMIC CONDITIONS AND FORECAST

Richland is at the epicenter of the major driving economic forces on the Tri-Cities area. The work performed at the Hanford Site, in tandem with the research at Pacific Northwest National Laboratory (PNNL), has driven economic development in the region and City for decades. This circumstance is currently the region's largest economic strength and a source of its greatest economic fears. These dual assets have driven the need for urban land development and created strong markets for housing, retail, and household services. Along with the agricultural sector, they have also created the foundation for a larger regional economy, which has supported more economic opportunity overall, allowing other unrelated industries to take hold in the area. However, the exposure of such a large segment of the economy to a single entity is a cause for concern for regional leadership and local residents. Recent spending cuts following the recession demonstrate the extent to which the economy depends on government spending to support these activities.

The region has shown strong growth in economic output over the past several decades leading to sustained employment growth. From a regional economic perspective, the agricultural sector is one of the most competitive for the region, which is not surprising given the region's agricultural advantages. The region has a strong industrial/manufacturing base that has sustained itself over time yet the largest portion of the economy is service-based (both professional/business and personal) that continues to drive economic growth in the recent decade. However, growth in most other sectors have mirrored the nation as a whole; fueling economic conversations that the region needs to find new growth in sectors that can produce and sustain both comparative and competitive advantages.

The City of Richland specifically has been the location where much of the professional service sector is located. The City is home to the two largest non-governmental employers in the region in PNNL and Kadlec Health that account for nearly 8,000 employees in the City. From a land use

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

perspective, Richland has more than half of the region's commercial office space and industrial space, respectively; and is second only to Kennewick in the amount of retail space. Examination of the recent commercial real estate productivity suggests that much of the built space is well occupied and rents have been resilient. Richland has seen stronger retail growth and has outpaced growth in the region as a whole.

Richland has strong demographics for future economic growth. Employees and households are on average better educated, better paid, and with a larger segment of the population in its prime working age. The community is also relatively less-burdened with the costs of poverty when compared to the region. Future forecasts of economic growth remain positive of the regions outlook with growth in the service and health sector continuing to drive growth in the future. From this perspective, the City should be well positioned to capitalize on its past performance and existing assets to extend its economic growth.

SECTION THREE

CHALLENGES AND OPPORTUNITIES

Upon review of existing economic conditions, survey results, and in conversations with elected officials, local economic development professionals, visioning work sessions, and through public outreach with business leaders and the general public, stakeholders collectively identified several recurring themes: the need for stronger economic resiliency able to withstand future economic shocks; the need to harness the entrepreneurial spirit and create a more dynamic economy and economic opportunity; leverage the natural landscape and heritage within the City and region to create sustainable economic development opportunities; and diversify and more intensely use the available land within the City. The following is a summary of the primary concerns and goals related to achieving a thriving Richland economy.

Area 1. Create a Resilient Economy

The single greatest threat to the Richland and Tri-Cities economy is the winding down of business and employment and Hanford without suitable economic opportunities in place that would provide for a comparable standard of living. A reduction in work at Hanford will mean less direct employment in Richland and large negative impacts on the businesses that support them directly as well as the resulting households whose wages they support. However, Hanford is also an asset to the community and has been effective at attracting a highly educated workforce in science and technology. These fields produce professional-wage jobs and have produced spinoff businesses coming from PNNL.

To ensure the stability and resiliency of the economy, the City should leverage existing assets but adapt them to a changing economy. These efforts should focus on increasing primary sector, non-Hanford -related science and tech employment by creating a business environment that encourages and welcomes local business. Additionally, the City should develop partnerships with the Tri-Cities Development Council (TRIDEC), PNNL, Kadlec Medical Center, and other major employers to plan for expansion and delivery of adequate infrastructure and services.

Area 2. Build and attract a more entrepreneurial and dynamic economy

Richland is the regional hub for highly educated, science and technology professionals. Labor force participation is high, particularly for the most productive segment of the population – 30 to 54 year olds. With access to innovation partners and relatively low land costs when compared to bigger cities like Seattle, the climate for entrepreneurial startup companies is present. However, attracting

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

innovation and investment is a goal of many municipalities. The City can advance this environment through infrastructure investment, streamlined regulation, and "second paycheck" benefits such as livability and access to recreation. Working with its regional education and economic development partners, the City can play its role creating and supporting a rich "entrepreneurial ecosystem" in the area.

Area 3. Leverage the natural landscape as an asset for economic development

Richland's location along the Columbia and Yakima Rivers offers exceptional opportunities to easily access attractive, natural, recreational spaces, as well as close proximity to the region's vibrant agritourism and wine industries. In addition to this, professional service employees living in Richland enjoy lifestyle amenities, also called the "second paycheck." These include access to parks, walkable business districts, good schools, diverse housing options, quality restaurants, and arts and cultural activities. Richland's ability to leverage its natural environment to directly spur economic activities and provide an attractive setting for professionals will further enhance its competitive advantage. However, residents must be cognizant of maintaining a healthy balance between environmental preservation and economic development activities.

Area 4. Closely monitor zoning and land use in the City

The City has the dual challenge of planning for urban infill development as well as planning to accommodate development on many large and relatively undeveloped sites within the City. To ensure zoning is responsive to market conditions, it should be monitored periodically to evaluate potential hindrances. Working to concentrate development in areas with existing infrastructure and near jobs centers will be instrumental to optimize the City's funding.

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

LAND USE

SECTION ONE

INTRODUCTION

Due to the linear geographic pattern of the City along the Columbia River, Richland's land is distributed primarily from north to south covering a little over 27,000 acres in the current incorporated City limits and additional 3,000 acres in the Urban Growth Area (UGA).

Land use patterns determine individual neighborhoods, businesses, amenities, public facilities, and the types and locations of future development and redevelopment. Land use patterns also determine traffic patterns. This element includes future population projections and needs for land use types for the next 20 years. The Comprehensive Plan land use map identifies land use categories within the City limits and the UGA. This section also elaborates on critical areas, shoreline and open space lands in Richland.

SECTION TWO

DESCRIPTION OF LAND USES

Agriculture (AG) - This category includes uses devoted primarily to the tilling of soil, the raising of crops, horticulture, livestock, poultry, feed lots, and related commercial and industrial activities. It allows residential densities up to one dwelling unit per five acres.

Low Density Residential (LDR) - The LDR category includes single-family residential uses with an average density of 3.5 dwelling units per acre.

Medium Density Residential (MDR) - The MDR category includes single-family residential uses with an average density of eight dwelling units per acre.

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

Badger Mountain South (BMS) - This includes land uses set forth in the Badger Mountain Subarea Plan as adopted by the Richland City Council on September 7, 2010.

Multifamily Residential Office (RO) - This designation applies to areas within Island View where senior housing and condominium projects would be encouraged. Compatible office projects and light commercial uses also would be allowed within this designation.

Central Business District (CBD) - This classification includes a mix of residential, retail, service, and business uses that provide for the daily convenience needs of on-site and nearby employees and residents. The purpose is to provide for pedestrian- and transit-oriented high density employment and cultural uses, together with complementary retail and higher density residential and other compatible uses that enhance the Central Business District.

Commercial (C) - The commercial land use category includes a variety of retail, wholesale, and office uses. Within this category are professional business offices, hotels, motels, and related uses. It also includes a variety of retail and service uses oriented to serving residential neighborhoods, such as grocery stores, hardware supply, and garden supply. Other commercial uses include automobile-

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

related uses, and uses that normally require outdoor storage and display of goods. In transitional areas between more intensive commercial uses and lower density residential uses, high-density residential development may also be located within the Commercial designated areas.

Retail Regional (RR) - This designation is applied to the existing retail area that is commonly known as Columbia Center North, as well as other nearby locations on Columbia Center Boulevard and Fowler Street. Within this designation infill development is encouraged. Large format region-serving retail establishments are also encouraged on parcels large enough to support such uses.

General Commercial (GC) - This designation is applied to lands in the southernmost portions of Island View that are adjacent to and visible from SR 240. Within this category, new and used auto sales, RV, truck dealers, and similar retail uses are encouraged. Service-related businesses that require a central location within the Tri-Cities are also included in this designation.

Business Commerce (BC) - This designation applies to the Spaulding Business Park and some adjacent properties. It is intended to encourage a variety of professional office buildings, medical and/or dental laboratories, and light industrial uses.

Single Family Overlay (SFO) - This designation is applied to several pockets of single family residences throughout the Island View area where property owners have expressed a preference for this designation. The comprehensive land use plan map identifies a land use designation other than single family residential for all properties within Island View. For these identified parcels, there are two land use designations: the Single Family Overlay designation and another land use designation. The Single Family Overlay designation will remain in effect, allowing for continued residential use of the property, until such time the owner(s) seeks a change in the use of the property. At that time, the City will remove the Single Family Overlay and apply the other land use designation as identified in the comprehensive plan land use map in accordance with Land Use Goal #9, Single Family Overlay.

Commercial Recreation (CR) - This designation typically applies to properties under the ownership of the local, state or federal government. These properties are typically used to site regional recreational, educational, water-oriented facilities, and associated uses.

Waterfront (WF) - The Waterfront category includes a variety of water-oriented uses such as marinas, boat docks, resorts, mixed commercial/residential development, hotels, motels, and offices along the Columbia River shoreline. The intent is to bring significant development to the Columbia riverfront that is consistent with the City's vision and that incorporates public access recreational features and attractive and high quality development.

Industrial (I) - This category includes a variety of light and heavy manufacturing, assembly, and warehousing and distribution uses. It also includes uses devoted to the sale of retail and wholesale products manufactured on-site, and a variety of research and development uses for science-related activities.

Business/Research Park (BRP) - The Business/Research Park designation provides for a variety of office and research and development facilities in a planned business park setting. Permitted uses include science-related research and development and testing facilities; administrative offices for those uses; and other general office uses.

Public Facility (PF) - This category includes a variety of public and institutional uses including facilities operated by federal, state, county, municipal, or other government agencies; public educational institutions; public libraries; hospitals; cemeteries; and some developed parks.

Urban Recreation (UR) - The Urban Recreation designation includes uses that are intended to provide the public with places to gather for public events as well as provide some limited urban

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

amenities, passive recreation opportunities and open space uses. It is the intent of the UR land use to provide for a disbursed pattern of development that recognizes and protects both culturally and environmentally sensitive areas.

Developed Open Space (DOS) - This category includes golf courses, federal power transmission and irrigation wasteway easements, private open space, riverfront parks, undeveloped parks, and parks intended for long-term open space.

Natural Open Space (NOS) - The Natural Open Space category includes public lands intended to remain as long-term undeveloped open space with appropriate public access. This category primarily includes, for example, lands associated with the Yakima River floodplain, islands in the Columbia River, steeply sloped areas, sensitive areas along the Amon Basin, and other designated areas. Natural Open Space lands are managed as natural areas and may include riparian corridors along creeks and rivers, wetlands, shrub-steppe, open ridges, and hillsides.

Mineral Resource (MRL) - This classification includes lands that have long-term significance for the extraction of minerals on a commercially-viable basis and are not already compromised by on-site, immediate, or adjacent urban growth. Mineral Resource designation must be requested by the owner of the property and/or of the mineral rights, or her/his designated agent.

Urban Reserve (UR) - The Urban Reserve designation is assigned to lands that are to be held in reserve during the 20-year planning period of the comprehensive plan. A significant amount of the land in this designation is in agricultural use. Uses of land designated Urban Reserve are intended to be temporary to provide the City a basis to evaluate future needs for additional land in other land use designations.

Table LU-1 indicates the land use distribution within the City and in the UGA.

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

Table LU-1: Existing Land Use Acreage

Land Use Designation	City Limits (acres)	Area within UGA(acres)	Total Acreage[1]	% of total
Residential				
Low Density Residential	4,598	689	5,287	18.15
Med. Density Residential	1,427		1,427	4.90
High Density Residential	530		530	1.82
Badger Mountain South	1,431		1,431	4.91
Commercial				
Business Commerce	28		28	0.10
Central Business District	222		222	0.77
Commercial	1,046	16	1,062	3.7
General Commercial	79		79	0.28
Retail Regional	31		31	0.11
Waterfront	140		140	0.49
Commercial Recreation	50		50	0.17
Public Lands/Open Space				
Developed Open Space	2,170	144	2,314	7.62
Natural Open Space	2,154	322	2,476	8.52
Public Lands/Facilities				
Public Facility[2]	1,014	27	1,041	3.63
Industrial				
Business Research Park	750	437	1,187	3.78
Industrial	5,374	1,050	6,424	22.39
Other Designations			0	
Agricultural	903		903	3.15
Residential Office	21		21	0.07
Urban Reserve	1,214		1,214	4.23
Public Service Lands				
Rights of Way	2,947	163	3,110	10.84
Total	25,846	2,848	28,694	100.00%

[1] Does not include water area

[2] Public facilities lands include public school sites, WSU campus, City owned facilities, and cemeteries

[3] Includes proposed UGA expansion area related to Department of Energy land transfer

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

SECTION THREE

POPULATION TREND

Richland and the Tri-Cities area experienced strong growth from 1973 to 1981 due to the development of nuclear power plants for the Washington Public Power Supply System. In the 1980s, however, the power plant program was discontinued, as was the federal government's production of nuclear material at the Hanford Site. These changes created a difficult economic period throughout Benton County and neighboring Franklin County as indicated in the reduced growth in 1990 data.

With plutonium production discontinued at the Hanford Site, the federal government redefined its mission there. The new mission became environmental restoration or cleanup of the site, together with ongoing management of the hazardous wastes stored there. In association with these missions, areas near the Hanford Site has become a hub for research and development into energy, health, waste management, and the environment, as well as development for new technologies in these fields in the last two decades. As a result, population in Richland grew 13.87 percent in a decade in 2000, and 24.16 percent in a decade in 2010. Table LU-2 below indicates the historic population growth in Richland and Benton County.

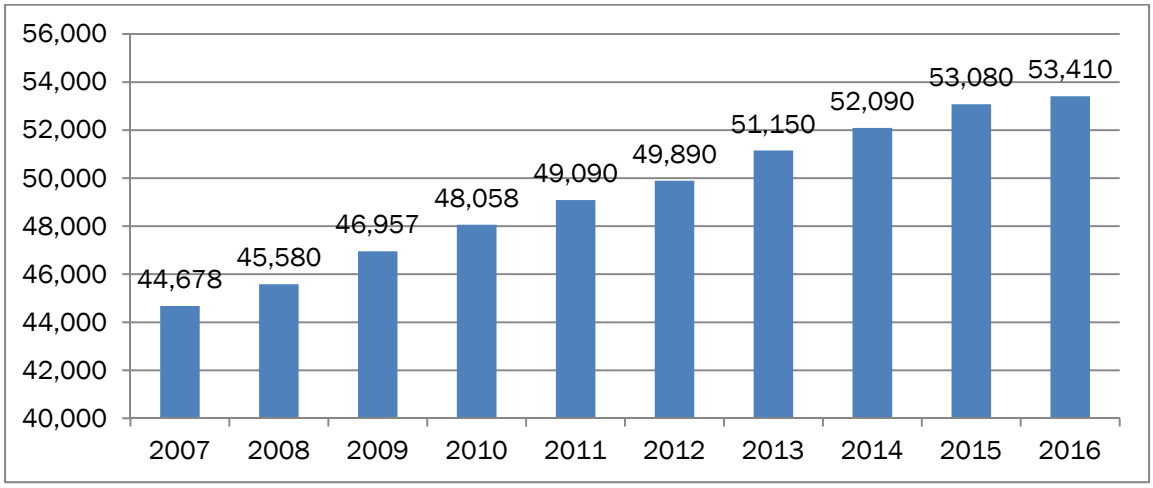
Table LU-2: Historic Population Growth in Richland and Benton County

Year	Richland	% Change Richland	Benton County	% Change Benton County
1950	21,809	n/a	Data not available	Data not available
1960	23,548	7.97%	62,070	Data not available
1970	26,290	11.64%	67,540	8.81%
1980	33,578	27.72%	105,800	56.65%
1990	33,993	1.24%	112,560	6.39%
2000	38,708	13.87%	142,475	26.58%
2010	48,058	24.16%	175,177	22.95%

Population in Richland has grown significantly in the last decade from 44,678 in 2007 to 53,410 in 2016. Much of this growth can be linked with the Department of Energy's nuclear cleanup and related operations at the Hanford Site. However, the economy in the Tri-Cities area is becoming more diverse with the growth of other employment sectors such as healthcare and education. It appeared from the past trends that many of the individuals retiring from Hanford chose to stay in Richland or in the Tri-Cities area. Table ED-14 indicates about 28 percent of Richland's population are 55 years or older, and 25 percent of the total population are 18 years or under. These contribute to Richland's family-friendly environment and education sector improvement.

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

Figure LU-1: Population Growth in Richland in the Last 10 Years



As discussed in the Economic Development section, Richland's median household income is the highest in the Tri-Cities, $70,806 in 2017, with Kennewick at $52,831 and Pasco at $53,950 (TRIDEC, 2017). Over 95 percent of the residents in Richland are high school graduates or graduates with higher degrees (US Census, 2015).

POPULATION FORECAST

WASHINGTON GMA REQUIREMENTS

The Washington State GMA requires the Land Use Element to include population densities and estimates of future growth (RCW 36.70A.070(1)). The Benton County CWPP contains several provisions addressing population growth and capacity. They include agreement or cooperation in determining the following:

- The portion of the 20-year population forecast allocated to the City of Richland.
- The boundaries of the urban growth area.
- The amount of land necessary to provide sufficient service capacity to meet projected populations at urban densities and service standards.
- Consistency with Benton County CWPP.

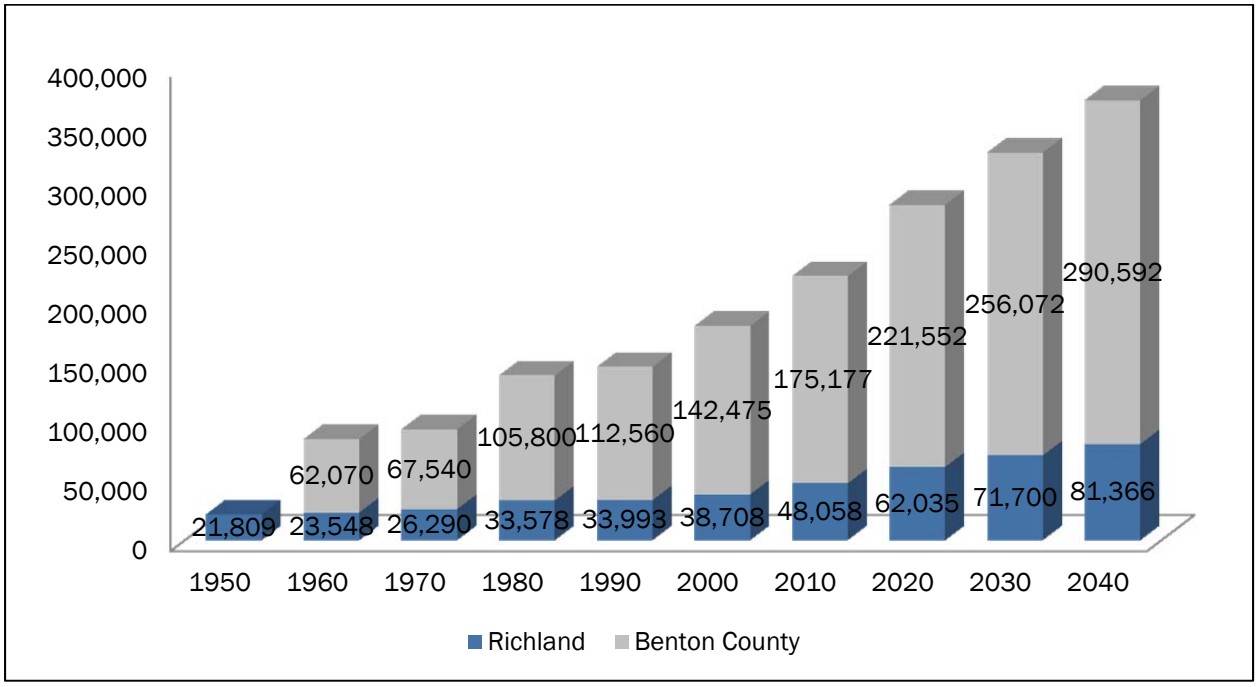
FORECAST

Based on the 2016 estimate of Office of Financial Management (OFM), Richland and its UGA contain a population of 54,733 (53,410 within City limits, 1,323 in the UGA). Benton County's county-wide allocation and projected population for Richland are 76,533 for the year 2035, and 81,366 for the year 2040.

The current population and the additional 20-year projected population equals 78,431 persons in the year 2037. The projected additional population that will be added to the City during the next twenty years, per consultation between the cities and Benton County and based upon the official projections from the OFM, is 23,699 persons.

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

Figure LU-2: Richland and Benton County's Population Forecast



FUTURE LAND CAPACITY

In order to identify land necessary to meet the future demand, a land capacity analysis was performed. The analysis used the City's existing land use density and land inventory.

The first part of this analysis is based on the capacity of existing vacant and underdeveloped residential land to add additional units. This doesn't reflect the property owners' intention of development; neither does it require the property owners to develop their properties.

In this methodology, all vacant and undeveloped lands were identified. Critical areas or environmentally sensitive lands present on the land were excluded in order to estimate the amount of buildable land. Twenty percent of the buildable land area was allocated for infrastructure. The remaining acreage was identified to be buildable and units were projected according to the City's average land use density.

As discussed in the previous section, 23,699 persons will be added to the City during the next twenty years. This will require 9,874 residential units (23,699/2.4) considering Richland's average household size of 2.4 persons/unit. In order to assess adequate land for future growth, the second phase analyzes residential units projected primarily on Low Density, Medium Density, High Density lands, and the Badger Mountain South area. Additionally, a percentage of vacant Commercial and Waterfront lands are projected to be developed with multi-family housing. Table LU-3 below indicates projected residential development within different land use categories.

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

Table LU-3: Land's Capacity for Future Residential Development

Land Use Category	Projected Units
Low Density Residential Undeveloped = 1230 acres	BLM ownership (135 acres) 300 Area (23 acres) McDonald (14 acres) = 172 acres 515 acres constrained by steep slopes 1,058 acres – 515 = 543 acres 543 acres x 80% (after infrastructure) = 434 acres @ 3.5 units/acre = 1,520 units 515 x 80% (after infrastructure) = 412 acres @ 2 units/acre = 824 units ***2,344 units projected***
Medium Density Residential Undeveloped = 255 acres	Horn Rapids Open Space areas = 25 acres 230 acres x 80% (after infrastructure) = 184 acres 184 x 6.5 units/acre = 1196 units ***1,196 units projected***
High Density Residential Undeveloped = 107 acres	107 x 80% (after infrastructure) = 86 acres 86 x 75% (available for residential) = 65 acres Average density = 15 units/acre 65 x 15 = 975 ***975 units projected***
Badger Mountain South Undeveloped = 1416 acres	Currently 60 dwellings Total Projection at Full Build Out: 4,150 to 5,000 units ***4,090 units projected***
Commercial Undeveloped = 471 acres 39 acres undeveloped in Commercial Limited Business zoned land (8% of undeveloped commercial land)	Average density = 15 units/acre 39 x 80% (after infrastructure) = 31 acres ***465 units projected***
Waterfront Undeveloped = 56 acres	10 acres unusable (landfill/shoreline setback areas) 1/3 waterfront area used for residential 15 acres @15 units/acre = 225 units ***225 units projected***
Total	**9,295 units projected**

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

As indicated in the table above, 9,295 residential units can be developed at full buildout to accommodate 22,308 people. This still leaves the City with the need to accommodate an additional 1391 people (23,699-22,308) in a full buildout scenario. The City currently has an urban reserve land use category. Re-designation of this land for residential uses will satisfy the City's need for an additional residential land base.

Table LU-4: Vacant and Developed Commercial, Industrial and Public Lands

Land Use	Developed (acres)	Vacant (acres)	Total Acres
Commercial (City)	1,007	538	1,546
Commercial (UGA)	11	5	16
Industrial (City)	2,914	2,026	4,940
Industrial[1] (UGA)	447	1863.5	1,487
Public Lands[2] (City)	4,385	953	5,338
Public Lands[2] (UGA)	351	0	351

[1] *Includes Department of Energy (DOE) transferred land*

[2] *Includes open space and public facilities land*

The amount of vacant commercial land is anticipated to be sufficient to meet the needs of the projected population expected over the 20-year planning period. Re-development of underutilized lands within the Central Business District will also help to satisfy the demands for commercial lands created by an expanding population.

The City's industrial land base has recently been expanded significantly by an act of Congress that transferred 1,641 acres from the Department of Energy (DOE) to the City, the Port of Benton, and Energy Northwest. This land is located north of Horn Rapids Road and is specifically set aside for industrial development. The City and Port plan to market the property to industrial developers as "mega-sites" of 200 acres or larger. The proximity of this land to highways, rail, and utility services together with the large acreages available provide development opportunities for industries that exist in very few places throughout the Pacific Northwest.

Industrial lands located south of Horn Rapids Road will continue to be developed with industrial developments of a more typical scale. The available industrial lands within these two areas will ensure that the City has an adequate industrial land base throughout the planning period.

LANDS FOR PUBLIC PURPOSES

According to RCW 36.70A.150, the county and jurisdictions within it are required to work together to identify the needs for public facilities, including lands for public purposes. Current City-owned public facilities include parks and open spaces, transportation, water, sewer, storm water, solid waste, energy, and municipal facilities. Other public facilities include schools, irrigation, natural gas, and telecommunication services. Table LU-1 indicates public facility and transportation rights of way lands.

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

Table LU-5: Public Land in the City and UGA

Land Use	Acres in the City	Acres in the UGA	Total
Developed Open Space	2,170	144	2,314
Natural Open Space	2,154	322	2,476
Public Facility[2]	1,014	27	1,041
Public Lands Subtotal	5,338	493	5, 831

[2]Public facility lands includes public school sites, WSU campus, City owned facilities and cemeteries

Excluding the open space land, there are about 361 acres of vacant public facility land within the City limits. Richland's current land per capita for public facility use (without including open space per capita) is 0.0122 acres. Based on this ratio, the additional 23,699 people will require 289 acres (23,699 x 0.0122) of land. Considering the vacant 361 acres, the City will have a surplus of approximately 72 acres of land for public facilities.

This analysis indicates the total land deficits and surpluses. However, the surplus land may not always be useful to meet specific needs due to its location and compatibility for specific public use. Additional information regarding park and open space lands can be found in the Capital Facilities Chapter of the Plan under "Parks, Recreation, and Open Space".

ADDRESSING THE DEMAND

The City is planning to accommodate additional growth in two currently undeveloped areas to the north and west sides all within the City limits. One area is located on the southwest side of the City near the City View and Queensgate area, abutting Kennedy Road to the south and Queensgate Drive to the east. The other area is located on the north side abutting the Horn Rapids residential development to the south. See Figure LU-3 and Appendix C of the Comprehensive Plan for details.

The land use in these areas is re-designated from underutilized Urban Reserve to a mix of Low, Medium, and High Density Residential, Commercial, Public Facility, and Developed and Natural Open Spaces as shown in Table LU-6.

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

Table LU-6: Proposed Land Use in Horn Rapids Northwest and City View West

Land Use	Existing Land Use (acres)	Proposed Land Uses (acres)
Horn Rapids Northwest		
Urban Reserve	272	
Low Density Residential		230
Medium Density Residential		42
Total	**272**	**272**
City View West		
Urban Reserve	340	
Low Density Residential		143
Medium Density Residential		25
High Density Residential		34
Commercial		55
Public Facility		40
Developed Open Space		5
Natural Open Space		38
Total	**340**	**340**

Additional land use re-designation includes a portion of an area in Columbia Point South, re-designated from Developed Open Space and Public Facility to Urban Recreation. The proposed land use is shown in Table LU-7. Also see Figure LU-3, the Future Land Use Map.

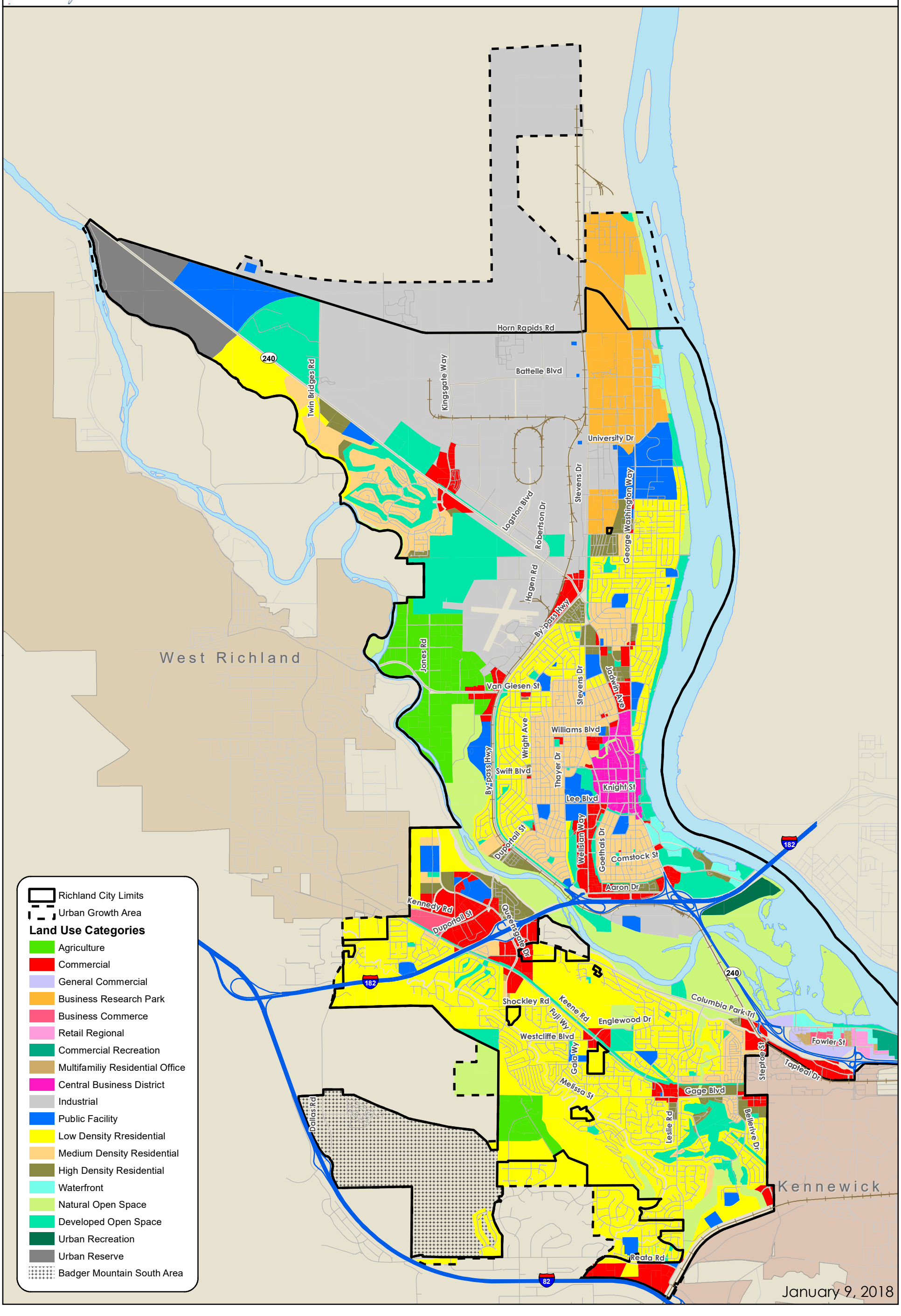
Table LU-7: Proposed Land Uses in Columbia Point South

Land Use	Existing Land Use (acres)	Proposed Land Uses (acres)
Public Facility	33	
Developed Open Space	71	
Natural Open Space	153	177
Urban Recreation		80
Total	**257**	**257**

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

City of Richland

LU-3 - Future Land Use



DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

SECTION FOUR

NATURAL ENVIRONMENT

CRITICAL AREAS

Richland's critical areas include wetlands, fish and wildlife habitat areas, aquifer recharge areas, and geologically hazardous areas.

The critical areas map in the Comprehensive Plan, Figure LU-4, indicates floodplains, geologic hazard areas (steep slopes), and wetlands in Richland.

- **Wetlands.** Wetlands are ecosystems that serve a number of important beneficial functions. They help maintain water quality, store and convey storm water and floodwater, and recharge groundwater. Wetlands provide important wildlife habitat and serve as areas for recreation, educational and scientific study, and aesthetic appreciation.
- **Fish and Wildlife Habitat Areas.** These areas are important for maintaining flora and fauna species diversity; providing opportunities for food, cover, nesting, breeding, and movement for fish and wildlife; serving as areas for recreation, educational and scientific study, and aesthetic appreciation; helping to maintain air and water quality; controlling erosion; and providing neighborhood separation and visual diversity within urban areas.
- **Frequently Flooded Areas.** Floodplains and other areas subject to flooding perform important hydrologic functions and may present a risk to persons and property. Classifications of frequently flooded areas should include, at a minimum, the 100-year floodplain designations of the Federal Emergency Management Agency (FEMA) and the National Flood Insurance Program (NFIP).
- **Aquifer Recharge Areas.** Critical aquifer recharge areas are defined as those areas having a critical recharging effect on aquifer use for potable water in community systems. They consist primarily of wellhead protection areas associated with City water supplies and are intended to protect public health and safety, prevent degradation of ground water supplies, and control risks to the degradation of ground water quality and quantity.
- **Other Critical Areas.** These are characterized by geologic hazards that pose a risk to public and private property and human life and safety. Geologically hazardous areas include areas susceptible to landslide, erosion, or seismic activity. Because of this susceptibility, these areas may not be suitable for new development. In many cases, hazards can be reduced or mitigated through engineering design or modified construction practices.

The City uses the best available science (BAS) in developing policies and development regulations to protect the functions and values of critical areas and give special consideration to conservation or protection measures. The BAS involves adopting information from local, state, or federal natural resource agencies that are appropriate for local circumstances; consultation with a qualified scientific expert or team to assess applicability to the local critical area; and determination if a person is a qualified scientific expert.

SHORELINE

The GMA requires that Shoreline Management Plan (SMP) goals and policies are included in the Comprehensive Plan and that they are consistent with each other. The City of Richland received grant funding from the Washington State Department of Ecology to develop an updated SMP. A primary purpose of this effort is to update the SMP to comply with Chapter 90.58 Revised Code of

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

Washington (RCW), the Shoreline Management Act (SMA), and the Department of Ecology's 2003 Shoreline Master Program Guidelines (Chapter 173-26 Washington Administrative Code [WAC]).

The City of Richland worked closely with the citizens and the Department of Ecology and updated the SMP in 2014. The goals and policies of the SMP are incorporated by reference in the Comprehensive Plan.

The City has prepared an Inventory and Analysis of local shoreline ecological, land use, and other resources to provide the scientific basis of the program. The City has approximately 2,600 acres of land on the Columbia and Yakima Rivers shoreline. The City's overall approach of shoreline use is as follows:

- The utilization of shorelines for economically productive uses that are particularly dependent on shoreline location or use.
- The utilization of shorelines and the waters they encompass for public access and recreation.
- Protection and restoration of the ecological functions of shoreline natural resources.
- Protection of the public right of navigation and corollary uses of waters of the state.
- The protection and restoration of buildings and sites having historic, cultural, and educational value.
- Planning for public facilities and utilities correlated with other shoreline uses.
- Prevention and minimization of flood damages.
- Recognizing and protecting private property rights.
- Coordination of the SMP with other relevant local, state, and federal programs.

OPEN SPACE

Open space in the Richland and its UGA comprises over 17 percent of the total land. These areas include natural areas (Natural Open Space) and more formal developed parks and trails (Developed Open Space). Park and trail facilities are discussed in detail in the Capital Facilities Element. This section discusses the natural elements of Richland's open space system, which comprise approximately 9 percent of the land area within the City.

The Tapteal Greenway, located on the lower Yakima River, is one of Richland's most notable open space areas. The entire Greenway is a 35-mile natural corridor that runs from Kiona at Benton City to the river's confluence with the Columbia River at Bateman Island in Richland. It goes through the Chamna Natural Preserve and W.E. Johnson Park that are discussed below. It has been preserved as an area where wildlife, natural vegetation, and people can co-exist. It provides potential opportunities for non-motorized recreation, education, and habitat protection.

The Chamna Natural Preserve is about 276 acres and is located on the north bank of the Yakima River. It is part of the Yakima River delta and is managed by the Tapteal Greenway Association. The Tapteal Greenway Association manages other lands owned by the USACE as a nature preserve with limited non-motorized access. Habitat area includes about 100 acres of upland, with 50 acres of abandoned farm fields (Anchor QEA, 2014). Riverview Preserve is a 268-acre area owned and managed by the USACE at the confluence of the Yakima and Columbia Rivers; Bateman Island is 160 acres in the Yakima River Delta under USACE ownership and leased to the City.

W.E. Johnson Park is primarily a natural open space area consisting of 236 acres. It has about a half mile of Yakima River frontage. It is located south of Van Giesen Street.

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

The Amon Basin includes approximately 75 acres of City-owned open space and is located on the southeast side of the City east of Leslie Road. The Amon Basin Natural Preserve has been preserved as compensatory mitigation for SR 240 bridge expansion project over the Yakima River delta that took place in 2005. The mitigation area includes upland and wetland habitat. Irrigation canal system operations, raised groundwater tables and associated seepage and return flow surface in this natural drainage and run through the Amon Basin and other areas into the Yakima River near the confluence with the Columbia River.

On the Columbia River, the City managed major open space land includes Leslie Groves Park located between Snyder Street and Ferry Street; and the Columbia Point South area, which is a largely undeveloped area of 230 acres located at the confluence of the Yakima River and the Columbia River. Other major open space land includes the islands on the river that are part of the McNary National Wildlife Refuge.

MINERAL RESOURCES

Mineral resource lands are natural resource lands primarily devoted to the extraction of minerals or that have known or potential long-term commercial significance for the extraction of minerals.

Each city and county planning under the Washington State GMA is required to designate natural resource lands where appropriate, and adopt development regulations to assure the conservation of agricultural, forest, and mineral resource lands (RCW 36.70A.060, RCW 36.70A.170). Jurisdictions need to designate mineral resource lands that are not already characterized by urban growth and that have long-term significance for the extraction of minerals.

In order to classify mineral resource lands, cities and counties are required to consult with the Department of Natural Resources. Lands from which extraction of mineral occurs or can be anticipated shall be identified and classified as mineral resource lands (WAC 365-190-070).

Classification criteria shall be established according to the state guidelines in WAC 365- 190-070. Areas shall be classified as mineral resource lands based on geologic, environmental, and economic factors, existing land uses, and land ownership. Cities and counties should classify lands with long-term commercial significance for extracting at least one of the following minerals: sand, gravel, and valuable metallic substances. Other minerals may be classified as appropriate. Classification should be based on the maps and information provided by the Washington State Department of Natural Resources and the United States Bureau of Mines.

The City undertook a detailed analysis of its mineral resources in 1998 and determined that no lands within the Richland Urban Growth Area should be designated as mineral resource lands.

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

HOUSING

SECTION ONE

INTRODUCTION

The Washington State GMA established Housing as one of the fourteen planning goals to be used exclusively for guiding the development of comprehensive plans and development regulations. The adopted goal for Housing states: "Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety residential densities and housing types, and encourage preservation of existing housing stock." This section analyzes existing housing and projected housing demand in Richland.

SECTION TWO

EXISTING INVENTORY AND PROGRAMS

The 2015 American Community Survey (ACS) data indicates 22,130 housing units in Richland. About 65 percent of the housing units are owner-occupied, and 35 percent renter-occupied. Table HE-1 below indicates housing types and occupancy.

Table HE-1: Existing Housing Inventory

	Estimate in 2015	%
Total Housing units	22,130	100.00
Occupied housing units	20,792	94.00
Vacant housing units	1,338	6.00
Owner-occupied housing units	13,622	65.50
Renter-occupied housing units	7,170	34.50
Unit types		
1-unit, detached	13,858	62.60
1-unit, attached	1,142	5.20
2 units	1,356	6.10
3 or 4 units	666	3.00
5 to 9 units	1,098	5.00
10 to 19 units	1,077	4.90
20 or more units	2,112	9.50
Mobile home	786	3.60
Boat, RV, van, etc.	35	0.20

Source: American Community Survey, 2015

The US Department of Housing and Urban Development provides the City of Richland with federal Community Development Block Grant (CDBG) and Home Investment Partnership Program (HOME) funds on an annual basis.

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

In 2016, $468,330 of HOME funds was awarded to the Tri Cities HOME Consortium (Cities of Richland, Kennewick, and Pasco). Each year, ten percent of the award is used for administrative purposes, fifteen percent is set aside for a Community Housing Development Organization (CHDO) affordable housing development project, and the balance of the award is divided among the three Cities. The HOME funds were used to provide eligible low- and moderate-income first-time homebuyers with the necessary funds to assist with down payment and closing costs, making it more affordable to purchase their first home in Richland. In 2016, the City provided approximately $ 163,581 in funding to assist sixteen borrowers with the purchase of their first home.

A portion of CDBG funds are made available each year through the revolving loan fund to eligible low- and moderate-income homeowners to make needed health and safety repairs to the home they own and are living in through the Owner-Occupied Rehabilitation program. Homeowners can apply for up to $20,000 to make needed repairs and weatherization improvements to their home. The loan is secured by a lien on the property. The loan is zero percent interest, non-payment. The loan is due and payable when the homeowner refinances, sells, or no longer uses the property as their primary residence.

Similar to the rest of the state, Richland faces the challenge of homelessness. The total number of homeless population in Benton and Franklin Counties in 2014 was 226 (Benton-Franklin Health District, 2014). The City recognizes the need to address homelessness through various measures, programs and outreach.

SECTION THREE

PROJECTED NEEDS

As discussed in the Land Use Chapter, Richland's population is expected to grow from 53,410 in 2016 to 78,431 in 20 years, adding 23,699 people in the City and UGA by 2037. Using the average household size of 2.4 persons per unit, this additional population will require 9,875 housing units. According to the land use analysis, existing vacant buildable land will provide 9,295 units in a variety of housing types (single-family, multi-family, townhome, condo, etc.). An additional 580 housing units will be required to meet the demand of future housing.

Currently, there is a shortage of senior affordable housing in Richland. Based on the discussion with the affordable housing groups for seniors (Shalom Ecumenical Center and Luther Senior Center), over the period of 2010 and 2016, occupancy at the senior housing communities averaged 98%. Some senior rental housing communities also have a long waiting list.

RECOMMENDATIONS

This demand of additional housing will be met by developments in the existing planned areas, infill developments, and by re-designating two underutilized areas currently designated Urban Reserve to a mix of residential, commercial, and public facilities land use. One area is located on the west side near the City View area, and the other area is located on the north side near the Horn Rapids development. Details of the land uses are discussed in the Land Use Chapter of this Plan.

The City's current housing assistance programs - CDBG and HOME - will continue to assist homeownership for Richland citizens.

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

TRANSPORTATION

SECTION ONE

INTRODUCTION

Washington's 1990 GMA requires rapidly growing cities and counties in Washington State to develop comprehensive plans that describe and plan for their future development. These plans must discuss facilities, functions, and financing for specific elements of the community. The specific goal of the GMA with regard to transportation is to "encourage efficient multi-modal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans." The GMA also requires that local comprehensive plans, including the land use and transportation elements, be consistent and coordinated with required regional programs.

The ability to move goods and people is essential for a healthy community, and the Transportation Element of Richland's comprehensive plan describes how it is done now and will be done in the future. To meet GMA requirements, the Transportation Element must identify existing transportation system characteristics, establish standards for levels of service (LOS), and identify existing and future deficiencies based on traffic growth projections.

The GMA also requires that a jurisdiction's transportation plan contain a funding analysis of the capital transportation projects it recommends. This analysis covers funding needs and resources, and includes a multi-year funding plan. The purpose of the analysis is to ensure that each jurisdiction's transportation plan is affordable and achievable.

PURPOSE AND INTENT

Over the next 20 years Richland is projected to experience a 28 percent increase in population. This growth will result in an increase in traffic volumes to, from, through, and within the City. Transportation strategies must be developed to maintain or achieve acceptable levels of congestion and roadway condition. This Transportation Element will serve as Richland's strategy for accommodating anticipated growth. It combines technical and financial analyses of the City's transportation system using methods that meet GMA requirements.

The Transportation Element analyzes the current transportation system, identifies what improvements need to be made to serve the City, and determines how the improvements can be financed. Levels of service have been developed to reflect the system's ability to serve City users, applied to the existing facilities to determine current deficiencies, and used to predict deficiencies for the horizon years. Each year the City prepares a 6-year Transportation Improvement Program. In accordance with the GMA, the plan will be updated each year, maintaining the 6-year planning horizon.

Coordination with other elements of the City's Comprehensive Plan and the plans of adjacent jurisdictions is important to the success of this element. The land use designations from the Land Use Element are used to forecast traffic, and the City's transportation goals and policies are used to guide project selection. The City has shared information and coordinated with the Benton-Franklin Council of Governments (BFCOG), the Washington State Department of Transportation (WSDOT), and neighboring cities in the preparation of this element. The plan meets the concurrency requirement of the GMA, under which improvements are required to match growth and development.

This element is divided into the following sections: existing conditions, level-of-service development and analysis, and existing and future deficiencies and recommendations. The roadway system

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

inventory detailed in the Existing Conditions section and land use information from the Land Use Element are used together with a traffic model and the desired level of service to form the basis for the analysis of conditions in 2040. The results of this analysis are reported in the Deficiencies and Recommendations section. In addition to the roadway system, non-motorized transportation systems, air, rail and transit systems are also discussed.

ANALYSIS METHODOLOGY

The Transportation Element of the 2008 Comprehensive Plan was based on the 2005 Transportation Plan and the significant evaluation of the transportation system that was completed at that time. The City of Richland has completed many of the projects identified in the current Transportation Plan and continues to perform studies and develop projects that address transportation needs within the City. Since a formal update of the City Transportation Plan has not been completed since 2005, substantial evaluation of the system has been undertaken for this current effort. For the purposes of this Comprehensive Plan Update, four primary inputs have been used to evaluate the transportation system for the need for transportation improvements.

1. Results of recent studies where known deficiencies exist and solutions have been identified.
2. Roadway segment traffic volumes collected by the Benton Franklin Council of Governments during 2016 were used to evaluate the vast majority of functionally classified roadway segments and intersections of functionally classified roads at a planning level.
3. Other projects developed by City staff to address issues and concerns.
4. Future conditions have been evaluated through the use of the Benton Franklin Council of Governments' regional traffic model which incorporates future population and land use projections to forecast year 2040 traffic volumes throughout the Tri-Cities region.

SECTION TWO

EXISTING CONDITIONS

The Tri-Cities is the largest metropolitan area between Spokane to the northeast, Seattle to the northwest, Portland to the west, and Boise to the southeast. Because of its location, the Tri-Cities is a major transportation hub for travelers and commodities in the Pacific Northwest. As part of the Tri-Cities, Richland has easy, direct access to all modes of commercial transportation services. This section provides an inventory of the existing transportation system, which will be used as the baseline for assessing future development of the system.

DATA COLLECTION AND REVIEW

This element focuses on facilities operated by the City of Richland, as well as those operated by others, within the UGA. Additional facilities and services operated outside this area by other jurisdictions that are critical to the functioning of the transportation system are briefly described. Data for this section were obtained from the City of Richland Public Works Department, Information Services Department and the Benton Franklin Council of Governments. Data for non-City-operated transportation systems were obtained from service providers and secondary documents.

EXISTING ROADWAY SYSTEM

Each City roadway is classified according to its function within the system. The currently approved functionally classified roadway system is shown in Figure T-1. The City uses the following street classifications, based on the amount of traffic and the origin and destination of the traffic:

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

- Interstate (4.84 miles)
- Other freeway/expressway (14.87 miles)
- Principal arterials (18.0 miles)*
- Minor arterials (23.0 miles)*
- Collectors (59.0 miles)*
- Local (residential) streets (203.3 miles)*

*as updated in 2023

The Tri-Cities is connected to the interstate highway system. I-82 links the Tri-Cities metropolitan area to I-90 to the north and west, through Yakima, and to I-84 to the south, in northern Oregon. I-182, which passes through Richland, links Richland to these interstates and US 395. US 12 links the Tri-Cities to the interstates and to US 395, and provides access to Walla Walla and other southeastern Washington locales. The limited-access interstates serving the Tri-Cities carry between 40,000 and 60,000 vehicles per day. SR 240, which originates at US 395, links Richland and Kennewick and provides a western bypass route around the City to the Hanford Site, then continues northwest to connect with SR 24. Access to West Richland is via SR 224 (Van Giesen Street) and I-182. WSDOT is responsible for maintaining an adequate level of service on these highways.

Arterials are used in an urban setting and are divided into principal and minor arterials. They carry the highest volumes of traffic within the urban roadway system, provide connections within the system for traffic using other classifications of roadways, and link high-volume destinations and land uses, such as major employers or larger commercial centers

Collectors connect traffic from residential streets to arterials. They can be used for through trips, or they may be the origin or destination of trips for purposes such as neighborhood services.

Residential streets are low volume roadways serving specific residential areas. They are typically not used for through trips, and are often the origin or destination of vehicle trips. Residential streets are typically designed for travel at no more than 25 miles per hour.

The existing number of lanes on City streets is shown in Figure T-2, with the existing traffic control at intersections of functionally classified roads shown in Figure T-3. As shown in Figure T-3, there are 66 traffic signals within the City of Richland, some of these are operated by the Washington State Department of Transportation or through partnership by the City of Kennewick.

The Benton Franklin Council of Governments collected roadway segment volumes on the vast majority of the functionally classified roadways in the region from which to calibrate the regional traffic model. The results of these traffic counts within the City of Richland are shown in Figures T-2 and T-3 representing average weekday traffic volumes and PM peak hour traffic volumes.

EXISTING NON-MOTORIZED SYSTEM

Pedestrian Facilities

Pedestrian facilities within the City of Richland are mainly composed of sidewalks constructed in association with streets and a separate bicycle and pedestrian trail discussed below. Current design standards for residential collectors and residential streets include provisions for 5-foot sidewalks; current standards for the Central Business District and C-2, C-3 zoning areas adjacent to collectors is 8-foot. However, not all existing residential areas have sidewalks. Bicycle paths, described below, also serve as pedestrian pathways.

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

Bicycle Facilities

The City of Richland currently has a bicycle/pedestrian path network of about 30 miles of Class I trails that run along the Columbia River as part of the Sacajawea Heritage Trail network that traverses both sides of the Columbia River throughout the Tri-Cities area, Keene Road, SR-240 By-Pass, and a portion of the Yakima River. The bicycle/pedestrian network of facilities also includes 6.38 miles of secondary trails and more than 36 miles of soft trails primarily in natural areas of Badger Mountain, South Columbia Point, Chamna Natural Preserveand the Amon Basin. There are continued plans to expand this bikeway network through the construction of additional segments. Since the last Comprehensive Plan Update, the City has designated about 68 miles of City streets as bicycle routes, including principal and minor arterials and some collectors, which now provide major routes through and across the City. Links to the other cities in the area are also included in the bicycle route network. Figure T-6 shows the existing bicycle route system.

OTHER TRANSPORTATION SYSTEMS

Airport Facilities

Primary air traffic to Richland uses the Tri-City Airport in Pasco. Downtown Richland and Richland's industrial areas are a 20 minute drive via I-182 to the airport. The airport is classified as an air carrier airport, and offers direct passenger service to Seattle, Portland, Salt Lake City, San Francisco, Minneapolis/St. Paul, Denver, Los Angeles, Las Vegas, and Mesa, Arizona. Commuter airlines also link the Tri-Cities with other regional cities. Tri-City Airport passenger carriers include Allegiant, Delta, Alaska/Horizon, and United Express. UPS, Federal Express, and Ameriflight freight service is also provided. MedStar provides air ambulance service from the Tri-Cities Airport. In 2016, annual passenger enplanements at the Tri-Cities airport were over 375,000, making it the third busiest airport in the state of Washington. The Port of Pasco owns the Tri-City Airport, which features a newly expanded 110,000 square-foot terminal with state of the art services. The airport contains 2,235 acres and has three runways. The airport master plan identifies a runway extension to accommodate larger aircraft to serve the region.

The Richland Airport, owned and operated by the Port of Benton, is classified as a commuter service airport. Located northwest of Richland's core area, it is the second largest airport in the area. A system of roadways links hangars, fixed-based operators, and commuter terminal facilities to associated industrial properties. The 650-acre airport has two 4,000-foot runways capable of supporting commuter aviation. The airport master plan calls for a runway extension to the north for a total of 5,000 feet in order to accommodate faster aircraft and corporate jets. This runway extension will require study and potential mitigation since the Runway Protection Zone will be extended over SR 240 and some developed industrial properties. At this time, the airport serves general aviation aircraft only, with 165 aircraft based there. This is a marked increase in recent years due to the closure of Vista Field in Kennewick. DHL provides daily flights for domestic and international shipping from the Richland Airport. MedStar also provides air ambulance service from the Richland Airport.

Rail Freight Facilities

Both the Burlington Northern and Union Pacific railroads provide mainline rail service to more than 35 states from the Tri-Cities, including service from Richland's industrial area. The Tri-Cities urban region is the only major metropolitan and manufacturing area between the Cascade Range and the Rocky Mountains offering this level of service from these two major national carriers.

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

Burlington Northern, the nation's longest railroad, has its Pacific Northwest hub in the Tri-Cities. Union Pacific, the nation's second longest railroad, connects the Tri-Cities to the Great Lakes and the Gulf of Mexico. Union Pacific operates the largest fleet of refrigerated rail cars in the nation.

Tri-City rail service passes through Pasco's computerized terminal or through the Kennewick rail yard. Both are within 10 miles of downtown Richland. Computerized rail service and flatcar ramps provide quick, efficient truck-to-rail exchanges, an important consideration for the area's large fresh, frozen, and processed food industry. Significant extensions of the rail system have been made in recent years to serve the Horn Rapids Industrial Park, including a loop that accommodates Unit Trains which are typically longer than one mile in length. Total length of railroad track within the City of Richland is 30 miles and is shown in Figure T-7. There are 11 at-grade crossings of the railroad.

The Port of Benton owns a railroad track connecting Richland to the Union Pacific Railroad and Burlington Northern Santa Fe systems. The Port track enables rail service to the City's Horn Rapids Industrial Park, in which the City has developed a City-owned industrial service railroad track. Several existing industrial businesses now take rail service over these tracks. Additional available development property could expand rail shipping businesses in the future. At present the Port leases its track to the Tri-City Railroad, who maintains the Port's track and provides local rail connection to the Union Pacific Railroad.

The United States Department of Energy controls rail entry into the Hanford Site north of Richland. Both Burlington Northern and Union Pacific have unlimited access to these tracks, which pass near Richland's industrial areas. A public rail dock has been constructed on Richland's northwest side, and there are plans to extend tracks west into Richland's vacant industrial area, north of the Richland Airport.

Passenger Rail Facilities

Amtrak's Empire Builder line provides passenger rail service daily from the Tri-Cities to Spokane and to Portland. Trains use the passenger station at West Clark Street and Tacoma Avenue in Pasco.

Port Facilities and Barge Services

Three port districts operate on the Columbia and Snake Rivers in the Tri-Cities metropolitan area. The Port of Benton has more than 6,000 feet of Columbia River frontage zoned for heavy industrial use at the Richland Industrial Park, which includes a barge facility that includes a high dock as well as a barge slip with 14 feet depth berths. The Port of Pasco has nearly two miles of waterfront, including a 650-foot dock, 20-foot-depth berths, and a 36-ton overhead crane. The neighboring 28-acre marine terminal facility has the largest bulk cargo tonnage movement on the upper Columbia River system. The Port of Kennewick has dock facilities along a 12-mile stretch of the Columbia

The Columbia-Snake River System is one of the most modern transportation networks in the nation. Numerous barge lines dock in the Tri-Cities, 325 river miles inland from the Pacific Ocean, furnishing easy, direct access to domestic and Pacific Rim markets. River transportation is a cost-effective shipping mode for the Tri-Cities. Commodities often move from the Tri-Cities to Pacific Rim nations at a time advantage when compared to ports in San Francisco and Los Angeles. Nearly three million tons of barge freight, composed of a wide variety of bulk and raw agricultural and industrial cargoes and intermodal container cargoes, enter and leave the Tri-Cities annually. Seven barge companies service the Tri-Cities, with a container dock offering direct access to truck and rail service. Port facilities are shown in Figure T-7.

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

Public Transit System

Ben Franklin Transit provides community fixed route bus service in Richland as shown in Figure T-8 and throughout the Tri-Cities area. This service radiates from the Bob Ellis/Knight Street Transit Center in the core area of Richland, with routes, 23, 25, 26, 27, and 39 providing local service within the Richland City limits. Route 10 serves West Richland; routes 110, 120, 170, 225 and 815 provide inter-city connections between West Richland, Richland, Kennewick, and Pasco. Current fares are $1.50 for adults and $1.00 for youths (ages 6 to High School); senior citizens 65 and over and children under 6 ride free. Monthly passes are available as well. The fixed route bus system does not operate on Sundays, but evening and Sunday transit service can be obtained through TransPlus. Ben Franklin Transit serves some areas of the community through a shuttle service called Taxi Feeder. Such areas within and near Richland include: Broadmoor/Bellerive, Crested Hills, Rancho Reata and Willowbrook. Ben Franklin Transit also provides transit and vanpool services to the Hanford Site.

Trucking Lines

Richland and the Tri-Cities metropolitan area are served by more than 35 local, regional and national trucking lines. Eleven western states, Alberta, and British Columbia are within second-morning delivery service of the Tri-Cities.

Other Services

Several taxi and limousine services operate in the Tri-Cities area. Greyhound Bus Lines also serves the Tri-Cities, with daily stops at the joint Amtrak station in Pasco. Connections can be made there through the Ben Franklin Transit System In addition, several transportation companies offer charter bus service throughout the region on an as-needed basis.

SECTION THREE

LEVEL OF SERVICE

LOS DEVELOPMENT

The GMA requires jurisdictions to maintain standards for transportation LOS. These standards are used during transportation studies to determine appropriate improvements to achieve acceptable Levels of Service. For future conditions, these standards are also used in conjunction with forecasts that come from a computerized model of the City's roadway system to analyze the transportation network and determine deficiencies under the Comprehensive Plan.

A capacity-based system for measuring LOS, developed by the Transportation Research Board, is outlined in the Highway Capacity Manual. Levels of service for different types of transportation facilities are based on parameters that best describe operating conditions for that type of facility, as well as the perceptions of drivers and passengers. These parameters are called measures of effectiveness. The measures of effectiveness used for Richland's transportation system are outlined in Table T-1.

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

Table T-1: LOS Measures of Effectiveness

Type of Facility	Measure of Effectiveness
Freeways (basic segments)	Density (vehicles/mile/lane)
Multi-lane highways	Density (vehicles/mile/lane) or Free-flow speed (miles/hour)
Arterials	Average travel speed (miles/hour)
Signalized intersections	Average stopped delay (seconds/vehicle)
Un-signalized intersections	Average total delay (seconds/vehicle)

Levels of service are expressed using a scale with letter designations ranging from A to F. LOS A represents the highest level and the best operating conditions, and LOS F is the lowest level. The computerized traffic model replicates the operating conditions of the network and is used to assign an LOS to each roadway segment and intersection. Table T-2 generally defines the LOS rating scale.

LOS MEASUREMENT

Methodology

Levels of Service for Richland used during traffic impact studies and corridor studies are measured using the Highway Capacity Manual procedures and methods.

The afternoon peak time period (PM peak hour) was used for the traffic modeling; this has been determined through research to provide the best overall results and is a standard used in all traffic model preparation. Roadway data collected from City records included traffic counts, locations of stop signs and signals, speed limits, and lane configurations. Land use data were collected for existing employment and housing. The model output can be expressed in terms of both traffic volumes and average speeds. These are used to determine levels of service.

Table T-2: Level of Service Criteria for Intersections

LOS Rating	Signalized Intersections and Roundabouts Control Delay per Vehicle (s/veh)	Un-signalized Intersections Control Delay per Vehicle (s/veh)
A	> 0-10	>0 - 10
B	> 10-20	>10 - 15
C	> 20-35	>15 – 25
D	> 35-55	>25 – 35
E	> 55-80	>35 – 50
F	> 80	>50

Threshold LOS

To determine whether service levels of a roadway system are deficient, a threshold LOS must be established. Any roadway with an LOS better than the threshold is considered acceptable, and a roadway with an LOS worse than the threshold is considered deficient. For this analysis, the threshold is LOS D, which is the same level adopted by Benton Franklin Council of Governments and used in the Regional Transportation Plan. Existing conditions was evaluated using a single peak-hour

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

calculation. As with the previous analysis, the minimum threshold LOS will be D, and roads with an average LOS of E or F will be considered deficient.

The threshold for all movements in signalized intersections and roundabouts is LOS D. Signalized intersections and roundabouts at LOS D or better, but have movements at LOS E or F then analysis of queues impacting adjacent signalized intersections and movement delay is required. If failures to individual movements are caused by delay, then exceptions may be considered by demonstrating a volume to capacity ratio of 95% or less for left-turn movements while demonstrating a volume to capacity ratio of 85% or less for thru movements, while still achieving an overall LOS D for the intersection. 95th percentile queue length extending into adjacent signalized or roundabout intersections or major driveways (over 1000 vehicles per day) are considered deficient.

Unsignalized intersections at LOS E may not be considered deficient if all minor street movements operate at LOS E or better. Unsignalized intersections at LOS F may not be considered deficient if an accessible signalized intersection or roundabout operating at LOS D or better is within a quarter mile of the unsignalized intersection as an alternative route than using the unsignalized intersection.

SECTION FOUR

DEFICIENCIES AND IMPROVEMENTS

The City meets its transportation concurrency requirements by identifying deficiencies based on the LOS established above, and addressing deficiencies through short and long term improvements. The City plans to provide adequate transportation facilities within it growth areas as growth occurs according to the GMA.

SHORT TERM IMPROVEMENTS

As mentioned above, existing conditions analysis was performed for the purposes of this Comprehensive Plan update by reviewing recent studies that have been performed within the City of Richland to determine the impacts of proposed development. Other studies have been commissioned by the City to evaluate corridors for which short and long-range improvements were necessary in order to address congestion caused by growth in the region. City staff's knowledge of the transportation system has also contributed to identifying where problems are, especially at existing stop-controlled intersections.

Traffic volumes collected by the Benton Franklin Council of Governments in 2016 were reviewed as well and examined at a planning level for both roadway segments and intersection levels to identify other potential areas of concern that may not meet City LOS standards. The resulting roadway network PM peak hour existing volume to capacity ratios are shown in Figure T-9. Intersection entering volumes were also examined and evaluated for two conditions. First, whether stop control is adequate when comparing major street and minor street traffic volumes. Second, for signalized intersections, whether additional turn lanes are warranted based on volume to capacity ratios. Because of these studies, several roadway network improvements have been identified and are shown in Figure T-10.

As shown in Figure T-10, new traffic signals, and associated roadway improvements as applicable, are proposed at six existing un-signalized intersections. Improvements to existing signalized intersections are proposed, as determined through various studies to increase capacity at six locations as well. The most significant areas of concern are in the Queensgate Corridor from just north of I-182 south to Keene Road, and George Washington Way north of I-182.

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

Table T-3: City of Richland 2017 - 2022 Transportation Improvement Program as amended by City of Richland 2022 – 2028 Transportation Improvement Program

Project Title	Project Description	Total Cost ($)
Duportail Bridge	New bridge and roadway over Yakima River	35,000,000.00
Center Parkway Extension	Extend Center Parkway from Tapteal Drive to Gage Boulevard	1,334,120.00
I-182/Queensgate Drive Ramp Terminal Improvements	Construct roundabout at EB I-182 ramp terminals	2,715,000.00
Queensgate Drive/Columbia Park Trail Improvements	Add lanes to Queensgate Drive between Keene Road and I-182. Construct roundabout at Queensgate/Columbia Park Trail	1,700,000.00
Swift Boulevard Improvements	Pavement rehab, widen sidewalks, reduce lanes, streetscaping	1,365,000.00
Vantage Highway Pathway - Phase 2	Separated multi-use pathway between Robertson Drive and Stevens Drive	670,000.00
S. George Washington Way Intersection Improvements	Reconfigure GWW/Col. Point Drive intersection and modify I-182/SR 240 ramps	9,890,000.00
Columbia Park Trail - East	Reconstruct roadway to provide 3 lanes, curb and gutter, sidewalks, bike lanes, and streetscaping	1,300,000.00
Steptoe Street/Tapteal Drive Intersection Improvements	Realign Tapteal Drive to construct a new intersection with Steptoe Street including modifications to the at-grade rail crossing	1,380,000.00
Rachel Road Improvements	Construct a collector street between Bellerive Drive and Leslie Road	2,200,000.00
Queensgate Drive Extension	Construct a 3-lane roadway between Shockley Road and Keene Road	1,100,000.00
Gage Boulevard Improvements	Add bike lanes, shoulders, sidewalks, street lights, and storm drainage between Penny Royal and Morency	825,000.00
Bellerive Drive Extension	Construct a two-lane collector street between Wenatchee Lane and Rachel Road	70,000.00
Marcus Whitman Elementary - SRTS	Construct sidewalks and frontage improvements and overlay on Snow Avenue between Duportail Street and Hoffman Street, and Gray Street between Snow Avenue and Winslow Avenue	491,200.00
Stevens Drive Pathway	Construct a separated multi-use pathway on the east side of Stevens Drive between Spengler Street and Horn Rapids Road	950,000.00

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

Project Title	Project Description	Total Cost ($)
Queensgate Drive - Phase II	Construct a two-lane collector street between Bermuda Road and Alla Vista Road, including frontage improvements	3,400,000.00
Vantage Highway Pathway - Phase 3	Construct a separated multi-use pathway on the north side of SR 240 between Twin Bridges Road and Kingsgate Way	600,000.00
Downtown Connectivity Improvements	Conversion of George Washington Way and Jadwin Avenue to a one-way couplet between Symons Street and Jadwin Avenue. Add active transportation connectivity and safety improvements.	16,000,000
Systemic Pedestrian Crossing Safety Improvements	Construct safety improvements at various pedestrian crossings identified in the Local Road Safety Plan	1,300,000
Systemic Stop-Controlled Intersections Safety Improvements	Construct safety improvements at various stop-controlled intersections identified in the Local Road Safety Plan.	2,200,000

LONG TERM IMPROVEMENTS

This section discusses the future roadway network to serve the anticipated growth within the City. It identifies additional bicycle and pedestrian projects as well.

Future Functionally Classified Roadway Network

Growth in the City of Richland is anticipated in several undeveloped areas, including the south Richland area south of the Yakima River, as well as the Badger Mountain South sub-area and the Horn Rapids Industrial Park in north Richland. The City of Richland has planned a roadway network to serve these developing areas and many of the improvements will be paid for by private development.

The City Municipal Code has definitions for various types of streets, identifying the purpose for each road along with associated standards. The code divides collectors into two types, the Arterial Collector and Neighborhood Collector, which is somewhat different than the currently approved state classified system. The future functionally classified street system of roadways is shown in Figure T-11 and is the network towards which the City is working to provide in order to serve development. It includes the following mileages of the various types of roads.

FUTURE DEFICIENCIES

Roadway System

The GMA requires that communities forecast anticipated growth in traffic volumes for at least a 10-year horizon based on the adopted land use plan to provide information on the needs of future growth.

As a tool in preparing the Regional Transportation Plan (RTP), the Benton Franklin Council of Governments maintains a set of regional computerized transportation models. The model is developed using current traffic data and land uses in the region using Transportation Analysis Zones

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

(TAZs) that are defined by various attributes describing the number and type of households and employees as well as other land uses within each zone. The model is calibrated for existing conditions using Federal Highway Administration procedures and methods. Once calibrated for existing conditions, changes in assumptions for future land uses and roadway networks can be made to determine the potential impacts of developments and roadway scenarios. Land use assumptions representing future conditions are developed to determine various impacts on the roadway network at a regional level. The future year model representing the year 2032 developed by Benton Franklin Council of Governments and prepared in 2012 represents the best land use and roadway assumptions available at the time it was created and substantially represents the land use scenario presented in this Comprehensive Plan Update. The current RTP is in the process of being updated to the year 2040 but is unavailable during this Comprehensive Plan Update. Once updated, the City will review the results and plan accordingly to address congestion that is anticipated in the long-range scenarios beyond those that are already identified.

It must be recognized that although traffic models are calibrated within acceptable ranges, the model is just one tool in transportation planning and traffic forecasting. The Benton Franklin Council of Governments model is a PM peak hour model that provides roadway segment volumes (not specific turn movement volumes).

A major transportation challenge within the City of Richland transportation system is for north-south travel. Several factors contribute to this situation, including the major regional employers situated north of the City, combined with the fact that significant housing that is provided south and east of the Yakima and Columbia Rivers within the region. Regional commute traffic from south Richland, Kennewick and Pasco, is currently limited to SR 240 and George Washington Way for north-south travel through the City of Richland because of the challenge of providing adequate capacity to cross the Yakima River to the south and Columbia River to the east. I-182 also creates a barrier given that there are only three access points and four crossings within the City as well.

Congestion as a result of this north-south demand at commute times is manifest at the I-182/George Washington Way interchange and also at I-182/SR 240/Aaron Drive interchange as well as most other cross-streets of SR 240 such as Duportail Street, Swift Boulevard, Van Giesen Street and Jadwin Avenue. A related issue with this north-south congestion is the associated congestion at city street facilities that interface with the state highway facilities. For example SR 240/Columbia Park Trail and I-182/Queensgate Drive.

The 2032 Regional Transportation Model was reviewed for deficiencies, and as noted above identifies several locations of anticipated future deficiencies. Many of the corridors discussed above have been studied by the City to better understand future conditions in more detail and to determine appropriate solutions to address anticipated transportation issues. Such studies have considered the following improvements for these corridors, and the projects have already been included above in Table T-3 Transportation Improvement Program:

- Southern portion of the George Washington Way corridor in the vicinity of I-182 interchange
- Queensgate Drive/I-182 Interchange eastbound ramps to the south

Relatively few congestion issues exist on the local street system as the City has engaged in planning and financing efforts for the South Richland Collector system. Completed projects such as Steptoe Street south of Gage Boulevard to Clearwater Avenue have helped to alleviate congestion. The extension of Rachel Road between Leslie Road and Steptoe Street will also help to address congestion on other facilities such as Gage Boulevard. Some long range projects, in addition to those listed above under existing deficiencies, have already been identified by City Staff and are included in the 2040 regional modeling process, that to address issues identified in the 2032 regional traffic model. Major projects of note include:

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

- I-182 / SR240 / Aaron Drive Interchange Improvements
- Kingsgate / Queensgate Corridor

These projects are listed below in the recommendations section as well, along with other projects identified in the South Richland Collector Financing Program that has set impact fees for development.

The BFCOG also conducted a study for an additional crossing of the Columbia River. Although not likely to be funded within the next 20 years, the City of Richland is supportive of an alternative north of the Hanford 300 Area in north Richland.

Air and Rail Services

Growth in Richland and the Tri-Cities area will increase demand for airport services, but air transportation demand is more directly related to regional changes. For example, the closure of Vista Field in the City of Kennewick significantly increased the number of based aircraft at the Richland Airport and therefore the demand for more hangars. As mentioned earlier, the Richland Airport Master Plan calls for a runway extension to the north for a total of 5,000 feet in order to accommodate faster aircraft and corporate jets. This runway extension will cause the Runway Protection Zone (RPZ) to be extended over SR 240 and some developed industrial properties. The Federal Aviation Administration (FAA) in recent years has taken significant interest in development within Runway Protection Zones, thus this action will require study and potential mitigation. Of note also is the fact that the future roadway deficiencies list the widening of SR 240 between Stevens Drive and Kingsgate Way. Since this roadway widening is within the future RPZ, the FAA would require an RPZ Analysis as well.

Demand for freight and passenger rail facilities could increase, depending on the type of new commercial and industrial development the plan's economic strategy attracts. The City of Richland has put significant investment into additional rail lines to serve the Horn Rapids Industrial Park. Additional rail lines may be warranted as well to serve areas to the north of Horn Rapids Road.

Bicycle and Pedestrian Facilities

The Benton Franklin Council of Governments completed a Regional Active Transportation Plan in 2016. As part of the planning process several workshops were held to give participants the opportunity to identify issues and concerns with providing facilities that foster active transportation. Specific issues within the City of Richland ranged from specific maintenance locations as well as barriers such as missing trail segments, railroad crossings, freeway overpasses, and shared parking lanes that make bicycle travel more challenging. Five specific projects within the City of Richland were identified, four of which were listed in the TIP projects for 2017 – 2022 in Table T-3. The fifth project is a pedestrian overpass along Columbia Center Boulevard over SR 240.

The City also considers multi-modal needs in new corridors and in street standards for when new roadway facilities are constructed.

There are no identified deficiencies in bicycle and pedestrian facilities within the City from a Level of Service perspective. However, the City regularly develops stand-alone bicycle and pedestrian projects and also incorporates bicycle and pedestrian facilities into roadway projects to enhance the transportation system and improve the quality of life of its citizens and visitors.

Improvement Projects

The Comprehensive Plan will require improvement projects for both planning periods to address level of service deficiencies. Additional improvements will be needed as part of the Plan's proactive

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

strategy to encourage economic development. Projects also may be needed to address safety or maintenance needs. Table T-4 shows the preliminary recommended improvements to address LOS deficiencies. It also includes projects anticipated to be constructed not just to address LOS deficiencies, but to provide the future functionally classified network shown earlier in Figure T-11. Improvements identified in both tables T-3 and T-4 are shown in Figure T-12.

Some projects will be City's responsibility; others will be the responsibility of the Washington State Department of Transportation (WSDOT), and in many cases developers will be required to construct improvements associated with proposed subdivisions or other developments.

Table T-4: Long Range Transportation Improvements

Project Title	Project Description	Total Cost [1] ($)
Kingsgate South Extension	New arterial route from the existing west end of Queensgate to SR224 (Van Giesen)(Portions of the route will likely be on Jones Road right of way)	60,000,000
Kingsgate North Extension	New arterial route from south end of Kingsate @ SR 240 to SR 224 (Van Giesen). Portions of the route will likely be on the Jones Road right of way	4,280,000
Queensgate West Extension	New arterial route from the existing west end of Queensgate to west of the Kingsgate South extension	3,000,000
City View Extension	New route extension from Duportail Street to Kingsgate.	2,000,000
I-182 / Eastbound Onramp	New eastbound onramp at Queensgate / I-182 Interchange	15,000,000
I-182 / SR240 / Aaron Drive Interchange Improvements	Interchange improvements to grade-separate key movements	40,000,000
SR240 Pedestrian Overpass	Pedestrian bridge parallel to Columbia Center Blvd. over SR240	4,000,000
SR240 / Twin Bridge Road Improvements	Twin Bridge extension to Horn Rapids Road and signal at SR240	1,425,000
SR240 Widening	Add travel lanes between Beardsley Road and Stevens Drive	5,000,000
SR240 Intersection Improvements	Improve intersections of SR-240 and Logston, Kingsgate, Twin Bridges, and Beardsley.	8,000,000
Gage Boulevard Improvements	Extension from Morency to Queensgate	1,250,000
Trowbridge Boulevard	New route extension from Dallas Road to Queensgate	2,625,000

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

Project Title	Project Description	Total Cost [1] ($)
Dallas Road Improvements	Urban street improvements between I-82 and Keene Road	2,904,300
Shockley Road	New route extension from Keene Road to Columbia Park Trail	360,000
Reata Road Improvements	Urban street improvements between KID Canal and Leslie Road with signal at Leslie	3,045,735
Van Giesen, Swift Blvd. Duportail Street / SR240 Intersection Improvements	Add lanes	1,700,000
Columbia Park Trail/Leslie Road	Add traffic signal	300,000
Badger South Sub-Area Plan	Collector roadway network	TBD, Developer Funded
Horn Rapids Industrial Area	Collector roadway network	TBD, Developer Funded

[1]*Funding for these projects will come from a variety of sources, including impact fees, developer construction, City General Funds, Transportation Improvement Board grants, Highway Safety Program grants, State funding, Federal Surface Transportation Program funding as well as other Federal Grants.*

Transportation Demand Management

Consistent with TE Goal 1, Policy 4, the City of Richland also actively participates in the preparation of the Regional Transportation Plan and the planning process with the Benton Franklin Council of Governments. This process regularly includes efforts regarding all modes of travel including transit, bicycle and pedestrian facilities, rail, and air. The Regional Transportation Plan includes a chapter on Transportation Choices that discusses the results and benefits of these alternative modes of travel that can reduce congestion, postpone the need for roadway improvements and improve air quality.

Other common strategies to reduce the automobile travel and the need for roadway improvements include the following:

- Assignment of a transportation coordinator to help employees find alternative commuting options;
- Cash-out parking programs that pay employees to give up their parking spaces;
- Employer-sponsored shuttles or vanpools;
- Carpool or vanpool incentives or subsidies;
- Ride-matching services;
- Preferential carpool and vanpool parking;
- Commute alternatives information;
- Provision of showers and locker facilities for bicycle and pedestrian commuters;

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

- Employer-provided travel allowances that employees can use to pay for parking or to commute by a travel alternative;
- Flexible work hours;
- Compressed work-week schedules; and
- Telecommuting programs allowing employees to work from home for certain tasks or positions.
- Form a transportation demand management committee made up of major employers and government representatives.
- Develop park-and-ride facilities near freeway interchanges.
- Develop pedestrian and bicycle facilities between key destinations.

FINANCING AND RECOMMENDATIONS

The City receives funding for transportation projects from a variety of sources, including impact fees, developer construction, City General Funds, Arterial Street Funds, Transportation Improvement Board grants, Highway Safety Program grants, State funding, Federal Surface Transportation Program funding as well as other Federal Grants.

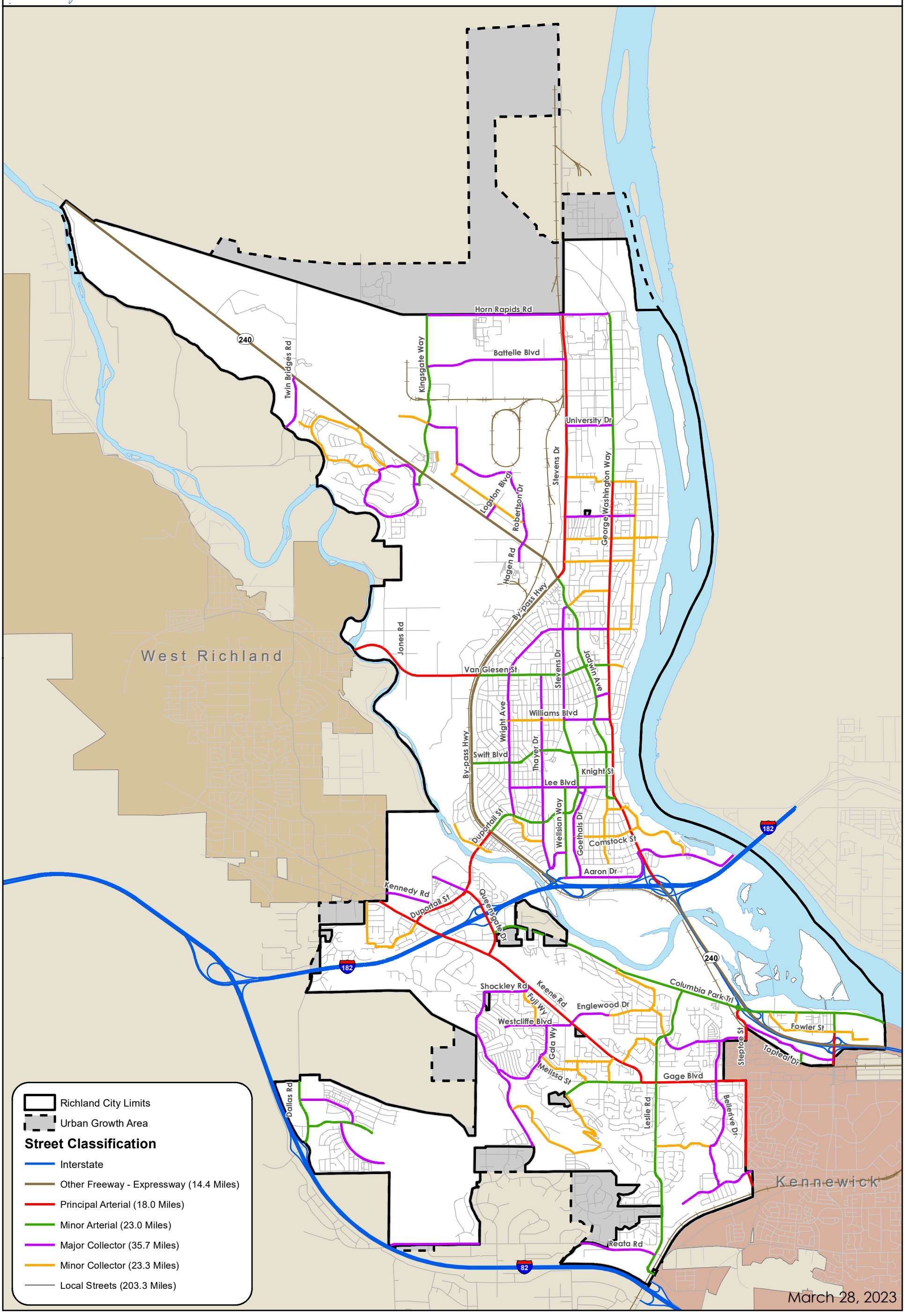
The City collects impact fees established in the Richland Municipal Code (12.03) and began in 2004. It is called the Richland Street Collector Financing Plan and assists to develop the arterial street network in Richland and to make other improvements such as traffic signals as traffic volumes grow. The impact fee area generally involves four zones. South Richland's fee zones covers the area south of the Yakima River in two zones with the exception of the Badger Mountain South Sub-Area which is covered in a third zone. A fourth zone was added in 2022 and covers the area north of Van Giesen/SR-224 and west of Stevens Drive in north Richland. The impact fee was updated in 2008, 2012,2018, 2022, and another update expected in 2023. Projects that identified in the Richland Municipal Code (12.03) are also shown on Figure T-12.

Richland CIP and Transportation Improvement Plan (TIP) are updated every year. The TIP prioritized projects that are listed in Table T-3 above.

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

City of Richland

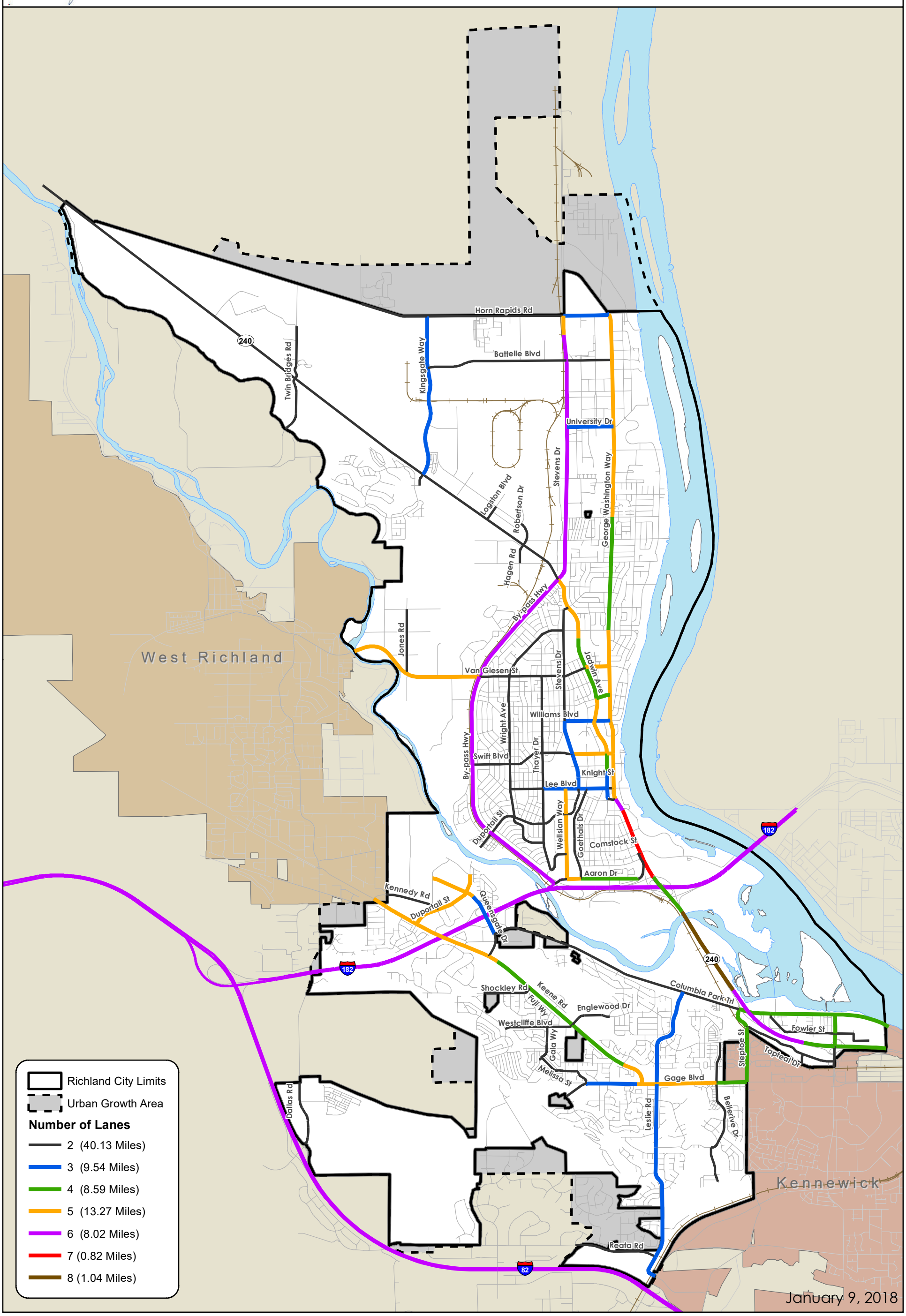
T-1 - Street Functional Classification System



DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

City of Richland

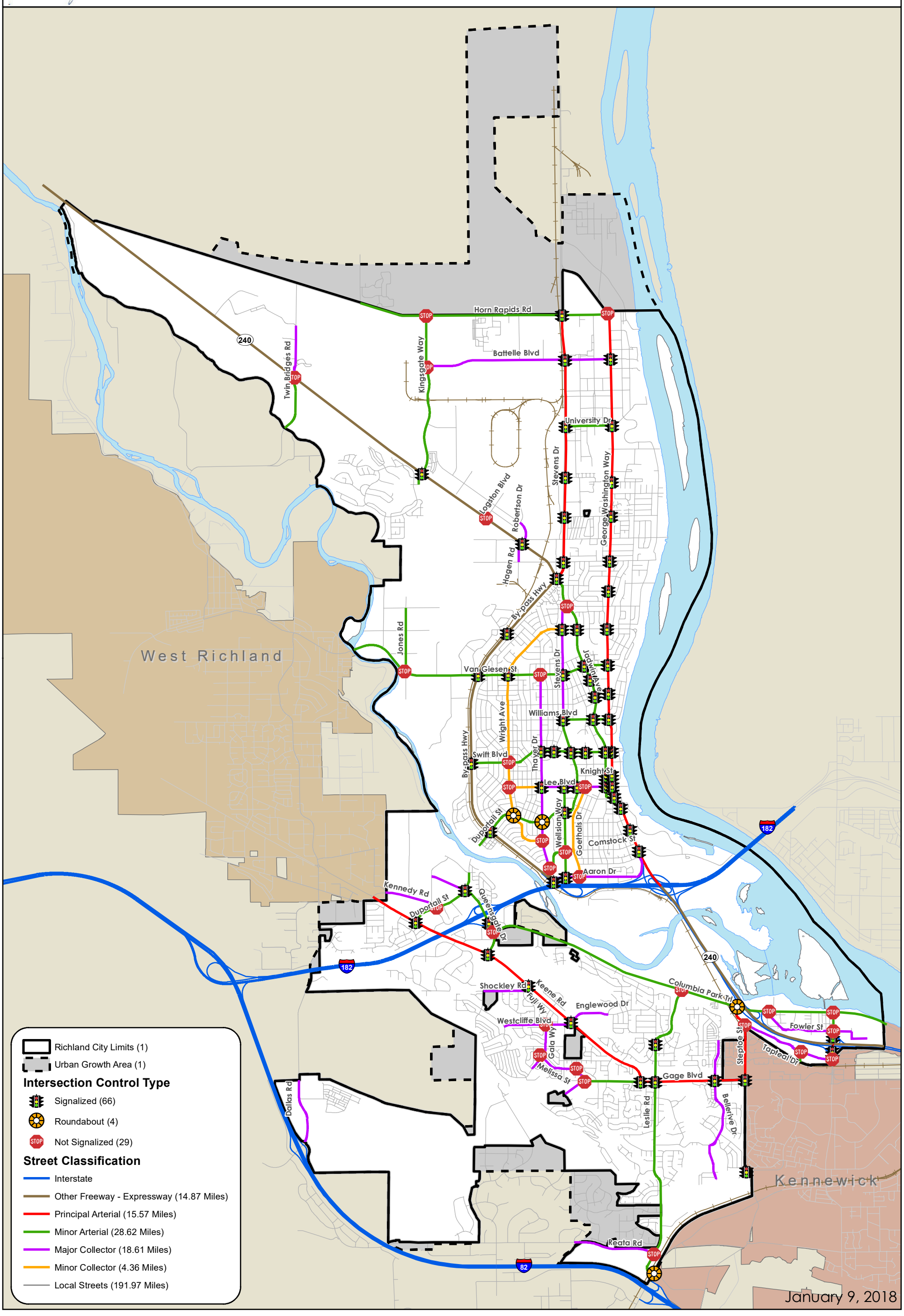
T-2 - Number of Lanes



DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

City of Richland

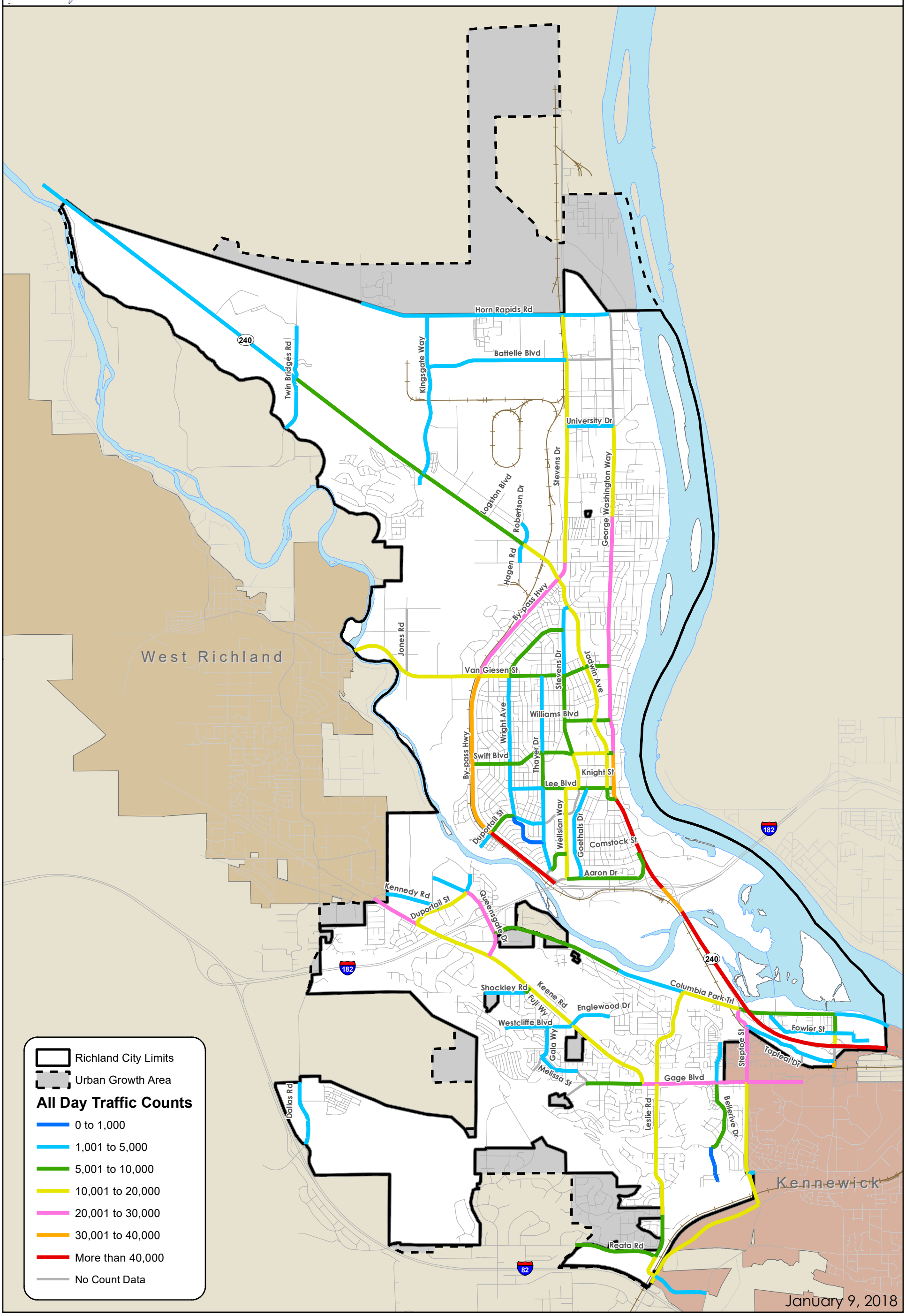
T-3 - Intersection Traffic Control



DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

City of Richland

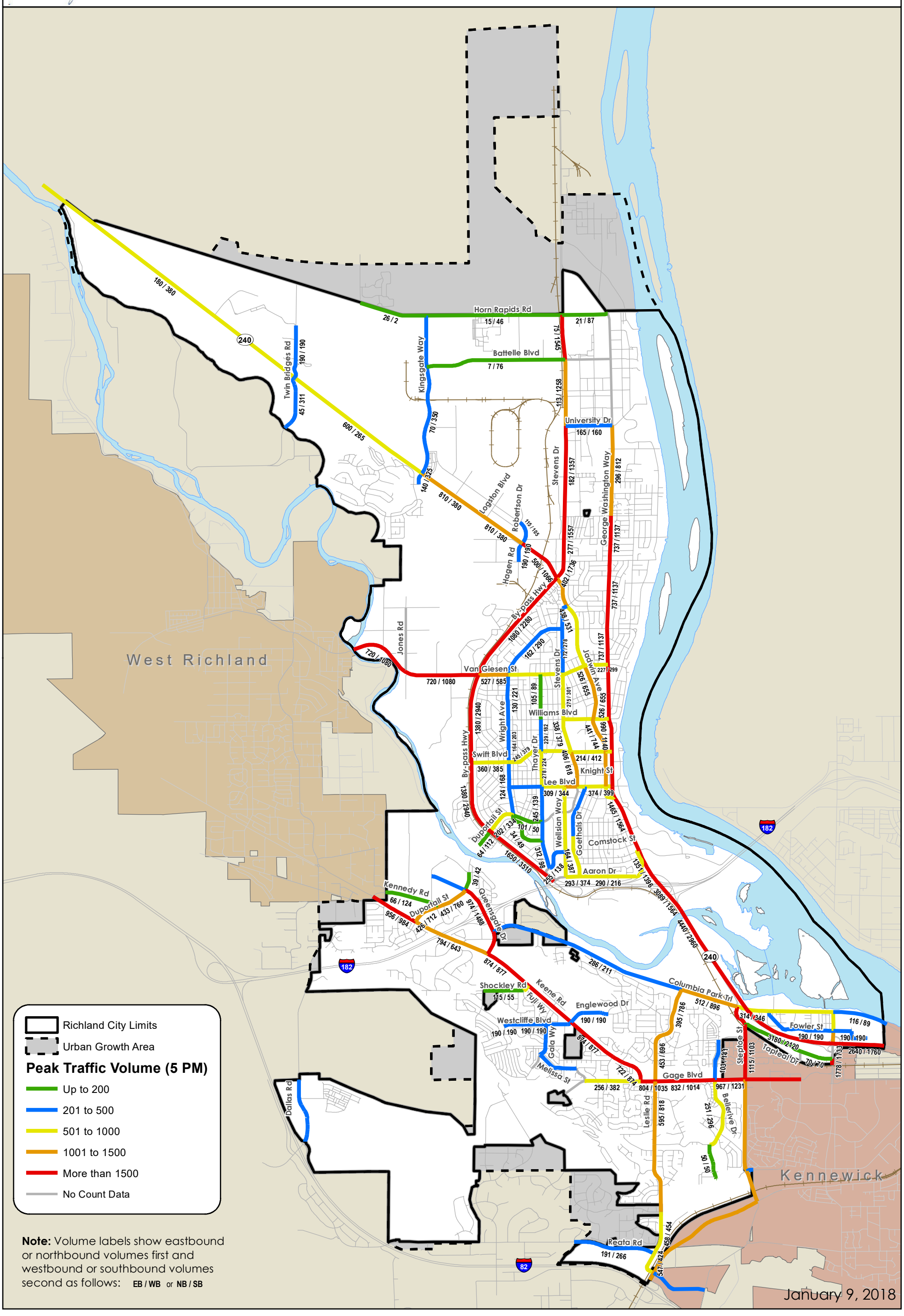
T-4 - 2016 All Day Traffic Counts



DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

City of Richland

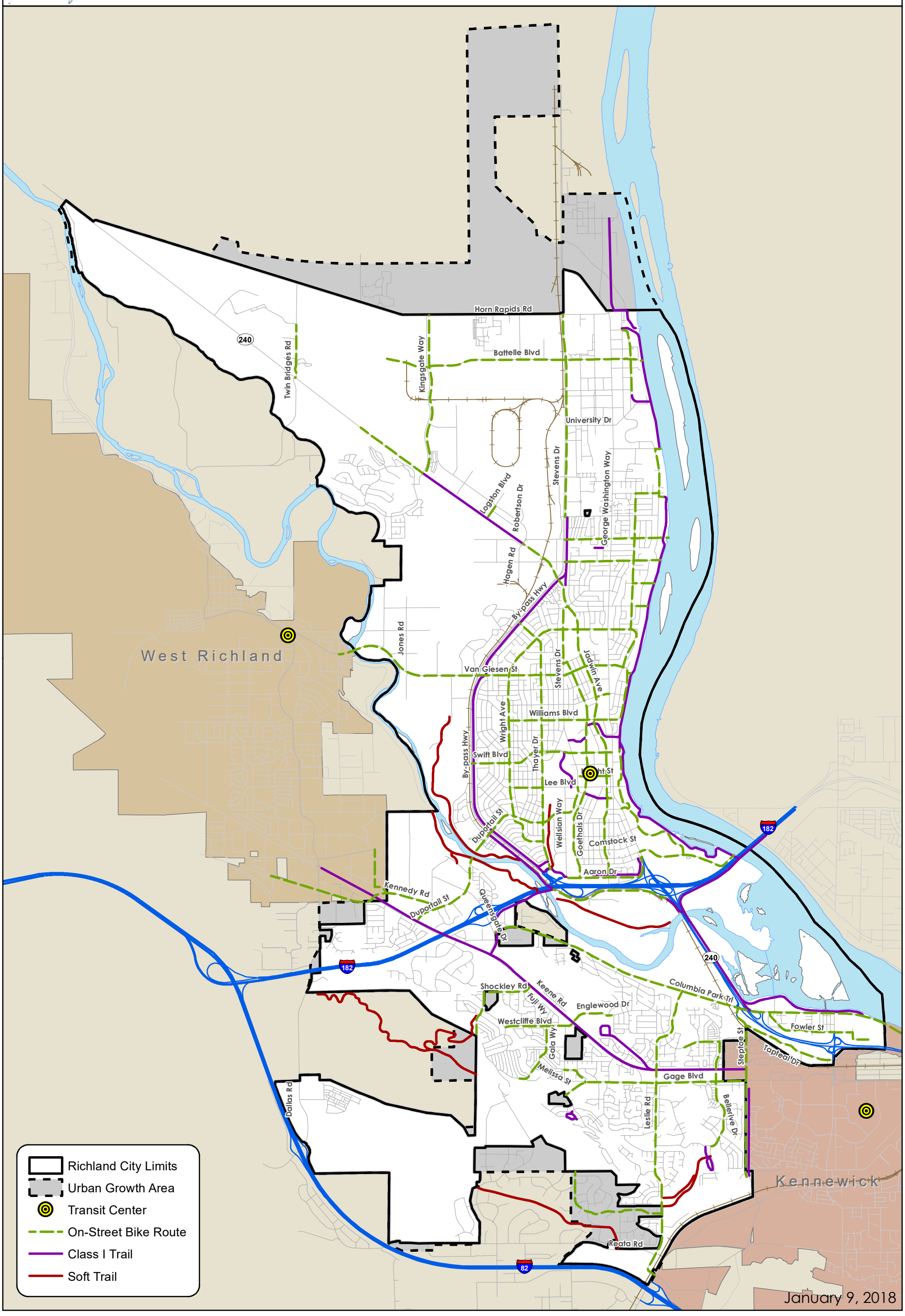
T-5 - 2016 Peak Traffic Volumes



DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

City of Richland

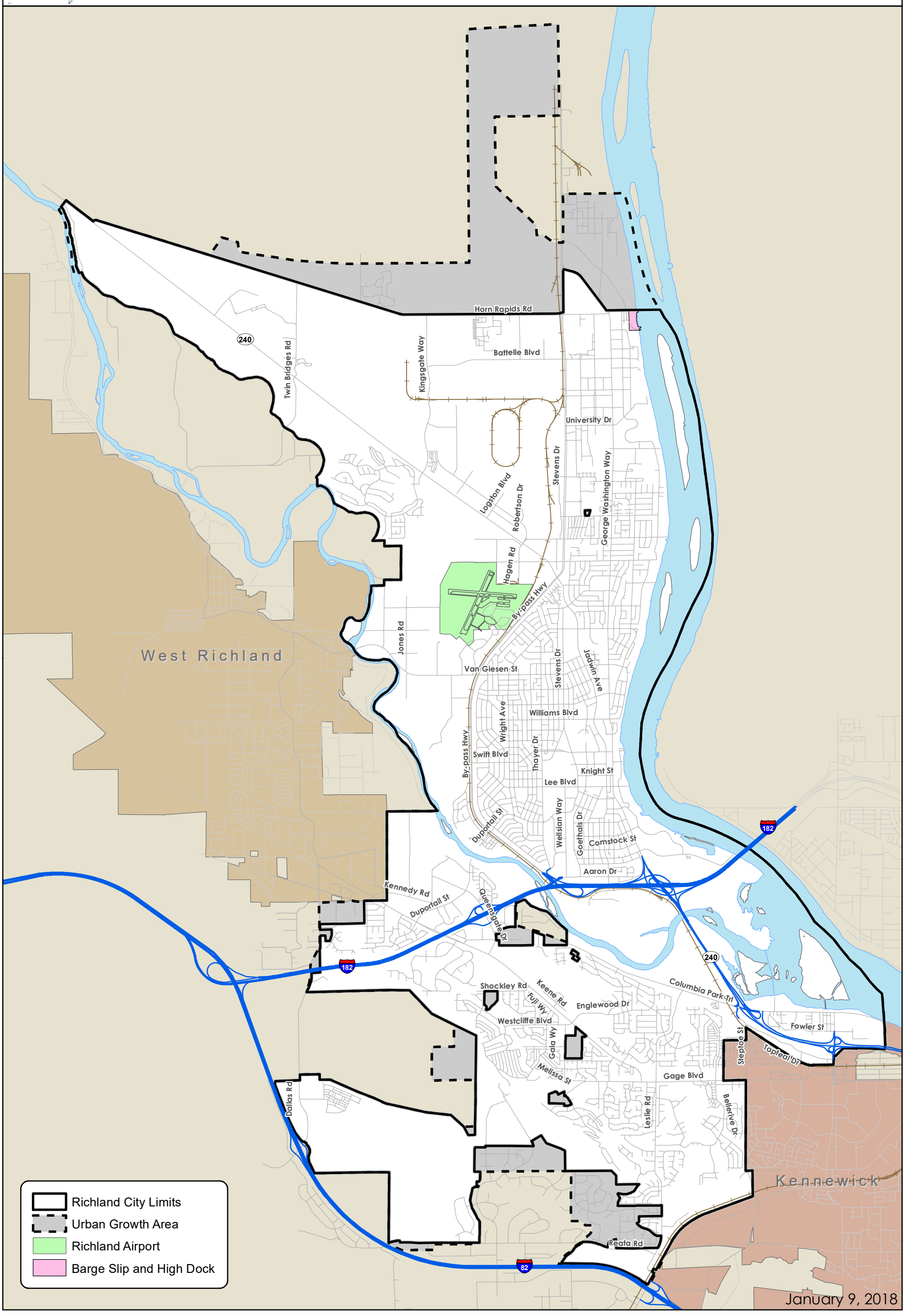
T-6 - Bike Routes and Paths



DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

City of Richland

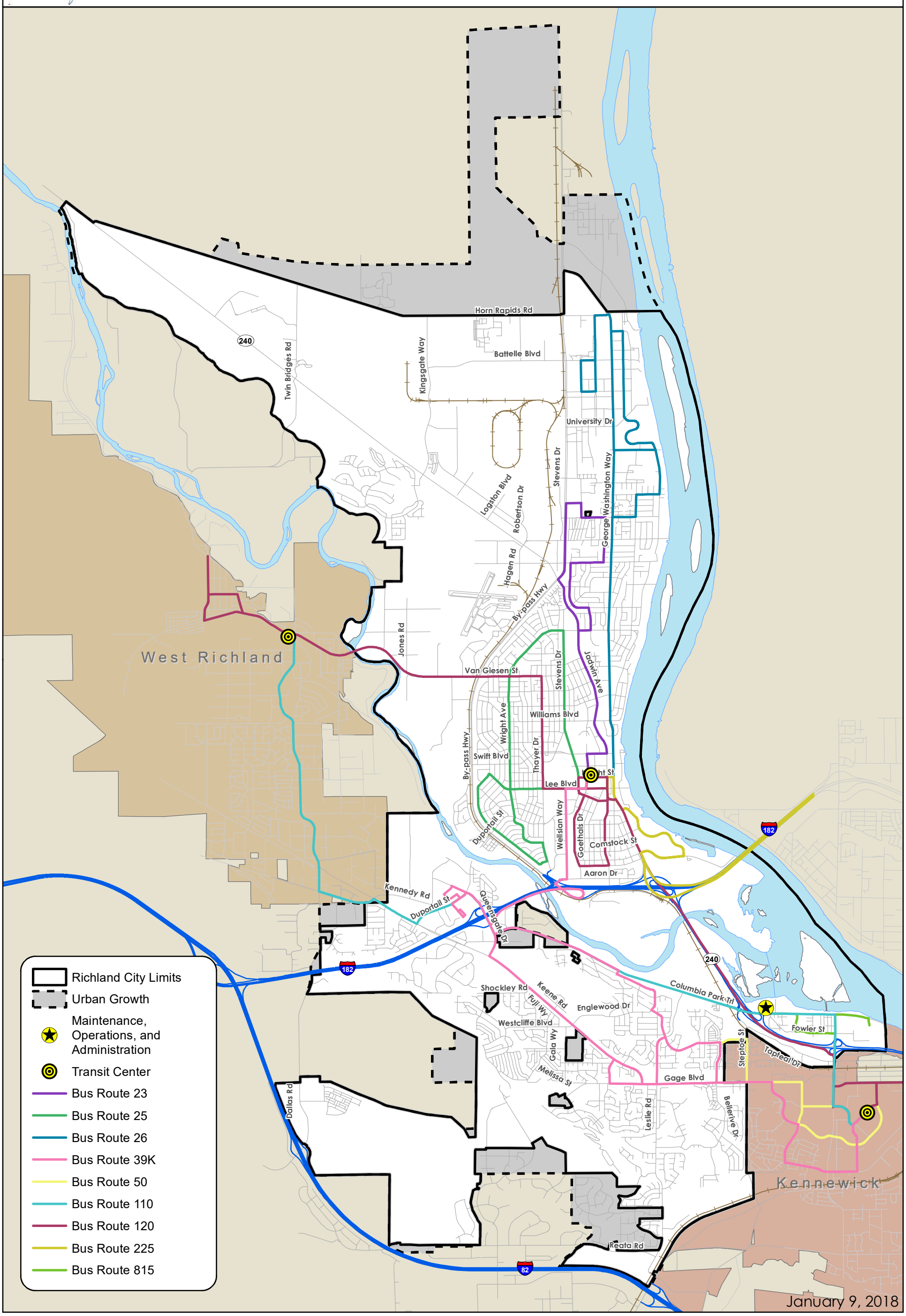
T-7 - Airport and Port Transportation Facilities



DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

City of Richland

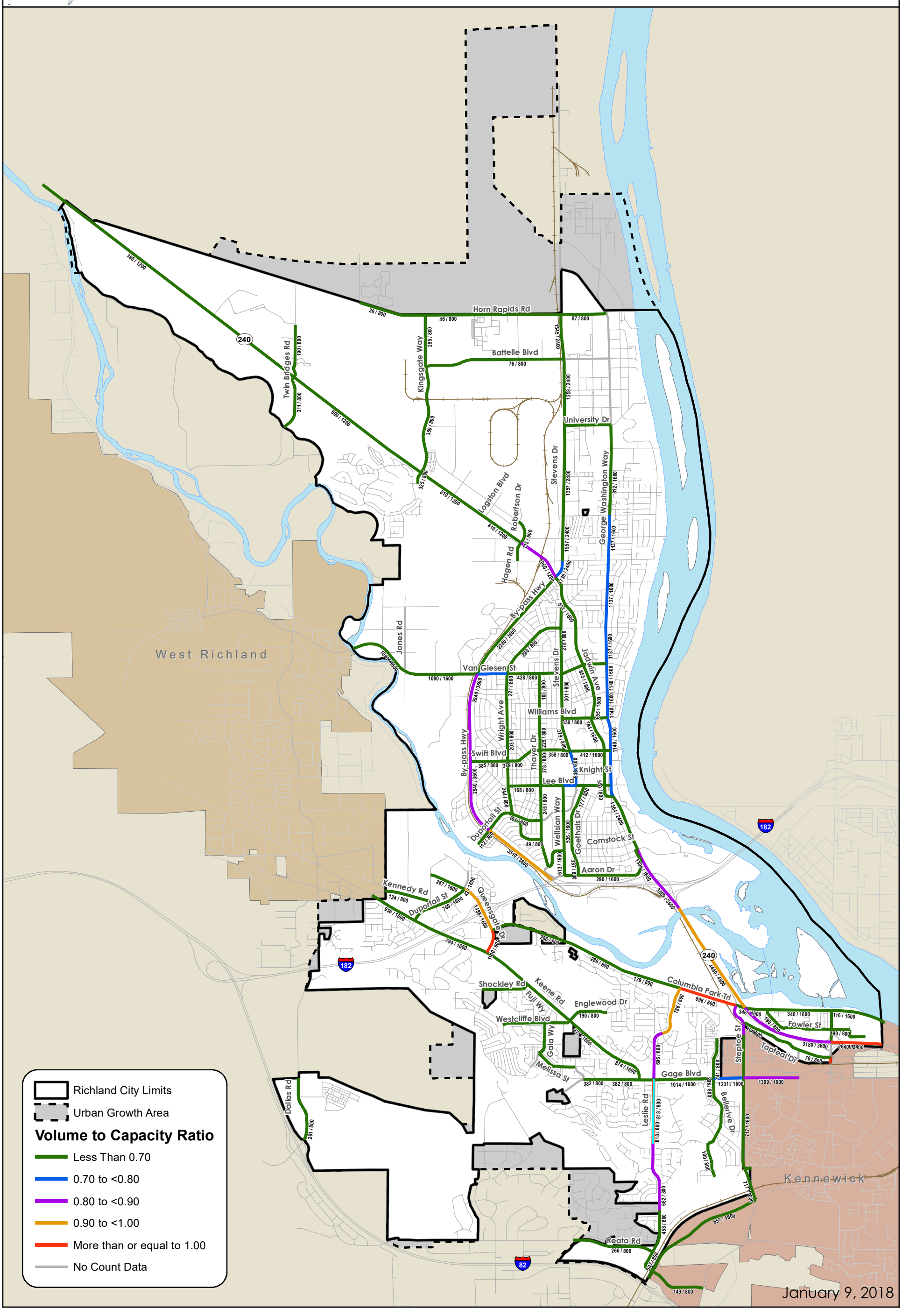
T-8 - Transit Routes



DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

City of Richland

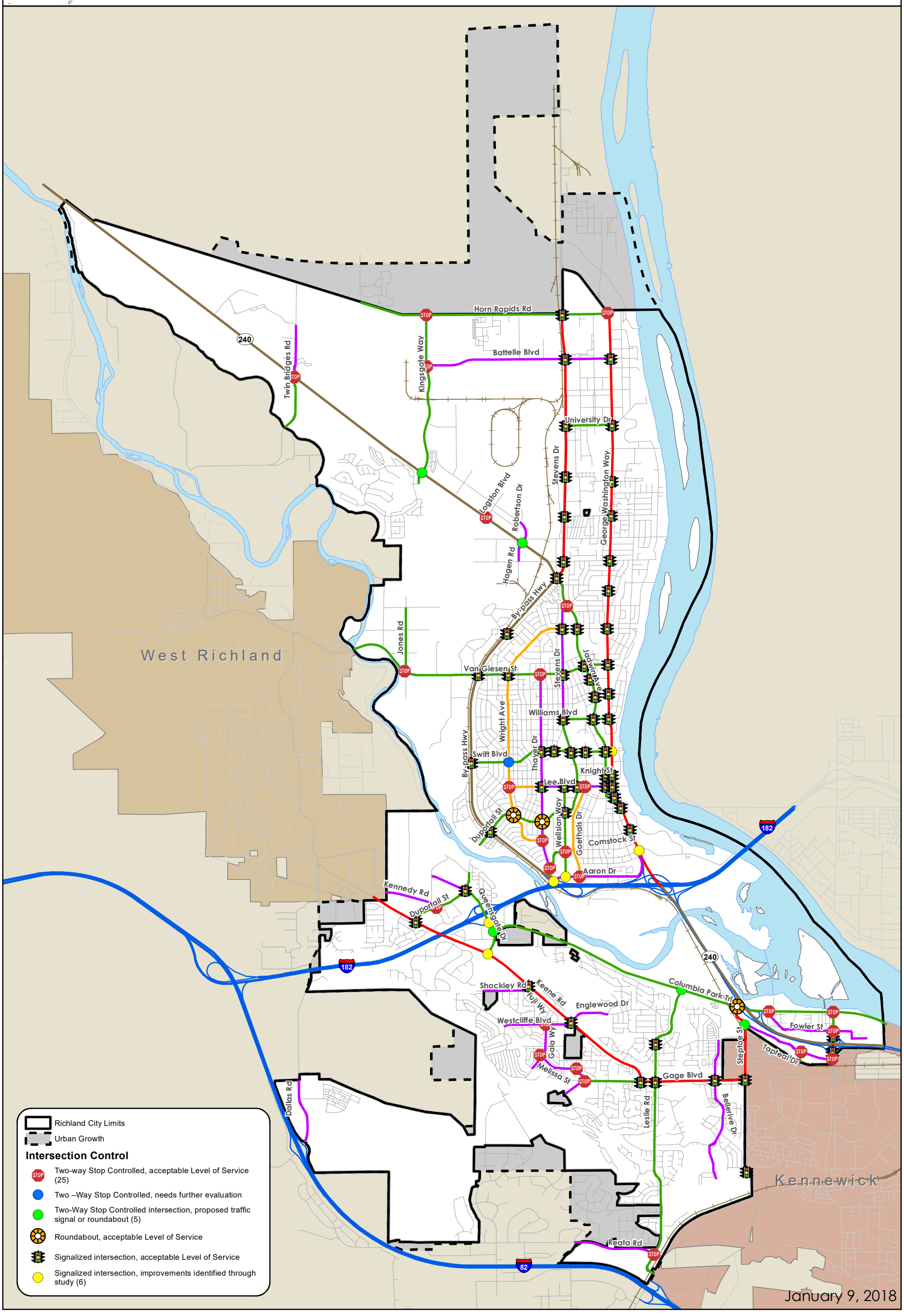
T-9 - Volume to Capacity Ratios



DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

City of Richland

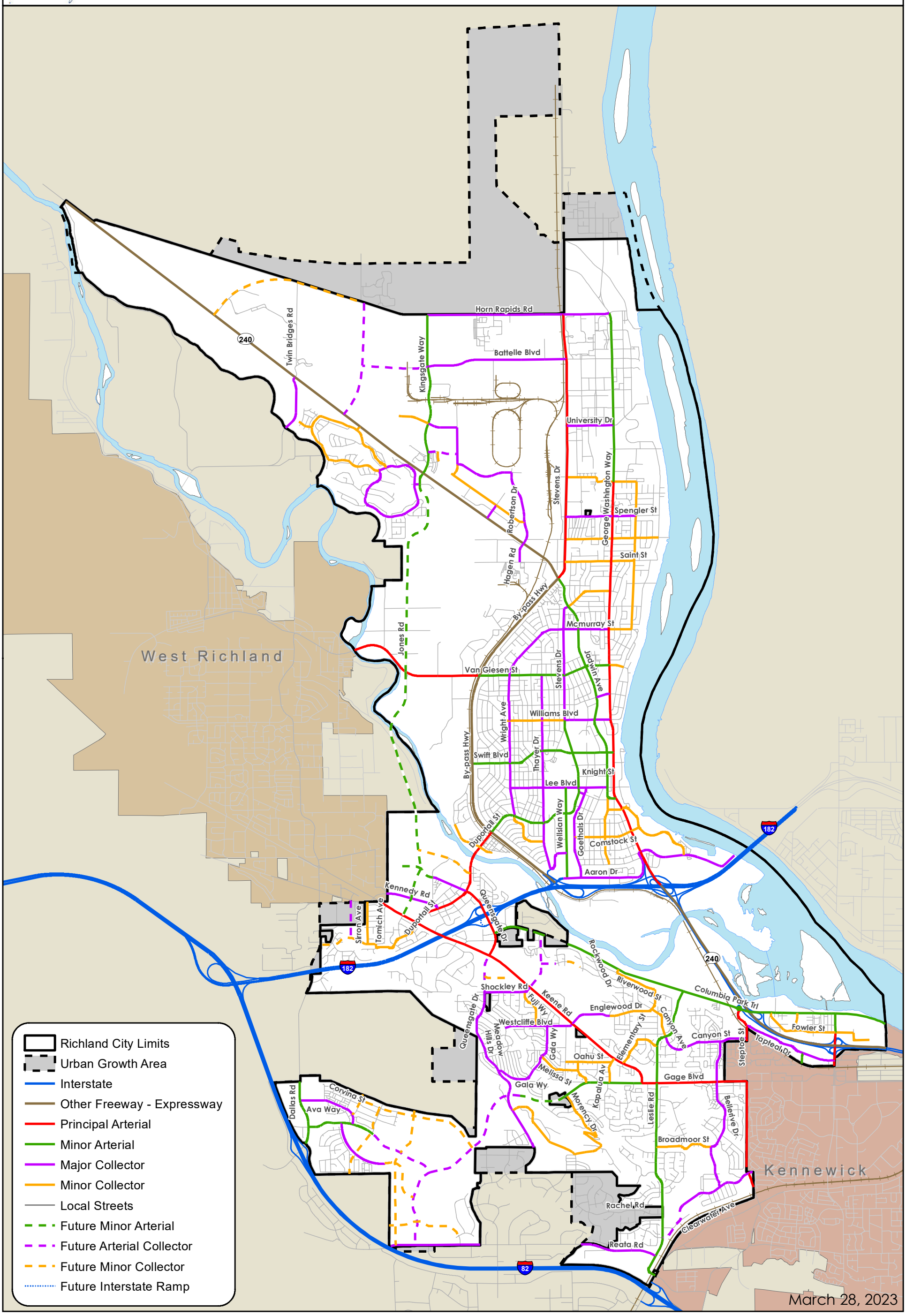
T-10 - Intersection Traffic Control Evaluations



DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

City of Richland

T-11 - Future Functionally Classified Street Network

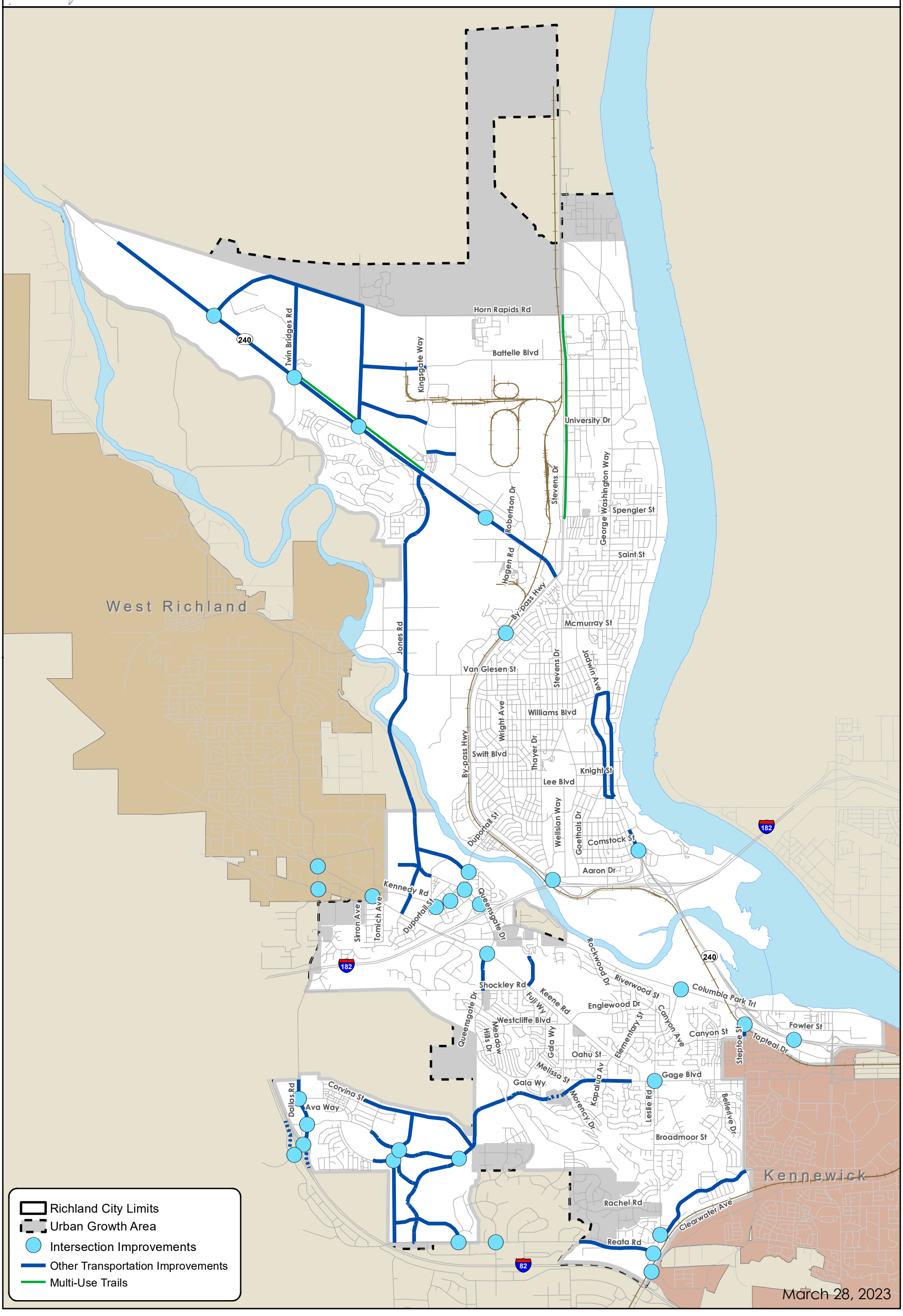


March 28, 2023

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

City of Richland

T-12 -Transportation Improvements



DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

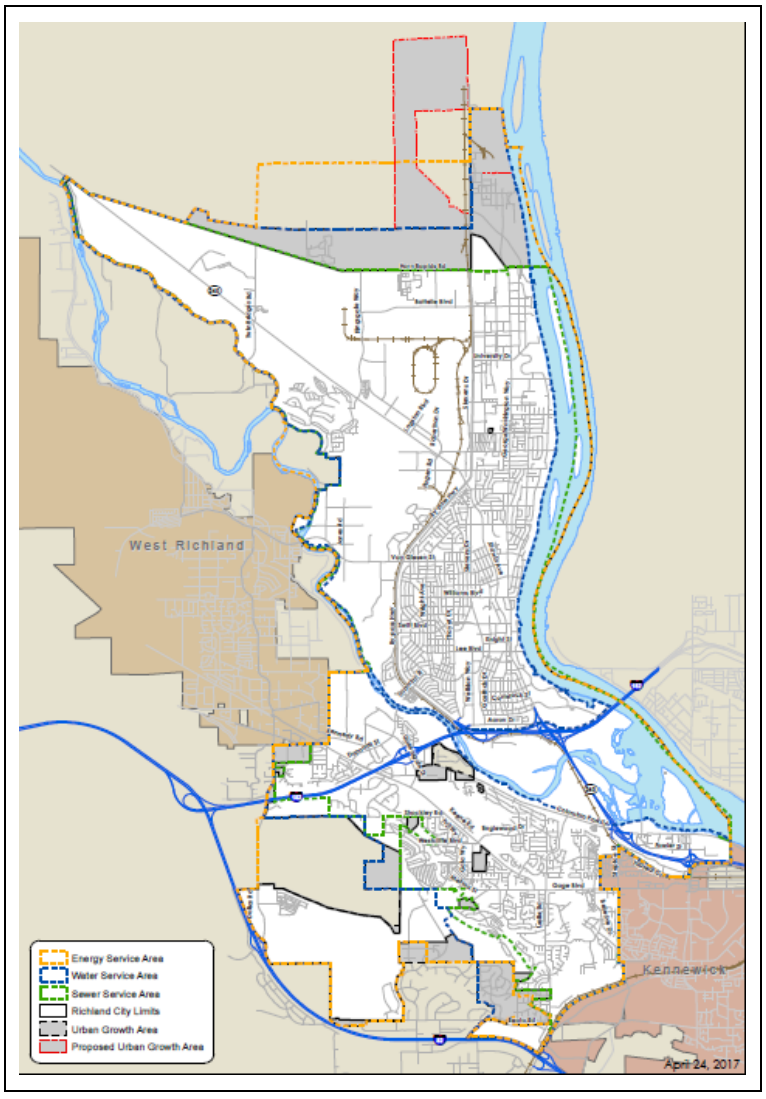
UTILITIES

SECTION ONE

INTRODUCTION

This section was developed in accordance with RCW 36.70A070 to address utility service within the City of Richland over the next 20 years. It consists of the general location, proposed location, and capacity of all existing utilities in the UGA. General utility corridors are identified in utility and transportation elements as many utilities are placed in conjunction with the transportation corridors. Utilities include wastewater, water, storm water, solid waste, and energy services provided by the City. This section also discusses utilities served by other providers in Richland. These are natural gas supply, tele-communications, and irrigation.

Figure U-1: Utility Service Areas



DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

SECTION TWO

WASTEWATER FACILITIES

EXISTING CONDITIONS

The Richland sanitary sewer system was originally developed to serve the area around the CBD and the surrounding residential areas, but has been extended to other areas as they have developed, including north Richland, the Badger Mountain area, and the Horn Rapids community. The City's wastewater collection system serves the majority of Richland residents, but some outlying areas are still served by onsite septic systems; there are currently approximately 475 people served with onsite septic systems within the Richland City limits.

The sanitary sewer system includes a conveyance system, a wastewater treatment facility, and effluent disposal. Limited monitoring and analysis of the major trunks and interceptors were done in 1990s that showed that the system was in relatively good condition, with low levels of infiltration and inflow. However, the assessment data has become dated, and the City is planning on a more comprehensive assessment of the condition of the collection system in the next few years.

Sanitary Sewer Collection System

The existing Richland sanitary sewer collection system serves approximately 40 square miles of area, divided into seventeen drainage basins. The sewer service area boundary is shown in Figure U-2.

The collection system consists of over 262 miles of gravity collection pipes which range in size from six inches in diameter to 54 inches in diameter. Much of the Richland sewer service area is flat, making it difficult to construct sewers with the minimum slopes necessary for sewage flow. Pump stations receive sewage by gravity and augment the flow by pumping it to the treatment facility.

The City owns and operates 14 pump stations, ranging in size from 1.5 to 35 horsepower. Because of the cost of operation and maintenance, it is desirable to minimize the number of pump stations; many have already been eliminated by the interceptor improvements.

The 2015 General Sewer Plan Update included hydraulic modeling of all of the sanitary sewer pipes ten inches in diameter and larger. Overall, 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. A pipe replacement 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 in order to determine condition ratings – this is scheduled to occur over the next three years.

The components of Richland's wastewater flow are 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 desert climate, storm-related inflow does not have a significant impact on the system.

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

Seasonal variations in wastewater flows are slight, with the total daily flow ranging from five to seven million gallons per day (MGD). The lowest flows occur during the winter months, the highest during the summer. Because Richland has a fairly permanent population and does not experience high tourist or vacation activity, the higher flows appear to be caused by elevated groundwater levels from irrigation, which results in higher infiltration. The wastewater flow characteristics are given in Table U-1.

Table U-1: Wastewater Flow Characteristics

Average Daily Flow	5.7 MGD
Peak Daily Flow	7.1 MGD
Residential Population	53,054 (2015)

Source: City of Richland General Sewer Plan, 2015

Wastewater Treatment Facilities

All flows collected by the Richland sanitary sewer collection system are transported to and treated at the Richland Wastewater Treatment Plant. Since its completion in 1985, the plant has consistently achieved the discharge requirements specified in its National Pollution Discharge Elimination System (NPDES) permit. The plant provides primary sedimentation, followed by secondary treatment using an activated sludge process. Plant effluent is disinfected with chlorine prior to discharge to the Columbia River. The design criteria and the current loadings for flow, organic loading, and suspended solids are summarized in Table U-2.

Table U-2: Richland Wastewater Treatment Plant Design Criteria

	Design Criteria	2015
Average daily flow for maximum month	11.4 MGD	6.25 MGD
BOD_5 loading for maximum month	17,250 lbs/day	14,099 lbs/day
TSS loading for maximum month	21,200 lbs/day	18,146 lbs/day
NH_3-N loading for maximum month	2,750 lbs/day	2,063 lbs/day

a. BOD = biochemical oxygen demand

b. TSS = total suspended solids

Source: City of Richland General Sewer Plan, 2015

The NPDES permit requires the City to submit a plan and a schedule for maintaining capacity whenever the actual flow or load reaches 85% of any one of the design criteria for three consecutive months. This is projected to occur in 2020.

LEVEL OF SERVICE

The service area for the City of Richland sewer system matches the UGA, although not all areas have sewer service. The City's 2015 General Sewer Plan addresses proposed future system improvements based upon current land uses within the UGA.

Current LOS standards for elements of the wastewater facilities system, contained in the 2015 Plan, are listed in Table U-3. Improvements recommended in the City of Richland Comprehensive Plan Utilities Element are aimed at maintaining these guideline LOS standards.

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

Table U-3: 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 General Sewer Plan includes a CIP through the year 2024. For the planning period of 2017-2022, planned costs amount to approximately $18 million.

The 2015 General Sewer Plan 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.

RECOMMENDATIONS

The improvements described in the 2015 General Sewer Plan will address deficiencies resulting from growth for the planning period. The General Sewer Plan includes long term improvement plans from 2015 to 2024. The 2017 Capital Improvement Program identifies the priority projects and associated financing as shown in tables U-4 and U-5 below.

Table U-4: Capital Improvement Project Costs

Facilities	Total Cost	Time-frame
City View Sewer Relocation	$180,000	2017
Collection System Renewal & Replacement	$12,244,000	2017 - 2022
WWTP Influent Upgrades	$2,183,000	2017
WWTP Renewal & Replacement	$3,343,000	2017 - 2022
Total	**$17,950,000**	**2017 - 2022**

Table U-5: Capital Improvement Funding Sources

Funding Source	Total Fund	Time-frame
Bonds - Future Issue	$2,183,000	2017
Rate Revenue	$11,567,000	2017 - 2022
Wastewater Facility Fees	$4,200,000	2017 - 2022
Total	**$17,950,000**	**2017 - 2022**

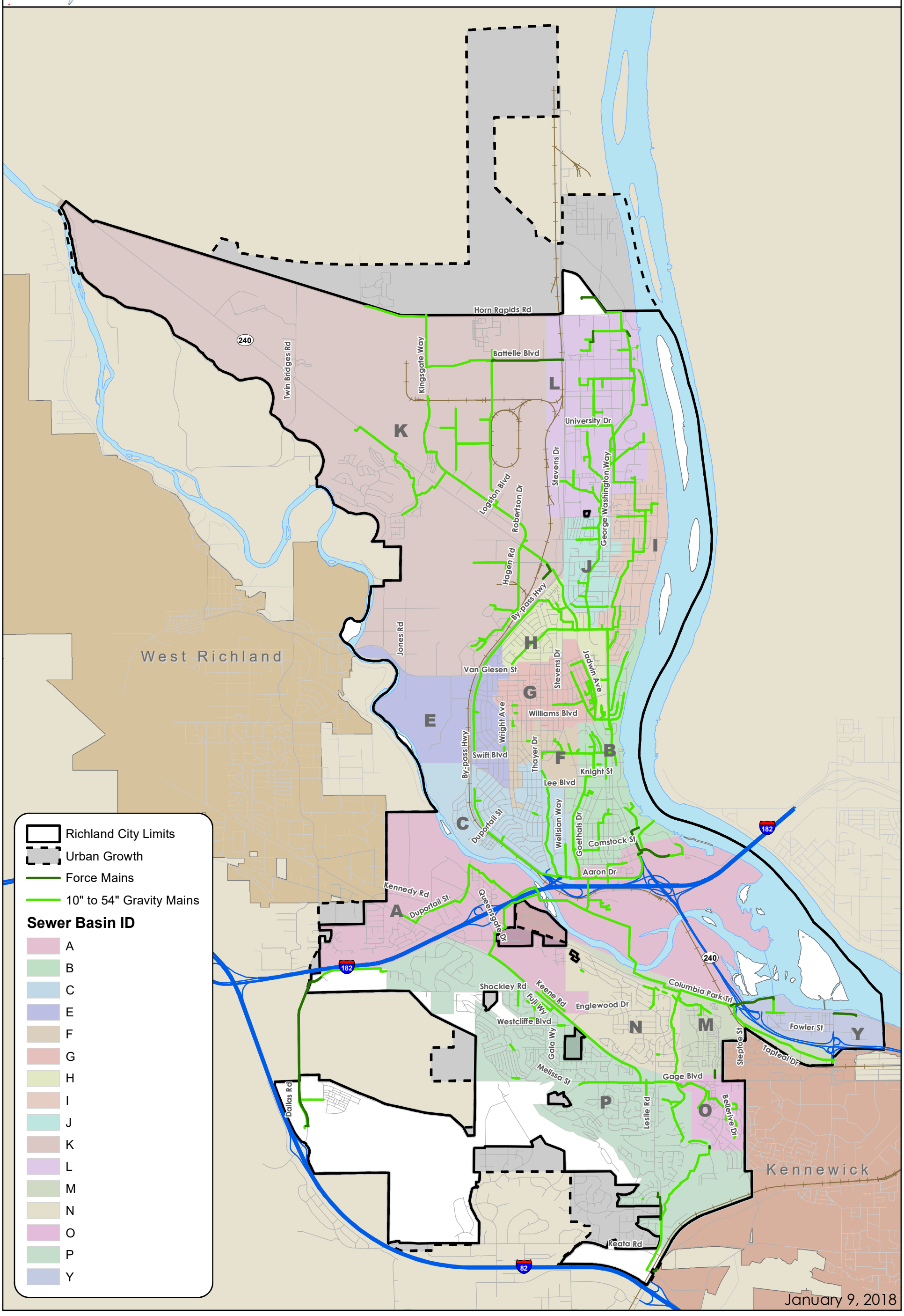
DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

Long term projects include collection system upgrades for the Bellerive Lift Station in South Richland and the Upper North Interceptor in North Richland. These projects would cost approximately $3,000,000 and will be funded by connection fees. In addition, there is about $4,000,000 projected cost for annual renewal/replacement projects for both the collection system and the Wastewater Treatment Plan. These will be funded by rates.

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

City of Richland

U-2 - Sanitary Sewer Mains



DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

SECTION THREE

WATER SUPPLY SYSTEM

EXISTING CONDITIONS

The majority of the population within the corporate limits of the City of Richland is served by the City of Richland Water Utility. The Utility serves approximately 18,689 connections (as of 2016), which includes residential, commercial, and industrial users. The Utility is managed by the City as part of the Public Works Department.

The Richland water system was constructed during the 1940s to support the wartime activities at the Hanford Site. This 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. This intertie is located along Keene Road. The City of Kennewick's water and sewer utility area lies to the southeast and has an emergency intertie located at Gage Boulevard connection on Columbia Center Boulevard near Tapteal Drive. The Badger Mountain Irrigation District has a potable water service utility area that lies to the south of the City with an emergency intertie located on Rachel Road.

The City has one private water district within its corporate limits. Tri-City Estates, a residential housing development, maintains its own water supply system. It has an emergency water supply agreement whereby the City of Richland would supply water to that area if its system proves inadequate. Two private water districts exist beyond the City limits. The Badger Mountain Irrigation District (BMID) operates a potable water system that serves the Rancho Reata area beyond the southern boundary of Richland's service area (an area north of I-82). The BMID uses a wholesale water supply intertie with the City.

The City's water supply system consists of wells, a water treatment plant, pump stations and chlorinators, interties, water lines, and reservoirs.

Source of Supply

According to the 2016 Comprehensive Water System Plan (WSP), the City has a total available water right of 34,948 acre-feet per year and 43,786 gpm for instantaneous flow. This total available water right covers to a Maximum Day Demand (MDD) of 63.0 MGD. The 2015 population-based MDD is 38.4 MGD. The WSP projects that MDD will be 55 MGD in 2035. Therefore, the City appears to have adequate water rights for future growth.

The City's potable water sources include a wellfield and the Columbia River Water Treatment Plant (WTP). The wellfield has a total capacity of 15 MGD while the WTP has a capacity of 36 MGD. The City maintains the quality and quantity of groundwater used for public water supplies through Best Management Practices in the wellfield and the Water Treatment Plant. Water supplied to the City of Richland is of high quality, meeting federal and state drinking water standards.

The locations of the sources of supply as well as the distribution system are shown in Figure U-3.

Distribution System

The City has approximately 340 miles of pipeline in the water distribution system ranging in size from two inches in diameter to 36 inches in diameter. There are ten storage facility sites that

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

provide approximately 22 million gallons of storage and ten booster pumping stations that provide direct water storage to seven pressure zones within the City.

The water system characteristics are summarized in Table U-6.

Table U-6: Water System Characteristics

Average Annual Supply	6.2 billion gallons
Residential Population	54,466 (2016)

Source: City of Richland Water System Plan, 2016

LEVEL OF SERVICE

The service area for the City of Richland water system matches the UGA. The City's 2016 Water System Plan addresses proposed future system improvements based upon current land uses within the UGA.

Current LOS standards for elements of the water system facilities, contained in the 2016 Plan, are listed in Table U-7. Improvements recommended in the City of Richland Comprehensive Plan Utilities Element are aimed at maintaining these guideline LOS standards.

Table U-7: Water Guideline LOS Standards

Element	LOS Standard
Demand per ERU[a]	1,032 gallons per day
Demand per ERU[b]	181 gallons per day
MDD[c]/ADD[d] Factor	2.33
PHD[d]/MDD Factor	1.32
Service Pressure	40 – 80 psi

a. ERU = equivalent residential unit, assuming domestic water is used for irrigation

b. ERU = assuming a non-domestic irrigation source

c.MDD = maximum daily demand

d. ADD = average daily demand

e. PHD = peak hour demand

Source: City of Richland Water System Plan, 2016

FUTURE DEFICIENCIES

The 2016 Water System Plan includes a CIP through the year 2036. For the planning period of 2017-2022, planned costs amount to approximately $23 million.

The 2016 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 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.

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

RECOMMENDATIONS

The improvements described in the 2016 Water System Plan will address deficiencies resulting from growth for the planning period. The 2017 Capital Improvement Program identifies the priority projects and associated financing as follows.

Table U-8: Water System Capital Improvement Project Costs

Facilities	Total Cost	Time-frame
Automatic Meter Reading System	$3,235,000	2017-2018
Broadmoor Street Conversion from Tap I to Tap II	$107,000	2021
Chief Joseph Middle School Irrigation Well	$150,000	2018
Columbia River Intake Screen Upgrade	$4,630,000	2018 - 2020
Core Y Additional Plant Replacement Value (PRV)	$406,000	2021
Distribution System Repairs & Replacement	$1,950,000	2017 - 2022
Duportail Street Transmission Main	$750,000	2017
Duportail Street Well	$500,000	2017
High Meadows St. and Leslie Road PRV	$102,000	2021
Irrigation Utility Capital Improvements	$730,000	2017 - 2022
Orchard Way Conversion from Tap I to Tap II	$35,000	2021
Tapteal I Pump Station Upgrade	$500,000	2020-2021
Tapteal II Loop	$114,000	2020
Tapteal VI Water Main	$487,000	2021
Water Treatment Plant Renewals & Replacement	$1,716,000	2017 - 2022
WTP Solids Handling Improvements	$400,000	2021
Yakima River Crossing Pipeline Replacement	$7,499,000	2017 - 2019
Total	**$23,311,000**	**2017 - 2022**

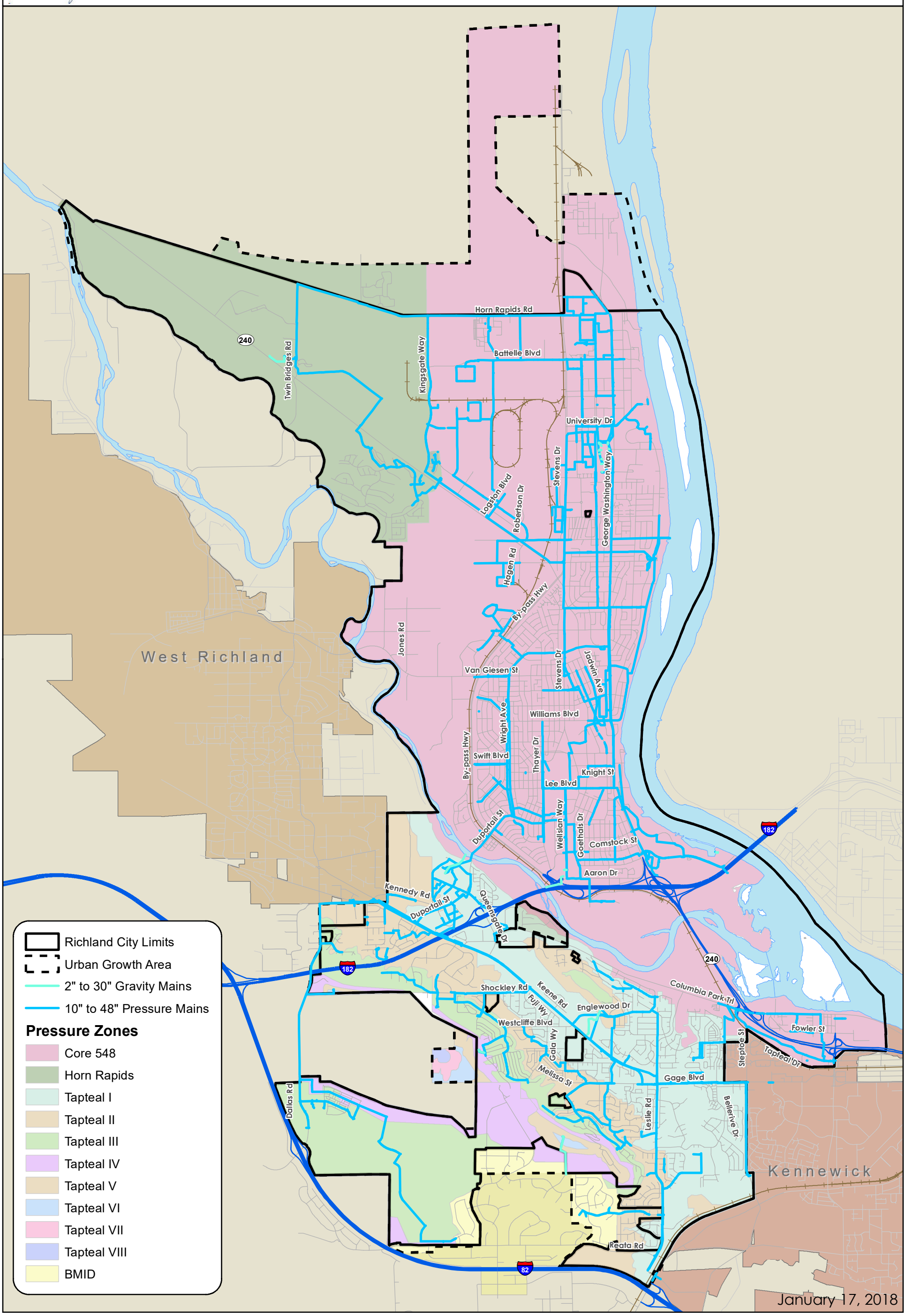
Table U-9: Water System Capital Improvement Funding Sources

Funding Source	Total Fund	Time-frame
Facility Fees	$3,223,500	2017 - 2021
Federal Emergency Management Agency Grant	$1,893,301	2017 - 2018
Irrigation Utility Rate Revenue	$755,000	2017 - 2022
Private Development	$601,000	2017 - 2022
Rate Revenue	$6,202,500	2017 - 2022
Revenue Bond Issue	$9,935,699	2017 - 2020
Richland School District	$50,000	2017
Surplus Property Sale	$400,000	2021
West Richland	$250,000	2020 - 2021
Total	**$23,311,000**	**2017 - 2022**

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

City of Richland

U-3 - Water Mains



DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

SECTION FOUR

STORM WATER SYSTEM

EXISTING CONDITIONS

The storm water service area in Richland is divided into nine drainage areas covering over 30,000 acres. These are: 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 storm water system facilities consist of the following:

- Collection and conveyance
- Pumps
- Underground injection control (UIC) facilities
- Regional detention/ water quality facilities
- Regional outfalls

The collection and conveyance system includes catch basins, manholes and pipes. Tables U-10 and U-11 indicates existing collection and conveyance facilities.

Table U-10: Storm Water Collection Structures

Owner	Catch Basins and Manhole Catch Basins	Catch Basins and Manhole Catch Basins with OWS[1]	Manhole	Manholes with OWS
City	3,995	166	1,928	12
Port of Benton	160	0	0	0
[1] Oil Water Separator				

Table U-11: Storm Water Conveyance Facilities (length in Units of Miles)

Gravity Pipe	Force Main	Perforated Pipe and Underdrain	Culvert	Open Chanel
127.3	0.7	2.6	3.2	11.5

The storm water system includes public and privately owned seven pump stations throughout the City as indicated in Table U-12 below.

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

Table U-12: Storm Water System Pumps

Name	Owner	Capacity (GPM)
Carriage Pump Station	City	1,045
McMurray Pump Station	City	5,790
Berkshire	City	Unknown
Corps of Engineers Pump Station	USACE	Unknown
Horn Rapids Triangle Pump Station	City	Unknown
Lawless Pump Station	Private	Unknown
Wellsian Pump Station	Private	Unknown

Some storm water runoff generated within the City is infiltrated via the City's underground injection control facilities. There are over 280 UIC facilities in the City. The City's regional detention/ water quality facilities include 22 ponds, 2 bioretention cells, 6 underground storm chambers, and 21 swales. Stormwater runoff that does not infiltrate within the service area is conveyed to surface receiving waters via regional outfalls that discharge to the Columbia River, the Yakima River, and the Amon Wasteway. There are 11 outfalls discharging to the Columbia River, two discharging to the Yakima River, and eight discharging to the Amon Wasteway.

The City's 2016 Stormwater Management Plan provides detailed information on the system facilities. The Management Plan also provides guidance for the City's maintaining the requirements of the Phase II Eastern Washington Municipal Stormwater Permit (Phase II Permit), received from the Department of Ecology. This Permit regulates operation of the City's Municipal Separated Storm Sewer System (MS4).

FUTURE DEFICIENCIES AND RECOMMENDATIONS

The City strives to maintain the level of service of the storm water system by addressing existing and 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; and
- Chronic system maintenance needs.

Identification of capital projects are based on the criteria such as projects previously identified in the management plan but not yet constructed, chronic maintenance issues identified by staff, etc.

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

- Flood risk (FR) – Projects that primarily address hydraulic deficiencies to help reduce flooding or surcharging of the system.
- Renewal and replacement (RR) – Projects that primarily repair or replace existing system components to help restore the original design function.
- Water quality retrofit (WQ) – Projects that primarily address water quality through treatment of stormwater runoff prior to discharging to receiving waters.

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

- Development Driven (DD) – Projects that may be built based on future development. These projects are assumed to be partially paid for by developers. See Section 8 for detailed documentation on funding assumptions.

The 2017 CIP identifies the priority projects and associated financing in Tables U-13 and U-14.

Table U-13: Storm Water Management Facilities Financing 2017-2030

Facilities	Total Cost	Time-frame
Leslie Road Storm Drain Replacement	$839,000	2018
Storm Water Rehabilitation & Replacement	$2,616,090	2015-2022
Water Quality Retrofit Program	$2,618,717	2015-2022
Total	**$6,073,807**	**2017-2022**

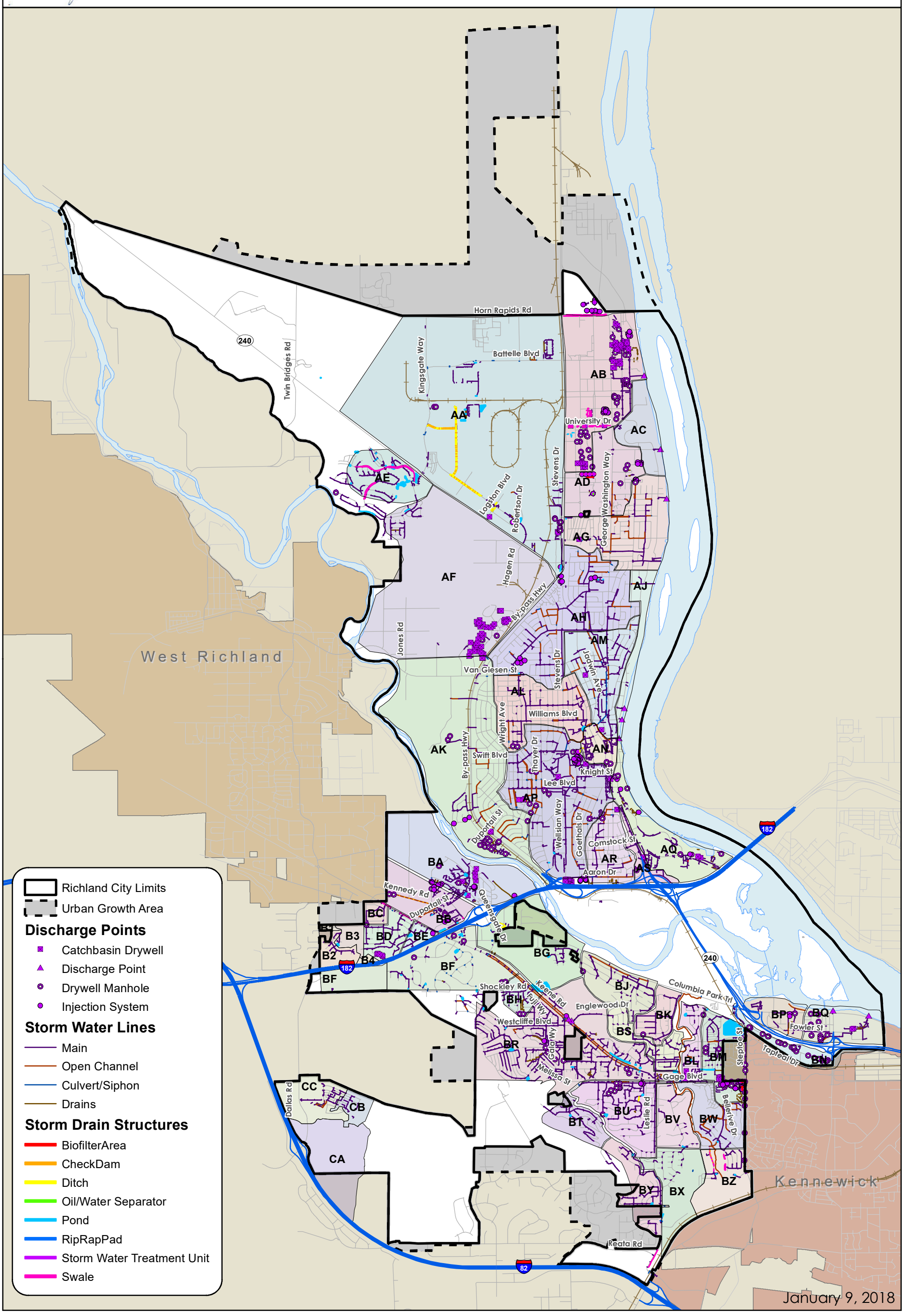
Table U-14: Storm Water Capital Improvement Funding Sources 2017-2030

Funding Source	Total Fund	Time-frame
Grant – WA State Department of Ecology	$759,717	2015-2016
Grant Funds (Unsecured)	$1,285,500	2017-2022
Rate Revenue	$4,028,590	2015-2022
Total	**$6,073,807**	**2017-2022**

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

City of Richland

U-4 - Storm Water System



DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

SECTION FIVE

SOLID WASTE MANAGEMENT

GENERAL LOCATIONS AND CAPACITY

State RCW 70.95.030 defines solid waste or waste as "all putrescible and non-putrescible solid and semisolid wastes including, but not limited to, garbage, rubbish, ashes, industrial wastes, swill, sewage sludge, demolition and construction wastes, abandoned vehicles or parts thereof, and recyclable materials." Each municipality may fulfill its solid waste management responsibilities in one of three ways:

1. Prepare its own solid waste management plan for integration into the county comprehensive solid waste plan;
2. Participate with the county in preparing a joint city-county plan for solid waste management; or
3. Authorize the county to prepare a plan for the City's solid waste management for inclusion in the county comprehensive plan.

The City of Richland has chosen the first option. RCW 70.95.080(3)(a) defines that option as: "Prepare and deliver to the county auditor of the county in which it is located its plan for its own solid waste management for integration into the comprehensive county plan".

In 2009, the City chose to develop their own solid waste management plan as a tool to guide the continued development of their collection system and landfill. The City's Plan was updated in August 2011. This updated Plan was prepared in accordance with the Department of Ecology's "Guidelines for Development of Local Comprehensive Solid Waste Management Plans and Plan Revision", January 2010. The City's Plan was submitted for inclusion in Benton County's 2013 update of its Solid Waste and Moderate Risk Waste Plan. The County's 2013 Plan was subsequently approved by the Washington State Department of Ecology. The Department of Ecology's action formalized the completion of the City's planning responsibilities under RCW 70.95.030.

The City's Solid Waste Management includes these goal statements as guiding principles for its solid waste services:

- Goal 1: Manage solid waste in compliance with State and local regulations to promote and protect human and environmental health and safety.
- Goal 2: Optimize the solid waste management system to provide for long-term stability in a cost-effective manner.
- Goal 3: Provide solid waste programs with emphasis on customer service and satisfaction.
- Goal 4: Identify the types of recyclables and establish programs to efficiently and effectively recycle and market these materials.
- Goal 5: Promote programs and balance incentives and disincentives to encourage reduction, reuse, and recycling.
- Goal 6: Educate businesses and the public on opportunities available for waste reduction, reuse, and recycling.
- Goal 7: Encourage and support the research and development of new technologies for solid waste management and recycling.

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

Solid Waste Collection and Disposal

The City of Richland Solid Waste Division provides municipal solid waste collection and disposal services to residences and businesses within the City limits. Solid Waste Collection services for lands outside the City limits is provided by private waste haulers licensed through the Washington State Utilities and Transportation Commission. This City's landfill accepts waste from the surrounding areas on an individual load basis. The City has no disposal contracts with private haulers or other government agencies.

Solid waste collection services for the City of Richland are provided by the City's Public Works Department, except in newly annexed areas. The Department administers user-fee-funded refuse collection services, and bills its customers through the City Administrative Services Department. Solid waste collection in Richland is available five days a week. Industrial and commercial pickup is provided by the City of Richland. Commercial waste pickup can range from one to five times a week.

Collection services within newly annexed areas are provided by private solid waste hauling companies operating under contracts with the City. The contracts, which are required by State law, provide for a ten-year transition period during which the private solid waste haulers continue services in keeping with their State-authorized permits. The haulers do not align their services with the City's Solid Waste Management Plan. At the expiration of the contracts the City may choose to extend the contracts or assume service to the area customers. When the City elects to assume these service areas, it will provide services consistent with the Solid Waste Management Plan and its adopted rate structure.

About 26 percent of solid waste is recycled in Richland based on the 2015 data of generation, recycling, and disposal as shown in the table below:

Table U-15: Solid Waste Generation

	Tons	%
Generation	77,697	100
Recycling	22,216	26
Disposal	55,481	74

Petroleum-contaminated soils are accepted occasionally at the Richland landfill. They are treated in a separate area on the landfill property and ultimately disposed of in the landfill. Dewatered bio-solids from the City's wastewater treatment plant are combined with yard waste in a composting process conducted at the Richland landfill. The finished compost material is tested to confirm compliance with U.S. Composting Council quality criteria and marketed to area contractors, nurseries, and local agencies.

Richland residents can dispose of self-hauled waste at the resident rate. Oil, antifreeze, and automotive batteries are accepted for recycling at the landfill. Benton County operates a household hazardous waste program that accepts many other categories of wastes that are not accepted at the Richland landfill.

Solid waste collected by service type is shown in table below.

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

Table U-16: Solid Waste Collection

Service Type	% of Total Tonnage Collected
Residential	40%
Commercial	40%
Dropbox	20%

Richland Landfill

The City of Richland owns and operates the Richland Landfill (also known as the Horn Rapids Landfill), located on 275 acres of designated landfill space approximately 3.5 miles northwest of the City center on Highway 240 (see Figure CF-3, Facilities Map). Approximately 46 acres are permitted for solid waste disposal. The Benton Franklin Health District has issued a permit in 2017, for use of an additional 90 acres for landfill disposal. Also on the landfill property are a 14-acre composting facility, a residential and small commercial customer transfer station, scalehouse and administration building, and an operations and equipment maintenance building.

The current capacity of the permitted disposal area will be exhausted by the year 2020.

The Richland Landfill currently meets minimum functional standards (Chapter 173-351 WAC) and operates under a solid waste disposal permit issued and renewed annually by the Benton Franklin Health District. The site is designed and operated as an arid-climate landfill, and therefore, has no bottom liner or leachate collection system. Vadose zone moisture monitoring has been implemented within a portion of the current 46 acre fill area for data collection. In the late 1990's groundwater contamination with volatile organic compounds was detected in several of the landfill's monitoring wells. The City installed the methane gas extraction / flare stations. The City initially implemented an independent remedial action program in compliance with Washington State Law (RCW 70.105D.040). In 2017 the City entered into an Agreed Order with the Washington State Department of Ecology to advance the characterization and remediation of the contamination.

Recycling

The City of Richland offers curbside recycling to its residential and commercial customers. In addition, the City currently operates seven drop-box recycling collection centers throughout the City and delivers the collected recyclable items to Clayton-Ward Recycling in Richland, which prepares the recyclable material and transports it to material processing facilities in the Portland or Seattle areas.

The recycling centers currently accept scrap paper, plastic beverage containers, tin and aluminum cans, newspaper, telephone directories, magazines, catalogs and calendars, glass jars and bottles, cardboard, and brown paper bags. In 2015, the City collected 1,524 tons in the drop box collection centers and 1,099 tons through curbside collection.

Composting

The Horn Rapids Compost Facility is a treatment facility for bio-solids coming from the City's Wastewater Treatment Plant, the residential green waste program and green waste self-haul. The compost facility opened in 2010, and accepts residential green yard waste with no charge to the resident. It saves landfill space and provides finished compost material to the public through a number of wholesale customers.

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

Household Hazardous Waste

The Benton County Moderate-Risk Waste Facility is located at a facility on Ely Street in Kennewick and which can collect Household Hazardous Waste and Small Quantity Generator Waste from residents of Benton County. The facility is jointly funded by the Washington Department of Ecology, Benton County, and the Cities of Kennewick, Richland, West Richland, Prosser, and Benton City.

Moderate-risk waste includes material such as waste oil, paints, flammable materials, and anti-freeze. The facility also collects hazardous waste from commercial businesses classified as small quantity generators (SQG). SQGs are conditionally exempt from federal and state regulation when they generate or accumulate hazardous waste in quantities below a 220 pound per month threshold.

LEVEL OF SERVICE

According to Richland's Solid Waste Management Plan, the following solid waste management facility areas will likely require no major capital improvements during the 20-year planning period:

- Domestic and Commercial Waste Collection Services - No current deficiencies are identified in the service provided by the City's Solid Waste Utility.
- The City's existing curbside and drop boxes recycling program is sufficient to meet customer demands. A minority of residents indicate through surveys that they favor universal curbside recycling. To date the costs of this service expansion and the compulsory nature of it have not been adopted by the City Council.

FUTURE DEFICIENCIES

Estimates of solid waste generation are based on population projections. Based on Richland's 2011 Solid Waste Management Plan (Appendix H), annual waste generation is forecast to increase to 80,000 tons in 2031. This forecast utilizes the per capita rate of 6 pounds per person per day and population projections.

The current capacity in the Landfill will be exhausted sometime in 2020. The City is planning for its future solid waste disposal capacity by exploring two options:

1. Expand landfill capacity on the current site by building a landfill that meets current state and federal design regulations; as part of preparing for the possible expansion of the landfill, the City has submitted and received a permit from the DOH for expansion of approximately 90 acres. or
2. Building a transfer station and hauling waste to a large regional landfill.

A consultant is assisting City staff in preparing information to support this decision. It is expected that a decision will be made in calendar year 2017, after which preparations will be made to construct the necessary facilities. Regardless of the disposal alternative selected, the City anticipates maintaining its current customer service levels at the Richland landfill.

RECOMMENDATIONS

It is recommended that the City:

- Selects a preferred solid waste disposal approach that is cost effective, maintains service levels, and mitigates risk to the City; and
- Provides and maintains collection services to all City residents consistent with adopted service levels and Solid Waste Management Plan goals and objectives.

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

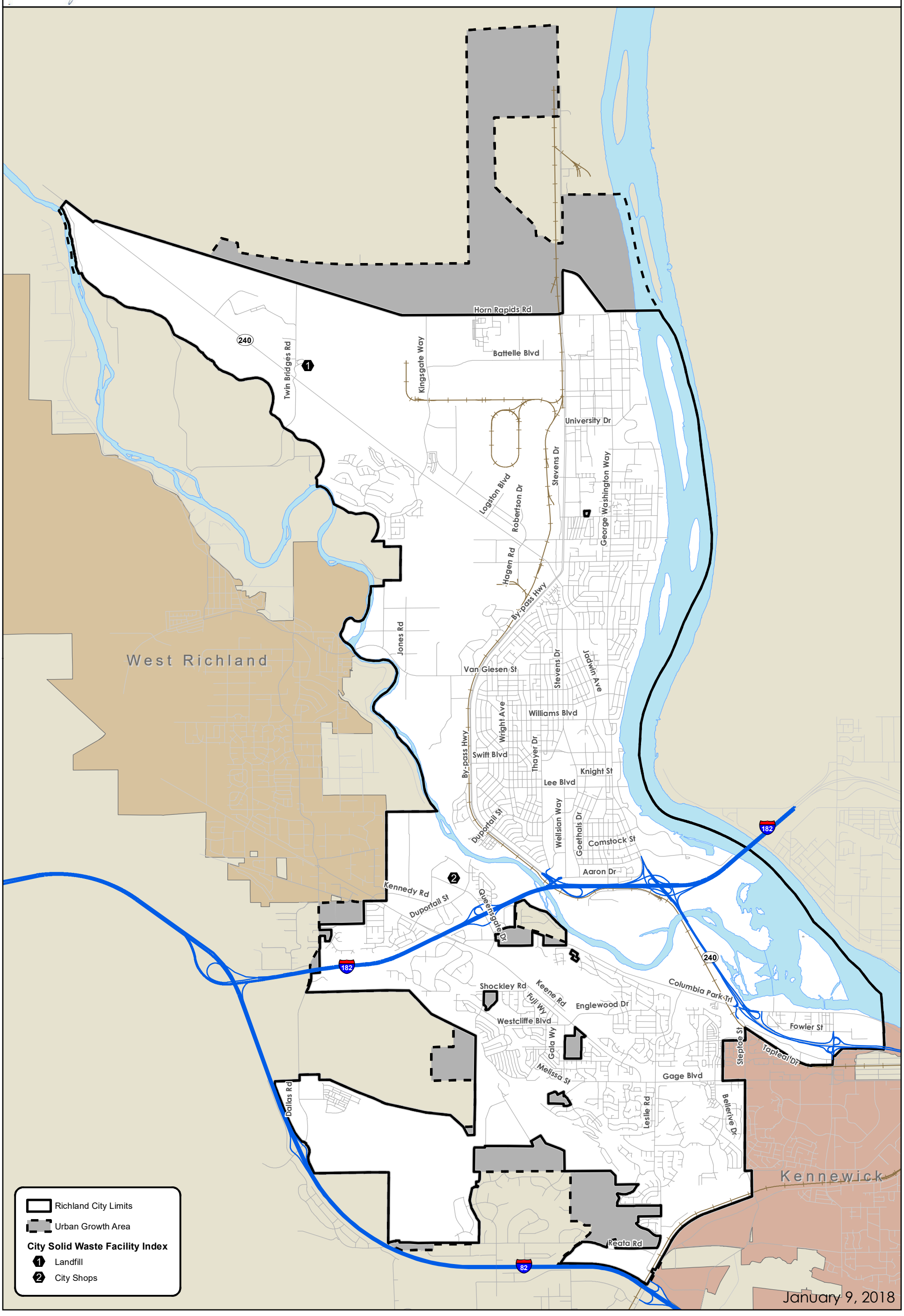
Table U-17: Solid Waste Management Facilities Financing 2014-2030

Facilities	Total Cost	Funding Sources	Time Frame
Disposal Capacity Improvements	8,003,512	Bonds – future issue	2017-2019
Landfill Closure, Phase 2	3,780,000	Solid waste fund	2017-2020
Container Maintenance Facility/ Facility Improvements	$185,000	Rate Revenue	2017-2018

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

City of Richland

U-5 - Solid Waste



DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

SECTION SIX

ENERGY/ELECTRICAL POWER

EXISTING CONDITIONS

Richland's electrical service is provided primarily by Richland Energy Services (RES) Department. RES provides electric service to over 25,000 residential, commercial, industrial, and irrigation customers throughout the City's 50-square mile service territory, using 552 miles of primary line and eight substations. Ownership and operation of these facilities 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.

Electric system planners design and build facilities to follow population and employment projections for the City and county. The electric load is determined from these plans and projections. An electric system plan is then developed to serve those loads at the reliability level prescribed by the individual utility, taking into account 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.

Future electrical service plans are designed not only to provide for future growth and accommodate new and increased loads, but also include changes to the existing systems to improve reliability, maintain power quality, and maintain redundancy backup service in the system.

The City has service area agreements with Benton County PUD (BPUD) and Benton Rural Electric Association (BREA). Approximately 102 customers within the City service area are being served by BPUD while no customers within the City service area are served by BREA. The City transfers remaining customers served by BPUD within the City service area based upon the terms within the service area agreement. All 102 are expected to be transferred by 2021.

Table U-18: City of Richland Electric Substations

Substation	Total Capacity	Used Capacity (2014)	Remaining Capacity (2014)
Sandhill Crane	45,000 KVA	31,000 KVA	14,000 KVA
First Street	45,000 KVA	32,000 KVA	13,000 KVA
Snyder	23,000 KVA	20,000 KVA	3,000 KVA
Stevens	46,000 KVA	41,000 KVA	5,000 KVA
Thayer	53,000 KVA	29,000 KVA	24,000 KVA
Richland Switch	23,000 KVA	10,000 KVA	13,000 KVA
Tapteal	45,000 KVA	37,000 KVA	8,000 KVA
City View	23,000 KVA	19,000 KVA	4,000 KVA
Total System	**303,000 KVA**	**219,000 KVA**	**84,000 KVA**

Source: City of Richland 2014 Long Range Plan – Richland Energy Services

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

Energy Efficiency Program

RES offers energy efficiency programs to its commercial and residential customers. Commercial and industrial customers are offered incentives for lighting and custom projects that reduce energy use. Custom projects 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 program specifically designed for low-income families for insulation, duct sealing, ductless heat pumps, windows, and doors for their home.

Renewable Option Program

Through the City's partnership with the Renewable Option Program offered by the Bonneville Environmental Foundation (BEF), Richland residents can affordably purchase the environmental benefits of wind power generated throughout the Pacific Northwest. BEF's Green-e Energy Certified Renewable Option Renewable Energy Credits (RECs) represent renewable energy sources from Pacific Northwest projects where clean zero-emission wind energy has been delivered to the North American power grid to replace fossil fuel based electricity.

Each block of Renewable Option RECs represents the environmental attributes of 100 kilowatt-hours of electricity generated from wind energy facilities throughout the Pacific Northwest.

Solar Power and Net Metering

The City offers low-interest loans to promote the use of solar power. The loan period is up to 10 years for up to $5,000 per installed kilowatt (kW), not to exceed $15,000. The customer must agree to maintain the system and allow the City to claim the environmental benefits.

LEVEL OF SERVICE (UTILITY SERVICE AREA)

The level of service set by the RES and BPA for their respective portions of the system is based on performance. The goal is an N-1 contingency, which means that one failure in system equipment will not cause the failure of other system components, and the failure can be picked up by other components within eight hours.

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, UGA, and service area agreements with adjoining BPUD and BREA utilities. The greater of the City limits, UGA, and service area agreements constitutes its current utility service area and planned future service areas.

FUTURE DEFICIENCIES AND RECOMMENDATIONS

The City has identified power supply system capital improvement projects that will be needed to meet the demands of growth as detailed in the Energy Service Department's Capital Facilities Plan for 2016-2027. The list consists of electrical projects with an estimated cost of approximately $60 million during this period. The $60 million capital cost is derived from the latest long-range capital expenditure forecast and extrapolating the average annual expenditure through calendar year 2027.

Specific projects have been identified for the second planning period. Critical service deficiencies in this period could result unless needed capital improvements are identified and implemented.

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

The Energy Services Department has identified electric utility capital improvement projects that will be needed to meet the demands of growth through calendar year 2022. Cost of service and sources of funding are identified in Table U-19.

Table U-19: Electrical Power Facilities Improvement and Fund Resources

Facilities	**Total Cost**	**Time-frame**
Miscellaneous Electrical Projects	$81,754,000	2017-2022
Funding Source	**Total Fund**	
Benton PUD Contributions	$1,250,000	2016-2020
Bonds - Future Issue	$21,955,000	2018-2022
Bonds - Prior Issue	$21,254,000	2016-2018
Facility Fees	$6,200,000	2016-2022
RAISE (LRF)	$980,000	2017-2022
Rate Revenue	$30,115,000	2016-2018
Total	**$81,754,000**	

Long-range capital projects for the power supply system are identified and will be based on the need for improvements to serve growth in the second planning period and on the ability of the City to finance them. Implementation of improvements will be planned as part of an overall finance plan for all City-owned utilities and capital facilities. Projects and related costs identified through 2022 by the Energy Services Department include:

- Dallas Road Area Improvement - Plan, design, and construct a new electrical system substation and connect via new and existing transmission power lines into the electric system grid. Total Estimated Cost: $9,222,000.
- Kingsgate Substation - New substation for the Horn Rapids Industrial Park. One 28,000 KVA capacity transformer and major materials purchased by City. Substation to be constructed and commissioned by the end of 2021. Total Estimated Cost: $4,236,000.
- Leslie Rd Substation - Plan, design, and construct a new electrical system substation and connect into the electrical system grid operated by the BPA. Additionally, plan, design, and construct primary underground distribution feeders from new substation to the City's new and existing electrical system. Total Estimated Cost: $10,081,000.
- Smart Grid – Advanced Metering Infrastructure - Complete a detailed design and implement an electrical utility smart grid program to cost-effectively improve utility operations and provide the utility customers with options to control their power consumption and usage patterns. Total Estimated Cost: $10,600,000.
- Purchase Southwest Service Area Infrastructure - Per 2005 Electrical Service Area Agreement, purchase the depreciated value of BPUD infrastructure currently serving Hidden Hills Phase 1, Badger Mountain Irrigation District pumping station, and Reata Ridge in 2015 and other PUD facilities in 2020 serving any new City-annexed properties in the southwest service area. Total Estimated Cost: $812,000.

The capital improvements identified by the City will address deficiencies resulting from growth during the second planning period. Mitigating system improvements will have to be identified by the City for the second planning period.

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

City of Richland

U-6 - Major Electrical Transmission Lines

Hanford Sub 2023
To Benton Switch (BPA)
To FFTF (BPA)
White Bluffs Sub (BPA)
Sandhill Crane Sub (City)
Horn Rapids Rd
Kingsgate Sub (City) 2021
240
Twin Bridges Rd
Kingsgate Way
Battelle Blvd
First Street Sub (City)
University Dr
Stevens Dr
George Washington Way
Ogston Blvd
Robertson Dr
Snyder Sub (City)
Hagen Rd
By-pass Hwy
Stevens Sub (BPA/City)
Jones Rd
West Richland
Van Giesen St
Jadwin Ave
Williams Blvd
Wright Ave
To Grandview (BPA)
Thayers Sub (BPA/City)
Swift Blvd
Thayer Dr
Knight St
Ledbetter Sub (BPA BREA)
Wellsian Way
Goethals Dr
Comstock St
Duportail St
City View Sub (City 2003)
Richland Switch (BPA/City)
Aaron Dr
Kennedy Rd
Duportail St
Queensgate Dr
182
240
To Red Mountain (BPA)
Shockley Rd
Keene Rd
Englewood Dr
Columbia Park Trl
Fuji Wy
Westcliffe Blvd
Fowler St
Gala Wy
Tapteal Sub (City)
Melissa St
Gage Blvd
Stephoe St
Tapteal Dr
Vista Sub (BPUD)
Leslie Rd
Bellerive Dr
Dallas Rd
Dallas Rd Sub (COR/BPUD) 2020
Kennewick
Badger Canyon Sub (BPA)
Reata Sub (BPUD)
Reata Rd
Leslie Sub (COR/BPUD) 2017
82

Substations
Electrical Distribution System
Richland City Limits
Urban Growth Area

January 9, 2018

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

UTILITIES BY OTHER PROVIDERS

SECTION ONE

NATURAL GAS SUPPLY

EXISTING CONDITIONS

Cascade Natural Gas Corporation builds, operates, and maintains natural gas distribution facilities serving the City of Richland. Cascade is an investor-owned utility serving customers in 68 communities in Washington and Oregon. Interstate pipelines transmit Cascade's natural gas from production areas in the Rocky Mountains and western Canada. The Cascade headquarters is located in Kennewick, WA (Cascade Natural Gas, 2017).

Cascade's service areas are concentrated in western, central, and southeast Washington; and central and eastern Oregon. Richland's natural gas supply system currently meets existing demand.

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 DEFICIENCIES AND RECOMMENDATIONS

Natural gas 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.

SECTION TWO

TELECOMMUNICATIONS

EXISTING CONDITIONS

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.

The telecommunications industry is undergoing tremendous advances in technology as cellular and optical fiber technologies transform the way service is delivered. Additionally, advances in computer technology, particularly the Internet, 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.

Many telecommunication utilities are under the directive by their licensing agency and franchise agreements to provide a specific level of service to their service area. Most of these utilities are regulated at the state level by the Washington Utilities and Transportation Commission.

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

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 provide options that create a very competitive environment in the telecommunications field; therefore, it is very difficult to accurately assess the way in which telecommunications will be provided throughout the City.

While the provision of advanced communications technology is important to the City's residents and businesses, and vital to the continued economic development of the City, 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.

Cable TV

The City of Richland currently franchises Charter Communications Holding Company, LLC, to serve its population in compliance with Federal Communications Commission (FCC) regulations.

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), 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.

Phone and Internet

Basic and enhanced telecommunication services in Richland and much of the Northwest is provided by Frontier. For the cellular network, almost all nation-wide companies serve the City such as Verizon, Cellular One, U.S. Cellular, AT&T Wireless, T-Mobile, and Cingular Wireless.

Cell towers may be located on tall poles, lattice towers, or buildings. Each cellular site facility includes antennas, radios, air conditioners, and computerized switching equipment. Most sites also contain backup power equipment. Sites located on buildings typically house the associated equipment in self-contained shelters. Cell sites do not emit smoke or loud noise during normal operation. The location of cell sites is typically affected by terrain, other existing cell sites with which new sites must interact, and the cellular company's ability to reach agreement on leases with potential land owners.

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.

LEVEL OF SERVICE

Federal and state regulations require that telecommunications purveyors provide adequate telecommunications services on demand.

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

FUTURE DEFICIENCIES & RECOMMENDATIONS

No deficiencies in the telecommunications system were identified under the Comprehensive Plan, therefore, no improvement recommendations were developed.

SECTION THREE

IRRIGATION DISTRICT FACILITIES

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.

Only portions of the City of Richland currently have irrigation services. The southern part of the City is served by the Columbia and Kennewick Irrigation Districts. 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, Kennewick, and Badger Mountain Irrigation Districts. The Kennewick Irrigation District is composed of local improvement districts which collectively provide irrigation water for a large area in Richland. It 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 Badger Mountain School.

FUTURE RECOMMENDATIONS

No improvement recommendations are made as part of this Comprehensive Plan.

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

CAPITAL FACILITIES

SECTION ONE

INTRODUCTION

PURPOSE OF THE ELEMENT

The Capital Facilities Element, required under the Washington State GMA, addresses capital facilities needs in the City of Richland and UGA and represents the City's policy plan for the next 20 years.

This Capital Facilities Element was developed to be consistent with the Benton CWPP and integrated with all other plan elements to ensure consistency throughout the Comprehensive Plan. The Capital Facilities Element considers the public capital facilities necessary to support the other Comprehensive Plan elements.

The Capital Facilities Element promotes efficiency by prioritizing capital improvements for the first planning period, 2017 through 2022, and second planning period, 2023 through 2037. Long-range financial planning enables the City to schedule projects so that the steps in development logically follow one another based on relative urgency, economic desirability, and community benefit. The identification of adequate funding sources results in the prioritization of needs and allows tradeoffs between projects to be evaluated explicitly. The Capital Facilities Element will guide decision-making to achieve the community goals as defined in the Comprehensive Plan.

According to the GMA Procedural Criteria, Chapter 365-195 WAC, the Capital Facilities Element should contain at least the following features:

- An inventory of existing capital facilities;
- A forecast of the future needs for such capital facilities;
- Proposed locations and sizes of expanded or new capital facilities;
- A six-year plan to finance such capital facilities; and
- A requirement to reassess the Land Use Element if funding falls short of meeting capital facilities' needs, and to ensure consistency between the Land Use Element and the Capital Facilities Element and associated Finance Plan.

The Capital Facilities Element documents all capital projects needed to accommodate projected growth. The Finance Plan identifies the City-provided facilities and the sources and levels of financial commitment and revenues necessary to meet the concurrency requirements of the GMA. Concurrency means that needed capital facilities must be installed and available for use at the time of development, or within a reasonable time period following completion of the development.

Richland CIP uses many revenue sources to fund the capital investment projects identified in the plan, including sales tax, business and occupation tax, utility rates, state revenues, bonds, and grants. City also collects park impact fees to mitigate park impacts. Impact fees collected from specific park zones are used within that park district to address the impact by providing park and facilities according to the standards set in the Parks, recreation and Open Space Plan.

The capital facilities covered in this element are as follows:

- Parks, Recreation and Open Space Facilities
- Municipal Facilities

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

- Fire and Emergency Service Facilities
- Police Service Facilities
- Library Facilities
- Schools

SECTION TWO

PARKS, RECREATION, AND OPEN SPACE

EXISTING CONDITIONS

Existing Parks and Recreation Sites

The City of Richland has a total of 2,286 acres of city-owned park land within its corporate limits. Richland's park land inventory includes neighborhood, community, regional, linear, natural open space, and special use parks. Richland's open space is discussed under the Land Use Element.

Neighborhood parks are intended to serve specific neighborhoods within one mile. It is generally located in the center of a service area and adjacent to, or in close proximity to other open space or school sites. Community parks serve multiple neighborhoods and are larger in size than the neighborhood parks. Regional parks offer recreational opportunities that attract a diverse group of people from the Tri-Cities metropolitan or county area. Special use parks offer major specialized or single-purpose facilities, with a service area generally being community wide or larger. Linear parks are developed for recreational travel, or to enjoy linear resources such as waterways, shelterbelts, streetscapes, or similar amenities. They are typically long and narrow in shape, with a community wide or larger service area. Detailed criteria for each type of park are identified in the Parks, Trails, Open Space and Facilities Master Plan, 2014-2019.

Table CF-1: Park Area Total

Park type	Acres	Number of Parks
Neighborhood Parks	78.6	25
Community Parks	220	4
Regional Parks	170	2
Special Use Areas	702	11
Linear Parks	240	9
Natural Open Space	873.98	7
Total Parks and Recreation Areas	**2,285.6**	**58**

Each park's classification, acreage, and development status is shown in Table CF-2. The location of all parks is shown in the parks and open space map in the Comprehensive Plan.

Table CF-2: Inventory of Existing City Parks

Park	Acreage	Type1
Barth Park	0.35	Neighborhood park, developed
Beverly Heights Park	2.6	Neighborhood park, developed

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

Park	Acreage	Type1
Brookshire Park	2.5	Neighborhood park, developed
Chaparral Park	3	Neighborhood park, developed
Craighill Park	3.41	Neighborhood park, developed
Crested Hills Park	5.8	Neighborhood park, developed
Desert Rim Park	2.84	Neighborhood park, developed
Drollinger Park	1.5	Neighborhood park, developed
Frankfort Park	2.86	Neighborhood park, developed
Gala Park	3	Neighborhood park, developed
Goethals Park	2	Neighborhood park, developed
Heritage Hills Park	1.59	Neighborhood park, developed
Hills West Park	2.06	Neighborhood park, developed
Jadwin/Stevens Triangle	1.41	Neighborhood park, developed
Jason Lee Park	4.1	Neighborhood park, developed
Jefferson Park	8.71	Neighborhood park, developed
Lynnwood Loop Park	10.9	Neighborhood park, developed
McMurray park	3.04	Neighborhood park, developed
Meadows East Park	3.04	Neighborhood park, developed
Oak Park	3.1	Neighborhood park, developed
Overlook Park	0.91	Neighborhood park, developed
Paul Liddell Park	2.75	Neighborhood park, developed
Rodney Block Park	3.1	Neighborhood park, developed
Stevens Park	1.41	Neighborhood park, developed
McMurray Park	3.04	Neighborhood park, undeveloped
Westwood Park	0.89	Neighborhood park, developed
Wye Neighborhood Park	3.15	Neighborhood park, developed
Unnamed Park in Badger Mountain South	6.0	Neighborhood park, undeveloped
Badger Mountain Community Park	80	Partially Developed
Claybell Park	46	Community park, partially developed, includes natural open space
Hanford Legacy Park	117	Community park, partially developed
Trailhead park	40	Community park, partially developed
Unnamed Park in Badger Mountain South	30	Community park, undeveloped and undedicated
Howard Amon Park	45.91	Regional park, developed

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

Park	Acreage	Type1
Leslie Groves Park	149.2	Regional park, developed
Abbott Shelterbelt	4.1	Linear park, developed
Bypass Shelterbelt	55.74	Linear park, developed
Gillespie Parkway	2.9	Developed
Goethals Shelterbelt	15	Linear park, developed
Haines Levee	19	Linear park, developed
James Lawless Park	34	Linear park, undeveloped
Keene Road Trail Corridor	78.7	Linear park, undeveloped
Marjorie Sutch Greenway	14.6	Linear park, partially developed
Stevens Islands	16.27	Linear park, developed
Amon Basin Natural Preserve	75	Natural open space, undeveloped
Badger Mountain Park	80	Community park, partially developed, includes natural open space
Bateman Island[1]	160	Natural open space, undeveloped
Chamna Natural Preserve[1]	293	Natural open space, undeveloped
Columbia Point South	116	Natural open space, undeveloped
W.E. Johnson Park	236	Natural open space, partially developed
Wye Levee	21	Developed
Bradley Boulevard Park	0.2	Special use areas, developed
Carol Woodruff Plaza	0.1	Special use areas, developed
Columbia Park West[2]	65	Special use areas, partially developed
Columbia Playfield (includes George Prout Pool)	28.89	Special use areas, developed
Columbia Point Golf Course	170	Special use areas, developed
Columbia Point Marina Park	13.2	Special use areas, developed
Horn Rapids Athletic Complex	24	Special use areas, developed
Horn Rapids ORV Park	300	Special use areas, developed
Jeanette Taylor Park	2.02	Developed
John Dam Plaza	3.9	Developed
South Columbia Point	116	Special use areas, partially developed

[1] "Developed" is used for parks using irrigation and landscape at a minimum; "partially developed" describes parks that include both developed and natural open space

[2] US Army Corps of Engineers owned, leased to the City of Richland

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

Trails and Bicycle Paths

The City has a system of trails, consisting of Class 1 trails, secondary trails, and soft trails as identified in Table CF-3 below. See Figure T-6 for bike and route maps within the City.

Table CF-3: Inventory of Existing Trails

Park Type	Acres
Existing Class 1 Trails	
Richland Riverfront Trail (Horn Rapids Road to I-182 Bridge)	7.22 mi
Leslie Groves Bike Trail	1.6 mi
Bypass Shelterbelt (Wellsian Way to Jadwin Ave)	4.36 mi
Sacagawea Heritage Trail	3.67 mi
Chamna/Coulee Street Trail	0.96 mi
Keene Road/ Gage Boulevard Trail	4.5 mi
Stevens Drive Trail	0.82 mi
Existing Secondary Trails	
Aaron Drive Trail	0.54 mi
Badger Mountain Community Park	0.71 mi
Crested Hills Park	0.34 mi
Desert Rim Park	0.25 mi
Urban Greenbelt Trail	2.68 mi
Lynwood Loop Park	.25 mi
McMurray Park	0.35 mi
Paul Liddell Park	0.14 mi
Sagewood Meadows Open Area	0.56 mi
Claybell Park	0.56 mi
Existing Soft Trails	
W.E. Johnson Park	>5 mi
Badger Mountain Centennial Preserve[1]	6 mi
Trailhead Park canyon trail 0.26/Badger Flats Trail 0.4	0.3
Claybell Park	>2 mi
Tapteal Greenway Trail	2 mi
Badger Mountain Overlook	>1 mi
Riverview Management Unit[2]	2 mi
Chamna Natural Preserve[2]	> 11 mi
Bateman Island[2]	> 2 mi
James Lawless Park	>1 mi
Amon Basin	>2 mi
South Columbia Point	>2 mi
Rivers to Ridges Trail (Falconcrest)	0.36 mi

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

Park Type	Acres
[1] Owned and maintained by Benton County; portion of the park is in the City's UGA	
[2] US Army Corps of Engineers owned, leased to the City of Richland	

In addition to facilities mentioned above, the Barker Ranch trail exists as an easement on City property also encumbered by an irrigation main easement. The City is in the process of relocating this trail to City property adjacent to the irrigation main.

Other Recreational Activities

In addition to City-owned park land and indoor recreational facilities, other facilities include the 647-acre Badger Mountain Centennial Preserve owned by Benton County, 1,112 acres of USACE-owned open space, and various Richland School District facilities. The USACE manages two open space preserves in the Yakima River delta area, the Yakima Delta Habitat Management Unit totaling 1,112 acres. Other private entities such as private schools, neighborhood clubs, private health clubs, and employers provide many indoor and outdoor sports, recreational, and health facilities.

Community Center

The Richland Community Center is available to all citizens of Richland. The Center serves as the venue for a wide variety of programs and activities designed for individuals and groups of all ages. The Center is used for City sponsored and administered recreational activities and programs, and for rental. A number of the facility's rooms are designed and used as multi-purpose spaces for a variety of activities.

Hanford Reach Interpretive Center

The Hanford Reach Interpretive Center is located in Columbia Park West. It opened to the public in 2014. This is a center exhibiting local culture and history and it promotes education and tourism. The structure is owned by the Richland Public Facilities District (PFD) on USACE property leased by the City of Richland and subleased to the PFD.

Motor Cross

The Off Road Vehicle Park (ORV Park) has a public motor cross (MX) course, an All-Terrain Vehicle (ATV) course, open trails, mini/pee-wee MX track, and RV camping. Portions of the park are leased for remote controlled airplanes and go-karts.

The Horn Rapids Athletic Complex provides a public Bicycle Motor Cross (BMX) course and four men's softball fields.

Aquatic Facilitates

The George Prout Aquatic Complex provides public swimming and swim classes. The facility has a 25-meter pool with dive tank and a 1,100-square foot wading pool. The Howard Amon Park has a 1,962-square foot wading pool, and Badger Mountain Park has a 6,000-square foot splash and spray park. Both Leslie Groves and Howard Amon Parks have roped off areas for swimming in the Columbia River.

Water-Oriented Facilities on the River

Boat launches and moorage are provided at Leslie Groves Park, Howard Amon Park, Columbia Point Marina Park, and Columbia Park West. A dock for large watercraft is provided at the end of Lee Boulevard in Howard Amon Park. Primitive launch sites are provided at Wye Park, the north end of

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

Snively Road, Hyde Road, and Duportail Street. Transient moorage is provided at Columbia Point Marina Park and Columbia Park West. Private moorage is available at Columbia Park West.

Sports Facilities

Columbia Playfield provides five game-ready lit softball fields. Badger Mountain Community Park and Jefferson Park provide five additional game-ready little league fields. Many City Parks and School District facilities contain backstops for informal ballfield practice.

Jeannette Taylor Park contains a 22,000-square foot concrete skate park for skateboards and BMX bicycles. Many of the City parks provide shared areas or dedicated practice fields for soccer, baseball, and basketball. Football fields are mostly provided within the school facilities. Columbia Point provides a golf course; James Lawless Park includes one 18-hole disc golf course. Table CF-4 indicates current facilities within the City.

Private Recreational Facilities

Several neighborhoods, apartment complexes, private businesses, and churches throughout Richland have built private facilities, such as swimming pools, tennis courts, gymnasiums, golf courses, and playgrounds for their residents, members, and employees. While these amenities are not considered in the inventory of available public facilities, private facilities reduce the demand on public facilities.

LEVEL OF SERVICE

Parks

City of Richland level of service standards have been established for the location of neighborhood and community Parks. Neighborhood parks should be available within a one-mile radius from any dwelling unit. The level of service for community parks is a two-mile radius from any dwelling unit. For the purpose of establishing level of service standards, community and regional parks are considered to provide Neighborhood Park service. Park area level of service standards have not been established for the other park types, as they are developed based upon specific activity needs of the City.

Trails

There are no established national standards for trails. The City of Richland has chosen not to identify a level of service standard for trails. Currently, Richland has 30 miles of paved Class 1 trails, or 0.49 miles per 1,000 population.

Natural Open Space

There are no established national standards for open space. The City of Richland has chosen not to identify a level of service standard for natural open space. As discussed in Table CF-1, the City has 874 acres of natural open space in seven parks. With additional acres managed by other government agencies within, or adjacent to the City limits, the total natural open space area in the City limits and UGA is 2,476 acres (Table LU-1). This equates to approximately 40 acres per 1,000 population or 1,730 square foot per resident.

Aquatics

The National Recreation and Park Association's (NRPA) Recreation, Park, and Open Space Standards and Guidelines recommend that the City of Richland should provide one swimming pool per 20,000 residents and the pools should be able to accommodate 3-5 percent of the total

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

population or 1,964 people at a time. The City has no adopted standards for aquatic facilities. Several private, neighborhood pools exist in the City and are not included in this evaluation.

Recreation Programing

The City of Richland Recreation Department provides recreational opportunities on a continuous, year-round basis, with up-to-date event/activity guides and calendars available online for the public. These facilities and programs are intended to enhance residents' health and provide comfortable access to their local government and other community amenities. Listed below is a brief sample of activity categories with categories changing based on demand.

- Aquatics-swim lessons, lap swim, open swim pre-school educational activities
- Arts & Crafts, General Education-chess, juggling, hunter education, first aid and more
- Dog training, park ranger programs, geocaching, hikes and classes
- Home and garden, language, computer and technologies
- Fitness
- Yoga, martial arts, dance, wellness-check-ups
- Sports: team and individual sports
- Adventure camps-for youth
- Cards, socials trips

FUTURE DEFICIENCIES

Parks

The City is not in need of any additional neighborhood park land. The development of Horn Rapids and Badger Mountain South neighborhood parks will provide adequate park service. New areas near City View re-designated with this Comprehensive Plan update will require one additional community park to serve the area.

The four community parks (Badger Mountain, Claybell, Hanford Legacy, and Trailhead) provide adequate land for development of needed park amenities. There is a need to complete the park amenities at Badger Mountain Park and Hanford Legacy Park. Master plans have been completed for each community park with the exception of Trailhead Park.

Natural Open Space

An analysis on park land in low density cities indicates only eight cities in US have more than 40 acres per 1000 population of park land, which Richland has (The Trust for Public Land, 2015). With the park and natural open space combined, Richland has 79 acres per 1000 people. With the projected 20 years' population, this ratio will be 55 acres per 1000 people. The land use changes indicated in Tables LU-6 and LU-7 will increase the Natural Open Space, and decrease the Developed Open Space. Approximately 38 acres of Urban Reserve land along the Yakima River is re-designated to Natural Open Space (Table LU-6). With these changes, Richland will have about 78.7 acres of open space per 1000 people. For the next 20 years' population, this ratio will remain about 55 acres of open space per 1000 people. The proposed land use changes will result in 54 acres of increase in Natural Open Space and 67 acres of decrease in Development Open Space with a net reduction of 17 acres.

Although Richland includes more open space than communities around the nation, there is a community interest in preserving and expanding open space. The need of open space should be further assessed through stakeholder and public involvement.

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

Recreation

Table CF-4: Recreational Facilities Inventory and Deficiency

Facility Type	Existing Inventory	Build-out Demand	Additional Need
Youth Baseball Game Fields	10 Fields	10 Fields	0
Youth Baseball Practice Fields	12 Fields	18 Fields	6 Fields
Youth Softball Game Fields	5 Fields	6 Fields	2 Fields
Youth Softball Practice Fields	10 Fields	16 Fields	6 Fields
Adult Softball Fields	4 Fields	6 Fields	2 Fields
Indoor Basketball Practice Courts	7 Courts	16 Courts	9 Courts
Indoor Basketball Game Courts	5 Courts	7 Courts	2 Courts
Indoor Volleyball Courts	21 Courts	14 Courts	4 Courts
Youth Soccer Practice Fields	27 Fields	38 Fields	15 Fields
Youth Lacrosse Game Fields	0 Fields	8 Fields	4 Fields
Youth Lacrosse Practice Fields	0 Fields	2 Fields	2 Fields
Youth Football Game Fields	1 Field	3 Fields	2 Fields
Youth Football Practice Fields	0 Field	0 Fields	0 Fields
Golf Driving Ranges	1 Range	2 Ranges	1 Range
Golf, 18-Hole Courses	1 Course	2 Courses	1 Course
Archery Ranges	1 Course	2 Courses	1 Course
Skateboard Park	22,700 sf	30,000 sf	7,300 sf
Outdoor Tennis Courts	28 Courts	45 Courts	17 Courts
Indoor Swimming Pools	1 Pool	4 Pools	3 Pool

(Based on a 2030 Population 70,000; Source: 2014-2019 Parks, Trails, Open Space and Facilities Master Plan)

RECOMMENDATIONS

Table CF-5: Parks, Trail, Recreation, and Open Space Financing

Facilities	Total Cost[1] ($)	Funding Sources	Time Frame
Badger Mountain Park	1,950,000	Park Reserve Fund Park Districts 5 RCO Grant General Fund	2019 - 2020
Columbia Playfield Improvement	1,096,109	Right-of-way Sale Lodging tax Grant Re Excise tax 1st ¼%	2018
Gateway Entrance Improvement	361,000	Re Excise tax 1st ¼%	2012 - 2017
Hanford Legacy Park	7,600,000	Lodging tax Fund RCO Grant	2013 - 2030

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

Facilities	Total Cost[1] ($)	Funding Sources	Time Frame
		Re Excise tax 1st ¼%	
John Dam Plaza Improvements	2,000,000	Business License reserve Fund Private Donations Re Excise tax 1st ¼%	2018
Park, Facilities and Trail Signage	1,70,000	Undesignated Park Reserve Fund Re Excise tax 1st ¼%	2017 - 2030
Park, Facilities Deferred Maintenance	2,140,725	Park Districts 3 Undesignated Park Reserve Fund RCO Tier 1 Big Grant Donation	2013 - 2030
Shoreline Deferred Maintenance	280,000	Undesignated Park Reserve Fund Re Excise tax 1st ¼%	2014 - 2030
Tree Replacement and Deferred Maintenance	120,000	Re Excise tax 1st ¼% WCIA Insurance Settlement Payment	2014 - 2030
West Village Park at Badger Mountain South	250,000	Park District 4	2017
[1]Includes amount that has already been spent in previous years starting in 2012; projects with budget already spent before 2017 is not included in this table.			

Park and recreational facility improvements will be met through proactive long-term planning. Programs and planning shall be done in accordance with the Parks, Trails, Open Space and Facilities Plan. The 2014 – 2019 Parks, Trails, and Open Space Facilities Master Plan indicates major facilities proposed for parks and recreation and their funding sources for a timeframe between 2017 and 2030.

The 2017 Capital Improvement Plan provides a detailed project list for 2017 through 2022. Additional projects in the CIP include:

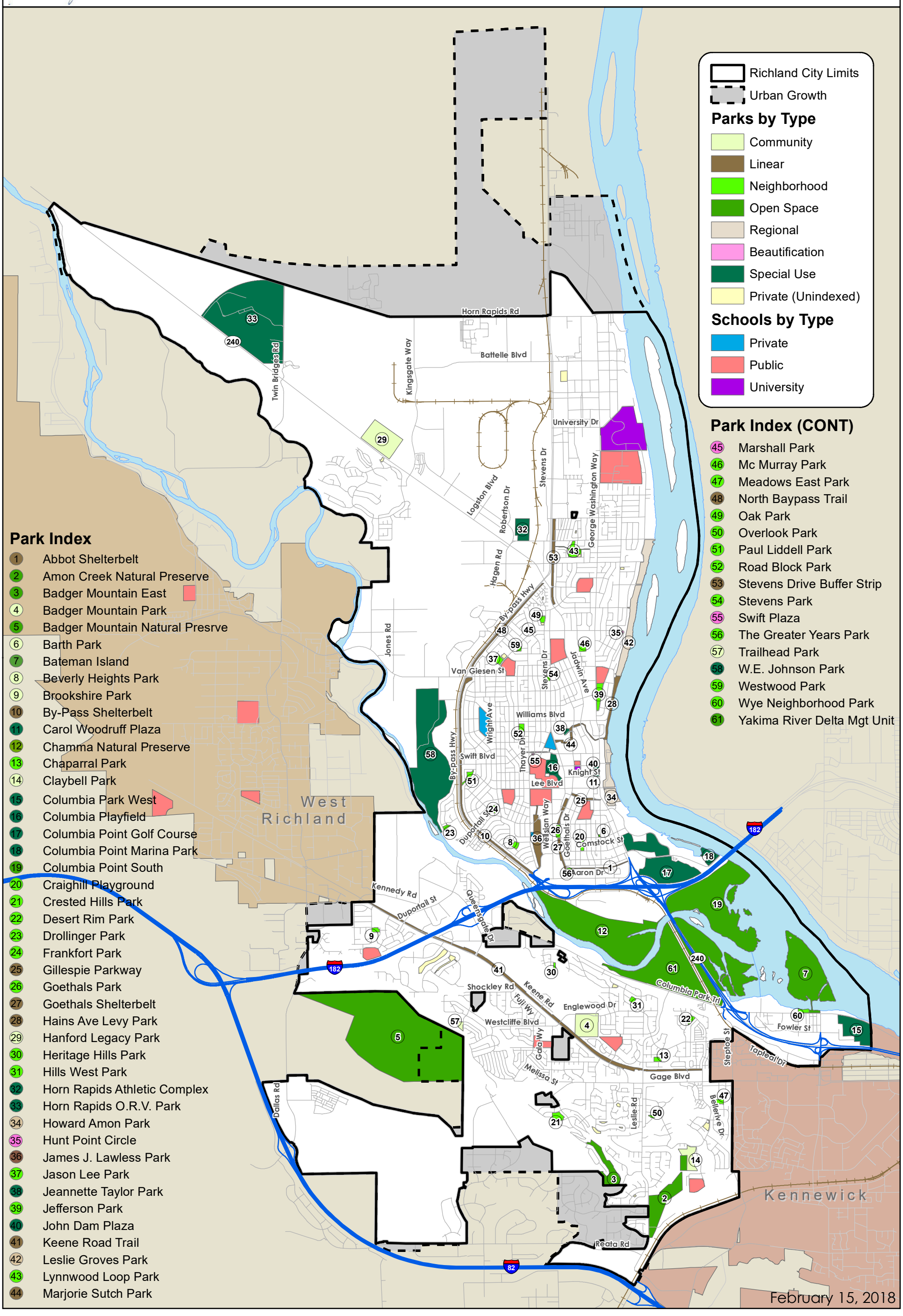
- Bypass Shelterbelt, budgeted for $1,206,458 in 2020 through 2022
- Conversion of State Funded Recreation Land Mitigation, budgeted for $60,000 in 2017
- Craighill Park, budgeted and spent $50,000 in 2016
- Drollinger Park, budgeted for $120,000; remains $60,000 for 2018
- Gala Park, budgeted for $398,386; remains $70,000 for 2019
- Horn Rapids Athletic Complex, budgeted for $650,000 for 2017 through 2021
- Parks Facilities ongoing maintenance, budgeted for $4,192,000 for 2017 through 2022

Land use change indicated in Tables LU-6 and -7 will result in 50 acres on increase in Natural Open Space and 67 acres of decrease in Development Open Space with a net reduction of 17 acres of Open Space. However, this will increase Commercial Recreational land that will offer water-oriented recreational opportunities.

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

City of Richland

CF-1 - Parks, Schools and Open Space



DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

SECTION THREE

MUNICIPAL FACILITIES

EXISTING CONDITIONS

The City of Richland provides many services at municipal facilities throughout the City. Many of these services are discussed in detail in other sections of this Capital Facilities Element and in the Utilities Element. This section describes the City of Richland's administrative buildings and civic center municipal facilities, including City Hall, City Hall Annex, Community Center, Development Services Center, and the City Shops and Warehouse Facility.

City Hall in downtown Richland houses the Council Chambers, Finance Division, and Administrative Services. It also houses the Cable Communications and the Public Information Officer. The City Hall Annex, adjacent to City Hall, houses the City Manager's office, Assistant City Manager and City Clerk, City Attorney, and Hanford Communities.

The Community Center, a 13,000-square foot facility built in 2002, serves a dual role as a new senior center and a recreation and meeting facility. The facility has a dividable multi-purpose assembly room, game room, commercial kitchen, meeting rooms, and fitness facility. It also houses the administrative offices of the Parks Department.

The Development Services Center houses the Building and Permit Services Division, the Housing Resource Division, Electrical Administration and Engineering, and Public Works Administration and Engineering groups. The building was acquired from the Federal government as surplus property and renovated to become a one-stop planning and development facility during the City's construction expansion period. The renovated area provides increased space and improved working conditions for existing staff. With these services becoming centralized, productivity and efficiency improvements are being recognized.

Staffing for these operations includes 217 employees. The location of major municipal facilities is shown in Figure CF-3, Facilities Map. No municipal facilities are located in the unincorporated areas of the UGA.

In 1994 the City purchased a 160-acre parcel near the Kennedy Road/I-182 interchange, of which 33 acres are dedicated to the construction of a new city shops complex. This campus-style complex completed in 1999 houses the Information Technology and Human Resource Divisions and the construction and maintenance divisions of the electric, water, and solid waste utilities, parks and facilities, fleet services, as well as purchasing and warehousing. In 2010 the City constructed an addition that houses the Information Technology Data Center. The complex consists of three separate buildings and outdoor storage.

LEVEL OF SERVICE

Planning for municipal facilities is based on employment trends, current occupancy, life cycle of the building, efficiency of use, and expansion requirements. Space plans are also determined based on the program objectives of individual departments. Studies prepared by ALSC Architects in April 1992 and 2003, evaluated municipal buildings and recognized that some municipal facilities within the City of Richland were operating at a substandard level.

Assessment of Facilities

City Hall is a 27,914-square foot two-story building. Apart from a minor cosmetic remodeling of the Council Chambers and addition of technology, minimal improvements have been made since it was

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

constructed in 1959. A facilities analysis, completed by ALSC Architects in April 1992 and again in 2003, evaluated each building for the adequacy of architectural, structural, mechanical, electrical, and safety qualities. The study identified facility needs for City divisions to remain at the site after relocation of the Service Functions and Senior Center. The study concluded that the City Hall Complex is inadequate in size and flexibility and is not in compliance with basic accessibility and energy code requirements. The HVAC system is well beyond its intended life cycle and consists of an electric steam boiler original to the building and a cooling tower. Currently, the City is undertaking a review of its various administrative facilities.

The 5,600-square foot Administrative Building was built in 1977 and has only had minor cosmetic improvements. The ALSC study concluded that the building is basically sound and, is in compliance with building codes. Minor additional aesthetic improvements to the interior finish and carpeting in part of the building were recommended. The HVAC system is running at half of its design capability and cannot be repaired without significant investment.

FUTURE DEFICIENCIES

Municipal facility needs that are affected by growth include equipment and space needs as well as additional staff time to process building permits, conduct development plan reviews, and perform City administrative functions. Future growth and development will place increased demand on the City's municipal facilities and services. However, many factors that influence the need for municipal facilities space do not correlate directly with population growth. With technological advances that affect space demands and the trend toward the "right-sizing" of government, it cannot be assumed that municipal facility needs will increase proportionally with growth.

RECOMMENDATIONS

Currently a plan is underway for the construction of a new City Hall that will combine the City Hall, the City Hall Annex, and the Development Services Building into one facility, therefore eliminating three aging buildings. Construction of a 46,000-square foot facility will begin in 2017 and be complete in 2018.

The Facilities Matrix below in Table CF-6 evaluates major facilities' lifecycles. The lifecycle of a facility can be measured based on the age of a building and cost of operation and maintenance over time. Efficiency in the building design can reduce the maintenance cost. Maintenance and operation cost rises as the building gets older until it reaches a point when maintenance is no longer cost-effective. The average age of an office building can range from 30 to 50 years. However, a building can reach its lifecycle sooner if it does not meet current code and safety requirements, and the cost of retrofitting outweighs the benefit. Future municipal facilities planning should assess the lifecycle of facilities and plan in advance to maintain desired level of service.

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

Table CF-6: Municipal Facilities Matrix and Lifecycle Assessment

Facilities	Year Built	Status of the Facility	% of the Lifecycle Remaining	Improvement/ Replacement Allocation in CIP ($)
City Hall	1959	Inadequate in size and flexibility; not in compliance with energy code or ADA requirements; major MEP components are failing and the cost of maintenance is increasing every year	The facility has passed its effective lifecycle. The building is in year 59 of a 50 year lifecycle and will be replaced within 2 years.	18,500,000 for new facility to be completed in 2018
City Shops 100, 200, 300	1998	The facility is still functioning very well for its intended purpose. The MEP systems have been well maintained and are performing as expected. The roof material has failed and will need to be replaced in 2018	The facility is on a 50-year lifecycle. If a proactive maintenance program continues, the building should meet its intended lifecycle. The current remaining lifecycle is 60%	
Development Services Building	1944	Major MEP failure throughout the building	The facility has passed its effective lifecycle and will be replaced within 2 years as part of the new City Hall	18,500,000 for new facility to be completed in 2018
Fire Station 71	1953	Even though the facility was remodeled in 1992, it is not performing well. The MEP systems are failing	The facility is currently on year 64 of a 50 year lifecycle. The facility is well past its effective lifecycle and is requiring significant maintenance to keep it functioning properly	$5, 000,000
Fire Station 72	1991	The facility has sustained water damage over the years based on a poor roof and parapet design. The facility will require a significant remodel in 2017 to address the	The facility was intended for a 50 year lifecycle. Based on the current status, its actual lifecycle has been reduced based on	

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

Facilities	Year Built	Status of the Facility	% of the Lifecycle Remaining	Improvement/ Replacement Allocation in CIP ($)
		water damage. Overall, the major MEP components are functioning properly	water damage. The remaining lifecycle is approximately 40%	
Fire Station 73	1958	The facility is not performing well and requires significant maintenance to sustain operations. The MEP systems are at the end of their life	The facility is currently on year 59 of a 50-year lifecycle. It is well past its effective lifecycle	$4,100,000
Fire Station 74	2015	The facility is performing extremely well	98% lifecycle remaining	
Landfill	1977, additions and updates 2001, 2003, 2008	Customer areas such as transfer station and administrative offices scheduled for update or relocation as part of capacity improvements 2018-2019	5% - 10%	$8,003,512
Police Station	2001	The facility has performed well other than normal MEP and building maintenance	70% lifecycle remaining	
Richland Community Center	2001	The facility has performed well other than normal MEP and building maintenance. The roof is an area of concern and will require significant maintenance	70% lifecycle remaining	
Richland Library	2009	The facility has performed well other than normal MEP and building maintenance. The roof has been a concern and will require replacement well before its intended lifecycle	80% lifecycle remaining	Money is being held in the library reserve fund to replace the roof
Water Treatment Plant	2005	Renewal/Replacement projects scheduled for 2017-2021		$4,382,770

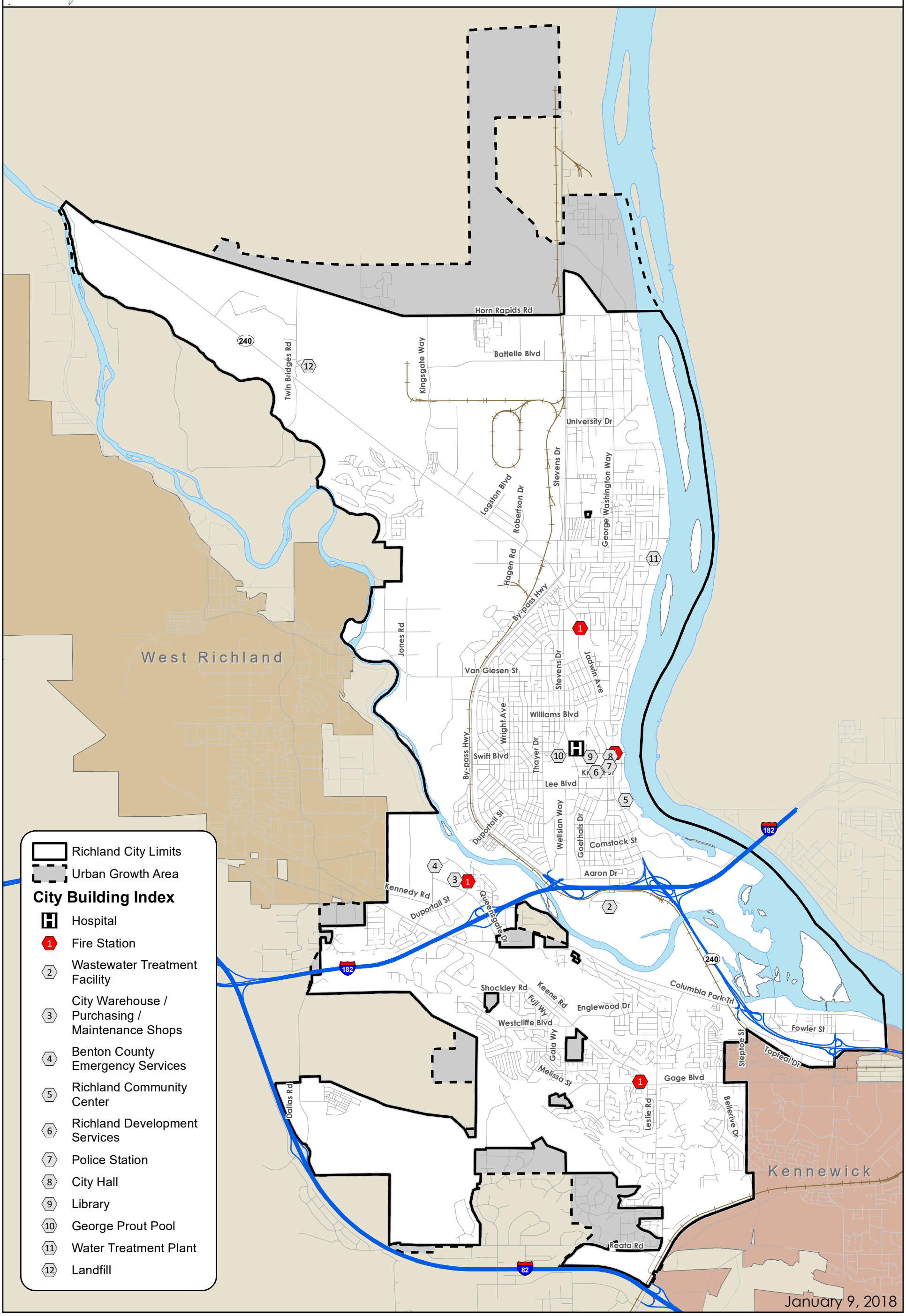
DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

Facilities	Year Built	Status of the Facility	% of the Lifecycle Remaining	Improvement/ Replacement Allocation in CIP ($)
Waste Water Treatment Plant	1985/1986	Repair/Replacement of influent building and treatment facility are scheduled for update in 2017-2018		$2,283,000 – Influent Upgrades $6,611,369 – Treatment Facility

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

City of Richland

CF-2 - Municipal Facilities



DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

SECTION FOUR

FIRE AND EMERGENCY SERVICES AND FACILITIES

EXISTING CONDITIONS

Fire and emergency medical services are a key part of public safety services for the citizens of Richland and the thousands of visitors and workers who pass through the City. The City of Richland has a professional fire department, which provides fire and life safety protection, emergency medical services (EMS), technical rescue, and hazardous materials response to citizens, visitors and the business community.

The Richland Fire & Emergency Services Department also provides Advanced Life Support EMS through Interlocal Agreements to segments of unincorporated areas of Benton County.

Existing Fire Stations are located as follows:

- Fire Station 71 at 1000 George Washington Way.
- Fire Station 72 at 710 Gage Blvd.
- Fire Station 73 at 1900 Jadwin Avenue.
- Fire Station 74 at 2710 Duportail Street.

The map indicates existing and future Fire Stations serving the City.

LEVEL OF SERVICE

Emergency Response Standard

Richland Fire & Emergency Service historic LOS dates back prior to 2000. Minimum level of service goal is a response time of 5 minutes to 90% of all emergency calls within the City of Richland. The 5-minute response time is defined from time of dispatch to arrival on scene.

Professional Industry Standard

Richland Fire & Emergency Services was given an Insurance Service Office (ISO) rating of 3 following an evaluation conducted in 1994 and again in 2016. ISO ratings range from 1 to 10, with lower numbers being better.

FUTURE DEFICIENCIES

- Inability to meet the City's historic minimum level of service in the northern and southern perimeters of the City as outlined in CFPS Goal 1 policies 1, 2 & 3.
- Enhanced difficulties maintaining WAC training compliance without having access to a training complex.

RECOMMENDATIONS

The following facility recommendations are based on the Comprehensive Plan goals and desire to maintain a level of service standard for the time period of 2017 to 2037.

Short Term 2017-2021 Capital Cost Estimate $12.9 to $14.1 million

1. Relocation of the north station (Jadwin & McMurray) further north near the intersection of SR 240 and Stevens Drive (Capital cost estimate: $4.1 million). Optimal timing for relocation of north station is simultaneous with the completion of the Duportail Bridge. Historic note:

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

earlier comprehensive plans from the 1990s identified the replacement of station 73 (Jadwin & McMurray) in 2004.

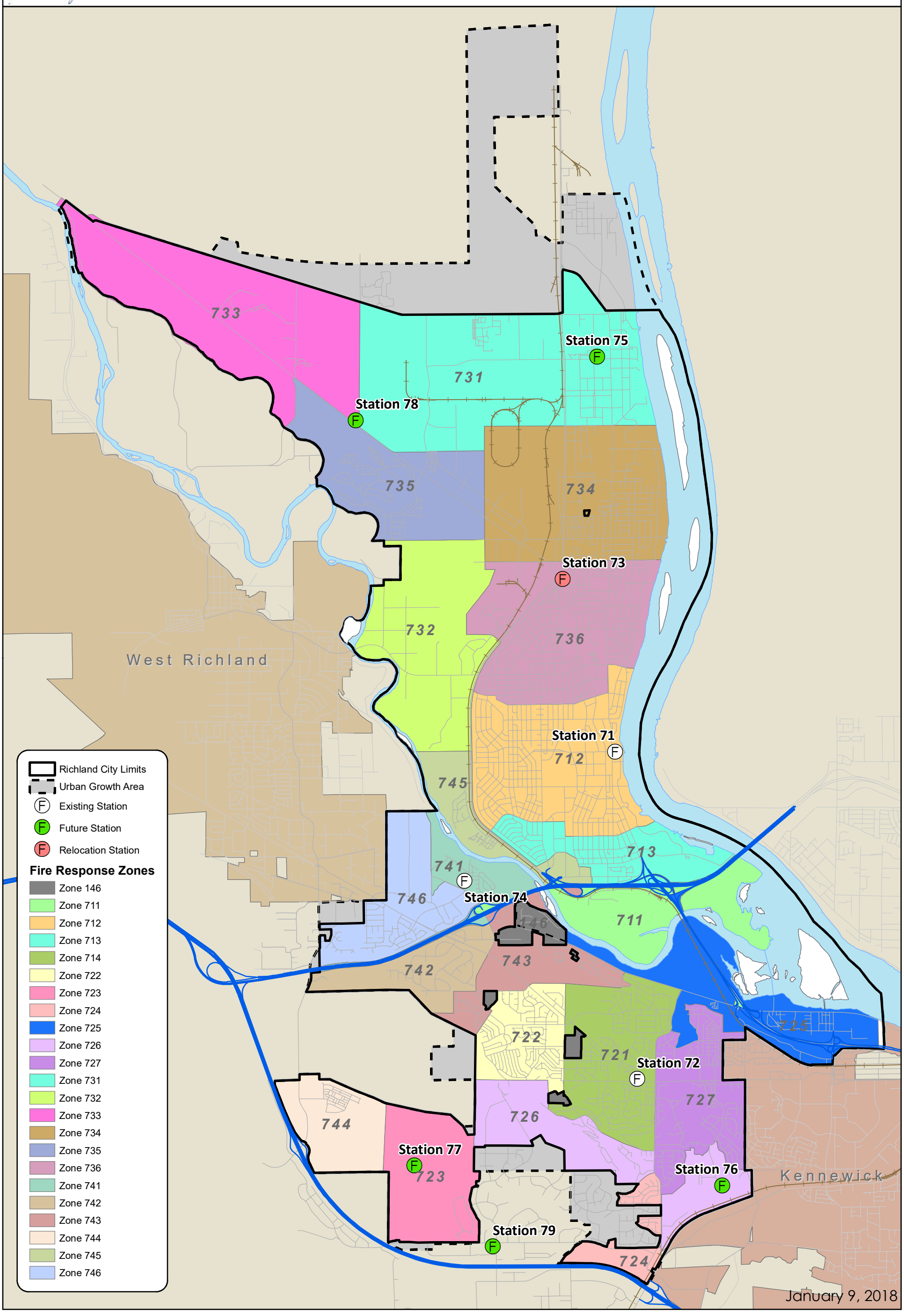
   a. Secure property and change zone and land use designation.
   b. Construct emergency response facility

2. Construct a satellite/decentralized fire and emergency services facility in north Richland (Capital cost estimate: for facility $1.8 to $3 million based on existing or new construction plus $1 million for apparatus).
   a. Secure property in appropriate geographic area in North Richland for future facility (Science/tech Park)
   b. Construct emergency response facility
   c. Include cost of apparatus: Fire Engine and Ambulance
3. Secure property in appropriate geographic area in northwest Richland for future facility (Horn Rapids Golf Community). City currently owns land in targeted area. Need to confirm zoning and land use change (Capital cost estimate: $5.7 million).
4. Relocation of Central Fire Station #71 located at George Washington Way & Swift Boulevard to an area near the Richland Police Station (Capital cost estimate: $5 million).
5. Construct a decentralized fire and emergency services facility in southeast Richland.
   a. Secure property in appropriate geographic area in southeast Richland for future facility (Capital/property cost estimate: $500,000).
6. Construct a satellite/decentralized fire and emergency services facility in Badger South area of Richland.
   a. Secure properties in appropriate geographic areas in South Badger for future facilities (Capital/property cost estimate: $500,000; total cost: 4.5 million).

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

City of Richland

CF-3 - Emergency Service Zones



DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

SECTION FIVE

POLICE SERVICE FACILITIES

EXISTING CONDITIONS

The City of Richland has its own Police Department to provide law enforcement services within the City limits. Law enforcement within the unincorporated UGA is currently provided by the Benton County Sheriff's office. The Police Department is located at 871 George Washington Way. The Department employed commissioned officers and civilian employees.

The Richland Police Department established a partnership with the Washington State Department of Corrections (DOC) in 2002 to better monitor criminals who are under active DOC supervision and living in Richland. At present, Richland Police is also leading the Benton County Emergency Management Agency's activities.

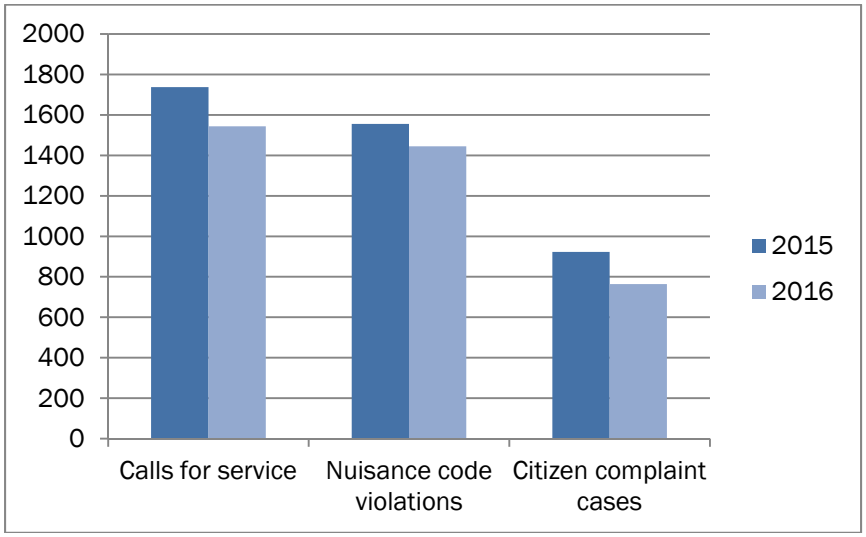
Crime rates are decreasing in some categories, while increasing in other categories, based on 2015 and 2016 National Incident-Based Reporting System (NIBRS) data for Richland. Robbery, motor vehicle theft, and stolen property offences have increased slightly, but kidnapping and burglary have decreased. For code enforcement cases, calls for service, code violations, and citizen complaints have decreased as shown in the Table CR-7 below.

Table CF-7: NIBRS Crime Statistics for Richland

Crime Categories	Total Crimes 2015	Total Crimes 2016
Robbery	6	11
Aggravated Assault	53	69
Simple assault	337	313
Kidnapping	15	5
Burglary	217	178
Arson	6	6
Larceny	1111	1100
Motor vehicle theft	48	80
Fraud	190	179
Stolen property offences	29	42
Destruction/ vandalism	461	444
Drug/ Narcotic offences	175	201

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

Figure CF-4: Code Enforcement Incidents



Current average response times to high priority calls range from one to seven minutes, depending on the type of call and location. The priority categories of police response to calls for service are as follows:

1. Priority I calls are where the safety of people is involved and in progress calls, officers will respond with all urgency, using emergency response equipment when justified.
2. Priority II calls are calls that just occurred. These calls do receive a high-priority response, again using emergency equipment when justified.
3. Priority III calls do not require an emergency response. These calls will be handled as soon as practical but will have lower priority than Category I or II calls. Officers answer Priority III calls when time allows.

Law enforcement within Richland's unincorporated UGA is provided by the Benton County Sheriff's Office. The City of Richland and Benton County have signed a Consent Agreement for Mutual Aid Peace Officers Powers in accordance with the Washington Mutual Aid Peace Officers Powers Act (Chapter 10.93 RCW). By signing this agreement, the jurisdictions agree to provide cooperative enforcement of the law beyond their territorial boundaries as requested by the jurisdiction in need of assistance.

The Police Services Division occupies a police station constructed in 2001.

LEVEL OF SERVICE

Richland Police provides a value-based service. Instead of measuring levels of service by officers per population, Richland measures its levels of service for public safety based on the committed and uncommitted time of the officers and support staff. A balance of committed vs. uncommitted time allows for an efficient response to citizen's calls for service while allocating uncommitted time to allow for proactive police work throughout the community. This balance generally needs to stay at 60 percent committed time and 40 percent uncommitted time.

FUTURE DEFICIENCIES

Future growth will increase demand for police protection services and police department community programs. This may result in a need for additional police officers, equipment, and support staff in the long term.

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

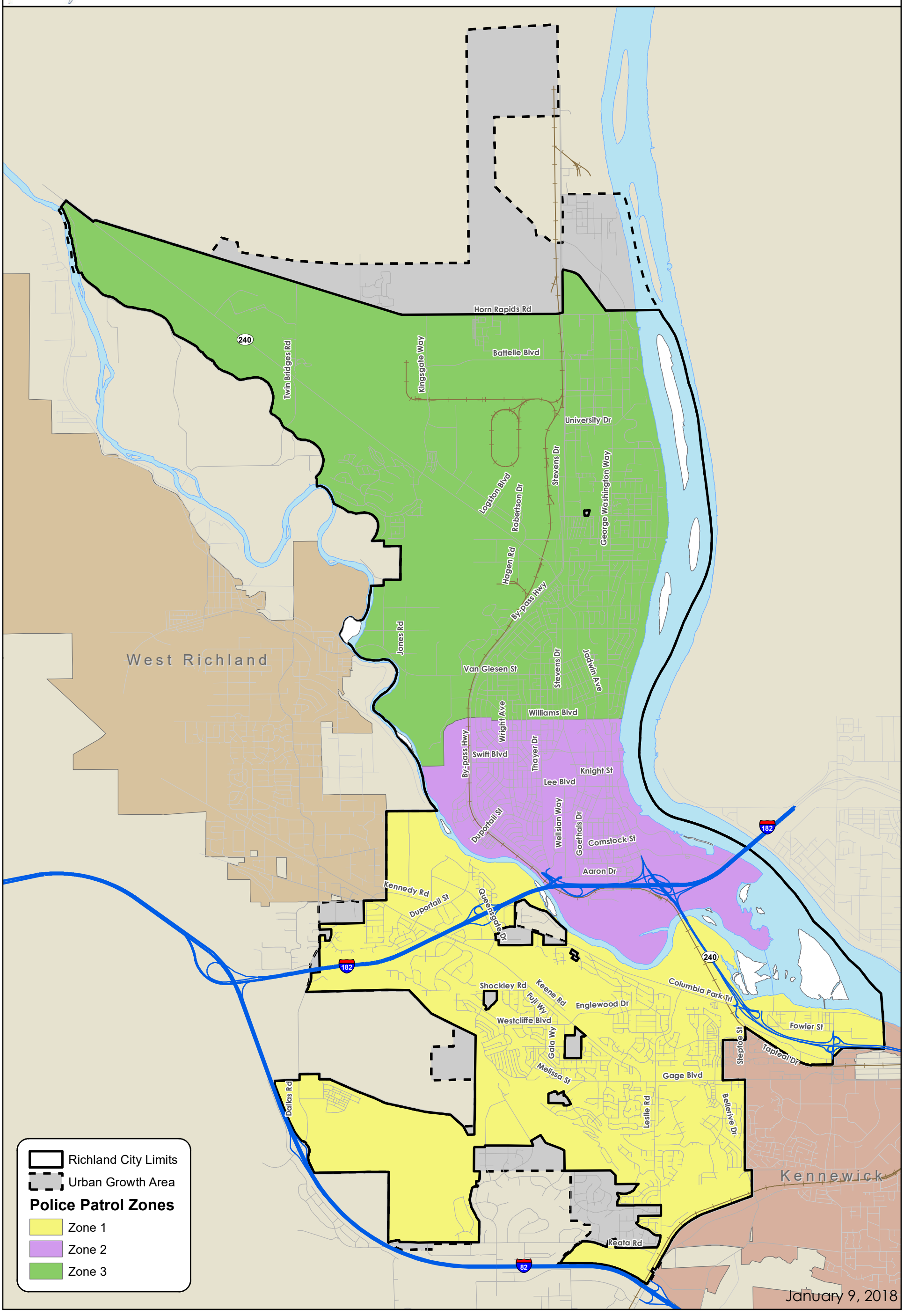
RECOMMENDATIONS

The Police Department is currently not seeking an increase in the number of police officers as it aims to meet its demand through an efficient allocation of committed time. It continues its current programs of community services and crime prevention programs.

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

City of Richland

CF-5 - Police Patrol Zones



DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

SECTION SIX

LIBRARY FACILITIES

EXISTING CONDITIONS

Library services for Richland residents are provided primarily by the Richland Public Library, operated by the City of Richland Parks and Public Facilities Department. Additional library services are available at the Washington State University (WSU) Consolidated Information Center (CIC), Columbia Basin College in Pasco, and the Mid-Columbia Library System in the adjacent jurisdictions. The Kadlec Neurological Resource Center has a specialized library on neurological disorders that is open to public. The PNNL campus master plan also indicates an on-campus library that is available only to PNNL staff and visiting officials. The Richland Public Library and the WSU CIC are both located within Richland City limits. In addition to those listed above, other library facilities in Richland include school libraries at each school in the Richland School District except Rivers Edge High School.

The Richland Public Library is located at 955 Northgate Drive, is a single facility with no bookmobile or branch outlets. The library serves all of Richland's population and the population in the region. The current library facility was expanded and remodeled in 2009 with state of the art facilities, such as two 19 feet x 24 feet meeting rooms with adjustable lighting and dividers. Each room can accommodate 32 people and the rooms can be combined into a single 38 feet x 24 feet room accommodating 64 people. A 62 feet x 32 feet room seating 132 people was also added. This room features a projector, retractable movie screen, retractable black-out shades as well as conventional shades, a sound system, and DVD player.

The remodel also included the addition of a second floor, which allowed for the expansion of the library's collection as well as the addition of multiple study tables, a fire place, and upholstered seating.

The remodeled lobby features exhibit space that is highly sought after for the display of paintings and sculptures. Glass display cases, a vendor kiosk, and a bookstore were also a part of the building's expansion. During an average week, the library is open 69 hours. Hours of operation vary from winter to summer months. During winter months the library is open from 9:30 a.m. to 9:00 p.m. on Monday through Thursday, 9:30 a.m. to 5:00 p.m. on Friday and Saturday, and 1:00 p.m. to 5:00 p.m. on Sunday. During summer months, the library is closed on Sundays.

LEVEL OF SERVICE

The library facilities are currently operating to serve the population within the City and the UGA. Its service and capacity level is adequate to serve its existing population.

FUTURE DEFICIENCIES

With the future growth of the City, there may be a need for additional library facilities on the south side of the City.

RECOMMENDATIONS

Based on the current Urban Growth Boundary and population growth projections, the City of Richland should look forward to one or more branches or explore other ways to expand service.

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

SECTION SEVEN

SCHOOLS

EXISTING CONDITIONS

Richland is mostly served by the Richland School District. Table CF-8 describes all facilities that serve residents within the UGA although some schools are located outside the UGA. Table CF-9 lists the special purpose facilities, such as gymnasiums and libraries, in those schools.

Table CF-8: School Buildings

	Building Area (square feet)	Grounds (acres)	Main Buildings	Classrooms
Richland School District				
Elementary Schools				
Badger Mountain	48,371	15	1	25
Jason Lee	78,905	17	1	28
Jefferson	50,882	12	2	24
Lewis and Clark	43,412	15	1	20
Marcus Whitman	43,312	13	1	20
Orchard	72,000	12.33	1	27
Sacajawea	44,100	16	1	21
Tapteal	48,371	15	1	25
White Bluffs	72,626	15	1	
William Wiley	49,138	13.5	1	25
Amon Creek Elementary	76,218	≈ 13	1	38
Middle Schools				
Carmichael	107,066	26	1	31
Chief Joseph	116,837	22	1	31
Enterprise	91,300	40	1	36
High Schools				
Richland High	271,536	35	6	69
Hanford High	243,031	72	8	75
Rivers Edge	8,811	1	1	6
Three Rivers HomeLink (located on Jason Lee Elementary)	16,780	N/A	1	8
Kennewick School District				
Elementary School				
Vista	38,026	11.5	1	20
Middle School				
Desert Hills	88,362	20	4	37

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

	Building Area (square feet)	Grounds (acres)	Main Buildings	Classrooms
High School				
Kamiakin	192,841	30	5	67
Special Schools Outside Richland				
Delta High School (Science, Technology, Engineering, Math) [2]	44,013	6	1	20
Tri-Tech Skills Center[1]				

[1] Serves the region and operated by multiple school districts.

[2] Located in Pasco. Serves the region and operated by multiple school districts. Students are selected by lottery. Richland has a lottery allocation of 133 students accepted per year.

Table CF-9: Special Purpose Facilities

School	Gymnasiums	Auditoriums	Cafeterias	Libraries
Badger Mountain	1	0	0	1
Jason Lee	1	1	1	1
Jefferson	1	0	0	1
Lewis and Clark	1	0	0	1
Marcus Whitman	1	0	0	1
Orchard	1	0	1	1
Sacajawea	1	0	0	1
Tapteal	1	0	0	1
White Bluffs	1	0	1	1
William Wiley	1	0	0	1
Carmichael	2	1	1	1
Chief Joseph	2	1	1	1
Richland High	3	1	1	1
Hanford High	3	1	1	1
Rivers Edge (Alternative)	0	0	0	0

Source: Richland School District, 2017.

LEVEL OF SERVICE

Schools will be designed to accommodate the following:

- Elementary: 500 to 600 students per school;
- Middle: 650 to 800 students per school; and
- High: 1,500 to 1,750 students per school.

DEFICIENCIES AND RECOMMENDATIONS

The Richland School District is required by the State of Washington to provide annual enrollment projections. The District uses the Cohort Survival Method, with consideration of other factors, as the basis for these projections. The Cohort Survival Method uses a five-year average of the percent

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

of students progressing from grade to grade. The average over the most recently completed five-year period is used to project enrollment for the next five years.

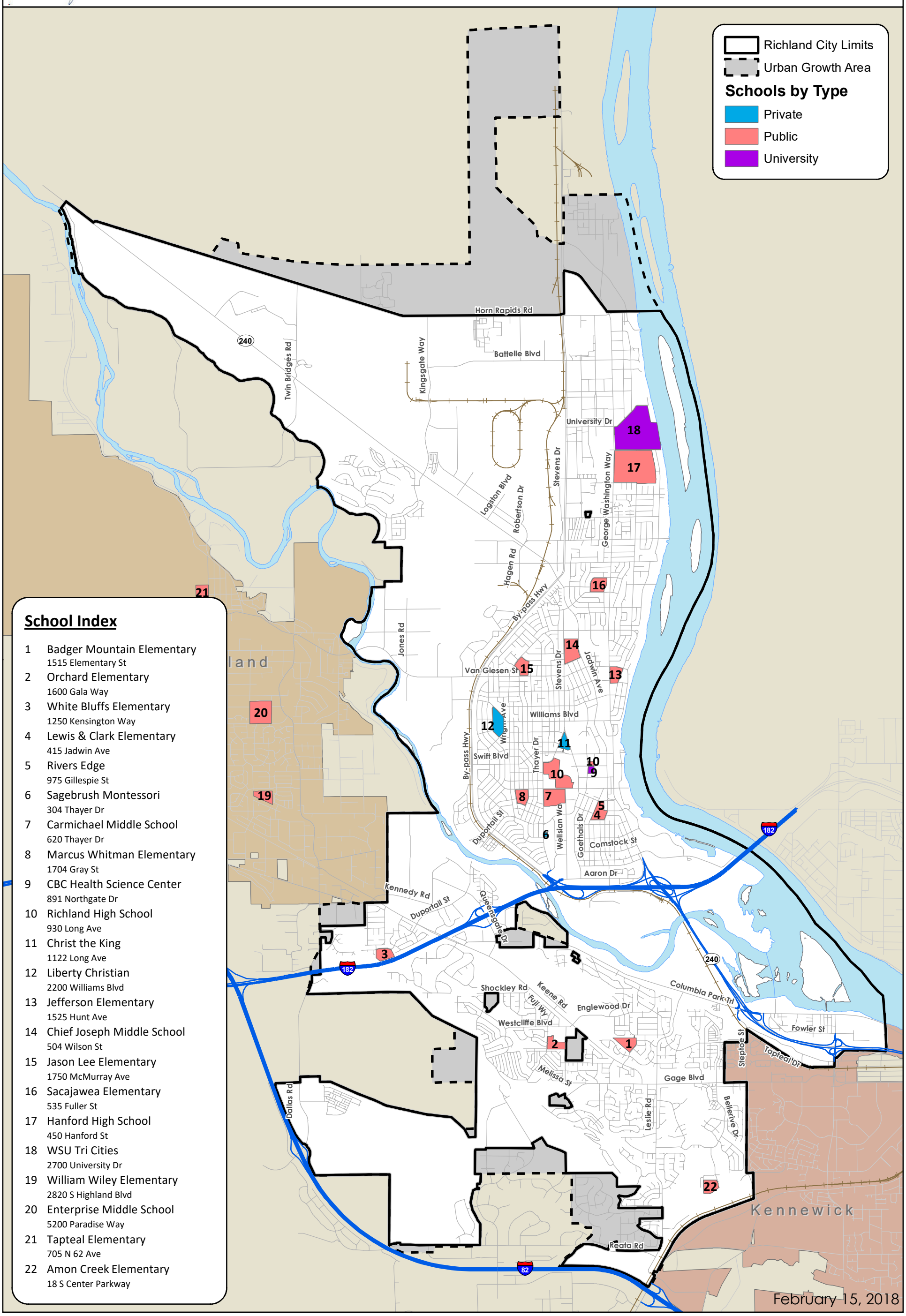
A long range planning study, done for the school district by E.D. Hovee & Company in 2011, developed projections and long range enrollment trends in four areas of the school district: north Richland, central Richland, south Richland, and West Richland. These planning projections, summarized below, were used to develop the bond issue in 2013.

The planned growth of the Badger Mountain South area (BMS) is creating the need for future schools in that area of the city. The school district owns approximately 54 acres in BMS for schools. Improved transportation to meet the access needs of the new schools will also need to be planned. Construction of a middle school (Leona Libby Middle School) is underway and is expected to open in 2017 near Belmont Boulevard and Keene Road, West Richland. The Richland School District purchased 72 acres for a potential high school near the Leona Libby Middle School site. An elementary school is also being planned in this area.

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

City of Richland

CF-6 - Schools



School Index

1 Badger Mountain Elementary
1515 Elementary St

2 Orchard Elementary
1600 Gala Way

3 White Bluffs Elementary
1250 Kensington Way

4 Lewis & Clark Elementary
415 Jadwin Ave

5 Rivers Edge
975 Gillespie St

6 Sagebrush Montessori
304 Thayer Dr

7 Carmichael Middle School
620 Thayer Dr

8 Marcus Whitman Elementary
1704 Gray St

9 CBC Health Science Center
891 Northgate Dr

10 Richland High School
930 Long Ave

11 Christ the King
1122 Long Ave

12 Liberty Christian
2200 Williams Blvd

13 Jefferson Elementary
1525 Hunt Ave

14 Chief Joseph Middle School
504 Wilson St

15 Jason Lee Elementary
1750 McMurray Ave

16 Sacajawea Elementary
535 Fuller St

17 Hanford High School
450 Hanford St

18 WSU Tri Cities
2700 University Dr

19 William Wiley Elementary
2820 S Highland Blvd

20 Enterprise Middle School
5200 Paradise Way

21 Tapteal Elementary
705 N 62 Ave

22 Amon Creek Elementary
18 S Center Parkway

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

SECTION EIGHT

ESSENTIAL PUBLIC FACILITIES

According to the GMA, Essential Public Facilities (EPF) include those facilities that are typically difficult to site, such as airports, state education facilities, state or regional transportation facilities as defined in RCW 47.06.140; regional transit authority facilities as defined in RCW 81.112.020; state and local correctional facilities, solid waste handling facilities, and inpatient facilities including substance abuse facilities, mental health facilities, group homes, and secure community transition facilities as defined in RCW 71.09.020.

EXISTING FACILITIES

The City provided essential public facilities are already identified under the Utility Elements. This includes Richland's landfill in the Horn Rapids area. Other facilities within the City but operated by the state or other public agency include the existing airport, Interstate Highway I-182, interregional State principal arterials of SR 240 and SR 224, and the freight railroad system (BNSF, Union Pacific, Port of Benton). The Columbia-Snake River System is also identified as an EPF as it provides an important inter-modal commercial transportation network for the state extending to the Pacific Ocean. Other EPF provided by institutions in Richland include mental health facilities associated with Kadlec and the Lourdes Counseling Center.

SITING

The siting process should be consistent with the Benton CWPP. Policy 11 of the CWPP indicates that the County and Cities, along with public participation, shall develop a cooperative regional process to site essential public facilities of regional and statewide importance. The objective of the process shall be to ensure that such facilities are located so as to protect environmental quality, optimize access and usefulness to all jurisdictions, and equitably distribute economic benefits/burdens throughout the region or county.

At the Countywide and multi-county level, the following action should be accomplished:

1. Develop a uniform siting procedure which enables selection of optimum project sites and appropriate size and scale relative to intended benefit area.

Richland's Capital Facilities Goal 2 Policy 3 states to locate capital facilities identified as essential public facilities so as to provide the necessary service to the intended users with the least impact on surrounding land uses.

The City establishes the siting criteria with the understanding that some EPF may not pose any siting difficulties beyond those associated with commercial or public developments. Richland reviews the siting of essential public facilities with a process established in the Richland Municipal Code (RMC 23.42.060, Essential Public Facilities). This process first identifies criteria for determining if the facility is to be reviewed as an EPF. The process reviews and addresses mitigation of potential impacts.

DocuSign Envelope ID: E3AA5E31-11D0-4A63-B857-F5BD071FFDBA

REFERENCES

Anchor QEA, 2014. City of Richland Shoreline Inventory, Analysis and Characterization Report. 2014.

Benton-Franklin Health District, 2014. People in Benton and Franklin Counties, 2014 Demographic & Socioeconomic Report.

Cascade Natural Gas, 2017. Cascade Natural Gas Corporation. Available from: https://www.cngc.com/utility-navigation/about-us. Accessed on March 17, 2017

The Trust for Public Land, 2015. 2015 City Park Facts. April 2015.

TRIDEC 2016. Tri-Cities Washington 2016 Factsheet. Available from: https://www.tridec.org/wp-content/uploads/2016-Fact-Sheet-Updated-April-2016-for-TRIDEC-Website.pdf. Accessed on February 16, 2017

COUNCIL AGENDA ITEM STAFF REPORT

Meeting Date: 6/16/2026 Agenda Category: Ordinances - Second Reading & Passage

Strategic Priority 1 - High Performance Government

Subject

Ordinance No. 2026-14, Amending the 2026 Budget to Provide for Additional Appropriations in Various City Funds

Department/Office	Ordinance/Resolution Number	Document Type
Finance	2026-14	Ordinance

Recommended Motion

Give second reading and pass Ordinance No. 2026-14, amending the 2026 Budget to provide for additional appropriations in the City's General Fund, Park Reserve Fund, Community Development Block Grant Fund, HOME Fund, Streets Capital Construction Fund, Park Project Construction Fund, Electric Fund, Stormwater Fund and Equipment Replacement Fund.

Summary

On December 2, 2025, the Richland City Council adopted the City's 2026 Budget through Ordinance No. 2025-33. Since adoption of the budget, several unanticipated expenditures, grant awards, operational needs, and project adjustments have arisen that require amendments to the adopted budget and additional appropriations across multiple City funds.

The proposed ordinance includes several grant-related appropriations in the General Fund. A Department of Ecology grant originally budgeted in the Park Project Construction Fund is proposed to be transferred to the General Fund to better align administration and management of the grant. Additional appropriations are also necessary to recognize and expend grant funding awarded to the Richland Police Department, including funding for Internet Crimes Against Children (ICAC) investigations, portable radios, and employee wellness.

The ordinance also appropriates $600,000 in grant funding received from the Washington State Department of Commerce for HVAC equipment replacement at the City Shops facility and $3.2 million in Department of Ecology grant funding for abatement of the abandoned tire pile located on Twin Bridges Road.

In addition, the ordinance provides $8 million in General Fund appropriations to support the potential acquisition of property for a future police station. Funding would support property acquisition, demolition of certain structures, preliminary design work, and initial site improvements. Additional General Fund appropriations are also included to extend the City's security trailer program into 2027 and expand the number of trailers deployed throughout the community.

Several appropriations are proposed within the Equipment Replacement Fund to address accelerated procurement timelines for long lead-time equipment purchases and replacement of a vehicle that was declared a total loss following an accident. To support these purchases, transfers from the Electric Fund and Stormwater Fund to the Equipment Replacement Fund are also included in the ordinance.

The ordinance further includes transfers from the Park Reserve Fund to the Park Project Construction Fund to complete both the Columbia Playfield Parking Lot Renovation project and the West Village Park Playground Improvement project.

Additional appropriations of $241,504 are requested in the Equipment Maintenance Fund due to unanticipated repairs related to the heating system in the fleet building. This cost will be funded by equal transfers from the General Fund, Streets Maintenance Fund, Electric Fund, Water Fund, Wastewater Fund, Solid Waste Fund, Stormwater Fund, and Medical Services Fund.

Finally, the ordinance appropriates additional federal housing grant funding received from the U.S. Department of Housing and Urban Development (HUD) within the Community Development Block Grant Fund and the HOME Fund.

In total, the ordinance increases City appropriations by $17,737,644 through a combination of grant revenues, interfund transfers, and available fund balance. Because several of the expenditures were not anticipated at the time the 2026 Budget was adopted, RCW 35.33.091 requires City Council to declare a public emergency in the affected funds and conduct a public hearing prior to adoption of the budget amendment ordinance.

Staff recommends approval of Ordinance No. 2026-14 for second reading and passage.

Fiscal Impact

Approval of Ordinance No. 2026-14 will increase overall appropriations by $17,737,644, of which $12,773,935 and $4,963,709 is from new revenue and transfers.

Attachments

1. Ordinance No. 2026-14

ORDINANCE NO. 2026-14

AN ORDINANCE OF THE CITY OF RICHLAND, WASHINGTON, AMENDING THE 2026 BUDGET TO PROVIDE FOR ADDITIONAL APPROPRIATIONS IN THE CITY'S GENERAL FUND, STREETS MAINTENANCE FUND, PARK RESERVE FUND, COMMUNITY DEVELOPMENT BLOCK GRANT FUND, HOME FUND, STREETS CAPITAL CONSTRUCTION FUND, PARK PROJECT CONSTRUCTION FUND, ELECTRIC FUND, WATER FUND, WASTEWATER FUND, SOLID WASTEFUND, STORMWATER FUND, MEDICAL SERVICES FUND, EQUIPMENT MAINTENANCE FUND, AND EQUIPMENT REPLACEMENT FUND, AND DECLARING THAT A PUBLIC EMERGENCY EXISTS IN THE CITY'S GENERAL FUND, STREETS MAINTENANCE FUND, PARK RESERVE FUND, ELECTRIC FUND, WATER FUND, WASTEWATER FUND, SOLID WASTE FUND, STORMWATER FUND, MEDICAL SERVICES FUND, AND EQUIPMENT REPLACEMENT FUND.

WHEREAS, on December 2, 2025, Richland City Council approved Ordinance No. 2025-33 adopting the 2026 Budget; and

WHEREAS, this Ordinance No. 2026-14 will address several budget adjustments occurring in various funds; and

WHEREAS, because a Department of Ecology grant originally budgeted in the Park Project Construction Fund would be more appropriately budgeted and managed in the City's General Fund, appropriations in the amount of $250,000 and all associated grant revenues will be transferred from the Parks Project Construction Fund to the General Fund; and

WHEREAS, the Richland Police Department was successful in acquiring $91,906 in grant funds from three separate grant opportunities ($50,000 from the Seattle Police Department for ICAC, $11,906 in JAG funds from the City of Kennewick for two portable radios, and $30,000 from the Criminal Justice Training Commission for wellness), which must now be appropriated in the City's General Fund for use; and

WHEREAS, additional appropriations in the amount of $600,000 in the General Fund are required to spend a grant received from the Washington State Department of Commerce for HVAC equipment replacement at Richland's City Shops; and

WHEREAS, additional appropriations in the amount of $3,200,000 in the General Fund are required to spend a grant received from the Washington State Department of Ecology for abatement of the abandoned tire pile located on Twin Bridges Road; and

WHEREAS, the City is currently in negotiations to purchase an existing property for a new police station, which will require additional appropriations of $8,000,000 from fund balance in the

General Fund for purchase, demolition of certain structures, design, and initial improvements to the property; and

WHEREAS, additional appropriations of $185,200 from fund balance in the General Fund are needed to extend the contract for the security trailer program into 2027 and increase the number of trailers being utilized; and

WHEREAS, additional appropriations in the amount of $4,143,968 are required in the Equipment Replacement Fund to accelerate purchase orders for long lead-time equipment, and to replace a vehicle that was involved in an accident that rendered it a total loss; and

WHEREAS, additional fund balance appropriations of $280,000 are needed from the Electric Fund to transfer to the Equipment Replacement Fund as part of the previously stated adjustment for long lead-time equipment; and

WHEREAS, additional fund balance appropriations of $300,000 are needed from the Stormwater Fund to transfer to the Equipment Replacement Fund as part of the previously stated adjustment for long lead-time equipment; and

WHEREAS, additional appropriations in the amount of $294,454 need to be transferred from the Park Reserve Fund District No. 1 fund balance to the Park Project Construction Fund to complete the Columbia Playfield Parking Lot Renovation project; and

WHEREAS, additional appropriations in the amount of $150,313 need to be transferred from the Park Reserve Fund undesignated fund balance to the Park Project Construction Fund to complete the West Village Park Playground Improvement project; and

WHEREAS, additional appropriations in the amount of $26,708 are needed in the Community Development Block Grant Fund due to additional 2026 grant funding from the U.S. Department of Housing and Urban Development (HUD); and

WHEREAS, additional appropriations in the amount of $20,328 are needed in the HOME Fund due to additional 2026 grant funding from HUD; and

WHEREAS, additional appropriations in the amount of $241,504 are needed in the Equipment Maintenance Fund for unanticipated repairs to the fleet building heating infrastructure;

WHEREAS, the unanticipated fleet building heating unfractured repair will be funded by equal transfers from the General Fund, Streets Maintenance Fund, Electric Fund, Water Fund, Wastewater Fund, Solid Waste Fund, Stormwater Fund and Medical Services Fund; and

WHEREAS, no funds were appropriated in the 2026 Budget for the items listed above; and

WHEREAS, sufficient unappropriated funds are available, or new revenues/transfers are available, to support the required budget adjustments; and

WHEREAS, pursuant to RCW 35.33.091, a duly noticed public hearing was held on June 2, 2026 regarding the increase in appropriations from beginning fund balance in the General Fund, Park Reserve Fund, Park Project Construction Fund, Electric Fund, Stormwater Fund, and Equipment Replacement Fund.

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

Section 1. Facts Constituting Emergency. The expenses contained within this Ordinance were not anticipated when the 2026 Budget was adopted.

Section 2. Declaration of Public Emergency. Due to circumstances described above, the City Council declares that a public emergency exists in the General Fund, Streets Maintenance Fund, Park Reserve Fund, Electric Fund, Water Fund, Wastewater Fund, Solid Waste Fund, Stormwater Fund, Medical Services Fund and Equipment Replacement Fund.

Section 3. Amendment of the 2026 Budget. The 2026 Budget is hereby amended to provide additional appropriations as follows:

Fund Title	Current Appropriations	Change In Appropriations	Amended Appropriations	Source	
				Fund Balance	New Revenue
General Fund	$ 87,878,524	$ 12,357,294	$ 100,235,818	$ 8,215,388	$ 4,141,906
Streets Maintenance	$ 6,206,074	$ 30,188	$ 6,236,262	$ 30,188	
Park Reserve	$ 476,571	$ 444,767	$ 921,338	$ 444,767	
Community Dev. Block Grant	$ 398,989	$ 32,030	$ 431,019		$ 32,030
HOME	$ 5,165,999	$ 20,328	$ 5,186,327		$ 20,328
Streets Capital Construction	$ 48,161,558	$ (5,322)	$ 48,156,236		$ (5,322)
Park Project Construction	$ 11,904,333	$ 194,767	$ 12,099,100		$ 194,767
Electric	$ 96,270,414	$ 310,188	$ 96,580,602	$ 310,188	
Water	$ 45,992,529	$ 30,188	$ 46,022,717	$ 30,188	
Wastewater	$ 31,666,754	$ 30,188	$ 31,696,942	$ 30,188	
Solid Waste	$ 27,484,654	$ 30,188	$ 27,514,842	$ 30,188	
Stormwater	$ 8,443,518	$ 330,188	$ 8,773,706	$ 330,188	
Medical Services	$ 10,537,052	$ 30,188	$ 10,567,240	$ 30,188	
Equipment Maintenance	$ 6,169,916	$ 241,504	$ 6,411,420		$ 241,504
Equipment Replacement	$ 6,559,860	$ 4,143,968	$ 10,703,828	$ 3,563,968	$ 580,000
TOTAL	$ 393,316,745	$ 18,220,652	$ 411,537,397	$ 13,015,439	$ 5,205,213

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

This space intentionally left blank.

PASSED by the City Council of the City of Richland, Washington, at a regular meeting on the 16th day of June, 2026.

_____
Theresa Richardson, Mayor

Attest:

_____
Jennifer Rogers, City Clerk

Approved as to Form:

_____
Heather Kintzley, City Attorney

First Reading: June 2, 2026
Second Reading: June 16, 2026
Date Published: June 21, 2026

COUNCIL AGENDA ITEM STAFF REPORT

Meeting Date: 6/16/2026 Agenda Category: Resolutions - Adoption

Strategic Priority 1 - High Performance Government

Subject

Resolution No. 2026-79, Accepting Surface Transportation Block Grant Funds for the Gage Boulevard and Leslie Road Intersection Improvements Project and Transportation Alternative Program Grant Funds for the Systemic Pedestrian Crossing Safety Improvements Phase 2 Project

Department/Office	Ordinance/Resolution Number	Document Type
Public Works	2026-79	Resolution

Recommended Motion

Adopt Resolution No. 2026-79, authorizing acceptance of Surface Transportation Block Grant funds for the Gage Boulevard and Leslie Road Intersection Improvements Project, and Transportation Alternative Program grant funds for the Systemic Pedestrian Crossing Safety Improvements Phase 2 Project.

Summary

The 2026-2031 Transportation Improvement Program (TIP) and 2026-2031 Capital Improvement Plan (CIP) include the Systemic Pedestrian Crossing Safety Improvements Phase 2 Project and the Gage Boulevard and Leslie Road Intersection Improvements Project. On April 1, 2025, Richland City Council adopted Resolution No. 2025-45, ratifying the City's grant applications submitted to the Benton-Franklin Council of Governments' 2025 Call for Projects to allocate Transportation Alternative Program (TAP) funds and Surface Transportation Block Grant Program (STBG) funds for fiscal years 2026 through 2029.

The Systemic Pedestrian Crossing Safety Improvements Phase 2 Project was awarded $428,175 in TAP funding and requires 13.5% local matching funds. The Gage Boulevard and Leslie Road Intersection Improvements Project was awarded $1,075,238 in STBG funding and requires 15% local matching funds. The City's best interests are served by accepting the funds awarded from STBG and TAP for these projects to make them financially feasible.

Staff recommends adoption of Resolution No. 2065-79.

Fiscal Impact

The Transportation Alternative Program and Surface Transportation Block Grant Program funds award will provide approximately $1,503,400 into the Streets Capital Fund. The 13.5% required match on the Transportation Alternative Program Grant, estimated at $66,825, will be funded within the Capital Improvement Program (CIP) project "Systemic Pedestrian Crossing Safety Improvements – Phase 2" through Streets Fund allocations of $66,825. The 15% required match on the Surface Transportation Block Grant, estimated at $189,750, will be funded within the CIP project "Gage Blvd/Leslie Road Intersection Improvements" through impact fees and real estate excise tax (REET) allocations of roughly $415,000. The matching funds will be expended in a future budget cycle and will be reflected appropriately during budget approval by Council.

Attachments

1. Resolution No. 2026-79

RESOLUTION NO. 2026-79

A RESOLUTION OF THE CITY OF RICHLAND, WASHINGTON, ACCEPTING SURFACE TRANSPORTATION BLOCK GRANT FUNDS FOR THE GAGE BOULEVARD AND LESLIE ROAD INTERSECTION IMPROVEMENTS PROJECT, AND TRANSPORTATION ALTERNATIVE PROGRAM GRANT FUNDS FOR THE SYSTEMIC PEDESTRIAN CROSSING SAFETY IMPROVEMENTS PHASE 2 PROJECT.

WHEREAS, the 2026-2031 Transportation Improvement Program (TIP) and 2026-2031 Capital Improvement Plan (CIP) include projects titled Systemic Pedestrian Crossing Safety Improvements Phase 2 and Gage Boulevard and Leslie Road Intersection Improvements; and

WHEREAS, on April 1, 2025, Richland City Council adopted Resolution No. 2025-45, ratifying the City's grant applications to the Benton-Franklin Council of Governments' 2025 Call for Projects to allocate Transportation Alternative Program (TAP) funds and Surface Transportation Block Grant Program (STBG) funds for fiscal years 2026 through 2029; and

WHEREAS, the Systemic Pedestrian Crossing Safety Improvements Phase 2 Project was successfully awarded TAP funds in the amount of $428,175 and requires 13.5% local matching funds; and

WHEREAS, the Gage Boulevard and Leslie Road Intersection Improvements Project was successfully awarded STBG funds in the amount of $1,075,238 and requires 15% local matching funds; and

WHEREAS, the City's best interests are served by accepting the grant funds awarded from TAP and STBG for these projects to make them financially feasible.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City Manager is authorized to sign and execute a grant agreement and all other associated documents with the Washington State Department of Transportation to accept Transportation Alternative Program funds for the Systemic Pedestrian Crossing Safety Improvements Phase 2 Project, and Surface Transportation Block Grant Program funds for the Gage Boulevard and Leslie Road Intersection Improvements Project.

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

This space intentionally left blank.

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 16th day of June, 2026.

_____
Theresa Richardson, Mayor

Attest:

_____
Jennifer Rogers, City Clerk

Approved as to Form:

_____
Heather Kintzley, City Attorney

COUNCIL AGENDA ITEM STAFF REPORT

Meeting Date: 6/16/2026 Agenda Category: Resolutions - Adoption

Strategic Priority 2 - Financial Sustainability

Subject

Resolution No. 2026-80, Authorizing a Services Agreement with InfoSend, Inc. for Utility Bill Print and Mail Services

Department/Office	Ordinance/Resolution Number	Document Type
Finance	2026-80	Resolution

Recommended Motion

Adopt Resolution No. 2026-80, authorizing the City Manager to sign and execute a service agreement with InfoSend, Inc. for utility bill print and mail services.

Summary

The City of Richland contracts with a third-party vendor to provide utility bill print and mail services. Outsourcing these services helps ensure timely processing and delivery of utility bills while reducing the need for city staffing and specialized equipment.

Chapter 39.34 RCW authorizes public agencies to enter into cooperative purchasing agreements to allow "piggybacking" on competitively awarded contracts procured by other public agencies. The City of Yakima completed a competitive solicitation process through RFP No. 12605P for utility bill print and mail services, and subsequently awarded a contract to InfoSend, Inc.

Yakima's solicitation, evaluation and award process for RFP No. 12605P meets Richland's procurement requirements, allowing Richland to piggyback on Yakima's solicitation and utilize the same terms and conditions negotiated with InfoSend, Inc.

The contract awarded by Yakima provides utility bill print and mail services beginning May 13, 2026, for an initial one-year term, with options to renew annually for up to four additional one-year terms. By utilizing this cooperative purchasing opportunity, the City can continue receiving uninterrupted utility bill printing and mailing services through a competitively awarded contract without conducting a separate procurement process.

The proposed agreement with InfoSend, Inc. establishes pricing for utility bill printing and mailing services and authorizes expenditures not to exceed $300,000 annually.

Staff recommends adoption of Resolution No. 2026-80.

Fiscal Impact

Funding for this service is included in the General Fund. While postage rates and service costs may fluctuate during the term of the agreement, annual expenditures are not to exceed $300,000.

Attachments

1. Resolution No. 2026-80
2. Proposed InfoSend, Inc. Agreement

RESOLUTION NO. 2026-80

A RESOLUTION OF THE CITY OF RICHLAND, WASHINGTON, AUTHORIZING A SERVICE AGREEMENT WITH INFOSEND, INC. FOR UTILITY BILL PRINT AND MAIL SERVICES.

WHEREAS, the City outsources the function of utility bill print and mail services to a third-party vendor to alleviate staffing and machinery issues, and to ensure timely services; and

WHEREAS, RCW 39.34.030 allows the City to enter into cooperative purchasing agreements with other public agencies to "piggyback" onto procurement efforts conducted by those agencies; and

WHEREAS, the solicitation, evaluation, and award process conducted by the City of Yakima's RFP 12605P meets the City of Richland's procurement requirements; and

WHEREAS, the City of Yakima contracted with InfoSend, Inc. for utility bill print and mail services for an initial term of one (1) year from its effective date of May 13, 2026, with an option to extend on a year-to-year basis for up to four (4) additional years.

WHEREAS, the City's best interests are served by continuing to piggyback onto the City of Yakima's contracting efforts with InfoSend, Inc. for utility bill print and mail services.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City Manager is authorized to sign and execute a service agreement with InfoSend, Inc. for utility bill print and mail services in an amount not to exceed $300,000 annually.

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

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 16th day of June, 2026.

_____
Theresa Richardson, Mayor

Attest:

_____
Jennifer Rogers, City Clerk

Approved as to Form:

_____
Heather Kintzley, City Attorney

DRAFT

COOPERATIVE BID CONTRACT AMONG CITY OF RICHLAND WASHINGTON AND INFOSEND, INC., FOR UTILITY BILL PRINT AND MAIL SERVICES

This Agreement entered into as of _____ in Anaheim, California, by and between **InfoSend, Inc.** having its main office at 4240 E. La Palma Ave, Anaheim, California 92807 and **City of Richland Washington**, "Client" having its main office at: 625 Swift Boulevard, Richland, WA 99352. InfoSend's primary phone number is (714) 993-2690.

RECITALS

WHEREAS, on May 12, 2026, the City of Yakima Washington entered into an Agreement with InfoSend after a competitive solicitation process for Bulk Printing and Mailing Services for Utility Services, RFP No. 12605P.

WHEREAS, pursuant to the Washington State Interlocal Cooperative Act (RCW 39.34) and the Client's procurement policy, the Client is authorized to utilize cooperative bidding contracting to utilize contracts awarded by other public agencies when it is in the Client's best interest to do so; and

WHEREAS, the Client desires to purchase Bulk Printing and Mailing Services for Utility Bills on the same terms and conditions set forth in the agreement entered into between InfoSend and the City of Yakima, with the exception of volume pricing reflected in Appendix A of this Agreement.

NOW, THEREFORE, the parties hereto agree as follows:

1. **Recitals**. The foregoing recitals are true and correct and are a part of this CONTRACT.

2. **Term**. The "Initial Term" of this Agreement shall be a period of twelve (12) months from its effective date. The City may, at its option, extend the Contract on Subsequent twelve (12) month "Renewal Periods" up to, but not to exceed, the final expiration of the City of Yakima contract term. Term shall automatically commence upon the renewal of any term (Initial Term or Renewal Period) unless either party shall:

- Execute a mutually agreeable Agreement Amendment prior to the expiration of the current term that documents a different mutually agreeable renewal period length. No renewal period shall exceed the life of the City of Yakima contract.
- Either party may at any time during the life of this contract, or any extension thereof, terminate this contract by giving thirty (30) days' notice in writing to the other party of its intention to cancel.

This Agreement automatically terminates any prior contracts, terms or agreements previously executed between InfoSend and Client to cover the same services contained in this Agreement, unless specifically referenced herein.

3. **Incorporation by Reference**. Professional Services Agreement for Bulk Printing and Mailing Services between InfoSend and the City of Yakima, consisting of 14 pages and all documents incorporated by reference therein, and InfoSend's Proposal are hereby incorporated by reference and made a part of this CONTRACT.

4. **Precedence of CONTRACT Documents**. If there is a conflict between CONTRACT documents, the document highest in precedence shall control. The precedence shall be:

First:	This Document consisting of 4 pages.
Second:	Professional Services Agreement for Bulk Printing and Mailing Services between InfoSend and the City of Yakima and all documents incorporated by reference therein

DRAFT

City of Richland, Washington		**InfoSend, Inc.**	
Name:	_____	Name:	_____
Title:	_____	Title:	_____
Signature:	_____	Signature:	_____
Date:	_____	Date:	_____

ATTEST:

Name: _____

Title: _____

Signature: _____

APPROVED AS TO FORM:

Name: _____

Title: _____

Signature: _____

DRAFT

APPENDIX A – FEE SCHEDULE

InfoSend Fee Summary for City of Richland

Document Production Summary	
Statements & Notices Package includes: Data processing, one printed page up to 4/1 ink, InfoSend outgoing #10 envelope, InfoSend #9 return envelope	**$0.1275 per document**

Finished mail pieces are delivered to the USPS **within one (1) business day.** If electronic PDF samples (proofs) are requested then the mailing will be completed within one day of sample approval. File upload deadline for next-day mailing is 3:00PM (TX & FL 1:30 PM) local time at the production facility designated for your account. If samples are required then they must be approved by 5:30PM (TX & FL 3:30 PM) local time for the file to be mailed by the next business day.

The below green shaded rows provide the components of the summary price given above. All pricing is based on "Client Volume Assumptions" listed and excludes applicable sales tax.

Printing and Mailing Service	
Data Processing, Printing, and Mailing Fee up to 4/1 ink (full color print on front, one color print on back)	**$0.0625**
USPS Postage	**Pass-through** A postage deposit will be required prior to starting service.
Print Color Options (colors per side) *	$0.0675 for up to 4/4 printing
Inline Insert Print Fee*	$0.0525 Black printing $0.0625 Color printing
Batch Fee (per mailing batch under 200 mail pieces)	$5.00
Excess Pages Handwork Surcharge (per mail piece)	$0.35
Address Updates – per "hit" (address that gets updated)	$0.30 NCOA $0.30 ACS
*Prices assume normal ink/toner coverage for business documents. Flood coating the entire page in color or other types of extremely high coverage designs may cost more or not be technically feasible. Extremely high coverage designs can cause content to bleed through to the other side of the page or to cause the page to curl too much to work properly with high-speed mail inserting equipment.	
The postage deposit is subject to ongoing review and may be adjusted at any time to account for changes to Client average mailing volume or changes to USPS postage rates with at least thirty (30) days' written notice to Client.	

Materials*	
Standard 8.5" x 11" Paper Stock (per sheet)	**$0.016**
Standard Double Window Outgoing #10 Envelope	**$0.026**
Standard Single Window Return #9 Envelope	**$0.023**
Outgoing Flat Envelope – used for mail pieces with excess pages	$0.19
*InfoSend reserves the right to increase paper, form, and envelope fees as needed, with thirty (30) days' written notice to Client, in the event of extraordinary increases to the cost of paper. If the parties are unable to reach agreement on the proposed increase, either party may terminate the Agreement without penalty.	

Insert Services	
InfoSend Produced	Quoted based on specification
Envelope Messaging (Snipes)	Quoted based on specification
Electronic Inserts, per insert	$0.010
Inserting Fee, per insert Fee to insert an InfoSend produced or Client provided marketing or informational insert. Client provided (drop-shipped) inserts must be professionally packaged and ready for usage. If folding is required then additional fees apply based on folding requirements. Minimum fee is $0.01 per insert for folding. If inserts are not professionally packaged and damaged in shipment or require additional labor to prepare for inserting then additional fees can apply. Per item fee assumes the insert will be included in all mail pieces. Selective inserting is available but requirements must be reviewed on a case by case basis to determine if additional fees will apply for setup and handling.	$0.010

Optional Document Services	
Print Image Archiving (Per Document Image), with included USPS mail tracking	$0.0154 - For 12 Months of Retention $0.0254 - For 24 Months of Retention $0.0354 - For 36 Months of Retention
Print Image Archive API Monthly Support Fee	$100.00
Professional Services Rate (per hour)	$205.00
Returned Mail Handling	$0.35 per reported returned mail piece
Remit Tracking	$50 monthly support fee

Pricing Increases

InfoSend may increase Fees annually after the first anniversary of the Effective Date based on the percentage change in the Producer Price Index for Final Demand (PPI-FD), as published by the U.S. Bureau of Labor Statistics, measured from the most recently published index available at the time of the prior adjustment to the most recently published index available at the time of adjustment. InfoSend will provide at least thirty (30) days' written notice of any increase. An amendment is not required for such adjustments unless other terms of the Agreement are modified. Postage fees may change at any time with US Postal Service regulations without an amendment to the Agreement.

COUNCIL AGENDA ITEM STAFF REPORT

Meeting Date: 6/16/2026 Agenda Category: Resolutions - Adoption

Strategic Priority 3 - Focused Development

Subject

Resolution No. 2026-81, Awarding Commercial Façade Improvement Grant Funds to the Downtown Business Improvement District for Improvements to 710 The Parkway

Department/Office	Ordinance/Resolution Number	Document Type
Development Services	2026-81	Resolution

Recommended Motion

Adopt Resolution No. 2026-81, authorizing the City Manager to sign and execute a funding agreement with the Downtown Business Improvement District for improvements at 710 The Parkway as provided therein.

Summary

The City administers a Commercial Façade Improvement Program (CFIP) established by the Richland City Council on July 15, 2008 through Ordinance No. 15-08. The program is intended to enhance the exterior appearance of private commercial buildings, eliminate blight, and encourage reinvestment in the community. Eligible improvements include, but are not limited to, replacement of windows and exterior doors, exterior lighting, and enhancements to exterior walls.

The Downtown Businesses Improvement District (DBID) has applied for façade improvement funds to assist with the installation of a mural promoting the DBID on the south-facing exterior wall of 710 The Parkway, which houses Frost Me Sweet Bistro & Bakery. The owner of 710 The Parkway, The Sweetest LLC, has granted permission to the DBID for the project. The total cost of the proposed mural is $4,913. The proposed mural, which has been reviewed by the City of Richland, will be visible from the public right-of-way and is eligible for reimbursement in the amount of $1,000.

Staff recommends adoption of Resolution No. 2026-81.

Fiscal Impact

Based on eligible project costs, the Commercial Façade Improvement Program will provide $1,000 in matching funds for this project. If approved, the program will have a remaining balance of $141,287.50 available for additional projects.

Attachments

1. Resolution No. 2026-81
2. Grant Application and Mural Concept
3. Vicinity Map

RESOLUTION NO. 2026-81

A RESOLUTION OF THE CITY OF RICHLAND, WASHINGTON, AWARDING COMMERCIAL FAÇADE IMPROVEMENT PROGRAM GRANT FUNDS TO THE DOWNTOWN BUSINESS IMPROVEMENT DISTRICT FOR IMPROVEMENTS TO 710 THE PARKWAY.

WHEREAS, improving the exterior of buildings in the City of Richland enhances the overall appearance and economic character of the City; and

WHEREAS, Ordinance No. 15-08, as amended, established the Commercial Façade Improvement Program (CFIP) intended to encourage economic development and the reduction of blight within the City; and

WHEREAS, in accordance with Richland Municipal Code (RMC) Section 2.14.15, the Economic Development Committee (EDC) reviews and recommends projects for funding from the CFIP to the Richland City Council; and

WHEREAS, at its May 18, 2026 meeting, the EDC recommended an award of $1,000 in CFIP funds to the Downtown Business Improvement District to reimburse eligible expenses associated with improving the façade of 710 The Parkway, consistent with RMC 5.04.388 and as further described in the CFIP application.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City Manager is authorized to sign and execute a Commercial Façade Improvement Program grant funding agreement with the Downtown Businesses Improvement District in the amount of $1,000 to benefit 710 The Parkway.

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

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 16th day of June 2026.

_____
Theresa Richardson, Mayor

Attest:

_____
Jennifer Rogers, City Clerk

Approved as to Form:

_____
Heather Kintzley, City Attorney

Commercial Façade Improvement Program

Application

Applicant Name	Downtown BID/Megan Savely	**Applicant Title**	RBID President
Applicant Phone	5093081442	**Applicant Email**	MEG@FROSTMESWEET.COM
Applicant Mailing Address	710 The Pkwy, Richland, WA 99352		
Applicant Relationship to Business	Owner or 710 The Parway/President of the RBID		
Business Name	Richland Parkway Business	**Business Phone**	5093081442
W-9 Attached	☐ Yes ● No	**UBI Number**	
Project Physical Address	710 The Parkway, Richland, WA 99352		
Age of Building	100+ years original, 20 years since remodel		
Project Cost	$ $4,913.63	**Amount Requested**	~~$ $2,456.82~~ $1,000

The amount of funding requested may not exceed 50% of project cost, and the maximum grant reimbursement is $20,000.00 per enclosed unit (see graphic within guidelines and procedures document).

Is the property owner different than the business owner?	☐ Yes (If yes, complete section in yellow below) ☐ No		
Owner Name	Megan Savely	**Property Manager**	Megan Savely
Owner Phone	5093081442	**Owner Email**	meg@frostmesweet.com
Owner Mailing Address	710 The Parkway, Richland, WA 99352		
Documentation from property owner granting permission for project? (e-mail OK)	● Yes ☐ No		
1) Have CFIP been used for this property before?	● Yes (If yes, complete section 1a) ☐ No		

1a) For what purpose or project did you use this program in the past? Please indicate the year utilized, and the funding amount you received. Attach one photo of the completed project to this application.

Façade improvements to the exterior of 710 The Parkway including include new window trim, new awning and sign backing. Utilized in 2021, $20,000

2) Provide a brief description of the proposed improvements and note how you believe they will enhance the area surrounding your business. Attach a photo, rendering, or sketch of the proposed improvement to this application. Attach additional pages as necessary.

This application is for an art mural on the south facing wall of our building facing George Washington Way. This art mural is a dedication to the Richland Parkway and will help to revitalize the downtown area and make drivers aware of the Historical Richland Parkway. The design is made to feature the walkability of the Parkway and downtown area. Please see the attached packet including the mural rendering.

3) To assist Richland Businesses in leveraging resources, all applicants are required to explore additional funding available through the City's Energy Efficiency Programs. If eligible, these funds must be used as a first source for the project and cannot be matched. Please email EnergyServices@ci.richland.wa.us to begin this process. Documentation of results required.

Status attached: ● Yes ☐ No

PERMITTING

4) Call the City of Richland permitting at (509) 942-7794 (option #1) to find out permitting requirements.

4a) Please indicate which permits you may need to obtain.

- ☐ City of Richland Building Permits
- ☐ City of Richland Sewer/Water Permits
- ☑ Other Describe: Sign permit
- ☐ City of Richland Right-of-Way Permits
- ☐ Washington State Liquor Licensing
- ☐ None

5) Can the project be completed within 12 months? Please explain.

Yes, once approval has been given the muralist can start within 30 days and the project itself will take up to 30 days.

Funding to Cover All Project Expenses Up-Front (CFIP provides reimbursement only)	
Source	**Amount**
Richland Parkway Business Improvement District	$ $2,456.81
Frost Me Sweet	$ $2,456.82
	$
	$
Total	$ $4,913.63

All Project Expenses (Round to Nearest Dollar)			
Item	**Amount**	**% Requested from CFIP**	**Amount Requested From CFIP**
Mural:Design & Labor	$3,000.00	~~50%~~	$750
Mural: Materials & Supplies	$700.00	~~50%~~ 25%	$175
Anti-Graffiti Sealant	$300.00	~~50%~~	$75
~~Reader Board Removal~~	$913.63	~~50%~~	~~$ $456.81~~
	$		$
	$		$
Total	$4,913.63		$1,000

You may use additional pages if necessary to complete the application. Please attach any additional information about the project or your organization that you believe is relevant to this application.

Application Requirements
Please check the box beside each item to note that you have met that requirement.

✓	Requirements for Submittal
☑	The business applicant has a current Richland Business License
☑	The project complies with Richland Municipal Code and all applicable building and life safety codes
☑	The project improvements are clearly visible to the general public
☑	The project is well designed, and the application includes a visual of both before and after project (sketch, photo, etc)
☑	The project is permanent and long lasting
☑	The project requests reimbursement of no more than $20,000 per enclosed unit in this application
☐	The applicant provided **two (2)** estimates for each aspect of the project; budget for reimbursement is based on lowest bid but applicant may select bidder of choice.
☑	The reimbursement request is no more than 50% of total project cost
☑	The applicant has worked with Energy Services to determine if the project is eligible for funding through Energy Services Commercial & Industrial Programs prior to submitting this proposal.
☑	The applicant has available funds to complete the project before requesting reimbursement from the City

Application Review Criteria
In order to encourage applicants to incorporate multiple improvements into a given project, it is recommended that all projects submitted attempt to ***fulfill some or all of the criteria listed below***. It is not required that a project fulfill each criterion, but projects that fulfill multiple criteria will be looked upon more favorably. The Economic Development Committee reserves the right to reject or table applications for further review if they do not meet the criteria described.

✓	CRITERIA CONSIDERED
	Physical
☑	The project enhances the building and surrounding neighborhood
☑	The project enhances existing historical or architectural features
☑	The project is designed in consistency with the surrounding area
☑	The project enhances the immediate common area shared by two or more businesses
☑	The project is decorative and/or artfully designed in compatibility with its surrounding area
☑	The project improvements replace existing aging or decaying exterior appurtenances
	Programmatic Goals
☐	**The project clusters two or more on-site improvements**
☐	It is the first application awarded at the project site
☐	The improvements are in an area identified as a priority funding area
☐	The project narrative describes the project's positive economic impact on the business
	Relationship Building
☑	The project encourages favorable aesthetics in a shopping strip or center with adjacent retail/commercial vacancies
☐	The project is performed in tandem with another demonstrated economic development effort in the immediate area, or is made by two or more adjacent businesses

Certification	
Please confirm by initialing each statement.	
MS SIGNED BY: MEGAN SAVELY	I have read the **Commercial Facade Improvement Program Guidelines and Procedures** document.
MS SIGNED BY: MEGAN SAVELY	I am aware of the limitations of this program.
MS SIGNED BY: MEGAN SAVELY	I will submit, if approved for award, a detailed project schedule within 30 days of receipt of a fully executed contract.
MS SIGNED BY: MEGAN SAVELY	I understand that the City of Richland will only reimburse those costs actually incurred by the Applicant and only after the service is rendered, paid for (if provided by a third party), and a signed Request for Reimbursement form has been submitted to the City, including any copies of invoices and payment documentation.
MS SIGNED BY: MEGAN SAVELY	Certify that requested funds will only be used for purposes as described in this application and/or as approved by the City of Richland
MS SIGNED BY: MEGAN SAVELY	I understand that use of funds is subject to audit by the State of Washington.
MS SIGNED BY: MEGAN SAVELY	I understand that once submitted, this application is a public record. The City of Richland may post part or all of it on the City's website or provide it in response to public records request.
MS SIGNED BY: MEGAN SAVELY	I understand that I will be required to attend a City of Richland Economic Development Committee meeting to provide a brief overview of the proposed project and answer questions from the committee.

eSigned via GovOS.com

Megan Savely

Key: ee2a5f50-a5ab-4474-8d9e-72ea8b2e6118

Signature

Megan Savely

Printed Name

04-21-2026

Date

Application Submittal

In addition to submitting via this web portal, applications can be:

Applications completed digitally:

- Applications that were completed digitally may be saved and sent via email to info@richlandbusiness.com
- Save your application with a different file name than the original
- Attach any accompanying documentation as a separate attachment, saved as a PDF or JPG

Applications completed handwritten:

- Applications that are handwritten may be sent via email, dropped off, or mailed
- If sent via email, please legibly scan your document as a PDF
- If dropped off, bring to 625 Swift Blvd. in Richland: Attn: Rebecca Williamson
- If mailed, mail to:

Richland BEDO
Attn: R. Williamson, Economic Development
625 Swift Boulevard, MS-18
Richland, WA 99352



Mural Proposal

Historic Richland Parkway – Richland, WA

Prepared by AnnaMarie Studios, LLC

April 2026

Table Of
Contents

Project Overview 03

Creative Direction 03

Site & Surface Considerations 03

Qualifications 04

Proposed Design Concept 06

Investment Breakdown 08

Contact 09

Project Overview

This mural is designed to celebrate and visually reinforce the identity of the Historic Richland Parkway as a vibrant, community-centered destination. Positioned on the exterior of Frost Me Sweet Bakery & Bistro, the piece will serve as both a landmark and an invitation—encouraging foot traffic, exploration, and engagement with the surrounding businesses.

The goal is to create a mural that not only enhances the space aesthetically, but also tells a story—highlighting the unique blend of food, art, shopping, and community experiences that define the Parkway.

The mural will be painted on an existing brick surface approximately 10 ft x 15 ft (150 sq ft).

Creative Direction

The proposed concept is inspired by classic illustrative streetscapes and timeless downtown scenes, similar in tone to the provided reference imagery.

The mural will feature:

A stylized, welcoming view of the Historic Richland Parkway

Visual callouts to key experiences (cafés, bakery, farmers markets, shopping, local art)

Warm, inviting lighting and color palette to evoke community and charm

Subtle incorporation of local “Easter eggs” within the scene

Composition designed to read clearly from both a distance and up close

The final design will be refined in collaboration with stakeholders following initial concept approval.

Site & Surface Considerations

Due to the current wall condition, proper preparation will be required prior to the start of painting to ensure longevity and quality of the final piece.

Surface preparation may include:

Cleaning and debris removal

Removal of reader-board

Crack filling and minor patching

Surface pressure washing as needed

Note: Any significant structural repairs beyond standard surface prep will be discussed and approved prior to execution.



Why AnnaMarie Studios?

As a Tri-Cities-based artist and designer, I care deeply about the spaces that shape our local community. My work is rooted in creating pieces that not only enhance a space visually, but also contribute to a stronger community.

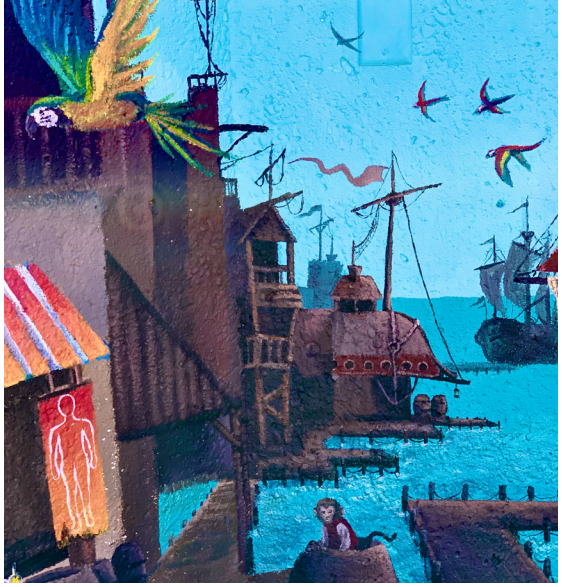
I bring a combination of fine art skill and strategic design thinking to every project, allowing me to approach murals not just as artwork, but as intentional, lasting elements within a public environment. My goal is always to create something that feels cohesive with its surroundings, easy to engage with, and reflective of the community it represents.

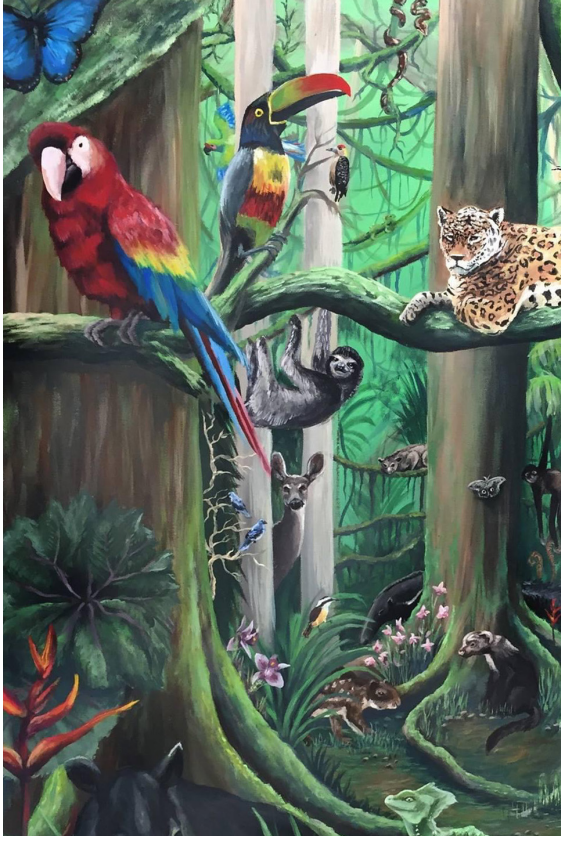
I've had the opportunity to complete several local mural and public-facing projects throughout the Tri-Cities, including work at The Shade Café, The Locker at Cedars, and Cedars at Pier One, as well as multiple electrical box wraps and bus station installations. These projects have given me hands-on experience working within real-world constraints, collaborating with stakeholders, and delivering polished, durable results in public spaces.

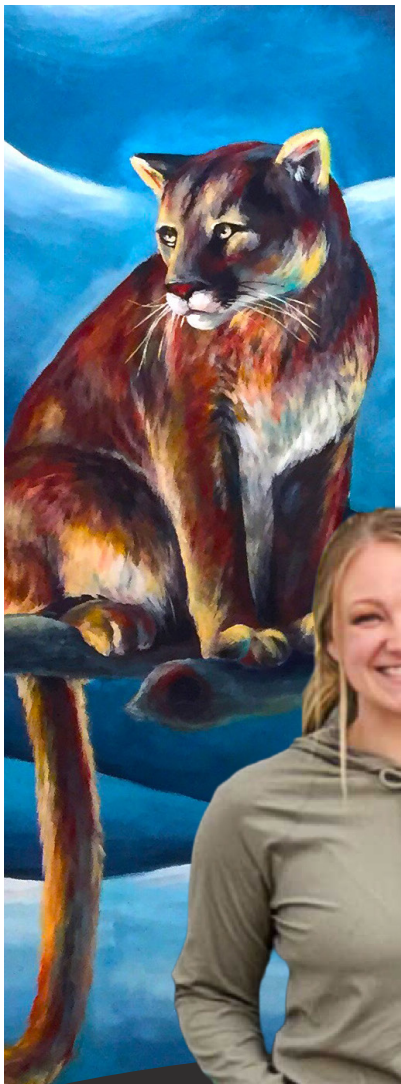
This project is especially meaningful to me as an opportunity to contribute to the Historic Richland Parkway—an area that represents so much of what makes this community unique.

Examples of past work

A selection of relevant recent public-facing art and mural projects, in a wide range of styles, completed throughout the PNW.



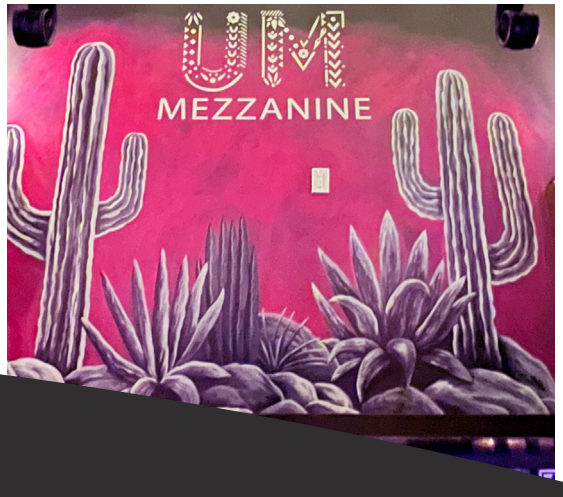














Proposed Design Concept

The proposed mural concept will be in a realistic but simple style that cover a 15x10ft space on the side of Frost Me Sweet's building. Designed to draw attention to and visually celebrate the Historic Richland Parkway as a vibrant, walkable destination. This mural is designed to function as more than decoration—it will act as a visual landmark that:

- Reinforces the identity of the Historic Richland Parkway
- Encourages foot traffic and exploration
- Creates a natural photo opportunity for visitors
- Contributes to the overall atmosphere and sense of place

Concept Overview

The mural will depict a warm, lively streetscape that highlights the character and offerings of the Parkway. Rather than focusing on a single business, the composition will capture the collective experience of the area—bringing together elements of food, art, shopping, and community.

Drawing inspiration from classic illustrative streetscapes and timeless downtown scenes, the design will present an inviting, stylized interpretation of the Parkway—encouraging both locals and visitors to engage with the space. The visual style will reflect:

- A painterly, illustrative approach with clean readability
- Slightly stylized realism (approachable, not overly abstract)
- A cohesive color palette that complements the surrounding environment
- Avoiding overly retro styling while maintaining a timeless, approachable aesthetic



Generated image is for general concept ideation. Final painting and details can be modified to fit the desired final design.

Key elements may include:

- Stylized view of the Parkway with recognizable architectural cues
- (Including the central tree installation and surrounding streetscape)
- Inclusion of the “Friend” dog statue as a local landmark
- Subtle integration of a flower stand to represent the seasonal farmers market
- Non-branded visual nods to:
    - Bakery & café culture
    - Bars & dining
    - Local art & creativity
    - Shopping and small businesses
- Light pedestrian activity to create a sense of life and movement
- Warm lighting and color palette to evoke a welcoming tone
- Mallard duck pair included as a subtle local easter egg
- Additional small, optional hidden elements to encourage engagement

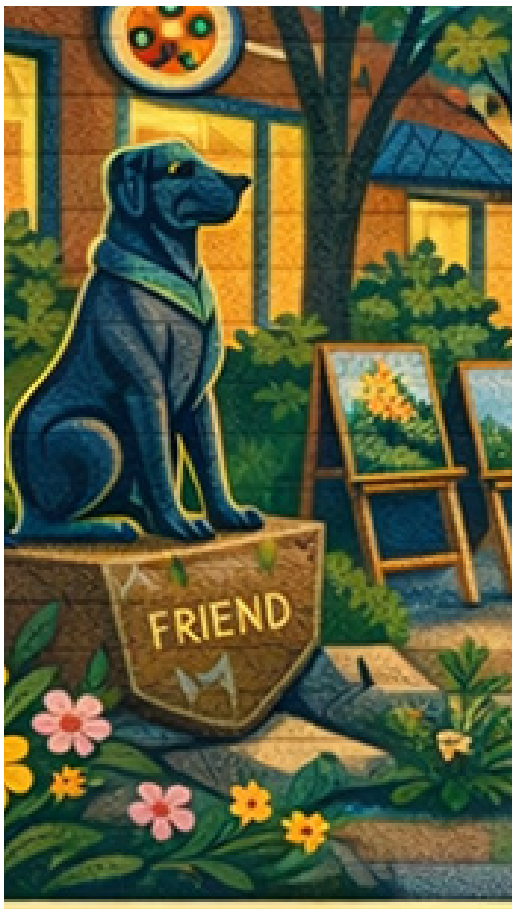
The design will also account for existing wall features and obstructions to ensure a clean and integrated final result. Final artwork will be refined collaboratively to ensure alignment with the City of Richland and Parkway vision prior to execution.

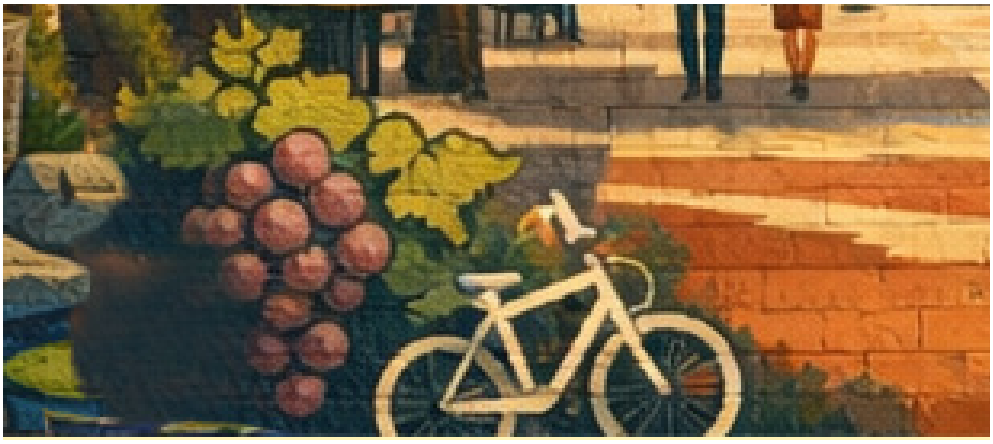


Style examples and generated inspiration:









Investment Breakdown

Design & Labor **$3,000**
Total Estimated Mural Size: 150 sq ft
“Simple Stylized” Mural Painting Style: $20/sqft
150 x 20 = **$3,000**

Materials & Supplies **$700**
Paints, primers, brushes, equipment: $500
Cleaning, crack filling, priming: $200

Optional Add-Ons **$300**
Anti-Graffiti Protective Sealant: $300

Total Project Investment: $3,700 – $4,000 depending on selected options

Final pricing is based on current scope and surface conditions. Any additional structural preparation or requested design changes beyond initial approval may require adjustment.

Painting Style Options

These additional style options can be swapped out and re-priced upon request.



Simple
Starting at $20/ sq ft



Stylized
Starting at $20/ sq ft
CURRENT SELECTION



Detailed
Starting at $35/ sq ft



Realistic
Starting at $50/ sq ft

Estimated Timeline

(Once final concept approval is given)
Mural execution: 10–15 working days (weather + environment dependent)



CONTACT

AnnaMarie Studios LLC

Phone: (253) 508-1059

Email: annamarieartstudios@gmail.com

Website: annamarieartstudios.com

ELKINGTON

ELKINGTONART.COM

heyhighdee@gmail.com

HEIDI ELKINGTON HEY
1624 HUNT. AVE
RICHLAND, WA 99354
509.528.3283

QUOTE
~~INVOICE~~

CUSTOMER RICHLAND PARKWAY BID
DATE 11/12/25

Heidi Elkington
@Elkington

venmo

GOODS PAINTING/ART SALE

NAME/TITLE
MEDIUM
SALE PRICE
SALES TAX
TOTAL

SERVICES FREELANCE WORK

JOB TITLE MURAL ON FROST ME SWEET
BRIEF DESCRIPTION SOUTH SIDE OF BUILDING TOP TO BOTTOM FROM WINDOW TO STREET
START DATE MARCH 2026 **END DATE** APRIL 2026
TOTAL COST TO CUSTOMER $2700

NOTES LARGE MURAL REPRESENTING PARKWAY - TO INCLUDE TEXT: "THE HISTORIC RICHLAND PARKWAY" & AN ARROW POINTING TOWARDS PARKWAY, LARGE & COLORFUL
* 1/2 PAYMENT CONTACT: MEGAN SAVELY
meg@frostmesweet.com

PLEASE MAKE CHECKS AND/OR MONEY ORDERS PAYABLE TO:

HEIDI ELKINGTON HEY
1624 HUNT. AVE
RICHLAND, WA 99354

QUESTIONS? YOU CAN REACH ME AT:

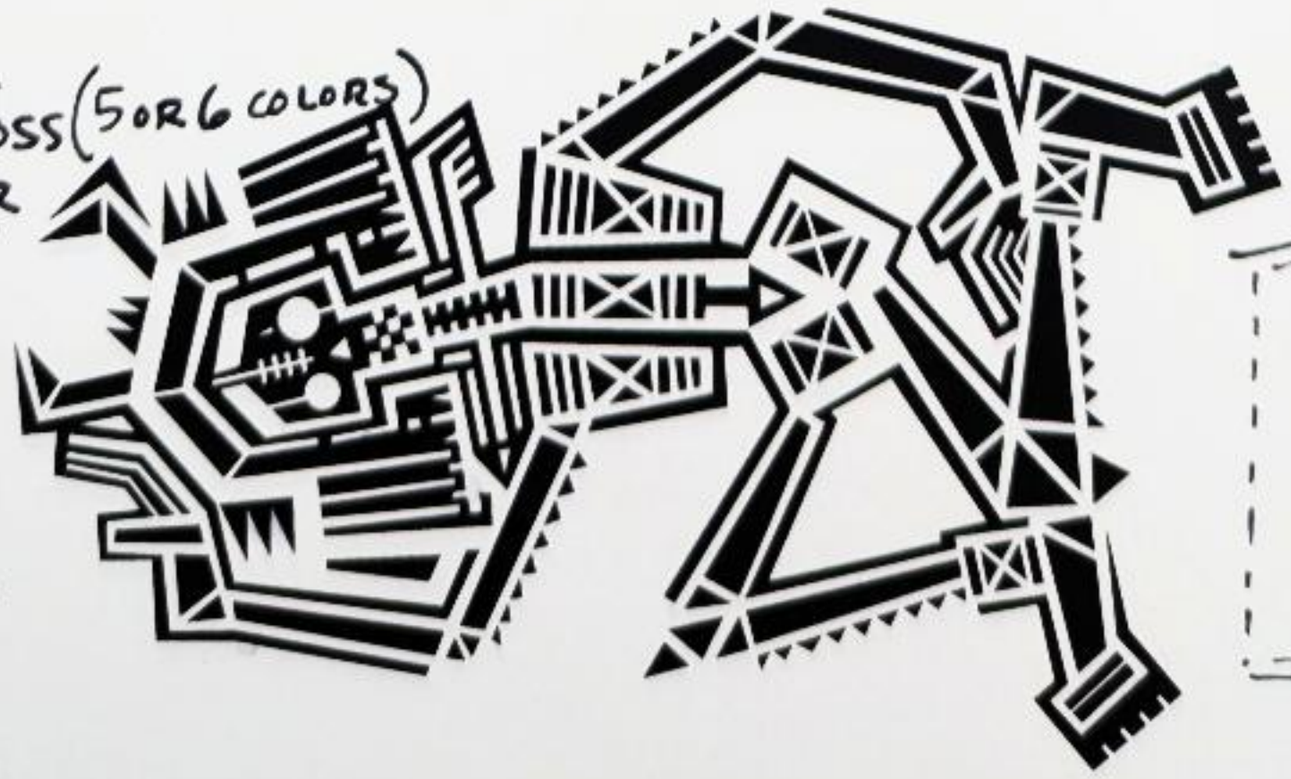
509.528.3283
heyhighdee@gmail.com

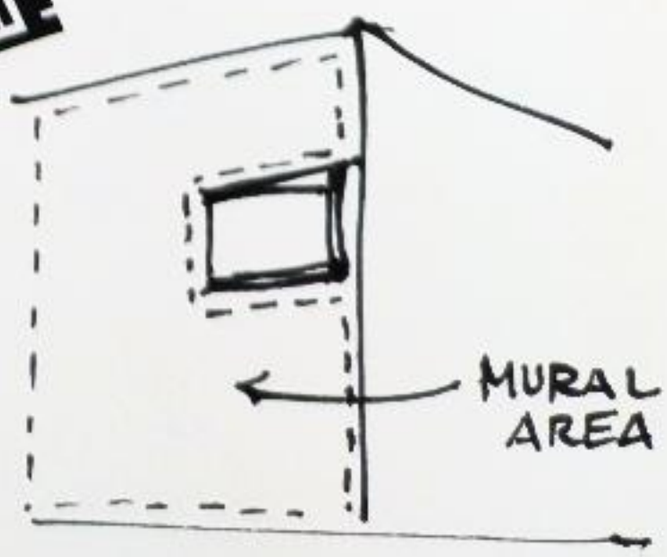
PAINT
- EXTERIOR PRIMER
- OUTDOOR SEMI-GLOSS (5 OR 6 COLORS)
- PROTECTIVE CLEAR COAT

~$700

TIME
- ALLOW 2 WEEKS TO COMPLETE

~$2000





Frost Me Sweet
BAKERY & BISTRO

THE HISTORIC

RICHLAND PARKWAY


FROST ME SWEET
THE PARKWAY
May 11, 2026
N
FROST ME SWEET
JADWIN AVE.
GEOREGE WASHINGTON WAY
LEE BLVD
RIVER
B006
104
102
204
524

COUNCIL AGENDA ITEM STAFF REPORT

Meeting Date: 6/16/2026 Agenda Category: Resolutions - Adoption

Strategic Priority 4 - Quality of Life

Subject

Resolution No. 2026-82, Authorizing a Grant Application to the Washington State Recreation and Conservation Office for Improvements at the Horn Rapids Athletic Complex

Department/Office	Ordinance/Resolution Number	Document Type
Parks & Public Facilities	2026-82	Resolution

Recommended Motion

Adopt Resolution No. 2026-82, authorizing submission of a grant application to the Washington State Recreation and Conservation Office for improvements at the Horn Rapids Athletic Complex.

Summary

The Washington State Recreation and Conservation Office (RCO) administers competitive grant programs that provide funding assistance for parks, trails, athletic facilities, and outdoor recreation projects. The City of Richland intends to submit a grant application for funding through the Youth Athletic Facilities (YAF) Program for improvements at the Horn Rapids Athletic Complex ("the Project").

The Horn Rapids Athletic Complex is one of Richland's primary youth baseball and softball facilities. The proposed Project includes the installation of LED field lighting, replacement of scoreboards, and associated infrastructure improvements. These improvements will increase playable hours, expand tournament opportunities, and enhance the participant and spectator experience. The total Project cost is estimated at $2.5 million, including a potential grant award of up to $1.25 million.

Adoption of Resolution No. 2026-82 will authorize submission of a grant application to RCO for the Project. If funding is awarded, a future grant acceptance agreement will be presented to City Council for approval, and the required local 1:1 match will be considered through the City's 2027-2028 Capital Facilities Plan.

Staff recommends adoption of Resolution No. 2026-82.

Fiscal Impact

None.

Attachments

1. Resolution No. 2026-82
2. Horn Rapids Athletic Complex RCO Grant Map

RESOLUTION NO. 2026-82

A RESOLUTION OF THE CITY OF RICHLAND, WASHINGTON, AUTHORIZING SUBMITTAL OF A GRANT APPLICATION TO THE WASHINGTON STATE RECREATION AND CONSERVATION OFFICE YOUTH ATHLETIC FACILITIES PROGRAM (RCO GRANT NO. 26-1859) FOR FUNDING TO RENOVATE THE HORN RAPIDS ATHLETIC COMPLEX.

WHEREAS, the Washington State Recreation and Conservation Office (RCO) is accepting applications through its Youth Athletic Facilities Grant Program for the development and improvement of athletic facilities serving youth sports organizations and the public; and

WHEREAS, Parks & Public Facilities staff have evaluated the grant opportunity offered through the Youth Athletic Facilities Grant Program and recommend submission of an application to assist in funding renovations and improvements at the Horn Rapids Athletic Complex, including field lighting, scoreboards, and associated infrastructure improvements that will increase field capacity, expand programming opportunities, improve player and spectator experience, and enhance the long-term viability of the facility; and

WHEREAS, this resolution authorizes the person(s) identified below (in Section 2) to act as the authorized representative on behalf of Richland and to legally bind the City of Richland with respect to the above Project(s) for which we seek grant funding assistance managed through the Recreation and Conservation Office ("Office"); and

WHEREAS, grant assistance is requested by Richland to aid in financing the cost of the Project(s) referenced above.

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

Section 1. Richland has applied for or intends to apply for funding assistance managed by the Office for the above Project(s).

Section 2. Richland authorizes the following persons or persons holding specified titles/positions (and subsequent holders of those titles/positions) to execute the following documents binding Richland on the above project(s):

Grant Documentation	**Name of Signatory or Title of Person Authorized to Sign**
Grant application (Submission thereof)	Jon Amundson, City Manager
Project contact (day-to-day administering of grant and communication with the RCO)	Chris Waite, Parks & Public Facilities Director
RCO Grant Agreement (Agreement)	Jon Amundson, City Manager
Agreement amendments	Jon Amundson, City Manager

Authorizing property and real estate documents (Notice of Grant, Deed of Right or Assignment of Rights if applicable). These are items that are typically recorded on the property with the county.	Jon Amundson, City Manager

The above persons are considered an "authorized representative(s)/agent(s)" for purposes of the documents indicated. Richland shall comply with a request from the RCO to provide documentation of persons who may be authorized to execute documents related to the grant.

Section 3. Richland has reviewed the sample RCO Grant Agreement on the Recreation and Conservation Office's WEBSITE at:

https://rco.wa.gov/wp-content/uploads/2019/06/SampleProjAgreement.pdf.

Richland understands and acknowledges that if offered an agreement to sign in the future, it will contain an indemnification and legal venue stipulation and other terms and conditions substantially in the form contained in the sample Agreement and that such terms and conditions of any signed Agreement shall be legally binding on the sponsor if Richland's representative/agent enters into an Agreement on the City of Richland's behalf. The Office reserves the right to revise the Agreement prior to execution.

Section 4. Richland acknowledges and warrants, after conferring with its legal counsel, that its authorized representative(s)/agent(s) have full legal authority to act and sign on behalf of the organization for their assigned role/document.

Section 5. Grant assistance is contingent on a signed Agreement. Entering into any Agreement with the Office is purely voluntary on Richland's part.

Section 6. Richland understands that grant policies and requirements vary depending on the grant program applied to, the grant program and source of funding in the Agreement, the characteristics of the project, and the characteristics of the City of Richland.

Section 7. Richland further understands that prior to Richland's authorized representative(s)/ agent(s) executing any of the documents listed above, the RCO may make revisions to its sample Agreement and that such revisions could include the indemnification and the legal venue stipulation. Richland accepts the legal obligation that it shall, prior to execution of the Agreement(s), confer with its authorized representative(s)/agent(s) as to any revisions to the project Agreement from that of the sample Agreement. Richland also acknowledges and accepts that if its authorized representative(s)/agent(s) executes the Agreement(s) with any such revisions, all terms and conditions of the executed Agreement shall be conclusively deemed to be executed with Richland's authorization.

Section 8. Any grant assistance received will be used for only direct eligible and allowable costs that are reasonable and necessary to implement the project(s) referenced above.

Section 9. If match is required for the grant, Richland understands that Richland must certify the availability of match at least one month before funding approval. In addition, our organization understands it is responsible for supporting all non-cash matching share commitments to this project should they not materialize.

Section 10. Richland acknowledges that if it receives grant funds managed by the Office, the Office will pay Richland on only a reimbursement basis. Richland understands reimbursement basis means that Richland will only request payment from the Office after Richland incurs grant eligible and allowable costs and pays them. The Office may also determine an amount of retainage and hold that amount until all project deliverables, grant reports, or other responsibilities are complete.

Section 11. Richland acknowledges that any property acquired with grant assistance must be dedicated for the purposes of the grant in perpetuity unless otherwise agreed to in writing by Richland and the Office. Richland agrees to dedicate the property in a signed "Deed of Right" for fee acquisitions, or an "Assignment of Rights" for other than fee acquisitions (which documents will be based upon the Office's standard versions of those documents), to be recorded on the title of the property with the county auditor. Richland acknowledges that any property acquired in fee title must be immediately made available to the public unless otherwise provided for in policy, the Agreement, or authorized in writing by the Office Director.

Section 12. Richland acknowledges that any property owned by Richland that is developed, renovated, enhanced, or restored with grant assistance must be dedicated for the purpose of the grant in perpetuity unless otherwise allowed by grant program policy, or Office in writing and per the Agreement or an amendment thereto.

Section 13. This resolution is deemed to be part of the formal grant application to the Office.

Section 14. Richland warrants and certifies that this resolution was properly and lawfully adopted following the requirements of the organization and applicable laws and policies and that the City of Richland has full legal authority to commit Richland to the warranties, certifications, promises and obligations set forth herein.

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

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 16th day of June, 2026.

_____
Theresa Richardson, Mayor

Attest:

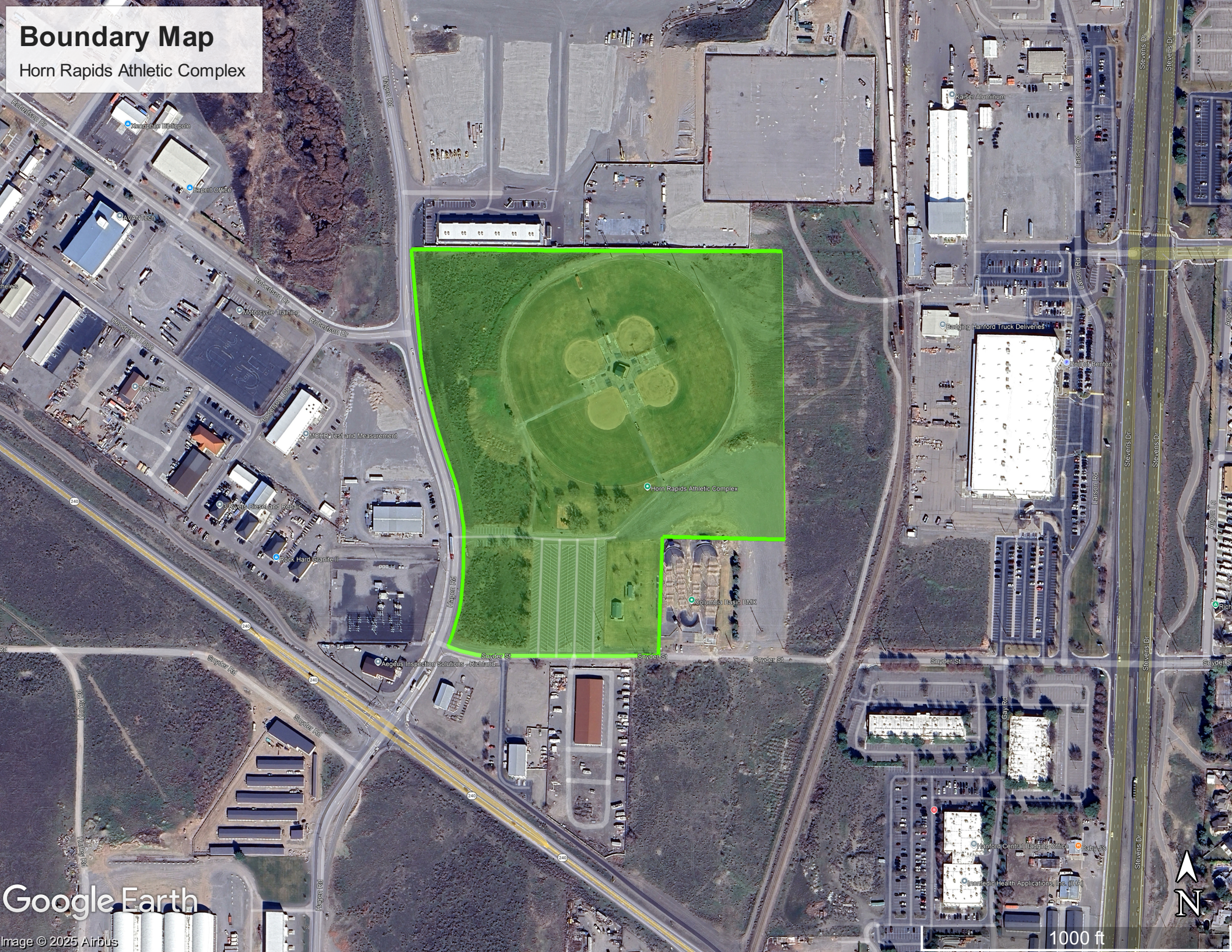
_____
Jennifer Rogers, City Clerk

Approved as to Form:

_____
Heather Kintzley, City Attorney

Boundary Map

Horn Rapids Athletic Complex



COUNCIL AGENDA ITEM STAFF REPORT

Meeting Date: 6/16/2026 Agenda Category: Resolutions - Adoption

Strategic Priority 2 - Financial Sustainability
Strategic Priority 4 - Quality of Life

Subject
Resolution No. 2026-85, Authorizing an Interagency Agreement with the Washington State Department of Ecology for Waste Tire Removal Funds

Department/Office	Ordinance/Resolution Number	Document Type
Development Services	2026-85	Resolution

Recommended Motion
Adopt Resolution No. 2026-85, authorizing the City Manager to sign and execute an interagency agreement with the Washington State Department of Ecology for waste tire removal funds.

Summary
Beneficial Reuse Solutions, LLC (BRS) owns a five-acre site at 2990 Twin Bridges Road (Parcel Identification No. 1-2008-100-0001-002). BRS obtained the site to recycle waste tires and since at least 2008, an estimated 280,000-cubic-foot accumulation of waste tires has remained on the property. BRS has failed to remediate the waste tire pile, which constitutes a public nuisance and poses a threat to public health, safety and the environment.

In 2024, Benton County Superior Court issued an order authorizing the City of Richland to abate the waste tire pile. One barrier to the City's clean-up of the nuisance has been the fiscal impact of the removal, because the City has to first front funds before filing a lien for eventual cost recovery. Another barrier is that the value of the land is likely less than the estimated cost to address the nuisance.

In recognition of these barriers and the public health nuisance, the Washington State Legislature awarded the City a $3,200,000 reimbursable Local Community Project Grant in Spring 2026 funded by the Model Toxics Control Capital and the Department of Ecology Waste Tire Removal Account to support removal of the waste tire pile.

Adoption of Resolution No. 2026-85 will authorize the City Manager to enter into an interagency agreement with the Department of Ecology to accept the reimbursable grant to address project costs and certain grant administration expenses. Following contract execution, next steps include seeking judicial approval of the City's abatement strategy and anticipated costs, followed by procurement activities to secure a responsible contractor to conduct waste tire pile removal and abatement activities. The grant award has been determined by Ecology staff to be adequate and was calculated based on an estimate from a state-contracted tire clean-up vendor.

Staff recommends adoption of Resolution No. 2026-85.

Fiscal Impact
The proposed interagency agreement with the Washington State Department of Ecology will provide $3,200,000 in reimbursable funding for waste tire removal.

Attachments
1. Resolution No. 2026-85
2. Proposed Department of Ecology Interagency Agreement

RESOLUTION NO. 2026-85

A RESOLUTION OF THE CITY OF RICHLAND, WASHINGTON, AUTHORIZING AN INTERAGENCY AGREEMENT WITH THE WASHINGTON STATE DEPARTMENT OF ECOLOGY FOR TWIN BRIDGES ROAD WASTE TIRE REMOVAL FUNDS.

WHEREAS, Beneficial Reuse Solutions LLC owns approximately five acres of property located at 2990 Twin Bridges Road, Richland, Washington (Parcel No. 1-2008-100-0001-002); and

WHEREAS, since at least 2008, an estimated 280,000-cubic-foot accumulation of waste tires has remained on the property; and

WHEREAS, Beneficial Reuse Solutions LLC has failed to remediate the waste tire pile, which constitutes a public nuisance and poses a threat to public health, safety, and the environment; and

WHEREAS, in 2024, the Benton County Superior Court issued an order authorizing the City of Richland to abate the waste tire pile; and

WHEREAS, during the 2026 legislative session, the Washington State Legislature appropriated $1.6 million from the Waste Tire Removal Account and $1.6 million from the Model Toxics Control Capital Account, for a total of $3.2 million, to support removal of the waste tire pile; and

WHEREAS, the Washington State Department of Ecology, through its Solid Waste Management Program, has offered the City of Richland an interagency agreement providing up to $3.2 million in reimbursable grant funding for waste tire removal and related abatement activities at the property.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City Manager is authorized to execute an interagency agreement with the Washington State Department of Ecology and any related documents necessary to obtain reimbursement of eligible costs associated with the abatement and removal of the waste tire pile located at 2990 Twin Bridges Road.

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

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 16th day of June, 2026.

_____
Theresa Richardson, Mayor

Attest:

_____
Jennifer Rogers, City Clerk

Approved as to Form:

_____
Heather Kintzley, City Attorney

Docusign Envelope ID: AAF13622-D206-894A-81B2-F14202B5B2C3

DEPARTMENT OF
ECOLOGY
State of Washington

IAA No. C2600165

INTERAGENCY AGREEMENT (IAA)

BETWEEN

THE STATE OF WASHINGTON, DEPARTMENT OF ECOLOGY

AND

CITY OF RICHLAND

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

THE PURPOSE OF THIS AGREEMENT is for the CITY to remove a waste tire pile located on Twin Bridges Road in the City or Richland**.**

WHEREAS, ECOLOGY has legal authority under RCW 70A.205.415 and RCW 70A.305.190 and the CITY has legal authority under Title 35 of the Revised Code of Washington - Cities and Towns, that allows each party to undertake the actions in this agreement.

And **WHEREAS**, funding in Substitute Senate Bill 6003 during the 2026 Legislative Session was provided from the Waste Tire Removal Account (WTRA) and the Model Toxics Control Account (MTCA) exclusively for waste tire cleanup at Twin Bridges Road location.

THEREFORE, IT IS MUTUALLY AGREED THAT:

1. SCOPE OF WORK

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

Docusign Envelope ID: AAF13622-D206-894A-81B2-F14202B5B2C3

2. PERIOD OF PERFORMANCE

The period of performance of this IAA will commence on **July 1, 2026***, (or the date of final signature, whichever comes later,)* and be completed by **June 30, 2027**, unless the Agreement is terminated sooner as provided herein. Amendments extending the period of performance, if any, shall be at the sole discretion of ECOLOGY.

3. COMPENSATION

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

The source of funds for this IAA is:

08R	**E00**	**Waste Tire Removal Account**	**$1,600,000**
23N	**E34**	**Model Toxics Control Capital Account**	**$1,600,000**

Both parties agree to comply with all applicable rules and regulations associated with these funds.

The parties have determined that the cost of accomplishing the work identified herein will not exceed 3.2 million dollars **($3,200,000)**, including any indirect charges. Payment for satisfactory performance of the work shall not exceed this amount unless the parties mutually agree via an amendment to a higher amount. Compensation for services shall be based on the terms and tasks set forth in Appendix A, *Statement of Work and Budget*. ECOLOGY will not make payment until it has reviewed and accepted the work.

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

4. BILLING AND PAYMENT PROCEDURE

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

Email invoices to:

State of Washington
Department of Ecology
Solid Waste Management Program
Attn: Steven Williams
steven.williams@ecy.wa.gov

Docusign Envelope ID: AAF13622-D206-894A-81B2-F14202B5B2C3

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

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

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

5. ALTERATIONS AND AMENDMENTS

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

6. ASSIGNMENT

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

7. ASSURANCES

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

8. CONFORMANCE

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

9. DISPUTES

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

Docusign Envelope ID: AAF13622-D206-894A-81B2-F14202B5B2C3

10. FUNDING AVAILABILITY

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

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

11. GOVERNING LAW AND VENUE

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

12. INDEPENDENT CAPACITY

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

13. ORDER OF PRECEDENCE

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

a. Applicable federal and state of Washington statutes, regulations, and rules.
b. Mutually agreed upon written amendments to this Agreement.
c. This Agreement, number C2600165.
d. Appendix A, *Statement of Work and Budget*.
e. *Appendix B, Special Terms and Conditions*.
f. Any other provisions or term of this Agreement, including materials incorporated by reference or otherwise incorporated.

14. RECORDS MAINTENANCE

The parties to this Agreement shall each maintain books, records, documents, and other evidence that sufficiently and properly reflect all direct and indirect costs expended by either party in the

Docusign Envelope ID: AAF13622-D206-894A-81B2-F14202B5B2C3

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

15. RESPONSIBILITIES OF THE PARTIES

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

16. RIGHTS IN DATA

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

17. SEVERABILITY

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

18. SUBCONTRACTORS

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

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

b. Subcontractor Payment Reporting Requirements – Access Equity:

   This Agreement is subject to compliance tracking of subcontractor(s) spend using the State's business diversity management system, Access Equity (B2Gnow). Access Equity is web-

Docusign Envelope ID: AAF13622-D206-894A-81B2-F14202B5B2C3

based and can be accessed at the Office of Minority and Women's Business Enterprises (OMWBE) at https://omwbe.diversitycompliance.com/. The Contractor and all Subcontractor(s) shall report and confirm receipt of payments made to the Contractor and each Subcontractor through Access Equity. The Contractor may contact Krysta Thornton, krysta.thornton@ecy.wa.gov, Access Equity Contract Agent with ECOLOGY's Solid Waste Management Program for technical assistance in using the Access Equity system. Changes to the contact information may be communicated to the CONTRACTOR by email and does not require an amendment.

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

The Contractor shall:

a. Register and enter all required Subcontractor information into Access Equity no later than fifteen (15) days after ECOLOGY creates the file (Contract Record) in Access Equity.
b. Complete the required user training (two (2) one-hour online sessions) no later than twenty (20) days after ECOLOGY creates the file (Contract Record) in Access Equity.
c. Report the amount and date of all payments
    i. received from ECOLOGY, and
    ii. paid to Subcontractors, no later than fifteen (15) days after the issuance of each payment made by ECOLOGY to the Contractor, unless otherwise specified in writing by ECOLOGY, except that the Contractor shall mark as "Final" and report the final Subcontractor payments into Access Equity no later than thirty (30) days after the final payment is due the Subcontractor(s) under the Agreement, with all payment information entered no later than sixty (60) days after end of fiscal year, June 30.
d. Monitor Agreement payments and respond promptly to any requests or instructions from ECOLOGY or system-generated messages to check or provide information in Access Equity.
e. Coordinate with Subcontractors, or ECOLOGY, when necessary, to resolve promptly any discrepancies between reported and received payments.
f. Require each Subcontractor to:
    i. register in Access Equity and complete the required user training.
    ii. verify the amount and date of receipt of each payment from the Contractor or a higher tier Subcontractor, if applicable, through Access Equity.
    iii. report payments made to any lower tier Subcontractors, if any, in the same manner as specified herein.
    iv. respond promptly to any requests or instructions from the Contractor or system-generated messages to check or provide information in Access Equity; and
    v. coordinate with Contractor, or ECOLOGY, when necessary, to resolve promptly any discrepancies between reported and received payments.

Docusign Envelope ID: AAF13622-D206-894A-81B2-F14202B5B2C3

19. SUSPENSION FOR CONVENIENCE

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

20. TERMINATION FOR CAUSE

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

21. TERMINATION FOR CONVENIENCE

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

22. WAIVER

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

23. AGREEMENT MANAGEMENT

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

The ECOLOGY Representative is:

Name: Steven Williams
Address: 15700 Dayton Ave N
Shoreline WA 98133
Phone: 425-213-3565
Email: steven.williams@wa.gov

The CITY Representative is:

Name: Michael Rizzitiello
Address: 625 Swift Blvd MS-2
Richland WA 99352
Phone: 509-942-7596
Email: mrizzitiello@richlandwa.gov

Docusign Envelope ID: AAF13622-D206-894A-81B2-F14202B5B2C3

24. ALL WRITINGS CONTAINED HEREIN

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

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

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

State of Washington **Department of Ecology**	**City of Richland**
By:	By:
Signature Date	Signature Date
Heather Bartlett	Jon Amundson
Print Name	Print Name
Deputy Director	City Manager
Title	Title

Docusign Envelope ID: AAF13622-D206-894A-81B2-F14202B5B2C3

APPENDIX A

STATEMENT OF WORK AND BUDGET

Introduction

- *The CITY will ensure the cleanup, removal and proper disposal of the waste tires at the Twin Bridges Road site*.

Task 1: Twin Bridges Road Waste Tire Cleanup

The **CITY** shall furnish the necessary personnel, equipment, material and/or service(s) and otherwise do all things necessary for or incidental to ensure that all waste tires at the Twin Bridges Road site are removed from the location and properly disposed of.

Deliverables: The CITY shall submit to ECOLOGY on a quarterly basis invoice(s) and an A19-A with tonnage of tires removed from the Twin Bridges Road site and location(s) where the tires were disposed. The CITY shall also submit photographs demonstrating progress of cleanup and with the final invoice photographs visually demonstrating completion of cleanup at the Twin Bridges Road site. ECOLOGY may conduct a site inspection to confirm completion of cleanup prior to final reimbursement.

Reporting Period	A19-1A Due Date	Tonnage Disposed	Location(s) of Disposal	Invoice Total
July 1 to Sept 30, 2026	Oct 30, 2026			
Oct 1 to Dec 31, 2026	Jan 30, 2027			
Jan 1 to March 31, 2027	Apr 30, 2027			
April 1 to June 30, 2027	July 30, 2027			

Due Date: Prior to June 30,2027 the CITY shall remove all waste tire piles at the Twin Bridges Road site and submit to ECOLOGY a final A19-1A no later than July 30, 2027.

Budget:

The budget for this Task shall include labor (salary and benefits), transportation costs and disposal costs associated with cleanup, removal and disposal of the waste tires at the Twin Bridges Road location.

Item	Description	Amount
1	Waste Tire Removal Account (08R-E00)	**$1,600,000**
2	Model Toxics Control Capital Account (23N-E34)	**$1,600,000**
	Total Project Cost	**$3,200,000**

Docusign Envelope ID: AAF13622-D206-894A-81B2-F14202B5B2C3

APPENDIX B

SPECIAL TERMS AND CONDITIONS

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

a) CONTRACTOR, by signing this agreement, certifies that it is not suspended, debarred, proposed for debarment, declared ineligible or otherwise excluded from contracting with the federal government, or from receiving contracts paid for with federal funds. If the CONTRACTOR is unable to certify the statements contained in the certification, they must provide an explanation as to why they cannot.

b) CONTRACTOR shall provide immediate written notice to ECOLOGY if at any time the CONTRACTOR learns that its certification was erroneous when submitted or had become erroneous by reason of changed circumstances.

c) The terms covered transaction, debarred, suspended, ineligible, lower tier covered transaction, participant, person, primary covered transaction, principal, proposal, and voluntarily excluded, as used in this clause, have the meaning set out in the Definitions and Coverage sections of rules implementing Executive Order 12549. You may contact ECOLOGY for assistance in obtaining a copy of those regulations.

d) CONTRACTOR agrees it shall not knowingly enter into any lower tier covered transaction with a person who is proposed for debarment under the applicable Code of Federal Regulations, debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction.

e) CONTRACTOR further agrees by signing this agreement, that it will include this clause titled "CERTIFICATION REGARDING SUSPENSION, DEBARMENT, INELIGIBILITY OR VOLUNTARY EXCLUSION" without modification in all lower tier covered transactions and in all solicitations for lower tier covered transactions.

f) Pursuant to 2CFR180.330, the CONTRACTOR is responsible for ensuring that any lower tier covered transaction complies with certification of suspension and debarment requirements.

g) CONTRACTOR acknowledges that failing to disclose the information required in the Code of Federal Regulations may result in the delay or negation of this funding agreement, or pursuance of legal remedies, including suspension and debarment.

h) CONTRACTOR agrees to keep proof in its agreement file, that it, and all lower tier CONTRACTORS or subcontractors, are not suspended or debarred, and will make this proof available to ECOLOGY before requests for reimbursements will be approved for payment. CONTRACTOR must run a search in The System for Award Management and print a copy of completed searches to document proof of compliance.

2) Archaeological And Cultural Resources

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

Docusign Envelope ID: AAF13622-D206-894A-81B2-F14202B5B2C3

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

CONTRACTOR shall:

a) Contact ECOLOGY to discuss any Cultural Resources requirements for the work/project:

- For state-funded construction, demolition, or land acquisitions, comply with Governor Executive Order 21-02, Archaeological and Cultural Resources.
- For projects with any federal involvement, comply with the National Historic Preservation Act of 1966 (Section 106).
- Cultural Resource Consultation and Review should be initiated early in the project planning process and must be completed prior to expenditure of Agreement funds, as required by applicable state and federal requirements.

b) If required by ECOLOGY, submit an Inadvertent Discovery Plan (IDP) to ECOLOGY prior to implementing any work/project that involves field activities. ECOLOGY will provide the IDP form.

CONTRACTOR shall:

- Keep the IDP at the project site.
- Make the IDP readily available to anyone working at the project site.
- Discuss the IDP with staff, volunteers and contractors working at the project site.
- Implement the IDP when Cultural Resources or human remains are found at the project site.

c) If any Cultural Resources are found while conducting work under this Contract, follow the protocol outlined in the project IDP.

- Immediately stop work and notify ECOLOGY, which will notify the Department of Archaeology and Historic Preservation at (360) 586-3065, any affected Tribe, and the local government.

d) If any human remains are found while conducting work under this Contract, follow the protocol outlined in the project IDP.

- Immediately stop work and notify the local Law Enforcement Agency or Medical Examiner/Coroner's Office, the Department of Archaeology and Historic Preservation at (360) 790-1633, and then notify ECOLOGY.

e) Comply with RCW 27.53, RCW 27.44, and RCW 68.50.645, and all other applicable local, state, and federal laws protecting Cultural Resources and human remains.

Docusign Envelope ID: AAF13622-D206-894A-81B2-F14202B5B2C3

DEPARTMENT OF ECOLOGY
State of Washington

CONTRACT FACE SHEET

For Internal Routing Use

(Instructions on Instructions Tab)

Type:	Contract
CGP System #:	
Contract #:	C2600165
Amendment #:	
Work Assignment #:	

Contractor Statewide Vendor - SWV #:	SWV0000350-01	EIN:	
Contractor Name:	City of Richland		
Contract Title / Description / Bid #:	Twin Bridges Road Tire Pile Clean Up		
Program:	N00-SWM		
Project Officer:	Steven Williams	Phone:	425-213-3565
Secondary Project Officer (i.e., Budget Analyst):	Fahad Kazi	Phone:	564-233-9372
Staff completed DES Contract Training	Yes		

(check all that apply)	☐	Goods/Services	RCW 39.26	☐ Decision to Contract	
	☑	Interagency	RCW 39.34	☐ DES State Contract	#
	☐	IT	RCW 39.26	☐ Competitive Bid	#
	☐	Public Works	RCW 39.04	☐ Sole Source	#
	☐	Arch./Eng.	RCW 39.80	☐ Direct Buy	
	☐	Other:			
OWMBE: (check all that apply)	☐	OMWBE	☐ WA Small Bus.	☐ WA Veteran Bus.	
Subcontractor:	☐	Uses Sub Contractor			

AMENDMENT: (check all that apply)	☐ Time Extension	☐ Increase ☐ Decrease	Amount of Amendment:	
	☐ Other:		Total of Contract after Amendments:	
TERM:	Start Date:	Upon ECY Signature	End Date:	6/30/2027

How To Encumber and Disburse:	Contract Cost:	$ 3,200,000.00
Program Budget Manager Completes	Sales Tax (PW only):	St
	Total Eligible Cost:	$ 3,200,000.00

Required information:

(Required for Single-year Operating Appropriations & contracts extending beyond current biennium)

MIC (8 char)	Fund/EAI	Project - Sub-Proj	Prior Bien's	Current BI FY:	Current BI FY:	Totals
9NTBTE00	23N/E00	-			1,600,000.00	1,600,000.00
9NTBTE34	23N/E34	-			1,600,000.00	1,600,000.00
		-				-
		-				-
		-				-
		-				-
		-				-
		-				-
		-				-
		-				-

Fiscal Staff:			**Budget Total**	$ 3,200,000.00
GL:	**Subsidiary:**	**Misc:**	**Budget Total must equal Total Eligible Cost**	
			Federally Funded? *No*	*Federal Amount* $ -

Remarks:

Freeze forms are on file with the Program

Lori Gartland (Electronically signed) 06/03/2026	ER	Fahad Kazi (electronically signed)	5/7/2026
Fiscal / Contracts Approval **Date**	**Sub-Object**	**Program Budget Manager Approval**	**Date**

Docusign Envelope ID: AAF13622-D206-894A-81B2-F14202B5B2C3

Freeze Exemption/Exception Request Form for Service Contracts Under Directive 24-19

Exemption/Exception requests REQUIRE Deputy Director's signature and approval BEFORE processing.

Instructions: Program completes this form and emails it to the Chief Financial Officer's Executive Assistant, Chrystal Witham. Subject line: ECY Exemption/Exception Request Form, Program Name.

Request Information

Requesting Program/Office/Division: Solid Waste Managment/Northwest Region

Program Contact(s):

Name: Peter Lyon Email: peter.lyon@ecy.wa.gov

Name: Steven Williams Email: steven.williams@ecy.wa.gov

Service Contracts or Amendments Exemption/Exception Request

Exemption/Exception Information

This form seeks Service Contract exemption/exception under the following condition:

- ☐ Related to the protection of life or public safety (Safety)
- ☐ Tax collection or other revenue-generating activities (Tax/Rev)
- ☐ Approved information technology projects (IT)
- ☐ Emergency Contracts as defined in RCW 39.26.130 (Emergency)
- ☑ Deputy Director approval for essential non-exempt Service Contracts (DD)

Contract Information

Contractor/Agency: City of Richland

New Contract: ☑ Yes ☐ No

Total estimated cost of contract/amendment: $3,200,000

Budget(s) used to fund this contract/amendment: ☐ Operating ☑ Capital ☐ Transportation

Fund Source Account Number: $1.6M - 08R WTRA; $1.6M - 23N MTCA Capital

Term of contract: Upon ECY signature to June 30, 2027

Docusign Envelope ID: AAF13622-D206-894A-81B2-F14202B5B2C3

Brief description of contract or contract amendment in one or two sentences. **Include existing contract number or agreement number if amendment.**

This contract will provide $3.2 million for City of Richland to cleanup a large, longstanding waste tire pile located on Twin Bridges Road within the City. Funding is provided by a $3.2 million appropriation in the 2026 Supplemental Budget solely for cleanup of this tire pile.

Scope of contracted services

Ecology will enter into an IAA with City of Richland. The City of Richland will subcontract with an approved vendor for labor, transportation and disposal costs to remove the waste tire pile at the Twin Bridges location not to exceed $3.2M.

Justification for contracted services (why is this critically necessary?)

The Twin Bridges tire pile has existed for over a decade largely because the cost to abate exceeds Ecology's or the City of Richland's available funding. Ecology's current biennial appropriation is $1.2M, whereas the most recent estimated cleanup cost of Twin Bridges is approximately $3.2M. The City of Richland has a court order to cleanup the property and this IAA will provide the means and funding to finally removed this public health hazard. A court order requires that the City of Richland, and not Ecology, have a contract to remove the tires from the site.

Explanation of why alternatives to contracting are not available:

The City of Richland has obligations to a judge's order and it will be necessary for the City to receive a contract to implement the project because no other agency currently has authority under the court order. Even if the order were not in place, Ecology does not have means to conduct this cleanup directly.

What would be the consequence if this contract is not approved?

Funding is provided by a $3.2 million appropriation in the 2026 Supplemental Budget exclusively for cleanup of the Twin Bridges Road tire pile. If this contract were not approved it would be inconsistent with legislative intent and would almost certainly mean this longstanding public and environmental health hazard would continue to exist as there are no other funding sources available to pay for this cleanup.

Approval Signatures

This form is required to be routed in the following order before submitting to the Chief Financial Officer's Executive Assistant, Chrystal Witham, for CFO review.

Budget Manager Signature:

Digitally signed by Kazi, Fahad (ECY)
Date: 2026.04.20 14:27:01 -07'00'

Date: 4/20/26

Program Manager/Office Director Signature

Digitally signed by Peter Lyon
Date: 2026.04.20 15:28:26 -07'00'

Date: 4/20/26

Chief Financial Officer Signature:

Digitally signed by Garret Ward
Date: 2026.04.28 10:52:26 -07'00'

Date:

Deputy Director Determination

☑ Approved ☐ Denied

Deputy Director Signature:

Digitally signed by Heather R. Bartlett
Date: 2026.05.01 17:22:56 -07'00'

Date:

Docusign Envelope ID: AAF13622-D206-894A-81B2-F14202B5B2C3

Contracts Unit Freeze Exemption Tracking Form for Contract/IAA/Amendments

Instructions: This form must be submitted with all Contract/IAA/Amendment packets to the Fiscal Contracts Unit. If the Program is seeking an exemption/exception that requires Deputy Direct approval (see section 2 and guidance page), the Freeze Exemption/Exception Request Form for Service Contracts must also be filled out, approved, and included in the packet submitted to the Fiscal Contracts Unit.

Request Information

Date: 5/6/26

To Program Budget Manager: Fahad Kazi

From Approving Manager: Steven Williams

Program/Office/Division: SWM/NWRO

Contract/IAA/Amendment Information

New Service Contract:	☐ Yes	☐ No
New IAA:	☑ Yes	☐ No
New Work Assignment:	☐ Yes	☐ No
New DES Work Order:	☐ Yes	☐ No

Amendment No. (if applicable):

Contract No. (if applicable):

Contractor/IAA Agency: City of Richland

Exemption Information

This form affirms that the attached contract/amendment meets a freeze exemption or has been approved by the Deputy Director as outlined in Ecology's Directive 24-19 Freeze Guidance and Forms page.

Section 1 – Contracts and Amendments that DO NOT required Deputy Director approval and exempt from the OFM Freeze:

☐ Service Contract or Amendment costing less than $10,000.
Note: This also includes Interagency and Intergovernmental Agreements (IAAs), Tier 2 Work Orders under DES Master Contracts, and Work Assignments under Ecology's Convenience Contracts (Prime).

Docusign Envelope ID: AAF13622-D206-894A-81B2-F14202B5B2C3

☐ Funded entirely by private OR ☐ federal funding sources.
Note: Any Service Contracts with state match, or a combination of state, federal/private local funds, are subject to the freeze.

☐ Zero-cost amendments.
Note: Such as time extensions that don't add funds, administrative amendments (e.g., changing the contract manager, or redistributing existing contract funds between tasks).

Per additional OFM direction received 12/6/2024 and updates received on 12/12/2024, the contracts below are also exempt from the freeze.

☐ All **contracts** funded by the enacted capital budget and paid for entirely by bonds proceeds (e.g., State Building Construction Account).

☐ All **public works contracts** (as defined in RCW 39.04) funded by the enacted budgets, regardless of fund source (i.e. account).

Section 2 – Service Contract or Amendments that DO required Deputy Director Approval per Directive 24-19 Freeze Guidance and Forms:

This also includes Interagency and Intergovernmental Agreements (IAAs), Tier 2 Work Orders under DES Master Contracts, and Work Assignments under Ecology's Convenience Contracts (Prime).

☑ All Service Contracts costing $10,000 or more. (10K+)

☐ Amendments that increase the contract value by $10,000 or more. (Amd 10K+)

☐ Related to protection of life or public safety. (Safety)

☐ Tax collection or other revenue-generating activities. (Tax/Rev)

☐ Approved information technology projects (see OFM FAQ 6 and 7 for definition). (IT)

☐ Emergency Contracts as defined in RCW 39.26.130. (Emergency)

☐ ANY contract or amendment deemed essential by the Program/Office that does not meet an exemption listed above. (DD)

In accordance with Ecology's Freeze Guidance please move the referenced contract/amendment forward through the normal process.

Budget Manager Approval

Budget Manager's Signature:



Date:

5/7/26

Docusign Envelope ID: AAF13622-D206-894A-81B2-F14202B5B2C3

Form Instructions and OFM Definitions

Form Instructions

Contracts/Amendments – Approving Manager is to complete this form and submit it to the Program Budget Manager. Program Budget Manager (or designee) shall submit this form along with the contract packet (Face Sheet and contract/amendment, etc.) as a complete packet via email to the Contracts Unit.

Deputy Director Approval – For any item in Section 2 above, include the approved Freeze Exemption/Exception Request Form for Service Contracts Under Directive 24-19 in the email to the Contracts Unit with the contract packet (Contract, Face Sheet, or Amendment, and the Deputy Director Approval, if applicable).

In the email to the Contracts Unit the Program Budget Manager shall state:

> "I electronically approve both the attached Face Sheet and Contracts Unit Freeze Exemption Form for Contract #_____, Amendment # _____Contractor _____."

OFM Definitions

Exemption: the freeze does not apply due to the criteria listed in the instructions (e.g. protection of life or public safety related). However, agencies must document the rationale for their decisions internally and be prepared to provide this documentation, if requested.

Exception: An expense (hiring, contract, travel, goods or equipment) that is subject to the freeze but is deemed critical to statutory duties and therefore approved by the director (and reported to OFM). Agencies must use the OFM Freeze log to report their exceptions.

Certificate Of Completion

Envelope Id: AAF13622-D206-894A-81B2-F14202B5B2C3 Status: Sent

Subject: Complete with Docusign: Deputy Director Router.docm, IAA Ecology and Richland Waste Tire Cleanu...

Source Envelope:

Document Pages: 19 Signatures: 0 Envelope Originator:

Certificate Pages: 2 Initials: 0 Steven Williams

AutoNav: Enabled P.O. Box 47600

EnvelopeId Stamping: Enabled Olympia, WA 98504

Time Zone: (UTC-08:00) Pacific Time (US & Canada) stwi461@ecy.wa.gov

IP Address: 162.10.9.29

Record Tracking

Status: Original Holder: Steven Williams Location: DocuSign

6/4/2026 11:43:20 AM stwi461@ecy.wa.gov

Security Appliance Status: Connected Pool: StateLocal

Signer Events	Signature	Timestamp
Jon Amundson jamundson@richlandwa.gov Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via Docusign		Sent: 6/8/2026 10:51:52 AM Viewed: 6/8/2026 10:56:00 AM
Steven Williams steven.williams@ecy.wa.gov Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via Docusign		
Melinda Andreassen melinda.andreassen@ecy.wa.gov Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via Docusign		
Peter Lyon plyo461@ecy.wa.gov Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via Docusign		
Judy Decker jude461@ecy.wa.gov Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via Docusign		
Heather Bartlett jude461@ecy.wa.gov Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via Docusign		

In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp
Michael Rizzitiello mrizzitiello@richlandwa.gov Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via Docusign		
Fahad Kazi fkaz461@ecy.wa.gov Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via Docusign		

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	6/8/2026 10:51:52 AM

Payment Events	Status	Timestamps

COUNCIL AGENDA ITEM STAFF REPORT

Meeting Date: 6/16/2026 Agenda Category: Resolutions - Adoption

Strategic Priority 1 - High Performance Government
Strategic Priority 4 - Quality of Life

Subject
Resolution No. 2026-86, Authorizing Addendum No. 3 to the 2017 Metro Interlocal Agreement

Department/Office	Ordinance/Resolution Number	Document Type
City Manager	2026-86	Resolution

Recommended Motion
Adopt Resolution No. 2026-86, authorizing the City Manager to sign and execute Addendum No. 3 to the 2017 Metro Interlocal Agreement.

Summary
The Tri-City Metro Drug Task Force ("Metro") is a regional law enforcement partnership among the Cities of Kennewick, Pasco, Richland, and West Richland and the Counties of Benton and Franklin, operating under an Interlocal Agreement originally established in 1987. The City of Richland is a member of the Metro Executive Board and contributes one investigator to the Task Force. Historically, Metro's operations were significantly supported by the Edward Byrne Memorial Justice Assistance Grant (JAG), which covered the Administrative Assistant position and portions of the Commander's and Sergeant's salaries – totaling approximately $150,000 per year. That grant funding ended in 2025 and is not expected to return. Those personnel costs now fall entirely on Metro's operating budget, creating a structural funding gap that requires a change to how the program is financed going forward.

Despite this funding challenge, Metro delivered strong public safety results in 2025. The Task Force opened 43 cases (up 30% from 2024), conducted 133 incidents, executed 43 search warrants, and seized drugs with an estimated street value exceeding $579,000 – including nearly 47,400 fentanyl pills and over 11,700 grams of methamphetamine. Detectives also supported the apprehension of multiple violent offenders, including suspects wanted for murder, vehicular homicide, robbery, and kidnapping. Metro received $251,764 in DEA federal forfeiture awards in 2025, nearly 4.5 times the prior year, reflecting the Task Force's continued value to the region.

To address the funding gap, the Metro Executive Board is considering Addendum No. 3 to the Interlocal Agreement, which was presented at the May 21, 2026, Board meeting with final approval expected at the late-June Board meeting. The addendum makes four key changes: it shifts Metro to a calendar-year budget cycle beginning January 1, 2027; establishes quarterly assessments to partner agencies based on pre-established contribution rates; adds a 7% administrative overhead charge to reimburse Kennewick for program management; and requires a 12-month operating reserve. For the remainder of 2026 (July to December), no assessments will be billed to partner agencies – costs will be covered by Metro's existing fund balance, which stands at approximately $1,016,115 as of March 31, 2026.

Beginning January 1, 2027, the City of Richland's share of Metro's operating costs will be 18.18% of the annual budget. Based on current operating costs of approximately $400,000 per year, Richland's estimated annual contribution would be approximately $60,000 per year, billed in quarterly installments of roughly $15,000. Available fund balance above the reserve level will be applied before assessments are issued, which may reduce or defer billings in early quarters.

Staff recommends adoption of Resolution No. 2026-86.

Fiscal Impact

Beginning January 1, 2027, the City of Richland's share of Metro's operating costs will be 18.18% of the annual budget. Based on current operating costs of approximately $400,000 per year, Richland's estimated annual contribution would be approximately $60,000 per year, billed in quarterly installments of roughly $15,000. Available fund balance above the reserve level will be applied before assessments are issued, which may reduce or defer billings in early quarters.

Attachments

1. Resolution No. 2026-86
2. 2017 Metro Interlocal Agreement with Addendums 1 & 2
3. Proposed Addendum No. 3

RESOLUTION NO. 2026-86

A RESOLUTION OF THE CITY OF RICHLAND, WASHINGTON, AUTHORIZING ADDENDUM NO. 3 TO THE 2017 METRO INTERLOCAL AGREEMENT.

WHEREAS, prior to 1987, the cities of Kennewick, Pasco, Richland, and West Richland, and the counties of Benton and Franklin, through their law enforcement agencies, maintained a working agreement for the purpose of combating controlled substances trafficking within the Tri-Cities community. This quasi-organized effort was known as the Metropolitan Enforcement Group ("Metro"); and

WHEREAS, the original parties entered into an Interlocal Agreement in 1987 which provided a more formal organization in order to centralize supervision and to qualify for federal funds dispensed by Washington State's Department of Community Trade and Economic Development ("CTED"); and

WHEREAS, the parties executed the current Metro Interlocal Agreement in March of 2010, and have subsequently amended that agreement through Addendum No. 1 and Addendum No. 2 to address funding shortfalls resulting from decreases in available grant funds; and

WHEREAS, Metro is primarily funded by the Byrne JAG Grant, the High Intensity Drug Trafficking Area (HIDTA) Program, and the Drug Enforcement Administration (DEA). The Byrne JAG Grant has historically been utilized for funding the legal secretary position and portions of the Metro Commander and Metro Sergeant positions. The HIDTA funding has been utilized for confidential buy funds, personnel overtime, and training reimbursement. The DEA provides office space and electronic equipment; and

WHEREAS, Metro's Byrne JAG Grant funding, which provided approximately $150,000 annually, was lost as of 2025. This grant had funded 100% of the Administrative Assistant's salary and benefits and portions of the Commander and Sergeant positions. These personnel costs now fall entirely on Metro's operating budget; and

WHEREAS, Metro operates on a fiscal year beginning July 1 and ending June 30, and the parties desire to transition to a calendar year budget beginning January 1 and ending December 31 in order to improve financial planning and administration; and

WHEREAS, the parties desire to establish a twelve-month operating reserve to ensure program continuity and financial stability for Metro; and

WHEREAS, the parties desire to formalize the City of Kennewick's role in creating Metro's annual operating budget, including an administration rate of seven percent (7%) of budgeted expenses to reimburse Kennewick for program management services, effective January 1, 2027; and

WHEREAS, the parties desire to establish quarterly partner assessments billed by the City of Kennewick based on the following mutually-agreed contribution rates, with any fund balance above the reserve level applied before assessments are issued:

City of Kennewick	18.18%
City of Pasco	18.18%
City of Richland	18.18%
City of West Richland	9.10%
Benton County	18.18%
Franklin County	18.18%; and

WHEREAS, no partner assessments will be billed for the period of July 1, 2026 through December 31, 2026, as Metro's existing fund balance is sufficient to cover bridge costs during this transitional period. The City of Richland's first quarterly assessment under Addendum No. 3 is anticipated to begin January 1, 2027, at an estimated rate of approximately $15,000 per quarter; and

WHEREAS, the parties intend to supersede Addendum No. 2, dated June 11, 2021, through execution of Addendum No. 3 to the 2017 Metro Interlocal Agreement, effective July 1, 2026, with the calendar-year budget and quarterly assessments commencing January 1, 2027.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City Manager is authorized to sign and execute Addendum No. 3 to the 2017 Metro Interlocal Agreement.

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

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 16th day of June, 2026.

_____
Theresa Richardson, Mayor

Attest:

_____
Jennifer Rogers, City Clerk

Approved as to Form:

_____
Heather Kintzley, City Attorney

2017-019656 AGR
07/17/2017 09:44:50 AM Pages: 13 Fee: $85.00
Kennewick City Clerk
Benton County, Benton County Auditor's Office

Please return recorded document to:

Kennewick City Clerk
P. O. Box 6108
Kennewick, WA 99336

METRO INTERLOCAL AGREEMENT
LOCAL NARCOTICS CONTROL PROGRAM
AND
METROPOLITAN CONTROLLED SUBSTANCE ENFORCEMENT GROUP
INTER-LOCAL AGREEMENT

This Interlocal Agreement is made and entered into pursuant to the provisions of Chapter 39.34 RCW, by and among the following parties:

City of Pasco
City of Kennewick
City of Richland
City of West Richland
Benton County
Franklin County

RECITALS

1. Prior to 1987, the Cities of Kennewick, Pasco, Richland, and West Richland, and the Counties of Benton and Franklin, through their law enforcement agencies, maintained a working agreement for the purpose of combating controlled substances trafficking within the Tri-Cities community. This quasi-organized effort was known as the Metropolitan Enforcement Group ("Metro").

2. The original parties entered into an Interlocal Agreement in 1987 which provided a more formal organization in order to centralize supervision and to qualify for federal funds dispensed by Washington State's Department of Community Trade and Economic Development ("CTED"). In November of 1990, the Cities of Connell and Prosser desired to also participate in the group, and the original parties desired to include them. In October of 1991 and January of 1994, respectively, the cities of Prosser and Connell decided to no longer participate. In December of 2004 the City of West Richland also decided to no longer participate.

3. The financial officer of Kennewick initially administered a Metro Drug Forfeiture Fund consisting of the proceeds of forfeitures, federal grants and court ordered contributions. In

January 1990, the City of Pasco took over administration of the Metro Drug Forfeiture Fund. In January of 2009 the City of Kennewick took over all administrative functions except for financial administration. Effective July 1, 2009, the City of Kennewick took over the financial administrative function and control of the Metro Drug Forfeiture Fund.

4. On December 30, 2009, the Cities of Kennewick, Richland and Pasco and the Counties of Benton and Franklin entered into a revised Metro Interlocal Agreement reflecting this transfer of administrative duties to the City of Kennewick.

5. In January 2010 the City of West Richland notified the member agencies of Metro of its desire to rejoin Metro.

6. Also in January 2010 an Agreement was signed between the United States Department of Justice, Drug Enforcement Administration/Yakima Resident Office (hereinafter referred to as "DEA), and Metro. DEA agreed to assign two (2) Special Agents from the Tri-Cities POD to assist/ support and work in conjunction with Metro. DEA would also, subject to any availability of annually appropriated funds or any continuing resolution there, provide necessary funds and equipment to support activities of the Special Agents. This support will include: Payment for office space, investigative equipment, training and other support items.

7. In 2013 the Cities of Kennewick, Pasco, Richland, and West Richland, and the Counties of Benton and Franklin, through their law enforcement agencies, signed a Provisional State and Local Task Force Agreement. This agreement provided that the Metro detectives would be federally deputized as DEA Task Force Officers ("TFO's") pursuant to 21 U.S.C. Section 878. These TFO positions would be "unfunded" positions.

8. The federal government has appropriated monies to the State of Washington to fund a coordinated state-wide narcotics control program. These funds were administered by DCD until the spring of 1993, at which time DCD became the State of Washington Department of Community, Trade, and Economic Development ("CTED"). The Department of Commerce or a successor state agency will continue to administer these funds.

9. Based upon established criteria, the parties are eligible to apply for a grant to assist them in their efforts to combat controlled substances trafficking. Department of Commerce desires to enter into a contract with one participating jurisdiction, to be named in the grant application as the applicant jurisdiction, and which shall have the duty of administering the grant on behalf of the participating jurisdictions.

10. The parties desire to enter into an Agreement to enable the applicant jurisdiction to receive the grant, to administer the grant, and to be responsible for compliance with its terms on behalf of the participating jurisdictions.

11. The City of Kennewick has consented to act as the applicant jurisdiction with regard to future applications to Department of Commerce and any funds supplied by a Department of Commerce grant.

12. Chapter 39.34 RCW provides that local jurisdictions may enter into cooperative agreements in order to best serve the needs of their local communities.

Now, therefore, the parties hereto, through their governing bodies, do hereby agree as follows:

SECTION 1 – DEFINITIONS

a. "Application" means an application submitted to Department of Commerce for a controlled substance law task force grant.

b. "Agency" and "Agencies" shall mean the member agencies of Metro, that being the Police Departments of the Cities of Kennewick, Pasco, Richland, West Richland, and the Sheriff's Departments of Benton and Franklin Counties.

c. "Department of Commerce" means the Washington State Department of Commerce.

d. "DEA" means Drug Enforcement Administration from within the United States Department of Justice.

e. "Executive Board" means the oversight committee consisting of one City Manager from each of the cities of Pasco, Kennewick, Richland and the Mayor of West Richland, or the designee from among the members of each City Council and one County Commissioner from each of the Counties of Benton and Franklin, or their designee from among non-judicial elected officials of their County or a county administrator working for the County Commissioners. The Chairperson of the Governing Board or his/her designee from among its members and the Support Service Executive Director of the City of Kennewick shall be non-voting members of the Executive Board. The Executive Board shall be the Chief administrative officer for the purpose of budget transfers within each fund.

f. "Governing Board" shall mean the law enforcement policy body for Metro and will consist of the Chiefs of Police of Kennewick, Pasco, Richland, West Richland and the Sheriffs and Prosecuting Attorneys of Benton and Franklin Counties. It shall recommend the budget for the grants funds and their disbursement and be responsible for preparing applications for any additional grants or renewal of the CTED grant. The Support Services Executive Director of the City of Kennewick shall be a non-voting member of the Governing Board for the purposes of advisement on financial and fund administrative matters. Prosecuting Attorneys shall refrain from voting on purely investigative issues. The Kennewick Police Chief shall serve as chairperson.

g. "Jurisdictions" mean the cities of Kennewick, Pasco, Richland, West Richland, the counties of Benton and Franklin.

h. "Local Narcotics Control Program Fund" (LNCPF") means the fund to be administered by the City of Kennewick for purposes of grant administration and the receipt and disbursement of grant funds.

i. "Metro" means the Metropolitan Controlled Substance Enforcement Group which is a multi-jurisdictional investigative group consisting of the law enforcement officers and the support personnel of the ember jurisdictions.

j. "Metro Drug Forfeiture Fund" means the existing Metro fund of that name, which was transferred to and administered by the City of Kennewick effective July 1, 2009. This fund may receive the proceeds of forfeiture, federal grants, and the court ordered or other contributions for the purpose of enforcement of the controlled substance laws of the State of Washington.

k. "Metro Operations" means any controlled substance law enforcement activity in which an officer assigned to Metro takes an active part, either as part of a surveillance team, raid team, or an arresting officer. Metro operations may also include controlled substance law enforcement activity in which Metro's sole participation was to supply intelligence information to the arresting agency. The Governing Board, in accordance with the provisions of Section 8.h, shall determine whether the providing of information in any given case has been substantial enough to constitute making that activity a Metro operation.

l. "Paid Vouchers" means all purchase orders, invoices, payroll, records, etc., to back up expenditures by participating jurisdictions.

SECTION 2 – PURPOSE

The purpose of this Agreement is to establish an organized effort to combat violations of controlled substance laws within the contracting jurisdictions and to take advantage of Department of Commerce and any other available grants.

SECTION 3 – GENERAL DUTIES OF THE PARTIES

The parties have or shall:

a. Authorize their respective representative to execute any and all necessary documents to obtain grant funds available pursuant to State and Federal Law for the purpose of establishing a regional, multi-jurisdictional Task Force;

b. Authorize their officials and employees to participate in the activities of Metro according to this Agreement, the work plan established in the application, and as determined by the appropriate administrative body;

c. Authorize their law enforcement officials to enter into operating agreements, such as the one in existence pursuant to 10.93 RCW to enable these agencies to participate in Metro.

SECTION 4 – DURATION/WITHDRAWAL/TERMINATION

a. This Agreement shall commence immediately upon its execution by all of the parties and filing with the auditors for Benton and Franklin counties and shall continue until terminated by the jurisdictions. To comply with the requirements of the Department of Justice, the Governing Board will annually vote to reaffirm the terms and conditions of this Interlocal Agreement.

b. The grant from Department of Commerce is made for one year at a time, beginning October 1st of each year. Any party may withdraw from Metro effective the beginning of the next grant year by giving written notice by July 1st of that year to the parties subject to this Agreement. A party that withdraws from Metro before termination of Metro as defined in Section 4.c shall forfeit 100% of their share of the Metro Forfeiture Fund equity and assets.

c. Termination of this Agreement shall only occur upon written mutual agreement of all the parties that are at the time of termination participants in Metro and subject to this Agreement. The written agreement for termination shall be executed by April 1st of any given year to be effective on July 1st of that year.

SECTION 5 – TASK FORCE

a. Each party has committed to providing, as long as their respective budgets allow, the following personnel with their assigned equipment to Metro:

City of Kennewick	-	2 Investigators
City of Pasco	-	1 Investigator
City of Richland	-	1 Investigator
City of West Richland	-	1 Investigator
Benton County	-	2 Investigators/ 1 Prosecutor
Franklin County	-	1 Investigator/ 1 Prosecutor

Each party has the option of amending the number of personnel assigned to Metro. Notice of any change in the number of personnel committed to Metro shall be given to the Executive Board by January 1st of that year to take effect by January 31st of that same year.

b. The City of Kennewick shall supply a supervisory person of the grade of Commander/Captain or above to act as a part-time administrator. That person shall serve approximately one-fourth of his/her time administering Metro. The City of Kennewick shall be reimbursed by Metro for one fourth of the administrator's salary and benefits. The administrator may be delegated such administrative duties as the Governing Board shall see fit.

Selection and retention of the administrator shall be done by the Kennewick Police Chief. If the majority of the Governing Board does not support selection or retention of the administrator, the City of Kennewick may either name a different administrator or choose to withdraw as the administering agency.

One of the two investigators assigned from the City of Kennewick shall be a Sergeant. That Sergeant will perform supervisory duties in Metro. The City of Kennewick shall be reimbursed by Metro for the difference between the salary and benefits of a Sergeant and the salary of the other investigator assigned by the City of Kennewick to Metro.

c. The offices of the Prosecuting Attorney for Benton and Franklin Counties may each assign lawyers from their respective staffs for the purpose of handling cases generated by the Task Force and this assignment may be contingent upon funding.

Secretarial staff may be assigned or employed by one or more of the parties in the support of the investigation and prosecution of cases arising as a result of Task Force operations and this may be contingent upon funding.

d. The Executive Board, by majority vote may, in the event that any party to this Agreement fails at any time during the term of this Agreement to provide or maintain the commitment of personnel to Metro as set forth above, impose the following penalties on the party in breach of this Agreement.

(1) The forfeiture of all (100%) of the party's share of forfeiture fund (see section 8.) equity and assets; and

(2) The immediate payment upon determination of amount to the Metro Drug Forfeiture Fund of an amount equal to any loss of federal and/or state grant funds for the operating year arising from or caused by the party's failure to provide or maintain their commitment of personnel to Metro.

SECTION 6 – ADMINISTRATION

a. The City of Kennewick shall be the applicant jurisdiction for Department of Commerce grants. It shall provide the necessary documentation to receive grant funds and ensure that the provisions of the application are met. Kennewick shall maintain budgetary control of grant funds and maintain records as required by applicable laws and regulations. Participating jurisdictions shall incur, and pay individually, those expenses accruing to activities or employees of their jurisdictions. Paid vouchers for reimbursable expenses are to be transmitted to the Support Services Executive Director of the City of Kennewick immediately after payment. The City of Kennewick shall request funds for grant reimbursement on a monthly basis and distribute grant proceeds accordingly upon receipt of said funds. The City of Kennewick shall set up and administer the LNCPF for the purposes of accounting for grant fund receipts and disbursements and to prevent the commingling of grant funds and drug forfeiture and other funds recovered pursuant to this

Agreement with any other funds. The LNCPF shall be subject to the same audit and fiscal controls as the public treasury of the City of Kennewick.

b. The City of Kennewick assumes the responsibilities of the applicant jurisdiction on behalf of, and for the benefit of, all the jurisdictions that are parties to this Agreement. All the jurisdictions shall share, on a pro-rata basis as set forth in Section 7.b, any loss other than a loss covered by Section 10 of the Agreement suffered by any jurisdiction arising solely and directly as the result of the City of Kennewick's role as the applicant jurisdiction.

In the event that there is any recapture of grant funds by the Department of Commerce pursuant to the provisions of the City of Kennewick contract with it, the jurisdictions shall share responsibility on the pro-rata basis as set forth in Section 7.b of this Agreement. However, in the event that there is a recapture of grant funds originally disbursed due to an identifiable discretionary expenditure of any jurisdiction or agency, that jurisdiction or agency shall bear the sole responsibility for payment and indemnify the City of Kennewick for any loss of funds it may suffer due to any such recapture.

If any loss of funds, other than a loss covered by Section 10 of the Agreement, is covered by a fidelity bond or other insurance, covering one of the jurisdictions employees, that jurisdiction shall be responsible for said loss to the extent of the coverage provided by said bond or insurance and any remaining loss shall be shared as set forth above.

c. The City of Kennewick shall administer the Metro Drug Forfeiture Fund, and it shall be subject to the same audit and fiscal controls as the public treasury of the City of Kennewick.

d. The Executive Board shall be responsible for the budget and all other administrative duties of the LNCPF and of Metro. The Executive Board may delegate any or all of these duties to the Governing Board. The Executive Board shall be responsible for submitting both the LNCPF budget and the Metro Drug Forfeiture Fund budget to the City Council of the City of Kennewick for approval as provided by law. The Executive Board shall elect a chairperson and vice-chairperson, meet at least twice a year, and adopt such procedural rules to govern its meetings as it deems necessary.

e. The Governing Board shall meet at least quarterly, adopt such procedural rules to govern its meetings as it deems necessary, and provide policy recommendations to the Executive Committee regarding the LNCPF, Metro Drug Forfeiture Fund, Metro, and related Task Force expenditures and operations, and may delegate any administrative duties delegated to it.

f. Nothing in this Agreement shall be construed as authorizing any party or official of said party to direct the Prosecuting Attorney or any Deputy Prosecuting Attorney in the performance of his or her duties.

g. To comply with Metro's obligation to respond to Public Records Requests, and to minimize legal risk to each participating jurisdiction, the parties agree that all original

police reports, correspondence, e-mail communications, or other "records" related to Metro operations and investigations shall be provided to Kennewick and will be maintained by Kennewick as the administrative agency. The parties agree that to the extent a participating jurisdiction concludes it needs a copy, it may maintain a copy. When a Public Records Request is received by Metro, administrative staff for Metro will complete a search for responsive records and respond to the request. To the extent legal review is needed to respond to a request the City Attorney for Kennewick will provide the review.

SECTION 7 – ACQUISITION AND USE OF EQUIPMENT

a. In the event that any equipment is acquired with grant funds received from Department of Commerce, the parties agree to use the equipment only for specified program purposes during the life of the grant. All equipment purchased by Kennewick on behalf of Metro using grant funds shall be owned by the applicant jurisdiction, the City of Kennewick. After the grant period ends, the parties agree to use the equipment only for controlled substance enforcement purposes and to dispose of said property as set forth in Section 7.b unless federal and state requirements provide for a different disposition.

b. Upon termination of this Agreement, all equipment contributed by the jurisdictions shall be returned to the contributing agency. All property and equipment purchased with monies from the LNCPF or with monies from the Metro Drug Forfeiture Fund shall be distributed so as not to violate Section 7.a above, and on a pro-rata basis as set forth below, and this property shall be used by the receiving party only for controlled substance enforcement purposes unless federal and state requirements provide for a different disposition. The Governing Board shall see to it that a separate inventory for property and equipment purchased from each fund shall be kept and, if money from the LNCPF is used to reimburse any other fund for any property and equipment purchased, the property or equipment shall be transferred to the LNCPF inventory. This inventory shall go back to at least January, 1988, and continue for the duration of this Agreement. Upon termination of this Agreement, the items purchased with monies from the LNCPF fund or with monies from the Metro Drug Forfeiture Fund shall be distributed to each participating jurisdiction under a formula that divides the cumulative number of investigators or prosecutors assigned to Metro by each jurisdiction starting with the fiscal year ended June 30, 2012, and continuing through the most recently completed fiscal year by the cumulative total of investigators or prosecutors assigned to Metro by all participating jurisdictions during this same period. Jurisdictions shall only receive credit in the calculation for those investigators that remain assigned to Metro for the entirety of a fiscal year. At such time that a jurisdiction removes all of the investigators that it had previously assigned to Metro, it shall also forfeit its right to any future distribution of accumulated assets under this section and be removed from the calculation. As of September 30, the result of the formula outlined in this section was as follows

	Fiscal Year Ended September 30						
Agency	2012	2013	2014	2015	2016	Total	%

City of Kennewick	2.00	2.00	2.00	2.00	2.00	10.00	21.3%
City of Pasco	2.00	2.00	2.00	1.00	0.00	7.00	14.9%
City of Richland	1.00	1.00	1.00	1.00	1.00	5.00	10.6%
City of West Richland	1.00	1.00	1.00	1.00	1.00	5.00	10.6%
Benton County	2.00	2.00	2.00	2.00	2.00	10.00	21.3%
Franklin County	2.00	2.00	2.00	2.00	2.00	10.00	21.3%
Total Investigators	10.00	10.00	10.00	9.00	8.00	47.00	100%

SECTION 8 – FUND ADMINISTRATION AND FORFEITURES

a. All property, proceeds from property, and cash forfeited pursuant to RCW 69.50.505 by Metro operations and all other contributions to the Metro Drug Forfeiture Fund shall be managed and disbursed as provided in this Section. On or after July 1, 2009, all forfeited property, all proceeds in the Metro Drug Forfeiture Fund and/or LNCPF fund and all accounting records related to such were transferred from the City of Pasco to the City of Kennewick.

b. The City of Kennewick shall administer the Metro Drug Forfeiture Fund and shall make expenditures from the fund only as appropriately directed. All interest attributed to investment of monies in the Metro Drug Forfeiture Fund shall be deposited into the fund. This fund shall be established so that it may accept court ordered contribution or other contributions as well as funds disbursed by the federal government or other agencies involving the enforcement of controlled substance laws. Disbursements from this fund shall be for controlled substance enforcement purposes.

c. To the extent that RCW 69.50.505 requires that the forfeiture funds be deposited in the current expense fund of the jurisdiction in which the forfeiture takes place, that requirement shall be met by depositing said funds in the Metro Drug Forfeiture Fund. Forfeitures shall be in accordance with RCW 69.50.505 or other applicable law and all funds which may be retained by the local jurisdiction as a result of said forfeiture shall be deposited into the Metro Drug Forfeiture Fund.

d. All property forfeited pursuant to Metro operations shall be immediately delivered to Metro for use in Metro operations, unless use of such property is declined by the Governing Board, in which case the jurisdiction in which the forfeiture took place may use the property in accordance with RCW 69.50.505. The City of Kennewick shall see to it that a property inventory is kept of all the property seized, whether or not it has yet been forfeited, and of its sale or other disposition.

e. The Governing Board may authorize the transfer of forfeited property of any law enforcement agency in this state upon application for the exclusive use of enforcing the provisions of Chapter 69.50.505 RCW as now or hereafter amended.

f. Firearms confiscated as a result of Metro operations will be placed into Metro evidence and the disposal of the firearms will occur after adjudication of the case in court and at the direction of the Governing Board.

g. Upon termination, the Executive Director of Support Services of the City of Kennewick, or his or her designee, using established governmental accounting standards shall determine the balance of the LNCPF and the Metro Drug Forfeiture Fund available for distribution as of the termination date. All jurisdictions shall share in the amount available for distribution on a pro-rata basis as set forth in section 7.b. Any balances that become available for distribution within the LNCPF and the Metro Drug Forfeiture Fund after the date of termination, including but not limited to, the net proceeds derived from any property that was seized or forfeited prior to the termination date, shall be distributed in the same manner, Funds distributed may be used for the expansion of controlled substance enforcement purposes and may not supplant pre-existing funding services unless otherwise authorized by applicable law.

h. In order to ensure compliance with the Agreement, the parties agree that all forfeitures made pursuant to RCW 69.50.505 by each party shall be disclosed to the Governing Board. The Governing Board shall review each case to determine if the action was a Metro operation. The decision of the Governing Board shall be binding upon all parties. However, Metro operations shall expressly not include drug arrests and forfeitures which are incidental to an unrelated activity, e.g., a routine traffic stop, arrests and forfeitures from operations which were made after consultation with and agreement of the Metro supervisor that Metro would not participate; and cases which are not considered a Metro case for prosecution purposes.

SECTION 9 – ARBITRATION

The parties agree that any dispute arising from this Agreement relating to the distribution of monies and or property or penalty provisions shall be submitted to an arbitrator for a binding decision pursuant to Chapter 7.05 RCW unless the parties agree to another manner of arbitration. If the parties cannot agree on an arbitrator(s), the court shall appoint an arbitrator from a list compiled as follows: each party shall submit a list of three persons not associated with any of the parties who have agreed to act as an arbitrator and each party may strike up to two names from the total list thereby compiled. The court shall select an arbitrator from among the names remaining unless there is none, in which case the court shall select an arbitrator no associated with any of the parties.

SECTION 10 – LIABILITY

Each party shall be responsible for the wrongful or negligent actions of its employees while assigned to Metro as their respective liability shall appear under the laws of the State of Washington and/or Federal Law and this Agreement is not intended to diminish or expand such liability.

To that end, each party promises to hold harmless and release all the other participating parties from any loss, claim or liability arising from or out of the negligent tortious actions or inactions of its employee, officers and officials. Such liability shall be apportioned among the parties or other at-fault persons or entities in accordance with the laws of the State of Washington.

Nothing herein shall be interpreted to:

a. Waive any defense arising out of RCW Title 51.

b. Limit the ability of a participant to exercise any right, defense, or remedy which a party may have with respect to third parties or the officer(s) whose action or inaction give rise to loss, claim or liability, including, but not limited to, an assertion that the officer(s) was acting beyond the scope of his or her employment.

c. Cover or require indemnification or payment of any judgment against any individual or Agency for intentionally wrongful conduct outside the scope of employment of any individual or for judgment for punitive damages against any individual or Agency. Payment of punitive damage awards, fines or sanctions shall be the sole responsibility of the individual against whom said judgment is rendered and/or his or her Agency employer, should that employer elect to make said payment voluntarily. This Agreement does not require indemnification of any punitive damage awards or for any order imposing fines or sanctions.

SECTION 11 – AMENDMENT

This Agreement may be amended from time-to-time as deemed appropriate by the parties, provided that such amendment shall become effective only after it has been adopted in writing by authorized representatives of each of the parties.

SECTION 12 – INTEGRATION

This Agreement and the application contain all the terms and conditions agreed upon by the parties, except necessary operational agreements between the law enforcement agencies of the respective jurisdictions pursuant to Chapter 10.93 RCW. No other understandings, oral or otherwise, regarding the subject matter of this Agreement shall be deemed to exist or to bind any of the parties. This Agreement shall expressly supersede all prior Agreements among the jurisdictions regarding Metro creation, operation, and administration.

Dated this 16th day of May, 2017.

CITY OF KENNEWICK

STEVE C. YOUNG, Mayor

CITY OF RICHLAND

ROBERT THOMPSON, Mayor

Attest:

TERRI WRIGHT, City Clerk

Approved As To Form:

LISA BEATON, City Attorney

CITY OF PASCO

MATT WATKINS, Mayor

Attest:

SANDY KENWORTHY, Deputy City Clerk

Approved As To Form:

LELAND B. KERR, City Attorney

BENTON COUNTY

JEROME DELVIN, Commissioner

SHON SMALL, Commissioner

JAMES BEAVER, Commissioner

Attest:

CAMI MCKENZIE, Clerk to the Board

Attest:

MARCIA HOPKINS, City Clerk

Approved As To Form:

HEATHER KINTZLEY, City Attorney

CITY OF WEST RICHLAND

BRENT GERRY, Mayor

Attest:

JULIE RICHARDSON, City Clerk

Approved As To Form:

BRONSON BROWN, City Attorney

FRANKLIN COUNTY

ROBERT E. KOCH, Commissioner

BRAD PECK, Commissioner

Rick Miller - Absent

RICK MILLER, Commissioner

Dated 17, MAY, 2017

Attest:

KARIN MILHAM, Clerk to the Board

Approved As To Form:

ANDREW MILLER
Benton County Prosecutor

Approved As To Form:

SHAWN SANT
Franklin County Prosecutor

2018-012551 ADD
05/03/2018 09:19:01 AM Pages: 3 Fee: $76.00
City Of Kennewick
Benton County, Benton County Auditor's Office

Return recorded document to:

Kennewick City Clerk
P. O. Box 6108
Kennewick, WA 99336

ADDENDUM NO. 1
TO THE
METRO INTERLOCAL AGREEMENT
2017-019656

THIS ADDENDUM is made and entered into this 30th day of March, 2018, by and between the following parties:

City of Pasco
City of Kennewick
City of Richland
City of West Richland
Benton County
Franklin County

SECTION 1 - PURPOSE

The Tri-Cities Metro Drug Task Force (Metro) is primarily funded by the Byrne JAG Grant, the High Intensity Drug Trafficking Area (HIDTA) Program and the Drug Enforcement Administration (DEA). The Byrne JAG Grant is primarily utilized for funding the legal secretary position and portions of the Metro Commander and Metro Sergeant's position. The HIDTA funding has primarily been utilized for confidential buy funds, personnel overtime, and training reimbursement. The DEA has provided office space and electronic equipment.

Metro applied for the 2017 Byrne JAG Grant as it has for numerous years. The Grant application was approved and the release of the funding should have occurred after the beginning of the 2017 federal fiscal year, which runs from October 1 to September 30. As of February 9, 2018, the Byrne JAG Grant has not been released by the Department of Justice. This has caused a financial shortfall for the task force.

Metro's fiscal year runs from July 1 to June 30. The Task Force was able to utilize reserves through December of 2017 to cover the financial shortfall generated as a result of not receiving

the Byrne JAG Grant. However, to complete the current fiscal year (to June 30) the task force is expected to require an additional $105,000 to maintain its current operations and meet all financial obligations, which includes ending the fiscal year with an operating reserve of $30,000.

It is the parties intent to adopt the foregoing formula to address the current shortfall and address the potential for a future shortfall during the next fiscal year through June 30, 2019.

IN CONSIDERATION of the mutual covenants contained herein, the parties agree to amend the Metro Interlocal Agreement for an interim period as follows:

SECTION 2 – AMENDMENT

Section 1. Section 5 of the Interlocal Agreement pertaining to the Task Force is hereby amended, adding subsection (e) which reflects the following formula the parties agree to utilize on an interim basis to cover the budget shortfall due to the delay/loss of grant funding as follows:

"e. The following formula was approved by the Metro Executive Board on February 8, 2018:

(1) 75% of the legal secretary position – paid by Benton County.
(2) 25% of the legal secretary position – paid by Franklin County.
(3) Remainder of the shortfall – split equally between all 6 jurisdictions (Benton County, Kennewick, Richland, West Richland, Franklin County and Pasco).

To satisfy the projected shortfall ($105,000) to the end of the current fiscal year (June 30, 2018), and utilizing the above formula, the jurisdictions would be responsible for the following:

•	Benton County	-	$68,449
•	Franklin County	-	$24,779
•	Kennewick	-	$ 2,943
•	Richland	-	$ 2,943
•	West Richland	-	$ 2,943
•	Pasco	-	$ 2,943
	Total		$105,000

(4) The formula utilized in this addendum will remain in effect after the conclusion of the 2017-2018 Metro fiscal year, but will last no longer than June 30, 2019, unless a new agreement is deemed appropriate by all parties."

Section 2. All other terms and conditions contained in the Metro Interlocal Agreement dated May 16, 2017, not specifically amended above or inconsistent with the terms as amended above shall remain in full force and effect.

DATED this 30th day of March, 2018.

CITY OF KENNEWICK

MARIE E. MOSLEY, City Manager

Approved as to Form:

LISA BEATON
Kennewick City Attorney

CITY OF RICHLAND

CINDY REENTS, City Manager

Approved as to Form:

HEATHER D. KINTZLEY
Richland City Attorney

CITY OF PASCO

DAVE ZABELL, City Manager

Approved as to Form:

LELAND B. KERR
Pasco City Attorney

FRANKLIN COUNTY

RICK MILLER, Commissioner

Approved as to Form:

JENNIFER JOHNSON
Franklin County Prosecutor's Office

CITY OF WEST RICHLAND

BRENT GERRY, Mayor

Approved as to Form:

BRONSON BROWN
West Richland City Attorney

BENTON COUNTY

SHON SMALL, Commissioner

Approved as to Form:

RYAN BROWN
Benton County Prosecutor's Office

ADDENDUM NO. 2
TO THE
METRO INTERLOCAL AGREEMENT

THIS ADDENDUM is made and entered into effective January 1, 2021, by and between the following parties:

City of Pasco
City of Kennewick
City of Richland
City of West Richland
Benton County
Franklin County

SECTION 1 – PURPOSE

The Tri-Cities Metro Drug Task Force (Metro) has primarily been funded by the Byrne JAG Grant, the High Intensity Drug Trafficking Area (HIDTA) Program and the Drug Enforcement Administration (DEA). The Byrne JAG Grant is primarily utilized for funding the legal secretary position and portions of the Metro Commander and Metro Sergeant's position. The HIDTA funding has primarily been utilized for confidential buy funds, personnel overtime, and training reimbursement. The DEA has provided office space and electronic equipment.

Until 2018, the Byrne JAG Grant had adequately funded a legal secretary and portions of the Commander and Sergeant's positions. In 2018 the grant funds were received late which necessitated the first Addendum to the Metro Interlocal Agreement to cover the temporary shortfall through June 30, 2019. In 2019, the Byrne JAG Grant funds that were received did not provide sufficient funding to cover the costs of those positions, which were reflected in the adopted budget for the 2019-2020 Metro budget cycle. The parties do not expect to receive JAG Grant funds in 2020 or thereafter. Additionally, the HIDTA funding has not been available since 2018, which must be made up through additional contributions by the Metro members.

Beginning July 1, 2020, the legal secretary position was changed to an administrative assistant position.

It is the parties' intent to agree to the following to address the funding shortfalls resulting from the decrease in available grant funds to Metro for the period January 1, 2021, through December 31, 2024.

THEREFORE, IN CONSIDERATION of the mutual covenants contained herein, the parties agree to amend the Metro Interlocal Agreement as follows:

SECTION 2 - AMENDMENT

Section 1. Addendum No. 1 dated March 30, 2018, is superseded hereby, and subsection (e) of Section 5 of the Metro Interlocal Agreement is hereby replaced in its entirety and shall, effective January 1, 2021, read as follows:

e. In addition to the personnel contributed by the parties to Metro, financial assistance shall be provided as follows:

(1) Until December 31, 2024, Benton County shall pay quarterly for 75% of the cost of the administrative assistant provided by the City of Kennewick plus $37,500 annually ($9,375 quarterly) for confidential buy funds. Seventy-five percent (75%) of any Byrne JAG Grant funds or HIDTA funding received in 2021 or later shall be applied as a credit towards any invoice to Benton County until the balance of those funds has been exhausted.

(2) Until December 31, 2024, Franklin County shall pay quarterly for 25% of the cost of the administrative assistant provided by the City of Kennewick plus $12,500 annually ($3,125 quarterly) for confidential buy funds. Twenty-five percent (25%) of any Byrne JAG Grant funds or HIDTA funding received in 2021 or later shall be applied as a credit towards any invoice to Franklin County until the balance of those funds has been exhausted.

(3) Until December 31, 2024, any funding shortfall for METRO for costs other than the costs of the administrative assistant and the County contribution for confidential buy funds as agreed to above shall be split as follows:

Benton County – 18.18%
Franklin County – 18.18%
City of Kennewick – 18.18%
City of Pasco – 18.18%
City of Richland – 18.18%
City of West Richland – 9.10%

(4) Unless mutually agreed upon through a future addendum to the Metro Interlocal Agreement, effective January 1, 2025, and thereafter all funding shortfalls for METRO shall be split in the same manner outlined in subsection (3) above.

Section 2. All other terms and conditions contained in the Metro Interlocal Agreement dated May 16, 2017 not specifically amended above shall remain in full force and effect.

DATED this 11TH day of June, 2021.

CITY OF KENNEWICK

Marie E. Mosley

MARIE E. MOSLEY, City Manager

CITY OF RICHLAND

JON AMUNDSON, Interim City Manager

Approved as to Form:

LISA BEATON
Kennewick City Attorney

HEATHER D. KINTZLEY
Richland City Attorney

CITY OF PASCO

DAVID ZABELL, City Manager

FRANKLIN COUNTY

CLINT DIDIER, Commissioner

Approved as to Form:

Pasco City Attorney

JENNIFER JOHNSON
Franklin County Prosecutor's Office

CITY OF WEST RICHLAND

BRENT GERRY, Mayor

BENTON COUNTY

JEROME DELVIN, Commissioner

Approved as to Form:

BRONSON BROWN
West Richland City Attorney

RYAN BROWN
Benton County Prosecutor's Office

DRAFT

ADDENDUM NO. 3
TO THE
METRO INTERLOCAL AGREEMENT

This Addendum No. 3 ("Addendum") is made and entered into May 21, 2026, by and between the Cities of Kennewick, Pasco, Richland, and West Richland, Washington municipal corporations; and the Counties of Benton and Franklin, Washington political subdivisions.

SECTION 1 – PURPOSE

WHEREAS, the Tri-Cities Metro Drug Task Force (Metro) is primarily funded by the Byrne JAG Grant, the High Intensity Drug Trafficking Area (HIDTA) Program, and the Drug Enforcement Administration (DEA). The Byrne JAG Grant is utilized for funding the legal secretary position and portions of the Metro Commander and Metro Sergeant's positions. The HIDTA funding is utilized for confidential buy funds, personnel overtime, and training reimbursement. The DEA provides office space and electronic equipment; and

WHEREAS, Metro operates on a fiscal year, which starts on July 1 and ends on June 30; and

WHEREAS, Metro periodically experiences financial shortfalls; and

WHEREAS, Metro covers said shortfalls with reserves and the mutually-agreed contributions set forth in Addendum No. 2; and

WHEREAS, the parties desire to create an annual operating budget; and

WHEREAS, the parties desire to operate on a calendar year, which starts on January 1 and ends on December 31; and

WHEREAS, the parties desire to create a twelve (12)-month operating reserve; and

WHEREAS, the parties desire to set forth their mutually-agreed contribution rates, responsibilities, and rights.

NOW, THEREFORE, in consideration of the foregoing recitals and mutual covenants contained herein, the parties agree as follows:

SECTION 2 - AMENDMENT

Section 1. Addendum No. 2, dated June 11, 2021, is hereby superseded, and Section 5, Subsection (e) of the Metro Interlocal Agreement shall read as follows effective July 1, 2026:

e. In addition to the personnel contributed by the parties to Metro, financial assistance shall be provided as follows:

(1) The City of Kennewick shall create Metro's annual operating budget and present the parties' allocated expenses to the Executive Board for approval each year. Executive Board members

shall communicate the allocated expenses to their respective parties and secure the corresponding contributions for the following year.

(2) The operating budget shall operate on a calendar year, which starts on January 1 and ends on December 31.

(3) With the Executive Board's approval, the City of Kennewick shall bill each party quarterly based on the following contribution rates:

City of Kennewick	18.18%
City of Pasco	18.18%
City of Richland	18.18%
City of West Richland	9.10%
Benton County	18.18%
Franklin County	18.18%

(4) The City of Kennewick shall include an administration rate of seven percent (7%) of budgeted expenses in each budget and bill each party based on the mutually-agreed contribution rates.

(5) Metro shall maintain twelve (12) months of operating expenses in reserve.

Section 2. All other terms and conditions contained in the Metro Interlocal Agreement dated May 16, 2017, not specifically amended above shall remain in full force and effect.

DATED May 21, 2026.

CITY OF KENNEWICK

_____
ERIN ERDMAN, City Manager

Approved as to Form:

_____
LAURENCIO SANGUINO
Kennewick City Attorney

CITY OF PASCO

_____
HAROLD STEWART, City Manager

_____
DANIEL KENNY
Pasco City Attorney

CITY OF RICHLAND

_____
JON AMUNDSON, City Manager

Approved as to Form:

_____
HEATHER D. KINTZLEY
Richland City Attorney

CITY OF WEST RICHLAND

_____
FRED BRINK, Mayor

_____
JESSICA FOLTZ
West Richland City Attorney

DRAFT

BENTON COUNTY

_____

MICHAEL ALVAREZ, Commission Chair

Approved as to Form:

_____

JEFFREY AULTMAN
Benton County Chief Civil Deputy

FRANKLIN COUNTY

_____

ROCKY MULLEN, Commission Chair

_____

JEFF BRIGGS
Franklin County Chief Civil Deputy

COUNCIL AGENDA ITEM STAFF REPORT

Meeting Date: 6/16/2026 Agenda Category: Expenditures - Approval

Strategic Priority 2 - Financial Sustainability

Subject

Expenditures from May 1, 2026 to May 31, 2026 for $41,007,129.21 including Travel Check Nos. 21044-21064, Accounts Payable Check Nos. 346660-347620, Accounts Payable Wire Nos. 11015-11052, Payroll Wires & ACH Nos. 15505-15566, Payroll Check Nos. 237690-237693, and Payroll Direct Deposit Nos. 261260022198-261480023838

Department/Office	Ordinance/Resolution Number	Document Type
Finance		Expenditures

Recommended Motion

Approve the expenditures from May 1, 2026 to May 31, 2026 in the amount of $41,007,129.21.

Summary

Breakdown of Expenditures

Travel Checks	21004-21064	$18,800.82
Accounts Payable Checks	346660-347620	$8,293,572.99
Accounts Payable Wires	11015-11052	$25,832,711.70
Payroll Wires & ACH	15505-15566	$3,589,082.67
Payroll Checks	237690-237693	$22,124.19
Payroll Direct Deposits	261260022198-261480023838	$3,250,836.84
TOTAL		$41,007,129.21

Fiscal Impact

Total Disbursements: $41,007,129.21

Attachments

1. Expenditure Summary
2. Travel Checks
3. Accounts Payable Checks
4. Accounts Payable Wires
5. Payroll Wires & ACH
6. Payroll Checks
7. Payroll Direct Deposit

Expenditure Summary - 5/1/2026 - 5/31/2026

Expenditure Breakdown Summary

	REPORT	START CHECK	END CHECK	CHECK COUNT	CHECK TOTALS	VOID AMT
Travel Checks	(AP-TRVLCHKS-001)	21044	21064	21	$18,800.82	$0.00
Accounts Payable Checks	(AP-CHKHIST-DETAIL-001)	346660	347620	961	$8,293,572.99	$80.00
Accounts Payable Wires	(AP-WIRENOS-001)	11015	11052	38	$25,832,711.70	$0.00
Payroll Wires & ACH	(PR-WIRESACH-001)	15505	15566	52	$3,589,082.67	$0.00
Payroll Checks	(PR-CHKHIST-DETAIL-001)	237690	237693	4	$22,124.19	$86.88
Payroll Direct Deposit		261260022198	261480023838	1641	$3,250,836.84	$0.00

$41,007,129.21

AP Travel Checks - MUNIS 5/1/2026 - 5/31/2026

Travel Check Summary Information

CHECK DATE	START CHECK	END CHECK	CHECK KNT	CHECK TOTALS	VOID AMT
05/06/2026	21044	21047	4	$5,717.32	$0.00
05/13/2026	21048	21056	9	$4,104.77	$0.00
05/27/2026	21057	21064	8	$8,978.73	$0.00
			21	**$18,800.82**	**$0.00**

Travel Check Detail Information

CHECK DATE	START CHECK	VOID	PAYEE	CHECK AMT	CHK COMMENT	VOID AMT	VOID COMMENT
05/06/2026	21044		TYLER DENSLOW	$2164.46	26-107 CJTC PATROL TACTICS INS	$0.00	
05/06/2026	21045		KENNETH MARTIN	$2164.46	26-108 CJTC PATROL TACTICS INS	$0.00	
05/06/2026	21046		JOHN RABY	$157.86	26-178 WASPC CONF AWARDS DINNE	$0.00	
05/06/2026	21047		CLAIRE VENEMA	$1230.54	26-164 NAGC COMMUNICATION SCHO	$0.00	
05/13/2026	21048		RANDY AUST	$278.31	26-194 WA FIRE CHIEFS CONFEREN	$0.00	
05/13/2026	21049		MARK HARPER	$416.60	26-191 POST NAB ROADSHOW	$0.00	
05/13/2026	21050		VINCENT HUPF	$505.50	26-148 AXON FUSUS REGIONAL TRA	$0.00	
05/13/2026	21051		JARED KIRK	$894.20	26-145 CJTC INSTRUCTOR DEVELOP	$0.00	
05/13/2026	21052		R. KIM LETTRICK	$191.66	26-171 WA CHAPTER APCO-NENA DI	$0.00	
05/13/2026	21053		CHRISTOPHER MASON	$505.50	26-149 AXON FUSUS REGIONAL TRA	$0.00	
05/13/2026	21054		NICHOLAS MUTRUX	$505.50	26-167 AXON FUSES REGIONAL TRA	$0.00	
05/13/2026	21055		JENNIFER ROGERS	$302.00	26-138 2026 IIMC ANNUAL CONFER	$0.00	
05/13/2026	21056		TOBY ZIGAN	$505.50	26-168 AXON FUSUS REGIONAL TRA	$0.00	
05/27/2026	21057		AMBER ANDERSON	$564.30	26-200 CAST BASIC	$0.00	
05/27/2026	21058		BIRCH, TIMOTHY	$1720.75	26-204 FIRST THERE FIRST CARE	$0.00	
05/27/2026	21059		ABRAHAM FANDRICH	$2086.94	26-205 FIRST THERE FIRST CARE	$0.00	
05/27/2026	21060		COREY FOX	$1951.39	26-192 WORKDAY DEVCON	$0.00	
05/27/2026	21061		NYLAH HOLT	$1802.32	26-206 FIRST THERE FIRST CARE	$0.00	
05/27/2026	21062		JARED KIRK	$250.73	26-156 GLOCK ARMOR COURSE	$0.00	
05/27/2026	21063		CHRISTOPHER MASON	$384.00	26-056 SMIP SENIOR MANAGEMENT	$0.00	
05/27/2026	21064		KELLY REED	$218.30	26-203 SPOKANE PUBLIC LIBRARY	$0.00	
				$18800.82		**$0.00**	

Accounts Payable Checks 5/1/2026 - 5/31/2026

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
05/01/2026	346660	P	10838	GRIGG ENTERPRISES INC	$307.18	0	0501261	VALVE BOXES
05/01/2026	346661	P	32916	EFREN ALVAREZ	$23.34	0	0501261	Quad City SW Group Meeting / L
05/01/2026	346662	P	32921	AMERICAN TOWER CORPORATION	$10,500.00	0	0501261	MESA LEASE 02/01-02/28/26
05/01/2026	346663	P	11272	BOYD'S TREE SERVICE LLC	$1,773.16	0	0501261	Tree Pruning & Vegetation Mana
05/01/2026	346664	P	31747	BRUCKNER TRUCK SALES INC	$870.30	0	0501261	VEH#3344-A WO#79479 HORN, CYLI
05/01/2026	346665	P	11516	COLEMAN OIL COMPANY	$3,758.33	0	0501261	FLEET LANDFILL - DYED
05/01/2026	346666	P	11044	EWING IRRIGATION PRODUCTS INC	$779.93	0	0501261	STATION 75 - IRR REPAIRS
05/01/2026	346667	P	10220	FRONTIER FENCE INC	$14,306.57	0	0501261	Columbia Playfields New Fence,
05/01/2026	346668	P	32330	GARY B HEATON	$1,560.60	0	0501261	RED MTN LEASE 05/01-05/31/26
05/01/2026	346669	P	12200	HUGHES FIRE EQUIPMENT, INC	$532.61	0	0501261	VEH#5051 WO#79453 HOSE CAP WIT
05/01/2026	346670	P	30560	INTERMOUNTAIN LOCK AND SECURITY SUPPLY	$2,838.19	0	0501261	REPAIR KEY MACHINE
05/01/2026	346671	P	11667	KENWORTH SALES COMPANY	$89.34	0	0501261	VEH#3416 WO#79465 FILTER CAP
05/01/2026	346672	P	11110	PUD NO. 1 OF KLICKITAT COUNTY	$336.78	0	0501261	GOLGOTHA UTILITIES 03/03-04/03
05/01/2026	346673	P	32159	LEXISNEXIS RISK SOLUTIONS FL INC	$5,765.45	0	0501261	TRAX SUBSCRIPTION CONT # 88-25
05/01/2026	346674	P	10660	MILNE NAIL, POWER TOOL & REPAIR	$256.98	0	0501261	TRUCK TOOLS
05/01/2026	346675	P	10083	MONARCH MACHINE & TOOL CO INC	$295.34	0	0501261	VEH#3321 WO#79141 REPAIR GUIDE
05/01/2026	346676	P	10358	PYE-BARKER FIRE & SAFETY	$80.98	0	0501261	STATION 74 - FIRE ALARM MONITO
05/01/2026	346677	P	30135	MUSTANG SIGNS LLC	$6,707.53	0	0501261	FIRE STATION 72 SIGNAGE
05/01/2026	346678	P	11132	WALLA WATER INC	$302.01	0	0501261	2026 City Wide - On-Call Main.
05/01/2026	346679	P	32230	PACIFIC NORTHWEST NAGINATA FEDERATION	$124.60	0	0501261	10836 & DROP INS
05/01/2026	346680	P	32105	KARLA PALOMAREZ	$21.76	0	0501261	Coffee for PW Admin & Engineer
05/01/2026	346681	P	31206	CI - PW LLC	$48.96	0	0501261	WATER FOR ENERGY SERVICES
05/01/2026	346682	P	31798	PERFORMANCE SYSTEMS INTEGRATION LLC	$955.18	0	0501261	STATION 71 - ANNUAL FIRE EXT I
05/01/2026	346683	P	12238	REXEL USA, INC	$65.37	0	0501261	TRUCK TOOLS
05/01/2026	346684	P	32273	PROCARE FOR YOU PLLC	$1,203.00	0	0501261	PRE-EMPLOYMENT PHYSICALS (6)
05/01/2026	346685	P	11076	RIO FOLTZ PLLC	$41,881.99	0	0501261	PROSECUTION SERVICES FOR MAY 2
05/01/2026	346686	P	11363	RODDA PAINT CO	$8.42	0	0501261	RPD - DOOR PAINTING
05/01/2026	346687	P	11098	SCHINDLER ELEVATOR CORPORATION	$4,529.03	0	0501261	YEARLY BILING - CITY HALL - 5/
05/01/2026	346688	P	32449	TOBASKI SNIPES	$13,083.00	0	0501261	April 2026 HOME-ARP SS
05/01/2026	346689	P	10393	STONEWAY ELECTRIC SUPPLY	$1,622.24	0	0501261	CITY HALL - TOOLS
05/01/2026	346690	P	10961	TACOMA SCREW PRODUCTS INC	$264.18	0	0501261	PROUT POOL - SHADE STRUCTURE I
05/01/2026	346691	P	31051	THE GOODYEAR TIRE & RUBBER COMPANY	$745.39	0	0501261	VEH#3372 WO#79416 NEW TIRES
05/01/2026	346692	P	10442	TITAN TRUCK EQUIPMENT	$1,784.11	0	0501261	VEH#3422 WO#79698 DRAWER UNIT

Accounts Payable Checks 5/1/2026 - 5/31/2026

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
05/01/2026	346693	P	10642	SIRJMR INC	$453.05	0	0501261	RPD COFFEE SUPPLIES & EQUIP RE
05/01/2026	346694	P	30939	DOBBS HEAVY DUTY HOLDINGS LLC	$91.37	0	0501261	VEH#3416 WO#79465 FILTER CAP
05/05/2026	346695	P	10103	KERI RANDALL BADGLEY	$174.70	0	050526PP	MEDICARE PREMIUM/BADGLEY
05/05/2026	346696	P	10855	BEDEN, LARRY	$202.90	0	050526PP	MEDICARE PREMIUM/BEDEN
05/05/2026	346697	P	10169	DALE A BRUNSON	$202.90	0	050526PP	MEDICARE PREMIUM/BRUNSON
05/05/2026	346698	P	10170	RANDY H CARPER	$202.90	0	050526PP	MEDICARE PREMIUM/CARPER
05/05/2026	346699	P	10167	MIKE CASE	$202.90	0	050526PP	MEDICARE PREMIUM/CASE
05/05/2026	346700	P	10029	MICHAEL CLEAVENGER	$202.90	0	050526PP	MEDICARE PREMIUM/CLEAVENGER
05/05/2026	346701	P	10028	WILL J CLEAVENGER	$202.90	0	050526PP	MEDICARE PREMIUM/CLEAVENGER
05/05/2026	346702	P	10038	LARRY COUCH	$174.70	0	050526PP	MEDICARE PREMIUM/COUCH
05/05/2026	346703	P	10166	JAMES J DEMYER	$202.90	0	050526PP	MEDICARE PREMIUM/DEMYER
05/05/2026	346704	P	10048	DOUGLAS D DRIVER	$202.90	0	050526PP	MEDICARE PREMIUM/DRIVER
05/05/2026	346705	P	10165	JOHN M GANLEY	$202.90	0	050526PP	MEDICARE PREMIUM/GANLEY
05/05/2026	346706	P	12445	JAMES GREG GILL	$202.90	0	050526PP	MEDICARE PREMIUM/GILL
05/05/2026	346707	P	31042	JAMES B GOULD	$202.90	0	050526PP	MEDICARE PREMIUM/GOULD
05/05/2026	346708	P	10251	HIGGINS, FRED C	$202.90	0	050526PP	MEDICARE PREMIUM/HIGGINS
05/05/2026	346709	P	10271	SCOTT K LARSON	$202.90	0	050526PP	MEDICARE PREMIUM/LARSON
05/05/2026	346710	P	10156	DAVID L LEWIS	$259.00	0	050526PP	MEDICARE PREMIUM/LEWIS
05/05/2026	346711	P	10164	ROBERT MOORE	$201.90	0	050526PP	MEDICARE PREMIUM/MOORE
05/05/2026	346712	P	31512	JERALD S MORRELL	$202.90	0	050526PP	MEDICARE PREMIUM/MORRELL
05/05/2026	346713	P	10117	DAVID W SPARKS	$202.90	0	050526PP	MEDICARE PREMIUM/SPARKS
05/05/2026	346714	P	10119	WILLIAM TANNER	$202.90	0	050526PP	MEDICARE PREMIUM/TANNER
05/05/2026	346715	P	10332	RANDAL L TAYLOR	$259.00	0	050526PP	MEDICARE PREMIUM/TAYLOR
05/05/2026	346716	P	10163	GERALD D THOMAS	$202.90	0	050526PP	MEDICARE PREMIUM/THOMAS
05/05/2026	346717	P	10800	ROY TURNER	$202.90	0	050526PP	MEDICARE PREMIUM/TURNER
05/05/2026	346718	P	10005	RON BEARDEMPHL	$202.90	0	050526FP	MEDICARE PREMIUM/BEARDEMPHL
05/05/2026	346719	P	10014	JOHN S BOARDMAN	$190.90	0	050526FP	MEDICARE PREMIUM/BOARDMAN
05/05/2026	346720	P	10180	CANFIELD, HARRY R	$202.90	0	050526FP	MEDICARE PREMIUM/CANFIELD
05/05/2026	346721	P	10040	DANNY DOWNS	$184.90	0	050526FP	MEDICARE PREMIUM/DOWNS
05/05/2026	346722	P	10085	JAMES P MULROY	$202.90	0	050526FP	MEDICARE PREMIUM/MULROY
05/05/2026	346723	P	10086	DAVID MURRAY	$189.90	0	050526FP	MEDICARE PREMIUM/MURRAY
05/05/2026	346724	P	10087	EDWARD A MYERS	$202.90	0	050526FP	MEDICARE PREMIUM/MYERS
05/05/2026	346725	P	10820	OWEN, MICHAEL	$194.90	0	050526FP	MEDICARE PREMIUM/OWEN
05/05/2026	346726	P	10533	JAMES POLLARD	$202.90	0	050526FP	MEDICARE PREMIUM/POLLARD

Accounts Payable Checks 5/1/2026 - 5/31/2026

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
05/05/2026	346727	P	10109	RODGERS, GARY H	$202.90	0	050526FP	MEDICARE PREMIUM/RODGERS
05/05/2026	346728	P	12440	MARK STRATTON	$202.90	0	050526FP	MEDICARE PREMIUM/STRATTON
05/05/2026	346729	P	10673	TERRY THRALL	$202.90	0	050526FP	MEDICARE PREMIUM/THRALL
05/05/2026	346730	P	10142	ROYAL WEST	$202.90	0	050526FP	MEDICARE PREMIUM/WEST
05/05/2026	346731	P	10148	CRAIG E WILLIAMSON	$162.90	0	050526FP	MEDICARE PREMIUM/WILLIAMSON
05/06/2026	346732	P	10000	KBL, INC.	$901.45	0	0506261	CONTRACT MANUALS ADA RAMPS
05/06/2026	346733	P	10838	GRIGG ENTERPRISES INC	$2,127.67	0	0506261	COL PLAYFIELDS - OUTLET ACCESS
05/06/2026	346734	P	31632	ADCOMM ENGINEERING LLC	$2,891.42	0	0506261	CAD/RADIO/IT/PHONE-CALL IN SUP
05/06/2026	346735	P	12417	AHBL, INC	$65,924.74	0	0506261	2026 Comp Plan Periodic Update
05/06/2026	346736	P	10340	AMERICAN RADIATOR INC	$138.30	0	0506261	VEH#6645 WO#79666 RADIATOR BRA
05/06/2026	346737	P	30293	JON AMUNDSON	$236.00	0	0506261	26-041 AMUNDSON TLG CONF - DAL
05/06/2026	346738	P	32608	ANATEK LABS INC	$130.00	0	0506261	Lab sample testing
05/06/2026	346739	P	10644	ANIXTER INC	$47,110.40	0	0506261	DEVICES
05/06/2026	346740	P	999000	AUREF - Utility Customer Refund	$143.50	0	0506261	1529 COLUMBIA PARK TRL Apt 248
05/06/2026	346741	P	999000	AUREF - Utility Customer Refund	$111.22	0	0506261	2895 PAULING AVE Apt 334
05/06/2026	346742	P	999000	AUREF - Utility Customer Refund	$129.44	0	0506261	650 GEORGE WASHINGTON WAY Apt
05/06/2026	346743	P	999000	AUREF - Utility Customer Refund	$1,470.00	0	0506261	355 HYDRANT METER
05/06/2026	346744	P	999000	AUREF - Utility Customer Refund	$673.71	0	0506261	515 BLUE ST
05/06/2026	346745	P	999000	AUREF - Utility Customer Refund	$156.05	0	0506261	1780 PIKE AVE Apt E206
05/06/2026	346746	P	999000	AUREF - Utility Customer Refund	$29.46	0	0506261	324 SAINT ST
05/06/2026	346747	P	999000	AUREF - Utility Customer Refund	$210.01	0	0506261	2404 DALLAS ST
05/06/2026	346748	P	999000	AUREF - Utility Customer Refund	$530.94	0	0506261	335 ASCEND AVE
05/06/2026	346749	P	11079	AUTOZONE STORES LLC	$39.04	0	0506261	VEH#3366 WO#79711 PARTS CLEANE
05/06/2026	346750	P	11432	BDP INDUSTRIES INC	$7,274.00	0	0506261	BDP Belt Press Training, Contr
05/06/2026	346751	P	10518	BEAVER BARK & ROCK	$1,791.80	0	0506261	DOG PARK - GRAVEL
05/06/2026	346752	P	31747	BRUCKNER TRUCK SALES INC	$1,726.54	0	0506261	VEH#3360 WO#79125 ABS ECU
05/06/2026	346753	P	10026	CASCADE NATURAL GAS CORP	$29.27	0	0506261	Battelle L/S 3/18/26-4/16/26
05/06/2026	346754	P	10250	CH2O INC	$73.91	0	0506261	April 2026 boiler testing
05/06/2026	346755	P	10597	CHARTER COMMUNICATIONS	$171.42	0	0506261	CABLE SERVIES 04/30-05/29/26
05/06/2026	346756	P	10261	CITY OF RICHLAND	$2,187.30	0	0506261	26-054 JCOLVIN CPSI CHEHALIS 2
05/06/2026	346757	P	11907	SYCURE CORP	$300.00	0	0506261	100Mbps full-duplex fiber Inte
05/06/2026	346758	P	32798	COLUMBIA VALLEY PROPERTY HOLDINGS LLC	$8,561.64	0	0506261	STREET LATECOMER REIMBURSEMENT
05/06/2026	346759	P	10034	CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	$2,533.38	0	0506261	Belt press repair
05/06/2026	346760	P	11444	CORPORATE TRANSLATION SERVICES	$150.57	0	0506261	TRANSLATION SERVICES 03/01-03/

Accounts Payable Checks 5/1/2026 - 5/31/2026

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
05/06/2026	346761	P	11526	CORWIN OF PASCO LLC	$547.10	0	0506261	VEH#2509 WO#79682 HOSE
05/06/2026	346762	P	10756	DELL MARKETING LP	$4,508.24	0	0506261	INC-6833 SCADA computer replac
05/06/2026	346763	P	10195	DEPARTMENT OF COMMERCE	$598,134.50	0	0506261	Tapteal 1 BPS Project Loan#1
05/06/2026	346764	P	10950	DREAM BUILDERS LLC	$2,985.53	0	0506261	STREET LATECOMER REIMBURSEMENT
05/06/2026	346765	P	10146	ENERGY NORTHWEST	$585.00	0	0506261	Environmental Testing Nitrates
05/06/2026	346766	P	32236	EPTURA INC	$2,932.34	0	0506261	TeemPro-ConferenceRm-Scheduler
05/06/2026	346767	P	31170	HIS DIME, LLC	$174.73	0	0506261	VEH#7197 WO#79679 DECALS
05/06/2026	346768	P	10268	FEDERAL EXPRESS CORP	$141.47	0	0506261	Lab samples to ALS
05/06/2026	346769	P	30378	FORTUNATO INC	$2,985.53	0	0506261	STREET LATECOMER REIMBURSEMENT
05/06/2026	346770	P	11157	FRONTIER COMMUNICATIONS NORTHWEST, INC.	$116.33	0	0506261	Guest Internet charges - May 2
05/06/2026	346771	P	10220	FRONTIER FENCE INC	$210.77	0	0506261	FENCING SUPPLIES
05/06/2026	346772	P	12485	FRONTIER PRECISION, INC	$244.81	0	0506261	In-Person Training Radiodetect
05/06/2026	346773	P	32806	GALLAGHER BENEFIT SERVICES INC	$18,165.83	0	0506261	2026 CLASSIFICATION & COMPENSA
05/06/2026	346774	P	32488	GREAT WEST ENGINEERING INC	$25,524.60	0	0506261	Landfill Ph2 Engineering Consu
05/06/2026	346775	P	31030	GROENEVELD LUBRICATION SOLUTIONS INC.	$350.71	0	0506261	VEH#3396 WO#79639 CUTTING RING
05/06/2026	346776	P	32106	H&L AUTO GLASS LLC	$1,292.99	0	0506261	VEH#3393 WO#79675 REPLACE WIND
05/06/2026	346777	P	10046	HD FOWLER CO	$1,784.96	0	0506261	Valves for sewer decant
05/06/2026	346778	P	32125	HD SUPPLY INC	$1,955.40	0	0506261	TSS Filters and Ammonia for la
05/06/2026	346779	P	32125	HD SUPPLY INC	$4,350.26	0	0506261	Hand Soap refill Cartridges
05/06/2026	346780	P	32115	HOOKED UP PASCO INC	$540.02	0	0506261	ABANDONED BOAT FROM SOUTH YARD
05/06/2026	346781	P	31057	INGRAM INDUSTRIES INC.	$65.73	0	0506261	LIBRARY MATERIALS - PHYSICAL C
05/06/2026	346782	P	32562	INTEGRATED SOLUTIONS CONSULTING CORP	$1,264.36	0	0506261	HAZARD MITIGATION PLAN UPDATE,
05/06/2026	346783	P	10406	JUB ENGINEERS INC	$36,436.00	0	0506261	Lift Station Rehabilitation &
05/06/2026	346784	P	10290	JIM'S PACIFIC GARAGES INC	$69.02	0	0506261	VEH#5039 WO#79718 SENSOR
05/06/2026	346785	P	32851	K&H FACILITY SERVICES LLC	$125.94	0	0506261	Property Management at RIC, Co
05/06/2026	346786	P	31660	KELLEY CREATE CO	$201.36	0	0506261	Xerox Usage Charges Shops 100
05/06/2026	346787	P	31660	KELLEY CREATE CO	$1,630.77	0	0506261	AGMT# 112-3056730-000 LIB 3/20
05/06/2026	346788	P	31378	SOUTHWEST ANSWERING SERVICE INC	$258.00	0	0506261	Answering Service 3/25/26-4/24
05/06/2026	346789	P	11667	KENWORTH SALES COMPANY	$1,848.95	0	0506261	VEH#3359 WO#79526 PRESSURE VAL
05/06/2026	346790	P	11369	LEGACY TELECOMMUNICATIONS LLC	$5,636.71	0	0506261	QRTLY GENERATOR MAINT - RED MT
05/06/2026	346791	P	10219	LES SCHWAB TIRE CENTERS OF WASHINGTON INC	$146.87	0	0506261	VEH#2499 WO#79654 ALIGNMENT
05/06/2026	346792	P	30757	R. KIM LETTRICK	$80.86	0	0506261	26-158 LETTRICK/CAMP911
05/06/2026	346793	P	11199	LIBERTY LAWN & SAW SHOP	$1,173.95	0	0506261	Commercial trim edger

Accounts Payable Checks 5/1/2026 - 5/31/2026

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
05/06/2026	346794	P	32607	MARSHALL ENVIRONMENTAL TRAINING & CONSULTING GROUP	$350.00	0	0506261	Lab testing - Micro exam
05/06/2026	346795	P	10660	MILNE NAIL, POWER TOOL & REPAIR	$1,442.86	0	0506261	TOOLS
05/06/2026	346796	P	10358	PYE-BARKER FIRE & SAFETY	$210.88	0	0506261	WWTP Fire & Commercial Monitor
05/06/2026	346797	P	32787	MORRISON-MAIERLE INC	$21,700.00	0	0506261	Water Facilities Energy Resili
05/06/2026	346798	P	31674	P&F AUTOMOTIVE WAREHOUSE INC	$2,135.72	0	0506261	Hi Power Ind V-Belt
05/06/2026	346799	P	31428	NATIONAL SAFETY INC	$1,514.13	0	0506261	4 drum steel spill pallet for
05/06/2026	346800	P	11322	NOR AM INVESTMENT LLC	$70,663.09	0	0506261	STREET LATECOMER REIMBURSEMENT
05/06/2026	346801	P	32376	NORTHWEST HIGH VOLTAGE SERVICES LLC	$25,662.00	0	0506261	Stevens Dr Bank 1 Xfmr Monitor
05/06/2026	346802	P	32250	ODP BUSINESS SOLUTIONS LLC	$141.23	0	0506261	Business cards - Fox, Billings
05/06/2026	346803	P	10981	OIL RE-REFINING CO	$761.00	0	0506261	Recycled Oil Hauled 4/29/26
05/06/2026	346804	P	12470	OVERDRIVE INC	$3,406.85	0	0506261	LIBRARY MATERIALS - E/AUDIOBOO
05/06/2026	346805	P	10357	OXARC INC	$230.31	0	0506261	Cylinder Rental Landfill April
05/06/2026	346806	P	12375	PAHLISCH HOMES AT WESTCLIFFE HEIGHTS, LLC	$6,687.58	0	0506261	STREET LATECOMER REIMBURSEMENT
05/06/2026	346807	P	31206	CI - PW LLC	$71.80	0	0506261	Weekly water delivery WWTP
05/06/2026	346808	P	12238	REXEL USA, INC	$661.63	0	0506261	IRR CONNECTORS
05/06/2026	346809	P	11026	POCKETINET COMMUNICATIONS INC	$1,130.00	0	0506261	INTERNET SERVICES 05/01-05/31/
05/06/2026	346810	P	31765	POLICY CONFLUENCE INC	$23,000.00	0	0506261	2026 NATIONAL COMMUNITY SURVEY
05/06/2026	346811	P	10879	PREMIER LANDSCAPING & DESIGN	$550.00	0	0506261	CPO CLASS CERT CLASS - MIGUEL
05/06/2026	346812	P	32327	EDGAR GUIZAR	$272.00	0	0506261	VEH#1232 WO#79714 VISOR TINT
05/06/2026	346813	P	32923	CHASE REED	$575.39	0	0506261	2026 PAW Conference - REED
05/06/2026	346814	P	32515	JOSEPH POSTON	$11,641.40	0	0506261	DOT PHYSICAL: ROOS
05/06/2026	346815	P	31754	THERESA RICHARDSON	$26.92	0	0506261	26-081 RICHARDSON ECA CONF REI
05/06/2026	346816	P	30484	RICHLAND 132, LLC	$8,747.59	0	0506261	STREET LATECOMER REIMBURSEMENT
05/06/2026	346817	P	31429	RYN BUILT HOMES LLC	$9,956.41	0	0506261	STREET LATECOMER REIMBURSEMENT
05/06/2026	346818	P	10270	SIEFKEN & SONS CONSTRUCTION INC	$22,776.77	0	0506261	Col Point Marina Shoreline Ret
05/06/2026	346819	P	32277	SIENA HILLS DEVELOPMENT LLC	$4,370.81	0	0506261	STREET LATECOMER REIMBURSEMENT
05/06/2026	346820	P	10440	SOLID WASTE SYSTEMS INC	$909.57	0	0506261	VEH#3416 WO#79419 ROLLER ASSY
05/06/2026	346821	P	31989	BRYAN SOLOMON	$233.00	0	0506261	REIMB Operator Exam/App Fees
05/06/2026	346822	P	10118	STEEBER'S LOCK SERVICE	$261.12	0	0506261	DOG BAG KEYS
05/06/2026	346823	P	10393	STONEWAY ELECTRIC SUPPLY	$300.22	0	0506261	Repair in Primary
05/06/2026	346824	P	10961	TACOMA SCREW PRODUCTS INC	$416.25	0	0506261	VEH#3416 WO#79419 NUTS, SCREWS
05/06/2026	346825	P	10227	TECH PRODUCTS INC	$5,837.70	0	0506261	E8 E9 Tags Everlast
05/06/2026	346826	P	31735	BUNKER TRI-CITIES LLC	$215.42	0	0506261	NAMEPLATES - NEW HIRE UNIFORMS
05/06/2026	346827	P	10481	WEST PUBLISHING CORPORATION	$2,881.17	0	0506261	ONLINE/SOFTWARE SUBSCRIPTIONN

Accounts Payable Checks 5/1/2026 - 5/31/2026

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
05/06/2026	346828	P	12054	TRANSPO GROUP USA, INC	$64,844.75	0	0506261	Downtown Connectivity Design -
05/06/2026	346829	P	32801	DOMINICK YANDEL RAMOS-ROMERO	$734.40	0	0506261	VEH#2377 WO#79492 INTERIOR DET
05/06/2026	346830	P	31958	TRUCKPRO HOLDING CORPORATION	$861.31	0	0506261	VEH#5056 WO#79667 END YOKE
05/06/2026	346831	P	10106	US LINEN & UNIFORM	$193.75	0	0506261	FLEET - SHOP APPAREL
05/06/2026	346832	P	10202	NORTHWEST ONE CALL SUBSURFACE WARNING SYSTEM	$513.36	0	0506261	Locating Services April 2026
05/06/2026	346833	P	10860	VERIZON COMMUNICATIONS INC	$25,067.75	0	0506261	Verizon Wireless NASPO - April
05/06/2026	346834	P	11174	WASHINGTON ORGANIC RECYCLING COUNCIL	$275.00	0	0506261	2026 annual dues for WA Organi
05/06/2026	346835	P	11311	MARK BAUDER	$14,151.39	0	0506261	STREET LATECOMER REIMBURSEMENT
05/06/2026	346836	P	11190	WESTERN CASCADE CONTAINER LLC	$916.31	0	0506261	VEH#3373 WO#79700 CAM FOLLOWER
05/06/2026	346837	P	10059	WESTERN STATES EQUIPMENT COMPANY	$5,969.08	0	0506261	VEH#3355 WO#79557 ECM
05/06/2026	346838	P	10147	WILBUR-ELLIS HOLDINGS II, INC	$238.50	0	0506261	lawn seed and herbicide
05/06/2026	346839	P	32912	EIGHT 20 CONSULTING LLC	$10,000.00	0	0506261	SR-7204 ZacTax Software Subscr
05/08/2026	346840	P	10838	GRIGG ENTERPRISES INC	$20.66	0	0508261	Hose for Power Ops
05/08/2026	346841	P	10317	APOLLO SHEET METAL INC	$10,857.92	0	0508261	HVAC REPAIRS
05/08/2026	346842	P	31678	AT&T CORP	$69.30	0	0508261	FAX LINES 03/22-04/21/26
05/08/2026	346843	P	999000	AUREF - Utility Customer Refund	$268.30	0	0508261	1327 GOETHALS DR
05/08/2026	346844	P	999000	AUREF - Utility Customer Refund	$75.49	0	0508261	1329 GOETHALS DR
05/08/2026	346845	P	999000	AUREF - Utility Customer Refund	$71.37	0	0508261	1331 GOETHALS DR
05/08/2026	346846	P	999000	AUREF - Utility Customer Refund	$86.50	0	0508261	1327 GOETHALS DR 1
05/08/2026	346847	P	999000	AUREF - Utility Customer Refund	$78.49	0	0508261	1327 GOETHALS DR 2
05/08/2026	346848	P	999000	AUREF - Utility Customer Refund	$68.89	0	0508261	1327 GOETHALS DR 4
05/08/2026	346849	P	999000	AUREF - Utility Customer Refund	$68.95	0	0508261	1327 GOETHALS DR 5
05/08/2026	346850	P	999000	AUREF - Utility Customer Refund	$102.67	0	0508261	1327 GOETHALS DR 6
05/08/2026	346851	P	999000	AUREF - Utility Customer Refund	$75.65	0	0508261	1327 GOETHALS DR 8
05/08/2026	346852	P	999000	AUREF - Utility Customer Refund	$96.09	0	0508261	1327 GOETHALS DR 9
05/08/2026	346853	P	999000	AUREF - Utility Customer Refund	$79.04	0	0508261	1327 GOETHALS DR 10
05/08/2026	346854	P	999000	AUREF - Utility Customer Refund	$83.18	0	0508261	1329 GOETHALS DR 1
05/08/2026	346855	P	999000	AUREF - Utility Customer Refund	$54.19	0	0508261	1329 GOETHALS DR 2
05/08/2026	346856	P	999000	AUREF - Utility Customer Refund	$62.19	0	0508261	1329 GOETHALS DR 3
05/08/2026	346857	P	999000	AUREF - Utility Customer Refund	$91.26	0	0508261	1329 GOETHALS DR 4
05/08/2026	346858	P	999000	AUREF - Utility Customer Refund	$85.66	0	0508261	1329 GOETHALS DR 5
05/08/2026	346859	P	999000	AUREF - Utility Customer Refund	$79.87	0	0508261	1329 GOETHALS DR 7
05/08/2026	346860	P	999000	AUREF - Utility Customer Refund	$69.45	0	0508261	1329 GOETHALS DR 8
05/08/2026	346861	P	999000	AUREF - Utility Customer Refund	$63.09	0	0508261	1329 GOETHALS DR 9

Accounts Payable Checks 5/1/2026 - 5/31/2026

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
05/08/2026	346862	P	999000	AUREF - Utility Customer Refund	$67.23	0	0508261	1331 GOETHALS DR 1
05/08/2026	346863	P	999000	AUREF - Utility Customer Refund	$70.61	0	0508261	1331 GOETHALS DR 4
05/08/2026	346864	P	999000	AUREF - Utility Customer Refund	$109.28	0	0508261	1331 GOETHALS DR 5
05/08/2026	346865	P	999000	AUREF - Utility Customer Refund	$47.63	0	0508261	1331 GOETHALS DR 6
05/08/2026	346866	P	999000	AUREF - Utility Customer Refund	$85.94	0	0508261	1331 GOETHALS DR 8
05/08/2026	346867	P	999000	AUREF - Utility Customer Refund	$113.02	0	0508261	1331 GOETHALS DR 9
05/08/2026	346868	P	999000	AUREF - Utility Customer Refund	$107.21	0	0508261	1331 GOETHALS DR 10
05/08/2026	346869	P	999000	AUREF - Utility Customer Refund	$82.91	0	0508261	1331 GOETHALS DR 11
05/08/2026	346870	P	999000	AUREF - Utility Customer Refund	$52.46	0	0508261	1331 GOETHALS DR 12
05/08/2026	346871	P	999000	AUREF - Utility Customer Refund	$152.80	0	0508261	575 COLUMBIA POINT DR Apt 128
05/08/2026	346872	P	999000	AUREF - Utility Customer Refund	$117.49	0	0508261	3003 QUEENSGATE DR Apt 275
05/08/2026	346873	P	999000	AUREF - Utility Customer Refund	$169.08	0	0508261	2000 STEVENS DR 223
05/08/2026	346874	P	999000	AUREF - Utility Customer Refund	$159.12	0	0508261	1780 PIKE AVE Apt H105
05/08/2026	346875	P	999000	AUREF - Utility Customer Refund	$81.12	0	0508261	2101 STEPTOE ST Apt 124
05/08/2026	346876	P	999000	AUREF - Utility Customer Refund	$106.23	0	0508261	2101 STEPTOE ST Apt 143
05/08/2026	346877	P	999000	AUREF - Utility Customer Refund	$196.91	0	0508261	451 WESTCLIFFE BLVD Apt B115
05/08/2026	346878	P	999000	AUREF - Utility Customer Refund	$165.89	0	0508261	1850 STEVENS DR 227
05/08/2026	346879	P	999000	AUREF - Utility Customer Refund	$87.60	0	0508261	1621 GEORGE WASHINGTON WAY A11
05/08/2026	346880	P	999000	AUREF - Utility Customer Refund	$65.54	0	0508261	303 GREENTREE CT 1
05/08/2026	346881	P	999000	AUREF - Utility Customer Refund	$249.03	0	0508261	1746 JADWIN AVE C
05/08/2026	346882	P	999000	AUREF - Utility Customer Refund	$173.41	0	0508261	227 UNIVERSITY DR Apt 303
05/08/2026	346883	P	999000	AUREF - Utility Customer Refund	$174.04	0	0508261	277 ADAIR DR
05/08/2026	346884	P	999000	AUREF - Utility Customer Refund	$291.14	0	0508261	777 MCMURRAY ST 2
05/08/2026	346885	P	999000	AUREF - Utility Customer Refund	$158.68	0	0508261	2550 DUPORTAIL ST K263
05/08/2026	346886	P	999000	AUREF - Utility Customer Refund	$204.58	0	0508261	2309 BOISE ST
05/08/2026	346887	P	999000	AUREF - Utility Customer Refund	$44.85	0	0508261	1743 PINOT CT
05/08/2026	346888	P	999000	AUREF - Utility Customer Refund	$58.34	0	0508261	86 HODGES CT
05/08/2026	346889	P	999000	AUREF - Utility Customer Refund	$307.46	0	0508261	1521 MAHAN AVE
05/08/2026	346890	P	999000	AUREF - Utility Customer Refund	$187.24	0	0508261	2100 BELLERIVE DR AA15
05/08/2026	346891	P	999000	AUREF - Utility Customer Refund	$198.83	0	0508261	3776 NUTHATCH ST
05/08/2026	346892	P	999000	AUREF - Utility Customer Refund	$1,406.85	0	0508261	302 HYDRANT METER
05/08/2026	346893	P	999000	AUREF - Utility Customer Refund	$10.69	0	0508261	3624 NOTTINGHAM DR
05/08/2026	346894	P	999000	AUREF - Utility Customer Refund	$105.73	0	0508261	2555 BELLA COOLA LN Apt 291
05/08/2026	346895	P	999000	AUREF - Utility Customer Refund	$172.22	0	0508261	2349 MORENCY DR

Accounts Payable Checks 5/1/2026 - 5/31/2026

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
05/08/2026	346896	P	999000	AUREF - Utility Customer Refund	$114.35	0	0508261	2895 PAULING AVE Apt 218
05/08/2026	346897	P	999000	AUREF - Utility Customer Refund	$6.58	0	0508261	2000 STEVENS DR 114
05/08/2026	346898	P	999000	AUREF - Utility Customer Refund	$40.11	0	0508261	2555 DUPORTAIL ST D226
05/08/2026	346899	P	999000	AUREF - Utility Customer Refund	$62.90	0	0508261	2455 GEORGE WASHINGTON WAY Q19
05/08/2026	346900	P	999000	AUREF - Utility Customer Refund	$13.24	0	0508261	221 WELLSIAN WAY 103
05/08/2026	346901	P	999000	AUREF - Utility Customer Refund	$13.24	0	0508261	221 WELLSIAN WAY Ste 102
05/08/2026	346902	P	999000	AUREF - Utility Customer Refund	$238.36	0	0508261	221 WELLSIAN WAY Ste 101
05/08/2026	346903	P	999000	AUREF - Utility Customer Refund	$8.01	0	0508261	1008 WRIGHT AVE
05/08/2026	346904	P	999000	AUREF - Utility Customer Refund	$42.42	0	0508261	1775 COLUMBIA PARK TRL 148
05/08/2026	346905	P	999000	AUREF - Utility Customer Refund	$158.76	0	0508261	2665 KINGSGATE WAY Apt B111
05/08/2026	346906	P	999000	AUREF - Utility Customer Refund	$146.94	0	0508261	2555 DUPORTAIL ST A301
05/08/2026	346907	P	999000	AUREF - Utility Customer Refund	$133.35	0	0508261	2935 CROSSWATER LOOP
05/08/2026	346908	P	999000	AUREF - Utility Customer Refund	$54.16	0	0508261	1327 GOETHALS DR 7
05/08/2026	346909	P	999000	AUREF - Utility Customer Refund	$23.28	0	0508261	1315 FARRELL LN
05/08/2026	346910	P	999000	AUREF - Utility Customer Refund	$207.51	0	0508261	900 AARON DR Apt 227
05/08/2026	346911	P	999000	AUREF - Utility Customer Refund	$110.24	0	0508261	2555 DUPORTAIL ST D332
05/08/2026	346912	P	999000	AUREF - Utility Customer Refund	$183.02	0	0508261	2513 DUPORTAIL ST Apt 337
05/08/2026	346913	P	999000	AUREF - Utility Customer Refund	$64.08	0	0508261	1878 FOWLER ST 1
05/08/2026	346914	P	999000	AUREF - Utility Customer Refund	$1.31	0	0508261	3677 STARDUST ST
05/08/2026	346915	P	999000	AUREF - Utility Customer Refund	$140.18	0	0508261	395 BRADLEY BLVD Apt 340
05/08/2026	346916	P	999000	AUREF - Utility Customer Refund	$177.19	0	0508261	1136 CATSKILL ST
05/08/2026	346917	P	999000	AUREF - Utility Customer Refund	$2.92	0	0508261	193 ARROYO ST
05/08/2026	346918	P	999000	AUREF - Utility Customer Refund	$118.44	0	0508261	2894 SALK AVE Apt 226
05/08/2026	346919	P	999000	AUREF - Utility Customer Refund	$110.79	0	0508261	2665 KINGSGATE WAY Apt B217
05/08/2026	346920	P	999000	AUREF - Utility Customer Refund	$457.57	0	0508261	200 WALDRON ST 38
05/08/2026	346921	P	999000	AUREF - Utility Customer Refund	$223.08	0	0508261	2665 KINGSGATE WAY Apt B317
05/08/2026	346922	P	999000	AUREF - Utility Customer Refund	$110.09	0	0508261	2894 SALK AVE Apt 370
05/08/2026	346923	P	999000	AUREF - Utility Customer Refund	$100.55	0	0508261	397 HYDRANT METER
05/08/2026	346924	P	999000	AUREF - Utility Customer Refund	$160.80	0	0508261	2665 KINGSGATE WAY Apt H392
05/08/2026	346925	P	999000	AUREF - Utility Customer Refund	$19.06	0	0508261	2513 DUPORTAIL ST Apt 357
05/08/2026	346926	P	999000	AUREF - Utility Customer Refund	$90.74	0	0508261	200 WALDRON ST 2
05/08/2026	346927	P	999000	AUREF - Utility Customer Refund	$41.26	0	0508261	160 VAN GIESEN ST 302
05/08/2026	346928	P	999000	AUREF - Utility Customer Refund	$1.05	0	0508261	327 EPIC ST
05/08/2026	346929	P	999000	AUREF - Utility Customer Refund	$539.48	0	0508261	254 EPIC ST

Accounts Payable Checks 5/1/2026 - 5/31/2026

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
05/08/2026	346930	P	999000	AUREF - Utility Customer Refund	$467.66	0	0508261	1007 RIO SENDA CT
05/08/2026	346931	P	999000	AUREF - Utility Customer Refund	$685.46	0	0508261	1002 RIO SENDA CT
05/08/2026	346932	P	999000	AUREF - Utility Customer Refund	$185.22	0	0508261	1634 VERONA LN
05/08/2026	346933	P	999000	AUREF - Utility Customer Refund	$562.28	0	0508261	2555 BELLA COOLA LN Apt 166
05/08/2026	346934	P	999000	AUREF - Utility Customer Refund	$1,461.50	0	0508261	349 HYDRANT METER
05/08/2026	346935	P	999000	AUREF - Utility Customer Refund	$158.78	0	0508261	214 ATKINS AVE
05/08/2026	346936	P	999000	AUREF - Utility Customer Refund	$108.03	0	0508261	386 COLUMBIA POINT DR 201
05/08/2026	346937	P	999000	AUREF - Utility Customer Refund	$227.02	0	0508261	4170 CLOVER RD
05/08/2026	346938	P	999000	AUREF - Utility Customer Refund	$489.03	0	0508261	160 VAN GIESEN ST 106
05/08/2026	346939	P	999000	AUREF - Utility Customer Refund	$135.67	0	0508261	2550 DUPORTAIL ST C216
05/08/2026	346940	P	999000	AUREF - Utility Customer Refund	$1,429.80	0	0508261	341 HYDRANT METER
05/08/2026	346941	P	999000	AUREF - Utility Customer Refund	$137.15	0	0508261	785 CANYON ST Apt 207
05/08/2026	346942	P	999000	AUREF - Utility Customer Refund	$151.74	0	0508261	395 BRADLEY BLVD Apt 134
05/08/2026	346943	P	999000	AUREF - Utility Customer Refund	$171.36	0	0508261	2329 WATERHILL AVE
05/08/2026	346944	P	999000	AUREF - Utility Customer Refund	$166.86	0	0508261	317 GREENTREE CT 2
05/08/2026	346945	P	999000	AUREF - Utility Customer Refund	$1,434.05	0	0508261	354 HYDRANT METER
05/08/2026	346946	P	999000	AUREF - Utility Customer Refund	$94.39	0	0508261	425 BRADLEY BLVD Apt 117
05/08/2026	346947	P	999000	AUREF - Utility Customer Refund	$143.16	0	0508261	2100 BELLERIVE DR L146
05/08/2026	346948	P	999000	AUREF - Utility Customer Refund	$1,417.90	0	0508261	370 HYDRANT METER
05/08/2026	346949	P	999000	AUREF - Utility Customer Refund	$311.67	0	0508261	2361 SIENA AVE
05/08/2026	346950	P	999000	AUREF - Utility Customer Refund	$56.86	0	0508261	250 GAGE BLVD 2065
05/08/2026	346951	P	999000	AUREF - Utility Customer Refund	$87.90	0	0508261	425 BRADLEY BLVD Apt 126
05/08/2026	346952	P	10222	ASSOCIATION OF WASHINGTON CITIES	$118.80	0	0508261	TRIP #: 26-131, 26-132, 26-133
05/08/2026	346953	P	10207	BENTON COUNTY AUDITOR	$43.00	0	0508261	Images 5/6/26
05/08/2026	346954	P	31841	CAMPBELL & COMPANY SERVICE CORPORATION	$600.00	0	0508261	1601 Alamosa - Ward - HVAC Reb
05/08/2026	346955	P	10261	CITY OF RICHLAND	$4,267.82	0	0508261	26-023 PETERSEN WSNIA CONF COE
05/08/2026	346956	P	11516	COLEMAN OIL COMPANY	$41,033.39	0	0508261	FLEET - GAS RESALE 04/27 - 04/
05/08/2026	346957	P	32592	CROSS REITER INC	$9,443.75	0	0508261	Col River Shoreline Stabilizat
05/08/2026	346958	P	31626	DE NORA HOLDINGS US INC	$159,652.63	0	0508261	WTP OSG Cell
05/08/2026	346959	P	11762	ENTERPRISE HOLDINGS INC	$637.46	0	0508261	26-158 LETTRICK, 26-160 YOUNG,
05/08/2026	346960	P	11157	FRONTIER COMMUNICATIONS NORTHWEST, INC.	$1,122.76	0	0508261	TELEPHONE 5/1/2026-5/31/2026 5
05/08/2026	346961	P	32507	FRONTLINE MEDICAL PLLC	$3,170.00	0	0508261	PRE-EMP TESTING (5), BCES PRE-
05/08/2026	346962	P	31501	GOSECURE INC	$5,386.69	0	0508261	SR-7178 iPrism Web Security S

Accounts Payable Checks 5/1/2026 - 5/31/2026

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
05/08/2026	346963	P	32424	JUSTIFACTS CREDENTIAL VERIFICATION INC	$5,513.79	0	0508261	EMPLOYMENT BACKGROUND SERVICES
05/08/2026	346964	P	31660	KELLEY CREATE CO	$149.06	0	0508261	MAY COPIER LEASE - PURCHASING/
05/08/2026	346965	P	32092	LOOMIS ARMORED US LLC	$1,490.70	0	0508261	ARMORED CAR SERVICE APRIL 2026
05/08/2026	346966	P	31741	DAWN MACDONALD	$231.00	0	0508261	11007 10845
05/08/2026	346967	P	30789	CHRISTOPHER MASON	$13.24	0	0508261	26-137 MASON BEHIND THE BADGE
05/08/2026	346968	P	11473	PATTI L MASON	$581.00	0	0508261	10834 10854 DROP INS
05/08/2026	346969	P	11214	MIDWEST LABORATORIES INC	$66.00	0	0508261	Fed Ex Label 20lbs
05/08/2026	346970	P	11358	JO ANN MILLER	$611.80	0	0508261	10781 10798 11049 DROP INS
05/08/2026	346971	P	30232	RYAN MILLER	$68.00	0	0508261	26-025 MILLER WSNIA CONF COEUR
05/08/2026	346972	P	10371	MOTOROLA SOLUTIONS INC	$43,202.24	0	0508261	MOTOROLA SUA/MAINTENANCE RENEW
05/08/2026	346973	P	10816	MUSCO CORPORATION	$2,910.41	0	0508261	HORN RAPIDS - LAMPS
05/08/2026	346974	P	31674	P&F AUTOMOTIVE WAREHOUSE INC	$1,364.52	0	0508261	VEH#2487 WO#79707 ROTORS, PADS
05/08/2026	346975	P	31505	SPORTSENGINE INC	$388.50	0	0508261	BACKGROUND CHECKS - LIBRARY (1
05/08/2026	346976	P	32230	PACIFIC NORTHWEST NAGINATA FEDERATION	$67.20	0	0508261	10838
05/08/2026	346977	P	30437	MICHELE PEIFFER	$102.87	0	0508261	26-106 PEIFFER LEIRA INTRO & A
05/08/2026	346978	P	10232	PERFECTION GLASS INC	$1,352.00	0	0508261	341 Quailwood - Jackson - Wind
05/08/2026	346979	P	30446	UKIAH PETERSEN	$104.00	0	0508261	26.023 PETERSEN WSNIA CONF COE
05/08/2026	346980	P	10611	PITNEY BOWES PURCHASE POWER	$3,079.00	0	0508261	Postage 04/01/2026-04/30/2026
05/08/2026	346981	P	32273	PROCARE FOR YOU PLLC	$751.50	0	0508261	PRE-EMP TESTING (3) & CDL PHYS
05/08/2026	346982	P	31210	LEPS-PSS, PLLC	$1,760.00	0	0508261	2026 PRE-EMPLOY PSYCH EVALS FO
05/08/2026	346983	P	32304	RAD TOWING INC	$189.18	0	0508261	RPD TOW CHARGE CASE # 26-01419
05/08/2026	346984	P	11136	RICHARD SCHURFELD	$258.00	0	0508261	PORTAL SERVICE LOCATES APRIL 2
05/08/2026	346985	P	32515	JOSEPH POSTON	$575.00	0	0508261	EMPLOYEE HEALTH & WELFARE: APP
05/08/2026	346986	P	10939	RETAIL LOCKBOX INC	$3,262.22	0	0508261	UB PAYMENT PROCESSING APRIL 20
05/08/2026	346987	P	32385	SAFRAN TRUSTED 4D INC	$1,528.00	0	0508261	SAFRAN SUPPORT RENEWAL 04/03/2
05/08/2026	346988	P	11005	DANA CAMARENA	$2,623.60	0	0508261	10997 10816 11040 10820 10996
05/08/2026	346989	P	10488	SAN DIEGO POLICE EQUIPMENT CO	$8,005.18	0	0508261	SWAT AMMO RESTOCK
05/08/2026	346990	P	30023	TAIFEI SCOTT	$571.20	0	0508261	10805 DROP INS
05/08/2026	346991	P	10921	SOFTCHOICE CORPORATION	$8,803.61	0	0508261	PRTG RENEWAL
05/08/2026	346992	P	10536	SPRAGUE PEST SOLUTIONS	$152.62	0	0508261	RPD RANGE PEST CONTROL SERVICE
05/08/2026	346993	P	32927	R AND C SWANBY LLC	$4,855.20	0	0508261	RPD COMMUNITY EVENT CATERING 5
05/08/2026	346994	P	31735	BUNKER TRI-CITIES LLC	$69.62	0	0508261	UNIFORM DRESS SHOES - RICE
05/08/2026	346995	P	10395	TOTAL ENERGY MANAGEMENT INC	$600.00	0	0508261	449 Charbonneau - Torres - HVA
05/08/2026	346996	P	32909	TRAVIS PATTERN & FOUNDRY INC	$18,641.92	0	0508261	GROUNDS

Accounts Payable Checks 5/1/2026 - 5/31/2026

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
05/08/2026	346997	P	10128	THE MCCLATCHY COMPANY	$2,722.92	0	0508261	IPL0327498 NOT. PUB. HEARING A
05/08/2026	346998	P	32882	EVO INVESTCO, LLC	$551.02	0	0508261	MERCHANT SERVICE CHARGES APRIL
05/08/2026	346999	P	10302	UNIVAR SOLUTIONS USA LLC	$22,826.57	0	0508261	2026 PRIMARY COAGULANT, CONTRA
05/08/2026	347000	P	11338	XIOLOGIX LLC	$34,227.91	0	0508261	New Server for Forensics Lab
05/13/2026	347001	P	10439	PYC LLC	$471.10	0	0513261	RPD UNIFORM LAUNDRY APR
05/13/2026	347002	P	32928	303 BRIDGE STREET LLC	$5.00	0	0513261	TEMPORARY EASEMENT 1-0298-302-
05/13/2026	347003	P	10838	GRIGG ENTERPRISES INC	$343.70	0	0513261	WWTP Garden
05/13/2026	347004	P	32513	AIR-TIGHT WINDOWS & REMODELING LLC	$6,743.94	0	0513261	302 Abbott Stair Handrail
05/13/2026	347005	P	32117	ALASKA RUBBER GROUP INC	$954.42	0	0513261	2-1/2" FNST X 3" MNPT BRA FEM
05/13/2026	347006	P	11492	ALS GROUP USA CORP	$612.00	0	0513261	Influent and effluent quarterl
05/13/2026	347007	P	32466	ANALYTICAL RESOURCES LLC	$13,978.00	0	0513261	2024-2028 Groundwater Monitori
05/13/2026	347008	P	11634	APGN INC	$6,125.44	0	0513261	Filters for Blowers
05/13/2026	347009	P	10537	APOLLO INC	$1,048,650.90	0	0513261	HR Landfill Ph2 Expansion Phas
05/13/2026	347010	P	10317	APOLLO SHEET METAL INC	$8,580.42	0	0513261	HVAC MAINTENANCE - GOLGOTHA
05/13/2026	347011	P	10367	BANK OF AMERICA	$4,211.02	0	0513261	BANK ANALYSIS FEES
05/13/2026	347012	P	31109	BENTON CONSERVATION DISTRICT	$178.05	0	0513261	2024-2029 Salmon Power Program
05/13/2026	347013	P	10009	COUNTY OF BENTON	$624.44	0	0513261	CRIME VICTIMS BCDC APRIL 26
05/13/2026	347014	P	10010	BENTON FRANKLIN HEALTH DISTRICT	$4,170.00	0	0513261	WATER SAMPLING ANALYSIS
05/13/2026	347015	P	10008	BENTON PUD	$1,070.83	0	0513261	BADGER/SILLUSI UTILITIES 03/23
05/13/2026	347016	P	10158	BENTON RURAL ELECTRIC ASSOCIATION	$170.02	0	0513261	RED MTN UTILITIES 03/31-04/29/
05/13/2026	347017	P	11778	DSD CAPITAL LLC	$140.30	0	0513261	Outhouse for Landfill April 20
05/13/2026	347018	P	10546	BOUND TREE MEDICAL LLC	$2,391.60	0	0513261	MEDICAL SUPPLIES
05/13/2026	347019	P	10546	BOUND TREE MEDICAL LLC	$557.16	0	0513261	MEDICAL SUPPLIES
05/13/2026	347020	P	32697	BOWMAN CONSULTING GROUP LTD	$9,938.75	0	0513261	2026 COSA & FINANCIAL ANALYSIS
05/13/2026	347021	P	11272	BOYD'S TREE SERVICE LLC	$3,239.17	0	0513261	Tree Pruning & Vegetation Mana
05/13/2026	347022	P	31747	BRUCKNER TRUCK SALES INC	$69.98	0	0513261	VEH#5039 WO#79718 PARTS CLEANE
05/13/2026	347023	P	11318	CAPITOL ASSET & PAVEMENT SERVICES INC	$47,900.00	0	0513261	Pavement Condition Survey Upda
05/13/2026	347024	P	11685	CARDINAL HEALTH 130, LLC	$1,460.47	0	0513261	MEDICAL SUPPLIES
05/13/2026	347025	P	31177	CENGAGE LEARNING, INC.	$56.00	0	0513261	LIBRARY MATERIALS - LARGE PRIN
05/13/2026	347026	P	10597	CHARTER COMMUNICATIONS	$349.98	0	0513261	RPD INTERNET ULTRA/STATIC IP 4
05/13/2026	347027	P	30116	CHRISTENSEN INC	$4,309.91	0	0513261	FLEET - LIQUID GUARDIAN
05/13/2026	347028	P	10135	CI SUPPORT LLC	$252.21	0	0513261	ONSITE SHREDDING WO#0366969
05/13/2026	347029	P	10055	CITY OF PASCO	$169,148.20	0	0513261	HOME Q1 2026 DISBURSEMENT
05/13/2026	347030	P	10261	CITY OF RICHLAND	$4,195.45	0	0513261	UTILITIES 03/19-05/01/26

Accounts Payable Checks 5/1/2026 - 5/31/2026

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
05/13/2026	347031	P	10261	CITY OF RICHLAND	$338.00	0	0513261	DROP BOX CODE CASES # 20251419
05/13/2026	347032	P	10261	CITY OF RICHLAND	$600.00	0	0513261	433 Nicklaus - Severance - HVA
05/13/2026	347033	P	10031	COLUMBIA BASIN COLLEGE	$2,636.24	0	0513261	PARAMEDIC STUDENTS WNTR 2026 T
05/13/2026	347034	P	31360	COMMONSTREET CONSULTING LLC	$34,699.83	0	0513261	Duportail St Corridor Improve
05/13/2026	347035	P	11486	COYOTE RIDGE CORRECTIONS CENTER	$686.88	0	0513261	Clean Up Crew April 2026
05/13/2026	347036	P	11607	CUMMINS, INC	$165.57	0	0513261	VEH#6659 WO#79528 BRACKET, FIL
05/13/2026	347037	P	11663	D&D TELECOMMUNICATION PROPERTIES LLC	$850.00	0	0513261	MAY 2026 - INSPIRATION POINT
05/13/2026	347038	P	11445	DAY MANAGEMENT CORPORATION	$353.93	0	0513261	VEH#1242 WO#78690 RADIO PROGRA
05/13/2026	347039	P	11169	EFFICIENCY SOLUTIONS LLC	$7,040.00	0	0513261	Comm Project Inspections, Cont
05/13/2026	347040	P	31491	ELLISON EARTHWORKS LLC	$98,110.22	0	0513261	South GWW Intersection Improve
05/13/2026	347041	P	10447	FINAL TOUCH UPHOLSTERY	$424.32	0	0513261	VEH#1214 WO#79584 REPAIR SEAT
05/13/2026	347042	P	31444	CODY M WAREHAM	$146.88	0	0513261	VEH#1238 WO#79747 TOW TO CITY
05/13/2026	347043	P	11157	FRONTIER COMMUNICATIONS NORTHWEST, INC.	$519.50	0	0513261	INTERNET SERVICES 05/01-05/31/
05/13/2026	347044	P	11157	FRONTIER COMMUNICATIONS NORTHWEST, INC.	$250.66	0	0513261	FAX LINES 05/01-05/31/26
05/13/2026	347045	P	11157	FRONTIER COMMUNICATIONS NORTHWEST, INC.	$3,470.32	0	0513261	TELEPHONE 5/1/2026-5/31/2026 2
05/13/2026	347046	P	32924	FULCRUM CRANE TRAINING INTERNATIONAL	$17,930.41	0	0513261	Crane Op, Signalperson & Riggi
05/13/2026	347047	P	11585	GALLS, LLC	$934.39	0	0513261	RFD BADGES
05/13/2026	347048	P	10203	W.W. GRAINGER, INC	$3,904.47	0	0513261	Socket, STL, 12P2 3/4 IN., Chr
05/13/2026	347049	P	32125	HD SUPPLY INC	$2,385.33	0	0513261	Janitorial Chemicals
05/13/2026	347050	P	11813	HERC RENTALS INC	$74.69	0	0513261	Propane for forklift
05/13/2026	347051	P	12200	HUGHES FIRE EQUIPMENT, INC	$12,723.20	0	0513261	VEH#5060 WO#79636 ACTUATOR
05/13/2026	347052	P	31057	INGRAM INDUSTRIES INC.	$5,937.04	0	0513261	LIBRARY MATERIALS - PHYSICAL C
05/13/2026	347053	P	10628	CPM DEVELOPMENT CORPORATION	$726.17	0	0513261	Hot mix asphalt for WWTP
05/13/2026	347054	P	31219	INSIGHT PUBLIC SECTOR INC.	$453,724.85	0	0513261	M365 Renewal 2026_Year 1 of 3
05/13/2026	347055	P	32930	J&J KELLY CONSTRUCTION INC	$1,051.00	0	0513261	TEMPORARY EASEMENT 1-1198-402-
05/13/2026	347056	P	10063	JACOBS & RHODES INC	$19,600.00	0	0513261	433 Nicklaus - Severance - HVA
05/13/2026	347057	P	31395	JACOBS ENGINEERING GROUP INC.	$86,813.62	0	0513261	SR240/Aaron Drive Intersection
05/13/2026	347058	P	10290	JIM'S PACIFIC GARAGES INC	$921.65	0	0513261	VEH#5047 WO#79655 CHECK VALVE
05/13/2026	347059	P	32703	JUSTFOIA INC	$11,235.51	0	0513261	JUSTFOIA PRO PLUS RENEWAL
05/13/2026	347060	P	31660	KELLEY CREATE CO	$78.32	0	0513261	RFD - ST 71 PRINTER
05/13/2026	347061	P	31660	KELLEY CREATE CO	$175.38	0	0513261	Agreement 112-3056721-000: APR
05/13/2026	347062	P	11667	KENWORTH SALES COMPANY	$201.43	0	0513261	VEH#5056 WO#79518 FILTER
05/13/2026	347063	P	10432	LANGUAGE LINE SERVICES INC	$310.59	0	0513261	TRANSLATION SERVICES 03/01-03/

Accounts Payable Checks 5/1/2026 - 5/31/2026

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
05/13/2026	347064	P	10219	LES SCHWAB TIRE CENTERS OF WASHINGTON INC	$28.27	0	0513261	VEH#1238 WO#79747 TPMS SENSORS
05/13/2026	347065	P	10262	LIFE ASSIST INC	$1,271.16	0	0513261	MEDICAL SUPPLIES
05/13/2026	347066	P	10298	LN CURTIS & SONS	$381.57	0	0513261	WHITE WILDFIRE HELMET & CHINST
05/13/2026	347067	P	32929	KEVIN & DONNA MCCUE	$71.00	0	0513261	TEMPORARY EASEMENT 1-1198-102-
05/13/2026	347068	P	32673	MES I ACQUISITION INC	$1,108.81	0	0513261	FD - WILDLAND BOOTS FOR NEW HI
05/13/2026	347069	P	32716	MICHAEL RIZZITIELLO	$103.00	0	0513261	26-172 Rizzitiello 26'National
05/13/2026	347070	P	10578	MIDWEST TAPE	$7,389.88	0	0513261	HOOPLA USAGE - APRIL 2026 LIBR
05/13/2026	347071	P	32444	MIRIAM TECHNOLOGIES INC	$1,534.08	0	0513261	WEBCHECK SERVICE APRIL 2026
05/13/2026	347072	P	10751	CAR WASH PARTNERS INC	$1,436.16	0	0513261	FLEET - DEPT CAR WASHES
05/13/2026	347073	P	10083	MONARCH MACHINE & TOOL CO INC	$66.65	0	0513261	VEH#6000 WO#79412 METAL
05/13/2026	347074	P	32850	MOUNTAIN STATES SYSTEMS LLC	$107,457.17	0	0513261	ERT'S/THROUGH LID MOUNT KITS/R
05/13/2026	347075	P	31674	P&F AUTOMOTIVE WAREHOUSE INC	$2,944.19	0	0513261	RFD - OIL DRY ST 71
05/13/2026	347076	P	30272	CLEAN CONCEPTS GROUP, INC	$234.80	0	0513261	FLEET - REPAIRS/MAINTENANCE -
05/13/2026	347077	P	32250	ODP BUSINESS SOLUTIONS LLC	$20.60	0	0513261	RFD - BUSINESS CARDS
05/13/2026	347078	P	10981	OIL RE-REFINING CO	$697.70	0	0513261	Recycled Oil Hauled 5/11/26
05/13/2026	347079	P	10357	OXARC INC	$102.36	0	0513261	Tank rentals WWTP
05/13/2026	347080	P	11838	PACWEST MACHINERY LLC	$9,974.13	0	0513261	VEH#7181 WO#79712 CONVEYOR BEL
05/13/2026	347081	P	31663	PALOUSE POWER LLC	$84,006.66	0	0513261	2026 BORING & CABLE REPLACEMEN
05/13/2026	347082	P	31206	CI - PW LLC	$28.29	0	0513261	WWTP dispenser rent May 2026
05/13/2026	347083	P	30434	LACEY PAULSEN	$2,552.85	0	0513261	TRIP 26-113 PAULSEN NPELRA CON
05/13/2026	347084	P	32268	PLATINUM INSPECTION SERVICES LLC	$475.00	0	0513261	HOME-OOR - PIS - 605 Catskill
05/13/2026	347085	P	12238	REXEL USA, INC	$50.59	0	0513261	POCKET RECHARGABEL FLASHLIGHT
05/13/2026	347086	P	10727	PNCWA - YAKIMA VALLEY SECTION	$190.00	0	0513261	2026 PNCWA Membership Dues
05/13/2026	347087	P	11258	PRATER ELECTRIC INC	$13,744.70	0	0513261	Stevens Substation Irrigation
05/13/2026	347088	P	10101	PUBLIC POWER COUNCIL	$270.00	0	0513261	Healthlines Newsletter July 20
05/13/2026	347089	P	32605	ALDINGER COMPANY	$1,512.34	0	0513261	Lab equipment calibration
05/13/2026	347090	P	10102	PASCO RANCH AND HOME INC	$152.31	0	0513261	BOOTS - MATTHEW JUBB
05/13/2026	347091	P	31685	RETAIL STRATEGIES LLC	$45,000.00	0	0513261	PO for Retail Strategies Contr
05/13/2026	347092	P	11012	RH2 ENGINEERING INC	$27,999.63	0	0513261	2026 Slurry Sealing Design & D
05/13/2026	347093	P	12318	RINGOLD EMBROIDERY	$362.36	0	0513261	UNIFORM EMBROIDER, NAME PLATE
05/13/2026	347094	P	10744	SENSKE LAWN & TREE CARE INC	$629.64	0	0513261	110 SAINT WTP PEST CONTROL-1ST
05/13/2026	347095	P	10362	SHERMAN & REILLY INC	$4,300.79	0	0513261	Underground Connector
05/13/2026	347096	P	10440	SOLID WASTE SYSTEMS INC	$1,204.96	0	0513261	VEH#3364 WO#79713 TAILGATE SEA
05/13/2026	347097	P	32320	SPOKANE HOUSE OF HOSE INC	$1,464.47	0	0513261	VEH#7165 WO#79669 CAPS, GATES,

Accounts Payable Checks 5/1/2026 - 5/31/2026

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
05/13/2026	347098	P	10536	SPRAGUE PEST SOLUTIONS	$789.99	0	0513261	RPD PERIMETER PEST CONTROL 4/2
05/13/2026	347099	P	11256	STERICYCLE INC	$65.75	0	0513261	RFD - MEDICAL WASTE DISPOSAL
05/13/2026	347100	P	12167	SUMURI LLC	$19,789.62	0	0513261	TALINO INTEL FORENSIC WORKSTAT
05/13/2026	347101	P	12430	SYSTEMS DESIGN WEST LLC	$9,168.72	0	0513261	THIRD PARTY AMBULANCE BILLING
05/13/2026	347102	P	10961	TACOMA SCREW PRODUCTS INC	$295.47	0	0513261	screws for shop
05/13/2026	347103	P	10227	TECH PRODUCTS INC	$357.20	0	0513261	E8 E9 Tags Everlast
05/13/2026	347104	P	31735	BUNKER TRI-CITIES LLC	$547.24	0	0513261	UNIFORM REPATCHING, REPAIRS
05/13/2026	347105	P	30813	CLOUDBURST CONSULTING GROUP INC	$59.50	0	0513261	March 2026 RICHLAND CON PLAN U
05/13/2026	347106	P	31051	THE GOODYEAR TIRE & RUBBER COMPANY	$1,961.67	0	0513261	VEH#3417 WO#79761 FLAT REPAIR
05/13/2026	347107	P	10027	THE PAPE' GROUP	$4,038.61	0	0513261	VEH#7142 WO#79760 2000 HOUR PM
05/13/2026	347108	P	12054	TRANSPO GROUP USA, INC	$11,895.00	0	0513261	Central Richland Active Transp
05/13/2026	347109	P	30040	ULINE	$711.13	0	0513261	gloves, soap
05/13/2026	347110	P	10794	UNITED RENTALS INC	$216.51	0	0513261	Equipment rental for solids bl
05/13/2026	347111	P	10302	UNIVAR SOLUTIONS USA LLC	$3,682.88	0	0513261	10 BAGS PRAESTOL FILTER AID
05/13/2026	347112	P	10512	US BANK N A	$533.00	0	0513261	APRIL 2026 POOLED INVESTMENT C
05/13/2026	347113	P	10106	US LINEN & UNIFORM	$244.99	0	0513261	RPD TOWEL DELIVERY 4/28/26
05/13/2026	347114	P	32880	VISTA VETERINARY HOSPITAL	$293.01	0	0513261	DENTAL XRAY, MEDICINE
05/13/2026	347115	P	10138	WA STATE AUDITOR'S OFFICE	$4,809.20	0	0513261	AUDIT SERVICES & EIA - APRIL 2
05/13/2026	347116	P	32886	WASHINGTON MONITORING	$20,825.24	0	0513261	APRIL 2026 HOME-ARP SUPORTIVE
05/13/2026	347117	P	10173	WASHINGTON STATE TREASURER	$53,808.11	0	0513261	04/26 FINES & FORFEITURES BC
05/13/2026	347118	P	31462	WELLABLE LLC	$474.75	0	0513261	WELLNESS CHALLENGE PLATFORM #3
05/13/2026	347119	P	11846	WESTERN EQUIPMENT & IRRIGATION DISTRIBUTORS	$369.88	0	0513261	VEH#6606 WO#79456 AIR CLEANER
05/13/2026	347120	P	10059	WESTERN STATES EQUIPMENT COMPANY	$189,851.02	0	0513261	ONE NEW 2026 CAT 275 SKID STEE
05/13/2026	347121	P	10267	WSF, LLC	$4,524.18	0	0513261	VEH#3372 WO#79050 HOPPER PARTS
05/13/2026	347122	P	30939	DOBBS HEAVY DUTY HOLDINGS LLC	$2,829.77	0	0513261	VEH#3363 WO#79721 FILTER
05/13/2026	347123	P	32799	WHETSTONE POWER DEVELOPMENT LLC	$4,967.15	0	0513261	PO for Contract 42-26
05/15/2026	347124	P	31231	ABM INDUSTRIES INC	$2,385.86	0	0515261	LIBRARY - CARPET SPOT CLEAN
05/15/2026	347125	P	11531	ABSOLUTE POWER INC	$3,046.40	0	0515261	HOME OOR 317 GWAY HOT WATER_SH
05/15/2026	347126	P	10838	GRIGG ENTERPRISES INC	$2,124.73	0	0515261	HAND FILE FOR POWER OPS
05/15/2026	347127	P	32513	AIR-TIGHT WINDOWS & REMODELING LLC	$4,007.20	0	0515261	Donnell - Electrical Repair
05/15/2026	347128	P	10644	ANIXTER INC	$227,509.56	0	0515261	Wire
05/15/2026	347129	P	999000	AUREF - Utility Customer Refund	$200.00	0	0515261	2665 KINGSGATE WAY Apt G269
05/15/2026	347130	P	999000	AUREF - Utility Customer Refund	$125.80	0	0515261	1644 JADWIN AVE D
05/15/2026	347131	P	999000	AUREF - Utility Customer Refund	$43.83	0	0515261	227 UNIVERSITY DR Apt 321

Accounts Payable Checks 5/1/2026 - 5/31/2026

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
05/15/2026	347132	P	999000	AUREF - Utility Customer Refund	$187.11	0	0515261	1763 DULUTH ST
05/15/2026	347133	P	999000	AUREF - Utility Customer Refund	$116.16	0	0515261	506 CHEROKEE ST
05/15/2026	347134	P	999000	AUREF - Utility Customer Refund	$20.41	0	0515261	1503 POTTER AVE
05/15/2026	347135	P	999000	AUREF - Utility Customer Refund	$175.76	0	0515261	2301 MICHAEL AVE
05/15/2026	347136	P	999000	AUREF - Utility Customer Refund	$258.91	0	0515261	1708 PINOT CT
05/15/2026	347137	P	999000	AUREF - Utility Customer Refund	$53.77	0	0515261	1218 MCPHERSON AVE
05/15/2026	347138	P	999000	AUREF - Utility Customer Refund	$1,357.80	0	0515261	391 HYDRANT METER
05/15/2026	347139	P	999000	AUREF - Utility Customer Refund	$1,470.00	0	0515261	355 HYDRANT METER
05/15/2026	347140	P	999000	AUREF - Utility Customer Refund	$135.79	0	0515261	1851 JADWIN AVE 324
05/15/2026	347141	P	999000	AUREF - Utility Customer Refund	$170.17	0	0515261	2820 APPALOOSA WAY
05/15/2026	347142	P	999000	AUREF - Utility Customer Refund	$127.48	0	0515261	1928 GEORGE WASHINGTON WAY K3
05/15/2026	347143	P	999000	AUREF - Utility Customer Refund	$20.56	0	0515261	2895 PAULING AVE Apt 139
05/15/2026	347144	P	999000	AUREF - Utility Customer Refund	$147.42	0	0515261	2100 BELLERIVE DR BB19
05/15/2026	347145	P	999000	AUREF - Utility Customer Refund	$46.89	0	0515261	2105 PULLEN ST 12
05/15/2026	347146	P	999000	AUREF - Utility Customer Refund	$166.44	0	0515261	451 WESTCLIFFE BLVD Apt D330
05/15/2026	347147	P	999000	AUREF - Utility Customer Refund	$117.81	0	0515261	3097 BOBWHITE WAY
05/15/2026	347148	P	999000	AUREF - Utility Customer Refund	$1,368.85	0	0515261	354 HYDRANT METER
05/15/2026	347149	P	999000	AUREF - Utility Customer Refund	$1,430.05	0	0515261	341 HYDRANT METER
05/15/2026	347150	P	999000	AUREF - Utility Customer Refund	$299.02	0	0515261	1317 TOTTEN AVE
05/15/2026	347151	P	10518	BEAVER BARK & ROCK	$5,077.86	0	0515261	RPD - BARK
05/15/2026	347152	P	10009	COUNTY OF BENTON	$113,664.97	0	0515261	BENTON COUNTY DISTRICT COURT &
05/15/2026	347153	P	10008	BENTON PUD	$2,130.84	0	0515261	2026 Pre-notification Tree Tri
05/15/2026	347154	P	11778	DSD CAPITAL LLC	$140.30	0	0515261	POL SVCS - 1032 UNIVERSITY DR
05/15/2026	347155	P	11272	BOYD'S TREE SERVICE LLC	$3,954.57	0	0515261	2026 Tree Services Parks & Fac
05/15/2026	347156	P	32889	LIZBETH CARDENAS	$20.59	0	0515261	26-147 CARDENAS PROTECTION ORD
05/15/2026	347157	P	31446	CASCADE ENGINEERING INC.	$39,216.97	0	0515261	CARTS GREY AND GREEN
05/15/2026	347158	P	10026	CASCADE NATURAL GAS CORP	$14,047.79	0	0515261	REFUND GAS TAX NOT COR (OTHER
05/15/2026	347159	P	32933	CATHOLIC CHARITIES HOUSING SERVICES	$8,251.50	0	0515261	1280 HAZEL AVE FIRE DAMAGE INS
05/15/2026	347160	P	10055	CITY OF PASCO	$45,356.20	0	0515261	ANIMAL SHELTERING SERVICES MAR
05/15/2026	347161	P	10261	CITY OF RICHLAND	$6,134.39	0	0515261	Drop Box and Dis Fees
05/15/2026	347162	P	10261	CITY OF RICHLAND	$4,646.32	0	0515261	26-085 2026 WRPA Conference Ta
05/15/2026	347163	P	32788	DUSTIN J STORDAHL	$19,018.15	0	0515261	1312 HAINS AVE - DEBRIS REMOVA
05/15/2026	347164	P	11516	COLEMAN OIL COMPANY	$37,922.24	0	0515261	FLEET - GAS RESALE 05/04 - 05/
05/15/2026	347165	P	31848	CONSISTENT CARE SERVICES SPC PS	$4,125.46	0	0515261	APRIL 2026 HOME-ARP SS

Accounts Payable Checks 5/1/2026 - 5/31/2026

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
05/15/2026	347166	P	10034	CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	$304.64	0	0515261	Milwaukee Battery Packs for Po
05/15/2026	347167	P	10034	CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	$265.64	0	0515261	PROUT POOL - LIGHT REPAIRS
05/15/2026	347168	P	12151	CORE & MAIN LP	$21,623.90	0	0515261	Ford No Lead Fittings
05/15/2026	347169	P	31562	KATHY DEE	$625.10	0	0515261	10809 DROP INS
05/15/2026	347170	P	10453	DELTA HEATING & COOLING INC	$2,760.00	0	0515261	85 Ridgecliff - Grove - HVAC R
05/15/2026	347171	P	11394	DEVRIES BUSINESS RECORDS MANAGEMENT INC	$64.00	0	0515261	SHREDDING SERVICES
05/15/2026	347172	P	30207	ERIC J EDWARDS	$0.01	0	0515261	26-026 EDWARDS NAPARS ADV CRAS
05/15/2026	347173	P	32413	ARCHA RODNEY EMERSON	$745.50	0	0515261	10850 DROP INS
05/15/2026	347174	P	31502	HASSAN M SHABAN	$23,246.00	0	0515261	148-22 CETA SECTION 12 ENERGY
05/15/2026	347175	P	11044	EWING IRRIGATION PRODUCTS INC	$9,000.94	0	0515261	COL PLAYFIELDS - IRR & INFIELD
05/15/2026	347176	P	32264	FEDERICK J FAGAN	$109.20	0	0515261	10998 DROP INS
05/15/2026	347177	P	10315	FERGUSON US HOLDINGS INC	$4,123.62	0	0515261	CITY HALL - PLUMBING
05/15/2026	347178	P	30874	BRENT THOMAS	$108.80	0	0515261	2000 SNYDER - HORN SPORTS COMP
05/15/2026	347179	P	30909	FREEDOM EQUIPMENT RENTALS	$402.56	0	0515261	EQUIP RENTAL - FACILITIES - AE
05/15/2026	347180	P	10220	FRONTIER FENCE INC	$3.63	0	0515261	FENCING SUPPLIES
05/15/2026	347181	P	10050	GENERAL PACIFIC INC	$61,624.32	0	0515261	Electric Meters - Out to Quote
05/15/2026	347182	P	31715	GENERAL PACIFIC INC	$5,400.00	0	0515261	April HPWH Rebates
05/15/2026	347183	P	30396	JAMES GEORGE	$19.00	0	0515261	26-189 GEORGE SUSPECT INTERVIE
05/15/2026	347184	P	31030	GROENEVELD LUBRICATION SOLUTIONS INC.	$872.89	0	0515261	VEH#6000 WO#79412 GREENLUBE
05/15/2026	347185	P	10046	HD FOWLER CO	$15,207.69	0	0515261	Ford No Lead Fittings
05/15/2026	347186	P	11813	HERC RENTALS INC	$544.00	0	0515261	EQUIP RENTAL - FACILITIES - TE
05/15/2026	347187	P	32593	I.C. CONSULTING CORPORATION	$1,170.00	0	0515261	162-25 Consulting Services Sec
05/15/2026	347188	P	32885	KECK GENERAL CONSTRUCTION LLC	$10,341.12	0	0515261	BCH 1205 Jane Ave Paint and Wo
05/15/2026	347189	P	31026	KLEIN PRODUCTS, INC.	$1,996.71	0	0515261	VEH#3353 WO#79768 WATEREND REB
05/15/2026	347190	P	10432	LANGUAGE LINE SERVICES INC	$1,916.80	0	0515261	TRANSLATION SERVICES 04/01-04/
05/15/2026	347191	P	32936	LEE EQUIPMENT LLC	$351.69	0	0515261	VEH#7174 WO#79777 FILTERS
05/15/2026	347192	P	10619	LITHIA CHRYSLER JEEP DODGE	$32.25	0	0515261	VEH#5049 WO#79762 PLUG
05/15/2026	347193	P	31741	DAWN MACDONALD	$252.00	0	0515261	11013 10846 DROP INS
05/15/2026	347194	P	30413	MAGNET FORENSICS LLC	$5,613.02	0	0515261	GRAYKEY PRESERVE 4/28/26-4/27/
05/15/2026	347195	P	11652	MENKE JACKSON BEYER LLP	$21,027.50	0	0515261	ACCOUNT #067 - 2100 PULLEN COD
05/15/2026	347196	P	11428	MIGHTY JOHNS PORTABLE TOILET & SEPTIC SERVICE INC	$2,724.00	0	0515261	COL PARK TRL - PORT-A-POTTY RE
05/15/2026	347197	P	10660	MILNE NAIL, POWER TOOL & REPAIR	$500.91	0	0515261	BRYAN TRUCK TOOLS
05/15/2026	347198	P	10083	MONARCH MACHINE & TOOL CO INC	$304.92	0	0515261	Spool for Power Ops

Accounts Payable Checks 5/1/2026 - 5/31/2026

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
05/15/2026	347199	P	10358	PYE-BARKER FIRE & SAFETY	$952.01	0	0515261	STATION 76 - SERVICE CALL
05/15/2026	347200	P	31674	P&F AUTOMOTIVE WAREHOUSE INC	$382.89	0	0515261	VEH#2508 WO#79651 WIPER BLADES
05/15/2026	347201	P	32934	NIELSEN INSURANCE INC	$7,236.20	0	0515261	BCH Ins Renewal Policy CPS8212
05/15/2026	347202	P	30272	CLEAN CONCEPTS GROUP, INC	$3,667.00	0	0515261	FLEET - SHOP SUPPLIES - WASH B
05/15/2026	347203	P	32250	ODP BUSINESS SOLUTIONS LLC	$20.60	0	0515261	Business Cards for IT Director
05/15/2026	347204	P	12470	OVERDRIVE INC	$2,672.77	0	0515261	LIBRARY MATERIALS - E/AUDIOBOO
05/15/2026	347205	P	11132	WALLA WATER INC	$296.10	0	0515261	2026 City Wide - On-Call Main.
05/15/2026	347206	P	10357	OXARC INC	$153.28	0	0515261	Cylinder Rentals
05/15/2026	347207	P	10232	PERFECTION GLASS INC	$2,520.00	0	0515261	1305 Acacia - Spurlock - Windo
05/15/2026	347208	P	31798	PERFORMANCE SYSTEMS INTEGRATION LLC	$150.33	0	0515261	PROUT POOL - ANNUAL FIRE EXT I
05/15/2026	347209	P	30446	UKIAH PETERSEN	$19.00	0	0515261	26-190 PETERSEN SUSPECT INTERV
05/15/2026	347210	P	12238	REXEL USA, INC	$944.57	0	0515261	Cable for power ops
05/15/2026	347211	P	32304	RAD TOWING INC	$756.72	0	0515261	RPD TOW CHARGE CASE # 26-01533
05/15/2026	347212	P	10047	R.D. OFFUTT COMPANY	$1,067.88	0	0515261	VEH#6629 WO#79742 FILTERS
05/15/2026	347213	P	11363	RODDA PAINT CO	$109.34	0	0515261	CITY HALL - COUNCIL WALL REPAI
05/15/2026	347214	P	30496	JENNIFER ROGERS	$39.17	0	0515261	REIMB DVD WRITER
05/15/2026	347215	P	32448	AARON SCHICHTEL	$6,800.00	0	0515261	ARBOR DAY - TREES
05/15/2026	347216	P	10334	SIRCHIE ACQUISITION COMPANY LLC	$650.00	0	0515261	VIRTUAL FORENSICS INVESTIGATIO
05/15/2026	347217	P	32449	TOBASKI SNIPES	$5,215.00	0	0515261	Apr 26' HOME-ARP SS2
05/15/2026	347218	P	10536	SPRAGUE PEST SOLUTIONS	$648.85	0	0515261	April 2026 2750 Salk Ave
05/15/2026	347219	P	10393	STONEWAY ELECTRIC SUPPLY	$2,283.80	0	0515261	SHOPS 100 - BATHROOM LIGHTS RE
05/15/2026	347220	P	31735	BUNKER TRI-CITIES LLC	$1,303.92	0	0515261	JUMPSUIT ALTERATIONS - REYES
05/15/2026	347221	P	31051	THE GOODYEAR TIRE & RUBBER COMPANY	$3,664.15	0	0515261	VEH#3364 WO#79386 FLAT REPAIR
05/15/2026	347222	P	10027	THE PAPE' GROUP	$2,235.80	0	0515261	VEH#7157 WO#797989 FILTERS
05/15/2026	347223	P	11108	THE PERSONAL TOUCH CLEANING INC	$215.00	0	0515261	126682 - 2750 SALK AVE.pdf
05/15/2026	347224	P	32801	DOMINICK YANDEL RAMOS-ROMERO	$761.60	0	0515261	VEH#2556 WO#79341 VEHICLE DETA
05/15/2026	347225	P	30040	ULINE	$134.76	0	0515261	Sandpaper seals for pallet ban
05/15/2026	347226	P	32255	UNIT PROCESS COMPANY INC	$17,798.58	0	0515261	Auma Actuator Issues
05/15/2026	347227	P	11802	TRI CITIES VISITOR & CONVENTION BUREAU	$94,125.76	0	0515261	VISIT TRI-CITIES CONTRACT DUES
05/15/2026	347228	P	999003	WASTEWORKS REFUND	$176.34	0	0515261	TRASH BANDITS WW NONRESIDENT R
05/15/2026	347229	P	11846	WESTERN EQUIPMENT & IRRIGATION DISTRIBUTORS	$479.66	0	0515261	VEH#6647 WO#79343 PLATE
05/15/2026	347230	P	10059	WESTERN STATES EQUIPMENT COMPANY	$9,586.00	0	0515261	VEH#7187 WO#79680 REPLACE RADI
05/15/2026	347231	P	10622	WILBERT PRECAST, INC	$2,086.78	0	0515261	Pole Foundation WSDOT J-21.10-
05/15/2026	347232	P	10147	WILBUR-ELLIS HOLDINGS II, INC	$13,468.32	0	0515261	Esplanade 200

Accounts Payable Checks 5/1/2026 - 5/31/2026

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
05/20/2026	347233	P	10000	KBL, INC.	$663.11	0	0520261	CONTRACT MANUALS - RESIDENTIAL
05/20/2026	347234	P	31231	ABM INDUSTRIES INC	$48,646.99	0	0520261	JANITORIAL SERVICES - MAY 2026
05/20/2026	347235	P	10838	GRIGG ENTERPRISES INC	$365.01	0	0520261	UPRIGHT VACUUM BAGS HEPA
05/20/2026	347236	P	32117	ALASKA RUBBER GROUP INC	$480.84	0	0520261	VEH#7181 WO#79712 PLUG AND CAP
05/20/2026	347237	P	31659	COURTNEY ALLEN-GRANT	$143.85	0	0520261	26-030 ALLEN-GRANT NWGIA CONF
05/20/2026	347238	P	30924	ARI PHOENIX, INC	$3,074.69	0	0520261	FLEET - REPAIRS-MAINTENANCE -
05/20/2026	347239	P	999000	AUREF - Utility Customer Refund	$523.45	0	0520261	1950 BELLERIVE DR 212
05/20/2026	347240	P	10008	BENTON PUD	$377.18	0	0520261	April 2026 Badger Sub Service
05/20/2026	347241	P	32620	MARY BROWN-ELMORE	$114.84	0	0520261	REIMB SUPPLIES FOR LIBRARY PRO
05/20/2026	347242	P	30682	CARPENTER, JACKIE	$543.39	0	0520261	26-083 Carpenter 5.4.26 Energy
05/20/2026	347243	P	10026	CASCADE NATURAL GAS CORP	$58.49	0	0520261	110 SAINT ST
05/20/2026	347244	P	10841	CASELLE INC	$235.01	0	0520261	Contract Support and Maintenan
05/20/2026	347245	P	31177	CENGAGE LEARNING, INC.	$32.80	0	0520261	LIBRARY MATERIALS - LARGE PRIN
05/20/2026	347246	P	11112	CENTURYLINK COMMUNICATIONS LLC	$154.19	0	0520261	LONG DISTANCE 05/06-06/05/26
05/20/2026	347247	P	10847	CERIUM NETWORKS INC	$380.80	0	0520261	SR-6318 Cerium Remote Support
05/20/2026	347248	P	10597	CHARTER COMMUNICATIONS	$148.61	0	0520261	RPD BUSINESS INTERNET 5/1/26-5
05/20/2026	347249	P	10135	CI SUPPORT LLC	$218.52	0	0520261	Shred Service Shops 100 - Apri
05/20/2026	347250	P	10261	CITY OF RICHLAND	$9,328.11	0	0520261	26-033 BENCH/NREP CONFERENCE
05/20/2026	347251	P	10261	CITY OF RICHLAND	$600.00	0	0520261	1914 Lassen - Brindas - HVAC R
05/20/2026	347252	P	11516	COLEMAN OIL COMPANY	$3,463.70	0	0520261	LANDFILL - DYED
05/20/2026	347253	P	11907	SYCURE CORP	$800.00	0	0520261	1Gbps Fiber Service - May 2026
05/20/2026	347254	P	10509	COMPUTER DISCOUNT WAREHOUSE	$21,005.42	0	0520261	SR-7108 Adobe License Renewal
05/20/2026	347255	P	11444	CORPORATE TRANSLATION SERVICES	$204.19	0	0520261	TRANSLATION SERVICES 04/01-04/
05/20/2026	347256	P	11526	CORWIN OF PASCO LLC	$439.08	0	0520261	VEH#5050 WO#79824 TRACK
05/20/2026	347257	P	10139	DEPARTMENT OF ECOLOGY	$23,021.00	0	0520261	2026 SW ACTION MONITORING
05/20/2026	347258	P	10801	DOMESTIC VIOLENCE SVCS OF BNTN & FRNKLN COUNTIES	$888.50	0	0520261	DV ADVOCACY SERVICES APR 2026
05/20/2026	347259	P	30207	ERIC J EDWARDS	$30.98	0	0520261	26-027 EDWARDS IACIS MOBILE DE
05/20/2026	347260	P	32527	ENERGY WEST LLC	$12,445.00	0	0520261	New Large Single Loads & Power
05/20/2026	347261	P	31170	HIS DIME, LLC	$173.00	0	0520261	VEH#4213 WO#79820 DECALS
05/20/2026	347262	P	10508	FASTENAL COMPANY	$99.32	0	0520261	HEX CAP SCREW/NUTS/PIPE JOINT
05/20/2026	347263	P	10315	FERGUSON US HOLDINGS INC	$115.40	0	0520261	2X2-1/2 BRASS NIP/2/3 BRS NIP
05/20/2026	347264	P	32458	FISHER ROSEMOUNT SYSTEMS INC	$956.23	0	0520261	Chlorine - Solution and Membra
05/20/2026	347265	P	31444	CODY M WAREHAM	$353.60	0	0520261	VEH#5050 WO#79824 TOW TO CITY
05/20/2026	347266	P	32437	FORD MOTOR COMPANY	$14.14	0	0520261	VEH#2528 WO#79821 FORD SUBSCRI

Accounts Payable Checks 5/1/2026 - 5/31/2026

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
05/20/2026	347267	P	11157	FRONTIER COMMUNICATIONS NORTHWEST, INC.	$519.50	0	0520261	INTERNET SERVICES 05/06-06/05/
05/20/2026	347268	P	11157	FRONTIER COMMUNICATIONS NORTHWEST, INC.	$2,519.17	0	0520261	PHONE LINES 05/10-06/09/26
05/20/2026	347269	P	11157	FRONTIER COMMUNICATIONS NORTHWEST, INC.	$145.00	0	0520261	Richland Public Library Fiber
05/20/2026	347270	P	32821	GUNNERSON CONSULTING & COMMUNICATION SITE SERVICES	$227.50	0	0520261	April 2026 Consulting Services
05/20/2026	347271	P	31398	H.W. LOCHNER INC	$22,088.60	0	0520261	SOUTH GWW INTERSECTION IMPROVE
05/20/2026	347272	P	11813	HERC RENTALS INC	$172.99	0	0520261	1 DAY WALK BEHIND SAW
05/20/2026	347273	P	30560	INTERMOUNTAIN LOCK AND SECURITY SUPPLY	$217.25	0	0520261	Steven's Substation Lock
05/20/2026	347274	P	31057	INGRAM INDUSTRIES INC.	$2,660.52	0	0520261	LIBRARY MATERIALS - PHYSICAL C
05/20/2026	347275	P	32822	INTERACTIVE DATA LLC	$163.20	0	0520261	RPD ONLINE RECORDS SEARCH APR
05/20/2026	347276	P	31209	WALTEK II, INCORPORATED	$894.90	0	0520261	2026 Material Testing Services
05/20/2026	347277	P	12284	IRONSIDES CUSTOM GRINDING, INC	$14,320.80	0	0520261	2026 Grinding Services at Land
05/20/2026	347278	P	10755	MID COLUMBIA CONSTRUCTION INC	$206.53	0	0520261	SPRINKLER START UP
05/20/2026	347279	P	31660	KELLEY CREATE CO	$549.67	0	0520261	Xerox Contract Charges Shops 1
05/20/2026	347280	P	11667	KENWORTH SALES COMPANY	$23.63	0	0520261	VEH#3396 WO#79717 STEER DRIVEL
05/20/2026	347281	P	31813	CARLY KIRKPATRICK	$557.42	0	0520261	26-084 Kirkpatrick 05-04-26 EE
05/20/2026	347282	P	11110	PUD NO. 1 OF KLICKITAT COUNTY	$330.16	0	0520261	GOLGOTHA UTILITIES 04/03-05/03
05/20/2026	347283	P	10432	LANGUAGE LINE SERVICES INC	$7.35	0	0520261	RPD TRANSLATION SERVICES APR 2
05/20/2026	347284	P	32936	LEE EQUIPMENT LLC	$1,813.50	0	0520261	VEH#7174 WO#79770 SPINDLE, ROD
05/20/2026	347285	P	10219	LES SCHWAB TIRE CENTERS OF WASHINGTON INC	$162.09	0	0520261	VEH#4130 WO#79825 TIRE CHANGE
05/20/2026	347286	P	11428	MIGHTY JOHNS PORTABLE TOILET & SEPTIC SERVICE INC	$350.00	0	0520261	OPEN HOUSE PORTABLE RESTROOMS
05/20/2026	347287	P	32627	LORAINE DANIEL	$7,996.80	0	0520261	South GWW Pavement Preservatio
05/20/2026	347288	P	10083	MONARCH MACHINE & TOOL CO INC	$2,751.90	0	0520261	VEH#3372 WO#79050 REPAIR FLOOR
05/20/2026	347289	P	10358	PYE-BARKER FIRE & SAFETY	$174.03	0	0520261	LIB-SECURITY/MONITORING SERVIC
05/20/2026	347290	P	32787	MORRISON-MAIERLE INC	$20,983.00	0	0520261	Water Facilities Energy Resili
05/20/2026	347291	P	11046	MP CONSTRUCTION INC	$5,087.49	0	0520261	FS 71 Annex Entry Door Securit
05/20/2026	347292	P	30135	MUSTANG SIGNS LLC	$4,879.68	0	0520261	VEH#3425 WO#79811 VEHICLE WRAP
05/20/2026	347293	P	31674	P&F AUTOMOTIVE WAREHOUSE INC	$1,817.95	0	0520261	VEH#2549 WO#79622 FILTERS
05/20/2026	347294	P	30272	CLEAN CONCEPTS GROUP, INC	$176.17	0	0520261	TURBO NOZZLE 035 LEGACY/FILTER
05/20/2026	347295	P	32918	JMSN INC	$2,344.98	0	0520261	National Public Works Week Sta
05/20/2026	347296	P	10862	PARAMETRIX INC	$28,391.68	0	0520261	2025 Landfill Environmental Mo
05/20/2026	347297	P	32363	PROCOM LLC	$668.00	0	0520261	PRE-EMP TESTING (4) & DOT TEST

Accounts Payable Checks 5/1/2026 - 5/31/2026

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
05/20/2026	347298	P	10047	R.D. OFFUTT COMPANY	$992.65	0	0520261	VEH#6649 WO#79743 CARBURETOR
05/20/2026	347299	P	10308	RED DOOR PARTY RENTALS LLC	$1,390.60	0	0520261	CITIZENS ACADEMY OPEN HOUSE RE
05/20/2026	347300	P	11012	RH2 ENGINEERING INC	$7,330.88	0	0520261	Comprehensive Water System Pla
05/20/2026	347301	P	32028	DINA SALSBERY	$0.59	0	0520261	26-146 SALSBERY PROTECTION ORD
05/20/2026	347302	P	11347	SANDY'S TROPHIES INC	$19.60	0	0520261	2x10 SLIDER GOLD W/BLACK CASE
05/20/2026	347303	P	11098	SCHINDLER ELEVATOR CORPORATION	$171.94	0	0520261	CHAIR LIFT INSPECTION 110 SAIN
05/20/2026	347304	P	32170	PHOENIX ASPHALT MAINTENANCE COMPANY INC	$35,122.86	0	0520261	245-225 50FT STRIPER HOSE 3000
05/20/2026	347305	P	11563	SMARSH, INC.	$1,680.00	0	0520261	SR-5315 Smarsh 2026 Annual Ren
05/20/2026	347306	P	10536	SPRAGUE PEST SOLUTIONS	$244.80	0	0520261	Pest Management Fiber Hut #1 T
05/20/2026	347307	P	31735	BUNKER TRI-CITIES LLC	$538.56	0	0520261	UNIFORM SHIRTS - SCU
05/20/2026	347308	P	30962	TOTAL QUALITY AIR LLC	$5,600.00	0	0520261	1914 Lassen - Brindas - HVAC L
05/20/2026	347309	P	32290	BF VENTURES LLC	$22,033.67	0	0520261	ONE NEW WALTON DECK OVER TRAIL
05/20/2026	347310	P	11406	SOLUTIONS INC	$108.80	0	0520261	RPD RECORDS SEARCH APRIL
05/20/2026	347311	P	12054	TRANSPO GROUP USA, INC	$33,484.50	0	0520261	Downtown Connectivity Design -
05/20/2026	347312	P	11971	TRUE NORTH EQUIPMENT INC.	$1,341.32	0	0520261	VEH#5039 WO#79718 GEARBOX BEAR
05/20/2026	347313	P	10106	US LINEN & UNIFORM	$229.97	0	0520261	RPD TOWEL DELIVERY 5/12/26
05/20/2026	347314	P	10860	VERIZON COMMUNICATIONS INC	$979.89	0	0520261	CELL PHONES 04/07-05/06/26
05/20/2026	347315	P	10643	WASHINGTON ASSOCIATION OF BUILDING OFFICIALS	$57.00	0	0520261	JOB POSTING: BUILDING INSPECTO
05/20/2026	347316	P	32462	CHRISTOPHER WAITE	$421.35	0	0520261	26-036 Waite Mileage CPSI Trai
05/20/2026	347317	P	10815	WATER SOLUTIONS INC	$67.46	0	0520261	WATER FILTRATION 05/07-06/06/2
05/20/2026	347318	P	30939	DOBBS HEAVY DUTY HOLDINGS LLC	$295.32	0	0520261	VEH#3359 WO#79729 RETURN CORE
05/20/2026	347319	P	30854	CLINT WHITNEY	$2.00	0	0520261	26-184 Whitney 05-05-26 PPC Me
05/20/2026	347320	P	10194	XEROX CORPORATION	$10.88	0	0520261	7HB-469027 MAINT PLAN MAY 2026
05/21/2026	347321	P	10167	MIKE CASE	$415.85	0	052126PP	NON COVERED RX
05/21/2026	347322	P	10038	LARRY COUCH	$7,400.00	0	052126PP	NON COVERED MEDICAL
05/21/2026	347323	P	10165	JOHN M GANLEY	$36.16	0	052126PP	NON COVERED RX
05/21/2026	347324	P	10054	HEASTON & THOMPSON VISION CLINIC	$275.00	0	052126FP	NON COVERED VISION
05/21/2026	347325	P	32941	TEAMHEALTH	$33.67	0	052126FP	NON COVERED MEDICAL
05/22/2026	347326	P	31231	ABM INDUSTRIES INC	$1,987.63	0	0522261	CITY HALL - CARPET SPOT CLEAN
05/22/2026	347327	P	10838	GRIGG ENTERPRISES INC	$991.43	0	0522261	BLUE CANOPY FOR POWER OPS
05/22/2026	347328	P	32117	ALASKA RUBBER GROUP INC	$197.38	0	0522261	VEH#7181 WO#79712 RETURN PLUG
05/22/2026	347329	P	10705	INTERSTATE CONCRETE & ASPHALT COMPANY	$266.12	0	0522261	15.53 TON-ROCK - 5/8 TOP COURS
05/22/2026	347330	P	10644	ANIXTER INC	$2,062.85	0	0522261	DEVICES

Accounts Payable Checks 5/1/2026 - 5/31/2026

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
05/22/2026	347331	P	31205	VESTIS GROUP INC	$593.43	0	0522261	LINEN CHARGES APRIL FOR WASTEW
05/22/2026	347332	P	999000	AUREF - Utility Customer Refund	$6.00	0	0522261	INCORRECT CPL CHARGE REFUND
05/22/2026	347333	P	10275	BADGER METER INC.	$24,127.81	0	0522261	Bronze Disc Water Meter
05/22/2026	347334	P	31336	BAYCOM INC	$463.72	0	0522261	1244-503 2026 POLICE UPFIT
05/22/2026	347335	P	10518	BEAVER BARK & ROCK	$429.54	0	0522261	CONCRETE - 5 BAG MIX .1YD/ADD
05/22/2026	347336	P	31291	BENTLEY SYSTEMS INCORPORATED	$785.75	0	0522261	10-OPEN ROADS SIGN CAD TL 01/0
05/22/2026	347337	P	10281	BENTON COUNTY	$21,462.55	0	0522261	OPIOID SETTLEMENT
05/22/2026	347338	P	10008	BENTON PUD	$1,206.96	0	0522261	RATTLESNAKE LEASE - 1ST QTR
05/22/2026	347339	P	10008	BENTON PUD	$86.58	0	0522261	RICHLAND ISLAND VIEW LIGHT/BAD
05/22/2026	347340	P	10158	BENTON RURAL ELECTRIC ASSOCIATION	$4,303.95	0	0522261	KENNEDY BOOSTER STATION
05/22/2026	347341	P	10546	BOUND TREE MEDICAL LLC	$2,783.43	0	0522261	MEDICAL SUPPLIES
05/22/2026	347342	P	12320	BUILDERS FIRSTSOURCE, INC	$197.59	0	0522261	40 - 2X4 X 10' STD&BTR DF
05/22/2026	347343	P	11685	CARDINAL HEALTH 130, LLC	$970.22	0	0522261	MEDICAL SUPPLIES
05/22/2026	347344	P	10656	CARLSON SALES METERING SOLUTIONS LLC	$8,151.84	0	0522261	Meter Items & CT
05/22/2026	347345	P	10036	CASADAY BEE-LINE SERVICE & TOWING LLC	$156.73	0	0522261	VEH#5050 WO#79824 ALIGNMENT
05/22/2026	347346	P	10026	CASCADE NATURAL GAS CORP	$9,966.87	0	0522261	STATION 75 - GAS BILL - 4/14-5
05/22/2026	347347	P	10597	CHARTER COMMUNICATIONS	$89.99	0	0522261	ST 76 INTERNET SERVICE
05/22/2026	347348	P	10261	CITY OF RICHLAND	$344.00	0	0522261	26-072 Schiessl NW Managers Co
05/22/2026	347349	P	32748	HOBAN & ASSOCIATES LLC	$2,217.00	0	0522261	2026-04 BCH
05/22/2026	347350	P	11516	COLEMAN OIL COMPANY	$42,339.12	0	0522261	FLEET - GAS RESALE 05/11 - 05/
05/22/2026	347351	P	10034	CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	$4,726.82	0	0522261	Flood Lights With Photo Eye
05/22/2026	347352	P	11526	CORWIN OF PASCO LLC	$1,028.17	0	0522261	VEH#3331 WO#79730 SEAL, CLIP
05/22/2026	347353	P	11607	CUMMINS, INC	$1,433.09	0	0522261	VEH#6653 WO#79661 BATTERY CHAR
05/22/2026	347354	P	10177	DEPARTMENT OF LABOR & INDUSTRIES	$51,420.61	0	0522261	Q1 2026 Report for Self-Insure
05/22/2026	347355	P	10177	DEPARTMENT OF LABOR & INDUSTRIES	$1,148.70	0	0522261	RCC - BOILER CERTIFICATE
05/22/2026	347356	P	11115	ELECTRIC POWER SYSTEMS INC	$38,652.40	0	0522261	Sandhill Crane Substation Exp
05/22/2026	347357	P	10146	ENERGY NORTHWEST	$5,207.00	0	0522261	WATER SAMPLING ANALYSIS
05/22/2026	347358	P	11157	FRONTIER COMMUNICATIONS NORTHWEST, INC.	$77.04	0	0522261	05/14 MONTHLY ZIPLY 5/01/26 -
05/22/2026	347359	P	31421	GARY A TUCCI	$23,446.69	0	0522261	April 2026 Solar Generation
05/22/2026	347360	P	10050	GENERAL PACIFIC INC	$219,304.75	0	0522261	3PH Transformers
05/22/2026	347361	P	10425	GENSCO INC	$106.72	0	0522261	NITROGEN REFILL
05/22/2026	347362	P	10046	HD FOWLER CO	$10,757.46	0	0522261	8- 2" WATER METER BOXES
05/22/2026	347363	P	32125	HD SUPPLY INC	$84.11	0	0522261	2- CALIBRATION STANDARD 500ML
05/22/2026	347364	P	11813	HERC RENTALS INC	$544.00	0	0522261	EQUIP RENTAL - TELEHANDLER LIF

Accounts Payable Checks 5/1/2026 - 5/31/2026

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
05/22/2026	347365	P	31577	HURRICANE BUTTERFLY LAW ENFORCEMENT LLC	$274.11	0	0522261	SWAT EXPENDABLE MUNITIONS
05/22/2026	347366	P	32171	BEATRIZ BAEZ	$850.00	0	0522261	JANITORIAL SERVICES 05/01-05/3
05/22/2026	347367	P	31057	INGRAM INDUSTRIES INC.	$2,013.55	0	0522261	LIBRARY MATERIALS - PHYSICAL C
05/22/2026	347368	P	31209	WALTEK II, INCORPORATED	$3,634.40	0	0522261	2026 Material Testing Services
05/22/2026	347369	P	30005	INTERWEST TECHNOLOGY SYSTEMS INC	$4,138.62	0	0522261	FIRE ALARM REPAIR - FIRE ST 76
05/22/2026	347370	P	31204	iSPYFIRE, INC.	$2,270.11	0	0522261	RFD - ISPY FIRE SUBSCRIPTION L
05/22/2026	347371	P	11199	LIBERTY LAWN & SAW SHOP	$465.13	0	0522261	FOR E-1753
05/22/2026	347372	P	10262	LIFE ASSIST INC	$768.00	0	0522261	EXAM GLOVES, CATHETER, EMESIS
05/22/2026	347373	P	10298	LN CURTIS & SONS	$10,430.80	0	0522261	RFD - STRUCTURE BOOTS FOR MURI
05/22/2026	347374	P	32416	MCCUNE'S INSTRUMENTS LLC	$424.50	0	0522261	BACKFLOW TEST CALIBRATION/FREI
05/22/2026	347375	P	32673	MES I ACQUISITION INC	$4,500.18	0	0522261	FD STRUCTURE GLOVES
05/22/2026	347376	P	32497	MID-COLUMBIA MEDIA INC	$3,340.00	0	0522261	JOB 1/2 COLOR 12X; JOB 1/4 ROP
05/22/2026	347377	P	32403	MILLER MERTENS & COMFORT PLLC	$760.00	0	0522261	CPMA Legal
05/22/2026	347378	P	32627	LORAINE DANIEL	$19,840.00	0	0522261	2026 Citywide Traffic Calming
05/22/2026	347379	P	10083	MONARCH MACHINE & TOOL CO INC	$871.20	0	0522261	WTP VALVE ACTUATR
05/22/2026	347380	P	10358	PYE-BARKER FIRE & SAFETY	$1,507.48	0	0522261	MULTIPLE FIRE ALARM MONITORING
05/22/2026	347381	P	32597	TAMPA ENTERPRISES LLC	$46.76	0	0522261	STARTER REPAIR
05/22/2026	347382	P	32250	ODP BUSINESS SOLUTIONS LLC	$41.20	0	0522261	Business Cards J Whittier
05/22/2026	347383	P	12470	OVERDRIVE INC	$1,364.63	0	0522261	LIBRARY MATERIALS - EBOOK COLL
05/22/2026	347384	P	10357	OXARC INC	$134.20	0	0522261	RFD - OXYGEN
05/22/2026	347385	P	31255	PACIFIC GOLF & TURF LLC	$201.14	0	0522261	VEH#6668 WO#79814 SEAT SWITCH,
05/22/2026	347386	P	31377	PAYMENTUS CORPORATION	$2.57	0	0522261	TRANSACTION FEES FOR APRIL 202
05/22/2026	347387	P	12238	REXEL USA, INC	$712.98	0	0522261	CITY HALL - CUST SVC LIGHT REP
05/22/2026	347388	P	10345	POLYDYNE INC	$7,557.34	0	0522261	2 Totes of Polydyne 3075 Polym
05/22/2026	347389	P	10879	PREMIER LANDSCAPING & DESIGN	$6,244.82	0	0522261	George Prout Pool - Chemicals
05/22/2026	347390	P	10653	PROQUEST LP	$2,339.46	0	0522261	LIBRARY DATABASE ANCESTRY LIB
05/22/2026	347391	P	31210	LEPS-PSS, PLLC	$4,800.00	0	0522261	2026 PRE-EMPLOY PSYCH EVALS FO
05/22/2026	347392	P	32304	RAD TOWING INC	$189.18	0	0522261	RPD TOW CHARGE CASE # 26-01958
05/22/2026	347393	P	10102	PASCO RANCH AND HOME INC	$174.07	0	0522261	BOOTS - JOSH PATTERSON
05/22/2026	347394	P	10047	R.D. OFFUTT COMPANY	$811.03	0	0522261	VEH#6629 WO#79856 TIRE AND RIM
05/22/2026	347395	P	11012	RH2 ENGINEERING INC	$4,585.15	0	0522261	Tapteal 2 Truman Ave Pump Stat
05/22/2026	347396	P	11098	SCHINDLER ELEVATOR CORPORATION	$9,502.42	0	0522261	YEARLY BILLING - LIBRARY ELEVA
05/22/2026	347397	P	32320	SPOKANE HOUSE OF HOSE INC	$1,037.36	0	0522261	142 FT -RS-185HT RHINO SLEEVE
05/22/2026	347398	P	10536	SPRAGUE PEST SOLUTIONS	$350.66	0	0522261	STATION 72 - PEST CONTROL

Accounts Payable Checks 5/1/2026 - 5/31/2026

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
05/22/2026	347399	P	10393	STONEWAY ELECTRIC SUPPLY	$618.99	0	0522261	STATION 74 - PD DRONE PROJECT
05/22/2026	347400	P	10961	TACOMA SCREW PRODUCTS INC	$886.96	0	0522261	13-HEX CAP NUTS S STEEL
05/22/2026	347401	P	31735	BUNKER TRI-CITIES LLC	$59.83	0	0522261	UNIFORM SHIRT - ALLEN-GRANT
05/22/2026	347402	P	31051	THE GOODYEAR TIRE & RUBBER COMPANY	$3,061.35	0	0522261	VEH#3419 WO#79817 NEW TIRES
05/22/2026	347403	P	10027	THE PAPE' GROUP	$2,503.56	0	0522261	VEH#7158 WO#79704 PIN, TIE ROD
05/22/2026	347404	P	11175	TYNDALE ENTERPRISES INC	$1,204.41	0	0522261	2026 FR CLOTHING PER SEATTLY C
05/22/2026	347405	P	30040	ULINE	$2,150.97	0	0522261	1- 120X48" MAPLE JUMBO PACKING
05/22/2026	347406	P	12465	AUBLE, JOLICOEUR & GENTRY, INC	$4,500.00	0	0522261	Valbridge Land Appraisal for T
05/22/2026	347407	P	10140	WASHINGTON STATE PATROL	$528.00	0	0522261	RPD BACKGROUND CHECKS APR 2026
05/22/2026	347408	P	10059	WESTERN STATES EQUIPMENT COMPANY	$304.33	0	0522261	VEH#7172 WO#79850 FITTINGS
05/22/2026	347409	P	30939	DOBBS HEAVY DUTY HOLDINGS LLC	$839.05	0	0522261	VEH#3359 WO#79729 SENSOR
05/22/2026	347410	P	32799	WHETSTONE POWER DEVELOPMENT LLC	$2,844.00	0	0522261	PO for Contract 42-26 HR Dilig
05/22/2026	347411	P	10414	WILDLANDS INC	$7,151.42	0	0522261	2026 Duportail Bridge Wetland
05/22/2026	347412	P	10150	WOOD'S NURSERY INC	$1,448.30	0	0522261	FLOWER PLANTING
05/27/2026	347413	P	10838	GRIGG ENTERPRISES INC	$3,020.50	0	0527261	COL PLAYFIELDS - FENCING
05/27/2026	347414	P	32117	ALASKA RUBBER GROUP INC	$416.03	0	0527261	VEH#3369 WO#79753 WINGSTYLE FI
05/27/2026	347415	P	11492	ALS GROUP USA CORP	$317.00	0	0527261	Biosolids quarterly testing
05/27/2026	347416	P	32807	AMAZON CAPITAL SERVICES INC	$226.26	0	0527261	Gorilla Grip Gloves
05/27/2026	347417	P	999000	AUREF - Utility Customer Refund	$21.50	0	0527261	900 AARON DR Apt 128
05/27/2026	347418	P	999000	AUREF - Utility Customer Refund	$79.94	0	0527261	2894 SALK AVE Apt 266
05/27/2026	347419	P	999000	AUREF - Utility Customer Refund	$71.81	0	0527261	381 WRIGHT AVE
05/27/2026	347420	P	999000	AUREF - Utility Customer Refund	$206.80	0	0527261	552 LAZIO WAY
05/27/2026	347421	P	999000	AUREF - Utility Customer Refund	$7.33	0	0527261	410 ROBERT AVE
05/27/2026	347422	P	999000	AUREF - Utility Customer Refund	$27.87	0	0527261	2665 KINGSGATE WAY Apt E153
05/27/2026	347423	P	999000	AUREF - Utility Customer Refund	$12.59	0	0527261	2665 KINGSGATE WAY Apt F257
05/27/2026	347424	P	999000	AUREF - Utility Customer Refund	$134.42	0	0527261	2384 MORRIS AVE
05/27/2026	347425	P	999000	AUREF - Utility Customer Refund	$215.40	0	0527261	703 SYMONS ST Unit 101
05/27/2026	347426	P	999000	AUREF - Utility Customer Refund	$45.33	0	0527261	2555 BELLA COOLA LN Apt 301
05/27/2026	347427	P	999000	AUREF - Utility Customer Refund	$98.70	0	0527261	1905 THOMPSON ST
05/27/2026	347428	P	999000	AUREF - Utility Customer Refund	$100.00	0	0527261	69 JADWIN AVE 22
05/27/2026	347429	P	999000	AUREF - Utility Customer Refund	$207.97	0	0527261	1417 PURPLE SAGE ST
05/27/2026	347430	P	999000	AUREF - Utility Customer Refund	$360.69	0	0527261	1704 MCCLELLAN ST
05/27/2026	347431	P	999000	AUREF - Utility Customer Refund	$148.36	0	0527261	575 COLUMBIA POINT DR Apt 305
05/27/2026	347432	P	999000	AUREF - Utility Customer Refund	$6.58	0	0527261	2555 DUPORTAIL ST A302

Accounts Payable Checks 5/1/2026 - 5/31/2026

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
05/27/2026	347433	P	999000	AUREF - Utility Customer Refund	$32.97	0	0527261	250 GAGE BLVD 1096
05/27/2026	347434	P	999000	AUREF - Utility Customer Refund	$30.04	0	0527261	250 GAGE BLVD 1095
05/27/2026	347435	P	999000	AUREF - Utility Customer Refund	$34.26	0	0527261	250 GAGE BLVD 2035
05/27/2026	347436	P	999000	AUREF - Utility Customer Refund	$17.75	0	0527261	3452 STARDUST ST
05/27/2026	347437	P	999000	AUREF - Utility Customer Refund	$203.05	0	0527261	1415 CAROLINA AVE Unit 102
05/27/2026	347438	P	999000	AUREF - Utility Customer Refund	$185.45	0	0527261	1415 CAROLINA AVE Unit 103
05/27/2026	347439	P	999000	AUREF - Utility Customer Refund	$31.39	0	0527261	1529 COLUMBIA PARK TRL Apt 209
05/27/2026	347440	P	999000	AUREF - Utility Customer Refund	$13.24	0	0527261	1529 COLUMBIA PARK TRL Apt 320
05/27/2026	347441	P	999000	AUREF - Utility Customer Refund	$80.92	0	0527261	260 ADAIR DR
05/27/2026	347442	P	999000	AUREF - Utility Customer Refund	$5.80	0	0527261	260 ADAIR DR
05/27/2026	347443	VOID	999000	AUREF - Utility Customer Refund	$0.00	80	0527261	VOID AFTER UPDATE 05/28/2026
05/27/2026	347444	P	999000	AUREF - Utility Customer Refund	$166.96	0	0527261	1419 VAN GIESEN ST
05/27/2026	347445	P	999000	AUREF - Utility Customer Refund	$41.60	0	0527261	200 WALDRON ST 8
05/27/2026	347446	P	999000	AUREF - Utility Customer Refund	$275.31	0	0527261	260 EPIC ST
05/27/2026	347447	P	999000	AUREF - Utility Customer Refund	$152.43	0	0527261	2834 CENTERLINE AVE
05/27/2026	347448	P	999000	AUREF - Utility Customer Refund	$8.29	0	0527261	1207 SANFORD AVE
05/27/2026	347449	P	999000	AUREF - Utility Customer Refund	$156.57	0	0527261	1900 STEVENS DR 536
05/27/2026	347450	P	999000	AUREF - Utility Customer Refund	$58.50	0	0527261	2550 DUPORTAIL ST P192
05/27/2026	347451	P	999000	AUREF - Utility Customer Refund	$188.67	0	0527261	2213 DUPORTAIL ST
05/27/2026	347452	P	999000	AUREF - Utility Customer Refund	$200.00	0	0527261	2894 SALK AVE Apt 121
05/27/2026	347453	P	999000	AUREF - Utility Customer Refund	$12.24	0	0527261	3761 BOXBERGER ST
05/27/2026	347454	P	999000	AUREF - Utility Customer Refund	$24.89	0	0527261	395 BRADLEY BLVD Apt 339
05/27/2026	347455	P	999000	AUREF - Utility Customer Refund	$153.55	0	0527261	2455 GEORGE WASHINGTON WAY O17
05/27/2026	347456	P	999000	AUREF - Utility Customer Refund	$191.45	0	0527261	1589 LIVORNO AVE
05/27/2026	347457	P	999000	AUREF - Utility Customer Refund	$91.66	0	0527261	1928 GEORGE WASHINGTON WAY J4
05/27/2026	347458	P	999000	AUREF - Utility Customer Refund	$221.80	0	0527261	3521 ALLISON WAY
05/27/2026	347459	P	999000	AUREF - Utility Customer Refund	$108.15	0	0527261	2455 GEORGE WASHINGTON WAY M17
05/27/2026	347460	P	999000	AUREF - Utility Customer Refund	$1,530.00	0	0527261	359 HYDRANT METER
05/27/2026	347461	P	999000	AUREF - Utility Customer Refund	$39.47	0	0527261	227 UNIVERSITY DR Apt 317
05/27/2026	347462	P	10301	BAVCO	$656.28	0	0527261	PARK ST - BACKFLOW ASSY PARTS
05/27/2026	347463	P	10281	BENTON COUNTY	$211,158.03	0	0527261	April 2026 COR Parks Work Crew
05/27/2026	347464	P	10010	BENTON FRANKLIN HEALTH DISTRICT	$140.00	0	0527261	WWTP sample testing
05/27/2026	347465	P	31747	BRUCKNER TRUCK SALES INC	$2,010.80	0	0527261	VEH#3344-A WO#79815 HEADLAMP
05/27/2026	347466	P	10135	CI SUPPORT LLC	$46.14	0	0527261	CI SHRED SERVICE: 0367025 - 04

Accounts Payable Checks 5/1/2026 - 5/31/2026

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
05/27/2026	347467	P	10261	CITY OF RICHLAND	$978.43	0	0527261	26-163 LETOURNEAU/AWC LRI CONF
05/27/2026	347468	P	10261	CITY OF RICHLAND	$1,520.00	0	0527261	203 Willard - Benedict - HVAC
05/27/2026	347469	P	31440	COLE-PARMER INSTRUMENT COMPANY LLC	$153.67	0	0527261	Lab - filler pipet
05/27/2026	347470	P	10509	COMPUTER DISCOUNT WAREHOUSE	$22,558.68	0	0527261	FRESHWORKS FRESHSERVICE PRO
05/27/2026	347471	P	10509	COMPUTER DISCOUNT WAREHOUSE	$10,064.38	0	0527261	LENOVO LAPTOPS/DOCKING STATION
05/27/2026	347472	P	31734	OCCUPATIONAL HEALTH CENTERS OF WASHINGTON PS	$436.00	0	0527261	PRE-EMP TESTING: TRASK, PHOEBY
05/27/2026	347473	P	11526	CORWIN OF PASCO LLC	$4,943.80	0	0527261	VEH#5050 WO#79824 FUEL TUBE
05/27/2026	347474	P	11044	EWING IRRIGATION PRODUCTS INC	$4,701.15	0	0527261	GALA PARK - FILTER SCREEN IRR
05/27/2026	347475	P	10268	FEDERAL EXPRESS CORP	$49.95	0	0527261	Postage for lab samples to ALS
05/27/2026	347476	P	31444	CODY M WAREHAM	$146.88	0	0527261	VEH#1378 WO#79886 TOW TO CITY
05/27/2026	347477	P	32507	FRONTLINE MEDICAL PLLC	$1,295.00	0	0527261	PRE-EMP & DOT TESTING
05/27/2026	347478	P	10050	GENERAL PACIFIC INC	$124,919.81	0	0527261	Electric Meters - Out to Quote
05/27/2026	347479	P	10203	W.W. GRAINGER, INC	$7,429.25	0	0527261	Industrl Degreaser,Light
05/27/2026	347480	P	32488	GREAT WEST ENGINEERING INC	$22,802.39	0	0527261	Landfill Ph2 Engineering Consu
05/27/2026	347481	P	32125	HD SUPPLY INC	$1,340.85	0	0527261	Lab supplies - TNT822, Mixed p
05/27/2026	347482	P	11813	HERC RENTALS INC	$253.49	0	0527261	EQUIP RENTAL - ROLLER - COL PL
05/27/2026	347483	P	31209	WALTEK II, INCORPORATED	$2,476.30	0	0527261	2026 Material Testing Services
05/27/2026	347484	P	10063	JACOBS & RHODES INC	$36,644.25	0	0527261	1517 Putnam - Dyer - HVAC Loan
05/27/2026	347485	P	10290	JIM'S PACIFIC GARAGES INC	$46.70	0	0527261	VEH#3396 WO#79639 MUD FLAP
05/27/2026	347486	P	31660	KELLEY CREATE CO	$280.14	0	0527261	XEROX/XERC8155/H2 #KC31628 (3/
05/27/2026	347487	P	31660	KELLEY CREATE CO	$4,771.71	0	0527261	Xerox Contract Charges Communi
05/27/2026	347488	P	10071	KENNEWICK INDUSTRIAL & ELECTRICAL SUPPLY	$1,207.44	0	0527261	P-traps/couplings for solids b
05/27/2026	347489	P	32890	PARADOX VISUAL LLC	$350.00	0	0527261	CHAD GOODHUE - PROFESSIONAL HE
05/27/2026	347490	P	32899	SAMANTHA LETOURNEAU	$1.13	0	0527261	26-163/AWC LRI CONFERENCE
05/27/2026	347491	P	30757	R. KIM LETTRICK	$66.70	0	0527261	26-171 Lettrick/APCO NENA Dire
05/27/2026	347492	P	32607	MARSHALL ENVIRONMENTAL TRAINING & CONSULTING GROUP	$350.00	0	0527261	MLSS Microexam WWTP
05/27/2026	347493	P	11576	MERCER (US) INC	$12,111.08	0	0527261	2026 BENEFIT CONSULTING & BROK
05/27/2026	347494	P	11600	MICHAEL D. TERRELL	$43.75	0	0527261	Leslie Groves Tennis Court Rep
05/27/2026	347495	P	11103	FREMAREK INC	$6,018.82	0	0527261	MARC Products
05/27/2026	347496	P	32736	MOORE IACOFANO GOLTSMAN INC	$25,431.25	0	0527261	PROS Comprehensive Plan (108-2
05/27/2026	347497	P	10110	MILESTONE ATHLETIC SUPPLY INC	$1,060.80	0	0527261	COL PLAYFIELD - INFIELD PREP
05/27/2026	347498	P	32935	FLORIDALIA GARZA GUTIERREZ	$336.68	0	0527261	PRE-EMP: INTERPRETER FOR CANDI
05/27/2026	347499	P	31674	P&F AUTOMOTIVE WAREHOUSE INC	$2,122.47	0	0527261	VEH#7165 WO#79791 RETURN GADUS

Accounts Payable Checks 5/1/2026 - 5/31/2026

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
05/27/2026	347500	P	10376	NEW PIG CORPORATION	$7,051.17	0	0527261	Poly spill deck
05/27/2026	347501	P	32250	ODP BUSINESS SOLUTIONS LLC	$20.59	0	0527261	OFFICE SUPPLIES: BUSINESS CARD
05/27/2026	347502	P	31255	PACIFIC GOLF & TURF LLC	$411.97	0	0527261	VEH#6668 WO#79857 FILTERS
05/27/2026	347503	P	31206	CI - PW LLC	$84.86	0	0527261	Distilled water for lab
05/27/2026	347504	P	30434	LACEY PAULSEN	$297.75	0	0527261	26-131 PAULSEN LRI CONF WENATC
05/27/2026	347505	P	10232	PERFECTION GLASS INC	$19,838.02	0	0527261	1208 Cedar - Sanchez - Window
05/27/2026	347506	P	10724	PUBLIC SAFETY TESTING INC	$14,169.83	0	0527261	ENTRY LEVEL POLICE RECRUITMENT
05/27/2026	347507	P	32304	RAD TOWING INC	$1,560.70	0	0527261	RPD TOW CHARGE CASE # 26-01898
05/27/2026	347508	P	32515	JOSEPH POSTON	$12,117.20	0	0527261	EMPLOYEE & DEPENDENT HEALTH -
05/27/2026	347509	P	11799	SERV-A-PURE COMPANY	$720.43	0	0527261	Blower filters
05/27/2026	347510	P	10440	SOLID WASTE SYSTEMS INC	$3,309.64	0	0527261	VEH#3396 WO#79717 ARM LIFT CYL
05/27/2026	347511	P	10536	SPRAGUE PEST SOLUTIONS	$76.64	0	0527261	Pest Control Solid Waste 5/21/
05/27/2026	347512	P	31713	DYLAN STENSLAND	$2,598.00	0	0527261	2026 TUITION REIMBURSEMENT: DY
05/27/2026	347513	P	11493	PICARD CORPORATION	$6,994.50	0	0527261	2026 Solar Salt for WTP
05/27/2026	347514	P	10359	US LINEN & UNIFORM	$3,315.51	0	0527261	IMPACT ACADEMY CLASS OF 28 APP
05/27/2026	347515	P	10961	TACOMA SCREW PRODUCTS INC	$484.52	0	0527261	FLEET - SHOP STOCK SUPPLIES
05/27/2026	347516	P	31051	THE GOODYEAR TIRE & RUBBER COMPANY	$7,412.41	0	0527261	VEH#3381 WO#79871 NEW TIRES
05/27/2026	347517	P	10027	THE PAPE' GROUP	$637.86	0	0527261	VEH#7157 WO# 79495 RETURN HAND
05/27/2026	347518	P	10126	TRI CITIES BATTERY & AUTO REPAIR	$269.69	0	0527261	Replacement of UPS Batteries a
05/27/2026	347519	P	32940	DELANEY TUCKER	$295.75	0	0527261	26-133 DELANEY TUCKER LRI CONF
05/27/2026	347520	P	10106	US LINEN & UNIFORM	$177.71	0	0527261	FLEET - SHOP APPAREL
05/27/2026	347521	P	10860	VERIZON COMMUNICATIONS INC	$1,416.90	0	0527261	UNLIMITED M2M PLAN (PER MONTH)
05/27/2026	347522	P	10140	WASHINGTON STATE PATROL	$22.00	0	0527261	BACKGROUND CHECKS: (2)
05/27/2026	347523	P	10150	WOOD'S NURSERY INC	$3,700.41	0	0527261	FLOWER PLANTING
05/27/2026	347524	P	32937	CHLOE YOUNG	$59.00	0	0527261	26-160 YOUNG/CAMP911
05/29/2026	347525	P	10838	GRIGG ENTERPRISES INC	$250.79	0	0529261	propane tank, spray paint for
05/29/2026	347526	P	32807	AMAZON CAPITAL SERVICES INC	$881.60	0	0529261	Horizon Sqwinchers
05/29/2026	347527	P	999004	AMB REFUND	$73.48	0	0529261	AMBULANCE REFUND - PATIENT OVE
05/29/2026	347528	P	999004	AMB REFUND	$250.00	0	0529261	AMBULANCE REFUND - PATIENT OVE
05/29/2026	347529	P	999004	AMB REFUND	$81.43	0	0529261	AMBULANCE REFUND - INSURANCE O
05/29/2026	347530	P	999004	AMB REFUND	$215.60	0	0529261	AMBULANCE REFUND - PATIENT OVE
05/29/2026	347531	P	10157	AMERIGAS	$1,568.50	0	0529261	RFD - ST 71 PROPANE
05/29/2026	347532	P	30293	JON AMUNDSON	$20.25	0	0529261	SHIPPING & GIFT BAG - COR FLAG
05/29/2026	347533	P	10644	ANIXTER INC	$434,166.35	0	0529261	Wire

Accounts Payable Checks 5/1/2026 - 5/31/2026

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
05/29/2026	347534	P	10547	ARBAUGH & ASSOCIATES INC	$3,500.00	0	0529261	CONTRACT FEES APRIL 2026
05/29/2026	347535	P	999000	AUREF - Utility Customer Refund	$213.69	0	0529261	575 COLUMBIA POINT DR Apt 224
05/29/2026	347536	P	999000	AUREF - Utility Customer Refund	$14.61	0	0529261	469 COLUMBIA POINT DR
05/29/2026	347537	P	999000	AUREF - Utility Customer Refund	$65.75	0	0529261	395 BRADLEY BLVD Apt 139
05/29/2026	347538	P	999000	AUREF - Utility Customer Refund	$143.07	0	0529261	201 UNIVERSITY DR Apt 103
05/29/2026	347539	P	999000	AUREF - Utility Customer Refund	$291.39	0	0529261	1502 BUTTERNUT AVE
05/29/2026	347540	P	999000	AUREF - Utility Customer Refund	$1,209.65	0	0529261	333 HYDRANT METER
05/29/2026	347541	P	999000	AUREF - Utility Customer Refund	$696.90	0	0529261	1770 LESLIE RD 305
05/29/2026	347542	P	999000	AUREF - Utility Customer Refund	$188.02	0	0529261	201 UNIVERSITY DR Apt 222
05/29/2026	347543	P	999000	AUREF - Utility Customer Refund	$117.99	0	0529261	1850 STEVENS DR 123
05/29/2026	347544	P	999000	AUREF - Utility Customer Refund	$3.95	0	0529261	1912 LASSEN AVE
05/29/2026	347545	P	999000	AUREF - Utility Customer Refund	$184.21	0	0529261	2000 STEVENS DR 224
05/29/2026	347546	P	999000	AUREF - Utility Customer Refund	$127.31	0	0529261	3782 STONECAP ST
05/29/2026	347547	P	999000	AUREF - Utility Customer Refund	$7.90	0	0529261	785 CANYON ST Apt 208
05/29/2026	347548	P	999000	AUREF - Utility Customer Refund	$310.81	0	0529261	1900 STEVENS DR 615
05/29/2026	347549	P	999000	AUREF - Utility Customer Refund	$225.50	0	0529261	1034 BIRCH AVE
05/29/2026	347550	P	999000	AUREF - Utility Customer Refund	$98.52	0	0529261	503 WRIGHT AVE 8
05/29/2026	347551	P	999000	AUREF - Utility Customer Refund	$47.27	0	0529261	2894 SALK AVE Apt 309
05/29/2026	347552	P	999000	AUREF - Utility Customer Refund	$98.48	0	0529261	1780 PIKE AVE Apt E207
05/29/2026	347553	P	999000	AUREF - Utility Customer Refund	$64.32	0	0529261	1790 LESLIE RD 214
05/29/2026	347554	P	999000	AUREF - Utility Customer Refund	$28.80	0	0529261	223 THAYER DR
05/29/2026	347555	P	999000	AUREF - Utility Customer Refund	$190.66	0	0529261	3003 QUEENSGATE DR Apt 149
05/29/2026	347556	P	999000	AUREF - Utility Customer Refund	$225.00	0	0529261	2555 DUPORTAIL ST H159
05/29/2026	347557	P	999000	AUREF - Utility Customer Refund	$84.10	0	0529261	227 UNIVERSITY DR Apt 103
05/29/2026	347558	P	999000	AUREF - Utility Customer Refund	$142.64	0	0529261	1148 COLUMBIA PARK TRL Apt 201
05/29/2026	347559	P	999000	AUREF - Utility Customer Refund	$1.25	0	0529261	INCORRECT OCPL CHARGE REFUND
05/29/2026	347560	P	999000	AUREF - Utility Customer Refund	$1,430.90	0	0529261	349 HYDRANT METER
05/29/2026	347561	P	999000	AUREF - Utility Customer Refund	$16.76	0	0529261	607 COAST ST
05/29/2026	347562	P	999000	AUREF - Utility Customer Refund	$30.15	0	0529261	2100 BELLERIVE DR EE50
05/29/2026	347563	P	10009	COUNTY OF BENTON	$7,534.19	0	0529261	SW City Grant Match Jan-Mar 20
05/29/2026	347564	P	10010	BENTON FRANKLIN HEALTH DISTRICT	$4,230.00	0	0529261	WATER SAMPLING ANALYSIS
05/29/2026	347565	P	11408	BENTON FRANKLIN LEGAL AID	$14,564.45	0	0529261	APR 2026 HOME ARP SS
05/29/2026	347566	P	30336	TOBY BILLINGS	$125.00	0	0529261	Reimb for Dept of Ecology Oper
05/29/2026	347567	P	10398	BOB RHODES HEATING & A/C INC	$600.00	0	0529261	1927 Meadows - Walser - HP Reb

Accounts Payable Checks 5/1/2026 - 5/31/2026

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
05/29/2026	347568	P	31841	CAMPBELL & COMPANY SERVICE CORPORATION	$1,800.00	0	0529261	1270 Monrean - Minor - HVAC Re
05/29/2026	347569	P	10026	CASCADE NATURAL GAS CORP	$105.20	0	0529261	Sundance LS 4/16/26-5/14/26
05/29/2026	347570	P	10123	CASCADE TITLE COMPANY	$410.86	0	0529261	Cascade Title - Deed of Trust
05/29/2026	347571	P	10261	CITY OF RICHLAND	$27,570.80	0	0529261	April Biosolids (includes some
05/29/2026	347572	P	11516	COLEMAN OIL COMPANY	$37,901.35	0	0529261	FLEET GAS RESALE 05/18 - 05/24
05/29/2026	347573	P	10542	FIANDER & ASSOCIATES LLC	$440.64	0	0529261	2026 FIRE FITNESS EQUIP MAINTE
05/29/2026	347574	P	31848	CONSISTENT CARE SERVICES SPC PS	$28,140.17	0	0529261	May 2026 HOME TBRA
05/29/2026	347575	P	12151	CORE & MAIN LP	$25,632.59	0	0529261	Ford No Lead Fittings
05/29/2026	347576	P	11526	CORWIN OF PASCO LLC	$134,472.52	0	0529261	ONE NEW 2022 FORD F-350 SUPERC
05/29/2026	347577	P	10195	DEPARTMENT OF COMMERCE	$14,914.85	0	0529261	HR LANDFILL EXP & ORGANICS PRO
05/29/2026	347578	P	10801	DOMESTIC VIOLENCE SVCS OF BNTN & FRNKLN COUNTIES	$12,940.78	0	0529261	MARCH 26 HOME-ARP NP Operating
05/29/2026	347579	P	10825	ECONOLITE CONTROL PRODUCTS INC	$10,900.00	0	0529261	1 YR Basic Service Software
05/29/2026	347580	P	11362	ELIJAH FAMILY HOMES	$4,309.26	0	0529261	APRIL 2026 HOME-ARP SUPPORTIVE
05/29/2026	347581	P	32219	ENERGY PRO INSULATION INC	$1,920.00	0	0529261	1301 Sanford - Taylor - Insula
05/29/2026	347582	P	10315	FERGUSON US HOLDINGS INC	$133.58	0	0529261	P Trap for digester drain proj
05/29/2026	347583	P	30027	FIRST RESPONDER OUTFITTERS INC	$720.14	0	0529261	JUMPSUIT - NUÑEZ
05/29/2026	347584	P	31915	CARLA FRIBERG	$295.75	0	0529261	26-132 FRIBERG LRI CONF WENATC
05/29/2026	347585	P	10050	GENERAL PACIFIC INC	$159,553.02	0	0529261	1 PH TRANSFORMERS
05/29/2026	347586	P	32907	GEOGRAPH TECHNOLOGIES LLC	$41,344.00	0	0529261	Fiber Support, Contract #208-2
05/29/2026	347587	P	31057	INGRAM INDUSTRIES INC.	$2,435.13	0	0529261	LIBRARY MATERIALS - PHYSICAL C
05/29/2026	347588	P	32521	K&L GATES LLP	$8,000.00	0	0529261	Federal Policy Representation
05/29/2026	347589	P	31660	KELLEY CREATE CO	$15.32	0	0529261	RFD - ST 73 PRINTER
05/29/2026	347590	P	31660	KELLEY CREATE CO	$30.22	0	0529261	MAY COPIER CHARGES - PURCHASIN
05/29/2026	347591	P	31660	KELLEY CREATE CO	$2,356.52	0	0529261	WWTP printer usage 2/17/26-5/1
05/29/2026	347592	P	32198	KNOWBE4 INC	$17,469.04	0	0529261	SR-7410 KnowBe4 Security Aware
05/29/2026	347593	P	12372	LAMB WESTON - RICHLAND	$54,147.37	0	0529261	2013 Saint - Lamb Weston - Ind
05/29/2026	347594	P	32140	MAUL FOSTER & ALONGI INC	$10,496.25	0	0529261	Tract D Subsurface Investigati
05/29/2026	347595	P	32908	MCKEE APPRAISAL REAL ESTATE SERVICES & CONSULTING	$8,400.00	0	0529261	APPRAISAL SERVICES – 1200 JADW
05/29/2026	347596	P	10665	MEIER ENTERPRISES INC	$9,950.00	0	0529261	1200 Jadwin Building Contract
05/29/2026	347597	P	32673	MES I ACQUISITION INC	$51,961.35	0	0529261	FD STRUCTURE GEAR
05/29/2026	347598	P	31428	NATIONAL SAFETY INC	$4,102.66	0	0529261	8 tank gas cylinder rack
05/29/2026	347599	P	32250	ODP BUSINESS SOLUTIONS LLC	$20.60	0	0529261	Business Cards - Julie Piper
05/29/2026	347600	P	10357	OXARC INC	$49.61	0	0529261	WTP APRIL CYLINDER RENTAL 202

Accounts Payable Checks 5/1/2026 - 5/31/2026

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
05/29/2026	347601	P	31206	CI - PW LLC	$21.76	0	0529261	WWTP Water delivery
05/29/2026	347602	P	10232	PERFECTION GLASS INC	$472.00	0	0529261	1209 Plateau - Cordero - Windo
05/29/2026	347603	P	32268	PLATINUM INSPECTION SERVICES LLC	$950.00	0	0529261	HOME-OOR - PIS - 72 Willis Str
05/29/2026	347604	P	30117	PURE FILTRATION PRODUCTS INC	$5,658.88	0	0529261	HVAC - STOCK - FILTERS, BELTS
05/29/2026	347605	P	32170	PHOENIX ASPHALT MAINTENANCE COMPANY INC	$2,720.00	0	0529261	RENTAL CP MASTIC MACHINE
05/29/2026	347606	P	31869	KRISTI SMITH	$1,437.00	0	0529261	MAY 2026 FIREFIGHTERS SEC MONT
05/29/2026	347607	P	10440	SOLID WASTE SYSTEMS INC	$1,616.78	0	0529261	Jet nozzle repair
05/29/2026	347608	P	10536	SPRAGUE PEST SOLUTIONS	$453.62	0	0529261	May pest control WWTP
05/29/2026	347609	P	11493	PICARD CORPORATION	$6,423.93	0	0529261	2026 Solar Salt for WWTP & WTP
05/29/2026	347610	P	10530	SUMMIT LAW GROUP PLLC	$7,016.00	0	0529261	CITY OF RICHLAND LABOR & EMPLO
05/29/2026	347611	P	10359	US LINEN & UNIFORM	$6,330.14	0	0529261	EMPLOYEE BREAKFAST T-SHIRTS
05/29/2026	347612	P	31735	BUNKER TRI-CITIES LLC	$231.73	0	0529261	NEW HIRE EQUIP - MILLER, BRUST
05/29/2026	347613	P	10395	TOTAL ENERGY MANAGEMENT INC	$4,040.00	0	0529261	415 Abbot - Gaines - HVAC Reba
05/29/2026	347614	P	12054	TRANSPO GROUP USA, INC	$20,042.50	0	0529261	City Wide Transporation System
05/29/2026	347615	P	10642	SIRJMR INC	$391.96	0	0529261	RPD COFFEE SUPPLIES MAY
05/29/2026	347616	P	10335	TRI CITY DEVELOPMENT COUNCIL	$23,314.32	0	0529261	Q1 2026 HANFORD COMMUNITY REIM
05/29/2026	347617	P	32570	TRIPEPI, SMITH & ASSOCIATES, INC	$1,166.61	0	0529261	Citywide Strategic Communicati
05/29/2026	347618	P	11971	TRUE NORTH EQUIPMENT INC.	$3,921.80	0	0529261	TV Camera repair
05/29/2026	347619	P	31667	UNITEC CORPORATION	$1,310.43	0	0529261	Industrial Scale Services 5/28
05/29/2026	347620	P	31462	WELLABLE LLC	$1,025.00	0	0529261	APRIL 2026 CONTINUOUS CHALLENG
					$8,293,572.99	**$80.00**		

Accounts Payable Wires 5/1/2026 - 5/31/2026

DATE	WIRE #	WIRE AMT	EMP VENDOR NAME	PURPOSE	WIRE ACH
05/04/2026	11015	1,636,177.38	US Bank Trust	Debt Service - May 2026	W
05/04/2026	11016	4,700,000.00	Local Gov't Investment Pool	PURCHASE LGIP #1920	W
05/04/2026	11017	151,185.23	Cigna	Claims 4/27/2026 - 5/3/2026	W
05/05/2026	11018	20,615.27	Payment Processing Inc	TYLER MUNIS Merchant Srvc Fees	W
05/05/2026	11019	7,299.48	Payment Processing Inc	Landfill Merchant Services fees	W
05/05/2026	11020	900,000.00	Local Gov't Investment Pool	PURCHASE LGIP #1920	W
05/06/2026	11021	6,108.97	Corvel	April 2026 Claiims	W
05/06/2026	11022	1,538.25	AW Rehn	Dec 2025 - Mar 2026 Admin Fees	W
05/07/2026	11023	293,839.66	Richland Golf Mngmt Corp	GPGC Operating Reimbursement 0426	W
05/07/2026	11024	285,668.71	RX Benefits	Claims 4/16/2026-4/30/2026	W
05/07/2026	11025	20,282.88	Cigna	May 2026 Admin fees	W
05/07/2026	11026	71,928.00	QBE	April 2026 Stop Loss Premium	W
05/08/2026	11027	2,000,000.00	US Bank - Safekeeping	FHLLB #3130BAMZ7-4.25% (05/29)	W
05/08/2026	11028	36,820.00	UEBT	MAY PREMIUM FEES	W
05/08/2026	11029	477.75	CHARD SNYDER	APRIL ADMIN FEES	W
05/08/2026	11030	9,970.45	VSP	MAY INVOICE	W
05/11/2026	11031	234,571.77	Cigna	Claims 5/4/2026 - 5/10/2026	W
05/11/2026	11032	2,000,000.00	US Bank - Safekeeping	FNMA #3136GDB69-4.31% (05/31)	W
05/11/2026	11033	6,843.41	PrudentRX	Claims 12/1/25 - 3/31/26	W
05/12/2026	11034	1,660.00	Dept of Licensing	Firearms Online Pmt for CPLs Apr 2026	W
05/14/2026	11035	2,900,000.00	Local Gov't Investment Pool	PURCHASE LGIP #1920	W
05/14/2026	11036	405,046.67	Department of Revenue	April 2026 Excise Tax	W
05/18/2026	11037	700,000.00	Local Gov't Investment Pool	PURCHASE LGIP #1920	W
05/18/2026	11038	103,354.84	Cigna	Claims 5/11/2026 - 5/17/2026	W
05/18/2026	11039	3,474,693.00	Bonneville Power Administration	APR26-PAT01-10089	W
05/18/2026	11040	918.35	PrudentRX	Claims 4/1/26 - 4/30/26	W
05/18/2026	11041	300,555.50	Prater Electric LLC	Stevens Dr Substation Progress Pmt	W
05/19/2026	11042	174,478.82	Bank of America	April 2026 Pcard	W

Accounts Payable Wires 5/1/2026 - 5/31/2026

DATE	WIRE #	WIRE AMT	EMP VENDOR NAME	PURPOSE	WIRE ACH
05/19/2026	11043	1,200,000.00	Local Gov't Investment Pool	PURCHASE LGIP #1920	W
05/20/2026	11044	36,105.03	Paymentus	Merchant Services Fees	W
05/22/2026	11045	83,150.00	Stradling Yocca Carlson & Rauth	2026 RES BOND COUNSEL	W
05/26/2026	11046	143,875.18	Cigna	Claims 5/18/2026 - 5/24/2026	W
05/26/2026	11047	2,000,000.00	US Bank - Safekeeping	FHLB #3130BAPA9-5.32% (05/41)	W
05/26/2026	11048	170,189.52	LEOFF TRUST	April Premium	W
05/26/2026	11049	29,276.81	Sunlife	MAY 2026 PREMIUM	W
05/27/2026	11050	700,000.00	Local Gov't Investment Pool	PURCHASE LGIP #1920	W
05/29/2026	11051	26,080.77	UnifyHR	FSA deduction for MAY 2026	W
05/29/2026	11052	1,000,000.00	Local Gov't Investment Pool	PURCHASE LGIP #1920	W
TOTAL WIRE AMOUNT:		**25,832,711.70**			

Payroll Wires and ACH 5/1/2026 thru 5/31/2026

Effective Date	WIRE/ACH	VENDOR	PAYEE	AMOUNT	comment
05/07/2026	15505	31411	ALLSTATE	$348.50	
05/07/2026	15506	31410	ARAG	$510.09	
05/07/2026	15507	11924	CIGNA ACCIDENT INSURANCE	$3,013.89	
05/07/2026	15508	10789	CITY OF RICHLAND CIGNA BASIC AD&D	$780.16	
05/07/2026	15509	10790	CITY OF RICHLAND CIGNA DEPENDENT L	$76.80	
05/07/2026	15510	10786	CITY OF RICHLAND CIGNA DISABILITY	$4,921.25	
05/07/2026	15511	10787	CITY OF RICHLAND CIGNA LIFE	$3,639.93	
05/07/2026	15512	10788	CITY OF RICHLAND CIGNA OPTIONAL AD	$832.29	
05/07/2026	15513	10782	CITY OF RICHLAND DEPENDENT CARE RE	$993.25	
05/07/2026	15514	10791	CITY OF RICHLAND ER POST RETIREMENT	$39,600.00	
05/07/2026	15515	10784	CITY OF RICHLAND UNEMPLOYMENT	$2,460.02	
05/07/2026	15516	10785	CITY OF RICHLAND WORKER'S COMPENSA	$94,628.36	
05/07/2026	15517	10783	CITY OF RICHLAND MEDICAL DENTAL VISION	$485,225.03	
05/07/2026	15518	10736	CITY OF RICHLAND	$10,030.70	
05/07/2026	15519	10702	DIVISION OF CHILD SUPPORT	$2,234.32	
05/07/2026	15520	10646	INTERNATIONAL ASSN OF FIRE FIGHTERS	$10,019.65	
05/07/2026	15521	10700	INTERNATIONAL BROTHERHOOD OF ELECTRICAL WORKERS	$4,939.32	
05/07/2026	15522	10348	INTERNATIONAL CITY MANAGEMENT ASSOCIATION	$218,884.97	
05/07/2026	15523	10699	IUOE LOCAL #280	$6,561.00	
05/07/2026	15524	10984	NATIONWIDE RETIREMENT SOLUTIONS	$48,751.45	
05/07/2026	15525	32756	POLICE PROFESSIONAL STAFF GUILD	$1,425.00	
05/07/2026	15526	31627	PROVIDENT LIFE AND ACCIDENT INSURANCE	$3,186.09	
05/07/2026	15527	10698	RICHLAND POLICE GUILD	$9,300.00	
05/07/2026	15528	10460	STATE OF WASHINGTON EMPLOYMENT SECURITY DEPT	$36,160.48	
05/07/2026	15529	31699	SUN LIFE OPTIONAL LIFE INS	$4,306.28	
05/07/2026	15530	32408	TEAMSTERS UNION DUES	$2,436.00	
05/07/2026	15531	10696	UNITED STATES TREASURY	$507,351.81	
05/07/2026	15532	10231	UNITED WAY OF BENTON & FRANKLIN COUNTIES	$272.08	
05/07/2026	15533	10286	WA STATE DEPT OF RETIREMENT SYSTEMS	$298,572.13	
			EFFECTIVE DATE TOTAL	**$1,801,460.85**	
05/21/2026	15534	31411	ALLSTATE	$348.50	
05/21/2026	15535	31410	ARAG	$510.09	
05/21/2026	15536	10711	BENEFITS SOLUTIONS - IAFF WSCFF EE MEDICAL TRUST	$12,375.00	
05/21/2026	15537	11924	CIGNA ACCIDENT INSURANCE	$3,090.33	
05/21/2026	15538	10789	CITY OF RICHLAND CIGNA BASIC AD&D	$781.62	

Payroll Wires and ACH 5/1/2026 thru 5/31/2026

Effective Date	WIRE/ACH	VENDOR	PAYEE	AMOUNT	comment
05/21/2026	15539	10790	CITY OF RICHLAND CIGNA DEPENDENT L	$76.60	
05/21/2026	15540	10786	CITY OF RICHLAND CIGNA DISABILITY	$4,934.57	
05/21/2026	15541	10787	CITY OF RICHLAND CIGNA LIFE	$3,646.72	
05/21/2026	15542	10788	CITY OF RICHLAND CIGNA OPTIONAL AD	$824.79	
05/21/2026	15543	10782	CITY OF RICHLAND DEPENDENT CARE RE	$993.25	
05/21/2026	15544	10784	CITY OF RICHLAND UNEMPLOYMENT	$2,484.69	
05/21/2026	15545	10785	CITY OF RICHLAND WORKER'S COMPENSA	$95,104.07	
05/21/2026	15546	10783	CITY OF RICHLAND MEDICAL DENTAL VISION	$485,809.41	
05/21/2026	15547	10736	CITY OF RICHLAND	$10,330.70	
05/21/2026	15548	10702	DIVISION OF CHILD SUPPORT	$2,115.24	
05/21/2026	15549	10646	INTERNATIONAL ASSN OF FIRE FIGHTERS	$10,019.65	
05/21/2026	15550	10348	INTERNATIONAL CITY MANAGEMENT ASSOCIATION	$221,101.97	
05/21/2026	15551	31409	NATIONWIDE	$2,015.44	
05/21/2026	15552	10984	NATIONWIDE RETIREMENT SOLUTIONS	$48,803.21	
05/21/2026	15553	31627	PROVIDENT LIFE AND ACCIDENT INSURANCE	$3,186.09	
05/21/2026	15554	10460	STATE OF WASHINGTON EMPLOYMENT SECURITY DEPT	$36,504.51	
05/21/2026	15555	31699	SUN LIFE OPTIONAL LIFE INS	$4,391.34	
05/21/2026	15556	10696	UNITED STATES TREASURY	$510,548.67	
05/21/2026	15557	10231	UNITED WAY OF BENTON & FRANKLIN COUNTIES	$272.08	
05/21/2026	15558	11329	VOLUNTARY EMPLOYEES' BENEFICIARY ASSOC TRUST (HRA VEBA)	$16,250.00	
05/21/2026	15559	10286	WA STATE DEPT OF RETIREMENT SYSTEMS	$302,645.79	
			EFFECTIVE DATE TOTAL	**$1,779,164.33**	
05/29/2026	15560	31411	ALLSTATE	$12.50	
05/29/2026	15561	31410	ARAG	$23.46	
05/29/2026	15562	10785	CITY OF RICHLAND WORKER'S COMPENSA	$1,131.98	
05/29/2026	15563	10783	CITY OF RICHLAND MEDICAL DENTAL VISION	$4,685.82	
05/29/2026	15564	10460	STATE OF WASHINGTON EMPLOYMENT SECURITY DEPT	$186.31	
05/29/2026	15565	10696	UNITED STATES TREASURY	$1,699.45	
05/29/2026	15566	10696	UNITED STATES TREASURY	$717.97	
			EFFECTIVE DATE TOTAL	**$8,457.49**	
Total			**WIRE TOTAL FOR SELECTED TIME PERIOD**	**$3,589,082.67**	

Payroll Checks 5/1/2026 - 5/31/2026

CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2026-05-07	5/7/2026	237689	VOID	0	TEAMSTERS LEGAL DEF	$0.00	86.88
PAYROLL - 2026-05-07	5/7/2026	237690		0		$10605.25	0
PAYROLL - 2026-05-07	**TOTALS:**					**$10,605.25**	**86.88**
PAYROLL - 2026-05-21	5/21/2026	237691		0		$94.12	0
PAYROLL - 2026-05-21	5/21/2026	237692		0		$395.08	0
PAYROLL - 2026-05-21	5/21/2026	237693		0		$11029.74	0
PAYROLL - 2026-05-21	**TOTALS:**					**$11,518.94**	**0**
					Grand Total	**$22,124.19**	**86.88**

Payroll Direct Deposits

Transaction Date	Payment Type	Transaction Reference	Payment Amount	Period
5/7/2026	Direct Deposit	261260022198	3,495.24	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022199	1,270.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022200	179.63	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022201	353.73	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022202	665.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022203	25.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022204	1,375.61	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022205	3,625.69	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022206	2,440.52	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022207	220.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022208	1,803.49	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022209	2,144.67	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022210	96.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022211	5,579.42	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022212	450.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022213	1,339.58	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022214	1,960.48	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022215	300.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022216	600.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022217	4,349.39	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022218	3,578.52	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022219	0.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022220	2,909.69	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022221	2,658.30	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022222	4,223.49	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022223	0.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022224	0.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022225	3,551.29	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022226	2,305.01	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022227	500.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022228	450.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022229	100.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022230	329.08	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022231	2,001.73	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022232	223.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022233	0.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022234	2,353.18	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022235	4,316.74	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022236	1,796.51	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022237	175.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022238	2,453.16	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022239	100.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022240	1,890.44	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022241	1,633.18	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022242	1,808.10	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022243	2,486.47	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022244	2,083.24	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022245	1,089.70	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022246	0.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022247	168.79	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022248	2,201.61	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022249	1,549.06	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022250	50.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022251	2,055.59	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022252	2,343.21	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022253	1,897.15	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022254	75.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022255	2,519.93	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022256	2,709.98	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022257	3,286.23	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022258	876.28	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022259	2,259.16	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022260	3,597.92	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022261	4,282.83	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022262	5,649.47	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022263	500.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022264	2,006.36	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022265	2,941.40	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022266	1,797.53	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022267	250.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022268	4,169.42	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022269	2,270.95	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022270	0.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022271	4,620.02	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022272	3,653.97	04/20/2026 - 05/03/2026 (Bi-weekly)

Payroll Direct Deposits

Transaction Date	Payment Type	Transaction Reference	Payment Amount	Period
5/7/2026	Direct Deposit	261260022273	1,420.95	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022274	2,514.60	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022275	3,203.53	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022276	0.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022277	5,258.97	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022278	200.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022279	5,361.53	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022280	3,227.80	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022281	1,686.70	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022282	1,751.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022283	2,963.13	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022284	1,820.19	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022285	3,992.68	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022286	4,528.57	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022287	3,273.85	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022288	4,821.24	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022289	2,032.87	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022290	800.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022291	0.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022292	3,211.15	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022293	1,489.31	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022294	6,473.34	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022295	1,751.90	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022296	2,308.47	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022297	1,824.79	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022298	2,833.15	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022299	182.50	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022300	1,849.14	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022301	0.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022302	30.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022303	1,855.07	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022304	796.84	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022305	6,796.63	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022306	1,268.55	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022307	2,347.19	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022308	1,679.94	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022309	2,196.85	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022310	4,455.06	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022311	3,688.25	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022312	2,363.97	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022313	760.31	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022314	300.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022315	1,521.56	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022316	1,744.93	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022317	275.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022318	1,867.26	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022319	225.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022320	1,829.83	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022321	1,935.92	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022322	966.21	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022323	2,847.29	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022324	3,414.41	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022325	2,213.01	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022326	1,880.85	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022327	3,835.71	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022328	1,659.92	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022329	3,294.31	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022330	2,829.63	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022331	72.77	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022332	3,116.12	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022333	3,461.67	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022334	5,114.68	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022335	1,999.58	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022336	2,504.71	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022337	1,093.20	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022338	150.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022339	3,000.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022340	168.80	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022341	4,723.17	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022342	0.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022343	1,666.72	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022344	4,618.44	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022345	2,312.78	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022346	80.53	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022347	1,123.54	04/20/2026 - 05/03/2026 (Bi-weekly)

Payroll Direct Deposits

Transaction Date	Payment Type	Transaction Reference	Payment Amount	Period
5/7/2026	Direct Deposit	261260022348	1,558.78	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022349	600.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022350	2,677.50	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022351	2,949.32	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022352	5,576.85	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022353	2,312.50	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022354	965.20	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022355	35.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022356	2,324.67	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022357	1,439.25	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022358	2,172.85	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022359	500.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022360	3,008.65	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022361	4,397.64	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022362	415.62	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022363	748.12	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022364	498.74	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022365	5,926.16	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022366	2,709.64	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022367	2,236.91	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022368	3,412.44	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022369	2,500.80	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022370	216.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022371	1,505.26	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022372	1,442.22	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022373	300.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022374	2,380.70	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022375	1,884.77	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022376	2,236.92	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022377	3,590.95	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022378	0.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022379	2,568.14	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022380	5,375.33	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022381	2,992.81	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022382	1,849.53	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022383	1,694.97	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022384	250.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022385	4,809.18	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022386	1,430.76	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022387	2,144.40	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022388	1,125.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022389	756.39	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022390	200.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022391	1,754.78	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022392	3,022.98	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022393	1,283.12	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022394	193.71	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022395	1,743.43	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022396	7,352.22	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022397	2,297.48	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022398	2,433.05	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022399	703.33	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022400	1,584.94	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022401	2,336.29	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022402	876.58	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022403	50.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022404	211.13	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022405	1,756.16	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022406	3,712.28	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022407	1,931.34	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022408	1,666.04	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022409	50.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022410	2,149.81	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022411	2,928.83	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022412	1,037.79	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022413	2,467.98	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022414	500.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022415	1,224.72	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022416	2,934.98	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022417	0.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022418	1,161.11	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022419	1,629.63	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022420	1,970.31	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022421	1,992.29	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022422	3,969.50	04/20/2026 - 05/03/2026 (Bi-weekly)

Payroll Direct Deposits

Transaction Date	Payment Type	Transaction Reference	Payment Amount	Period
5/7/2026	Direct Deposit	261260022423	4,681.81	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022424	969.34	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022425	3,446.62	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022426	2,902.45	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022427	500.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022428	2,648.81	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022429	1,637.73	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022430	806.19	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022431	201.55	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022432	5,552.02	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022433	1,691.33	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022434	1,626.17	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022435	200.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022436	4,823.51	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022437	953.97	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022438	3,335.30	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022439	1,738.46	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022440	1,976.12	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022441	157.95	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022442	2,305.10	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022443	0.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022444	1,718.78	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022445	0.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022446	247.77	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022447	2,016.39	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022448	2,686.26	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022449	2,062.78	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022450	3,038.03	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022451	2,464.51	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022452	1,970.55	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022453	1,773.45	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022454	2,824.53	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022455	2,506.63	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022456	1,326.31	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022457	1,202.23	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022458	3,401.75	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022459	2,334.12	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022460	1,982.11	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022461	5,280.50	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022462	4,374.35	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022463	25.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022464	25.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022465	153.31	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022466	25.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022467	100.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022468	1,364.11	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022469	2,511.03	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022470	1,258.48	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022471	2,640.73	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022472	1,994.98	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022473	4,944.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022474	0.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022475	3,208.63	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022476	0.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022477	1,299.91	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022478	200.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022479	200.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022480	1,993.35	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022481	6,383.06	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022482	1,803.85	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022483	230.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022484	400.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022485	925.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022486	801.48	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022487	250.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022488	1,212.37	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022489	1,888.65	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022490	4,532.93	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022491	1,684.65	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022492	0.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022493	1,826.44	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022494	150.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022495	2,345.98	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022496	4,195.15	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022497	2,063.36	04/20/2026 - 05/03/2026 (Bi-weekly)

Payroll Direct Deposits

Transaction Date	Payment Type	Transaction Reference	Payment Amount	Period
5/7/2026	Direct Deposit	261260022498	250.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022499	500.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022500	250.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022501	3,907.06	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022502	500.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022503	2,673.10	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022504	300.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022505	2,278.19	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022506	2,709.11	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022507	201.32	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022508	3,114.17	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022509	3,169.87	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022510	2,245.17	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022511	1,279.55	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022512	75.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022513	6,472.32	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022514	72.78	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022515	3,345.11	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022516	1,778.80	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022517	2,664.46	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022518	2,352.05	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022519	3,611.11	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022520	0.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022521	2,809.99	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022522	2,182.63	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022523	115.73	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022524	2,198.78	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022525	2,350.60	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022526	2,494.92	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022527	50.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022528	1,643.81	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022529	2,201.89	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022530	250.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022531	1,822.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022532	3,646.94	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022533	2,873.88	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022534	1,933.30	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022535	150.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022536	150.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022537	75.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022538	5,735.43	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022539	2,942.73	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022540	125.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022541	1,682.39	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022542	1,000.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022543	50.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022544	4,881.70	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022545	1,716.97	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022546	1,351.59	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022547	0.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022548	3,610.16	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022549	2,721.21	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022550	2,299.15	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022551	2,932.17	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022552	1,995.19	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022553	4,455.22	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022554	2,112.81	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022555	1,587.34	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022556	3,108.91	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022557	2,895.44	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022558	940.99	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022559	5,575.56	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022560	325.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022561	125.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022562	110.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022563	50.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022564	668.88	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022565	2,329.58	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022566	3,267.74	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022567	2,034.21	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022568	1,992.86	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022569	1,803.69	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022570	3,962.09	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022571	1,035.51	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022572	800.00	04/20/2026 - 05/03/2026 (Bi-weekly)

Payroll Direct Deposits

Transaction Date	Payment Type	Transaction Reference	Payment Amount	Period
5/7/2026	Direct Deposit	261260022573	3,119.92	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022574	400.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022575	1,674.59	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022576	0.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022577	2,266.12	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022578	2,094.72	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022579	1,700.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022580	4,964.15	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022581	168.80	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022582	3,868.70	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022583	3,174.24	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022584	1,057.45	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022585	3,657.29	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022586	2,495.56	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022587	500.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022588	0.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022589	1,376.65	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022590	200.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022591	186.56	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022592	100.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022593	602.92	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022594	500.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022595	3,373.57	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022596	300.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022597	300.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022598	1,607.97	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022599	200.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022600	200.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022601	100.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022602	2,370.58	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022603	2,338.62	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022604	340.51	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022605	1,350.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022606	1,665.06	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022607	2,245.37	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022608	2,751.79	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022609	2,001.26	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022610	347.02	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022611	100.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022612	1,000.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022613	3,844.61	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022614	3,638.21	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022615	750.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022616	150.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022617	3,625.06	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022618	2,702.94	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022619	1,974.95	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022620	3,734.38	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022621	2,727.41	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022622	2,847.27	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022623	6,720.13	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022624	3,248.50	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022625	1,974.12	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022626	0.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022627	2,068.52	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022628	5,211.03	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022629	3,385.09	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022630	1,970.43	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022631	2,307.29	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022632	1,926.67	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022633	5,524.28	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022634	1,275.61	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022635	500.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022636	3,993.87	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022637	2,186.78	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022638	700.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022639	3,609.17	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022640	700.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022641	2,521.12	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022642	2,036.21	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022643	675.49	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022644	2,323.60	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022645	3,075.30	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022646	2,985.69	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022647	2,156.68	04/20/2026 - 05/03/2026 (Bi-weekly)

Payroll Direct Deposits

Transaction Date	Payment Type	Transaction Reference	Payment Amount	Period
5/7/2026	Direct Deposit	261260022648	4,312.44	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022649	2,554.59	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022650	150.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022651	100.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022652	3,085.52	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022653	1,517.69	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022654	1,226.71	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022655	0.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022656	2,668.56	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022657	3,262.60	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022658	2,868.03	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022659	0.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022660	3,707.24	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022661	300.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022662	1,600.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022663	100.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022664	2,988.93	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022665	100.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022666	3,174.94	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022667	50.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022668	25.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022669	4,798.97	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022670	168.79	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022671	775.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022672	2,258.06	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022673	981.84	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022674	200.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022675	2,878.71	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022676	500.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022677	0.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022678	3,286.36	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022679	2,651.35	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022680	2,030.40	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022681	2,496.46	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022682	3,347.27	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022683	1,670.96	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022684	2,050.23	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022685	3,260.22	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022686	2,352.30	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022687	2,603.31	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022688	109.94	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022689	170.35	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022690	2,518.08	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022691	2,271.63	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022692	500.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022693	822.63	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022694	2,406.27	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022695	2,744.22	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022696	1,947.38	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022697	1,000.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022698	1,575.83	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022699	4,129.99	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022700	1,998.98	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022701	0.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022702	1,514.56	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022703	250.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022704	6,666.03	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022705	2,143.16	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022706	25.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022707	1,953.58	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022708	5,318.62	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022709	950.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022710	50.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022711	2,291.82	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022712	1,783.56	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022713	3,659.84	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022714	1,143.03	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022715	4,346.92	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022716	2,086.89	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022717	4,114.37	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022718	2,311.85	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022719	2,856.29	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022720	5,108.90	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022721	2,505.95	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022722	1,989.38	04/20/2026 - 05/03/2026 (Bi-weekly)

Payroll Direct Deposits

Transaction Date	Payment Type	Transaction Reference	Payment Amount	Period
5/7/2026	Direct Deposit	261260022723	1,100.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022724	1,499.44	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022725	3,269.87	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022726	0.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022727	4,610.81	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022728	445.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022729	3,174.72	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022730	3,995.33	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022731	2,407.87	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022732	3,562.28	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022733	1,236.37	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022734	5,514.07	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022735	3,726.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022736	0.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022737	4,263.58	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022738	1,300.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022739	4,674.04	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022740	2,922.47	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022741	3,864.02	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022742	1,884.91	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022743	324.25	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022744	1,700.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022745	1,679.27	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022746	0.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022747	1,937.83	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022748	1,767.10	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022749	3,231.24	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022750	1,743.98	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022751	4,157.51	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022752	3,307.06	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022753	1,202.24	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022754	4,445.44	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022755	1,507.04	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022756	4,503.22	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022757	300.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022758	1,760.27	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022759	4,365.50	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022760	4,675.43	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022761	5,883.05	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022762	2,516.16	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022763	100.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022764	2,206.93	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022765	2,992.84	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022766	1,265.55	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022767	3,066.78	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022768	1,000.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022769	1,000.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022770	5,377.90	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022771	1,593.16	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022772	1,875.76	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022773	2,194.01	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022774	315.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022775	0.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022776	3,211.73	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022777	4,442.92	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022778	1,671.68	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022779	2,833.73	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022780	2,576.63	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022781	1,221.44	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022782	46.90	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022783	2,298.26	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022784	812.67	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022785	1,100.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022786	4,910.68	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022787	2,090.93	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022788	100.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022789	1,956.55	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022790	2,449.18	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022791	250.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022792	165.70	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022793	3,709.63	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022794	2,899.93	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022795	1,982.78	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022796	119.24	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022797	50.00	04/20/2026 - 05/03/2026 (Bi-weekly)

Payroll Direct Deposits

Transaction Date	Payment Type	Transaction Reference	Payment Amount	Period
5/7/2026	Direct Deposit	261260022798	1,995.13	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022799	2,021.49	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022800	154.86	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022801	2,338.02	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022802	2,634.77	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022803	1,345.35	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022804	250.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022805	4,645.24	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022806	1,476.42	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022807	500.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022808	100.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022809	2,058.87	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022810	2,497.28	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022811	3,640.32	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022812	1,476.58	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022813	115.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022814	2,465.41	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022815	3,046.71	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022816	1,926.64	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022817	1,360.07	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022818	50.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022819	2,114.12	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022820	3,526.78	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022821	3,883.63	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022822	2,516.30	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022823	0.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022824	1,796.70	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022825	885.83	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022826	1,696.72	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022827	3,195.91	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022828	96.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022829	1,223.57	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022830	1,496.94	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022831	1,038.64	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022832	5,487.48	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022833	2,135.62	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022834	2,758.03	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022835	300.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022836	3,229.86	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022837	2,613.85	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022838	4,256.47	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022839	3,608.32	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022840	4,026.32	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022841	40.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022842	1,693.30	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022843	2,229.93	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022844	425.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022845	2,401.13	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022846	3,122.58	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022847	3,961.15	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022848	2,862.37	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022849	0.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022850	2,645.52	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022851	1,060.65	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022852	250.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022853	2,812.61	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022854	6,276.56	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022855	1,959.13	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022856	1,951.09	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022857	50.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022858	2,072.25	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022859	2,660.89	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022860	3,473.69	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022861	0.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022862	1,865.24	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022863	2,521.35	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022864	3,937.26	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022865	3,166.63	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022866	4,012.16	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022867	2,413.80	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022868	2,079.29	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022869	3,467.75	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022870	3,561.38	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022871	0.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022872	2,222.83	04/20/2026 - 05/03/2026 (Bi-weekly)

Payroll Direct Deposits

Transaction Date	Payment Type	Transaction Reference	Payment Amount	Period
5/7/2026	Direct Deposit	261260022873	3,347.31	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022874	4,146.06	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022875	53.37	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022876	2,978.94	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022877	2,725.80	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022878	1,834.25	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022879	200.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022880	250.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022881	3,562.63	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022882	1,851.85	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022883	1,646.30	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022884	1,053.22	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022885	2,169.09	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022886	2,836.57	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022887	2,075.02	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022888	2,067.92	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022889	3,258.90	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022890	3,266.51	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022891	4,060.66	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022892	168.80	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022893	1,723.45	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022894	0.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022895	6,937.85	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022896	410.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022897	125.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022898	75.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022899	986.84	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022900	700.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022901	1,990.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022902	2,228.28	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022903	150.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022904	2,668.64	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022905	2,067.07	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022906	1,701.57	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022907	1,620.79	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022908	995.41	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022909	0.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022910	4,430.54	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022911	165.71	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022912	3,608.45	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022913	0.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022914	3,065.82	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022915	2,112.24	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022916	1,253.83	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022917	1,862.62	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022918	2,750.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022919	3,225.99	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022920	2,212.09	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022921	1,915.79	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022922	1,843.37	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022923	2,041.94	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022924	2,630.65	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022925	2,328.78	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022926	0.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022927	1,826.25	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022928	153.30	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022929	1,815.72	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022930	0.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022931	0.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022932	0.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022933	2,398.14	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022934	1,290.45	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022935	1,364.05	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022936	2,063.15	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022937	3,024.44	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022938	2,308.87	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022939	1,526.89	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022940	150.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022941	150.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022942	0.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022943	1,944.59	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022944	4,916.42	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022945	3,521.77	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022946	3,295.23	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022947	5,201.09	04/20/2026 - 05/03/2026 (Bi-weekly)

Payroll Direct Deposits

Transaction Date	Payment Type	Transaction Reference	Payment Amount	Period
5/7/2026	Direct Deposit	261260022948	2,656.18	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022949	1,078.41	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022950	5,108.90	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022951	100.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022952	426.56	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022953	1,206.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022954	2,802.23	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022955	3,421.46	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022956	2,741.26	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022957	2,808.43	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022958	1,017.59	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022959	1,564.13	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022960	75.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022961	6,264.33	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022962	150.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022963	0.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022964	3,702.89	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022965	5,128.92	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022966	3,597.72	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022967	2,712.71	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022968	300.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022969	250.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022970	4,023.04	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022971	0.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022972	1,545.73	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022973	100.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022974	1,255.89	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022975	2,283.43	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022976	3,289.31	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022977	1,908.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022978	3,813.98	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022979	4,357.01	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022980	72.79	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022981	1,856.55	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022982	192.09	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022983	1,728.81	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022984	1,931.01	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022985	2,747.39	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022986	621.40	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022987	1,000.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022988	325.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022989	100.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022990	75.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022991	1,541.61	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022992	3,004.62	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022993	2,031.61	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022994	2,025.27	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022995	4,309.93	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022996	2,452.51	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022997	2,254.69	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022998	2,344.66	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260022999	794.95	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026	Direct Deposit	261260023000	0.00	04/20/2026 - 05/03/2026 (Bi-weekly)
5/7/2026 Total			**1,591,553.89**	
5/21/2026	Direct Deposit	261400023001	3,192.76	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023002	0.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023003	1,135.35	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023004	1,412.21	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023005	201.31	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023006	4,590.52	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023007	2,211.01	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023008	1,137.17	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023009	4,361.53	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023010	1,324.08	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023011	1,005.49	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023012	153.31	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023013	0.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023014	4,174.63	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023015	200.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023016	2,732.83	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023017	469.87	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023018	1,000.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023019	325.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023020	100.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023021	75.00	05/04/2026 - 05/17/2026 (Bi-weekly)

Payroll Direct Deposits

Transaction Date	Payment Type	Transaction Reference	Payment Amount	Period
5/21/2026	Direct Deposit	261400023022	368.36	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023023	1,350.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023024	3,231.94	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023025	3,499.21	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023026	0.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023027	2,454.06	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023028	1,510.17	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023029	2,963.11	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023030	4,189.26	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023031	46.91	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023032	2,298.84	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023033	2,340.90	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023034	1,316.56	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023035	50.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023036	1,585.06	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023037	3,185.89	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023038	1,830.45	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023039	3,840.97	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023040	2,000.34	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023041	150.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023042	450.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023043	1,929.35	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023044	1,446.29	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023045	1,927.47	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023046	3,000.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023047	1,092.32	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023048	150.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023049	2,659.07	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023050	60.39	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023051	3,253.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023052	193.17	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023053	1,738.51	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023054	2,335.11	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023055	0.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023056	294.23	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023057	1,706.98	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023058	1,998.42	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023059	75.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023060	3,704.69	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023061	2,279.21	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023062	150.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023063	1,907.72	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023064	2,704.18	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023065	1,668.28	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023066	2,557.25	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023067	100.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023068	2,175.38	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023069	1,826.20	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023070	3,603.60	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023071	1,268.63	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023072	3,830.17	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023073	500.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023074	2,811.59	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023075	2,969.75	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023076	4,205.15	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023077	250.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023078	1,804.24	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023079	500.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023080	100.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023081	5,317.02	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023082	150.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023083	2,189.33	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023084	1,227.47	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023085	5,815.86	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023086	2,100.49	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023087	2,085.96	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023088	3,254.79	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023089	3,488.87	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023090	100.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023091	50.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023092	25.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023093	2,183.47	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023094	2,141.18	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023095	75.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023096	4,971.24	05/04/2026 - 05/17/2026 (Bi-weekly)

Payroll Direct Deposits

Transaction Date	Payment Type	Transaction Reference	Payment Amount	Period
5/21/2026	Direct Deposit	261400023097	669.62	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023098	1,950.60	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023099	3,078.89	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023100	1,869.19	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023101	225.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023102	1,740.35	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023103	3,148.13	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023104	0.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023105	3,095.59	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023106	400.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023107	2,319.13	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023108	3,424.44	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023109	3,947.60	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023110	4,731.50	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023111	1,762.10	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023112	3,103.46	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023113	2,526.80	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023114	2,398.57	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023115	1,524.59	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023116	2,029.53	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023117	1,804.45	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023118	1,700.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023119	3,386.60	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023120	233.62	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023121	1,306.23	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023122	200.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023123	200.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023124	23.22	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023125	2,517.35	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023126	2,690.44	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023127	3,523.10	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023128	2,498.59	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023129	2,998.75	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023130	50.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023131	1,187.49	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023132	1,816.29	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023133	2,915.50	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023134	1,702.75	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023135	1,946.77	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023136	115.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023137	250.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023138	3,992.50	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023139	4,644.52	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023140	873.12	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023141	1,836.01	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023142	200.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023143	3,716.88	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023144	2,540.27	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023145	1,678.83	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023146	3,118.60	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023147	2,722.86	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023148	2,119.45	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023149	1,994.20	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023150	202.87	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023151	3,308.31	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023152	2,896.14	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023153	2,408.51	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023154	2,893.27	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023155	3,020.70	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023156	2,158.01	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023157	1,797.96	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023158	175.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023159	3,168.54	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023160	1,491.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023161	25.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023162	25.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023163	2,126.46	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023164	100.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023165	25.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023166	2,915.88	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023167	0.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023168	4,004.05	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023169	300.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023170	0.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023171	614.93	05/04/2026 - 05/17/2026 (Bi-weekly)

Payroll Direct Deposits

Transaction Date	Payment Type	Transaction Reference	Payment Amount	Period
5/21/2026	Direct Deposit	261400023172	2,228.66	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023173	1,893.16	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023174	250.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023175	0.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023176	2,814.23	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023177	2,746.10	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023178	3,336.14	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023179	2,793.72	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023180	1,852.47	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023181	2,064.40	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023182	2,030.99	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023183	3,479.85	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023184	0.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023185	1,459.88	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023186	2,271.74	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023187	0.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023188	875.49	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023189	5,339.03	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023190	3,844.96	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023191	0.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023192	2,125.11	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023193	50.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023194	1,696.16	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023195	1,063.34	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023196	250.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023197	2,793.48	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023198	947.17	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023199	1,100.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023200	3,351.22	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023201	1,290.44	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023202	2,695.93	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023203	2,182.71	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023204	1,740.34	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023205	1,990.84	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023206	4,172.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023207	2,506.11	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023208	500.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023209	5,287.16	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023210	790.65	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023211	2,644.01	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023212	500.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023213	2,946.21	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023214	125.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023215	1,740.75	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023216	1,343.82	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023217	3,313.40	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023218	0.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023219	1,795.80	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023220	0.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023221	4,164.28	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023222	1,276.83	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023223	1,522.40	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023224	6,251.03	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023225	3,026.70	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023226	2,190.73	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023227	700.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023228	700.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023229	2,734.51	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023230	2,302.59	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023231	4,846.42	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023232	1,591.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023233	3,409.95	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023234	300.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023235	1,898.14	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023236	2,107.58	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023237	1,920.20	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023238	4,824.05	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023239	2,007.21	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023240	2,292.40	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023241	1,221.43	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023242	4,621.24	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023243	4,735.52	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023244	3,528.08	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023245	300.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023246	250.00	05/04/2026 - 05/17/2026 (Bi-weekly)

Payroll Direct Deposits

Transaction Date	Payment Type	Transaction Reference	Payment Amount	Period
5/21/2026	Direct Deposit	261400023247	250.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023248	500.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023249	4,294.90	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023250	4,459.91	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023251	2,710.33	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023252	4,633.16	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023253	3,438.82	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023254	535.62	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023255	1,206.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023256	5,381.49	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023257	3,237.19	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023258	3,698.94	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023259	6,346.56	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023260	1,529.37	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023261	2,427.84	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023262	2,000.71	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023263	2,048.23	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023264	863.75	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023265	4,318.90	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023266	1,072.01	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023267	1,987.21	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023268	2,432.77	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023269	2,358.19	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023270	230.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023271	400.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023272	925.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023273	802.33	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023274	1,221.25	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023275	3,237.27	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023276	300.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023277	89.82	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023278	1,640.12	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023279	0.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023280	3,112.37	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023281	5,099.74	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023282	1,125.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023283	760.16	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023284	1,325.52	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023285	0.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023286	0.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023287	2,095.42	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023288	100.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023289	1,842.83	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023290	1,237.92	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023291	3,341.34	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023292	3,265.92	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023293	2,355.34	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023294	3,310.97	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023295	69.68	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023296	2,190.27	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023297	3,998.40	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023298	1,986.66	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023299	1,788.54	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023300	1,877.23	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023301	1,957.51	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023302	4,673.61	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023303	2,835.49	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023304	5,547.69	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023305	950.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023306	50.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023307	25.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023308	0.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023309	6,374.99	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023310	1,783.04	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023311	2,857.31	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023312	100.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023313	500.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023314	0.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023315	3,122.81	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023316	300.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023317	300.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023318	200.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023319	2,593.42	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023320	1,000.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023321	3,591.20	05/04/2026 - 05/17/2026 (Bi-weekly)

Payroll Direct Deposits

Transaction Date	Payment Type	Transaction Reference	Payment Amount	Period
5/21/2026	Direct Deposit	261400023322	0.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023323	2,719.44	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023324	2,304.89	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023325	2,683.94	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023326	1,785.93	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023327	4,199.81	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023328	151.76	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023329	1,552.55	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023330	2,318.22	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023331	2,035.97	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023332	800.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023333	3,952.66	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023334	2,342.12	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023335	2,523.22	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023336	0.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023337	1,124.50	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023338	600.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023339	2,504.75	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023340	50.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023341	0.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023342	2,352.26	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023343	200.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023344	1,063.10	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023345	4,985.71	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023346	445.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023347	1,445.84	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023348	500.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023349	83.62	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023350	5,672.79	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023351	4,853.11	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023352	150.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023353	150.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023354	75.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023355	1,080.66	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023356	1,889.85	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023357	250.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023358	1,162.96	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023359	0.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023360	2,352.36	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023361	2,360.70	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023362	945.77	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023363	1,994.85	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023364	500.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023365	4,198.68	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023366	0.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023367	1,291.36	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023368	5,513.94	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023369	4,906.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023370	500.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023371	1,100.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023372	100.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023373	1,502.24	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023374	500.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023375	3,384.18	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023376	2,043.42	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023377	2,763.66	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023378	2,261.21	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023379	4,631.61	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023380	1,971.32	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023381	2,731.61	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023382	0.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023383	2,358.75	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023384	4,305.31	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023385	1,794.79	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023386	6,577.52	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023387	2,503.31	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023388	300.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023389	250.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023390	1,642.36	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023391	0.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023392	1,945.34	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023393	4,988.59	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023394	2,820.78	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023395	6,411.46	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023396	0.00	05/04/2026 - 05/17/2026 (Bi-weekly)

Payroll Direct Deposits

Transaction Date	Payment Type	Transaction Reference	Payment Amount	Period
5/21/2026	Direct Deposit	261400023397	0.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023398	958.85	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023399	35.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023400	1,835.74	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023401	2,037.46	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023402	2,055.68	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023403	4,046.88	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023404	1,633.49	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023405	1,365.75	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023406	150.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023407	1,575.50	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023408	75.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023409	6,443.05	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023410	7,161.95	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023411	2,221.72	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023412	2,489.29	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023413	1,343.19	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023414	0.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023415	3,477.59	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023416	1,509.29	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023417	1,300.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023418	5,434.60	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023419	2,654.89	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023420	4,233.42	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023421	1,671.04	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023422	2,185.22	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023423	5,817.07	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023424	2,493.23	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023425	4,538.63	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023426	2,826.52	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023427	2,932.51	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023428	220.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023429	7,862.34	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023430	2,488.44	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023431	3,569.96	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023432	2,881.47	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023433	1,564.42	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023434	2,784.62	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023435	200.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023436	1,772.23	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023437	919.37	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023438	200.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023439	2,265.53	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023440	425.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023441	3,335.61	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023442	2,876.83	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023443	2,865.25	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023444	79.61	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023445	2,063.38	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023446	2,522.68	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023447	260.40	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023448	4,596.94	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023449	3,235.64	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023450	4,943.46	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023451	3,222.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023452	4,026.62	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023453	40.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023454	1,350.16	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023455	1,583.94	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023456	2,357.08	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023457	0.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023458	144.02	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023459	600.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023460	2,752.89	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023461	6,170.53	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023462	2,807.99	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023463	3,300.67	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023464	216.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023465	1,505.82	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023466	71.23	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023467	3,749.33	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023468	0.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023469	2,816.02	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023470	80.52	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023471	4,754.20	05/04/2026 - 05/17/2026 (Bi-weekly)

Payroll Direct Deposits

Transaction Date	Payment Type	Transaction Reference	Payment Amount	Period
5/21/2026	Direct Deposit	261400023472	2,604.53	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023473	1,763.44	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023474	300.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023475	2,360.94	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023476	0.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023477	3,496.87	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023478	0.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023479	0.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023480	1,995.29	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023481	2,505.88	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023482	1,584.50	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023483	4,224.37	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023484	2,732.96	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023485	1,717.79	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023486	1,700.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023487	3,249.85	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023488	2,749.78	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023489	4,676.94	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023490	92.90	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023491	4,526.90	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023492	3,832.50	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023493	2,315.52	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023494	2,286.63	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023495	2,148.83	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023496	555.22	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023497	2,283.02	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023498	2,922.60	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023499	908.52	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023500	5,999.75	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023501	2,119.40	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023502	3,101.43	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023503	193.85	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023504	1,744.69	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023505	456.14	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023506	1,511.44	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023507	2,241.74	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023508	1,045.23	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023509	3,581.92	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023510	2,915.50	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023511	1,790.05	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023512	1,582.04	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023513	1,902.56	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023514	1,810.76	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023515	1,382.05	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023516	200.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023517	100.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023518	80.52	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023519	2,749.11	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023520	4,874.85	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023521	2,903.89	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023522	3,725.32	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023523	1,916.73	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023524	2,763.08	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023525	2,477.25	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023526	2,875.61	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023527	2,308.60	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023528	3,304.87	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023529	415.85	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023530	2,143.93	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023531	748.52	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023532	499.01	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023533	2,332.76	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023534	2,336.42	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023535	4,235.28	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023536	5,460.42	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023537	148.67	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023538	2,502.17	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023539	2,574.81	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023540	3,592.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023541	846.52	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023542	2,750.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023543	2,231.25	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023544	1,624.05	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023545	3,341.72	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023546	3,401.89	05/04/2026 - 05/17/2026 (Bi-weekly)

Payroll Direct Deposits

Transaction Date	Payment Type	Transaction Reference	Payment Amount	Period
5/21/2026	Direct Deposit	261400023547	4,367.28	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023548	2,091.76	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023549	100.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023550	402.03	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023551	2,277.11	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023552	2,033.79	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023553	1,847.40	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023554	4,787.62	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023555	2,293.92	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023556	4,022.55	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023557	2,081.01	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023558	2,118.05	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023559	1,287.88	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023560	1,406.02	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023561	2,369.13	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023562	2,120.89	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023563	3,468.02	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023564	72.77	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023565	3,397.80	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023566	3,107.93	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023567	3,739.96	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023568	3,710.81	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023569	1,936.86	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023570	100.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023571	2,696.09	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023572	3,554.96	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023573	2,067.10	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023574	0.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023575	2,341.12	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023576	2,631.95	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023577	2,402.30	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023578	3,953.60	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023579	3,128.21	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023580	1,626.22	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023581	2,069.49	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023582	150.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023583	4,124.36	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023584	150.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023585	140.93	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023586	2,352.35	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023587	2,883.74	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023588	3,067.24	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023589	1,000.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023590	154.82	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023591	1,000.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023592	1,040.91	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023593	2,941.58	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023594	800.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023595	1,999.41	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023596	105.31	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023597	2,516.02	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023598	1,858.38	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023599	1,076.60	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023600	1,000.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023601	150.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023602	50.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023603	775.96	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023604	1,155.31	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023605	2,670.04	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023606	1,688.03	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023607	193.99	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023608	121.31	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023609	1,730.84	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023610	2,498.91	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023611	0.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023612	2,507.29	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023613	3,294.33	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023614	1,752.07	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023615	5,019.61	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023616	3,087.04	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023617	1,805.74	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023618	2,597.73	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023619	1,801.38	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023620	3,339.17	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023621	2,996.71	05/04/2026 - 05/17/2026 (Bi-weekly)

Payroll Direct Deposits

Transaction Date	Payment Type	Transaction Reference	Payment Amount	Period
5/21/2026	Direct Deposit	261400023622	50.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023623	2,442.94	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023624	102.20	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023625	5,007.02	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023626	4,620.51	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023627	4,347.67	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023628	30.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023629	1,849.46	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023630	1,746.81	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023631	3,346.91	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023632	275.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023633	0.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023634	0.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023635	746.92	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023636	0.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023637	2,901.15	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023638	1,345.35	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023639	4,645.73	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023640	2,132.55	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023641	2,469.87	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023642	250.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023643	500.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023644	1,940.79	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023645	2,112.65	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023646	1,366.54	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023647	0.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023648	2,999.78	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023649	4,682.12	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023650	1,168.60	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023651	0.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023652	1,270.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023653	354.71	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023654	2,653.47	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023655	665.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023656	1,863.71	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023657	25.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023658	1,626.50	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023659	1,737.73	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023660	2,035.38	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023661	0.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023662	2,256.43	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023663	2,407.82	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023664	3,068.41	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023665	217.37	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023666	717.49	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023667	100.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023668	1,000.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023669	1,977.97	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023670	2,398.08	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023671	325.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023672	125.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023673	110.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023674	50.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023675	2,722.09	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023676	1,629.74	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023677	2,634.92	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023678	1,582.05	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023679	5,608.59	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023680	3,725.77	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023681	2,820.11	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023682	315.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023683	1,605.45	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023684	2,662.07	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023685	6,466.28	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023686	2,809.70	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023687	6,210.24	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023688	0.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023689	3,732.94	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023690	2,325.98	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023691	4,381.61	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023692	1,856.77	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023693	2,581.47	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023694	1,839.99	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023695	0.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023696	2,856.88	05/04/2026 - 05/17/2026 (Bi-weekly)

Payroll Direct Deposits

Transaction Date	Payment Type	Transaction Reference	Payment Amount	Period
5/21/2026	Direct Deposit	261400023697	4,484.57	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023698	4,214.62	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023699	2,076.46	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023700	1,688.70	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023701	2,461.20	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023702	3,624.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023703	2,880.62	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023704	2,106.52	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023705	3,097.60	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023706	2,950.31	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023707	3,697.80	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023708	3,493.16	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023709	5,597.64	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023710	50.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023711	2,346.22	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023712	4,060.62	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023713	1,221.44	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023714	886.62	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023715	4,119.01	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023716	4,444.83	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023717	3,037.53	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023718	2,663.78	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023719	1,824.74	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023720	2,744.42	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023721	3,415.93	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023722	947.57	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023723	1,977.64	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023724	3,620.15	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023725	3,222.78	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023726	2,649.28	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023727	200.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023728	3,713.51	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023729	100.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023730	1,588.94	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023731	0.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023732	2,139.76	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023733	3,143.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023734	4,005.94	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023735	1,684.82	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023736	3,558.84	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023737	2,847.27	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023738	4,268.83	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023739	5,199.29	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023740	4,878.36	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023741	3,510.96	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023742	1,753.93	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023743	2,032.76	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023744	250.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023745	1,908.31	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023746	2,439.89	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023747	1,951.05	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023748	4,148.76	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023749	500.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023750	2,702.33	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023751	250.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023752	1,725.09	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023753	1,347.12	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023754	1,915.01	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023755	2,140.80	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023756	300.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023757	2,506.90	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023758	3,208.90	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023759	500.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023760	186.76	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023761	1,071.85	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023762	775.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023763	2,440.83	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023764	750.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023765	2,001.33	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023766	1,881.69	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023767	1,263.28	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023768	2,454.18	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023769	100.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023770	4,437.34	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023771	6,276.83	05/04/2026 - 05/17/2026 (Bi-weekly)

Payroll Direct Deposits

Transaction Date	Payment Type	Transaction Reference	Payment Amount	Period
5/21/2026	Direct Deposit	261400023772	450.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023773	1,517.25	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023774	100.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023775	3,401.26	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023776	250.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023777	500.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023778	376.08	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023779	410.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023780	125.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023781	1,091.34	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023782	75.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023783	1,003.69	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023784	700.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023785	2,358.63	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023786	2,219.94	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023787	5,203.40	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023788	4,685.99	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023789	1,993.35	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023790	2,153.56	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023791	2,073.94	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023792	1,865.22	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023793	2,711.88	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023794	1,869.41	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023795	50.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023796	4,436.50	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023797	0.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023798	1,475.21	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023799	3,616.05	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023800	1,766.28	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023801	3,289.83	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023802	2,321.35	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023803	0.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023804	2,268.94	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023805	0.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023806	2,328.88	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023807	3,165.95	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023808	300.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023809	1,600.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023810	100.00	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026	Direct Deposit	261400023811	2,119.62	05/04/2026 - 05/17/2026 (Bi-weekly)
5/21/2026 Total			**1,630,793.84**	
5/26/2026	Direct Deposit	261460023812	1,179.02	05/18/2026 - 05/31/2026 (Bi-weekly)
5/26/2026 Total			**1,179.02**	
5/29/2026	Direct Deposit	261480023813	697.83	05/01/2026 - 05/31/2026 (MonthlyPension)
5/29/2026	Direct Deposit	261480023814	2,016.98	05/01/2026 - 05/31/2026 (MonthlyPension)
5/29/2026	Direct Deposit	261480023815	360.60	05/01/2026 - 05/31/2026 (MonthlyPension)
5/29/2026	Direct Deposit	261480023816	1,391.45	05/01/2026 - 05/31/2026 (MonthlyPension)
5/29/2026	Direct Deposit	261480023817	935.63	05/01/2026 - 05/31/2026 (MonthlyPension)
5/29/2026	Direct Deposit	261480023818	1,518.13	05/01/2026 - 05/31/2026 (MonthlyPension)
5/29/2026	Direct Deposit	261480023819	1,675.30	05/01/2026 - 05/31/2026 (MonthlyPension)
5/29/2026	Direct Deposit	261480023820	1,170.22	05/01/2026 - 05/31/2026 (MonthlyPension)
5/29/2026	Direct Deposit	261480023821	1,408.92	05/01/2026 - 05/31/2026 (MonthlyPension)
5/29/2026	Direct Deposit	261480023822	283.99	05/01/2026 - 05/31/2026 (MonthlyPension)
5/29/2026	Direct Deposit	261480023823	732.53	05/01/2026 - 05/31/2026 (MonthlyPension)
5/29/2026	Direct Deposit	261480023824	518.20	05/01/2026 - 05/31/2026 (MonthlyPension)
5/29/2026	Direct Deposit	261480023825	520.70	05/01/2026 - 05/31/2026 (MonthlyPension)
5/29/2026	Direct Deposit	261480023826	820.31	05/01/2026 - 05/31/2026 (MonthlyPension)
5/29/2026	Direct Deposit	261480023827	897.81	05/01/2026 - 05/31/2026 (MonthlyPension)
5/29/2026	Direct Deposit	261480023828	847.29	05/01/2026 - 05/31/2026 (MonthlyPension)
5/29/2026	Direct Deposit	261480023829	900.44	05/01/2026 - 05/31/2026 (MonthlyPension)
5/29/2026	Direct Deposit	261480023830	748.28	05/01/2026 - 05/31/2026 (MonthlyPension)
5/29/2026	Direct Deposit	261480023831	648.16	05/01/2026 - 05/31/2026 (MonthlyPension)
5/29/2026	Direct Deposit	261480023832	1,340.89	05/01/2026 - 05/31/2026 (MonthlyCouncil)
5/29/2026	Direct Deposit	261480023833	1,337.08	05/01/2026 - 05/31/2026 (MonthlyCouncil)
5/29/2026	Direct Deposit	261480023834	1,263.63	05/01/2026 - 05/31/2026 (MonthlyCouncil)
5/29/2026	Direct Deposit	261480023835	1,492.12	05/01/2026 - 05/31/2026 (MonthlyCouncil)
5/29/2026	Direct Deposit	261480023836	1,353.39	05/01/2026 - 05/31/2026 (MonthlyCouncil)
5/29/2026	Direct Deposit	261480023837	1,100.28	05/01/2026 - 05/31/2026 (MonthlyCouncil)
5/29/2026	Direct Deposit	261480023838	1,329.93	05/01/2026 - 05/31/2026 (MonthlyCouncil)
5/29/2026 Total			**27,310.09**	
	May 2026 Total		**3,250,836.84**	

COUNCIL AGENDA ITEM STAFF REPORT

Meeting Date: 6/16/2026 Agenda Category: Items of Business

Strategic Priority 1 - High Performance Government
Strategic Priority 4 - Quality of Life

Subject
Ordinance No. 2026-15, Amending Chapter 9.12 of the Richland Municipal Code related to Miscellaneous Crimes to add RMC 9.12.140: Failure to Supervise a Child Unlawful (Passage)

Department/Office	Ordinance/Resolution Number	Document Type
City Attorney	2026-15	Ordinance

Recommended Motion
Give second reading and pass Ordinance No. 2026-15, amending Chapter 9.12 of the Richland Municipal Code related to Miscellaneous Crimes to add RMC 9.12.140: Failure to Supervise a Child Unlawful

Summary
The Richland Police Department has identified increasing concerns involving juvenile misconduct and related quality-of-life issues within the community, including repeat juvenile offenses, unlawful operation of mini-bikes and other traffic-related violations, and conduct negatively impacting neighborhood safety and public welfare. In response, RPD reviewed ordinances utilized in neighboring jurisdictions and consulted with law enforcement and prosecutorial personnel regarding the effectiveness and enforceability of similar provisions.

Both Kennewick and Pasco have adopted ordinances making it unlawful for a parent or guardian to fail to properly supervise a child. According to Kennewick Police Department personnel, the ordinance is generally used in situations involving repeat juvenile offenders, egregious incidents, or circumstances where additional accountability measures are warranted. Officers commonly issue advisement or warning notices to parents for initial incidents in order to document notice prior to subsequent enforcement action, although such warnings are not legally required.

RPD also consulted with prosecutors familiar with enforcement of similar ordinances. Prosecutors advised that enforcement is generally more effective when parents or guardians have prior notice of the juvenile's unlawful conduct. The objective is not to criminalize reasonable parenting efforts, but to provide a tool for situations where a juvenile's misconduct is directly linked to a parent's lack of supervision.

Ordinance No. 2026-15 would add RMC 9.12.140 Failure to Supervise a Child Unlawful to the Richland Municipal Code. The ordinance substantially mirrors language used in neighboring jurisdictions and is intended to provide law enforcement with an additional enforcement and accountability tool in circumstances involving ongoing or serious juvenile misconduct, while preserving officer discretion to issue warnings or advisements where appropriate.

Staff recommend approval of Ordinance No. 2026-15 for second reading and passage.

Fiscal Impact
None.

Attachments
1. Ordinance No. 2026-15

ORDINANCE NO. 2026-15

AN ORDINANCE OF THE CITY OF RICHLAND, WASHINGTON, AMENDING CHAPTER 9.12 OF THE RICHLAND MUNICIPAL CODE RELATED TO MISCELLANEOUS CRIMES TO ADD RMC 9.12.140: FAILURE TO SUPERVISE A CHILD.

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

WHEREAS, the City of Richland shares concurrent jurisdiction with Benton County for the prosecution of misdemeanor and gross misdemeanor offenses within city limits; and

WHEREAS, the City is authorized to pursue criminal prosecution of misdemeanor and gross misdemeanor crimes occurring in the City of Richland only so long as the City has adopted an ordinance prohibiting specified conduct and setting a penalty that involves criminal sanction; and

WHEREAS, the City has experienced increasing concerns related to juvenile misconduct and quality-of-life offenses affecting neighborhoods, traffic safety, and public welfare; and

WHEREAS, the Richland Police Department has identified situations in which inadequate supervision of minors contributes to violations of state law, municipal code provisions, and other unlawful or unsafe conduct; and

WHEREAS, neighboring jurisdictions, including the Cities of Kennewick and Pasco, have adopted municipal code provisions addressing parental or custodial failure to supervise children; and

WHEREAS, Kennewick Municipal Code 10.08.090 and similar ordinances have been used as enforcement tools primarily in circumstances involving repeat juvenile offenders, egregious conduct, or situations where additional accountability is necessary; and

WHEREAS, law enforcement officials from neighboring jurisdictions have advised that these ordinances can provide an effective mechanism to encourage parental involvement and intervention after notice of a child's unlawful or dangerous behavior has been provided; and

WHEREAS, adopting a failure to supervise ordinance promotes public safety, encourages responsible parental or custodial oversight, and supports the health and general welfare of the community; and

WHEREAS, upon adoption, law enforcement will have discretion to issue warnings or advisements prior to enforcement as a flexible means to respond to the specific facts and severity of each incident; and

WHEREAS, the failure to supervise ordinance is intended to provide an additional enforcement and accountability tool, and is not intended to criminalize reasonable parenting decisions or isolated conduct absent circumstances warranting enforcement.

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

Section 1. Chapter 9.12 of the Richland Municipal Code, entitled Miscellaneous Crimes, as first enacted by Ordinance No. 99-76, and last amended by Ordinance No. 2025-13, is hereby amended to read as follows:

CHAPTER 9.12
MISCELLANEOUS CRIMES

Sections:

9.12.010 Conspiracy.
9.12.020 Riot.
9.12.030 Failure to disperse.
9.12.040 Unlawful discharge of a laser in the second degree.
9.12.050 *Repealed.*
9.12.055 Illegal dumping.
9.12.060 Abandoned refrigerators.
9.12.070 Cold storage lockers.
9.12.080 Hunting.
9.12.090 Tormenting or harassing birds and animals.
9.12.100 *Repealed.*
9.12.110 Computer trespass second degree.
9.12.120 *Repealed.*
9.12.130 Possession of another's identification.
9.12.140 Failure to supervise a child unlawful.

9.12.010 Conspiracy.

It is unlawful for any person, with intent that conduct constituting a crime be performed, to agree with one or more persons to engage in or cause the performance of such conduct. Every person who is convicted of a violation of the provisions of this section shall be guilty of conspiracy. When an object of the conspiratorial agreement is a Class C felony, as defined by the laws of the state of Washington, Chapter 9A.28 RCW, conspiracy is a gross misdemeanor. When an object of the conspiratorial agreement is another misdemeanor or gross misdemeanor, conspiracy is a misdemeanor.

9.12.020 Riot.

It is unlawful for any person, acting with three or more persons, to knowingly and unlawfully use or threaten to use force, or in any way participate in the use of such force against any other person or against property. Every person who is convicted of a violation of the provisions of this section shall be guilty of riot, a gross misdemeanor, unless the actor is armed with a deadly weapon, which is a Class C felony under Chapter 9A.84 RCW.

9.12.030 Failure to disperse.
It is unlawful for any person to congregate with a group of three or more other persons at such times as there are acts of conduct within the group which create a substantial risk of causing injury to any person, or substantial harm to property, and to refuse or fail to disperse when ordered to do so by a peace officer engaged in enforcing or executing the law. Every person who is convicted of a violation of the provisions of this section shall be guilty of failure to disperse, a misdemeanor.

9.12.040 Unlawful discharge of a laser in the second degree.
RCW 9A.49.030 is hereby adopted by reference as currently enacted or as hereafter amended or recodified from time to time and shall be given the same force and effect as if set forth herein in full.

9.12.050 Impersonating public officer.
Repealed by Ord. 20-11.

9.12.055 Illegal dumping.
It is unlawful for any person to bury, burn, dump, collect, remove, or in any other manner dispose of or deposit refuse upon any street, alley, public place, or private property within the city other than as provided in RMC Title 15; except that this section shall not be taken to prohibit maintenance of any compost heap upon private property in a manner not constituting a nuisance. Every person who is convicted of a violation of the provisions of this section shall be guilty of illegal dumping, a misdemeanor.

9.12.060 Abandoned refrigerators.
It is unlawful for any person to place, maintain, leave or possess, or to knowingly permit to be placed, maintained, left or possessed, in any place accessible to children, any abandoned, unused or discarded icebox, refrigerator or other like container or receptacle, unless all doors thereon may be readily opened by children from the inside thereof and all locks and locking devices have been removed therefrom. Every person convicted of a violation of the provisions of this section shall be guilty of a misdemeanor.

9.12.070 Cold storage lockers.
A. It is unlawful for any person, either as owner or operator, or as agent for the owner or operator, to maintain or operate any cold storage locker or cold storage room unless the same is equipped with the following:

1. An emergency bell clearly audible to persons on the outside of the cold storage enclosure and operable from the inside of the locker or room. The operating mechanism on the inside of the locker or room shall be clearly posted with the words “emergency bell”;

2. Two or more separate electric lights of at least 10 watts each, located on the inside of the locker or room immediately adjacent to the operating mechanism of the emergency bell required in subsection (A)(1) of this section.

B. Every person convicted of a violation of the provisions of this section shall be guilty of a misdemeanor.

9.12.080 Hunting.
It is unlawful for any person to hunt any bird or animal within the city limits of the city of Richland, except in areas of the city that may be designated by resolution of the city council, and during such times as may be so designated. Every person convicted of a violation of the provisions of this section shall be guilty of a misdemeanor.

9.12.090 Tormenting or harassing birds and animals.
It is unlawful for any person to willfully torment or harass any game bird, game animal, or any species of bird or animal protected under the rules or regulations promulgated by the Washington State Game Commission; provided, however, that nothing contained in this section shall apply to birds or animals which are lawfully hunted in areas of the city designated by resolution of the city council during such times as may be so designated. Every person convicted of a violation of this section shall be guilty of a misdemeanor.

9.12.100 Violation of court orders.
Repealed by Ord. 20-11.

9.12.110 Computer trespass second degree.
A. A person is guilty of computer trespass in the second degree if the person, without authorization, intentionally gains access to a computer system or electronic database of another under circumstances not constituting the offense in the first degree.

B. Computer trespass in the second degree is a gross misdemeanor.

9.12.120 RCW section adopted – Unlawful possession of a legend drug.
Repealed by Ord. 2023-01.

9.12.130 Possession of another's identification.
A. A person is guilty of possession of another's identification if the person knowingly possesses personal identification bearing another person's identity, when the person possessing the personal identification does not have the other person's permission to possess it, and when the possession does not amount to a violation of RCW 9.35.020.

B. This section does not apply to:

1. A person who obtains, by means other than theft, another person's personal identification for the sole purpose of misrepresenting his or her age;

2. A person engaged in a lawful business who obtains another person's personal identification in the ordinary course of business;

3. A person who finds another person's lost personal identification, does not intend to deprive the other person of the personal identification or to use it to commit a crime, and takes reasonably prompt steps to return it to its owner; and

4. A law enforcement agency that produces or displays counterfeit credit or debit cards, checks or other payment instruments, or personal identification for investigative or educational purposes.

C. In a proceeding under this section that is related to an identity theft under RCW 9.35.020, the crime will be considered to have been committed in any locality where the person whose means of identification or financial information was appropriated resides, or in which any part of the offense took place, regardless of whether the defendant was ever actually in that locality.

D. A violation of this section is a gross misdemeanor.

9.12.140 Failure to supervise a child unlawful.

A. It is unlawful for any parent, parents, legal guardian, or any other person having the care or custody of a child, whether temporary or permanent, to:

1. Fail to properly supervise and care for such child, in that such failure of supervision or care contributes to the child violating any law of the United States, the State of Washington, or any ordinance of the City of Richland or County of Benton; or

2. Fail to exercise proper parental control of a child 12 years of age or younger by leaving the child without adult supervision for unreasonable periods of time, or leaving the child unattended under circumstances which create a risk of bodily harm to the child; or

3. Neglect, inflict cruelty or depravity upon or fail to provide a fit place for such child to live; or

4. Allow such child to be truant in violation of compulsory school attendance laws.

B. Failure to supervise a child is a misdemeanor.

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

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

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

This space intentionally left blank.

PASSED by the City Council of the City of Richland, Washington, at a regular meeting on the 16th day of June, 2026.

_____
Theresa Richardson, Mayor

Attest:

_____
Jennifer Rogers, City Clerk

Approved as to Form:

_____
Heather Kintzley, City Attorney

First Reading: June 2, 2026
Second Reading: June 16, 2026
Date Published: June 21, 2026

COUNCIL AGENDA ITEM STAFF REPORT

Meeting Date: 6/16/2026 Agenda Category: Items of Business

Strategic Priority 1 - High Performance Government

Subject

Resolution No. 2026-83, Declaring Surplus and Authorizing Relinquishment of a Stormwater Easement lying within 608 Williams Boulevard

Department/Office	Ordinance/Resolution Number	Document Type
Public Works	2026-83	Resolution

Recommended Motion

Adopt Resolution No. 2026-83, declaring surplus and authorizing the City Manager to sign and execute the documents necessary to relinquish a stormwater easement lying within 608 Williams Boulevard.

Summary

On April 7, 2026, Richland City Council adopted Resolution No. 2026-40, authorizing a stormwater reimbursement agreement with HAPO Community Credit Union (HAPO). The agreement includes a provision for the City to relinquish an existing stormwater easement upon successful completion of a relocated stormwater facility. In exchange, the property owner, HAPO, will grant the City an easement for the relocated stormwater line.

HAPO has requested the relinquishment of a portion of an existing stormwater easement located in the Plat of Richland Cemetery, Volume 2, Page 85, records of Benton County, Washington. Over the years, portions of the property have been acquired by various owners, and a previous owner, George A. Grant, Inc., negotiated adjustments to the stormwater easement originally granted in Auditor's File Number 383121 and subsequently adjusted by additional agreement and recorded in Auditor's File Number 520280.

The City wishes to relinquish all interests granted to the City by said Auditor's File Number 520280, and to accept a new easement for the relocated stormwater line. RCW 35.94.040 provides for the disposal of surplus property originally obtained for public utility purposes.

On June 14, 2026, a notice was published that a public hearing would be held on June 16, 2026 to take public testimony regarding this surplus action.

Staff recommends adoption of Resolution No. 2026-83.

Fiscal Impact

None.

Attachments

1. Resolution No. 2026-83

RESOLUTION NO. 2026-83

A RESOLUTION OF THE CITY OF RICHLAND, WASHINGTON, DECLARING SURPLUS AND AUTHORIZING RELINQUISHMENT OF A STORMWATER EASEMENT LYING WITHIN 608 WILLIAMS BOULEVARD.

WHEREAS, on April 7, 2026, Richland City Council adopted Resolution No. 2026-40 authorizing a stormwater reimbursement agreement with HAPO Community Credit Union (HAPO); and

WHEREAS, the stormwater reimbursement agreement includes a provision to relinquish the existing stormwater easement upon successful completion of the stormwater relocation on the affected property; and

WHEREAS, in recognition of the City relinquishing a portion of the easement, the property owner agrees to grant the City an easement for the relocated stormwater line; and

WHEREAS, the property owner, HAPO, has requested the relinquishment of a portion of a stormwater easement located in the Plat of Richland Cemetery, Volume 2, Page 85, records of Benton County, Washington; and

WHEREAS, portions of the property have been acquired by various owners over the years, and a previous owner, George A. Grant, Inc., negotiated adjustments to the stormwater easement originally granted in Auditor's File Number 383121 and subsequently adjusted by additional agreement and recorded in Auditor's File Number 520280; and

WHEREAS, the City wishes to relinquish all interests granted to the City by said Auditor's File Number 520280, as legally described in **Exhibit A** and depicted on **Exhibit B**, and to accept a new easement for the relocated stormwater line; and

WHEREAS, RCW 35.94.040 provides for the disposal of surplus property originally obtained for public utility purposes; and

WHEREAS, on June 14, 2026, notice was duly published that a public hearing would be held on June 16, 2026 to take public testimony regarding this surplus action.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the portion of an existing utility easement, originally acquired for stormwater purposes and adjusted by separate document, legally described in **Exhibit A** and depicted on **Exhibit B** attached hereto, is hereby found to be surplus to the City's needs.

BE IT FURTHER RESOLVED that the applicant shall grant the new easement needed for the rerouted stormwater line via a separate document prior to the processing of this relinquishment.

BE IT FURTHER RESOLVED that the consideration in support of this relinquishment, which covers the City's administrative processing fees and recording costs, shall be paid by the applicant.

BE IT FURTHER RESOLVED that the City Manager is authorized to sign and execute all documents necessary to relinquish the City's interest in the certain portion of the public utility easement legally described in **Exhibit A** and depicted on **Exhibit B**, and to deliver the same upon payment.

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

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 16th day of June, 2026.

_____
Theresa Richardson, Mayor

Attest:

_____
Jennifer Rogers, City Clerk

Approved as to Form:

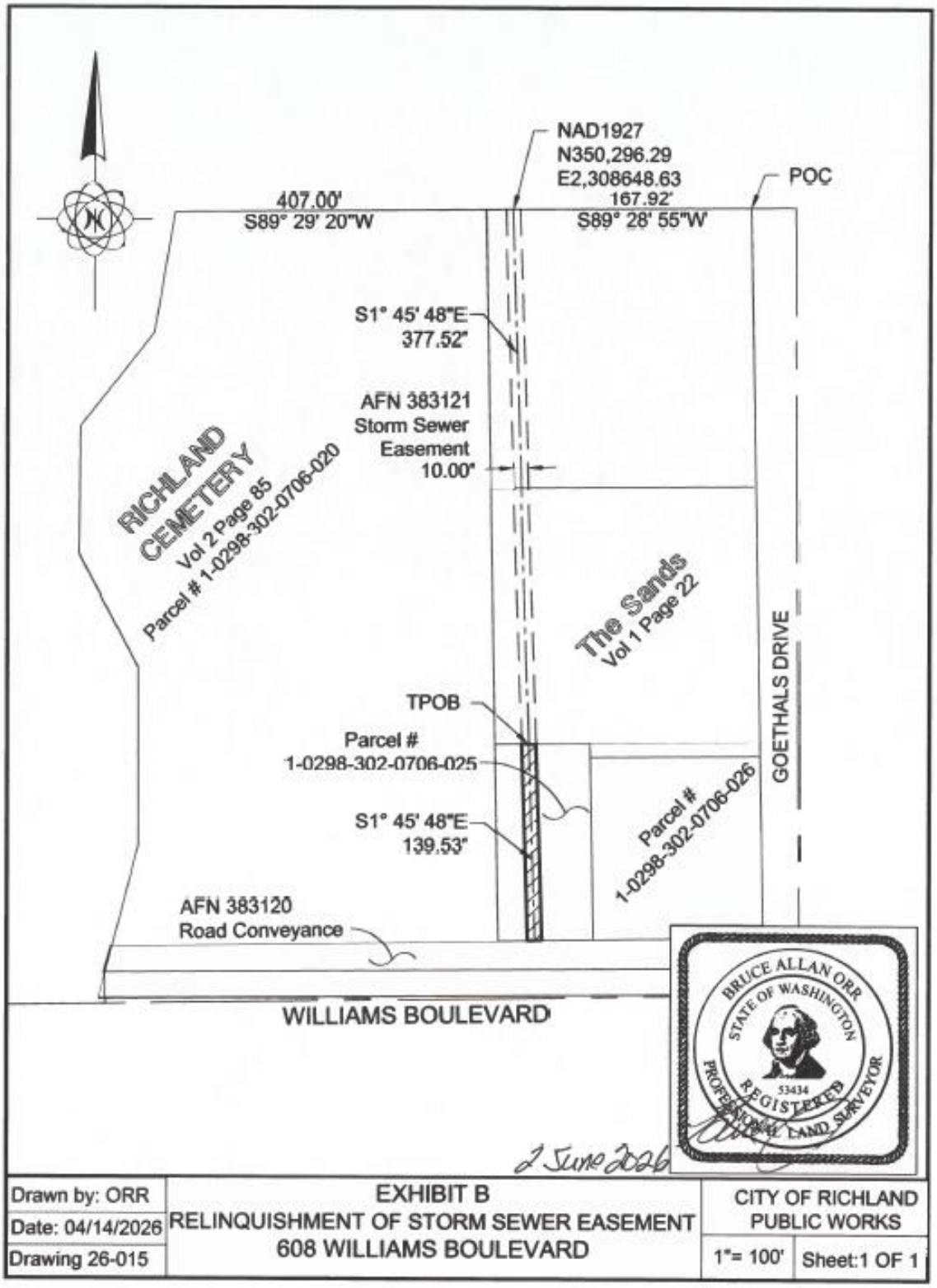
_____
Heather Kintzley, City Attorney

Exhibit A
Legal Description

A portion of a 10-foot easement for storm sewer purposes recorded in Auditor's File Number 383121 and adjusted by Auditor's File Number 520280 situate in a portion of the Richland Cemetery recorded in Volume 2 Page 85, records of Benton County, Washington, in the Southwest Quarter of the Southwest Quarter of Section 2, Township 9 North, Range 28 East, Willamette Meridian, City of Richland, of said county and state, centerline described as follows:

Commencing at the Northeast corner of the Richland Cemetery, as recorded on Page 85 in Volume 2 of Plats, Records of Benton County, Washington; Thence South 89°28' 55" West 167.92 feet (the coordinates being East 2,308,648.63, North 350,296.29, on the Washington State Grid System NAD1927, South Zone; Thence South1°45'48" East 377.52 feet to the North boundary of Parcel # 1-0298-302-0706-025 and the **True Point of Beginning** Thence South1°45'48" East 139.53 feet to the South boundary of aforementioned Parcel to the **Termination** of relinquishment.

Easement area is depicted by hatching on **Exhibit B**.


NAD1927
N350,296.29
E2,308648.63
POC
407.00'
S89° 29' 20"W
167.92'
S89° 28' 55"W
S1° 45' 48"E
377.52'
AFN 383121
Storm Sewer
Easement
10.00'
RICHLAND CEMETERY
Vol 2 Page 85
Parcel # 1-0298-302-0706-020
The Sands
Vol 1 Page 22
GOETHALS DRIVE
TPOB
Parcel #
1-0298-302-0706-025
S1° 45' 48"E
139.53'
Parcel #
1-0298-302-0706-026
AFN 383120
Road Conveyance
WILLIAMS BOULEVARD
BRUCE ALLAN ORR
STATE OF WASHINGTON
53434
REGISTERED
PROFESSIONAL LAND SURVEYOR
2 June 2026
Drawn by: ORR
Date: 04/14/2026
Drawing 26-015
EXHIBIT B
RELINQUISHMENT OF STORM SEWER EASEMENT
608 WILLIAMS BOULEVARD
CITY OF RICHLAND
PUBLIC WORKS
1"= 100'
Sheet:1 OF 1

COUNCIL AGENDA ITEM STAFF REPORT

Meeting Date: 6/16/2026 Agenda Category: Items of Business

Strategic Priority 3 - Focused Development

Subject

Resolution No. 2026-84, Authorizing a Reimbursable Agreement with the Bonneville Power Administration for Engineering and Procurement Activities associated with Line and Load Interconnection Request No. L0534 (Atlas Agro), and a BPA Second Cost Allocation Agreement with Atlas Agro Data Center, LLC.

Department/Office	Ordinance/Resolution Number	Document Type
Energy Services	2026-84	Resolution

Recommended Motion

Adopt Resolution No. 2026-84, authorizing the City Manager to sign and execute an agreement with Bonneville Power Administration for Line and Load Interconnection Request No. L0534, and a BPA second cost allocation agreement with Atlas Agro Data Center, LLC.

Summary

In 2015, Tri-City Development Council (TRIDEC) acquired 1,641 acres from the United States Department of Energy (DOE), and in 2016, transferred portions of the property to Energy Northwest, Port of Benton and the City of Richland. The land transfer supported DOE's Cleanup to Clean Energy program by transitioning industrial-designated land in DOE's Comprehensive Land Use Plan to local government ownership, as has been done on several occasions since the 1970s. The 1,641 acres now known as Northwest Advanced Clean Energy Park (NACEP), is intended to support large-scale, clean energy, and advanced manufacturing industrial development opportunities. Currently, there are no utilities on the site, although the City is nearly ready to begin construction of a sewer main line north from Horn Rapids Road into NACEP. The City has long worked with the Bonneville Power Administration (BPA) and industry to extend BPA transmission infrastructure into NACEP for the City's distribution to retail electric customers. The transmission line would begin at the BPA substation north of the Energy Northwest Columbia Generating Station and extend south.

The primary purpose of this agenda item is to consider a reimbursable agreement with Bonneville Power Administration (BPA) and a separate cost allocation agreement with Atlas Agro Data Center, LLC to fund a portion of work necessary to extend BPA's transmission infrastructure into NACEP. The agreements are for the engineering costs to complete 30% of the design phase and procurement of the long lead-time materials (LLTM) for new transmission lines and new Triton Substation serving a 350MW transmission interconnection request, L0534, submitted by the City in August 2022. Since then, the City has submitted transmission interconnection requests, L0647 for 300MW and L0657 for 300MW with the loads to be located in the Northwest Advanced Clean Energy Park (NACEP).

On December 19, 2023, Richland City Council approved Resolution No. 2023-188, authorizing an agreement with BPA for preliminary engineering activities (scoping and less than 5% design) along with a corresponding cost allocation with Atlas Agro.

BPA has identified its recommended transmission infrastructure using standardized equipment capacities of 1300MVA at the 500kV/230kV interconnection voltage. BPA's 25TP-13434 agreement costs for the 30% design engineering and long lead-time materials are $51,345,800. These costs are reimbursable through transmission credits to the City and Atlas Agro Data Center over a twenty-year period and after sufficient load has been added to the transmission infrastructure. The infrastructure will be available to other industrial customers in NACEP.

BPA will not perform work ahead or procure long lead-time materials until funds have been prepaid based upon

the agreement payment schedule. For BPA to begin and complete any work or procurements, Atlas Agro Data Center, LLC will pay for the costs and payment schedule identified in BPA Agreement 25TP-13435 and also attached as Exhibit B to the Second Cost Allocation Agreement with Atlas Agro Data Center, LLC. The proposed prepayment agreements support the City's economic development objectives while maintaining the policy that growth-related infrastructure costs are borne by the requesting customer and not subsidized or create financial exposure to existing electric utility customers.

Execution of these agreements does not authorize construction of the transmission infrastructure, as there will be other definitive agreements including Cost Allocation Agreements for 30–100% design and remaining equipment and material orders, BPA Facilities Agreement for the construction of the Triton Substation and 500kV transmission lines, Power Supply Agreements for New Large Single Loads (NLSL), Retail Electric Service Agreements, and Financial Security Agreements. Similarly, execution of these agreements does authorize future permitting and construction requirements for any data centers or fertilizer manufacturing facility as a part of the transmission interconnection process.

Staff recommends adoption of Resolution No. 2026-84.

Fiscal Impact

The proposed agreement with BPA 25TP-13435 has a total cost of $51,345,800 with payments scheduled over 2026 and 2027. All costs associated with the agreement will be funded directly by Atlas Agro Data Center, LLC., resulting in no financial obligation to the City. Should funding not be provided, BPA will suspend all associated work and procurement activities until funds are received.

Attachments

1. Resolution No. 2026-84
2. Cost Allocation Agreement No. 1 with Bonneville Power Association
3. Cost Allocation Agreement No. 2 with Atlas Agro Data Center, LLC

RESOLUTION NO. 2026-84

A RESOLUTION OF THE CITY OF RICHLAND, WASHINGTON, AUTHORIZING A REIMBURSABLE AGREEMENT WITH THE BONNEVILLE POWER ADMINISTRATION FOR LINE AND LOAD INTERCONNECTION REQUEST NO. L0534. AND A BONNEVILLE POWER ADMINISTRATION SECOND COST ALLOCATION AGREEMENT WITH ATLAS AGRO DATA CENTER, LLC.

WHEREAS, the City of Richland is a consumer-owned electric municipal utility obtaining wholesale transmission service from the Bonneville Power Administration (BPA); and

WHEREAS, BPA provides the City of Richland with transmission system planning and transmission interconnection services; and

WHEREAS, the City submitted BPA Transmission Line and Load Interconnection Request No. L0534 on or about August 15, 2022 to support additional transmission capacity for the Atlas Agro prospective project load in the Northwest Advanced Clean Energy Park (NACEP)("Request No. L0534"); and

WHEREAS, BPA has completed the Feasibility Study and System Impact Study for 350MW associated with L0534, while also understanding separate transmission interconnection requests L0647 for 300MW and L0657 for 300MW; and

WHEREAS, on December 19, 2023, Richland City Council approved Resolution No. 2023-188, authorizing an agreement with BPA for preliminary engineering activities and the facility study associated with Request No. L0534, and a corresponding cost allocation agreement with Atlas Agro; and

WHEREAS, BPA has identified recommended transmission infrastructure using its standardized equipment capacities, interconnection voltages, and potential loads to be served from a new 1300MW Triton Substation connected at 500kV/230kV; and

WHEREAS, BPA has prepared an estimated $51,345,800 in reimbursable engineering and procurement activities associated with Request No. L0534 that will include completing 50% transmission design and ordering the transmission interconnection long-lead-time materials; and

WHEREAS, BPA has identified the engineering and procurement agreement as reimbursable through its transmission policies for monthly transmission credits over a twenty-year period after load has been added to the constructed transmission infrastructure; and

WHEREAS, BPA will not perform work ahead or pursue specific procurements until funds have been prepaid based upon the agreement payment schedule; and

WHEREAS, for BPA to begin and complete any work or procurements, Atlas Agro Data Center, LLC will pay for the costs and payment schedule identified in BPA Agreement 25TP-13435 (also attached as **Exhibit B** to the Second Cost Allocation Agreement with Atlas Agro).

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City Manager is authorized to sign and execute a Reimbursable Agreement with the Bonneville Power Administration for engineering and procurement activities associated with Line and Load Interconnection Request No. L0534 (Atlas Agro).

BE IT FURTHER RESOLVED by the City Council of the City of Richland that the City Manager is authorized to sign and execute a Second Cost Allocation Agreement with Atlas Agro Data Center, LLC for the BPA engineering and procurement activities identified in BPA Agreement 25TP-13435.

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

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 16th day of June, 2026.

_____
Theresa Richardson, Mayor

Attest:

_____
Jennifer Rogers, City Clerk

Approved as to Form:

_____
Heather Kintzley, City Attorney

U.S. DEPARTMENT OF ENERGY
BONNEVILLE POWER ADMINISTRATION

AGREEMENT

1. AGREEMENT NUMBER	2. AGREEMENT EFFECTIVE FROM DATE IN BLOCK 4 UNTIL	3. AMENDMENT NO.	4. EFFECTIVE DATE
25TP-13435	**See Section 7 of the Division of Responsibilities Statement**	**-0-**	**Same as Block #17**

ISSUED TO	ISSUED BY
5. ORGANIZATION AND ADDRESS **City of Richland, Washington** **ATTN: Clinton Whitney, Energy Services Director** **625 Swift Boulevard MS-21** **Richland, WA 99352**	6. ORGANIZATION AND ADDRESS **U.S. Department of Energy** **Bonneville Power Administration** **ATTN: Brian Galbraith – TPCC/TPP-4** **P.O. Box 61409** **Vancouver, WA 98666**
7. TECHNICAL CONTACT: **Kelly Hill** — PHONE NUMBER: **(509) 942-7416**	8. TECHNICAL CONTACT: **Joe Braley** — PHONE NUMBER: **(360) 774-9225**
9. ADMINISTRATIVE CONTACT: **Clinton Whitney** — PHONE NUMBER: **(509) 942-7402**	10. ADMINISTRATIVE CONTACT: **Eric Carter** — PHONE NUMBER: **(360) 619-6006**

11. TITLE/BRIEF DESCRIPTION OF WORK TO BE PERFORMED UNDER THIS AGREEMENT

LINE AND LOAD INTERCONNECTION ENGINEERING AND PROCUREMENT AGREEMENT
ATLAS AGRO (REQUEST NO. L0534)

This Reimbursable Agreement (Agreement) between the Bonneville Power Administration (BPA) and the City of Richland, Washington, (Richland) provides for, BPA, at Richland's expense, to perform engineering activities and procurement of long lead-time materials (LLTM) for Line and Load Interconnection request No. L0534 (Request).

The energization date and construction schedule will be determined within and pursuant to a construction agreement that BPA may offer to Richland subsequent to execution of this Agreement. Execution of this Agreement does not in any way imply or guarantee the certainty of an offer by BPA of a construction agreement, which may not be offered before the completion of the National Environmental Policy Act studies and the issuance of a favorable environmental record of decision

Specific duties are defined in the attached Division of Responsibilities Statement.

The following documents are attached to and become a part of this Agreement:

- Division of Responsibilities Statement
- Financial Terms and Conditions Statement (FTC)

12. AMOUNT TO BE PAID BY BPA **$-0-**	13. AMOUNT TO BE PAID TO BPA **$51,345,800 (estimated) – see FTC**
14. SUBMIT SIGNED AGREEMENT TO **U.S. Department of Energy** **Bonneville Power Administration** **ATTN: Brian Galbraith– TPCC/TPP-4** **P.O. Box 61409** **Vancouver, WA 98666**	15. ACCOUNTING INFORMATION *(For BPA Use Only)* **Work Order No. 00593792** 16. SUBMIT INVOICE TO *(Name and Address)* **Same as Block #5 above.**

PARTICIPANT	BPA
17. APPROVED BY *(Signature)* — DATE *(mm/dd/yyyy)*	18. APPROVED BY *(Signature)*: Suzanne B Cooper — DATE *(mm/dd/yyyy)*: Digitally signed by SUZANNE COOPER Date: 2026.05.28 13:36:15 -07'00'
NAME AND TITLE	NAME AND TITLE **Deputy Administrator and Chief Operating Officer**

BPA and Richland hereby agree as follows:

1. DIVISION OF RESPONSIBILITIES

BPA shall, at Richland's expense:

(1) Procure LLTM during scoping activities, which includes:

(a) Four (4) 500 kV, 4000 A, 63 kA breakers.
(b) Three (3) 230 kV, 4000 A, 63 kA breakers.
(c) Four (4) 550/241.5/34.5 kV, single phase, 433.3 MVA transformers.

(2) Perform design activities (design and develop the Firm Fixed Price Package) including:

(a) Design activities.
(b) Refined schedule.
(c) Refined cost estimate.
(d) Risk register.

2. CANCELLATION COSTS

In the event Richland cancels the project or either party terminates this Agreement, subject to the immediately following paragraphs of this Section 2, Richland shall pay BPA: (a) BPA's costs for LLTM materials/equipment procured or committed to as of the termination date, and (b) BPA's actual costs of work performed through the termination date, inclusive of applicable overhead. BPA shall refund to Richland all remaining amounts Richland paid for such equipment and work performed.

Notwithstanding the foregoing, if LLTM equipment can be reasonably returned or cancelled, then BPA shall return or cancel such equipment unless BPA elects to take title. Richland shall pay BPA's unrecoverable costs of return/cancellation (e.g., shipping), and BPA shall refund to Richland all remaining amounts Richland paid for such equipment. If BPA elects to take title, then BPA shall refund to Richland all amounts Richland paid for such equipment.

If BPA has procured LLTM equipment that cannot be reasonably returned or cancelled, then BPA may either:

(a) Take title to said equipment. In taking title, BPA shall pay any remaining purchase price and costs, and BPA shall refund to Richland all amounts Richland paid for such equipment.

(b) Transfer title and deliver the equipment to Richland—even if the equipment becomes unnecessary—and Richland shall pay any remaining cost and fees for such equipment, subject to Section 7, Termination.

3. UNCONTROLLABLE FORCES

The parties shall not be in breach of their respective obligations to the extent the failure to fulfill any obligation is due to an Uncontrollable Force. "Uncontrollable

Force" means an event beyond the reasonable control of, and without the fault or negligence of, the party claiming the Uncontrollable Force, that prevents that party from performing its contractual obligations under this Agreement and which, by exercise of that party's reasonable care, diligence and foresight, such party's was unable to avoid. Uncontrollable Forces include, but are not limited to:

(a) strikes or work stoppage;

(b) floods, earthquakes, fire, or other natural disasters; terrorist acts; epidemics, pandemics and

(c) final orders or injunctions issued by a court or regulatory body having competent subject matter jurisdiction which the party claiming the Uncontrollable Force, after diligent efforts, was unable to have stayed, suspended, or set aside pending review by a court of competent subject matter jurisdiction.

Neither the unavailability of funds or financing, nor conditions of national or local economies or markets shall be considered an Uncontrollable Force. The economic hardship of either party shall not constitute an Uncontrollable Force. Nothing contained in this provision shall be construed to require either party to settle any strike or labor dispute in which it may be involved.

If an Uncontrollable Force prevents a party from performing any of its obligations under this Agreement, such party shall: (1) immediately notify the other party of such Uncontrollable Force by any means practicable and confirm such notice in writing as soon as reasonably practicable; (2) use its best efforts to mitigate the effects of such Uncontrollable Force, remedy its inability to perform, and resume full performance of its obligation hereunder as soon as reasonably practicable; (3) keep the other party apprised of such efforts on an ongoing basis; and (4) provide written notice of the resumption of performance. Written notices sent under this section must comply with Section 4, Notices, below.

4. NOTICES

Any notice or other communication related to this Agreement shall be delivered in person, by email, First Class mail or overnight delivery service to the Technical or Administrative contact set forth above. Notices are effective on the date received.

5. LIMITATION OF LIABILITY

Neither party shall be liable to the other party for any lost or prospective profits or any special, punitive, exemplary, consequential, incidental or indirect losses or damages under this Agreement.

Richland is solely responsible to BPA for damage to United States (BPA) property caused by Richland, and its employees, contractors, and agents. Richland is also solely responsible for any claims arising out of negligent conduct by its employees, contractors, and agents performing the work described in this Agreement on or at United States-owned (BPA-owned) real property, facilities, or equipment. Any claim for personal injury, death, or property damage against BPA (the United States)

must be made in accordance with the Federal Tort Claims Act, 28 U.S.C. §§ 1346(b), 1402(b), 2401(b), and ch. 171.

6. PROJECT SCHEDULE

The estimated completion date for the Project's 30 percent design activities is November 5, 2026. BPA reserves the right to modify the project schedule by providing written notice to Richland of the schedule change.

7. TERMINATION

This Agreement shall become effective upon execution by both parties and shall terminate upon full performance by both parties of their respective obligations set forth herein, but in no event shall the term of this Agreement exceed five years from its effective date. The parties may extend this Agreement by mutual agreement.

BPA's cost of performing engineering and procurement at Richland's expense shall be the actual cost of doing the work specified in this Agreement, plus the following overhead rates representing the indirect costs of performing the work plus the contractual support costs of contract negotiation, billing and accounting functions, and contract management.

BPA Labor, Supplemental Labor and Service Contracts	26%
Materials, Supplies, Equipment, and Construction, Survey and Turnkey Contracts	9%

Richland hereby agrees to advance $42,519,300, the estimated LLTM cost, to BPA based on the following payment schedule:

Payment	Amount	Date Due
1	$10,000,000	June 26, 2026
2	$10,000,000	July 31, 2026
3	$10,000,000	October 17, 2026
4	$12,519,300	March 30, 2027

BPA will only order LLTM upon receipt of advanced payment for such LLTM as described above, such that there shall not, at any time, be any unpaid balance for any LLTM procured by BPA hereunder.

Richland hereby agrees to advance $8,826,500, the estimated design activities cost to BPA based on the following payment schedule:

Payment	Amount	Date Due
1	$2,826,500	June 30, 2026
2	$6,000,000	October 17, 2026

Payments made to BPA shall be held in an account established for this Agreement.

If BPA needs additional funds to complete the work at any time during performance of engineering and procurement, BPA may request, in writing, for Richland to advance such additional funds to BPA for deposit in the account. Richland shall advance such additional funds within 30 days of BPA's written request, and BPA may temporarily stop work until Richland supplies the requested funds. If Richland does not advance such additional funds by the due date or, if at any time before completion of engineering and procurement, Richland elects to stop work under this Agreement, BPA has the right to cease all work and restore, as a cost of engineering and procurement at Richland's expense, government facilities and/or records to their condition prior to the beginning of work under this Agreement. BPA shall return to stock any reusable equipment and materials, as determined by BPA.

Within a reasonable time after completion of engineering and procurement, BPA shall make a full accounting to Richland showing the actual costs charged against the account. BPA shall either remit any unexpended balance in the account to Richland or bill for any costs in excess of the deposits in the account. Richland shall pay any excess costs within 30 days of the invoice date (due date).

Payments not received by the due date will accrue interest on the amount due beginning the first calendar day after the due date to the date paid, at an annual interest rate equal to the higher of i) the prime rate (as reported in the Wall Street Journal in the first issue published during the month in which payment by Richland is due) plus 4 percent; or ii) such prime rate multiplied by 1.5.

BPA SECOND COST ALLOCATION AGREEMENT

This BPA Second Cost Allocation Agreement ("Second Cost Allocation Agreement") is by and between Atlas Agro Data Center LLC ("Customer") and the City of Richland and its Energy Department, ("RES"). Customer and RES each may be referred to herein as a "Party" or collectively as the "Parties."

RECITALS

WHEREAS, RES operates a system that is used to transmit and distribute electric energy to customers located in and around the City of Richland, Washington; and

WHEREAS, Customer has submitted a request for retail electric service at a new industrial facility to be located in RES's service territory (the "Project"); and

WHEREAS, RES purchases wholesale power and transmission services from the Bonneville Power Administration ("BPA"); and

WHEREAS, in order to provide the requested electric service to the Project, RES will require additional transmission capacity from BPA; and

WHEREAS, on or about August 15, 2022, RES submitted to BPA a Line and Load Interconnection Request for 350 MW of transmission capacity for service to the Project ("Request No. L0534"); and

WHEREAS, BPA has tendered to RES for execution that certain Reimbursable Agreement No. 25TP-13435, (the "Second BPA Contract"), pursuant to which BPA will, at RES's expense, procure long lead time materials and perform design activities (the "BPA Procurement and Design Work") to provide transmission capacity as requested by RES in Request No. LO534; and

WHEREAS, subject to the terms and conditions set forth herein, upon execution of the Second BPA Contract by RES, Customer agrees to directly pay BPA for all costs associated with the BPA Procurement and Design Work.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

Section 1. EFFECTIVE DATE.

1.1 Effective Date and Term. This Second Cost Allocation Agreement is effective upon execution and delivery by both Parties ("Effective Date") and will remain in effect until the BPA Procurement and Design Work has been completed or the earlier termination

hereof, and Customer has made all Payments due and owing by Customer under this Second Cost Allocation Agreement.

1.2 Early Termination. If requested by Customer in writing, in its sole discretion, RES will, as soon as possible but no later than four (4) days after such request, direct BPA to terminate any BPA Procurement and Design Work then being undertaken by BPA. RES will use best efforts to avoid incurring any additional costs for the BPA Procurement and Design Work, and to cause BPA to promptly remit to Customer as soon as possible any unexpended funds held by BPA from the Payments Customer has made. If any expended funds are refunded by BPA to RES, then RES will remit all such funds to Customer no later than ten (10) days after receipt from BPA. This Section 1.2 will survive the early termination of this Second Cost Allocation Agreement.

Section 2. COST ALLOCATION.

2.1 Customer Sole Source of Funding. Customer is solely responsible for all costs for BPA Procurement and Design Work. RES is not responsible for any costs for BPA Procurement and Design Work.

2.2 Advance Payments to BPA. As compensation for the BPA Procurement and Design Work, Customer shall make Payments directly to BPA (each, an "Advance Payment" and collectively, the "Advance Payments"). The sum of the Advance Payments is equal to BPA's cost estimate for the BPA Procurement and Design Work. The amounts and due dates for the Advance Payments are set forth in the payment schedule attached hereto as Exhibit A (the "Payment Schedule").

2.3 Additional Payments to BPA. If, at any time during the performance of the BPA Procurement and Design Work, BPA requests that RES provide additional funds for the BPA Procurement and Design Work beyond the sum of the Advance Payments, then Customer will be solely responsible for paying directly to BPA any additional payments that may be requested by BPA and any invoices received from BPA for the BPA Procurement and Design Work (collectively, "Additional Payments," and together with the Advance Payments, each a "Payment" and collectively, the "Payments"). RES will forward to Customer any requests and invoices for Additional Payments for BPA Procurement and Design Work as soon as possible but no later than four (4) days after receipt. Customer will pay each such request or invoice within twenty-five (25) days after the date of Customer's receipt of such request or invoice from RES.

2.4 Manner of Making Payments. Customer shall make all Payments to BPA by wire transfer or ACH credit, with reference to "BPA Agreement No. 25TP-13435" and in accordance with the "BPA Payment Instructions" attached hereto as Exhibit B.

2.5 Documentation of Payments. Customer shall provide RES with documentation of each Payment made to BPA within ten (10) days after such Payment is made (but with all bank account and other confidential business information of Customer redacted from such documentation). Notwithstanding the provisions of Section 15.2 below, such documentation shall be transmitted by electronic mail to:

Email: rescontracts@richlandwa.gov

Promptly upon Customer's transmission to RES of documentation of each such Payment, RES shall request written (which may be by electronic mail) confirmation from BPA of its receipt of such Payment. Upon receiving any such information from BPA, RES shall promptly provide such confirmation to Customer. Notwithstanding the provisions of Section 15.2 below, such confirmation shall be transmitted by electronic mail to:

Email: Dan.Holmes@atlasagro.ag

2.6 Overdue Payments. If RES receives any notice from BPA concerning any overdue Payments under the BPA Contract, then RES will forward the notice to Customer as soon as possible but no later than four (4) days after receipt by RES. Customer understands and agrees that, if it does not timely make Payments to BPA when due, then BPA may suspend or terminate the BPA Procurement and Design Work.

2.7 No Cost Guaranty. RES makes no representations or warranties to Customer concerning the total costs required for BPA to complete the BPA Procurement and Design Work. Customer expressly understands and agrees that the actual costs of the BPA Procurement and Design Work may exceed the amount of the sum of the Advance Payments.

2.8 Return of Unexpected Funds; Accounting.

2.8.1 When the BPA Procurement and Design Work is completed, or at such earlier time as this Second Cost Allocation Agreement is terminated, to the extent that the sum of the Payments made by Customer to BPA exceed the total of the actual BPA cost for the BPA Procurement and Design Work such that there are unexpended funds held by BPA, then RES will use best efforts to cause BPA to promptly remit as soon as possible any unexpended funds held by BPA from Payments Customer has made. RES will request that BPA remit all such funds directly to Customer (pursuant to funding instructions that Customer will provide). If such funds are instead remitted by BPA to RES, then RES will remit all such funds it receives from BPA to Customer no later than ten (10) days after receipt of any such funds from BPA. This Section 2.8.1 will survive the termination or expiration of this Second Cost Allocation Agreement.

2.8.2 RES will forward to Customer any accountings of the actual costs charged for the BPA Procurement and Design Work, which BPA is required to provide pursuant to the Second BPA Contract as otherwise received by RES, promptly upon receipt and will use best efforts, upon Customer's request, to cooperate with Customer in inquiries and discussions with BPA concerning the costs charged and the accountings.

2.8.3 If the Second BPA Contract is terminated for any reason other than an Event of Default by Customer and BPA has elected pursuant to Section 2 of the Second BPA Contract to transfer to RES title to any LLTM (as defined in Section 3.1.1 below), then RES will transfer title of such LLTM to Customer. Notwithstanding the foregoing, RES' obligation to transfer title to Customer of any LLTM hereunder shall be subject to the following conditions: (a) the LLTM shall not have been installed and integrated into RES' electric system, or is capable of being physically removed from RES' electric system without causing damage thereto; (b) Customer has paid all costs associated with procuring such LLTM including, without limitation, any additional costs or fees charged by BPA to RES pursuant to Section 2 of the Second BPA Contract; (3) Customer shall take ownership of any such LLTM on an AS IS/WHERE IS basis; and (4) Customer shall be responsible for taking physical delivery of such LLTM at its sole cost and expense. This Section 2.8.3 will survive the termination or expiration of this Second Cost Allocation Agreement.

2.9 Financial Security. Within ten (10) days following the Effective Date, Customer shall deliver to RES, and shall thereafter maintain, financial security to RES to secure Customer's obligation to make Payments under this Second Cost Allocation Agreement. Customer shall maintain the required financial security until Customer has paid for all costs associated with the BPA Procurement and Design Work in full. The furnishing of such security shall not relieve Customer of any of its obligations under this Second Cost Allocation Agreement.

2.9.1 The amount of financial security shall be $_____.

2.9.2 Financial security shall be in the form of a standby, irrevocable letter of credit payable on demand ("Letter of Credit"). The Letter of Credit shall be issued by a U.S. commercial bank or a foreign bank with a U.S. branch, with: (i) a long-term credit rating (issuer or long-term senior unsecured debt) of "A3" or higher from Moody's Investor's Service, Inc. or "A-" or higher from Standard & Poor's Rating Group; and (ii) having a capital and surplus of at least $1,000,000,000. The form, sufficiency, and issuer of such Letter of Credit shall be subject to RES's reasonable approval.

2.9.3 It shall be a Letter of Credit Default if the issuer of a Letter of Credit, or if the Letter of Credit, fails to satisfy any of the criteria set forth in exhibit 2.9.2, or if the issuer repudiates or fails to honor its payment obligations under a Letter of Credit. If any Letter of Credit issued pursuant to this Second BPA Cost Allocation Agreement will expire in thirty (30) days or less, then RES may liquidate such Letter of Credit and hold the cash proceeds as security hereunder.

2.9.4 If Customer fails to timely make to BPA any Payment due under this Second Cost Allocation Agreement and RES is required to make such payment, then RES shall have the right, without prior notice to Customer, to draw upon such financial security to reimburse itself for such amounts that it paid.

2.9.5 Release. RES shall release or return such financial security when Customer has made all Payments due and owing by Customer under this Second Cost Allocation Agreement

2.10 Retail Electric Service Capacity. In consideration of Customer's payment obligation to BPA under this Agreement, and any further costs or charges imposed by BPA pursuant to Request No. LO534, RES will agree to provide Customer with not less than 350MW of retail electric service. Notwithstanding the foregoing, RES may use the interconnection capacity installed by BPA pursuant to Request No. LO534 for service to any person so long as such service does not interfere with Customer's prior right to receive not less than 350 MW of retail electric service.

2.11 Transmission Credits.

2.11.1 "Transmission Credits" means any transmission credit of any kind actually received by RES from BPA on account of any payment made to BPA to fund network upgrades pursuant to Request No. LO534.

2.11.2 RES shall pass through to Customer, on its next invoice for retail electric service, a credit in an amount equal to the value of any Transmission Credits actually received by RES.

2.11.3 RES shall use commercially reasonable efforts to claim and to enforce its rights to receive in full any Transmission Credits owing to RES in connection with Request No. LO534. Upon request, RES shall provide Customer with copies of BPA calculations and accountings relating to Transmission Credits.

2.11.4 RES makes no representation or warranty to Customer concerning whether any Transmission Credits will be provided by BPA in connection with Request No. LO534, or the timing or amount thereof. In no case shall RES have any

obligation to pass-through, transfer, pay, or otherwise allocate to Customer any value for Transmission Credits that is greater than the value of Transmission Credits actually received by RES from BPA. As a condition of receiving a pass-through of value for Transmission Credits, Customer shall be a retail electric customer of RES.

2.11.5 This Section 2.11 shall survive the termination or expiration of this Second Cost Allocation Agreement.

Section 3. BPA PERFORMANCE; CHANGES TO BPA CONTRACT.

3.1 BPA Procurement and Design Work under BPA Contract. Customer acknowledges and agrees that it has received and reviewed, prior to Customer's execution and delivery of the Second Cost Allocation Agreement, a copy of the Second BPA Contract. RES represents and warrants that Exhibit C attached hereto is a true and correct copy of the Second BPA Contract. The BPA Procurement and Design Work to be completed by BPA pursuant to the Second BPA Contract, and paid for by Customer pursuant to this Second Cost Allocation Agreement, comprises the following tasks:

(1) Procure the LLTM during the LO534 scoping activities, which includes:
   a. Breakers
      i. 500 kV, four (4) 4000 Ampere (A), 63kA
      ii. 230kV, three (3) 4000 Ampere (A), 63kA
   b. Transformers
      i. 550/241.5/34.5kV, four (4) single phase, 433.3MVA

(2) Perform design activities (30-50% Design and Develop the Firm Fixed Price Package), including:
   a. 50% design.
   b. Refined schedule.
   c. Refined cost estimate.
   d. Risk Register.

3.2 Material Changes to Scope of Work. Prior to approving any material changes to the Second BPA Contract, RES will first obtain Customer's written consent, which consent will not be unreasonably conditioned, withheld, or delayed, but subject to Customer's termination rights pursuant to Section 1.2 above.

Section 4. RES'S CONTRACT RIGHTS AND OBLIGATIONS.

4.1 Enforcement of BPA Performance Obligations. RES will, in consultation with Customer, diligently enforce each of BPA's performance obligations and requirements set forth in the Second BPA Contract. RES will use best efforts to affirmatively pursue any legal

remedies against BPA for recovery and reimbursement of the Payments made by Customer to BPA (less actual costs BPA incurred) in accordance with its rights and remedies under the Second BPA Contract. RES will promptly remit any such amounts recovered from BPA to Customer less RES's actual enforcement costs.

4.2 Termination of Second BPA Contract by BPA. If BPA terminates the Second BPA Contract due to any act or omission by RES, then that will also constitute an Event of Default by RES under this Second Cost Allocation Agreement, and Customer will be entitled to all rights and remedies set forth herein. If BPA terminates the Second BPA Contract due to Customer's failure to timely pay when due any Payment, then that will also constitute an Event of Default by Customer under this Second Cost Allocation Agreement, and RES will be entitled to all rights and remedies set forth herein.

4.3 Copies of BPA Documents. RES will provide Customer with a copy of any written: (i) notices to or from BPA related to the BPA Procurement and Design Work; (ii) invoices and accountings from BPA related to the BPA Procurement and Design Work; (iii) work product and reports related to the BPA Procurement and Design Work; (iv) other correspondence concerning the BPA Procurement and Design Work, including but not limited to costs or project schedule; and (v) any other documents that BPA provides to RES in connection with the BPA Procurement and Design Work.

Section 5. INDEMNITY.

5.1 Indemnification by Customer. Except as is otherwise expressly stated herein, Customer will indemnify, defend, and hold RES and its directors, officers, employees, contractors, and agents (each, a "RES Indemnified Party") harmless from and against any and all third-party Claims against, or Loss incurred by, any RES Indemnified Party to the extent arising from or related to BPA's performance or non-performance of the BPA Procurement and Design Work under the Second BPA Contract. RES will provide immediate written notice to Customer of any such Claim. This indemnity, including defense, will not apply to any Claim or Loss to the extent such Claim or Loss results from the fault, negligence or intentional misconduct of any RES Indemnified Party, or from RES's breach of this Agreement or of the Second BPA Contract(other than a breach of the Second BPA Contract caused by Customer's failure to timely pay in full to BPA any Payment due and owing under this Second Cost Allocation Agreement).

5.2 Definitions of "Claim" and "Loss." For purposes of this Second Cost Allocation Agreement, a "Claim" means any suit, legal action, enforcement action, investigation, or demand brought or asserted by any third-party relating to the BPA Procurement and Design Work including, but not limited to, a demand for payment made by BPA against RES under the BPA Contract. A "Loss" means any monetary loss caused by or arising

out of a Claim including, but not limited to, any cost, charge, fine, penalty or award of damages.

5.3 Survival of Indemnity. This indemnity will remain effective and will survive the termination or expiration of this Second Cost Allocation Agreement with respect to any Claim or Loss arising prior to the termination or expiration of the Second Cost Allocation Agreement, even if the written notice of such Claim or Loss is provided after termination or expiration of the Second Cost Allocation Agreement.

Section 6. DEFAULTS AND REMEDIES.

6.1 Events of Default. An "Event of Default" means, with respect to a Party, the occurrence of either of the following:

6.1.1 The failure by either Party to make any payment when due according to the terms of this Second Cost Allocation Agreement, including Customer's failure to make any of the Payments when due to BPA, and such failure to pay is not cured within the earlier of: (i) the period allowed for making a Payment under the Second BPA Contract; or (ii) thirty (30) days after a Party's written notice to the Party that has not made the required payment.

6.1.2 A Letter of Credit Default, or any failure by Customer to provide and maintain financial security as required hereunder, and Customer fails to transfer to RES financial security as required under this Second Cost Allocation Agreement within five (5) days after receipt of written notice by RES.

6.1.3 If Customer disputes any request or invoice by BPA for an Additional Payment on the grounds that it is incorrect or otherwise inconsistent with the scope of the BPA Procurement and Design Work, RES will promptly facilitate discussions with BPA concerning any such Customer dispute; provided, however, that Customer shall timely make any Payment to BPA notwithstanding an unresolved dispute and RES will continue to facilitate discussions notwithstanding Customer's Payment.

6.1.4 The failure of either Party to satisfy any other material performance obligation under this Second Cost Allocation Agreement other than the payment of money when due if such failure is not remedied within thirty (30) days after written notice thereof to the defaulting Party by the non-defaulting Party.

6.2 Notice of Default. If a Party believes that an Event of Default has occurred and is continuing, such Party will provide written notice to the defaulting Party. If the default is not cured within the time allowed pursuant to Section 6.1 above, either Party may

immediately thereafter initiate the Dispute Resolution process set forth in Section 7 below.

6.3 Remedies. Upon the occurrence of an Event of Default, and if the default is not cured within the time allowed pursuant to Section 6.1 above, and is not resolved through the Dispute Resolution process set forth in Section 7 below, then the non-defaulting Party may terminate the Second Cost Allocation Agreement upon written notice to the defaulting Party. The non-defaulting Party will also have any other rights or remedies available to it at law or equity including, without limitation, the recovery of actual damages. In the case of an uncured Event of Default due to Customer's failure to timely make any Payment to BPA under this Second Cost Allocation Agreement, RES may, in addition to any other remedies, direct BPA to suspend or terminate its performance of the BPA Procurement and Design Work consistent with the terms of the Second BPA Contract.

Section 7. DISPUTE RESOLUTION.

7.1 Meeting of Party Representatives. If any dispute arises under this Second Cost Allocation Agreement, then senior officers of the Parties will meet to attempt to resolve such dispute within five (5) days after the written request of either Party.

7.2 Consent to Jurisdiction. Either Party may initiate legal action with respect to any dispute arising out of this Second Cost Allocation Agreement that is not resolved in accordance with Section 7.1. Any such legal action will be initiated and maintained exclusively in state court in Benton County, Washington. Each Party expressly consents to the jurisdiction of state court of such court and waives any claim that such court is an inconvenient forum.

7.3 Waiver of Jury Trial. Each of the Parties knowingly, voluntarily, and intentionally waives the right to a trial by jury in respect of any dispute arising out of this Second Cost Allocation Agreement.

7.4 Attorney Fees. If any litigation is initiated to enforce or interpret the terms of this Second Cost Allocation Agreement, the prevailing Party will be entitled to recover from the other Party its reasonable attorneys' fees, costs, and disbursements, in addition to any other relief to which such Party may be entitled.

Section 8. GOVERNING LAW.

The validity, interpretation, and enforcement of this Second Cost Allocation Agreement will be governed by the laws of the State of Washington, without regard to its conflicts of law principles. Each Party expressly reserves the right to seek changes in, appeal, or otherwise contest any applicable laws.

Section 9. AMENDMENT.

The Parties may amend this Second Cost Allocation Agreement issued hereunder only by a written instrument duly executed by both Parties.

Section 10. ASSIGNMENT.

Customer may not assign its rights or obligations under this Second Cost Allocation Agreement without the prior written consent of RES. Any purported assignment of rights or obligations in violation of this Section 10 is void.

Section 11. NO THIRD-PARTY BENEFICIARIES.

This Second Cost Allocation Agreement is not intended to and does not create rights, remedies, or benefits of any character whatsoever in favor of any persons other than the Parties, and the obligations herein assumed are solely for the use and benefit of the Parties.

Section 12. WAIVER.

Any waiver at any time by either Party of any right arising under this Second Cost Allocation Agreement will not be deemed a continuing waiver with respect to such right or a waiver with respect to any other right arising under this Second Cost Allocation Agreement or any other agreement between the Parties.

Section 13. NO PARTNERSHIP.

This Second Cost Allocation Agreement will not be interpreted or construed to create an association, joint venture, agency relationship, or partnership between the Parties or to impose any partnership obligation or partnership liability upon either Party. Neither Party has any right, power, or authority to enter any agreement or undertaking for, or act on behalf of, or to act as or be an agent or representative of, or to otherwise bind, the other Party.

Section 14. SEVERABILITY.

If a court having jurisdiction over the matter finds any provision of this Second Cost Allocation Agreement invalid, then: (i) such provision will be deemed to be severed from the remainder of this Second Cost Allocation Agreement; (ii) the remainder of this Second Cost Allocation Agreement will remain in full force and effect; and (iii) the Parties will negotiate in good faith to restore insofar as practicable the benefits to each Party that were affected by such ruling.

Section 15. MISCELLANEOUS PROVISIONS.

15.1 Audit Rights. RES will maintain records and accounts in connection with costs incurred by BPA in connection with the BPA Procurement and Design Work, and funds remitted to RES by BPA in connection with the BPA Procurement and Design Work. Customer

will have the right, upon reasonable notice, during normal business hours at RES's office where such records are kept, and at Customer's own expense, to audit RES's records as necessary and as appropriate in order to verify the accuracy of any such costs and funds remitted.

15.2 Notice. Any notice required or permitted to be given in writing under this Second Cost Allocation Agreement will be mailed by certified mail, postage prepaid, return receipt requested, or sent overnight by courier service, or personally delivered to a representative of the receiving Party. All such notices will be mailed, sent, or delivered, addressed to the Party for whom it is intended, at its address set forth below:

If to RES:

City of Richland
Attn: Energy Services Director, M/S-23
625 Swift Blvd
Richland, WA 99352

If to Customer:

Atlas Agro Data Center LLC
Dan Holmes
723 The Parkway
Richland, WA 99352

In addition to, but not in lieu of, the foregoing methods for giving notice, any request RES receives from BPA for an Additional Payment for BPA Procurement and Design Work and any notice RES receives from BPA concerning any overdue payment will also be transmitted to Customer by electronic mail to:

Email: Dan.Holmes@atlasagro.ag

Either Party may change its address for any notice or other communication, including its email address for electronic transmissions pursuant to Section 2.5 above, by giving written notice pursuant to this Section 15.2. Where this Second Cost Allocation Agreement requires written notice to or from BPA, the parties acknowledge and agree that e-mail or similar written electronic communication qualifies as such written notice.

15.3 Consequential Damages. Neither Customer nor RES will be liable to the other for any loss of profit, loss of revenue, loss of use, or for any special, punitive, incidental, indirect, or consequential damage suffered by the other Party as a result of a Party's failure to perform its obligations under this Second Cost Allocation Agreement. This provision

shall not apply, however, to Customer's obligation to indemnify RES for Claims and Losses pursuant to Section 5.

15.4 Final Agreement. This Second Cost Allocation Agreement, together with the Exhibits attached hereto, which are hereby incorporated herein by this reference, contains the final understanding between the Parties concerning the subject matter hereof and, except as expressly provided for herein, supersedes all prior understanding and agreements, whether oral or written, between the Parties with respect to the subject matter hereof.

15.5 Representations and Warranties. Each Party represents and warrants to the other that: (i) it is duly organized and validly existing under the laws of the state in which it was established; (ii) it has all requisite power and authority to carry on the business to be conducted by it and enter into this Second Cost Allocation Agreement; (iii) the execution and delivery of this Second Cost Allocation Agreement and the performance of its obligations have been duly authorized and all necessary corporate action has been taken; and (iv) this Second Cost Allocation Agreement is legal, valid, binding and enforceable in accordance with its terms.

15.6 No Dedication of Facilities. Nothing in this Second Cost Allocation Agreement confers upon Customer an ownership interest in any of the facilities to be constructed or installed by BPA pursuant to Request No. LO534, even if such work is funded by Customer either directly or indirectly.

15.7 Captions. Captions and paragraph headings herein are for convenience only and are not a part of this Second Cost Allocation Agreement and will not be used in construing it.

15.8 Mandatory Meaning. The term "will" as used herein is mandatory, except when used in the predictive context.

15.9 Execution. This Second Cost Allocation Agreement may be executed in one or more counterparts, and upon execution by both Parties each executed counterpart will be deemed an original as if the Parties had signed the same instrument.

IN WITNESS THEREOF, the Parties have caused this Second Cost Allocation Agreement to be executed by their duly authorized officers or agents on the date written below.

RES:	**Atlas Agro Data Center LLC**
By: _____	By: _____
Printed Name: Jon Amundson, ICMA-CM	Printed Name: _____
Title: City Manager	Title: _____
Date:_____	Date:_____

EXHIBIT A
Payment Schedule

The payment schedule identified in the Second BPA Contract between the City of Richland and BPA is listed as:

LLTM:

Payment	Amount	Date Due
1	$10,000,000	June 26, 2026
2	$10,000,000	July 31,2026
3	$10,000,000	October 17, 2026
4	$12,519,300	March 30, 2027

30-50% Design and Develop the Firm Fixed Price Package:

Payment	Amount	Date Due
1	$2,826,500	June 30, 2026
2	$6,000,000	October 17, 2026

EXHIBIT B
BPA Agreement 25TP-13435

Exhibit B

U.S. DEPARTMENT OF ENERGY
BONNEVILLE POWER ADMINISTRATION
AGREEMENT

1. AGREEMENT NUMBER	2. AGREEMENT EFFECTIVE FROM DATE IN BLOCK 4 UNTIL	3. AMENDMENT NO.	4. EFFECTIVE DATE
25TP-13435	**See Section 7 of the Division of Responsibilities Statement**	**-0-**	**Same as Block #17**

ISSUED TO	ISSUED BY
5. ORGANIZATION AND ADDRESS **City of Richland, Washington** **ATTN: Clinton Whitney, Energy Services Director** **625 Swift Boulevard MS-21** **Richland, WA 99352**	6. ORGANIZATION AND ADDRESS **U.S. Department of Energy** **Bonneville Power Administration** **ATTN: Brian Galbraith – TPCC/TPP-4** **P.O. Box 61409** **Vancouver, WA 98666**
7. TECHNICAL CONTACT: **Kelly Hill** — PHONE NUMBER: **(509) 942-7416**	8. TECHNICAL CONTACT: **Joe Braley** — PHONE NUMBER: **(360) 774-9225**
9. ADMINISTRATIVE CONTACT: **Clinton Whitney** — PHONE NUMBER: **(509) 942-7402**	10. ADMINISTRATIVE CONTACT: **Eric Carter** — PHONE NUMBER: **(360) 619-6006**

11. TITLE/BRIEF DESCRIPTION OF WORK TO BE PERFORMED UNDER THIS AGREEMENT

LINE AND LOAD INTERCONNECTION ENGINEERING AND PROCUREMENT AGREEMENT
ATLAS AGRO (REQUEST NO. L0534)

This Reimbursable Agreement (Agreement) between the Bonneville Power Administration (BPA) and the City of Richland, Washington, (Richland) provides for, BPA, at Richland's expense, to perform engineering activities and procurement of long lead-time materials (LLTM) for Line and Load Interconnection request No. L0534 (Request).

The energization date and construction schedule will be determined within and pursuant to a construction agreement that BPA may offer to Richland subsequent to execution of this Agreement. Execution of this Agreement does not in any way imply or guarantee the certainty of an offer by BPA of a construction agreement, which may not be offered before the completion of the National Environmental Policy Act studies and the issuance of a favorable environmental record of decision

Specific duties are defined in the attached Division of Responsibilities Statement.

The following documents are attached to and become a part of this Agreement:

- Division of Responsibilities Statement
- Financial Terms and Conditions Statement (FTC)

12. AMOUNT TO BE PAID BY BPA	13. AMOUNT TO BE PAID TO BPA
$-0-	**$51,345,800 (estimated) – see FTC**
14. SUBMIT SIGNED AGREEMENT TO **U.S. Department of Energy** **Bonneville Power Administration** **ATTN: Brian Galbraith– TPCC/TPP-4** **P.O. Box 61409** **Vancouver, WA 98666**	15. ACCOUNTING INFORMATION *(For BPA Use Only)* **Work Order No. 00593792** 16. SUBMIT INVOICE TO *(Name and Address)* **Same as Block #5 above.**

PARTICIPANT	BPA
17. APPROVED BY *(Signature)* — DATE *(mm/dd/yyyy)*	18. APPROVED BY *(Signature)*: Suzanne B Cooper — DATE *(mm/dd/yyyy)*: Digitally signed by SUZANNE COOPER Date: 2026.05.28 13:36:15 -07'00'
NAME AND TITLE	NAME AND TITLE **Deputy Administrator and Chief Operating Officer**

BPA and Richland hereby agree as follows:

1. DIVISION OF RESPONSIBILITIES

BPA shall, at Richland's expense:

(1) Procure LLTM during scoping activities, which includes:

(a) Four (4) 500 kV, 4000 A, 63 kA breakers.
(b) Three (3) 230 kV, 4000 A, 63 kA breakers.
(c) Four (4) 550/241.5/34.5 kV, single phase, 433.3 MVA transformers.

(2) Perform design activities (design and develop the Firm Fixed Price Package) including:

(a) Design activities.
(b) Refined schedule.
(c) Refined cost estimate.
(d) Risk register.

2. CANCELLATION COSTS

In the event Richland cancels the project or either party terminates this Agreement, subject to the immediately following paragraphs of this Section 2, Richland shall pay BPA: (a) BPA's costs for LLTM materials/equipment procured or committed to as of the termination date, and (b) BPA's actual costs of work performed through the termination date, inclusive of applicable overhead. BPA shall refund to Richland all remaining amounts Richland paid for such equipment and work performed.

Notwithstanding the foregoing, if LLTM equipment can be reasonably returned or cancelled, then BPA shall return or cancel such equipment unless BPA elects to take title. Richland shall pay BPA's unrecoverable costs of return/cancellation (e.g., shipping), and BPA shall refund to Richland all remaining amounts Richland paid for such equipment. If BPA elects to take title, then BPA shall refund to Richland all amounts Richland paid for such equipment.

If BPA has procured LLTM equipment that cannot be reasonably returned or cancelled, then BPA may either:

(a) Take title to said equipment. In taking title, BPA shall pay any remaining purchase price and costs, and BPA shall refund to Richland all amounts Richland paid for such equipment.

(b) Transfer title and deliver the equipment to Richland—even if the equipment becomes unnecessary—and Richland shall pay any remaining cost and fees for such equipment, subject to Section 7, Termination.

3. UNCONTROLLABLE FORCES

The parties shall not be in breach of their respective obligations to the extent the failure to fulfill any obligation is due to an Uncontrollable Force. "Uncontrollable

Force" means an event beyond the reasonable control of, and without the fault or negligence of, the party claiming the Uncontrollable Force, that prevents that party from performing its contractual obligations under this Agreement and which, by exercise of that party's reasonable care, diligence and foresight, such party's was unable to avoid. Uncontrollable Forces include, but are not limited to:

(a) strikes or work stoppage;

(b) floods, earthquakes, fire, or other natural disasters; terrorist acts; epidemics, pandemics and

(c) final orders or injunctions issued by a court or regulatory body having competent subject matter jurisdiction which the party claiming the Uncontrollable Force, after diligent efforts, was unable to have stayed, suspended, or set aside pending review by a court of competent subject matter jurisdiction.

Neither the unavailability of funds or financing, nor conditions of national or local economies or markets shall be considered an Uncontrollable Force. The economic hardship of either party shall not constitute an Uncontrollable Force. Nothing contained in this provision shall be construed to require either party to settle any strike or labor dispute in which it may be involved.

If an Uncontrollable Force prevents a party from performing any of its obligations under this Agreement, such party shall: (1) immediately notify the other party of such Uncontrollable Force by any means practicable and confirm such notice in writing as soon as reasonably practicable; (2) use its best efforts to mitigate the effects of such Uncontrollable Force, remedy its inability to perform, and resume full performance of its obligation hereunder as soon as reasonably practicable; (3) keep the other party apprised of such efforts on an ongoing basis; and (4) provide written notice of the resumption of performance. Written notices sent under this section must comply with Section 4, Notices, below.

4. NOTICES

Any notice or other communication related to this Agreement shall be delivered in person, by email, First Class mail or overnight delivery service to the Technical or Administrative contact set forth above. Notices are effective on the date received.

5. LIMITATION OF LIABILITY

Neither party shall be liable to the other party for any lost or prospective profits or any special, punitive, exemplary, consequential, incidental or indirect losses or damages under this Agreement.

Richland is solely responsible to BPA for damage to United States (BPA) property caused by Richland, and its employees, contractors, and agents. Richland is also solely responsible for any claims arising out of negligent conduct by its employees, contractors, and agents performing the work described in this Agreement on or at United States-owned (BPA-owned) real property, facilities, or equipment. Any claim for personal injury, death, or property damage against BPA (the United States)

must be made in accordance with the Federal Tort Claims Act, 28 U.S.C. §§ 1346(b), 1402(b), 2401(b), and ch. 171.

6. PROJECT SCHEDULE

The estimated completion date for the Project's 30 percent design activities is November 5, 2026. BPA reserves the right to modify the project schedule by providing written notice to Richland of the schedule change.

7. TERMINATION

This Agreement shall become effective upon execution by both parties and shall terminate upon full performance by both parties of their respective obligations set forth herein, but in no event shall the term of this Agreement exceed five years from its effective date. The parties may extend this Agreement by mutual agreement.

BPA's cost of performing engineering and procurement at Richland's expense shall be the actual cost of doing the work specified in this Agreement, plus the following overhead rates representing the indirect costs of performing the work plus the contractual support costs of contract negotiation, billing and accounting functions, and contract management.

BPA Labor, Supplemental Labor and Service Contracts	26%
Materials, Supplies, Equipment, and Construction, Survey and Turnkey Contracts	9%

Richland hereby agrees to advance $42,519,300, the estimated LLTM cost, to BPA based on the following payment schedule:

Payment	Amount	Date Due
1	$10,000,000	June 26, 2026
2	$10,000,000	July 31, 2026
3	$10,000,000	October 17, 2026
4	$12,519,300	March 30, 2027

BPA will only order LLTM upon receipt of advanced payment for such LLTM as described above, such that there shall not, at any time, be any unpaid balance for any LLTM procured by BPA hereunder.

Richland hereby agrees to advance $8,826,500, the estimated design activities cost to BPA based on the following payment schedule:

Payment	Amount	Date Due
1	$2,826,500	June 30, 2026
2	$6,000,000	October 17, 2026

Payments made to BPA shall be held in an account established for this Agreement.

If BPA needs additional funds to complete the work at any time during performance of engineering and procurement, BPA may request, in writing, for Richland to advance such additional funds to BPA for deposit in the account. Richland shall advance such additional funds within 30 days of BPA's written request, and BPA may temporarily stop work until Richland supplies the requested funds. If Richland does not advance such additional funds by the due date or, if at any time before completion of engineering and procurement, Richland elects to stop work under this Agreement, BPA has the right to cease all work and restore, as a cost of engineering and procurement at Richland's expense, government facilities and/or records to their condition prior to the beginning of work under this Agreement. BPA shall return to stock any reusable equipment and materials, as determined by BPA.

Within a reasonable time after completion of engineering and procurement, BPA shall make a full accounting to Richland showing the actual costs charged against the account. BPA shall either remit any unexpended balance in the account to Richland or bill for any costs in excess of the deposits in the account. Richland shall pay any excess costs within 30 days of the invoice date (due date).

Payments not received by the due date will accrue interest on the amount due beginning the first calendar day after the due date to the date paid, at an annual interest rate equal to the higher of i) the prime rate (as reported in the Wall Street Journal in the first issue published during the month in which payment by Richland is due) plus 4 percent; or ii) such prime rate multiplied by 1.5.