



Agenda

City Council Regular Meeting

Tuesday, August 18, 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. Parks & Recreation Commission Annual Report
 - Maria Gutierrez, Parks & Recreation Commission Chair

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

2. Extending the Six-Month Moratorium on Siting Less Restrictive Alternative (LRA) Facilities Serving Sexually Violent Predators, Resolution No. 2026-115
3. Proposed 2026-2028 Collective Bargaining Agreement with the Richland Police Professional Staff Supervisor Guild, Resolution No. 2026-117

Public Comments: Please limit public comments to 3 minutes. The public comment period is not an opportunity for dialogue with councilmembers, or for posing questions with the expectation of an immediate answer. Many questions require an opportunity for information-gathering and deliberation. For this reason, Council will accept comments, but will not directly respond to comments, questions or concerns during public comment. Records intended for Council consideration must be given to the City Clerk for distribution.

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

Minutes

4. Approval of the August 5, 2026 City Council Special Meeting Minutes
 - Jennifer Rogers, City Clerk

Ordinances - First Reading

None.

Ordinances - Second Reading & Passage

5. Ordinance No. 2026-17, Rezoning Approximately 10.26 Acres identified as Revised Parcel 2 of Record of Survey for Boundary Line Adjustment No. 6250 from Agricultural (AG) and Suburban

Agricultural (SAG) to Retail Business (C-2)

- Mike Rizzitiello, Development Services Director

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

- Brandon Allen, Finance Director

Resolutions - Adoption

7. Resolution No. 2026-97, Authorizing Amendment No. 2 to Contract No. 217-15 with Commonstreet Consulting, LLC for Right-of-Way Acquisition Services
- Carlo D'Alessandro, Public Works Director
8. Resolution No. 2026-111, Setting a Meeting to Consider the Proposed Annexation of 28.75 Acres known as Short Plat No. 1311 (French)
- Mike Rizzitiello, Development Services Director
9. Resolution No. 2026-112, Awarding Commercial Façade Improvement Grant Funds to Kennewick Investment Group, LLC for Property located at 1970 Center Parkway
- Mike Rizzitiello, Development Services Director
10. Resolution No. 2026-113, Authorizing a First Amendment to the Purchase and Sale Agreement with Dule Mehic for Property located at 2443 Henderson Loop
- Mike Rizzitiello, Development Services Director
11. Resolution No. 2026-114, Authorizing Change Order No. 5 to the Construction Contract with Prater Electric Inc. for the Thayer Substation Bank 1 Replacement Project
- Clint Whitney, Energy Services Director

Items - Approval

None.

Expenditures - Approval

12. Expenditures from July 1, 2026 to July 31, 2026 for \$37,518,938.68 including Travel Checks Nos. 21072-21086, Accounts Payable Check Nos. 348324-349543 Accounts Payable Wire Nos. 11096-11127, Payroll Wires & ACH Nos. 15629-15698, Payroll Check Nos. 237699-237705, and Payroll Direct Deposit Nos. 261820025515-262110028060.
- Brandon Allen, Finance Director

Items of Business

13. Resolution No. 2026-115, Extending the Six-Month Moratorium on Siting Less Restrictive Alternative (LRA) Facilities Serving Sexually Violent Predators
- Joe Schiessl, Deputy City Manager
14. Resolution No. 2026-116, Setting a Meeting Date to Consider the Proposed Annexation of 744.50 Acres owned by the United States Department of Energy
- Joe Schiessl, Deputy City Manager
15. Resolution No. 2026-117, Approving the 2026-2028 Collective Bargaining Agreement with the Richland Police Professional Staff Supervisor Guild
- Lacey Paulsen, Human Resources Director

Reports and Comments

1. City Manager
2. City Council
3. Mayor

Executive Session

16. Executive Session Per RCW 42.30.110(1)(i): Discuss Current or Potential Litigation with Legal Counsel (45 minutes)

Adjournment

This meeting will be broadcast live on Spectrum Channel 192, on the City's website at richlandwa.gov/CityViewTV and on YouTube at <https://www.youtube.com/@RichlandCityViewTV>.

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.



Minutes

City Council Special Meeting
Tuesday, August 5, 2026
Richland City Hall ~ Council Chambers
625 Swift Boulevard

City Council Special 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
	Councilmember Holten	Present
	Councilmember Jones	Present
	Councilmember Maier	Present
	Councilmember Samuel	Present
	Councilmember Whitten	Present

Also present were City Manager Amundson, Deputy City Manager Schiessl, City Attorney Kintzley, Energy Services Director Whitney, Finance Director Allen, Fire Chief Aust, Human Resources Director Paulsen, 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 Samuel led the Council and audience in the Pledge of Allegiance.

Approval of Agenda

COUNCILMEMBER MAIER MOVED AND COUNCILMEMBER WHITTEN SECONDED THE MOTION TO ADD AN ITEM OF BUSINESS TO THE AGENDA CONCERNING AN EXTENSION OF THE PUBLIC COMMENT TIME LIMIT. THOSE IN FAVOR: MAYOR PRO TEM VANDYKE AND COUNCILMEMBERS HOLTEN, JONES, MAIER, SAMUEL AND WHITTEN. THOSE OPPOSED: MAYOR RICHARDSON. MOTION CARRIED 6-1.

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

Presentations

1. New Hires and Retirements

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

New Hires

- Kristopher Jimenez - Utility Craftworker, Wastewater Maintenance Division
- Kendall Klein - Police Records Specialist, Richland Police Department
- Esther Lee - Parks & Recreation Aide, Recreation Division
- Oleen Malallin - Electrical Distribution Engineer I, Electrical Engineering Division
- Rachel Montgomery - Accounting Specialist, Finance Division
- Chad Robie - Journey Lineworker, Power Operations Division
- Phoeby Trask - Library Supervisor, Richland Public Library
- James Wilkinson - Plant Operator-In-Training, Wastewater Operations Division

Retirements

- Colleen Jackson was recognized for her retirement after 26 years of service as an emergency communications dispatcher with the Southeast Communications Center (SECOMM).

Public Hearing

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

2. Proposed Amendment to the 2026 Budget to Provide for Additional Appropriations in Various City Funds, Ordinance No. 2026-18

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

Public Comments

The following individuals provided public comments:

- Kerri McKillop, a Richland resident, expressed concerns regarding the proposed data center development, including water resources, fire risk, and whether the City would retain qualified third-party experts to conduct due diligence.
- Natalie Williams, a resident of Pasco, expressed concerns regarding data center impacts and urged Council to publish associated information and studies for public review.
- Cassandra Tran, a Richland resident, supported previous comments made related to the data center development and expressed concern regarding whether sufficient water and other resources are available to support data center development.

Consent Calendar

City Clerk Rogers read the Consent Calendar.

Minutes

3. Approval of the Meeting Minutes from the following City Council Meetings:
 - July 21, 2026 City Council Regular Meeting
 - July 24, 2026 City Council Retreat
 - July 28, 2026 City Council Workshop Meeting

Ordinances - First Reading

None.

Ordinances - Second Reading & Passage

None.

Resolutions – Adoption

4. Resolution No. 2026-105, Authorizing a Consultant Agreement with J-U-B Engineers, Inc. for the Systemic Stop-Controlled Intersection Safety Improvements – Phase 2 Project
5. Resolution No. 2026-106, Ratifying a Grant Application to the Washington State Recreation and Conservation Office for Columbia Park West and Wye Park Planning
6. Resolution No. 2026-107, Ratifying a Grant Application to Gesa Community Foundation's Local Heroes Grant Program
7. Resolution No. 2026-108, Authorizing Change Order No. 1 to Contract No. 347-21 with Axon Enterprises, Inc. to add Auto-Transcribe Minutes
8. Resolution No. 2026-109, Setting a Public Hearing Date for Vacation of a portion of Right-of-Way located between 2555 Harris Avenue and 2603 Harris Avenue
9. Resolution No. 2026-110, Ratifying a Grant Application to the United States Department of Housing and Urban Development's FY26 Pathways to Removing Obstacles to Housing Grant Program

Items – Approval

10. Appointment to the Tri-City Regional Hotel-Motel Commission: Yesenia Galvez (Position No. 1, effective September 1, 2026 through August 31, 2028)

Expenditures – Approval

None.

COUNCILMEMBER MAIER MOVED AND MAYOR PRO TEM VANDYKE SECONDED THE MOTION TO APPROVE THE CONSENT AGENDA AS PRESENTED. 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

11. Ordinance No. 2026-17, Rezoning Approximately 10.26 Acres identified as Revised Parcel 2 of Record of Survey for Boundary Line Adjustment No. 6250 from Agricultural (AG) and Suburban Agricultural (SAG) to Retail Business (C-2)(Closed Record) (First Reading)

Mayor Richardson, City Attorney Kintzley, and City Clerk Rogers read the closed record hearing procedures.

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 May 11, 2026, along with the Hearing Examiner's June 2, 2026 written decision.

City Attorney Kintzley described the quasi-judicial nature of the hearing 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 the public hearing at 6:19 p.m.

Senior Planner Ryan Nelson presented the rezone request submitted by Rick Simon of RPS Planning Consultant, LLC on behalf of Columbia Valley Property Holdings LLC, owned by Mallikajurana Vallem. The request proposes to rezone 10.26 acres of property identified as Revised Parcel 2 of Record of Survey for Boundary Line Adjustment No. 6250, located south of Keene Road, east of Queensgate Drive and Lariat Lane, and northwest of Fairhaven Loop from Agriculture (AG) and Suburban Agriculture (SAG) to Retail Business (C-2). The property is designated for commercial land uses under the City's Comprehensive Plan.

The Richland Hearing Examiner held a duly advertised public hearing on May 11, 2026 and issued a recommendation of approval on June 2, 2026. No members of the public testified at the open-record public hearing before the Richland Hearing Examiner.

Planning staff concurs with the Hearing Examiner's findings, conclusions, and recommendations for approval of the rezone request, conditioned on a duly executed concomitant agreement included with Ordinance No. 2026-17.

No additional comments were made.

Mayor Richardson closed the hearing at 6:22 p.m.

MAYOR PRO TEM VANDYKE MOVED AND COUNCILMEMBER MAIER SECONDED THE MOTION TO APPROVE ORDINANCE NO. 2026-17, REZONING APPROXIMATELY 10.26 ACRES IDENTIFIED AS REVISED PARCEL 2 OF RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT NO. 6250 FROM AGRICULTURAL (AG) AND SUBURBAN AGRICULTURAL (SAG) TO RETAIL BUSINESS (C-2), 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.

12. Ordinance No. 2026-18, Amending the 2026 Budget to Provide for Additional Appropriations in Various City Funds (First Reading)

Finance Director Allen presented the proposed budget adjustments totaling approximately \$2.6 million in additional appropriations, funded by approximately \$1.59 million in fund balance and approximately \$470,000 in new revenues and transfers.

Detailed information can be found in Mr. Allen's presentation included with the agenda packet.

MAYOR RICHARDSON MOVED AND COUNCILMEMBER MAIER SECONDED THE MOTION TO APPROVE ORDINANCE NO. 2026-18, 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.

13. Consideration of Expanding the Public Comment Time Limit to Three (3) Minutes

Councilmember Maier proposed increasing the public comment time limit from two minutes to three minutes per speaker, emphasizing the value of allowing residents additional time to address Council. Councilmembers Jones, Whitten, and Samuel expressed support for the change. Councilmember Holten referenced public comment practices in surrounding and comparable jurisdictions, noting that time limits vary, with some jurisdictions allowing two minutes and others allowing three minutes or imposing

an overall limit on the public comment period. Mayor Richardson, Mayor Pro Tem VanDyke, and Councilmember Holten raised concerns regarding meeting length and the ability to accommodate a larger number of speakers during well-attended meetings.

COUNCILMEMBER MAIER MOVED AND COUNCILMEMBER WHITTEN SECONDED THE MOTION TO EXTEND THE PUBLIC COMMENT PERIOD FROM TWO MINUTES TO THREE MINUTES PER SPEAKER. THOSE IN FAVOR: COUNCILMEMBERS MAIER, JONES, SAMUEL AND WHITTEN. THOSE OPPOSED: MAYOR RICHARDSON, MAYOR PRO TEM VANDYKE, AND COUNCILMEMBER HOLTEN. MOTION CARRIED 4-3.

Reports and Comments

City Manager

City Manager Amundson thanked the public for its understanding of the need to cancel several City events and activities due to poor air quality conditions. He then announced that the National Night Out (NNO) event has been rescheduled for Thursday, August 20, 2026. In closing, City Manager Amundson announced that Council would meet in closed session immediately following adjournment to discuss collective bargaining parameters.

City Council

Councilmember Maier reported that Ben Franklin Transit's fare-free period for the month of July has ended, welcomed Library Supervisor Phoeby Trask, noted he would miss the upcoming Library Board meeting, and reported that applicants for the Library Board vacancies were under review.

Councilmember Samuel reported on revised operating hours for the Benton County Moderate Risk Waste facility and described the types of hazardous waste items accepted there and at the City's landfill.

Councilmember Holten reported on Parks & Recreation Commission matters, including shade structures and visits to local parks, and described a tour on an American Cruise Lines vessel and the popularity of its Columbia River itinerary.

Councilmember Jones encouraged citizens to donate to local organizations collecting relief items for those impacted by state wildfires.

Councilmember Whitten thanked Recreation Manager Julie Piper for her service and contributions to the City and wished her well in her new position in Alaska.

Mayor Pro Tem VanDyke wished Recreation Manager Julie Piper well in her new position in Alaska and expressed interest in attending the upcoming Library Board meeting on behalf of Councilmember Maier. He also reported on a ride-a-long with the Richland Police Department volunteers and reiterated the importance of expert evaluation of

potential risks associated with data center development. He shared information about the open house and ribbon-cutting event for Lutheran Community Services Northwest and highlighted the organization's community services.

Mayor

Mayor Richardson emphasized City Council's engagement and City staff's work in retaining experts to inform Council on the proposed data center development, and suggested residents refer to the City Manager's prior public comments regarding the City's process on the matter. She reported speaking at the Washington Economic Development Association conference earlier in the day and thanked Economic Development Manager Mandy Wallner for her work in helping to bring the conference to the Tri-Cities. In conclusion, Mayor Richardson reported on attending a groundbreaking event for Habitat for Humanity.

Adjournment

Mayor Richardson adjourned the meeting at 7:05 p.m.

APPROVED:

ATTEST:

Theresa Richardson, Mayor

Jennifer Rogers, City Clerk

DATE APPROVED:

DATE PUBLISHED:



COUNCIL AGENDA ITEM STAFF REPORT

Meeting Date: 8/18/2026 Agenda Category: Ordinances - Second Reading & Passage

Strategic Priority 3 - Focused Development

Strategic Priority 4 - Quality of Life

Subject

Ordinance No. 2026-17, Rezoning Approximately 10.26 Acres identified as Revised Parcel 2 of Record of Survey for Boundary Line Adjustment No. 6250 from Agricultural (AG) and Suburban Agricultural (SAG) to Retail Business (C-2)

Department/Office	Ordinance/Resolution Number	Document Type
Development Services	2026-17	Ordinance

Recommended Motion

Give second reading and adopt Ordinance No. 2026-17, rezoning approximately 10.26 acres identified as Revised Parcel 2 of Record of Survey for Boundary Line Adjustment No. 6250 from Agricultural (AG) and Suburban Agricultural (SAG) to Retail Business (C-2) as provided therein.

Summary

Rick Simon of RPS Planning Consultant, LLC, submitted an application on behalf of Columbia Valley Property Holdings LLC, owned by Mallikajurana Vallem, requesting a site-specific rezone of approximately 10.26 acres from Agricultural (AG) and Suburban Agricultural (SAG) to Retail Business (C-2). The property, identified as Revised Parcel 2 of Record of Survey for Boundary Line Adjustment No. 6250, is located south of Keene Road, east of Queensgate Drive and Lariat Lane, and northwest of Fairhaven Loop. The property is designated for commercial land uses under the City's Comprehensive Plan.

Site-specific rezones are processed as Type IIIA permit applications under RMC 19.20.010. The Richland Hearing Examiner conducted an open-record public hearing on May 11, 2026 to consider the application. No members of the public appeared at the open-record hearing to provide testimony for or against the rezone request. On June 2, 2026, the Hearing Examiner issued a written recommendation that the City Council approve the requested rezone. The Hearing Examiner's findings, conclusions, and recommendations are included as Exhibit B to Ordinance No. 2026-17. Planning staff concurs with the Hearing Examiner's findings, conclusions, and recommendations for approval of the rezone request.

A closed-record decision hearing was held on August 5, 2026.

Staff recommends approval of Ordinance No. 2026-17 for second reading and passage.

Fiscal Impact

None.

Attachments

1. Ordinance No. 2026-17
2. PLN-T3A-2026-00006 Staff Report

WHEN RECORDED RETURN TO:

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

ORDINANCE NO. 2026-17

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 10.26 ACRES FROM AGRICULTURAL (AG) AND SUBURBAN AGRICULTURAL (SAG) TO RETAIL BUSINESS (C-2); SAID PROPERTY BEING IDENTIFIED AS REVISED PARCEL 2 OF RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT NO. 6250; AND ADOPTING THE FINDINGS AND CONCLUSIONS OF THE RICHLAND HEARING EXAMINER AS THE FINDINGS AND CONCLUSIONS OF THE RICHLAND CITY COUNCIL.

WHEREAS, on May 11, 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, acting on behalf of applicant Columbia Valley Property Holdings LLC, to change the zoning of the property hereafter described in Section 3 and identified as Revised Lot 2 of Record of Survey for Boundary Line Adjustment No. 6250, recorded under Auditor's File No. 2026-004867, records of Benton County, Washington; and

WHEREAS, following the May 11, 2026 open-record public hearing, the Richland Hearing Examiner issued a 15-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 May 11, 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 August 5, 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 June 2, 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 Retail Business Use (C-2) when consideration is given to the interests of the public.

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

**REVISED LOT 2 OF RECORD OF SURVEY FOR BOUNDARY LINE
ADJUSTMENT NO. 6250, RECORDED UNDER AUDITOR'S FILE NO.
2026-004867, RECORDS OF BENTON COUNTY, WASHINGTON.**

APN: 1-229-8300-000-1009

Section 4. Such property depicted in **Exhibit A** and legally described in Section 3 herein is hereby rezoned from Agricultural (AG) and Suburban Agricultural (SAG) to Retail Business Use (C-2) as modified by a duly executed, delivered and accepted *Concomitant Agreement*, substantially in the form attached hereto as **Exhibit C**, signed by the owner(s) of record and recorded in the public records of Benton County, Washington.

Section 5. Upon receipt of a duly executed *Concomitant Agreement*, as contemplated in Section 4 herein, the City Manager is authorized to execute the same for and on behalf of the City, and to file said document with the City Clerk.

Section 6. 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. 16, 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 7. The City Clerk is directed to file with the Auditor of Benton County, Washington, a certified copy of this Ordinance and the attached amended Sectional Map No. 16 (**Exhibit A**), together with **Exhibit B** (Richland Hearing Examiner's Report) and **Exhibit C** (the duly executed *Concomitant Agreement*).

Section 8. This Ordinance shall take effect the day following its publication in the official newspaper of the City of Richland.

Section 9. 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 10. The City Clerk and the codifiers of this Ordinance are authorized to make necessary corrections to this Ordinance, including but not limited to the correction of scrivener's errors/clerical errors, section numbering, references, or similar mistakes of form.

PASSED by the City Council of the City of Richland, Washington, at a regular meeting on the 18th day of August, 2026.

Theresa Richardson, Mayor

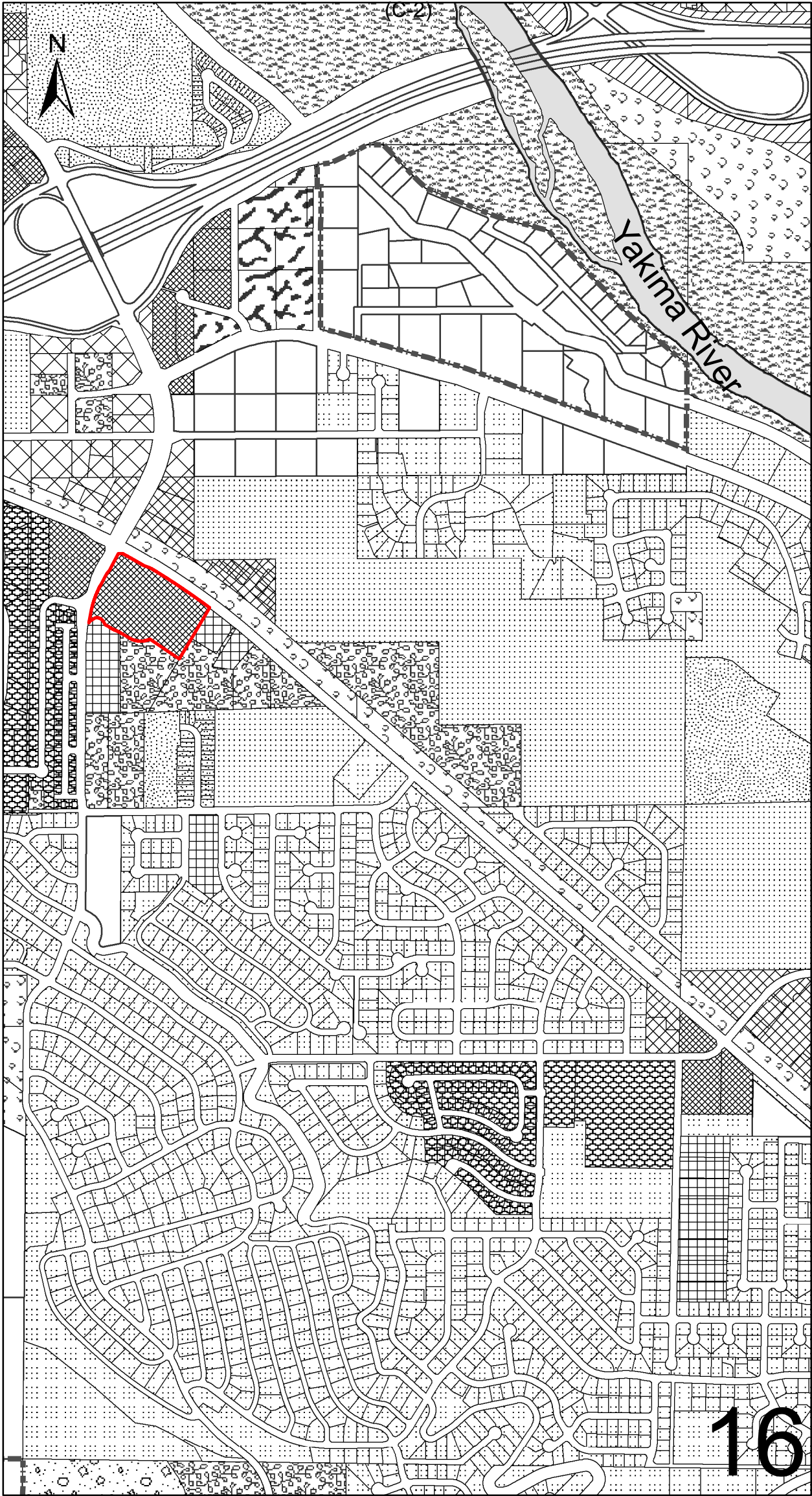
Attest:

Approved as to Form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

First Reading: August 5, 2026
Second Reading: August 18, 2026
Date Published: August 23, 2026



Before Hearing Examiner
Gary N. McLean

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

Regarding the Application to Rezone Benton)	
County Assessor Parcel No.)	File No. PLN-T3A-2026-00006
122983000001009 from AG (Agriculture))	
and SAG (Suburban Agriculture) to C-2)	
(Retail Business), submitted by)	FINDINGS OF FACT,
)	CONCLUSIONS AND
COLUMBIA VALLEY PROPERTY HOLDINGS)	RECOMMENDATION
(MALLIKARJUNA VALLEM),)	
)	
Applicant/Owner)	
_____)	

I. SUMMARY OF RECOMMENDATION.

Subject to terms of a concomitant agreement regarding future use and development of the site, the applicant can meet its burden of proof to demonstrate that its requested rezone merits approval.

The property at issue is now zoned AG (Agriculture) and SAG (Suburban Agriculture), though most of the parcel is designated as suitable for Commercial development, with a small portion on the western boundary designated as low-density residential. There is no dispute that the current AG and SAG zoning designations are inconsistent with the City's Comprehensive Plan.

This Recommendation addresses only Benton County Assessor Parcel No. 122983000001009, the parcel ending in "1009." The Staff Report and some application materials refer to parcel numbers 122983000001009 and 122983000002008, and to a combined 10.26-acre rezone. At the public hearing, however, the applicant's agent, Mr. Simon, and City staff, Mr. Nelson, confirmed that parcel number 122983000002008 is not part of the pending application. The parcel ending in 2008 is therefore not included in, and would not be rezoned by, this Recommendation. (*Staff Report, pages 1-3, 14-16; Ex. 1;*

**FINDINGS OF FACT, CONCLUSIONS AND
RECOMMENDATION OF APPROVAL FOR
PARCEL 1009 AT 2155 KEENE ROAD REZONE
APPLICATION – FILE NO. PLN-T3A-2026-00006**

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

1 *Testimony of Mr. Simon; Testimony of Mr. Nelson).*

2 The parcel addressed in this Recommendation is located south of Keene Road and
3 east of Queensgate Drive, in the same general Queensgate/Keene Road urbanizing area
4 addressed in a prior rezone recommendation, but on a different parcel created or adjusted
5 through Record of Survey No. 6250 for Boundary Line Adjustment purposes. (*Staff Report,*
6 *pages 12-16; Ex. 5).*

7 The requested C-2 zoning would implement the City's Comprehensive Plan
8 Commercial designation for the property. The present AG and SAG zoning classifications do
9 not implement that Commercial land use designation and no longer reflect the urban character
10 of this portion of the City, where Queensgate Drive and Keene Road have been improved,
11 public infrastructure is present or readily available, and nearby properties are transitioning
12 from undeveloped or agricultural use to urban residential and commercial development. (*Staff*
13 *Report, pages 4-8, 12-15; Ex. 1).*

14 The requested rezone does not authorize any specific project for the site. Any future
15 proposal must comply with applicable City development regulations, including requirements
16 for utilities, access, stormwater, frontage improvements, traffic review, building and site
17 design, and other project-specific standards in effect when a development application is
18 submitted.

19 For the reasons set forth below, the Hearing Examiner recommends that the Richland
20 City Council APPROVE the requested rezone of Benton County Assessor Parcel No.
21 122983000001009 from AG and SAG to C-2, subject to contemporaneous adoption or
22 recording of an appropriate concomitant agreement, property use and development
23 agreement, or similar instrument acceptable to the City that limits future use and development
24 consistent with the amended Development Agreement, City of Richland Contract No. 92-10,
25 Ordinance 2022-03, and the applicant's proposed use, design, screening, and compatibility
26 restrictions included in the record.

19 **II. BACKGROUND AND APPLICABLE LAW.**

20 The Hearing Examiner has jurisdiction to conduct an open record public hearing on the
21 site-specific rezone application and issue a written recommendation to the Richland City
22 Council. Site-specific rezones are Type IIIA permit applications under RMC 19.20.010(D).
23 The Hearing Examiner conducts the open record hearing and issues a recommendation to the
24 City Council under RMC 19.20.030 and RMC 23.70.210(A).

25 The applicant bears the burden of proof. Under RMC 19.60.060, the project permit
26 application must be supported by proof that it conforms to applicable elements of the City's

25 **FINDINGS OF FACT, CONCLUSIONS AND**
26 **RECOMMENDATION OF APPROVAL FOR**
PARCEL 1009 AT 2155 KEENE ROAD REZONE
APPLICATION – FILE NO. PLN-T3A-2026-00006

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

development regulations, the Comprehensive Plan, and that any significant adverse environmental impacts have been adequately addressed.

Washington courts apply three basic rules when reviewing 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 that if a proposed rezone implements the policies of a 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. *Woods v. Kittitas County*, 162 Wn.2d 597 (2007), citing *Citizens for Mount Vernon v. City of Mount Vernon*, 133 Wn.2d 861, 875 (1997), and *Parkridge v. City of Seattle*, 89 Wn.2d 454, 462 (1978).

The Washington Supreme Court has long held that agricultural zoning must be viewed in the context of the larger goal of the State's Growth Management Act to concentrate urban growth within urban growth boundaries, and that, because our population must live somewhere, local zoning decisions that unnecessarily discourage urban growth within urban areas would defeat the GMA by making it unworkable. (*City of Redmond v. Central Puget Sound Growth Mgmt. Hearings Bd.*, 136 Wn.2d 38, 959 P.2d 1091 (1998); see also RCW 36.70A.110, regarding Urban Growth Areas, within which urban growth shall be encouraged). That principle supports conversion of an Agricultural-zoned site in the City's urban growth area to a more appropriate urban zoning classification that allows for urban development on a site surrounded by recently expanded public infrastructure and urban development.

Finally, this is not an ordinary site-specific rezone application because the parcel remains subject to City of Richland Contract No. 92-10, as amended by Ordinance 2022-03. For that reason, any recommendation of approval should include conditions or a contemporaneous property use and development agreement/concomitant agreement sufficient to implement the Comprehensive Plan while preserving compatibility measures required by the amended Development Agreement and proposed in the application materials.

III. 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 before the May 11, 2026 public hearing. The Staff Report states that notice was mailed on April 10, 2026, posted on April 13, 2026, and published on April 12, 2026. (*Staff Report, page 12; Ex. 3, notice and confirmation materials*).

During the public hearing, the Examiner received sworn testimony from Ryan Nelson, Senior Planner, and Rick Simon, the applicant's agent and hearing representative. No one else appeared to offer comments or express concerns about the requested rezone.

FINDINGS OF FACT, CONCLUSIONS AND
RECOMMENDATION OF APPROVAL FOR
PARCEL 1009 AT 2155 KEENE ROAD REZONE
APPLICATION – FILE NO. PLN-T3A-2026-00006

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

Mr. Simon and Mr. Nelson each confirmed that, despite some statements in the Staff Report and application materials showing a more expansive rezone application, Parcel No. 122983000002008 is not part of the pending application. Based on their clarification, this application and Recommendation only address the parcel ending in 1009.

The Staff Report and the following exhibits were accepted into the record:

1. Application Materials
2. Maps
3. Public Notices and Affidavits
4. Agency Comments
5. Record of Survey No. 6250 (AFN 2026-004867)
6. City of Richland Contract No. 92-10 (AFN 2010-024273)
7. Ordinance 2022-03

IV. QUESTIONS PRESENTED.

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

A. Whether the requested rezone, as limited to parcel number 122983000001009, implements applicable policies of the City's Comprehensive Plan, and/or whether there has been a change of circumstances since the current AG and SAG zoning was adopted for the site?

Short Answer: Yes. The parcel is designated Commercial in the City's Comprehensive Plan. C-2 is an implementing commercial zoning district for land designated Commercial. The current AG and SAG zoning classifications do not implement that Commercial designation. In addition, circumstances in the area have materially changed since the property was placed in agricultural zoning, including the extension and improvement of Queensgate Drive, the availability of urban utilities, and the transition of nearby lands to urban residential and commercial uses. *(Staff Report, pages 4-8, 12-16).*

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

Short Answer: Yes. The rezone would implement the Comprehensive Plan, allow land within the City and urban growth area to be used for urban commercial purposes, and facilitate future development in an area already served by, or capable of being served by, robust and recently developed urban infrastructure. Future development remains subject to City review and compliance with applicable development standards. No agency comments raised concerns with the proposed zoning action, and no written public comments opposing the rezone were received before issuance of the Staff Report. *(Staff Report, pages 8-15).*

FINDINGS OF FACT, CONCLUSIONS AND
RECOMMENDATION OF APPROVAL FOR
PARCEL 1009 AT 2155 KEENE ROAD REZONE
APPLICATION – FILE NO. PLN-T3A-2026-00006

GARY N. MCLEAN
HEARING EXAMINER FOR THE CITY OF RICHLAND
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RICHLAND, WASHINGTON 99352

1 This recommendation is conditioned on the Council's concurrent adoption of an
2 appropriate property use and development agreement that would address future
3 use and development of the property to comply with the terms of prior City
4 Council actions guiding development of the site, particularly the 2010
5 Development Agreement as amended in 2022.

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

11 **V. FINDINGS OF FACT.**

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

14 ***Application, Site Location and Conditions.***

15 1. In this application, the applicant and property owner, Columbia Valley Property
16 Holdings, LLC, with Mallikarjuna Vallem as its Managing Member, requests a rezone of a
17 parcel of property from Agriculture (AG) and Suburban Agriculture to C-2 (Retail Business
18 Commercial). (*Ex. 1, Application materials*). Rick Simon of RPS Planning Consultant LLC,
19 served as the applicant's agent and primary representative throughout the application process.
20 (*Staff Report, page 1; Ex. 1*).

21 2. The application seeks a site-specific rezone from Agricultural (AG) and Suburban
22 Agricultural (SAG) to C-2 Retail Business. As clarified at the public hearing, this
23 Recommendation addresses only Benton County Assessor Parcel No. 122983000001009.
24 Parcel No. 122983000002008 is not included in the pending application and is not addressed
25 by this Recommendation. (*Staff Report, pages 1-3, 14-16; Testimony of Mr. Simon;*
26 *Testimony of Mr. Nelson*).

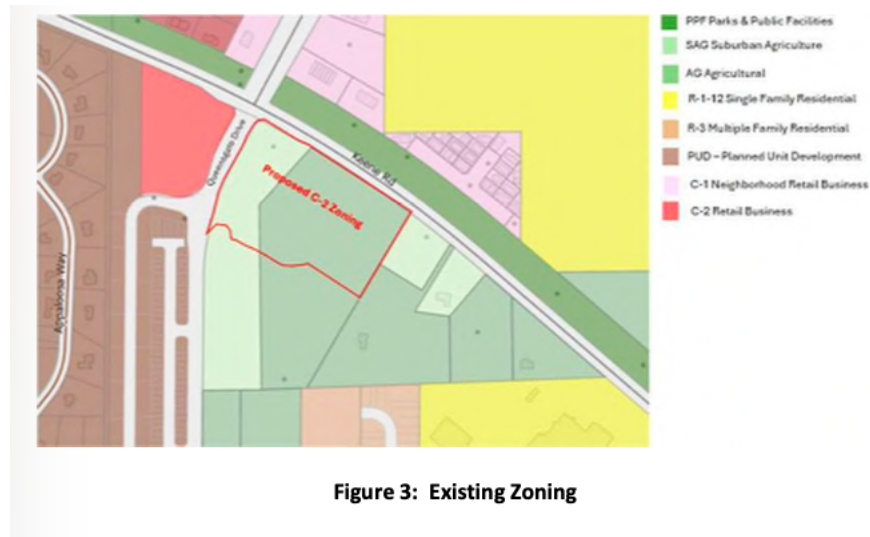
3 The parcel addressed in this Recommendation is generally located south of Keene
Road, east of Queensgate Drive, east of Lariat Lane, and northwest of Fairhaven Loop. The
parcel is near, but distinct from, the 4.7-acre site addressed in the Examiner's prior 2023
recommendation for File No. Z2023-106. (*Staff Report, pages 1-3; Ex. 2*).

4 Record of Survey No. 6250, recorded under AFN 2026-004867, re-oriented the two
relevant properties from a north-south configuration to an east-west configuration. (*Staff*
Report, pages 13, 15-16; Ex. 5). The revised Staff Report includes an illustration, labeled as
Figure 3, showing the rezone parcel marked with red boundaries, which fronts Keene Road.

**FINDINGS OF FACT, CONCLUSIONS AND
RECOMMENDATION OF APPROVAL FOR
PARCEL 1009 AT 2155 KEENE ROAD REZONE
APPLICATION – FILE NO. PLN-T3A-2026-00006**

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

This is the parcel this Recommendation refers to as Parcel 1009. Figure 3 is republished below for the convenience of the reader:



5. The project site is relatively flat, slopes downward to the north toward Keene Road, and has been cleared and graded of prior vegetation. (*Staff Report, pages 3, 14; Site visits to the area*).

6. The current Comprehensive Plan land use designation for the parcel is Commercial. (*Staff Report, pages 3-4, 14-15; Ex. 2*).

7. The parcel is currently zoned AG and SAG. The AG district is intended for open land uses such as grazing, pasture, agriculture, part-time small tract farming, and compatible open uses, and is intended to be applied to some portions of the City designated as agriculture or urban reserve under the Comprehensive Plan. The SAG district is a rural residential/agricultural classification intended to allow maintenance of certain animals and farm crops on sufficiently large lots, and is intended to be applied to some portions of the City designated low-density residential. (*Staff Report, page 5*).

8. There is no dispute that the current AG and SAG zoning classifications do not implement or effectuate the parcel's Commercial Comprehensive Plan designation.

9. The requested C-2 Retail Business district is a commercial zoning classification intended to be applied to portions of the City designated Commercial under the Comprehensive Plan. C-2 allows a wide range of retail business uses and services. (*Staff Report, page 7*).

**FINDINGS OF FACT, CONCLUSIONS AND
RECOMMENDATION OF APPROVAL FOR
PARCEL 1009 AT 2155 KEENE ROAD REZONE
APPLICATION – FILE NO. PLN-T3A-2026-00006**

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

Surrounding Uses, Public Infrastructure, and Changed Circumstances.

10. The surrounding area is transitioning from agricultural uses to urban multi-family residential and commercial uses. *(Staff Report, pages 6, 14).*

11. Surrounding zoning includes Parks and Public Facilities and C-1 Neighborhood Retail Business to the north, SAG and AG to the east, AG and R-3 Multiple-Family Residential to the south, and Planned Unit Development and C-2 Retail Business to the west. *(Staff Report, page 6; Ex. 2).*

12. Applicant materials describe the parcel as located at the intersection of two major transportation corridors, Keene Road and Queensgate Drive, with existing commercial zoning already in place to the north and west, and within approximately 0.4 miles of a freeway interchange. *(Ex. 1, Plan Snapshot Report).*

13. Primary access to future development is expected from existing and future road connections at Lariat Lane and Tulare Street along Queensgate Drive. Any future connection to Keene Road must be reviewed by Public Works because Keene Road is designated as a principal arterial and Queensgate Drive is designated as a major collector. *(Staff Report, page 10).*

14. The site is served by nearby urban infrastructure. The Staff Report identifies gravity sewer mains in Queensgate Drive and along Keene Road, water distribution mains within the Queensgate Drive and Keene Road rights-of-way, irrigation mains along Queensgate Drive, power facilities along Queensgate Drive, natural gas facilities near Queensgate Drive, and stormwater obligations to be addressed by future project review. *(Staff Report, pages 8-9).*

15. The Staff Report confirms that existing utilities have adequate capacity to supply future development, although new utility connections will need to be extended from nearby rights-of-way as part of future development review. *(Staff Report, page 8).*

16. The area includes existing bicycle and transit infrastructure. The Staff Report identifies an existing trail on the north side of Keene Road, on-street bicycle lanes along Queensgate Drive and Keene Road, Ben Franklin Transit Route 123 along Keene Road, nearby bus stops, and the Queensgate Transit Center approximately 1,700 linear feet from the northernmost point of the subject site. *(Staff Report, page 10).*

17. These surrounding conditions and infrastructure improvements constitute changed circumstances supporting the requested rezone and also show that the requested C-2 zoning would implement, rather than undermine, the Comprehensive Plan's direction for urban growth, commercial services, and use of existing infrastructure within the City and urban growth area. *(Staff Report, pages 4-10, 12-15; Ex. 1).*

**FINDINGS OF FACT, CONCLUSIONS AND
RECOMMENDATION OF APPROVAL FOR
PARCEL 1009 AT 2155 KEENE ROAD REZONE
APPLICATION – FILE NO. PLN-T3A-2026-00006**

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

Comprehensive Plan, Development Agreement, and Compatibility.

18. Applicable Comprehensive Plan policies identified in the Staff Report include Land Use Element Goal 1, Policy 2, facilitating planned growth and infill development within the City; Land Use Element Goal 2, Policies 1 and 3, maintaining a variety of land use designations that take advantage of the existing infrastructure network and ensuring that the intent of land use districts is maintained; Land Use Element Goal 4, Policies 1 and 5, accommodating a variety of commercial land uses and requiring adequate development standards where residential uses are close to commercial lands; and Land Use Element Goal 5, Policy 1, locating commercial uses to serve residential neighborhoods and workplaces and be accessible by non-motorized modes of transport. *(Staff Report, pages 4-5).*

19. The parcel is subject to City of Richland Contract No. 92-10, a Development Agreement adopted in 2010 and amended by Ordinance 2022-03. The Development Agreement anticipated future development of the larger Queensgate South area and identified compatibility measures for commercial development near residential uses. *(Staff Report, pages 12-13; Exs. 6, 7).* The City Council findings from 2010 adopting the Development Agreement were ratified and confirmed in 2022 when the Agreement was amended and expressly provide that “The conditions listed in the development agreement are necessary and desirable to ensure that appropriate separation of differing land uses is provided to mitigate land use impacts.” *(Finding No. 16, in Sec. 1.01 of Ord. No. 21-10, adopted by reference in Ex. 7, Ord. No. 2022-03).*

20. The applicant proposed zoning restrictions to be made of record through a concomitant agreement or similar document acceptable to the City. The proposed restrictions include prohibited C-2 uses, design standards, screening requirements, and development standards applicable to the eastern boundary of the site. *(Ex. 1, pages 6-8 and 16-18 of application materials, on .pdf pages 27-28 and 37-39 of the consolidated project file).*

21. Future use of the parcel should be subject to an appropriate concomitant agreement, property use and development agreement, or similar instrument acceptable to the City, so the C-2 rezone implements the Comprehensive Plan while maintaining compatibility restrictions contemplated by Contract No. 92-10, Ordinance 2022-03, and the application materials. *(Staff Report, pages 12-15; Exs. 1, 6, 7).*

22. The requested rezone does not approve any specific site plan, subdivision, building, use, access location, driveway, parking area, stormwater facility, or other development activity. All such future proposals remain subject to City review under applicable development regulations in effect at the time a complete application is submitted.

**FINDINGS OF FACT, CONCLUSIONS AND
RECOMMENDATION OF APPROVAL FOR
PARCEL 1009 AT 2155 KEENE ROAD REZONE
APPLICATION – FILE NO. PLN-T3A-2026-00006**

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

23. This rezone application is exempt from SEPA review under WAC 197-11-800(6)(c). No portion of the proposed rezone area is within shoreline jurisdiction or a designated critical area. (*Staff Report, pages 12, 15*).

24. Agency comments received by staff did not express concerns with the proposed rezone action. The Staff Report states that City staff received no public comments regarding the proposed zoning action as of the date of the report. (*Staff Report, page 12; Ex. 4*).

25. The Examiner finds no evidence in this record that would provide a basis in fact or law to deny the pending rezone request as narrowed to parcel number 122983000001009, subject to an appropriate concomitant agreement or similar instrument addressing the applicant's proposed compatibility restrictions and the requirements of the amended Development Agreement. (*Staff Report, pages 12-15; Exs. 1, 6, 7*).

26. 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 Hearing Examiner has authority to conduct the open record public hearing and issue a written recommendation to the City Council on this Type IIIA site-specific rezone application. *RMC 19.20.010(D); RMC 19.20.030; RMC 23.70.210(A)*.

2. The applicant bears the burden of proof under RMC 19.60.060. As limited to parcel number 122983000001009, the applicant has met that burden.

3. The requested C-2 rezone implements the City's Comprehensive Plan because the subject parcel is designated Commercial and the C-2 zoning district is intended for land designated Commercial under the Comprehensive Plan. The current AG and SAG zoning classifications do not implement the Commercial designation.

4. Because the requested rezone implements the Comprehensive Plan, a separate showing of changed circumstances is not strictly required under Washington rezone law. Even so, the record demonstrates changed circumstances, including urban infrastructure expansion, construction and planned development in the Queensgate South area, nearby commercial zoning and uses, and the property's location within the City and urban growth area at or near major transportation corridors. (*Findings; Staff Report, pages 4-10, 12-15; Ex. 1*).

FINDINGS OF FACT, CONCLUSIONS AND
RECOMMENDATION OF APPROVAL FOR
PARCEL 1009 AT 2155 KEENE ROAD REZONE
APPLICATION – FILE NO. PLN-T3A-2026-00006

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

1 5. The requested rezone bears a substantial relationship to the public health, safety,
2 morals, and general welfare. It would place urban commercial zoning on Commercial-
3 designated land within the City and urban growth area, facilitate use of existing and planned
4 urban infrastructure, and avoid leaving urban land in agricultural holding classifications that
5 no longer match the Comprehensive Plan or surrounding development pattern. (*Findings;*
City of Redmond v. Central Puget Sound Growth Mgmt. Hearings Bd., 136 Wn.2d 38, 959
P.2d 1091 (1998); RCW 36.70A.110).

6 6. As required by RMC 19.50.010(C), the transportation system is sufficient to
7 accommodate the type of development envisioned with the proposed rezone. The
8 surrounding road network is fully functional, and no transportation concurrency problems are
9 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.

10 7. The requested rezone will not itself create significant adverse impacts because it does
11 not approve a development project. Future development will require separate City review for
12 compliance with applicable development standards, including access, frontage
13 improvements, utilities, stormwater, building and site design, traffic, fire, and other project-
specific requirements.

14 8. Approval should be subject to contemporaneous adoption or recording of an
15 appropriate concomitant agreement, property use and development agreement, or similar
16 instrument acceptable to the City and consistent with the amended Development Agreement
17 and the applicant's proposed compatibility restrictions. Such an instrument is necessary to
ensure that C-2 zoning is implemented in a manner compatible with nearby residential uses
and consistent with Contract No. 92-10 and Ordinance 2022-03. (*Findings; Staff Report,*
pages 12-15; Exs. 1, 6, 7).

18 9. The abutting and reconfigured "2008" parcel – now oriented to the south of the
19 rezone Parcel 1009 – is not part of the pending application as clarified at the public hearing.
20 The City Council action recommended herein should therefore expressly identify parcel
21 number 122983000001009 as the sole parcel subject to this rezone recommendation and
should not rezone parcel number 122983000002008 through this action. (*Findings;*
Testimony of Mr. Simon; Testimony of Mr. Nelson).

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

24
25 FINDINGS OF FACT, CONCLUSIONS AND
26 RECOMMENDATION OF APPROVAL FOR
PARCEL 1009 AT 2155 KEENE ROAD REZONE
APPLICATION – FILE NO. PLN-T3A-2026-00006

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

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VII. RECOMMENDATION.

Based upon the preceding Findings and Conclusions, the Hearing Examiner recommends that the Richland City Council approve the Columbia Valley Property Holdings, LLC application, File No. PLN-T3A-2026-00006, to rezone Benton County Assessor Parcel No. 122983000001009 from AG (Agriculture) and SAG (Suburban Agriculture) to C-2 (Retail Business), subject to contemporaneous adoption or recording of an appropriate concomitant agreement, property use and development agreement, or similar instrument acceptable to the City and consistent with this Recommendation, City of Richland Contract No. 92-10, Ordinance 2022-03, and the applicant's proposed use, design, screening, and compatibility restrictions included in the record.

This Recommendation is limited to parcel number 122983000001009. Parcel number 122983000002008 is not part of this application and should not be rezoned by the City Council action taken on this Recommendation.

ISSUED this 2nd Day of June, 2026



Gary N. McLean
Hearing Examiner

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**CONDITIONS OF APPROVAL
TO INCLUDE AS PART OF A
PROPERTY USE AND DEVELOPMENT AGREEMENT
FOR THE
PARCEL 1009 REZONE**

FILE NO. PLN-T3A-2026-00006
LOCATION: 2155 KEENE ROAD

APPLICABLE PARCEL: APN 122983000001009 ONLY

In accord with authority granted in the Richland Municipal Code, the hearing examiner recommends approval of the above-referenced rezone application subject to conditions, modifications and restrictions set forth below, all found necessary to make the application compatible with the environment, and carry out applicable state laws and regulations, and the regulations, policies, objectives and goals of the city's comprehensive plan, zoning code, and the applicable Development Agreement for the project site, and other ordinances, policies and objectives of the city.

General Conditions:

1. Approval of this rezone shall authorize reclassification of Benton County Assessor's Parcel No. 122983000001009 from AG/SAG to C-2 Retail Business, subject to contemporaneous adoption of a property use and development agreement, concomitant agreement, or similar binding instrument acceptable to the City. *(Derived from Staff Report, pdf pages 1-3 and 7; Application materials, Ex. 1, pdf page 27 / Application page 6 of 38.)*
2. This rezone approval does not authorize any specific development activity, building permit, civil construction, site plan, binding site plan, subdivision, grading, utility extension, driveway, road approach, sign permit, or other project-level approval. Any future development proposal for Parcel No. 122983000001009 shall remain subject to all applicable City development regulations in effect at the time of such application, except as otherwise vested by law.
3. Future development of Parcel No. 122983000001009 shall comply with all applicable provisions of City of Richland Contract No. 92-10, as amended by Ordinance No. 2022-03, together with any property use and development agreement or concomitant agreement adopted in connection with this rezone.
4. Future development of Parcel No. 122983000001009 shall comply with applicable City requirements for frontage improvements, utility extensions, stormwater management, fire access, road approaches, pedestrian facilities, bicycle facilities, landscaping, screening, lighting, parking, and other improvements required at the time of project-level review.

**FINDINGS OF FACT, CONCLUSIONS AND
RECOMMENDATION OF APPROVAL FOR
PARCEL 1009 AT 2155 KEENE ROAD REZONE
APPLICATION – FILE NO. PLN-T3A-2026-00006**

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

(Derived from Staff Report, pdf pages 8-12; Application materials, Ex. 1, pdf pages 28 and 38 / Application pages 7 and 17 of 38.)

5. Access from future development onto Keene Road, Queensgate Drive, or any other adjacent public street shall be subject to road approach review and/or permits from the City. Such review may include, without limitation, review of sight distance, spacing from existing intersections, spacing from the Keene Road/Queensgate Drive intersection, traffic safety, pedestrian and bicycle facilities, and consistency with applicable City engineering and transportation standards.
6. Any future development shall provide stormwater facilities designed, constructed, and maintained in compliance with applicable City and State stormwater requirements. No future project shall be approved unless stormwater runoff from the project site can be lawfully managed on-site or through facilities approved by the City.
7. All new utilities serving future commercial buildings on Parcel No. 122983000001009 shall be placed underground, except where otherwise approved by the City based on utility provider requirements, existing utility constraints, or other site-specific circumstances.

Use Restrictions:

8. Future use of Parcel No. 122983000001009 shall be consistent with the land uses identified in the C-2 Retail Business zoning district, as that district exists today or as it may be amended in the future, except that the following uses shall not be permitted on the parcel:
 - a. Automotive repair uses;
 - b. Car wash;
 - c. Fuel station/mini-mart;
 - d. Truck rentals;
 - e. Truck stop;
 - f. Vehicle sales;
 - g. Funeral establishments;
 - h. Laundry/dry-cleaning uses;
 - i. Telemarketing services;
 - j. Emergency shelters;
 - k. Transitional housing; and
 - l. Secondhand store.
9. Any use not listed above, but allowed in the C-2 zoning district, shall remain subject to all otherwise applicable City permitting requirements, development standards, and project-level review. (Derived from Staff Report, pdf page 7; Application materials, Ex. 1, pdf page 27 / Application page 6 of 38.)

**FINDINGS OF FACT, CONCLUSIONS AND
RECOMMENDATION OF APPROVAL FOR
PARCEL 1009 AT 2155 KEENE ROAD REZONE
APPLICATION – FILE NO. PLN-T3A-2026-00006**

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

Design Standards:

10. Buildings over 50 feet wide shall use one or more of the following techniques to divide building elevations into smaller parts: pronounced changes in massing; pronounced changes in wall planes; or significant variations in the cornice or roofline. *(Design Standards derived from Application materials, Ex. 1, pdf page 28 / Application page 7 of 38.)*
11. Building colors shall emphasize muted earth tones.
12. Highly reflective or glossy materials shall be used for accents only.
13. Rich materials and a variety of materials are encouraged on wall planes, roof elements, and ground-plane design features. If used, stone or decorative block veneers shall highlight significant building features and massed elements.
14. All sides of a building shall express consistent architectural detail and character.
15. Site walls and screen walls shall be architecturally integrated with the building.
16. Screening devices, site walls, and enclosed service, loading, and refuse areas shall be designed as an integral part of the building architecture. All outdoor storage and refuse collection areas shall be screened.
17. Extensive use of floor-to-ceiling glass storefronts is appropriate only under arcaded areas.
18. Rooftop mechanical equipment shall be screened.
19. All outdoor lighting for building security and parking areas shall be screened or shielded in a manner consistent with City outdoor lighting standards and shall be designed to reduce light spillover and glare on adjacent residential properties.
20. Building setbacks and building height shall be consistent with C-2 zoning standards, except as further restricted by these conditions, the applicable Development Agreement, or any property use and development agreement/concomitant agreement approved by the City Council.
21. Off-street parking shall meet the minimum standards identified in the City zoning code and any other applicable City standards in effect at the time of project-level review.

Eastern Boundary Buffer and Screening Requirements:

22. Future development of buildings or parcels adjacent to the eastern boundary of Parcel No. 122983000001009 shall meet the eastern-boundary buffer and screening standards set forth below. *(Buffer and Screening Requirements are derived from Application materials, Ex. 1,*

FINDINGS OF FACT, CONCLUSIONS AND
RECOMMENDATION OF APPROVAL FOR
PARCEL 1009 AT 2155 KEENE ROAD REZONE
APPLICATION – FILE NO. PLN-T3A-2026-00006

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

23. Building setback from the eastern property boundary shall be a minimum of 20 feet.
24. The building face and main entry into any building subject to the eastern-boundary standards shall not be oriented toward the eastern property boundary.
25. No reflective glazing shall be used on the east side of buildings subject to the eastern-boundary standards.
26. Screening along the eastern property boundary shall include a combination of landscaping, landscape rock, retaining wall, fencing, or other screening approved by the City.
27. Landscape/screening along the eastern property boundary shall measure a minimum of 10 feet in width, or extend to the top of the slope, whichever distance is greater, unless an alternative design is approved by the City that provides equal or superior buffering.
28. Final landscape and screening plans for the eastern boundary shall be reviewed and approved by the City prior to issuance of any building permit for commercial development adjacent to the eastern boundary.
29. Required eastern-boundary landscaping and screening shall be installed prior to, or concurrently with, completion of any commercial building on the portion of the parcel subject to the eastern-boundary standards, unless the City approves a phased installation schedule supported by bonding or other financial assurance acceptable to the City.
30. Landscaping, screening, fencing, building orientation, lighting controls, and site design shall be used, as necessary, to mitigate light, glare, vehicle headlight impacts, noise, and visual impacts on adjacent low-density residential property.

Continuing Applicability:

31. The property use and development agreement, concomitant agreement, or similar binding instrument approved in connection with this rezone shall run with the land and shall bind the owner, successors, and assigns of Parcel No. 122983000001009, unless amended or released by the City through applicable procedures.
32. Any finding, conclusion, or other statement contained in the Hearing Examiner's Recommendation that is deemed to impose a condition, limitation, or restriction on approval is hereby incorporated into these conditions by reference, unless inconsistent with the express terms of these conditions.

CONCOMITANT AGREEMENT

THIS CONCOMITANT AGREEMENT (hereafter “Agreement”) is made and entered into this ____ day of _____, 2026, by and between the **CITY OF RICHLAND**, a Washington municipal corporation (“City”), and **COLUMBIA VALLEY PROPERTY HOLDINGS, LLC**, a Washington limited liability company (“Petitioner”). This Agreement is authorized by and is an exhibit to Ordinance No. 2026-17 approved by Richland City Council on August 18, 2026.

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

WHEREAS, the City of Richland received an application from Petitioner, through a duly authorized agent, to rezone approximately 10.26 acres in Richland, Washington from AG (Agricultural) and SAG (Suburban Agricultural) to C-2 (Retail Business); and

WHEREAS, the property subject to this Agreement is legally described as Revised Parcel 2 of Record of Survey for Boundary Line Adjustment No. 6250 (AFN 2026-004897; APN 122983000001009) located between Shockley Road (South), Keene Road (North), and Queensgate Drive (West), and sitting immediately east of the Terraces at Queensgate South Planned Unit Development, as more particularly described in Section 3 of Ordinance No. 2026-17 (hereafter the “Property”); and

WHEREAS, the Richland Hearing Examiner’s recommended approval of Petitioner’s rezone request is contingent upon the contemporaneous execution and recording of an appropriate concomitant agreement that limits future use and development of the Property consistent with an existing Development Agreement (Richland Contract No. 92-10), Ordinance No. 2022-03, and the applicant’s proposed use, design, screening, and compatibility restrictions included in the record.

NOW, THEREFORE, it is agreed that if the Property is rezoned from Agricultural (AG) and Suburban Agricultural (SAG) to Retail Business (C-2), allowing future commercial development, Petitioner for itself, and for and on behalf of Petitioner’s heirs, successors and assigns (also referred to as the “Applicant” or “Developer”), covenants and agrees that

development and use of the Property is subject to the following conditions:

A. General Conditions:

1. The rezone approval granted pursuant to Ordinance No. 2026-17 does not authorize any specific development activity, building permit, civil construction, site plan, binding site plan, subdivision, grading, utility extension, driveway, road approach, sign permit, or other project-level approval. Any future development proposal for the Property shall remain subject to all applicable City development regulations in effect at the time of such application, except as otherwise vested by law.
2. Any future development of the Property shall comply with applicable provisions of City of Richland Contract No. 92-10, as amended by Ordinance No. 2022-03, together with any other agreement of record affecting the Property.
3. Any future development of the Property shall comply with applicable City requirements for frontage improvements, utility extensions, stormwater management, fire access, road approaches, pedestrian facilities, landscaping, screening, lighting, parking, and other improvements required at the time of project-level review.
4. Access from future development onto Keene Road, Queensgate Drive, and any other adjacent public street shall be subject to road approach review and/or permits from the City. Such review may include, without limitation, review of sight distance, spacing from existing intersections, spacing from the Keene Road/Queensgate Drive intersection, traffic safety, pedestrian and bicycle facilities, and consistency with applicable City engineering and transportation standards.
5. Any future development shall provide stormwater facilities designed, constructed, and maintained in compliance with applicable City and State stormwater requirements. No future project shall be approved unless stormwater runoff from the project site can be lawfully managed on-site or through facilities approved by the City.
6. All new utilities serving future commercial buildings on the Property shall be placed underground, except where otherwise approved by the City based on utility provider requirements, existing utility constraints, or other site-specific circumstances.

B. Use Restrictions:

1. Future use of the Property shall be consistent with the land uses identified in the C-2 Retail Business zoning district, as that district exists at the time of development, except that the following uses shall not be permitted on the Property:
 - a. Automotive Repair Uses, including but not limited to:
 - 1) Automotive Repair – Minor;
 - 2) Automotive Repair – Major;
 - 3) Automotive Repair – Specialty Shop;
 - b. Car Wash;
 - c. Fuel Station/Mini Mart;
 - d. Truck Rentals;
 - e. Truck Stop;
 - f. Vehicle Sales;
 - g. Funeral Establishments;
 - h. Laundry/Dry Cleaning Uses, including but not limited to:
 - 1) Laundry/Dry Cleaning Com.;
 - 2) Laundry/Dry Cleaning, Neighborhood;
 - 3) Laundry/Dry Cleaning, Retail;
 - 4) Laundry – Self Service;
 - i. Telemarketing Services;
 - j. Emergency Shelters;
 - k. Transitional Housing; and
 - l. Secondhand Store;
2. Any use not listed above, but allowed in the C-2 zoning district, shall remain subject to all otherwise applicable City permitting requirements, development standards, and project-level review.

C. Design Standards:

1. Development within the Property shall adhere to the following design standards:
 - a. Buildings over fifty (50) feet wide shall use one of more of the following techniques to divide building elevations into smaller parts:
 - 1) Pronounced changes in massing;
 - 2) Pronounced changes in wall planes; or
 - 3) Significant variations in the cornice or roofline.
 - b. Building colors shall emphasize muted earth tones.
 - c. Highly reflective or glossy materials shall be used for accents only.

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- d. Rich materials and a variety of materials are encouraged on both wall planes, roof elements, and ground-plane design features. If used, stone or decorative block veneers shall highlight significant building features and massed elements.
- e. All sides of a building shall express consistent architectural detail and character.
- f. Site walls and screen walls shall be architecturally integrated with the building.
- g. Screening devices, site walls and enclosed service, loading and refuse areas shall be designed to be an integral part of building architecture. All outdoor storage and refuse collection areas shall be screened.
- h. Extensive use of floor-to-ceiling glass storefronts is appropriate only under arcaded areas.
- i. Rooftop mechanical equipment shall be screened.
- j. All outdoor lighting for building security and for lighting parking areas shall be screened in a manner consistent with the City outdoor lighting standards.
- k. All utilities serving commercial buildings shall be underground.
- l. Building setbacks and building height shall be consistent with the C-2 zoning standards.
- m. Off-street parking requirements shall meet the minimum standards as identified in the City zoning standards.

D. Eastern Boundary Buffer and Screening Requirements:

- 1. Future development of buildings or parcels adjacent to the eastern boundary of the Property shall meet the eastern-boundary buffer and screening standards set forth below:
 - a. Building setback from the eastern property boundary shall be a minimum of twenty (20) feet.
 - b. The building face and main entry into any building subject to the eastern-boundary standards shall not be oriented toward the eastern property boundary.
 - c. No reflective glazing shall be used on the east side of any building subject to the eastern-boundary standards.
 - d. Screening along the eastern property boundary shall be a combination of landscaping, landscape rock, retaining wall, fencing, or other screening approved

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by the City.

- e. Landscape/screening along the eastern property boundary shall measure a minimum of 10 feet in width, or extend to the top of the slope, whichever distance is greater, unless an alternative design is approved by the City that provides equal or superior buffering.
- f. Final landscape and screening plans for the eastern boundary shall be reviewed and approved by the City prior to issuance of any building permit for commercial development adjacent to the eastern boundary.
- g. Required eastern-boundary landscaping and screening shall be installed prior to, or concurrently with, completion of any commercial building on the portion of the parcel subject to the eastern-boundary standards, unless the City approves a phased installation schedule supported by bonding or other financial assurance acceptable to the City.
- h. Landscaping, screening, fencing, building orientation, lighting controls, and site design shall be used, as necessary, to mitigate light, glare, vehicle headlight impacts, noise, and visual impacts on adjacent low-density residential properties.

This Agreement shall be recorded in the public records of Benton County, Washington, and the terms and conditions thereof shall be a covenant running with the land and included in each deed and real estate contract executed by Petitioner with respect to the subject Property or any part thereof, until such time as the terms of this Agreement are amended or released by the City through applicable procedures.

Any finding, conclusion, or other statement contained in the Hearing Examiner's June 2, 2026 Recommendation (Exhibit B to Ordinance No. 2026-17) that is deemed to impose a condition, limitation, or restriction on approval is hereby incorporated into the conditions contained in this Agreement by reference, unless inconsistent with the express terms of this Agreement.

The City of Richland shall be deemed a beneficiary of this covenant without regard to whether it owns any land or interest therein in the locality of the subject Property and shall have

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the right to enforce this covenant in any court of competent jurisdiction.

This Agreement is formed and shall be construed under the laws of the State of Washington.

IN WITNESS WHEREOF, the Parties hereto have hereunto set their hands, with the intent to be legally bound, on the day and year first written above. This Agreement shall take effect upon its recordation in the Benton County Auditor's Office.

CITY OF RICHLAND

PETITIONER

Jon Amundson
City Manager

Mallikarjuna R. Vallem
Petitioner

APPROVED AS TO FORM:

Heather Kintzley
City Attorney

ACKNOWLEDGEMENT

STATE OF WASHINGTON)

: SS

COUNTY OF BENTON)

On this _____ day of _____, 2024, before me personally appeared **Jon Amundson, City Manager** for the City of Richland, to me known to be authorized and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the use and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument.

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

Signature

Notary Public in and for the State of _____

Residing at _____

My appointment expires _____

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STATE OF WASHINGTON)
 : SS
COUNTY OF BENTON)

On this _____ day of _____, 2025, before me personally appeared **Mallikarjuna R. Vallem, Authorized Agent** for **Columbia Valley Property Holdings LLC**, to me known to be authorized and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the use and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument.

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

Signature

Notary Public in and for the State of _____

Residing at _____

My appointment expires _____

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: 2155 Keene Road Rezone

Location: 2155 Keene Road (Assessor Parcel Numbers 122983000001009 and 122983000002008)

Applicant(s): Rick Simon of RPS Planning Consultant LLC

Property Owner: Mallikajurana Vallem of Columbia Valley Properties Holdings LLC

File #: PLN-T3A-2026-00006

Description: Request to rezone 2155 Keene Road (APN 122983000001009 and 122983000002008) from Suburban Agricultural (SAG) and Agricultural (AG) to Retail Business Use (C-2).

Project Type: Type IIIA Site-Specific Rezone

Hearing Date: May 11, 2026

Report By: Ryan Nelson, Senior Planner

Recommended Action: Approval

Vicinity Map

Item: 2155 Keene Road Rezone
Applicant: Rick Simon of RPS Planning Consultant
File #: PLN-T3A-2026-00006

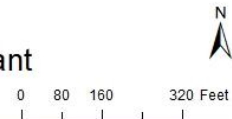


Figure 1 – Vicinity Map

Description of Proposal

Rick Simon of RPS Planning Consultant LLC, on behalf of the property owner, Mallikajurana Vallem of Columbia Valley Properties, has submitted a Zoning Map Amendment application, requesting to rezone 2155 Keene Road, parcel numbers 122983000001009 and 122983000002008, from the Suburban Agricultural (SAG) and Agricultural (AG) zoning districts to the retail business use (C-2) district. The purpose of this change is to enable commercial development to proceed in agreement with the underlying City Comprehensive Plan land use designation of Commercial (COM). 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 Suburban Agricultural [SAG] and 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

This rezone is comprised of two (2) parcels totaling approximately 10.26 acres in size and is located south of Keene Road, east of Queensgate Drive, east of Lariat Lane, east of Tulare Street, and northwest of Fairhaven Loop.

The project site is relatively flat with a downward slope going north towards Keene Road and has been cleared of any prior vegetation.

Current Land Use Designations and Uses:

Parcel Number	Land Use Classification	Current Use
122983000001009	Commercial	Former Ag Land
122983000002008	Commercial	Former Open Space

Land Use Map

Item: 2155 Keene Road Rezone
Applicant: Rick Simon of RPS Planning Consultant
File #: PLN-T3A-2026-00006

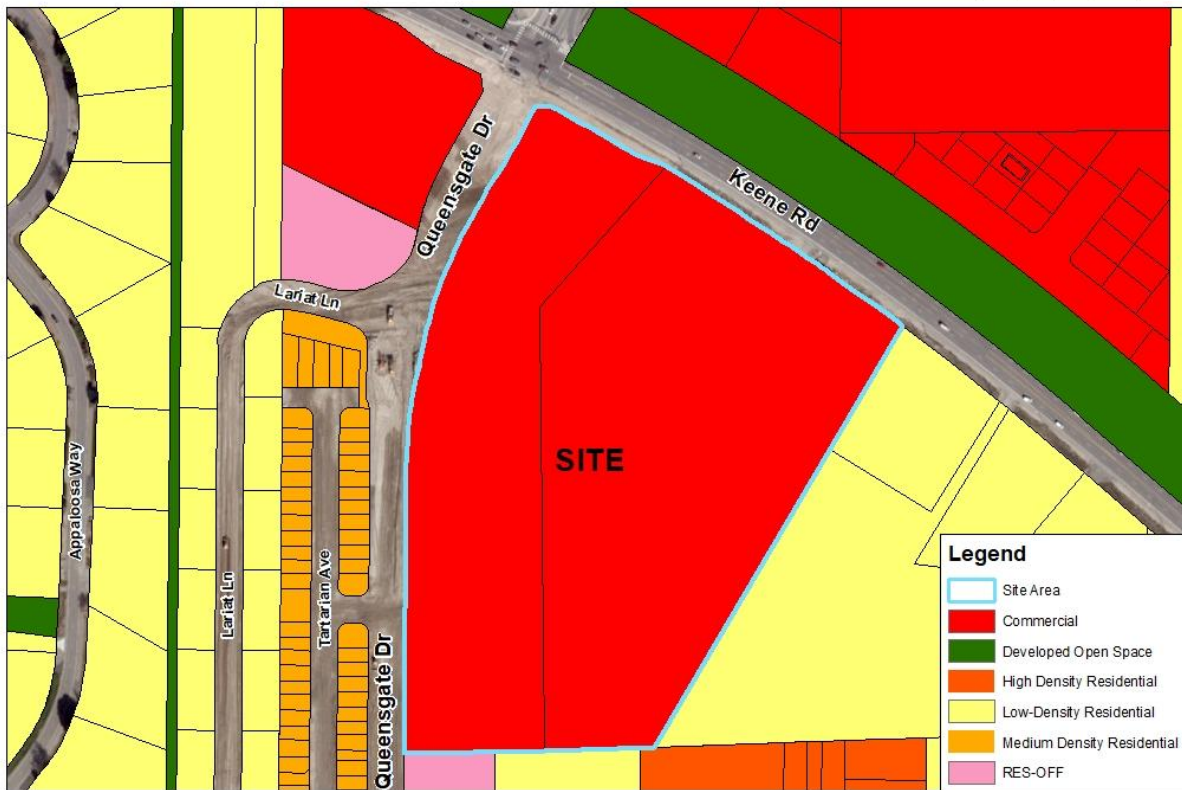
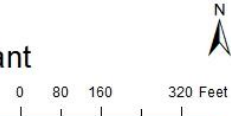


Figure 2 – Land Use Map

Applicable City Goals & Policies

Provided below is a set of the City's Comprehensive Plan goals & policies which are particularly applicable to the proposed rezone application.

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

Land Use Element – 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 development services.
- Policy 5: In areas where residential uses are in close proximity to industrial or commercial lands, adequate development standards should be use in industrial or commercial developments to mitigate the impacts on residential uses.

Land Use Element – 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.

Current Zoning Designations

The subject parcels have a current zoning designations of AG – Agricultural use district and SAG – Suburban Agricultural use district. The land was annexed into the City in 1974 by Ordinance 40-74.

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)].

The suburban agricultural use district (SAG) is a zone classification providing for residential areas, rural in nature, with sufficiently large lots to allow for the maintenance of certain animals and farm crops, while at the same time establishing and maintaining a living environment of high standards for residential uses. This zoning classification is intended to be applied to some portions of the city that are designated low-density residential (zero to five dwellings per acre) under the city of Richland comprehensive plan [RMC 23.14.010(B)].

Zoning Map

Item: 2155 Keene Road Rezone
 Applicant: Rick Simon of RPS Planning Consultant
 File #: PLN-T3A-2026-00006

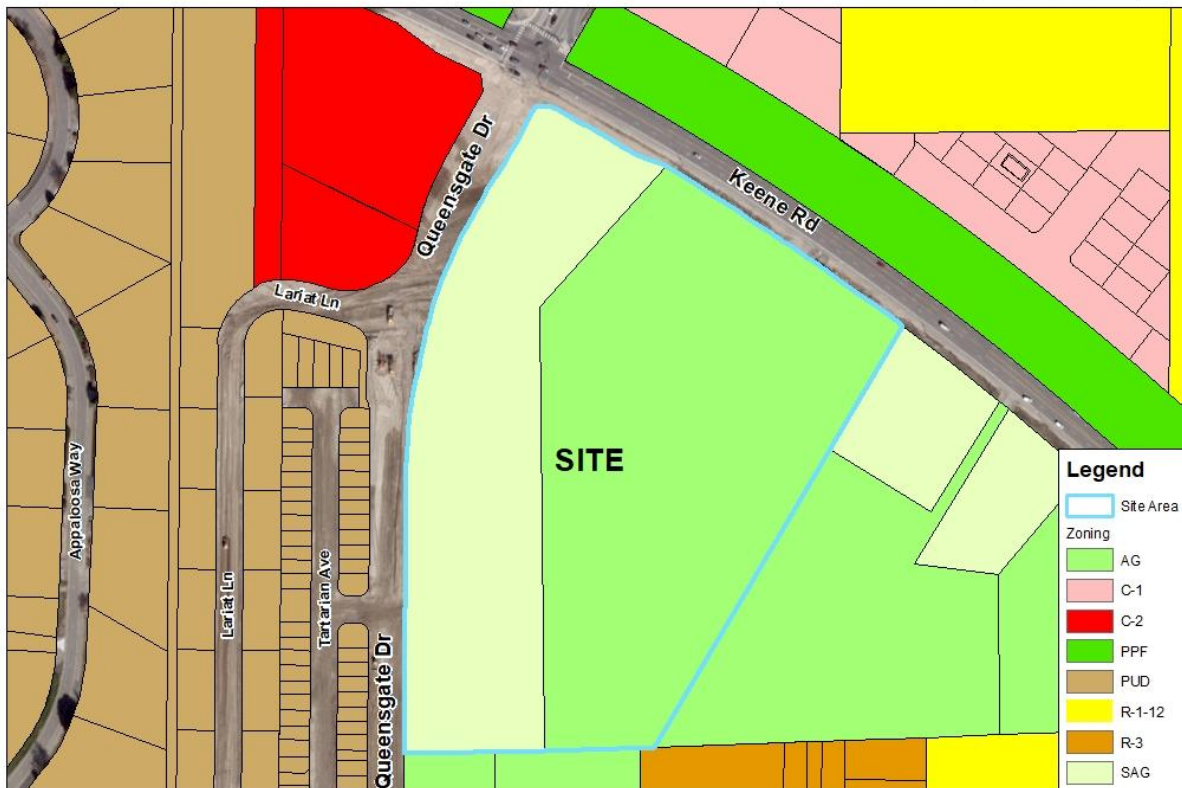
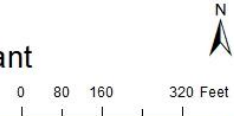


Figure 3 – Zoning Map

The surrounding parcels are zoned as follows:

North	PPF: Parks and Public Facilities and C-1: Neighborhood Retail Business
East	SAG: Suburban Agricultural and AG: Agricultural
South	AG: Agricultural and R-3: Multiple-Family Residential
West	PUD: Planned Unit Development and C-2: Retail Business

Requested Zoning

Following the applicant's request, City staff is presenting this staff report and associated application materials for a site-specific rezone of 10.2 acres from SAG and AG to C-2. The purpose statements of the requested zoning are detailed below:

The retail business use district (C-2) is a business zone classification providing for a wide range of retail business uses and services compatible to the core of the city and providing a focal point for the commerce of the city. All activities shall be conducted within an enclosed building except that off-street loading, parking, and servicing of automobiles may be in the open and except that outdoor storage may be permitted when conducted in conjunction with the principal operation which is in an enclosed adjoining building. This zoning classification is intended to be applied to some portions of the city that are designated commercial under the city of Richland comprehensive plan [RMC Chapter 23.22.010(C)].

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

23.22.020 Performance standards and special requirements.

There are no performance standards and/or special requirements for the C-2 zoning district.

C-2 Site Requirements and development standards

The following standards apply to the C-2 zone per RMC 23.22.040:

Minimum Lot Area	None
Maximum Density – Multifamily Dwellings (units:square feet)	N/A
Minimum Lot Width – One-Family Attached Dwellings	N/A
Minimum Front Yard Setback ¹⁴	0 feet ²
Minimum Side Yard Setback	None
Minimum Rear Yard Setback	None
Maximum Building Height ^{14, 15}	80 feet
Minimum Dwelling Unit Size (in square feet, excluding porches, decks, balconies and basement)	N/A

2. No setback required if street right-of-way is at least 80 feet in width. Otherwise, a minimum setback of 40 feet from street centerline is required.

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

Utility Availability

There are existing utility connections in place and near the proposed rezone sites. All existing utilities have adequate capacity to supply any future development. However, any new utility connections will need to be extended from nearby rights-of-way.

Utilities Map

Item: 2155 Keene Road Rezone
Applicant: Rick Simon of RPS Planning Consultant
File #: PLN-T3A-2026-00006

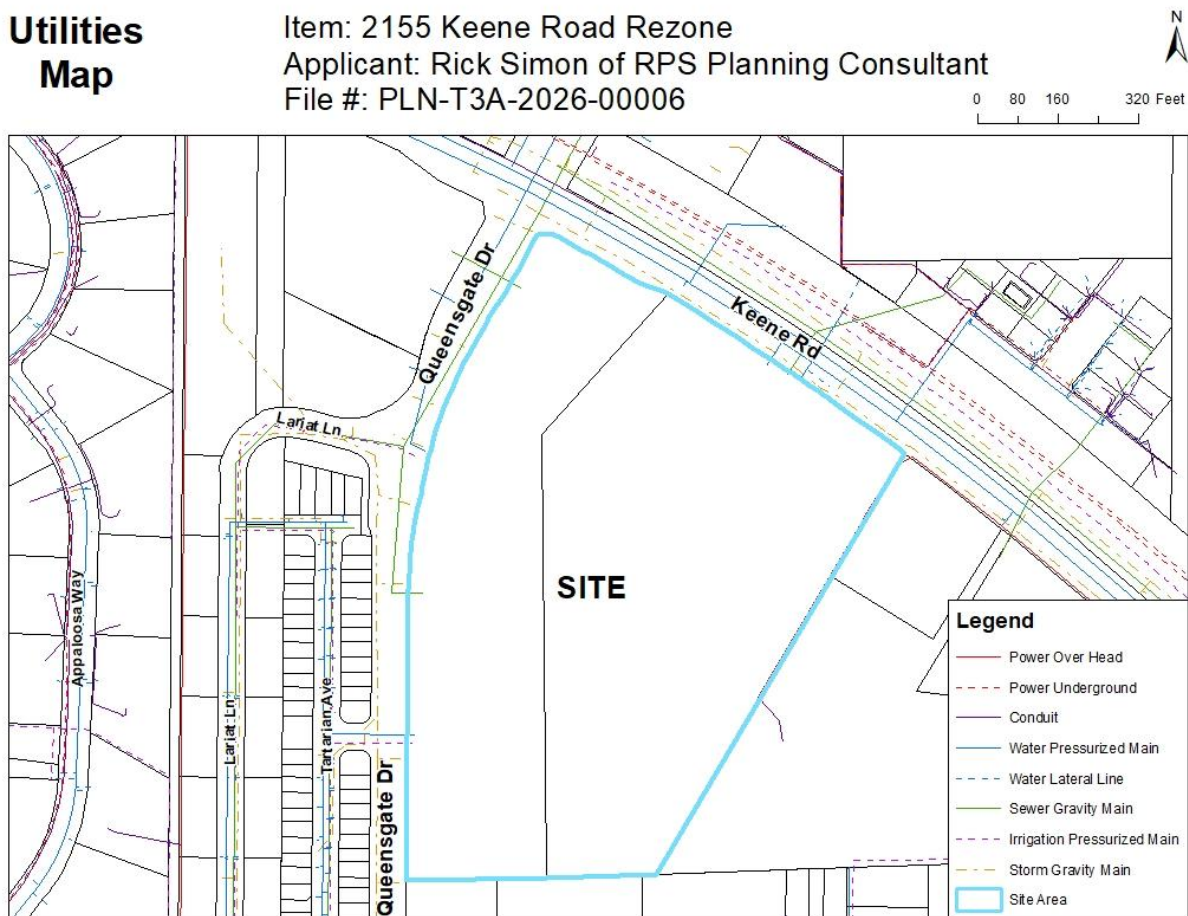


Figure 4 – Utilities Map

Sewer

There are two (2) gravity sewer mains in the vicinity. There is an 8-inch gravity main that runs under Queensgate Drive and a 12-inch gravity main that runs parallel to the north side of Keene Road. Both parcels, under Record of Survey (RS) #6250 (Exhibit 5) have stubs connecting to the appropriate sewer main.

Water

There are two (2) distribution mains within the Queensgate Drive and Keene Road rights-of-way. The main along Queensgate Drive is an 8-inch pipe and the main along Keene Road a 24-inch pipe. Both water mains are within the Tapteal I pressure zone. There is an existing water connection stub along Keene Road and no water stubs along Queensgate Drive. Water connections will need to be extended to serve any future development on the subject parcels.

Irrigation

There are two existing irrigation distribution mains along Queensgate Drive. The main closer to Keene Road is a 6-inch main and the main further south, at the intersection of Queensgate Drive and Tulare Street) is an 8-inch main, which is stubbed to serve the subject parcels. Irrigation services are provided by the Kennewick Irrigation District.

Stormwater

The City does not have an active underground stormwater line. However, there is a open stormwater dirt ditch parallel to Keene Road, along the northern edge of the subject site. Any future development will need to install stormwater facilities and be maintained on-site per City and State stormwater runoff requirements.

Power

There are underground vaults and a 6-inch conduit on the east side of Queensgate Drive with a couple of vaults on the southeast corner of the Keene Road and Queensgate Drive intersection. Any future development will need to contact Energy Services for electrical services needs and/or connections.

Natural Gas

There is an existing 6-inch underground natural gas pipe which runs parallel along the east side of Queensgate Drive. Any future development require natural gas will need to contact Cascade Natural Gas for service connections.

Transportation & Access

Transportation Map

Item: 2155 Keene Road Rezone
Applicant: Rick Simon of RPS Planning Consultant
File #: PLN-T3A-2026-00006



Figure 5 – Transportation Map

Primary access into any future development will come from the existing future road connections at Lariat Lane and Tulare Street along Queensgate Drive. Any connection(s) to Keene Road will need to be reviewed by Public Works, as Keene Road is designated as a “Principal Arterial” and Queensgate Drive is designated as a “Major Collector” road.

Sidewalks will likely need to be installed on Queensgate Drive and Keene Road for any future development.

There is an existing trail on the north side of Keene Road and there are on-street bicycle lanes along both Queensgate Drive and Keene Road. There is one (1) public transit route, Ben Franklin Transit (BFT) Route 123, that runs along Keene Road, with designated bus stops just north and west of the subject site. Furthermore, the Queensgate Transit Center is approximately 1,700 linear feet from the northernmost point of the subject site, which has connections for and to BFT Routes 10, 27x, 123, and 170.

Easements

Easement Map

Item: 2155 Keene Road Rezone
Applicant: Rick Simon of RPS Planning Consultant
File #: PLN-T3A-2026-00006

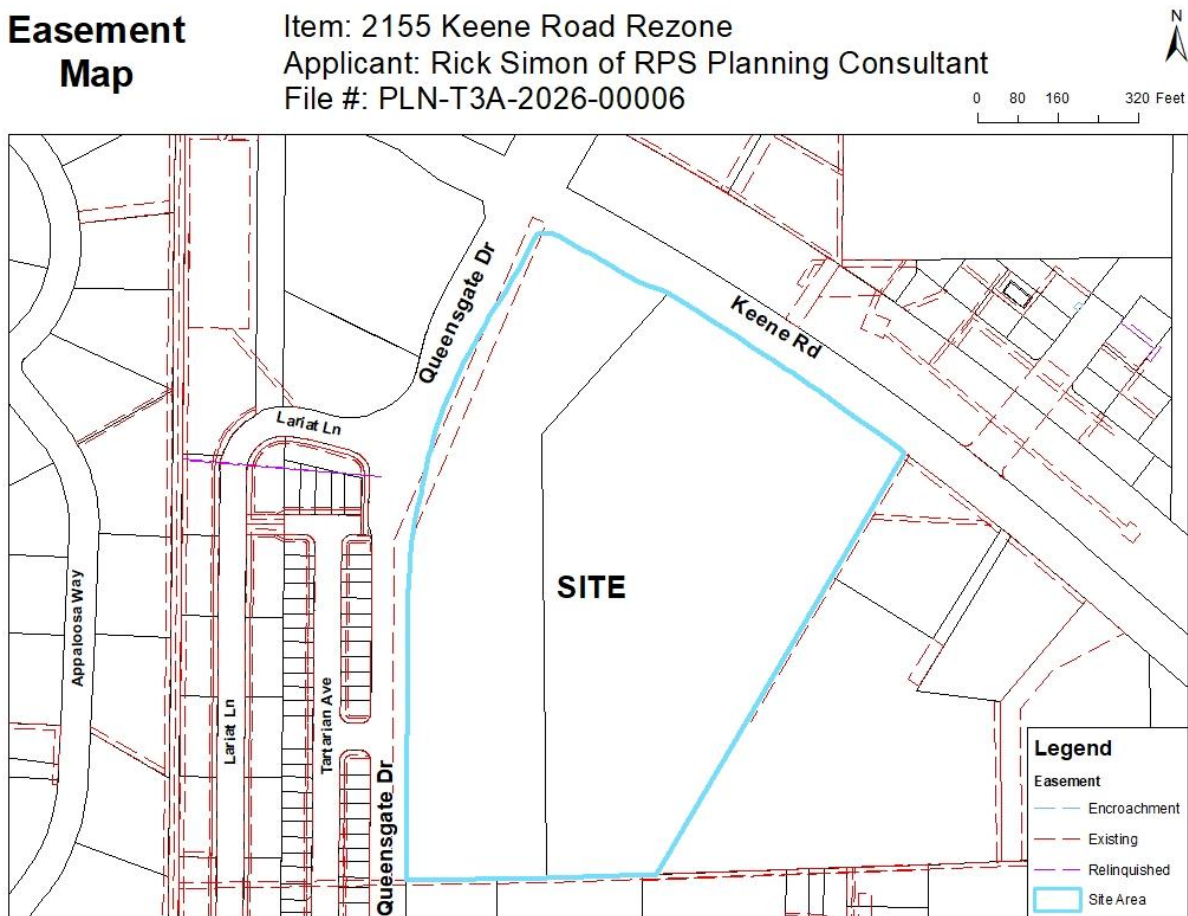


Figure 6 – Easement Map

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 along the northern portion of the subject site along Keene Road. There are no current or proposed fire hydrants along Queensgate Drive. Any future development will need to coordinate with the Richland Fire Department to determine placement of any new hydrants.

Schools

The plat falls within the boundaries of the Richland School District. There are two (2) elementary schools near the subject site. The nearest schools are Orchard Elementary School which is approximately 6,100 linear feet to the southeast and White Bluffs Elementary which is approximately 6,300 linear feet to the west of the subject 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

There are no critical areas on the subject site, as the site has been cleared and graded of any vegetation and/or major slopes.

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 no public comments regarding this proposed zoning action.

Public Notice

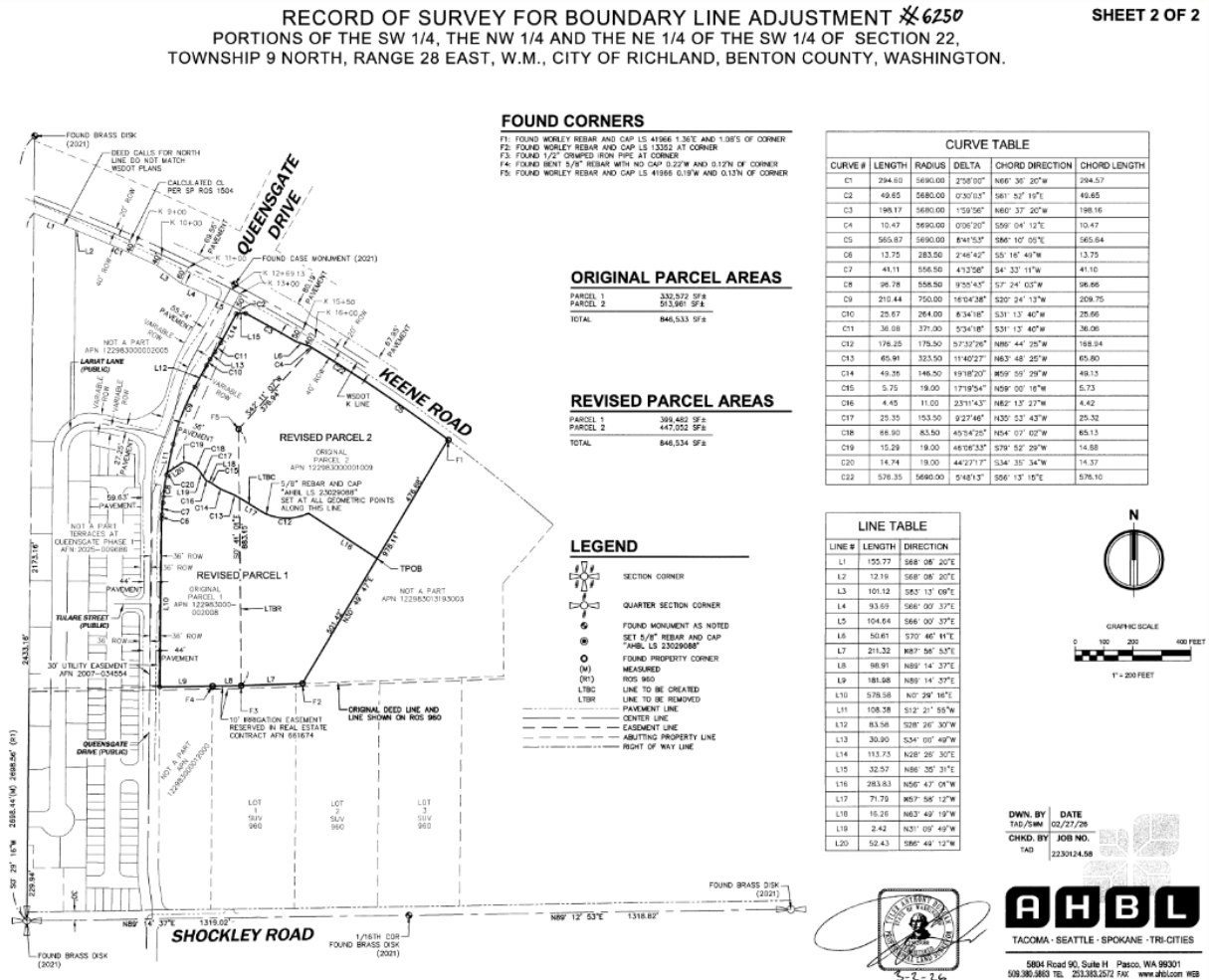
Notice of Hearing Mailed:	April 10, 2026
Notice of Hearing Posted:	April 13, 2026
Notice of Hearing Published:	April 12, 2026
Public Hearing:	May 11, 2026

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

The project site is bordered on east, south, and west by existing single-family residential development and commercial development to the north. The City has anticipated future development of these properties and conditions were put in place through an approved Property Use and Development Agreement, City of Richland Contract No. 92-10 (Exhibit 6), which was amended and adopted as part of Ordinance 2022-03 (Exhibit 7).

Furthermore, the property lines for both parcels have been re-aligned from a north-south configuration to an east-west configuration and was recorded under Record of Survey #6250 (Exhibit 5).



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 Commercial [COM] uses by the City's Comprehensive Plan. 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 designation, and any future, project-specific proposal(s) shall meet city development regulations, including but not limited to, 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-2026-00006) and recommends approval of the request based on the following:

1. The property owner in this matter is Mallikajurana Vallem of Columbia Valley Property Holdings, with the applicant, Rick Simon of RPS Planning Consultant LLC, acting on behalf of, and as the lead contact.
2. The application is to rezone two (2) parcels: Benton County Assessor's Tax Parcel Numbers 122983000001009 and 122983000002008.
3. The lots are currently zoned Suburban Agricultural use district (SAG) and Agricultural use district (AG).
4. The requested zone change is to change zoning of the parcels from SAG (Suburban Agricultural) and AG (Agricultural) to C-2 (Retail Business Use).
5. The subject site has been cleared and graded from any previous vegetation.
6. The site is relatively flat with a downhill slope going from south (around 564' in elevation) to the north (around 528' in elevation) towards Keene Road.
7. The surrounding area is transitioning from agricultural uses to multi-family residential and commercial uses.

8. The City's Comprehensive Plan designates these parcels as Commercial [COM], per the amended Property Use and Development Agreement, City of Richland Contract No. 92-10 (Exhibit 6), contained within Ordinance 2022-03 (Exhibit 7).
9. The current Suburban Agricultural (SAG) and Agricultural (AG) zones do not implement the City's Comprehensive Plan land use designations.
10. Per RMC 23.22.010, the C-2 Retail Business Use zoning district is intended to be applied to land that is designated Commercial under the City's Comprehensive Plan.
11. No portion of this proposed rezone is in the Shoreline Management Program's jurisdiction.
12. No portion of this proposed rezone area is within a designated critical area.
13. The application is exempt from the provisions of the State Environmental Policy Act (SEPA), as identified in WAC 197-11-800(6)(c).
14. Notice requirements of RMC 19.30.040 have been met.
15. Based on the above findings and conclusions, approval of the zone change request would be in the best interest of the community of Richland.
16. Record of Survey Number 6250 (Exhibit 5) re-oriented the properties from a north-south direction to an east-west direction.

Exhibit List

1. Application Materials
2. Maps
3. Public Notices & Affidavits
4. Agency Comments
5. Record of Survey #6250 (AFN 2026-004867)
6. City of Richland Contract No. 92-10 (AFN 2010-024273)
7. Ordinance 2022-03



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

Plan Snapshot Report

Plan Type: Type 3A	Plan #: PLN-T3A-2026-00006	App Date: 03/18/2026
Work Class: T3A - Site Specific Rezone	District: City of Richland	Exp Date: NOT AVAILABLE
Status: In Review		Completed: NOT COMPLETED
Description: Rezone 10.2 acres from Suburban Agriculture and Agriculture to C-2 Retail Business on Revised Parcel #2 per Record of Survey for Boundary Line Adjustment #6250.		Approval Expire Date:

Parcel: 122983000001009	Address: 2155 Keene Rd Richland, WA 99352	Zone:
122983000002008 Main	2121 Keene Rd Richland, WA 99352	
Property Owner Mallikajurana Vallem 719 Mara Loop Richland, WA 99352 Mobile: (619) 400-7845	Applicant Rick Simon 98402 N HARRINGTON RD WEST RICHLAND, WA 99353-8722 Home: (509) 531-0142 Business: (509) 531-0142 Mobile: (509) 531-0142	Engineer Robert McLeod Business: (509) 222-0959 Mobile: (509) 303-8810

Plan Custom Fields

PreAppQuestionBox	Waived	Current Land Use Designation	Commercial	Current Zoning	SAG - Suburban Agriculture and AG - Agricultural
Proposed Use	No specific uses proposed yet. C-2 Retail Business zoning is requested.	Requested Zoning	C2 - Retail Business	Current Comp Plan	Commercial
Area of Property	10.26	Unique Characteristics	The property proposed for rezone has frontage along two major transportation corridors: Keene Road and Queensgate Drive. Existing commercial zoning is already in place to the north and west of the site. Additionally, the site is located within .4 miles of a freeway interchange. These factors create a set of unique circumstances that make the site extremely attractive for commercial development and justify the rezone of the property to C-2 Retail Business.	Hardship	If denied, the site's existing Agricultural and Suburban Agricultural zoning would remain in place. Neither of these existing zones are appropriate for this site. Agricultural zoning within the City's urban growth area is intended to serve as a holding zone and suburban agricultural zoning is intended to be applied in rural areas to provide for the maintenance of animals and farm crops (See RMC 23.14.010.) Rural or agricultural land use is not appropriate in locations that are largely surrounded by urban development, with close proximity to urban services, utilities and a freeway interchange. The hardship imposed on the property owner would be

PLAN SNAPSHOT REPORT (PLN-T3A-2026-00006)

the denial of reasonable use for the property in favor of agricultural and rural uses that are inappropriate given the existing urban nature of land uses in the vicinity. The City would suffer hardships because land ideally suited for commercial use would not be available for development, in contradiction to its comprehensive plan.

Conforms to Patterns

There is existing commercial zoning located directly north, across Keene Road from the site and directly to the west, across Queensgate Drive. Rezoning of this site will complete the pattern of commercial zoning on all four legs of the Keene/Queensgate intersection. Additionally, the development agreement that governs future development of the site requires specific mitigation measures to address the impacts of commercial development on the adjacent rural parcel.

Granting or Denial Benefits

Commercial development of the site under the proposed rezone will provide commercial zoning at all four corners of the intersection of two arterial streets: Keene Road and Queensgate Drive. That together with the traffic signalization at this intersection and the excellent visibility it enjoys will make the site an attractive one for commercial development and in so doing will also increase the viability of commercial development on the adjoining commercial properties. Further, the site is located within easy walking distance to a developing townhome neighborhood and a convenient driving/biking distance for a large number of South Richland residents. All of these factors represent beneficial effects of the proposed rezone. commercial property without an economically viable use.

Overall Purpose Benefits The City will benefit through the commercial development of the property, which would provide additional commercial services in the growing South Richland area, thereby providing City residents with both additional shopping and job opportunities, while providing the City with additional sales and property tax revenues. Rezoning the site is consistent with both the City's future land use map as well as the goals and policies of the City's comprehensive plan. (Refer to page 8 of the attached narrative for a more complete discussion of the application's conformance to the comprehensive plan.)

Impacts to City

The initial development of the Queensgate South area resulted in the extension of Queensgate Drive between Keene and Shockley Roads, which is an important extension called for in the City's Transportation Plan. Implementation of the City's Transportation Plan provided benefit to the City and allows for commercial development in a location where the existing street network has capacity for additional traffic. Commercial zoning of the site provides opportunity for development in a prime and highly visible location that would help to implement the City's Land Use Plan; add to the City's retail tax base and provide additional opportunities for retail and service business in the growing South Richland area. Denial of the rezone application would frustrate the City's plans and would leave a prime

PLAN SNAPSHOT REPORT (PLN-T3A-2026-00006)

Rezone Better Use	The rezone is consistent with the city's plan.	Spot rezone or larger	See page 13 of the attached narrative.	Impacts on Environment Public Safety	The site does not contain any critical areas as identified in the City's comprehensive plan. Further, the environmental work already prepared for the previous PUD project provides detailed environmental information without identifying any significant adverse impacts. Development of the site will impact public safety, as commercial development will require police, fire and emergency service protection beyond what is needed for undeveloped property. The City's development standards applicable to commercial development will require adherence to building and fire code standards, placement of fire hydrants, and/or the installation of fire protective sprinkler systems. The specific design requirements of these buildings will be reviewed and approved at the time detailed construction plans are submitted to the city for review. Further, the site is located approximately one mile from the existing fire station on Duportail Avenue and so will easily meet desired emergency response times for the fire department. Application of building code, fire code and public works standards will ensure that public safety will be maintained. Revenues associated with commercial development including sales and property taxes will provide the City with revenue to absorb the additional costs associated with providing public safety services to the site.
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Pre-Application Conference Waiver

PROPERTY OWNER INFORMATION		☐ Contact Person
Owner: Columbia Valley Property Holdings, LLC		
Address: 719 Mara Loop, Richland WA 99352		
Phone: 619-400-7845	Email: mvallem@brickwise-holdings.com	

APPLICANT/CONTRACTOR INFORMATION (if different)		☐ Contact Person
Company: RPS Planning Consultant LLC	UBI#	
Contact: Rick Simon		
Address: 98402 N Harrington Rd, West Richland, WA 99353		
Phone: 509-531-0142	Email: rpsimon60@gmail.com	

PROPERTY INFORMATION
Parcel #: 122983000002008 & 122983000001009
Legal Description: Revised Lot 2 of Record Survey #6250

TYPE II APPLICATIONS	TYPE III APPLICATION
☐ Flood Plain Variance	☐ Non-residential Shoreline Substantial Development
☐ Critical Areas & Resource Lands Variance/Viable Use	☐ Residential Shoreline Substantial Development
☐ Binding Site Plan	☐ Shoreline Variance/Conditional Use
☐ Administrative Variance	☐ Conditional Use
☐	☐ Subdivision
☐	☒ Rezone (site specific)
☐	☐ Vacation/Alteration of a Subdivision
☐	☐ Variance
☐ Other:	

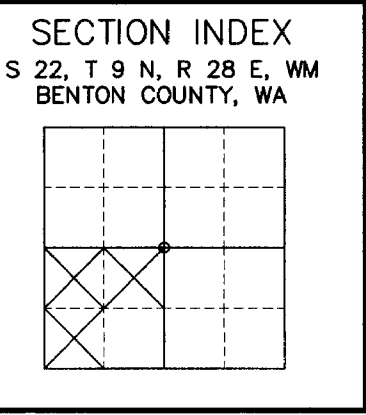
I understand the waiver of a pre-application conference increases the maximum time for review for technically complete status and increases the risk the application will be rejected or processing will be delayed.

Applicant Printed Name: Rick Simon

Applicant Signature:  Date 03/27/2006

RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT #6250
PORTIONS OF THE SW 1/4, THE NW 1/4 AND THE NE 1/4 OF THE SW 1/4 OF SECTION 22, TOWNSHIP 9
NORTH, RANGE 28 EAST, W.M., CITY OF RICHLAND, BENTON COUNTY, WASHINGTON.

SHEET 1 OF 2



ORIGINAL LEGAL DESCRIPTIONS

PARCEL 1

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M., BENTON COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 22; THENCE NORTH 00°29'16" EAST ALONG THE WEST LINE THEREOF A DISTANCE OF 2433.16 FEET TO THE SOUTHERLY RIGHT-OF-WAY MARGIN OF KEENE ROAD AS DEEDED TO THE STATE OF WASHINGTON BY WARRANTY DEED RECORDED UNDER BENTON COUNTY AUDITOR'S FILE NO. 845365; THENCE SOUTH 68°05'20" EAST ALONG SAID MARGIN A DISTANCE OF 167.96 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 5690.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AND ALONG SAID MARGIN, THROUGH A CENTRAL ANGLE OF 02°58'00" A DISTANCE OF 294.60 FEET; THENCE SOUTH 53°13'09" EAST, ALONG SAID MARGIN, A DISTANCE OF 101.12 FEET; THENCE SOUTH 66°00'37" EAST, ALONG SAID MARGIN, A DISTANCE OF 198.33 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 5680.00 FEET, THE CHORD OF WHICH BEARS SOUTH 61°52'19" EAST A DISTANCE OF 49.65 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°30'03" A DISTANCE OF 49.65 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°59'56" A DISTANCE OF 198.16 FEET; THENCE SOUTH 70°46'11" EAST A DISTANCE OF 50.61 FEET TO THE BEGINNING OF OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 5690.00 FEET, THE CHORD OF WHICH BEARS SOUTH 59°04'12" EAST A DISTANCE OF 10.47; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°06'20" A DISTANCE OF 10.47 FEET; THENCE LEAVING SAID SOUTHERLY MARGIN, SOUTH 42°11'07" WEST A DISTANCE OF 376.94 FEET; THENCE SOUTH 00°41'01" EAST A DISTANCE OF 883.15 FEET TO THE NORTH LINE OF LOT 1 AS DEPICTED ON SURVEY RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 960, RECORDS OF BENTON COUNTY, WASHINGTON; THENCE SOUTH 89°14'37" WEST ALONG SAID NORTH LINE AND ITS WESTERLY PROJECTION A DISTANCE OF 280.89 FEET; THENCE NORTH 00°29'16" EAST A DISTANCE OF 578.58 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 283.50 FEET, THE CHORD OF WHICH BEARS NORTH 05°16'49" EAST A DISTANCE OF 13.75 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°46'42" A DISTANCE OF 13.75 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 556.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°13'58" A DISTANCE OF 41.11 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 558.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°55'43" A DISTANCE OF 96.78 FEET; THENCE NORTH 12°21'55" EAST A DISTANCE OF 108.38 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 750.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°04'35" A DISTANCE OF 210.44 FEET; THENCE NORTH 28°26'30" EAST A DISTANCE OF 83.58 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 264.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°34'18" A DISTANCE OF 25.67 FEET; THENCE NORTH 34°00'49" EAST A DISTANCE OF 30.90 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 371.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°34'18" A DISTANCE OF 36.08 FEET; THENCE NORTH 28°26'30" EAST A DISTANCE OF 113.73 FEET; THENCE NORTH 86°35'31" EAST A DISTANCE OF 32.57 FEET TO THE POINT OF BEGINNING AND THE END OF THIS DESCRIPTION.

PARCEL 2

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M., BENTON COUNTY, WASHINGTON, LYING SOUTHERLY OF THE SOUTHERLY RIGHT-OF-WAY MARGIN OF KEENE ROAD AS DEEDED TO THE STATE OF WASHINGTON BY WARRANTY DEED RECORDED UNDER BENTON COUNTY AUDITOR'S FILE NO. 845365 SAID PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 22; THENCE NORTH 00°32'05" EAST ALONG THE WEST LINE OF SAID SECTION A DISTANCE OF 797.55 FEET; THENCE, LEAVING SAID LINE, THENCE NORTH 89°14'37" EAST, PARALLEL WITH THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 733.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 87°56'53" EAST A DISTANCE OF 211.32 FEET; THENCE NORTH 30°49'47" EAST A DISTANCE OF 978.11 FEET, MORE OR LESS, TO THE SOUTHERLY RIGHT-OF-WAY MARGIN OF KEENE ROAD ON A CURVE CONCAVE TO THE SOUTHWEST, THE RADIUS POINT OF WHICH BEARS SOUTH 36°40'51" WEST A DISTANCE OF 5690.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 5°41'53" A DISTANCE OF 565.87 FEET; THENCE, LEAVING SAID MARGIN, SOUTH 42°11'07" WEST A DISTANCE OF 376.94 FEET; THENCE SOUTH 00°41'01" EAST A DISTANCE OF 883.15 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARING

NAD 1983/11
WASHINGTON STATE PLANE SOUTH PROJECTION, BASED ON GPS
OBSERVATIONS USING WSRN AND GEOID 2012A. UNITS OF MEASUREMENT
ARE US SURVEY FEET.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 2nd DAY OF March
2026, AT 5:1 MINUTES PAST 1:00 P.M. RECORDS OF
THE Benton COUNTY AUDITOR, Rennewick, WASHINGTON.
RECORDING NUMBER 2026-004867
Brenn Chilton
COUNTY AUDITOR
8428.50
FEE
43 (deputy)
BY

EQUIPMENT USED

3" TOTAL STATION USING STANDARD FIELD
TRAVERSE METHODS FOR CONTROL AND STAKING.

SURVEY FOR

COLUMBIA VALLEY PROPERTY HOLDINGS, LLC
16455 NE 99TH STREET
REDMOND, WA 98052

SURVEYOR'S CERTIFICATE

I, TYLER A. DUNCAN, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF
WASHINGTON, HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY
MADE BY ME OR UNDER MY DIRECT SUPERVISION IN AUGUST 2025, IN COMPLIANCE
WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT, CHAPTER 58.09 R.C.W. AND
332-130 W.A.C., AT THE REQUEST OF COLUMBIA VALLEY PROPERTY HOLDINGS, LLC.

TYLER A. DUNCAN, PLS 23029088

DATE

REVISED LEGAL DESCRIPTIONS

PARCEL 1

THAT PORTION OF PARCEL F AS DEPICTED ON RECORD OF SURVEY 5562, RECORDED UNDER AUDITOR'S FILE NUMBER 2021-040767, RECORDS OF BENTON COUNTY, WASHINGTON, AND REVISED LOT 1 AS DEPICTED ON RECORD OF SURVEY 6128, RECORDED UNDER AUDITOR'S FILE NUMBER 2025-004511, RECORDS OF SAID COUNTY, LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 22; THENCE NORTH 00°29'16" EAST ALONG THE WEST LINE THEREOF A DISTANCE OF 2433.16 FEET TO THE SOUTHERLY RIGHT-OF-WAY MARGIN OF KEENE ROAD AS DEEDED TO THE STATE OF WASHINGTON BY WARRANTY DEED RECORDED UNDER BENTON COUNTY AUDITOR'S FILE NO. 845365; THENCE SOUTH 68°05'20" EAST ALONG SAID MARGIN A DISTANCE OF 167.96 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 5690.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AND ALONG SAID MARGIN, THROUGH A CENTRAL ANGLE OF 02°58'00" A DISTANCE OF 294.60 FEET; THENCE SOUTH 53°13'09" EAST, ALONG SAID MARGIN, A DISTANCE OF 101.12 FEET; THENCE SOUTH 66°00'37" EAST, ALONG SAID MARGIN, A DISTANCE OF 198.33 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 5680.00 FEET, THE CHORD OF WHICH BEARS SOUTH 61°52'19" EAST A DISTANCE OF 49.65 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°30'03" A DISTANCE OF 49.65 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE CONTINUING ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°59'56" A DISTANCE OF 198.17 FEET; THENCE SOUTH 70°46'11" EAST A DISTANCE OF 50.61 FEET TO THE BEGINNING OF OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 5690.00 FEET, THE CHORD OF WHICH BEARS SOUTH 56°13'15" EAST A DISTANCE OF 576.10 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°48'13" A DISTANCE OF 576.35 FEET TO THE NORTHEAST CORNER OF SAID PARCEL F; THENCE LEAVING SAID SOUTHERLY MARGIN, SOUTH 30°49'47" WEST ALONG THE EAST LINE THEREOF A DISTANCE OF 476.68 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID EAST LINE, NORTH 56°47'01" WEST A DISTANCE OF 283.83 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 175.50 FEET, THE CHORD OF WHICH BEARS NORTH 86°44'25" WEST A DISTANCE OF 168.94 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°32'26" A DISTANCE OF 176.25 FEET; THENCE NORTH 57°58'12" WEST A DISTANCE OF 71.79 FEET THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 323.50 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°40'27" A DISTANCE OF 65.91 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 146.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°18'20" A DISTANCE OF 49.36 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 19.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°19'54" A DISTANCE OF 5.75 FEET; THENCE NORTH 63°49'19" WEST A DISTANCE OF 16.26 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 11.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°11'43" A DISTANCE OF 4.45 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 153.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°27'46" A DISTANCE OF 25.35 FEET; THENCE NORTH 31°09'49" WEST A DISTANCE OF 2.42 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 83.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45°54'25" A DISTANCE OF 66.90 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 19.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46°06'33" A DISTANCE OF 15.29 FEET; THENCE SOUTH 56°49'12" WEST A DISTANCE OF 52.43 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 19.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 44°27'17" A DISTANCE OF 14.74 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1 AND THE END OF THIS DESCRIPTION.

PARCEL 2

THAT PORTION OF PARCEL F AS DEPICTED ON RECORD OF SURVEY 5562, RECORDED UNDER AUDITOR'S FILE NUMBER 2021-040767, RECORDS OF BENTON COUNTY, WASHINGTON, AND REVISED LOT 1 AS DEPICTED ON RECORD OF SURVEY 6128, RECORDED UNDER AUDITOR'S FILE NUMBER 2025-004511, RECORDS OF SAID COUNTY, LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 22; THENCE NORTH 00°29'16" EAST ALONG THE WEST LINE THEREOF A DISTANCE OF 2433.16 FEET TO THE SOUTHERLY RIGHT-OF-WAY MARGIN OF KEENE ROAD AS DEEDED TO THE STATE OF WASHINGTON BY WARRANTY DEED RECORDED UNDER BENTON COUNTY AUDITOR'S FILE NO. 845365; THENCE SOUTH 68°05'20" EAST ALONG SAID MARGIN A DISTANCE OF 167.96 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 5690.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AND ALONG SAID MARGIN, THROUGH A CENTRAL ANGLE OF 02°58'00" A DISTANCE OF 294.60 FEET; THENCE SOUTH 53°13'09" EAST, ALONG SAID MARGIN, A DISTANCE OF 101.12 FEET; THENCE SOUTH 66°00'37" EAST, ALONG SAID MARGIN, A DISTANCE OF 198.33 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 5680.00 FEET, THE CHORD OF WHICH BEARS SOUTH 61°52'19" EAST A DISTANCE OF 49.65 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°30'03" A DISTANCE OF 49.65 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE CONTINUING ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°59'56" A DISTANCE OF 198.17 FEET; THENCE SOUTH 70°46'11" EAST A DISTANCE OF 50.61 FEET TO THE BEGINNING OF OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 5690.00 FEET, THE CHORD OF WHICH BEARS SOUTH 56°13'15" EAST A DISTANCE OF 576.10 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°48'13" A DISTANCE OF 576.35 FEET TO THE NORTHEAST CORNER OF SAID PARCEL F; THENCE LEAVING SAID SOUTHERLY MARGIN, SOUTH 30°49'47" WEST ALONG THE EAST LINE THEREOF A DISTANCE OF 476.68 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID EAST LINE, NORTH 56°47'01" WEST A DISTANCE OF 283.83 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 175.50 FEET, THE CHORD OF WHICH BEARS NORTH 86°44'25" WEST A DISTANCE OF 168.94 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°32'26" A DISTANCE OF 176.25 FEET; THENCE NORTH 57°58'12" WEST A DISTANCE OF 71.79 FEET THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 323.50 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°40'27" A DISTANCE OF 65.91 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 146.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°18'20" A DISTANCE OF 49.36 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 19.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°19'54" A DISTANCE OF 5.75 FEET; THENCE NORTH 63°49'19" WEST A DISTANCE OF 16.26 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 11.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°11'43" A DISTANCE OF 4.45 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 153.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°27'46" A DISTANCE OF 25.35 FEET; THENCE NORTH 31°09'49" WEST A DISTANCE OF 2.42 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 83.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45°54'25" A DISTANCE OF 66.90 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 19.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46°06'33" A DISTANCE OF 15.29 FEET; THENCE SOUTH 56°49'12" WEST A DISTANCE OF 52.43 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 19.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 44°27'17" A DISTANCE OF 14.74 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1 AND THE END OF THIS DESCRIPTION.

DWN. BY
TAD/SWM
CHKD. BY
TAD

DATE
02/27/26
JOB NO.
2230124.58

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South Queensgate Zone Change Application

Columbia Valley Property Holdings

March 2026

Project Information for the Queensgate South Rezone

The Queensgate South rezone application is the next phase in a multiphase development consisting of a rezone of a 10.2 acre parcel to C-2 Retail Business zoning. Along with the Terraces at Queensgate South, these projects are a part of a 47.5-acre development located in South Richland between Keene and Shockley Roads, east of the Country Ridge subdivision. Columbia Valley Property Holdings LLC seeks approval of a rezone in order to development the site with retail commercial uses.

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Table of Contents

Overall Project Description.....	4
RMC Section 19.60.095 Required Findings for Type II or III Permit Application...	8
Rezone Application Form Questions	11
Rezone Criteria for Review.....	14
Section 10 of Development Agreement (Contract #92-10).....	16
Legal Description	20
Development Agreement – Contract #92-10.....	22
Ordinance 2022-03 Adopting First Amendment to Development Agreement ...	34

Overall Project Description

Introduction

The project consists of a rezone of 10.26 acres from its current Agricultural and Suburban Agricultural zones to a C-2 Commercial zone. The site is located south of Keene Road and east of Queensgate Drive. The western boundary of the site borders Queensgate Drive and is adjacent to an existing 4.7 acre C-2 zoned parcel. Southwest of the site is “The Terraces at Queensgate South” a residential planned unit development that is under construction. Future phases of the 47.5 acre Queensgate South development are located immediately south of and adjacent to the proposed rezone area.

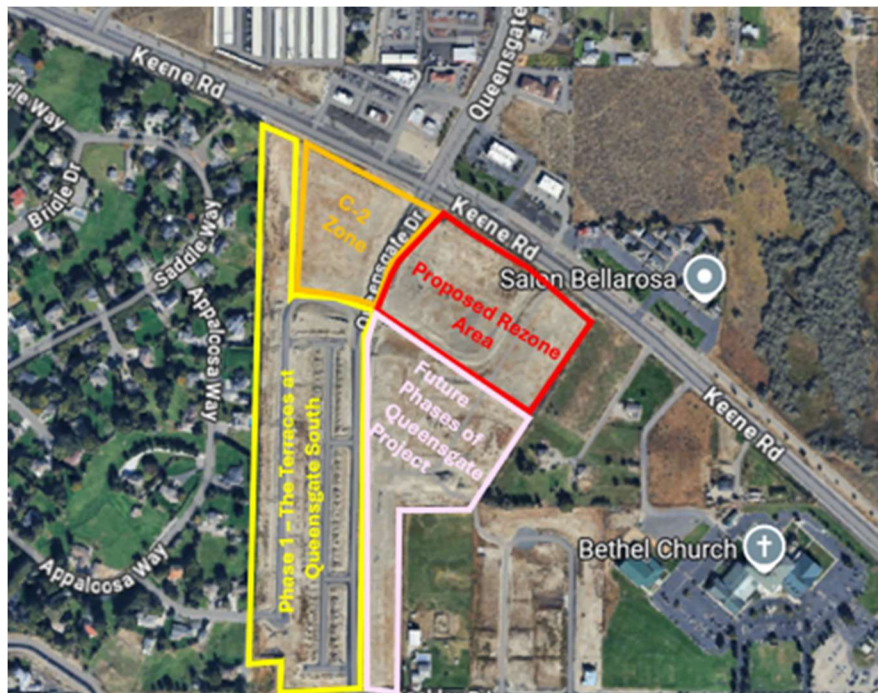


Figure 1: Vicinity Map

Existing Conditions

The site is undeveloped. To the west, across Queensgate Drive, property is also undeveloped, as is adjacent property to the south. All parcels within this Queensgate Terraces project boundaries (47.5 acres) have been graded and leveled in preparation for development. The initial phases of development, consisting of townhomes and single family residences, located southwest of the site are currently under construction. Land uses adjacent to and east of the

project site include a single family residence and pasture. To the north, there are a variety of commercial uses across Keene Road, including Queensgate Village, which is a cluster of small commercial buildings that house a variety of offices, service and retail uses as well as a farmer's market that operates on Sundays. Other retail developments to the north and northwest of the site include a restaurant, coffee shop, gas station, car wash, cell tower and a mini storage facility.

Comprehensive Plan

The City's comprehensive plan designates the site as suitable for commercial development. Property to the south is designated for Commercial and Multi-Family Residential/Office uses. Lands to the west and north are also designated as suitable for commercial development.

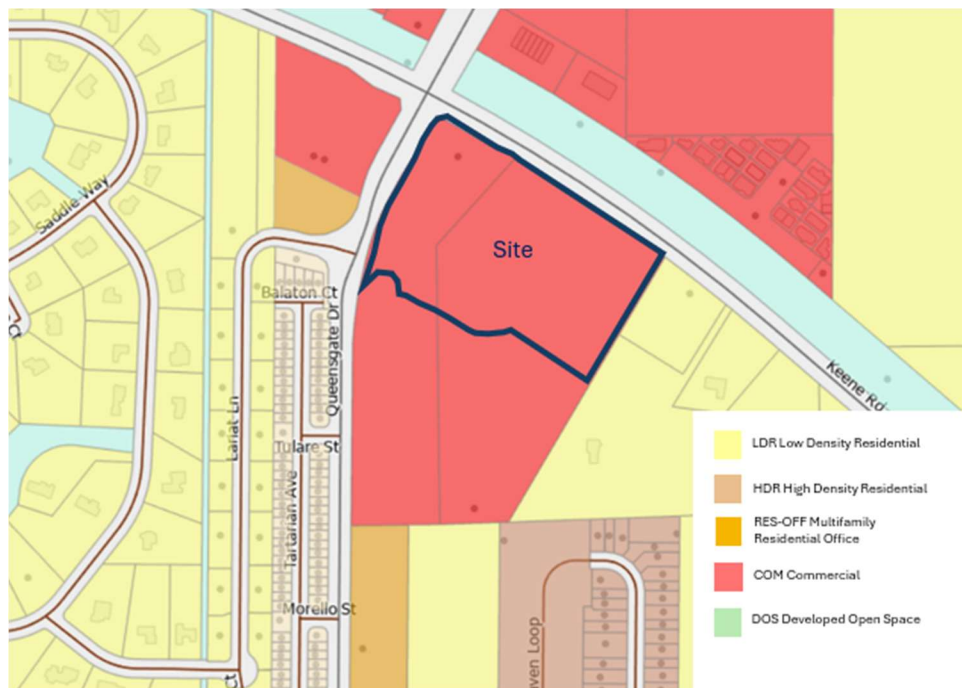


Figure 2: Comprehensive Plan Land Use Designations

Existing Zoning

The existing zoning of the site is agricultural and suburban agriculture. Adjacent land to the west across Queensgate Drive is zoned C-2 Retail Business. Property to the south is zoned agriculture and property to the southwest is zoned Planned Unit Development for a townhome and single family residential development known as the Terraces at Queensgate South. Property to the east is also zoned Suburban Agriculture and Agricultural. Across Kenne

Road to the north, the Keene Road trail corridor is zoned Parks and Public Facilities, while property adjoining the trail is zoned C-1 Neighborhood Business.



Figure 3: Existing Zoning

The site and adjoining properties that are part of Queensgate South are subject to a development agreement. Copies of the original and amended agreements are attached.

Proposed Zoning Restrictions

In order to ensure that development of the subject parcel proceeds in accordance with the development agreement, the applicants propose that zoning restrictions be made of record through a concomitant agreement or similar document, acceptable to the City and that would include the following restrictions:

A. Uses. Future use of the subject properties shall be consistent with the land uses as identified in the C-2 Retail Business zone as it exists today or as it may be amended in the future; provided that the following uses shall not be permitted:

- | | |
|----------------------------|-------------------------------|
| 1. Automotive Repair Uses; | 7. Funeral Establishments; |
| 2. Car Wash; | 8. Laundry/Dry Cleaning Uses; |
| 3. Fuel Station/Mini Mart; | 9. Telemarketing Services; |
| 4. Truck Rentals; | 10. Emergency Shelters; |
| 5. Truck Stop; | 11. Transitional Housing; |
| 6. Vehicle Sales; | 12. Secondhand Store; |

B. Design Standards.

1. Buildings over 50 feet wide shall use one or more of the following techniques to divide building elevations into smaller parts: pronounced changes in massing; pronounced changes in wall planes; significant variations in the cornice/roofline.
2. Building colors shall emphasize muted earth tones.
3. The use of highly reflective or glossy materials shall be used for accents only.
4. Rich materials and a variety of materials are encouraged on both wall planes, roof and ground plane. If used, stone or decorative block veneers shall highlight significant building features and massed elements.
5. All sides of a building shall express consistent architectural detail and character.
6. Site walls and screen walls shall be architecturally integrated with the building.
7. Screening devices, site walls and enclosed service, loading and refuse areas should be designed to be an integral part of building architecture. All outdoor storage and refuse collection areas shall be screened.
8. Extensive use of floor to ceiling glass storefronts is appropriate only under arcaded areas.
9. Rooftop mechanical equipment shall be screened.
10. All outdoor lighting for building security and for lighting parking areas shall be screened in a manner consistent with City outdoor lighting standards.
11. All utilities serving commercial buildings shall be undergrounded.
12. Building setbacks and building height shall be consistent with C-2 zoning standards.
13. Off-street parking requirements shall meet the minimum standards as identified in the City zoning code.

C. Development Standards Applicable to the Eastern Boundary of the Site

Future development on buildings or parcels that are adjacent to the eastern boundary of the parcel shall meet the following standards:

1. Building setback from the eastern property boundary shall be a minimum of 20 feet.
2. The building face and main entry into the building shall not be oriented towards the eastern property boundary.
3. No reflective glazing shall be used on the east side of buildings.
4. Screening along the eastern property boundary shall be a combination of landscaping, landscape rock, retaining wall and fencing. Landscape/screening shall measure a minimum of 10 feet in width or to the top of the slope, whichever distance is greater. Final landscape plans shall be approved by the City and shall be installed concurrently with completion of a commercial building.

RMC 19.60.095(D) Required Findings for Type II and Type III Applications

A. The development application is consistent with the adopted comprehensive plan and meets the requirements and intent of the Richland Municipal Code.

Response – Consistency with comprehensive plan: The site's frontage along Keene Road is designated for commercial development in the City's land use plan. Applying the proposed C-2 zoning on site would implement the comprehensive plan. Additionally, the plan calls for the extension of Queensgate Drive, a minor arterial street, to be extended across the site between Keene and Shockley Roads. This street extension has been completed, thereby implementing this portion of the City's transportation plan.

Additionally, the project will help to implement the following goals and policies contained within the City's comprehensive plan:

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

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

Comment: *The site is located inside both City limits and urban growth area boundaries; is located in the midst of developed properties along the Keene Road corridor and so qualifies as infill development. So, this application is consistent with policy #2. The project would also be compatible with adjacent land uses and so is consistent with the overall intent of this goal.*

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.

Comment: *Commercial development of the site will provide needed commercial services at the intersection of two major street corridors: Keene Road and Queensgate Drive. Existing utility infrastructure is in place and available to be extended into the site to support future development. Approval of this application will help to implement this policy.*

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.

Comment: The intersection of two major corridors in South Richland - Queensgate Drive and Keene Road provide a prime location for commercial business that will be convenient to large numbers of South Richland residents. Additionally, the Keene Road trail corridor and the bicycle lanes on Queensgate Drive provide important access to future commercial uses for non-vehicular forms of transportation.

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.

Comment: The existing transportation network in the vicinity and immediately adjacent to the project site provide opportunities for commercial development that will be easily accessible to vehicular, pedestrian and bicycle traffic. Future commercial uses on this site have the potential to contribute to the physically attractive and culturally vibrant environment envisioned in this policy.

B. Impacts of the development have been appropriately identified and mitigated under Chapter 22.09 RMC. (SEPA)

Response: The Washington Administrative Code Section 197-11-800(6)(a)(ii)(c) exempts rezone applications for projects that are located within an urban growth area; and that are consistent with the City's comprehensive plan when that plan has been reviewed through the SEPA process. When the City's current plan was adopted in 2017, the plan was evaluated through an Environmental Impact Statement. The plan does identify the site as suitable for commercial development. Therefore, the criteria to meet the exemption from SEPA review are met in this application.

Additionally, much of the environmental information prepared for the adjacent Terraces at Queensgate South PUD included studies that apply to this site, including a survey and

topographic map, a custom soils report, a geotechnical evaluation, a cultural resources report, and engineering plans for the extension of roads and utilities.

C. The development application is beneficial to the public health, safety and welfare and is in the public interest.

Response: The proposed rezone application promotes and protects public health, safety and welfare in the following ways:

- Provides for an urban commercial center that will provide a variety of goods and services to the immediate neighborhood and larger South Richland area in a manner that is consistent with the City's adopted comprehensive plan;
- Provides commercial facilities in a location that is adjacent to major transportation corridors, including bus routes;
- Includes provisions to provide adequate and effective buffers to the adjacent rural residential property;
- Is consistent with the provisions of the Development Agreement that governs this site;
- Is well located at the intersection of two major street corridors that have been fully developed with turn lanes and a traffic signal; is in conformance with the City's transportation plan and has capacity to serve the additional traffic volumes normally associated with commercial development;
- Is located adjacent to existing city utility systems that can be extended to serve commercial development;
- Includes restrictions that will eliminate inappropriate uses from the site and will ensure that adequate mitigation is provided for the adjoining rural residential property.

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 traffic analysis prepared for the overall Queensgate South development demonstrated that the full completion of the entire Queensgate Drive road extension and related improvements will ensure that traffic within the project site and adjacent areas will operate without falling below a level of service D. Depending upon the intensity of development that occurs, a roundabout may be needed at some future point. This

determination will be made when future development plans for this site and adjoining properties within Queensgate South are brought forward to the City for review.

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. Conditions of approval attached to the project will need to address the conditions outlined in the development agreement between the City and the property owner as specified in Richland Contract #92-10 as revised (copies attached.)

Rezone – Application Form Questions

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

Response: The property proposed for rezone has frontage along two major transportation corridors: Keene Road and Queensgate Drive. Existing commercial zoning is already in place to the north and west of the site. Additionally, the site is located within .4 miles of a freeway interchange. These factors create a set of unique circumstances that make the site extremely attractive for commercial development and justify the rezone of the property to C-2 Retail Business.

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

Response: If denied, the site's existing Agricultural and Suburban Agricultural zoning would remain in place. Neither of these existing zones are appropriate for this site. Agricultural zoning within the City's urban growth area is intended to serve as a holding zone and suburban agricultural zoning is intended to be applied in rural areas to provide for the maintenance of animals and farm crops (See RMC 23.14.010.) Rural or agricultural land use is not appropriate in locations that are largely surrounded by urban development, with close proximity to urban services, utilities and a freeway interchange. The hardship imposed on the property owner would be the denial of reasonable use for the property in favor of agricultural and rural uses that are inappropriate given the existing urban nature of land uses in the vicinity. The City would suffer hardships because land ideally suited for commercial use would not be available for development, in contradiction to its comprehensive plan.

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

Response: There is existing commercial zoning located directly north, across Keene Road from the site and directly to the west, across Queensgate Drive. Rezoning of this site will complete the pattern of commercial zoning on all four legs of the Keene/Queensgate intersection. Additionally, the development agreement that governs future development of the site requires specific mitigation measures to address the impacts of commercial development on the adjacent rural parcel.

4. *Any beneficial or adverse effects the granting or denial of the rezone would have on adjacent or surrounding zones:*

Response: Commercial development of the site under the proposed rezone will provide commercial zoning at all four corners of the intersection of two arterial streets: Keene Road and Queensgate Drive. That together with the traffic signalization at this intersection and the excellent visibility it enjoys will make the site an attractive one for commercial development and in so doing will also increase the viability of commercial development on the adjoining commercial properties. Further, the site is located within easy walking distance to a developing townhome neighborhood and a convenient driving/biking distance for a large number of South Richland residents. All of these factors represent beneficial effects of the proposed rezone.

5. *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 City will benefit through the commercial development of the property, which would provide additional commercial services in the growing South Richland area, thereby providing City residents with both additional shopping and job opportunities, while providing the City with additional sales and property tax revenues. Rezoning the site is consistent with both the City's future land use map as well as the goals and policies of the City's comprehensive plan. (Refer to the discussion on the project's compliance with comprehensive plan goals, beginning on page 8 of this narrative.)

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

Response: The initial development of the Queensgate South area resulted in the extension of Queensgate Drive between Keene and Shockley Roads, which is an important extension called for in the City's Transportation Plan. Implementation of the City's Transportation Plan provided benefit to the City and allows for commercial development in a location where the

existing street network has capacity for additional traffic. Commercial zoning of the site provides opportunity for development in a prime and highly visible location that would help to implement the City's Land Use Plan; add to the City's retail tax base and provide additional opportunities for retail and service business in the growing South Richland area. Denial of the rezone application would frustrate the City's plans and would leave a prime commercial property without an economically viable use.

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

Response: The proposed rezone is entirely consistent with the City's comprehensive plan, which intends for the site's frontage along Keene Road to be developed with commercial uses. The existing Agricultural and Suburban Agricultural zoning that is in place on site does not implement the comprehensive plan; nor does it provide needed commercial services for the area.

8. *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 site is located adjacent to other C-2 zoned property to the west across Queensgate Drive as well as other commercially zoned property to the north, across Keene Road. Therefore, this proposed rezone could not be said to be spot zoning. Additionally, the proposal is consistent with the City's comprehensive plan. Further, the City plan calls for commercial development of the parcel to the south of the site as well. Columbia Valley Holdings LLC is also the owner of this parcel and will bring forward a proposal for commercial development in the future.

9. *Identify impacts on the environment and public safety:*

Response: The site does not contain any critical areas as identified in the City's comprehensive plan. Further, the environmental work already prepared for the previous PUD project provides detailed environmental information without identifying any significant adverse impacts. Development of the site will impact public safety, as commercial development will require police, fire and emergency service protection beyond what is

needed for undeveloped property. The City's development standards applicable to commercial development will require adherence to building and fire code standards, placement of fire hydrants, and/or the installation of fire protective sprinkler systems. The specific design requirements of these buildings will be reviewed and approved at the time detailed construction plans are submitted to the city for review. Further, the site is located approximately one mile from the existing fire station on Duportail Avenue and so will easily meet desired emergency response times for the fire department. Application of building code, fire code and public works standards will ensure that public safety will be maintained. Revenues associated with commercial development including sales and property taxes will provide the City with revenue to absorb the additional costs associated with providing public safety services to the site.

Rezone – Criteria for Review

Washington Courts have applied the following three basic rules when reviewing appeals of rezone applications:

1. There is no presumption favoring the rezone request;

Response: The proposed C-2 commercial zoning is a rational zoning classification for this property for the following reasons:

- The site has been designated as suitable for commercial uses within the City's adopted comprehensive plan;
- Commercial land uses, subject to specific mitigation measures, are anticipated within the development agreement that is in place on the property (refer to attached Contract #92-10.);
- The location of the site, at the intersection of Keene Road and Queensgate Drive, makes commercial development of the site the most reasonable land use for the site and provides additional commercial services to the residents of the South Richland area;
- The proximity of commercial development to the north across the Keene Road corridor makes commercial development of the site a compatible use within the neighborhood; and
- The proposed buffers, physical separation between the site and nearby residential land uses and the mitigation measures identified in the existing development agreement are sufficient to adequately protect residential uses from commercial land use impacts.

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*

Response: The site has been designated as suitable for commercial development in the City's comprehensive plan. It is also consistent with the development agreement that is in force on the property. Further, conditions have changed since the comprehensive plan designation and agreement were put in place in 2010. Specifically, there has been significant growth in South Richland over the past 16 years that has generated a need for additional commercial development. Further, the extension of Queensgate Drive between Keene and Shockley Roads has increased the capacity for vehicle traffic in the vicinity, which can adequately accommodate traffic volumes typically associated with commercial development.

3. *The rezone must have a substantial relationship to the public health, safety, morals or general welfare.*

Response: Approval of the rezone will provide for commercial development that will be an attractive, convenient and desirable place to work and shop. The proposed rezone application promotes and protects public health, safety and welfare in the following ways:

- Provides an urban commercial center that will provide a variety of goods and services to the immediate neighborhood and larger South Richland area in a manner that is consistent with the City's adopted comprehensive plan;
- Provides commercial facilities in a location that is adjacent to major transportation corridors, including bus routes;
- Includes provisions to provide adequate and effective buffers to the adjacent low density residential property;
- Is consistent with the provisions of the Development Agreement that governs this site;
- Is well located at the intersection of two major street corridors that have been fully developed with turn lanes and a traffic signal, is in conformance with the City's transportation plan and has capacity to serve additional traffic volumes normally associated with commercial development;
- Is located adjacent to existing city utility systems that can be extended to serve commercial development;
- Includes restrictions that will eliminate inappropriate uses from the site and will ensure that adequate mitigation is provided for the adjoining low density residential property.

Contract #92-10 Section 10 of Development Agreement

The project site is subject to a development agreement that the City originally entered into with the property owners in 2010. The agreement (Contract #92-10) was modified in 2022. Section 10 of the agreement addresses how development of the 47.5 acre Queensgate South area is to develop. The complete agreement is attached. Reprinted here, only the specific provisions that impact the subject property are listed.

- e) *Buffer standards for the eastern boundary of the site shall be established at the time a specific zoning proposal is submitted to the City and at a minimum shall address:*
1. *Building setbacks;*
 2. *Maximum building height;*
 3. *Landscape screening and/or fencing;*
 4. *Restrictions on outdoor lighting;*
 5. *Restrictions on location of outdoor storage areas, truck loading docks, refuse collection areas. The intent of the buffer shall be to provide an adequate separation between the proposed commercial/multi-family residential use and the adjoining low density residential land use to protect the low density residential property from impacts of noise, and light and glare.*

Response: This commercial rezone proposal recommends specific restrictions be applied to the site through a concomitant agreement or similar legal document acceptable to the City that would include the following standards:

- A. Uses.** Future use of the subject properties shall be consistent with the land uses as identified in the C-2 Retail Business zone as it exists today or as it may be amended in the future; provided that the following uses shall not be permitted:

- | | |
|----------------------------|-------------------------------|
| 1. Automotive Repair Uses; | 8. Funeral Establishments; |
| 2. Car Wash; | 9. Laundry/Dry Cleaning Uses; |
| 3. Fuel Station/Mini Mart; | 10. Telemarketing Services; |
| 4. Truck Rentals; | 11. Emergency Shelters; |
| 5. Truck Stop; | 12. Transitional Housing; |
| 6. Vehicle Sales; | 13. Secondhand Store; |
| 7. Contractor's Offices; | |

- B. Design Standards.**

1. Buildings over 50 feet wide shall use one or more of the following techniques to divide building elevations into smaller parts: pronounced changes in massing; pronounced changes in wall planes; significant variations in the cornice/roofline.
2. Building colors shall emphasize muted earth tones.
3. The use of highly reflective or glossy materials shall be used for accents only.
4. Rich materials and a variety of materials are encouraged on both wall planes, roof and ground plane. If used, stone or decorative block veneers shall highlight significant building features and massed elements.
5. All sides of a building shall express consistent architectural detail and character.
6. Site walls and screen walls shall be architecturally integrated with the building.
7. Screening devices, site walls and enclosed service, loading and refuse areas should be designed to be an integral part of building architecture. All outdoor storage and refuse collection areas shall be screened.
8. Extensive use of floor to ceiling glass storefronts is appropriate only under arcaded areas.
9. Rooftop mechanical equipment shall be screened.
10. All outdoor lighting for building security and for lighting parking areas shall be screened in a manner consistent with City outdoor lighting standards.
11. All utilities serving commercial buildings shall be undergrounded.
12. Building setbacks and building height shall be consistent with C-2 zoning standards.
13. Off-street parking requirements shall meet the minimum standards as identified in the City zoning code.

C. Development Standards Applicable to the Eastern Boundary of the Site

Future development on buildings or parcels that are adjacent to the eastern boundary of the parcel shall meet the following standards:

1. Building setback from the eastern property boundary shall be a minimum of 20 feet.
2. The building face and main entry into the building shall not be oriented towards the eastern property boundary.
3. No reflective glazing shall be used on the east side of buildings.
4. Screening along the eastern property boundary shall be a combination of landscaping, landscape rock, retaining wall and fencing. Landscape/screening shall measure a minimum of 10 feet in width or to the top of the slope, whichever distance is greater. Final landscape plans shall be approved by the City and shall be installed concurrently with completion of a commercial building.

f) Access from future development onto Keene Road and/or the future Queensgate Drive shall be subject to road approach review and/or permits from the City, which review may include

review of commercially reasonable site distances from existing intersections, including the intersection of Keene Road/Queensgate Drive.

Response: The applicant has prepared a traffic analysis which has been reviewed by city staff to coordinate potential locations for access onto Keene Road. Final design details on driveway location will be determined when specific development plans are brought forward for review.

g) Zoning for the portion of the Site designated as Commercial may be C-1, C-2 or C-LB or may be part of a Planned Unit Development. Identified compatibility concerns at the zoning or project stage may be addressed by concomitant agreement(s) that limit potential commercial uses shown to be incompatible with nearby residential uses. Zoning for the portions of the Site designated as Multifamily/Office shall be zoned C-LB (Limited Business) or shall be part of a Planned Unit Development. Unless otherwise approved by a variance at the project stage, permitted development will be limited to building heights no more than forty (40) feet on portions of the Site zoned commercial west of Queensgate Drive.

Response: The proposal would place C-2 zoning on the site as allowed within the development agreement along with development restrictions as outlined in the response above.

h. Development proposals within the portions of the Site designated as Commercial shall not be approved unless they are determined to be consistent with the design standards included in Exhibit B (attached) of this agreement and Section 23.28.020(D)(1) through (4) of the Richland Municipal Code.

Response: The rezone proposal includes a concomitant agreement that incorporates design standards similar in nature to those found in Section 23.28.020(D) of the Richland Municipal Code and identical to those included as Exhibit B of the Development Agreement.

k. The process of implementing the comprehensive plan may result in some minor deviations to the plan, such as adjustments in zoning boundary lines. Such deviations may be acceptable if they are deemed minor in nature and consistent with items a through j as listed above.

Response: The commercial rezone proposal does not contemplate any deviations to the zoning boundaries.

- I. *The City shall provide notification to the Country Ridge Homeowners Association President and Richard Forman of any development proposed within the Site that requires public review under the provisions of the Richland Municipal Code.*

Response: This is an obligation to be met by the City.

LEGAL DESCRIPTION

RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT PORTIONS OF THE SW1/2, THE NW ¼ AND THE NE1/4 OF THE SW ¼ OF SECTION 22, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M. BENTONE COUNTY, WASHINGTON

PARCEL 2

THAT PORTION OF PARCEL F AS DEPICTED ON RECORD OF SURVEY 5562, RECORDED UNDER AUDITOR'S FILE NUMBER 2021-040767, RECORDS OF BENTON COUNTY, WASHINGTON, AND REVISED LOT 1 AS DEPICTED ON RECORD OF SURVEY 6128, RECORDED UNDER AUDITOR'S FILE NUMBER 2025-004511, RECORDS OF SAID COUNTY, LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 22; THENCE NORTH 00°29'16" EAST ALONG THE WEST LINE THEREOF A DISTANCE OF 2433.16 FEET TO THE SOUTHERLY RIGHT OF WAY MARGIN OF KEENE ROAD AS DEEDED TO THE STATE OF WASHINGTON BY WARRANTY DEED RECORDED UNDER BENTON COUNTY AUDITOR'S FILE NO. 845365; THENCE SOUTH 68°05'20" EAST ALONG SAID MARGIN A DISTANCE OF 167.96 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 5690.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AND ALONG SAID MARGIN, THROUGH A CENTRAL ANGLE OF 02°58'00" A DISTANCE OF 294.60 FEET; THENCE SOUTH 53°13'09" EAST, ALONG SAID MARGIN, A DISTANCE OF 101.12 FEET; THENCE SOUTH 66°00'37" EAST, ALONG SAID MARGIN, A DISTANCE OF 198.33 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 5680.00 FEET, THE CHORD OF WHICH BEARS SOUTH 61°52'19" EAST A DISTANCE OF 49.65 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°30'03" A DISTANCE OF 49.65 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE CONTINUING ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°59'56" A DISTANCE OF 198.17 FEET; THENCE SOUTH 70°46'11" EAST A DISTANCE OF 50.61 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 5690.00 FEET, THE CHORD OF WHICH BEARS SOUTH 56°13'15" EAST A DISTANCE OF 576.10 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°48'13" A DISTANCE OF 576.35 FEET TO THE NORTHEAST CORNER OF SAID PARCEL F; THENCE LEAVING SAID SOUTHERLY MARGIN, SOUTH 30°49'47" WEST ALONG THE EAST LINE THEREOF A DISTANCE OF 476.68 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID EAST LINE, NORTH 56°47'01" WEST A DISTANCE OF 283.83 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 175.50 FEET, THE CHORD OF WHICH BEARS NORTH 86°44'25" WEST A DISTANCE OF 168.94 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°32'26" A DISTANCE OF 176.25 FEET; THENCE NORTH 57°58'12" WEST A DISTANCE OF 71.79 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 323.50 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°40'27" A DISTANCE OF 65.91 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 146.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°18'20" A DISTANCE OF 49.36 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 19.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°19'54" A DISTANCE OF 5.75 FEET; THENCE NORTH 63°49'19" WEST A DISTANCE OF 16.26 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 11.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°11'43" A DISTANCE OF 4.45 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 153.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC

OF SAID CURVE THROUGH A CENTRAL ANGLE OF $09^{\circ}27'46''$ A DISTANCE OF 25.35 FEET;
THENCE NORTH $31^{\circ}09'49''$ WEST A DISTANCE OF 2.42 FEET TO THE BEGINNING OF A CURVE
CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 83.50 FEET; THENCE NORTHWESTERLY
ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $45^{\circ}54'25''$ A DISTANCE OF
66.90 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE SOUTH HAVING A
RADIUS OF 19.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A
CENTRAL ANGLE OF $46^{\circ}06'33''$ A DISTANCE OF 15.29 FEET; THENCE SOUTH $56^{\circ}49'12''$ WEST A
DISTANCE OF 52.43 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST
HAVING A RADIUS OF 19.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE
THROUGH A CENTRAL ANGLE OF $44^{\circ}27'17''$ A DISTANCE OF 14.74 FEET TO A POINT ON THE
WEST LINE OF SAID LOT 1 AND THE END OF THIS DESCRIPTION.

**DEVELOPMENT AGREEMENT
BY AND BETWEEN THE CITY OF RICHLAND
AND JOHN PERRY, JULEE ANN PERRY, BEULAH COSENS, LINDA
NORWOOD, KERRY WATTS AND JONGJIT WATTS**

THIS DEVELOPMENT AGREEMENT is made and entered into this 20th day of ~~June~~ ^{July} 2009, by and between the City of Richland, a First Class code Washington municipal corporation, hereinafter the "City," and John Perry, Julie Ann Perry, Beulah Cousins, Linda Norwood, Kerry Watts and Jongjit Watts, property owners; hereinafter the "Owners."

RECITALS

WHEREAS, the Washington State Legislature has authorized the execution of a development agreement between a local government and a person or persons having ownership or control of real property within its jurisdiction (RCW 36.70B.170(1)); and

WHEREAS, a development agreement must set forth the development standards and other provisions that shall apply to, govern and vest the development, use and mitigation of the development of the real property for the duration specified in the agreement (RCW 36.70B.170(1)); and

WHEREAS, for the purposes of this development agreement, "development standards" include, but are not limited to, all of the standards listed in RCW 36.70B.170(3); and

WHEREAS, a development agreement must be consistent with the applicable development regulations adopted by a local government planning under chapter 36.70A RCW (RCW 36.70B.170(1)); and

WHEREAS, this Development Agreement by and between the City of Richland and the Owners relates to the amendment of the City Comprehensive Plan land use designations for approximately 47 acres of land generally located south of Keene Road, north of Shockley Road, east of the Plat of Country Ridge and which consists of five separate parcels of record and which has been the subject of File #Z2008-109; and

WHEREAS, the following events have occurred in the processing of the Developer's application:

a) By Ordinance No. 32-08, the City amended the City's Comprehensive Plan land use designation for the Property from Low Density Residential to Commercial (12.5 acres) and Medium Density Residential (34.5 acres) ;

b) Richard Forman and the Country Ridge Homeowners Association, parties of record, filed an appeal before the Eastern Washington Growth Management Hearings Board challenging the validity of the comprehensive plan amendment;

c) Adoption of this development agreement will complete a settlement agreement entered into between the city of Richland, the property owners and the appellants.

d) After a public hearing, by Ordinance No. ~~21-19~~ the City Council authorized the City Manager to sign this Development Agreement with the Owners; and

Now, therefore, the parties hereto agree as follows:

General Provisions

Section 1. *The Project.* Future development of the site is anticipated to be a mix of commercial, office and residential uses as set forth in the comprehensive plan. The owners acknowledge that there is not yet a specific development proposal for the site. This agreement anticipates that the Owners will develop plans themselves and/or sell the site to a Developer(s) who will then develop specific plans for the future use of the site.

Section 2. *The Site.* The project site is legally described in Exhibit A, attached hereto and incorporated herein by this reference.

Section 3. *Definitions.* As used in this Development Agreement, the following terms, phrases and words shall have the meanings and be interpreted as set forth in this Section.

a) “*Adopting Ordinance*” means the Ordinance which approves this Development Agreement, as required by RCW 36.70B.200.

b) “*Developer*” means any party or parties who acquire ownership of the site or a portion of the site and bring forward plans for the future development of the site and who shall be subject to the applicable provisions of this agreement.

c) “*Existing Development Regulations*” means the ordinances adopted by the City Council of Richland in effect on the date that the Adopting Ordinance takes effect, including the following provisions of the Richland Municipal Code: Title 12 – Streets, Title 19 – Development Regulation Administration, Title 20 – Buildings, Title 22 – Environment, Title 23 – Zoning, Title 24 – Subdivision, and Title 27 Signs as well as all other provisions of City Code that address design standards.

d) “*Owners*” means collectively the parties who have ownership interest in the five parcels of record that comprise the Site.

e) “*Project*” means the anticipated development of the Site, as specified in Section 1 and as addressed in the City’s adopted comprehensive plan.

Section 4. *Exhibits.* Exhibits to this Agreement are as follows:

- a) Exhibit A – Legal description of the Site.
- b) Exhibit B – Design standards

Section 5. *Parties to Development Agreement.* The parties to this Agreement are:

a) The “City” is the City of Richland, 505 Swift Boulevard, Richland, WA 99352.

b) The “Owners” are John Perry, PO Box 5900, Kennewick, WA 99336; Julee Ann Perry, 1102 Appaloosa Way, Richland, WA 99352; Beulah Cosens, 3680 Keene Road, Richland, WA 99352; Linda Norwood, 324 Columbia Point Drive, Richland, WA

99352; Kerry Watts and Jongjit Watts, 68 Canyon Street, Richland, WA 99352; all of whom have ownership interests in some of the five parcels that comprise the site.

c) The “Developer.” From time to time, as provided in this Agreement, the Owners may sell or otherwise lawfully dispose of a portion of the Site to a Developer who shall be subject to the provisions of this Agreement related to such portion of the Site.

Section 6. *Project is a Private Undertaking.* It is agreed among the parties that the Project is a private development and that the City has no interest therein except as authorized in the exercise of its governmental functions.

Section 7. *Term of Agreement.* This Agreement shall commence upon the effective date of the Adopting Ordinance approving this Agreement, and shall continue in force indefinitely. This agreement may be modified upon the City’s adoption of zoning for the site in a fashion consistent with the Comprehensive Plan, provided that any modification to the agreement shall be consistent with Section 18 herein and shall be consistent with the intent of this agreement. This or any future agreement shall be terminated when the Site has been fully developed. Fully developed shall mean any combination of final plat and site plan approval consistent with this agreement that bind the entire site. The terms and conditions of settlement agreement regarding Eastern Washington Growth Management Hearing Board appeal No. 09-1004 are incorporated by reference into this development agreement. Other than as set forth in these agreements, the Growth Board Petitioners do not obtain any greater participation rights in the development of the site described in Exhibit A.

Section 8. *Vested Rights of Owner.* During the term of this Agreement, in developing the Site consistent with the Project described herein, the Owners are assured, and the City agrees, that the Site shall be permitted to develop in accordance with the comprehensive plan designations put into place on the site and that the development rights, obligations, terms and conditions specified in this Agreement are fully vested in the Owners and may not be changed or modified by the City, except as may be expressly permitted by, and in accordance with, the terms and conditions of this Agreement, or as expressly consented thereto by the Owners.

Section 9. *Current Permitted Uses* The current permitted uses, the density and intensity of use, the maximum height and size of proposed buildings shall be consistent with the zoning regulations pertaining to the SAG Suburban Agriculture and AG – Agricultural zoning districts, as codified in Title 23 of the Richland Municipal Code. This zoning shall remain in place until such time when the Owners and/or a Developer brings forward a proposal to amend the zoning.

Section 10 *Future Uses.* The future permitted uses, the density and intensity of use, the maximum height and size of proposed buildings shall be determined when the City grants approval of an application(s) for zoning amendment brought forward by the Owners and/or Developer. The future zoning shall be consistent with the City’s adopted comprehensive plan and shall include the following:

- a) A buffer area of Low density residential development designated along the westerly property boundary of the Site, adjacent to the Country Ridge property line and zoned for R-1-12. The buffer would provide for two tiers of single family residential lots separated by a road corridor, providing for an overall density not to exceed three (3) lots per acre (inclusive of such road corridor). A Planned Unit Development may be utilized to achieve a density average consistent with this agreement. These lots would meet all R-1-12 zoning standards, and such lots adjoining the adjacent Country Ridge development shall be laid out with their rear yards facing the Country Ridge property line.
- b) Areas that are designated as Medium Density Residential in the comprehensive plan may be developed to an average density of ten (10) units per acre. For the purposes of calculating density within the Medium Density portions of the site, all residential lands designated either Low density residential or Medium Density Residential may be used to determine the maximum overall permitted density of ten (10) units per acre, provided that the low density buffer identified in subsection a (above) shall be maintained at a maximum density of 3 dwelling units per acre.
- c) A masonry wall, at least six feet in height shall be installed along the length of the western property boundary of the Site, providing a separation between the Site and the adjoining plat of Country Ridge. This wall shall be constructed simultaneously with the development of the adjacent lands that are designated Low Density Residential. Approval of a specific design for the masonry wall shall be part of the development approval process for the Low Density Residential lands. The wall shall be constructed in earth tones consistent with surrounding neighborhoods such as the Applewood and Cherrywood subdivisions.
- d) The Owners shall provide a dedication of a future Queensgate Drive Right-of-Way, extending southward from Keene Road, through the Site to its connection to Shockley Road. This Right-of-Way dedication shall be granted in its entirety at the time that a zoning application is brought forward by the Owners or a Developer for any portion of the Site. The Right-of-Way dedication for Queensgate Drive shall be 70 feet in width. The specific alignment of the future roadway shall be as mutually agreed to by the Owners and the City. Queensgate Drive has been classified as a planned Arterial Collector on the City's Street Function Class Map. As such, direct access from residential lots will be prohibited and commercial access will be managed to limit the number of access points.
- e) Buffer standards for the eastern boundary of the site shall be established at the time a specific zoning proposal is submitted to the City and at a minimum shall address:
 - 1. Building setbacks;
 - 2. Maximum building height;
 - 3. Landscape screening and/or fencing;
 - 4. Restrictions on outdoor lighting;

5. Restrictions on location of outdoor storage areas, truck loading docks, refuse collection areas.

The intent of the buffer shall be to provide an adequate separation between the proposed commercial/multi-family residential use and the adjoining low density residential land use to protect the low density residential property from impacts of noise, and light and glare.

- f) No access for future development from the Site onto Keene Road will be permitted. Access from future development onto the future Queensgate Drive shall be separated from the Keene Road/Queensgate Drive intersection by a minimum distance of 300 feet;
- g) Zoning for the portions of the site designated as Commercial shall either be C-1 Neighborhood Retail or shall be part of a Planned Unit Development that will specifically limit the potential commercial uses to those that are of a neighborhood scale and compatible with nearby residential uses and otherwise consistent with C-1 Neighborhood Retail zoning. Zoning for the portions of the site designated as Multi-Family/Office shall be zoned C-LB Limited Business or shall be part of a Planned Unit Development that will specifically limit uses to those that are compatible with C-LB Limited Business zoning. In either case, the permitted development will be specifically limited to buildings no more than thirty (30) feet in height or more than two-stories.
- h) Development proposals within the portions of the Site designated as Commercial shall not be approved unless they are determined to be consistent with the design standards included in Exhibit B (attached) of this agreement and Section 23.28.020(D)(1) through (4) of the Richland Municipal Code.
- i) Development proposals within the portions of the Site designated as Low Density Residential shall be reviewed and approved through the City Subdivision process as specified in Title 24 of the Richland Municipal Code or through the Planned Unit Development Application Procedures as set forth in Chapter 23.50 of the Richland Municipal Code.
- j) Development proposals within the portion of the site adjoining Lariat Lane Right-of-Way shall provide for the extension of Lariat Lane eastward to connect with the future Queensgate Drive extension, unless said extension is determined to be unnecessary by the City. Any extension of Lariat Lane into the Site shall be accomplished through an indirect route that will include at least nine hundred (900) feet of travel in a north-south orientation before Lariat Lane can be connected to Queensgate Drive. The design of Lariat Lane may also include other traffic calming measures. The intent of this provision is to provide connectivity between the Country Ridge neighborhood and the Site but to keep Lariat Lane from functioning as a collector street.
- k) The process of implementing the comprehensive plan may result in some minor deviations to the plan, such as adjustments in zoning boundary lines. Such deviations may be acceptable if they are deemed minor in nature and consistent with Items a through j as listed above.
- l) The City shall provide notification to the Country Ridge Homeowners Association President and Richard Forman of any development proposed

within the Site that requires public review under the provisions of the Richland Municipal Code.

Section 11. *Subject to City Development Standards.* The Owners acknowledge that the development of the site shall be subject to the City's development standards in place at the time development proposals are brought forward, including but not limited to requirements for payments of fees and/or dedication of property for mitigation of traffic and park impacts; and for the installation and extension of public utility and street systems.

Section 12. *Further Discretionary Actions.* The Owners acknowledge that the City Municipal Code contemplates the exercise of further discretionary powers by the City. These powers include, but are not limited to, review of permit applications under SEPA and under the provisions of Title 19 of the Richland Municipal Code – Development Regulation Administration. Nothing in this Agreement shall be construed to limit the authority or the obligation of the City to hold legally required public hearings, or to limit the discretion of the City and any of its officers or officials in complying with or applying the provisions of the City Municipal Code.

Section 13. *Existing Land Use Fees and Impact Fees.*

A. Land use fees adopted by the City by ordinance as of the effective date of this Agreement may be increased by the City from time to time, and applicable to permits and approvals for the Site, as long as such fees apply to similar applications and projects in the City.

B. All impact fees shall be paid as set forth in the approved permit or approval, or as addressed in the Titles 12 and 20 of the Richland Municipal Code.

Section 14. *Default.*

A. Failure or delay by either party not released from this Agreement, to perform any term or provision of this Agreement shall constitute a default. In the event of alleged default or breach of any terms or conditions of this Agreement, the party alleging such default or breach shall give the other party not less than thirty (30) days notice in writing, specifying the nature of the alleged default and the manner in which said default may be cured. During this thirty (30) day period, the party or Owners charged shall not be considered in default for purposes of termination or institution of legal proceedings.

B. After notice and expiration of the thirty (30) day period, if such default has not been cured or is not being diligently cured in the manner set forth in the notice, the other party or Owners to this Agreement may, at its option, institute legal proceedings pursuant to this Agreement. In addition, the City may decide to file an action to enforce the City's Codes, and to obtain penalties and costs as provided in the Richland Municipal Code.

C. Extensions of time granted in writing by mutual consent by all parties to this agreement shall not be construed as a default.

Section 15. *Termination* This or any future Agreement shall be terminated when the Site has been fully developed in accordance with the Agreement. Fully developed shall mean

any combination of final plat approval and site plan approval consistent with this agreement that binds the entire site.

Section 16. *Assignment and Assumption.* This agreement shall not restrict the right of the owners to sell, assign or transfer their properties to any person, firm or corporation. The Owners shall provide the City with written notice of any intent to sell, assign, or transfer all or a portion of the Subject Property, at least 30 days in advance of such action.

Section 17. *Covenants Running with the Land.* The conditions and covenants set forth in this Agreement and incorporated herein by the Exhibits shall run with the land and the benefits and burdens shall bind and inure to the benefit of the parties. The Owners, Developer(s) and every purchaser, assignee or transferee of an interest in the Site, or any portion thereof, shall be obligated and bound by the terms and conditions of this Agreement, and shall be the beneficiary thereof and a party thereto, but only with respect to the Site, or such portion thereof, sold, assigned or transferred to it. Any such purchaser, assignee or transferee shall observe and fully perform all of the duties and obligations of an Owner contained in this Agreement, as such duties and obligations pertain to the portion of the Site sold, assigned or transferred to it.

Section 18. *Amendment to Agreement; Effect of Agreement on Future Actions.* This Agreement may be amended by mutual consent of all of the parties, to make minor amendments consistent with the terms of this agreement or to obtain relief from unduly oppressive terms or conditions, provided that any such amendment shall follow the process established by law for the adoption of a development agreement (*see*, RCW 36.70B.200) and be consistent with the intent of the original agreement. However, nothing in this Agreement shall prevent the City Council from making any amendment to its Comprehensive Plan, Zoning Code, Official Zoning Map or development regulations affecting the Site as the City Council may deem necessary to the extent required by a serious threat to public health and safety. The City shall provide notification to the Country Ridge Homeowners Association President of any proposed amendment to this Development Agreement.

Section 19. *Releases.* Owners, and any subsequent Developer, may free itself from further obligations relating to the sold, assigned, or transferred property, provided that the buyer, assignee or transferee expressly assumes the obligations under this Agreement as provided herein.

Section 20. *Notices.* Notices, demands, correspondence to the City and Owners shall be sufficiently given if dispatched by pre-paid first-class mail to the addresses of the parties as designated in Section 5. Notice to the City shall be to the attention of both the City Director of Community Development and the City Attorney. Notices to subsequent Owners shall be required to be given by the City only for those Owners who have given the City written notice of their address for such notice. The parties hereto may, from time to time, advise the other of new addresses for such notices, demands or correspondence.

Section 21. *Applicable Law and Attorneys' Fees.* This Agreement shall be construed and enforced in accordance with the laws of the State of Washington. If litigation is initiated to enforce the terms of this Agreement, the prevailing party shall be entitled to recover its reasonable attorneys' fees and costs from the non-prevailing party. Venue for any action shall lie in Benton County Superior Court or the U.S. District Court for Eastern Washington.

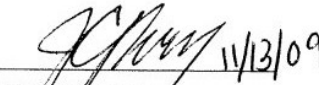
Section 22. *Third Party Legal Challenge.* In the event any legal action or special proceeding is commenced by any person or entity other than a party or an Owner to challenge this Agreement or any provision herein, the City may elect to tender the defense of such lawsuit or individual claims in the lawsuit to Owner(s). In such event, Owners shall hold the City harmless from and defend the City from all costs and expenses incurred in the defense of such lawsuit or individual claims in the lawsuit, including but not limited to, attorneys' fees and expenses of litigation, and damages awarded to the prevailing party or parties in such litigation. The Owners shall not settle any lawsuit without the consent of the City. The City shall act in good faith and shall not unreasonably withhold consent to settle.

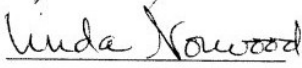
Section 23. *Specific Performance.* The parties specifically agree that damages are not an adequate remedy for breach of this Agreement, and that the parties are entitled to compel specific performance of all material terms of this Development Agreement by any party in default hereof.

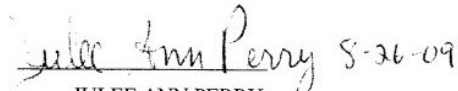
Section 24. *Severability.* If any phrase, provision or section of this Agreement is determined by a court of competent jurisdiction to be invalid or unenforceable, or if any provision of this Agreement is rendered invalid or unenforceable according to the terms of any statute of the State of Washington which became effective after the effective date of the ordinance adopting this Agreement, and either party in good faith determines that such provision or provisions are material to its entering into this Agreement, that party may elect to terminate this Agreement as to all of its obligations remaining unperformed.

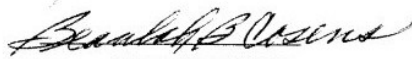
IN WITNESS WHEREOF, the parties hereto have caused this Development Agreement to be executed as of the dates set forth below:

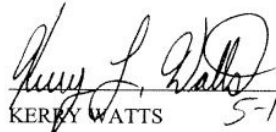
OWNERS

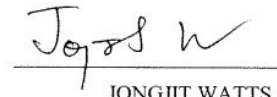

JOHN C. PERRY


LINDA NORWOOD

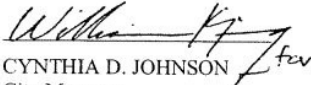

JULEE ANN PERRY


BEULAH COSENS


KERRY WATTS 5-11-10


JONGJIT WATTS 5-11-10

CITY OF RICHLAND


CYNTHIA D. JOHNSON
City Manager

APPROVED AS TO FORM:

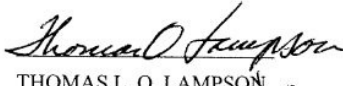

THOMAS L. O. LAMPSON
City Attorney 8/20/10

EXHIBIT A

Legal Description

Those portions of the Southwest Quarter of Section 22, Township 9 North, Range 28 E.W.M. lying south of the Keene Road Right-of-Way and north of the Shockley Road Right-of-Way and consisting of the following Benton County Assessor Parcel Identification Numbers: 1-2298-300-0002-002, 1-2298-300-0002-001, 1-2298-300-0001-009, 1-2298-300-0004-000, 1-2298-300-0003-002 & 1-2298-300-0005-000.

EXHIBIT B DESIGN GUIDELINES

In order to enhance the human scale and respect the scale and character of the adjoining residential neighborhoods, commercial uses developed under this agreement will comply with the following guidelines:

- The design of all buildings in this commercial area should share similar design characteristics and design vocabulary. Utilizing similar colors, materials and textures as well as repeating patterns, rhythms and proportions found within the architecture of surrounding commercial and residential buildings should be used to achieve unity.
- Buildings should respect the predominant scale of development in the surrounding area by designing with elements of a similar scale and providing a gradual transition to any larger scaled masses proposed.
- Taller buildings or portions of a building should be located internally to a site with buildings stepping down in height as they reach the edges of sites that are adjoined by smaller scaled development.
- Buildings or portions of a building mass over 50 feet wide are encouraged to divide their elevations into smaller parts. A pronounced change in massing, pronounced changes in wall planes and introducing significant variations in the cornice/roofline are all possible methods to accomplish the desired divisions of elevations into smaller parts.
- Building colors should emphasize muted earth tones. The use of highly reflective or glossy materials should be used for accent only.
- Rich materials and a variety of materials are desirable on both the wall planes, roofs and ground plane. If stone or decorative block veneers are incorporated, the material should be used to highlight significant building features and massed elements.
- All sides of a building should express consistent architectural detail and character.
- All site walls and screen walls should be architecturally integrated with the building.
- Screening devices, site walls and enclosed service, loading and refuse areas should be designed to be an integral part of the building architecture.
- Extensive use of floor to ceiling glass storefronts is appropriate only under arcaded areas.

ORDINANCE NO. 2022-03

**AN ORDINANCE OF THE CITY OF RICHLAND, WASHINGTON,
AMENDING THE 2010 LAND DEVELOPMENT AGREEMENT
AFFECTING 47 ACRES SOUTH OF KEENE ROAD AND EAST OF
THE PLAT OF COUNTRY RIDGE.**

WHEREAS, on July 20, 2010, the City entered into a Development Agreement affecting 47 acres south of Keene Road and east of the Plat of Country Ridge (the “Original Agreement”)(Richland Contract No. 92-10); and

WHEREAS, the Original Agreement was entered into pursuant to RCW 36.70B.170(1) and as authorized by City of Richland Ordinance No. 21-10 for the purpose of settling an appeal filed by the Country Ridge Homeowners Association related to the City’s 2009 Comprehensive Plan amendments affecting the property (*see* Eastern Washington Growth Management Hearing Board Appeal No. 09-1004); and

WHEREAS, by its own terms, the Original Agreement may be amended by mutual agreement of the parties with notice to the Country Ridge Homeowners Association President; and

WHEREAS, despite execution of the Original Agreement in 2010, the property has remained undeveloped, likely due to the fact that its ownership has been divided among multiple unrelated individuals; and

WHEREAS, recently, the 47-acre property came under the common ownership of Columbia Valley Property Holdings, LLC; and

WHEREAS, the City received a request from the property owner to amend the Original Agreement, and a letter of support from the Country Ridge Homeowners Association. Upon review, the proposed First Amendment to Development Agreement maintains critical components of the Original Agreement and appears to be consistent with the intent of the 2010 settlement agreement and the Richland Comprehensive Plan amendments adopted by Ordinance No. 21-10; and

WHEREAS, a public hearing is required before a decision on the proposed First Amendment to Development Agreement can be rendered by Richland City Council (RCW 36.70B.200).

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

Section 1. The findings and conclusions contained in Section 1.01 of Ordinance No. 21-10 are adopted in support of approval of the First Amendment to Development Agreement and are incorporated by this reference as though set forth herein.

Section 2. The First Amendment to Development Agreement, attached hereto as **Exhibit A**, allows for development of a coordinated mixed use plan benefitting South Richland and the City as a whole while leaving all critical components of the Original Agreement unchanged.

Section 3. The Country Ridge Homeowners Association submitted written approval signed by a duly authorized representative acknowledging no opposition to the proposed amendments to the Original Agreement.

Section 4. The First Amendment to Development Agreement attached hereto as **Exhibit A** is hereby approved, and the City Manager is authorized to sign the same on behalf of the City of Richland.

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

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

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

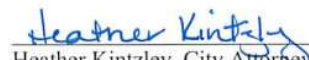
PASSED by the City Council of the City of Richland, Washington, at a regular meeting on the 15th day of February, 2022.


Michael Alvarez, Mayor

Attest:


Jennifer Rogers, City Clerk

Approved as to Form:


Heather Kintzley, City Attorney

First Reading: February 1, 2022
Second Reading: February 15, 2022
Date Published: February 20, 2022

FIRST AMENDMENT TO DEVELOPMENT AGREEMENT

THIS FIRST AMENDMENT to the July 20, 2010 Development Agreement is made and entered into this ____ day of _____, 2022 (the "Effective Date") by and between the **City of Richland**, a Washington municipal corporation ("City") and **Columbia Valley Property Holdings, LLC**, a Washington limited liability company and successor-in-interest to John Perry, Julee Ann Perry, Beulah Cousins, Linda Norwood, and Kerry and Jongjit Watts ("Owner").

I. RECITALS

WHEREAS, the City and original owners entered into a Development Agreement authorized by RCW 36.70B.170(1) dated July 20, 2010 and recorded under Benton County Auditor's File No. 2010-024273 (the "Original Agreement"); and

WHEREAS, the Original Agreement set forth development standards relating to the future zoning and development of the property subject to the Development Agreement (sometimes referred to as the "Property" or the "Site"); and

WHEREAS, the current Owner (as successor-in-interest to the original owners) has requested modifications to the Original Agreement to accommodate future mixed-use development on the Site, which modifications are substantially consistent with the intent of the Original Agreement and allowed under Section 18 of the Original Agreement and applicable law (see RCW 36.70B.200); and

WHEREAS, the Parties have agreed to amend the Original Agreement as set forth below in order for the Site to be developed.

NOW, THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and the Owner hereby agree as follows:

II. AGREEMENT

1. **Section 5(b)** of the Original Agreement, under the title *Parties to Development Agreement*, is replaced in its entirety with the following:

b) The "Owner" is Columbia Valley Property Holdings, LLC, who has succeeded to the interest of the original owners under the Original Agreement and is Owner of the entire Site.

2. **Section 7** of the Original Agreement, under the title *Term of Agreement*, is replaced in its entirety with the following:

Section 7. Term of Agreement. This Agreement (as amended) shall commence on the effective date of the Adopting Ordinance approving this Amendment. This Agreement may be further modified upon the City's adoption of zoning regulations or land use applications consistent with the Comprehensive Plan, provided that any additional modifications to the Agreement shall be consistent with Section 18 of the Original Agreement and applicable law. The Agreement (as amended) shall terminate when the Site has been fully developed. "Fully developed" means any combination of subdivision, site plan or land use approvals consistent with the

Agreement that bind the entire Site. The Country Ridge Homeowners Association, a Washington non-profit corporation, reviewed the terms of the Original Agreement and the First Amendment to the Development Agreement, although not a formal party to the Agreement, and by its letter attached hereto as **Exhibit A-1**, confirms that the Original Agreement (as amended) meets the intent of the Settlement Agreement regarding Eastern Washington Growth Management Hearing Board appeal No. 09-1004, the terms and conditions of which are hereby incorporated by reference into this Agreement. Other than as set forth in these agreements, the Growth Board Petitioners do not obtain any greater participation rights in the development of the Site described in Exhibit A.

3. **Section 10(d)** of the Original Agreement, under the title *Future Uses*, is replaced in its entirety with the following:

d) The Owner shall provide dedicated right-of-way for a future extension of Queensgate Drive, extending southward from Keene Road, through the Site to its connection to Shockley Road. This right-of-way dedication shall be made to the City at the time that an applicable land use application is reviewed and finalized by the Owner or a Developer for any portion of the Site, and shall be dedicated in its entirety at such time. The right-of-way width for future Queensgate Drive shall be determined at the subdivision or land use approval stage based on City development standards then in effect and consultation with the City's Public Works Director or designee. The specific alignment of the future roadway for Queensgate Drive shall be mutually agreed to by the Owner (or the Developer) and the City. Access points to and from future Queensgate Drive shall be determined at the subdivision or project review stage, however, the Owner (and Developer as the Owner's successor-in-interest) understands that direct access from single family residential lots shall not be allowed, and commercial access points may be limited consistent with City development standards then in effect and based on review and evaluation by the City's Public Works Director or designee.

4. **Section 10(f)** of the Original Agreement, under the title *Future Uses*, is replaced in its entirety with the following:

f) Access from future development onto Keene Road and/or the future Queensgate Drive shall be subject to road approach review and/or permits from the City, which review may include review of commercially reasonable site distances from existing intersections, including the intersection of Keene Road/Queensgate Drive.

5. **Section 10(g)** of the Original Agreement, under the title *Future Uses*, is replaced in its entirety with the following:

g) Zoning for the portion of the Site designated as Commercial may be C-1, C-2 or C-LB or may be part of a Planned Unit Development. Identified compatibility concerns at the zoning or project stage may be addressed by concomitant agreement(s) that limit potential commercial uses shown to be incompatible with nearby residential uses. Zoning for the portions of the Site designated as Multi-Family/Office shall be zoned C-LB (Limited Business) or shall be part of a Planned Unit Development. Unless otherwise approved by a variance at the project stage, permitted development will be limited to building heights no more than **forty (40) feet** on portions of the Site zoned commercial west of Queensgate Drive. Attached

as **Exhibit B-1** is a colored land use map showing the existing comprehensive plan designations for the Site.

6. Effect of Amendment. This First Amendment to the Development Agreement is intended to modify the Original Agreement. In the event of a conflict between the terms and conditions of the Original Agreement and this Amendment, the terms and provisions of this First Amendment shall control. Except as expressly modified by this First Amendment to the Development Agreement, all terms and conditions of the Original Agreement remain in full force and effect.
7. Governing Law. This Amendment shall be construed in accordance and governed by the laws of the state of Washington.
8. Effective Date. This First Amendment to the Development Agreement is made effective on the Effective Date first set forth above.

City of Richland
a Washington municipal corporation

Columbia Valley Property Holdings, LLC
a Washington limited liability company

By: _____
Jon Amundson, ICMA-CM
City Manager

By: _____
Mallikarjuna Vallem
Managing Member

Approved as to Form:

Heather Kintzley, City Attorney

Vicinity Map

Item: 2155 Keene Road Rezone
Applicant: Rick Simon of RPS Planning Consultant
File #: PLN-T3A-2026-00006

Exhibit 2



0 80 160 320 Feet



Land Use Map

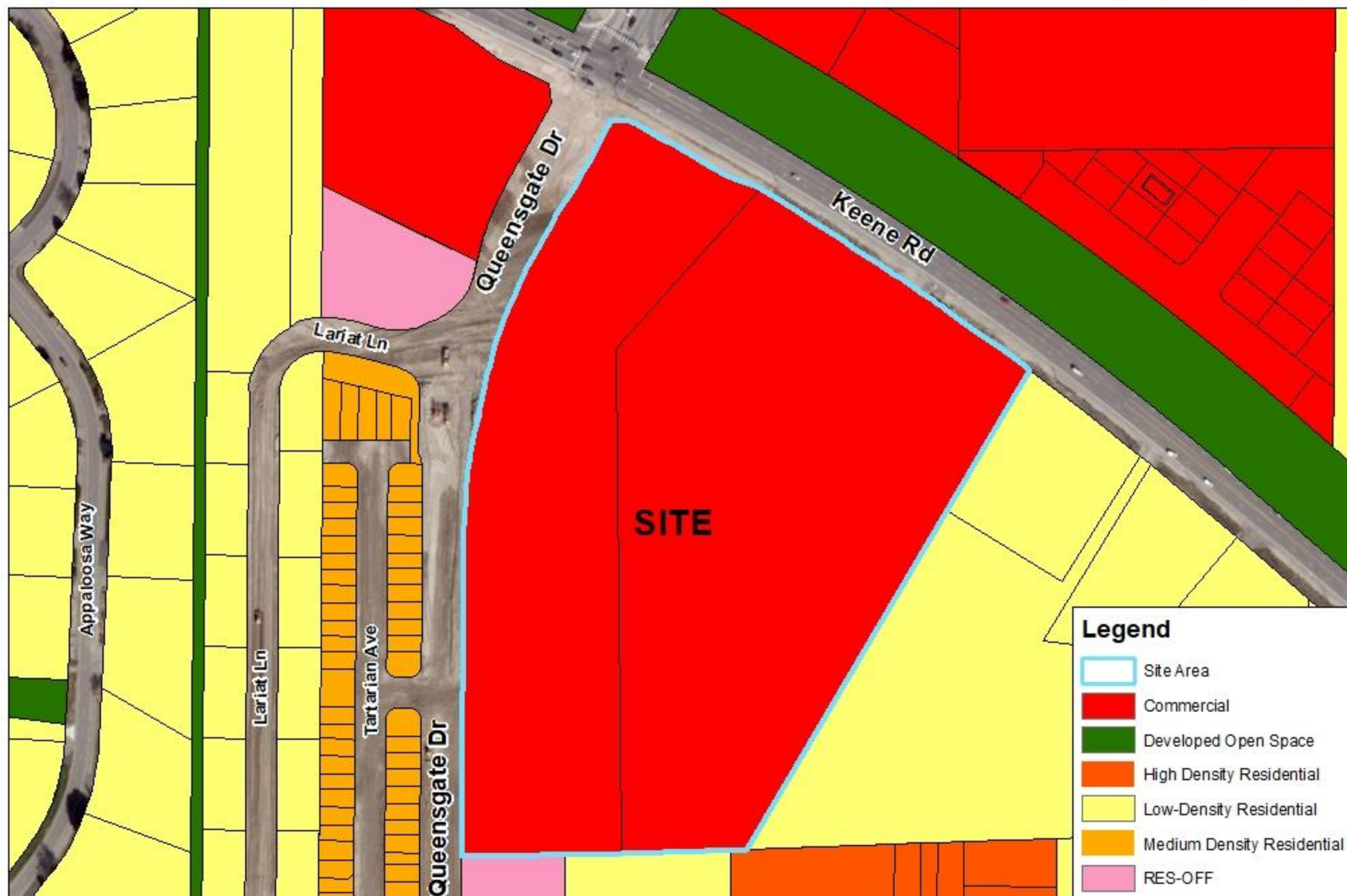
Item: 2155 Keene Road Rezone

Applicant: Rick Simon of RPS Planning Consultant

File #: PLN-T3A-2026-00006



0 80 160 320 Feet



Zoning Map

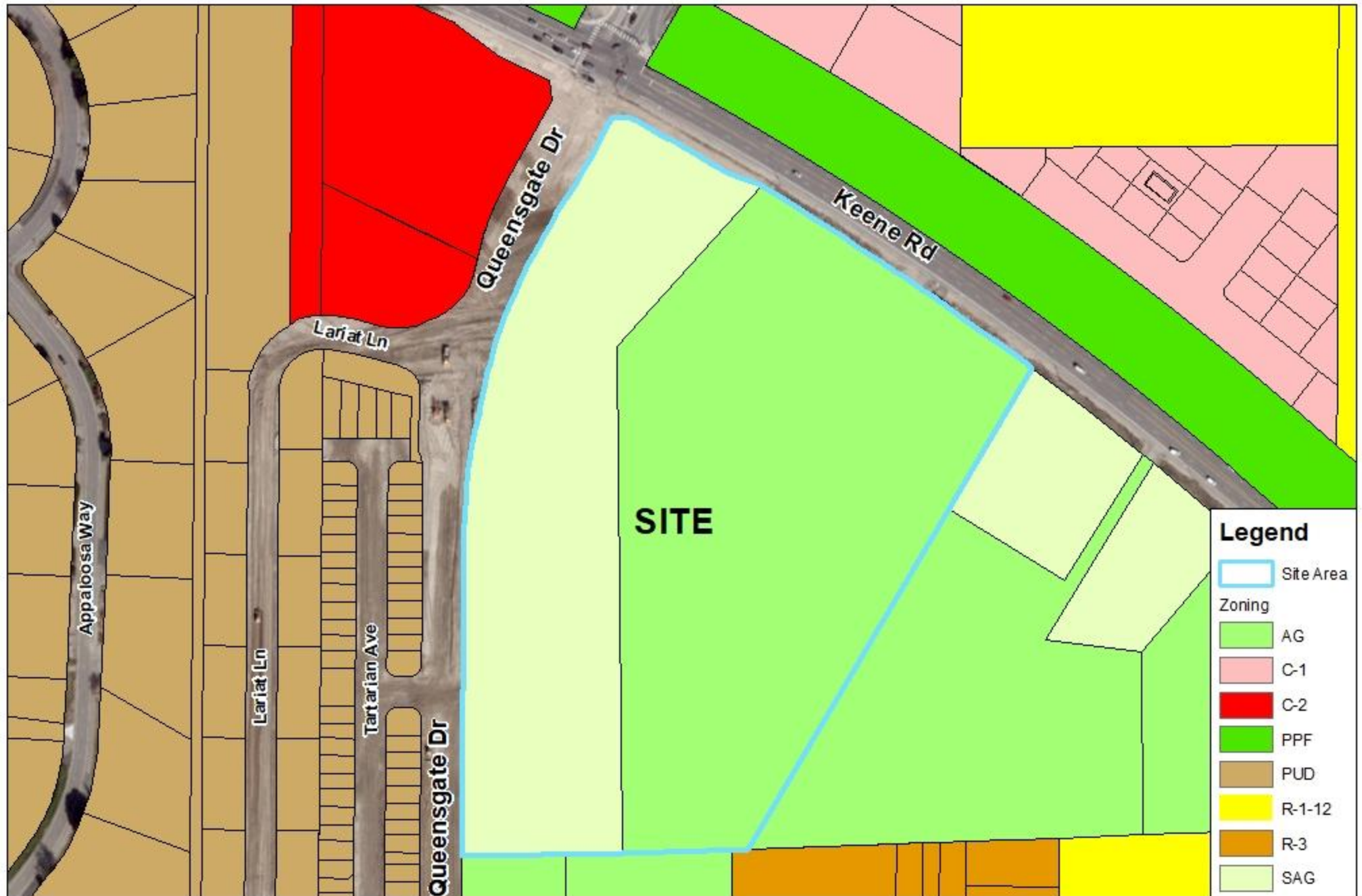
Item: 2155 Keene Road Rezone

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File #: PLN-T3A-2026-00006



0 80 160 320 Feet



Easement Map

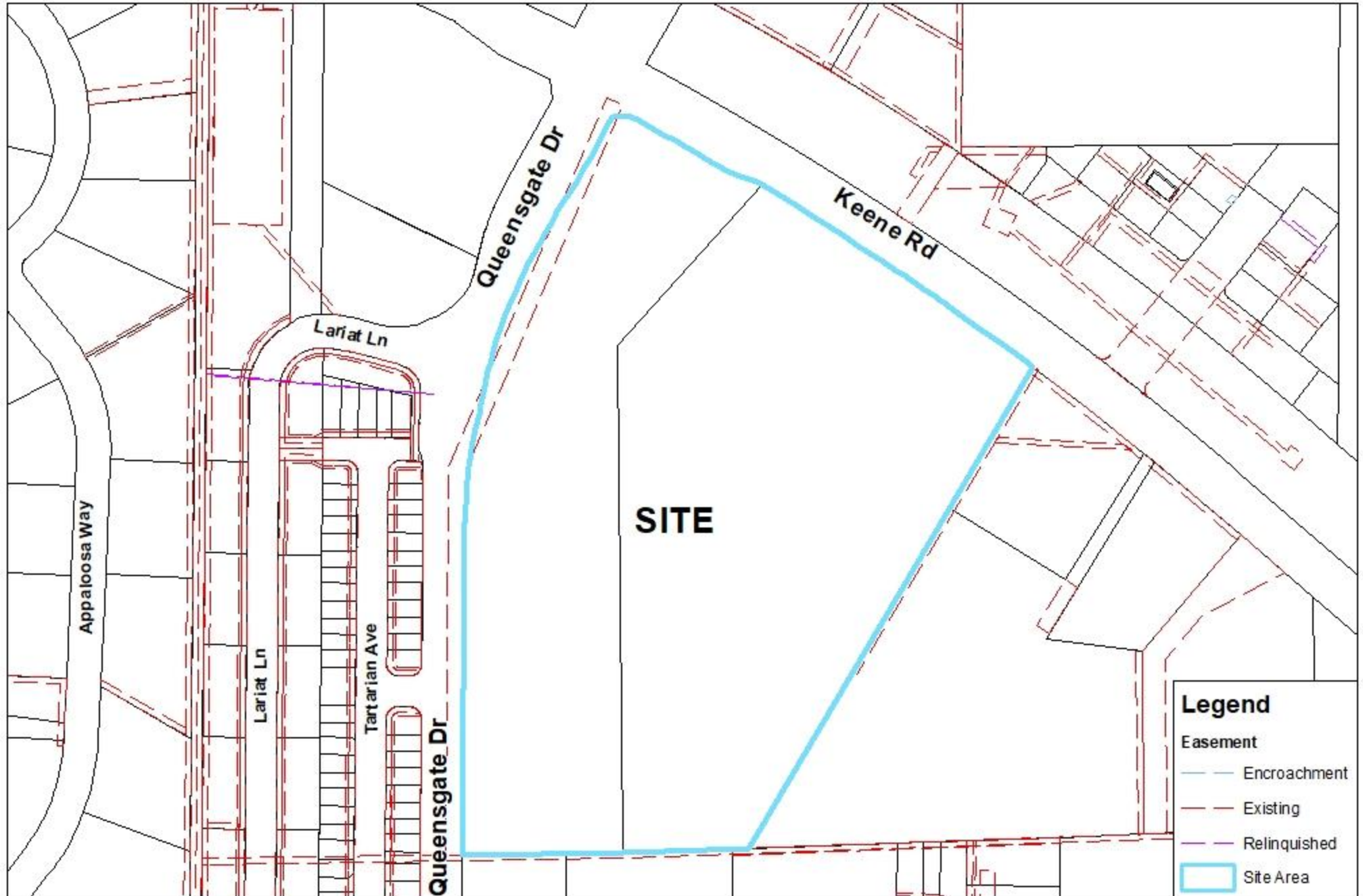
Item: 2155 Keene Road Rezone

Applicant: Rick Simon of RPS Planning Consultant

File #: PLN-T3A-2026-00006



0 80 160 320 Feet



Utilities Map

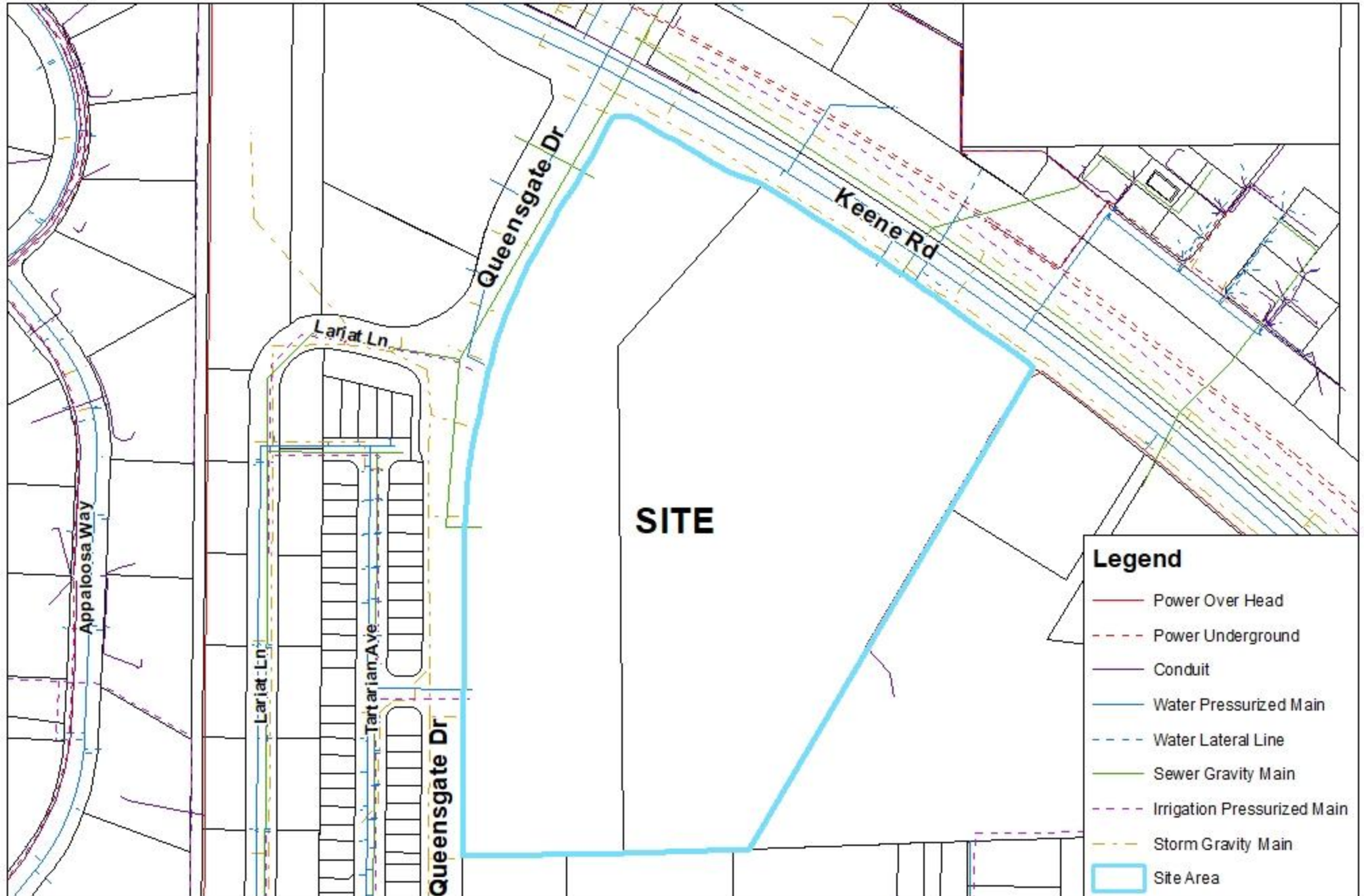
Item: 2155 Keene Road Rezone

Applicant: Rick Simon of RPS Planning Consultant

File #: PLN-T3A-2026-00006



0 80 160 320 Feet



Transportation Map

Item: 2155 Keene Road Rezone

Applicant: Rick Simon of RPS Planning Consultant

File #: PLN-T3A-2026-00006



0 80 160 320 Feet



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-2026-00006)

Notice is hereby given that Rick Simon of RPS Planning Consultant, on behalf of the property owner, Mallikajurana Vallem, has filed for a rezone application to change the zoning designation of the project site from SAG (Suburban Agricultural) and AG (Agricultural) to C-2 (Retail 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 generally located south of Keene Road, east of Queensgate Drive, east of Lariat Lane, and northwest of Fairhaven Loop and affects Parcel Numbers 122983000001009 and 122983000002008.

Public Hearing: The City of Richland Hearing Examiner will conduct a public hearing and review of the application on Monday, May 11, 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: April 12, 2026

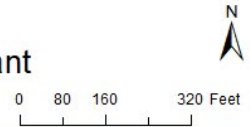
Comment Period Ends: May 11, 2026 at 6:00 PM

However, written comments must be received no later than 5:00 p.m. on Friday, May 01, 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: 2155 Keene Road Rezone
Applicant: Rick Simon of RPS Planning Consultant
File #: PLN-T3A-2026-00006



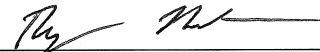
AFFIDAVIT OF POSTING

STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

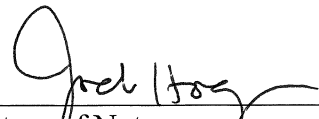
COMES NOW, **Ryan Nelson**, who, being first duly sworn upon oath deposes and says:

1. I am an employee in the Planning Division of the Development Services Department for the City of Richland.
2. On the 10th day of April, 2026, I posted the attached NOTICE OF PUBLIC HEARING, File Number PLN-T3A-2026-00006 (Rezone of APN 122983000001009 and 122983000002008) at the following location:

The east side of Queensgate Drive, east of the intersection of Queensgate Drive and Tulare Street.


Signed: Ryan Nelson

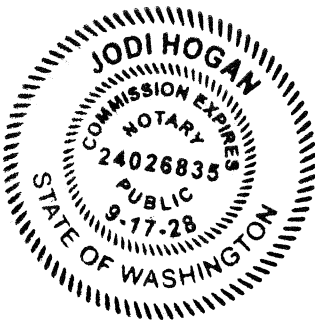
SIGNED AND SWORN to before me this 10th day of April, 2026, by Ryan Nelson.


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 14th day of April ,2026 I mailed a copy of the attached NOTICE OF PUBLIC HEARING (PLN-T3A-2026-00006) to the attached list of individuals via regular USPS on the date indicated above. The City of Richland Hearing Examiner will conduct a public hearing and review of the application on May 11, 2026.

Jodi Hogan
Signed: Jodi Hogan

SIGNED AND SWORN to before me this 14th day of April ,2026 by Jodi Hogan.

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

Brandy Janessa Meyer
Print Name

Residing at 625 Swift Blvd.

My appointment expires: 02/11/2030

AFFIDAVIT OF MAILING - 1
Address list attached.

CITY OF RICHLAND
625 SWIFT BLVD. MS-09
RICHLAND , WA 99352

CLIFF JESSICA SIRI
2105 KEENE RD
RICHLAND, WA 99352

COLUMBIA VALLEY PROPERTY HOLDINGS LLC
500 108TH AVE NE
BELLEVUE , WA 98004

GINA HOLDINGS LLC
2540 BARONA PL
SANTA ROSA, CA 95405

HEAVY 2 LLC
999 QUEENSGATE DR
RICHLAND, WA 99352

TAYLOR STEPHEN A & JANICE C
720 SHOCKLEY RD
RICHLAND, WA 99352-6715

CLIFF CHRISTINA KEELY
89 GAP MOUNTAIN RD
TROY, NH 03465

CLIFF TRUSTEE WILLIAM C
2109 KEENE RD
RICHLAND, WA 99352

FAIRHAVEN TOWNHOMES LLC
500 108TH AVE NE
BELLEVUE, WA 98004

GOULET PROPERTIES LLC
4109 WESTLAKE CT
WEST RICHLAND, WA 99353

MARSH QUEENSGATE PROPERTIES LLC
MARSH LIVING TRUST
RICHLAND, WA 99352

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
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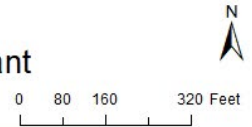
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Vicinity Map

Item: 2155 Keene Road Rezone
Applicant: Rick Simon of RPS Planning Consultant
File #: PLN-T3A-2026-00006



AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
51422	IPL0329894	Legal Ad - IPL0329894	D2586000 4401	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-2026-00006)

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Date Published: Sunday, April 12, 2026
IPL0329894
Apr 12 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:

04/12/26 Print

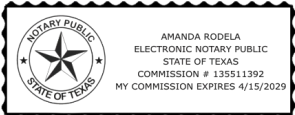
[Print Tearsheet Link](#)

[Marketplace Link](#)

Sherry Chasteen

Sworn to and subscribed before
me on

Apr 13, 2026, 9:58 AM EDT



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-2026-00006)

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Date Published: Sunday, April 12, 2026

IPL0329894

Apr 12 2026

Exhibit 4



BENTON CLEAN AIR AGENCY

April 14, 2026

Planning Division
625 Swift Blvd., MS-35
Richland, WA 99352

Re: PLN-T3A-2026-00006

Applicant/Proponent: Rick Simon

Attn:

98402 N Harrington Rd
West Richland, WA 99353

Dear Richland Planning Division:

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

From: [Rodgers, Deborah \(CONTR\) - TERR-TRI CITIES RMHQ](#)
To: [Planning](#)
Subject: RE: 2155 Keene Road - Proposed Rezone Application (File #PLN-T3A-2026-00006)
Date: Friday, May 1, 2026 1:38:47 PM
Attachments: [image001.png](#)

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

Ryan,

Bonneville Power Administration (BPA) has had the opportunity to review 2155 Keene Road - Proposed Rezone Application (File #PLN-T3A-2026-00006).

In researching our records, we have found that this proposal will not directly impact BPA facilities approximately 1,140 feet 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: Planning <planning@ci.richland.wa.us>

Sent: Friday, April 10, 2026 11:01 AM

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>; 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; 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>; Damien Hooper - BC Planning Manger <damien.hooper@co.benton.wa.us>; 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 <jmcsbane@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 <mjdelyne@bpa.gov>; Map BCES <map@bces.wa.gov>; Mattheus, Pamela <pmattheus@richlandwa.gov>; Michael Tovey <michael.tovey@ziply.com>; Acevedo, Mizaal <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>; Reathafor, Jason <jreathafor@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: 2155 Keene Road - Proposed Rezone Application (File #PLN-T3A-2026-00006)

Good Morning,

Rick Simon of RPS Planning Consultant, on behalf of Mallikajurana Vallem (property owner), has filed for a rezone application to change the zoning designation of the project site from SAG (Suburban Agricultural) and AG (Agricultural) to C-2 (Retail Business) reflecting the City's Comprehensive Plan Land Use Designations. The project site is generally located south of Keene Road, east of Queensgate Drive, east of Lariat Lane, and northwest of Fairhaven Loop and affects the following parcel numbers: 122983000002008 and 122983000001009.

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 May 01, 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

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From: [Chris Sittman](#)
To: [Planning](#)
Cc: [Wendy Durado](#)
Subject: RE: 2155 Keene Road - Proposed Rezone Application (File #PLN-T3A-2026-00006)
Date: Tuesday, April 14, 2026 2:42:23 PM
Attachments: [image001.png](#)

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

KID has no comments.

Chris D. Sittman
Engineering Dept./CAD Specialist
Kennewick Irrigation District
2015 S. Ely St.
Kennewick, WA 99337
Desk: 509-460-5435
Cell: 509-873-1123

From: Planning <planning@ci.richland.wa.us>
Sent: Friday, April 10, 2026 11:01 AM
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>; 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; 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>; Damien Hooper - BC Planning Manger <damien.hooper@co.benton.wa.us>; Davis, Deanna <d.davis@bces.wa.gov>; Deborah Rodgers <dxrogers@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

<mjdekyne@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>; Reathafor, Jason <jreathafor@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: 2155 Keene Road - Proposed Rezone Application (File #PLN-T3A-2026-00006)

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 Morning,

Rick Simon of RPS Planning Consultant, on behalf of Mallikajurana Vallem (property owner), has filed for a rezone application to change the zoning designation of the project site from SAG (Suburban Agricultural) and AG (Agricultural) to C-2 (Retail Business) reflecting the City's Comprehensive Plan Land Use Designations. The project site is generally located south of Keene Road, east of Queensgate Drive, east of Lariat Lane, and northwest of Fairhaven Loop and affects the following parcel numbers: 122983000002008 and 122983000001009.

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Thank you and have a good day,



Ryan Nelson

Senior Planner

625 Swift Blvd., MS-35 | Richland, WA 99352

(509) 942-7587

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have no expectation of privacy in emails transmitted to or from the City of Richland.

From: [MacNaughton, James \(DAHP\)](#)
To: [Planning](#); [Nelson, Ryan](#)
Cc: ["Ashley M. Morton"](#); [Jessica Lally](#); [lawrence.squiemphen@ctwsbnr.org](#); [Gregg Kiona](#); [Ian Gray](#)
Subject: 2026-04-03049 - RE: 2155 Keene Road - Proposed Rezone Application (File #PLN-T3A-2026-00006)
Date: Wednesday, April 22, 2026 2:39:09 PM
Attachments: [image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[2021-10-06966_122822_Concur with Survey.pdf](#)

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

Good Afternoon Richard

Thank you for reaching out and allowing DAHP to comment on this project. As this project area was covered in an earlier phase of this project (2021-10-06966), we were able to apply the survey from that project. As a courtesy, I have attached the letter from DAHP concurring with the findings, results and recommendations from the Cultural Resources Survey (CRS) entitled "CRS for the Queensgate Development Project Richland, WA," (Swords & Sexton 2021). As no cultural resources were discovered during survey and testing, no further direct archaeological supervision of the project is required; however, it is strongly advised that an Inadvertent Discovery Plan (IDP) is followed, with a copy kept onsite at all times, and having all crew members briefed on IDP procedures.

Please note this is only the opinion of DAHP and Affected Tribes may have access to proprietary information unavailable to DAHP at the time of this writing. Comments from Tribal Cultural Services departments or significant changes to project design may require review of this decision.

If you have any questions please feel free to contact me.

Regards

James

	James MacNaughton, MSc, RPA (He/Him) Local Government Archaeologist Email: James.MacNaughton@dahp.wa.gov Mobile: (360) 280-7563 Main Office: (360) 586-3065 Hours: 7AM - 3:30PM Monday to Friday Physical Address: 1110 Capitol Way South Suite 30, Olympia, WA 98501 Mailing Address: PO Box 48343, Olympia, WA 98504-8343 www.dahp.wa.gov
---	---

*Please
note that
many
DAHP*

employees are working from home. E-mail will be the best method of communication.

From: Planning <planning@ci.richland.wa.us>

Sent: Friday, April 10, 2026 11:01 AM

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>; 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>; Bates, Chaz (COM) <chaz.bates@commerce.wa.gov>; city@basindisposal.com; Hamilton, Craig <C.Hamilton@bces.wa.gov>; ECY RE CRO SEPA Coordinator <crosepa@ecy.wa.gov>; DAHP SEPA <sepa@dahp.wa.gov>; DAlessandro, Carlo <cdalessandro@richlandwa.gov>; Damien Hooper - BC Planning Manger <damien.hooper@co.benton.wa.us>; Deanna Davis <d.davis@bces.wa.gov>; Deborah Rodgers <dxrodders@bpa.gov>; Deskins, John <jdeskins@richlandwa.gov>; Eric Mendenhall <emendenhall@westrichland.org>; Erin Hockaday <Erin.hockaday@bfhd.wa.gov>; ECY RE 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 <jmcschane@kid.org>; Jessica Lally, Yakama Nation <Jessica_Lally@Yakama.com>; JLKinch@bpa.gov; JoDee Peyton <jodeer@bfhd.wa.gov>; John Lyle <john.lyle@bentoncleanair.org>; Junior Campos <junior.campos@charter.com>; Katherine Cichy <katherine.cichy@ziply.com>; Cooper, Kelly (DOH) <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 <mjdekllyne@bpa.gov>; Map BCES <map@bces.wa.gov>; Mattheus, Pamela <pmattheus@richlandwa.gov>; Michael Tovey <michael.tovey@ziply.com>; Acevedo, Mizaël <macevedo@richlandwa.gov>; Nelson, Ryan <rnelson@richlandwa.gov>; NMCummings@bpa.gov; Noah Oliver, Yakama Nation <Noah_Oliver@Yakama.com>; Orr, Bruce <borr@richlandwa.gov>; Gonseth, Paul <paul.gonseth@wsdot.wa.gov>; PublicWorks@co.benton.wa.us; Quentin Wright <QWright@portofbenton.com>; Reathaford, Jason <jreathaford@richlandwa.gov>; COM GMU Review Team <reviewteam@commerce.wa.gov>; rgoede@noanet.net; USPS Richland Postmaster <99352RichlandWA-Postmaster@usps.gov>; Rizzitiello, Mike <mrizzitiello@richlandwa.gov>; Anderson, Ryan (ECY) <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>; DNR RE SEPACENTER <SEPACENTER@dnr.wa.gov>; ECY RE SEPA REGISTER <separegister@ecy.wa.gov>; ECY RE SEPA REGISTER <separegister@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>; Ritter, Michael W (DFW) <Michael.Ritter@dfw.wa.gov>; DFW R3planning <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: 2155 Keene Road - Proposed Rezone Application (File #PLN-T3A-2026-00006)

External Email

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Thank you and have a good day,



Ryan Nelson

Senior Planner

625 Swift Blvd., MS-35 | Richland, WA 99352

(509) 942-7587

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

December 28, 2022

Mike Stevens
Planning Manager
City of Richland
625 Swift Blvd., MS-35
Richland, WA 99352

In future correspondence please refer to:
Project Tracking Code: 2021-10-06966
Property: Queensgate Development Project
Re: Concur with Survey

Dear Mike Stevens:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance with Washington State law. Should additional information become available, our assessment may be revised.

We concur with the results and recommendations made in the survey report. Specifically, as no archaeological resources were found during the survey, we do not recommend further archaeological supervision of the project. However, we ask that an Inadvertent Discovery Plan (IDP) be included as part of the construction permit.

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 any correspondence or comments from Tribes or other parties concerning cultural resource issues that you receive.

Thank you for the opportunity to comment on this project. Please ensure that the DAHP project Tracking Number is attached to any future communications about this project.

Should you have any questions, please feel free to contact me.

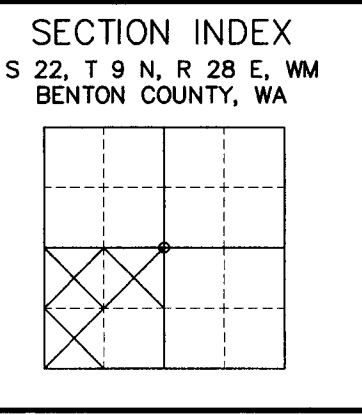
Sincerely,

Sydney Hanson
Local Government Archaeologist
(360) 280-7563
Sydney.Hanson@dahp.wa.gov



RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT #6250
PORTIONS OF THE SW 1/4, THE NW 1/4 AND THE NE 1/4 OF THE SW 1/4 OF SECTION 22, TOWNSHIP 9
NORTH, RANGE 28 EAST, W.M., CITY OF RICHLAND, BENTON COUNTY, WASHINGTON.

SHEET 1 OF 2



ORIGINAL LEGAL DESCRIPTIONS

PARCEL 1

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M., BENTON COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 22; THENCE NORTH 00°29'16" EAST ALONG THE WEST LINE THEREOF A DISTANCE OF 2433.16 FEET TO THE SOUTHERLY RIGHT-OF-WAY MARGIN OF KEENE ROAD AS DEEDED TO THE STATE OF WASHINGTON BY WARRANTY DEED RECORDED UNDER BENTON COUNTY AUDITOR'S FILE NO. 845365; THENCE SOUTH 68°05'20" EAST ALONG SAID MARGIN A DISTANCE OF 167.96 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 5690.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AND ALONG SAID MARGIN, THROUGH A CENTRAL ANGLE OF 02°58'00" A DISTANCE OF 294.60 FEET; THENCE SOUTH 53°13'09" EAST, ALONG SAID MARGIN, A DISTANCE OF 101.12 FEET; THENCE SOUTH 66°00'37" EAST, ALONG SAID MARGIN, A DISTANCE OF 198.33 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 5680.00 FEET, THE CHORD OF WHICH BEARS SOUTH 61°52'19" EAST A DISTANCE OF 49.65 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°30'03" A DISTANCE OF 49.65 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°59'56" A DISTANCE OF 198.16 FEET; THENCE SOUTH 70°46'11" EAST A DISTANCE OF 50.61 FEET TO THE BEGINNING OF OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 5690.00 FEET, THE CHORD OF WHICH BEARS SOUTH 59°04'12" EAST A DISTANCE OF 10.47; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°06'20" A DISTANCE OF 10.47 FEET; THENCE LEAVING SAID SOUTHERLY MARGIN, SOUTH 42°11'07" WEST A DISTANCE OF 376.94 FEET; THENCE SOUTH 00°41'01" EAST A DISTANCE OF 883.15 FEET TO THE NORTH LINE OF LOT 1 AS DEPICTED ON SURVEY RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 960, RECORDS OF BENTON COUNTY, WASHINGTON; THENCE SOUTH 89°14'37" WEST ALONG SAID NORTH LINE AND ITS WESTERLY PROJECTION A DISTANCE OF 280.89 FEET; THENCE NORTH 00°29'16" EAST A DISTANCE OF 578.58 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 283.50 FEET, THE CHORD OF WHICH BEARS NORTH 05°16'49" EAST A DISTANCE OF 13.75 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°46'42" A DISTANCE OF 13.75 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 556.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°13'58" A DISTANCE OF 41.11 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 558.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°55'43" A DISTANCE OF 96.78 FEET; THENCE NORTH 12°21'55" EAST A DISTANCE OF 108.38 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 750.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°04'35" A DISTANCE OF 210.44 FEET; THENCE NORTH 28°26'30" EAST A DISTANCE OF 83.58 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 264.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°34'18" A DISTANCE OF 25.67 FEET; THENCE NORTH 34°00'49" EAST A DISTANCE OF 30.90 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 371.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°34'18" A DISTANCE OF 36.08 FEET; THENCE NORTH 28°26'30" EAST A DISTANCE OF 113.73 FEET; THENCE NORTH 86°35'31" EAST A DISTANCE OF 32.57 FEET TO THE POINT OF BEGINNING AND THE END OF THIS DESCRIPTION.

PARCEL 2

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M., BENTON COUNTY, WASHINGTON, LYING SOUTHERLY OF THE SOUTHERLY RIGHT-OF-WAY MARGIN OF KEENE ROAD AS DEEDED TO THE STATE OF WASHINGTON BY WARRANTY DEED RECORDED UNDER BENTON COUNTY AUDITOR'S FILE NO. 845365 SAID PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 22; THENCE NORTH 00°32'05" EAST ALONG THE WEST LINE OF SAID SECTION A DISTANCE OF 797.55 FEET; THENCE, LEAVING SAID LINE, THENCE NORTH 89°14'37" EAST, PARALLEL WITH THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 733.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 87°56'53" EAST A DISTANCE OF 211.32 FEET; THENCE NORTH 30°49'47" EAST A DISTANCE OF 978.11 FEET, MORE OR LESS, TO THE SOUTHERLY RIGHT-OF-WAY MARGIN OF KEENE ROAD ON A CURVE CONCAVE TO THE SOUTHWEST, THE RADIUS POINT OF WHICH BEARS SOUTH 36°40'51" WEST A DISTANCE OF 5690.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 5°41'53" A DISTANCE OF 565.87 FEET; THENCE, LEAVING SAID MARGIN, SOUTH 42°11'07" WEST A DISTANCE OF 376.94 FEET; THENCE SOUTH 00°41'01" EAST A DISTANCE OF 883.15 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARING

NAD 1983/11
WASHINGTON STATE PLANE SOUTH PROJECTION, BASED ON GPS
OBSERVATIONS USING WSRN AND GEOID 2012A. UNITS OF MEASUREMENT
ARE US SURVEY FEET.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 2nd DAY OF March
2026, AT 5:1 MINUTES PAST 1:00 P.M. RECORDS OF
THE Benton COUNTY AUDITOR, Rennewick, WASHINGTON.
RECORDING NUMBER 2026-004867
Brenn Chilton
COUNTY AUDITOR
8428.50
FEE
43 (deputy)
BY

EQUIPMENT USED

3" TOTAL STATION USING STANDARD FIELD
TRAVERSE METHODS FOR CONTROL AND STAKING.

SURVEY FOR

COLUMBIA VALLEY PROPERTY HOLDINGS, LLC
16455 NE 99TH STREET
REDMOND, WA 98052

SURVEYOR'S CERTIFICATE

I, TYLER A. DUNCAN, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF
WASHINGTON, HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY
MADE BY ME OR UNDER MY DIRECT SUPERVISION IN AUGUST 2025, IN COMPLIANCE
WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT, CHAPTER 58.09 R.C.W. AND
332-130 W.A.C., AT THE REQUEST OF COLUMBIA VALLEY PROPERTY HOLDINGS, LLC.

TYLER A. DUNCAN, PLS 23029088

DATE

REVISED LEGAL DESCRIPTIONS

PARCEL 1

THAT PORTION OF PARCEL F AS DEPICTED ON RECORD OF SURVEY 5562, RECORDED UNDER AUDITOR'S FILE NUMBER 2021-040767, RECORDS OF BENTON COUNTY, WASHINGTON, AND REVISED LOT 1 AS DEPICTED ON RECORD OF SURVEY 6128, RECORDED UNDER AUDITOR'S FILE NUMBER 2025-004511, RECORDS OF SAID COUNTY, LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 22; THENCE NORTH 00°29'16" EAST ALONG THE WEST LINE THEREOF A DISTANCE OF 2433.16 FEET TO THE SOUTHERLY RIGHT-OF-WAY MARGIN OF KEENE ROAD AS DEEDED TO THE STATE OF WASHINGTON BY WARRANTY DEED RECORDED UNDER BENTON COUNTY AUDITOR'S FILE NO. 845365; THENCE SOUTH 68°05'20" EAST ALONG SAID MARGIN A DISTANCE OF 167.96 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 5690.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AND ALONG SAID MARGIN, THROUGH A CENTRAL ANGLE OF 02°58'00" A DISTANCE OF 294.60 FEET; THENCE SOUTH 53°13'09" EAST, ALONG SAID MARGIN, A DISTANCE OF 101.12 FEET; THENCE SOUTH 66°00'37" EAST, ALONG SAID MARGIN, A DISTANCE OF 198.33 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 5680.00 FEET, THE CHORD OF WHICH BEARS SOUTH 61°52'19" EAST A DISTANCE OF 49.65 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°30'03" A DISTANCE OF 49.65 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE CONTINUING ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°59'56" A DISTANCE OF 198.17 FEET; THENCE SOUTH 70°46'11" EAST A DISTANCE OF 50.61 FEET TO THE BEGINNING OF OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 5690.00 FEET, THE CHORD OF WHICH BEARS SOUTH 56°13'15" EAST A DISTANCE OF 576.10 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°48'13" A DISTANCE OF 576.35 FEET TO THE NORTHEAST CORNER OF SAID PARCEL F; THENCE LEAVING SAID SOUTHERLY MARGIN, SOUTH 30°49'47" WEST ALONG THE EAST LINE THEREOF A DISTANCE OF 476.68 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID EAST LINE, NORTH 56°47'01" WEST A DISTANCE OF 283.83 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 175.50 FEET, THE CHORD OF WHICH BEARS NORTH 86°44'25" WEST A DISTANCE OF 168.94 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°32'26" A DISTANCE OF 176.25 FEET; THENCE NORTH 57°58'12" WEST A DISTANCE OF 71.79 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 323.50 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°40'27" A DISTANCE OF 65.91 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 146.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°18'20" A DISTANCE OF 49.36 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 19.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°19'54" A DISTANCE OF 5.75 FEET; THENCE NORTH 63°49'19" WEST A DISTANCE OF 16.26 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 11.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°11'43" A DISTANCE OF 4.45 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 153.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°27'46" A DISTANCE OF 25.35 FEET; THENCE NORTH 31°09'49" WEST A DISTANCE OF 2.42 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 83.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45°54'25" A DISTANCE OF 66.90 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 19.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46°06'33" A DISTANCE OF 15.29 FEET; THENCE SOUTH 56°49'12" WEST A DISTANCE OF 52.43 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 19.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 44°27'17" A DISTANCE OF 14.74 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1 AND THE END OF THIS DESCRIPTION.

PARCEL 2

THAT PORTION OF PARCEL F AS DEPICTED ON RECORD OF SURVEY 5562, RECORDED UNDER AUDITOR'S FILE NUMBER 2021-040767, RECORDS OF BENTON COUNTY, WASHINGTON, AND REVISED LOT 1 AS DEPICTED ON RECORD OF SURVEY 6128, RECORDED UNDER AUDITOR'S FILE NUMBER 2025-004511, RECORDS OF SAID COUNTY, LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 22; THENCE NORTH 00°29'16" EAST ALONG THE WEST LINE THEREOF A DISTANCE OF 2433.16 FEET TO THE SOUTHERLY RIGHT-OF-WAY MARGIN OF KEENE ROAD AS DEEDED TO THE STATE OF WASHINGTON BY WARRANTY DEED RECORDED UNDER BENTON COUNTY AUDITOR'S FILE NO. 845365; THENCE SOUTH 68°05'20" EAST ALONG SAID MARGIN A DISTANCE OF 167.96 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 5690.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AND ALONG SAID MARGIN, THROUGH A CENTRAL ANGLE OF 02°58'00" A DISTANCE OF 294.60 FEET; THENCE SOUTH 53°13'09" EAST, ALONG SAID MARGIN, A DISTANCE OF 101.12 FEET; THENCE SOUTH 66°00'37" EAST, ALONG SAID MARGIN, A DISTANCE OF 198.33 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 5680.00 FEET, THE CHORD OF WHICH BEARS SOUTH 61°52'19" EAST A DISTANCE OF 49.65 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°30'03" A DISTANCE OF 49.65 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE CONTINUING ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°59'56" A DISTANCE OF 198.17 FEET; THENCE SOUTH 70°46'11" EAST A DISTANCE OF 50.61 FEET TO THE BEGINNING OF OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 5690.00 FEET, THE CHORD OF WHICH BEARS SOUTH 56°13'15" EAST A DISTANCE OF 576.10 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°48'13" A DISTANCE OF 576.35 FEET TO THE NORTHEAST CORNER OF SAID PARCEL F; THENCE LEAVING SAID SOUTHERLY MARGIN, SOUTH 30°49'47" WEST ALONG THE EAST LINE THEREOF A DISTANCE OF 476.68 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID EAST LINE, NORTH 56°47'01" WEST A DISTANCE OF 283.83 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 175.50 FEET, THE CHORD OF WHICH BEARS NORTH 86°44'25" WEST A DISTANCE OF 168.94 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°32'26" A DISTANCE OF 176.25 FEET; THENCE NORTH 57°58'12" WEST A DISTANCE OF 71.79 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 323.50 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°40'27" A DISTANCE OF 65.91 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 146.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°18'20" A DISTANCE OF 49.36 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 19.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°19'54" A DISTANCE OF 5.75 FEET; THENCE NORTH 63°49'19" WEST A DISTANCE OF 16.26 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 11.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°11'43" A DISTANCE OF 4.45 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 153.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°27'46" A DISTANCE OF 25.35 FEET; THENCE NORTH 31°09'49" WEST A DISTANCE OF 2.42 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 83.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45°54'25" A DISTANCE OF 66.90 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 19.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46°06'33" A DISTANCE OF 15.29 FEET; THENCE SOUTH 56°49'12" WEST A DISTANCE OF 52.43 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 19.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 44°27'17" A DISTANCE OF 14.74 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1 AND THE END OF THIS DESCRIPTION.

DWN. BY
TAD/SWM
CHKD. BY
TAD

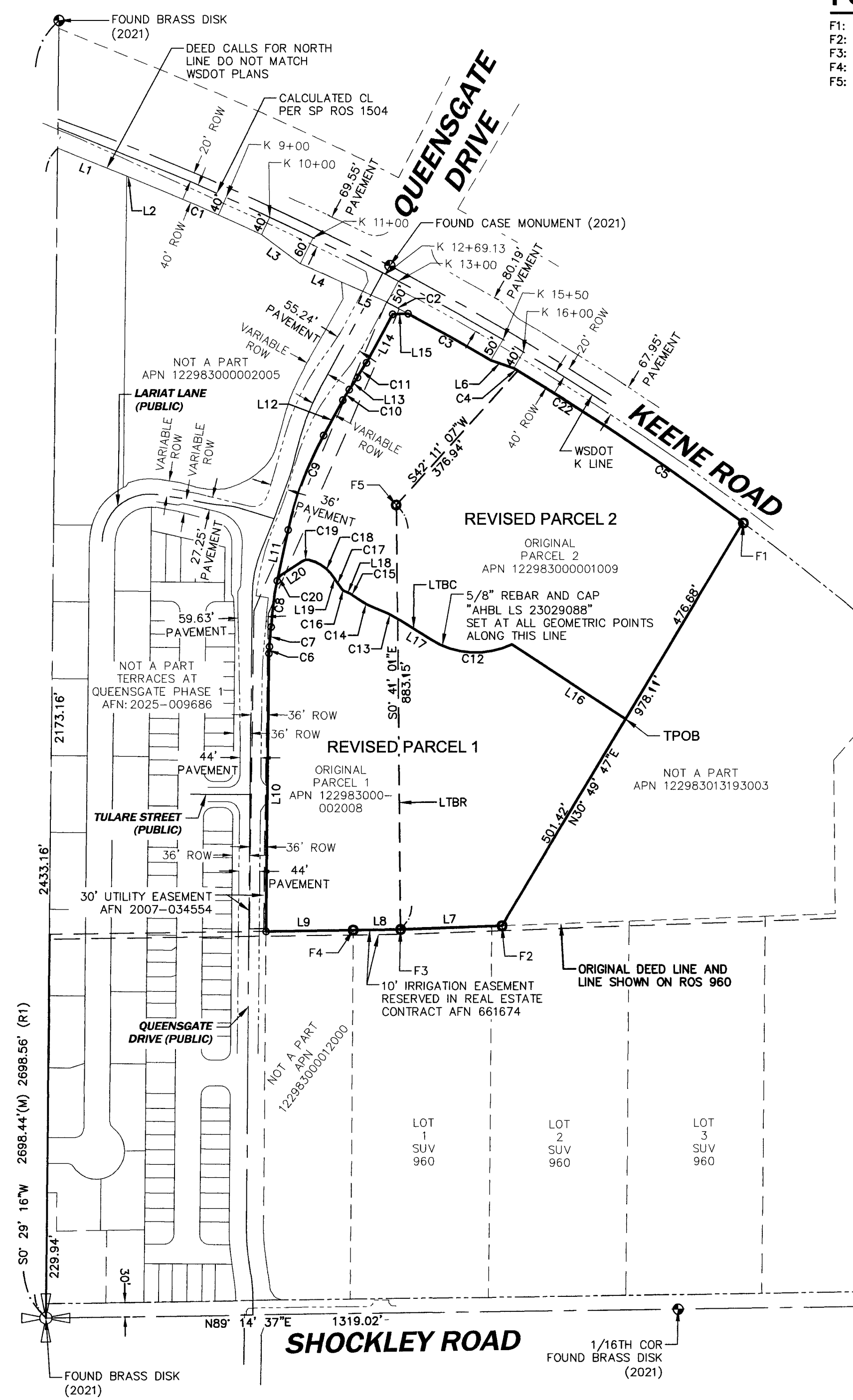
DATE
02/27/26
JOB NO.
2230124.58

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5804 Road 90, Suite H Pasco, WA 99301
509.380.5883 TEL 253.383.2572 FAX www.ahbl.com WEB

RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT ~~6250~~
PORTIONS OF THE SW 1/4, THE NW 1/4 AND THE NE 1/4 OF THE SW 1/4 OF SECTION 22,
TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M., CITY OF RICHLAND, BENTON COUNTY, WASHINGTON.



FOUND CORNERS

- F1: FOUND WORLEY REBAR AND CAP LS 41966 1.36'E AND 1.08'S OF CORNER
- F2: FOUND WORLEY REBAR AND CAP LS 13352 AT CORNER
- F3: FOUND 1/2" CRIMPED IRON PIPE AT CORNER
- F4: FOUND BENT 5/8" REBAR WITH NO CAP 0.22'W AND 0.12'N OF CORNER
- F5: FOUND WORLEY REBAR AND CAP LS 41966 0.19'W AND 0.13'N OF CORNER

ORIGINAL PARCEL AREAS

PARCEL 1	332,572 SF±
PARCEL 2	513,961 SF±
TOTAL	846,533 SF±

REVISED PARCEL AREAS

PARCEL 1	399,482 SF±
PARCEL 2	447,052 SF±
TOTAL	846,534 SF±

CURVE TABLE

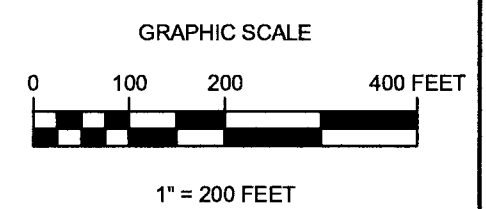
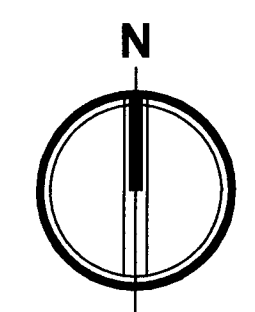
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	294.60	5690.00	2°58'00"	N66° 36' 20"W	294.57
C2	49.65	5680.00	0°30'03"	S61° 52' 19"E	49.65
C3	198.17	5680.00	1°59'56"	N60° 37' 20"W	198.16
C4	10.47	5690.00	0°06'20"	S59° 04' 12"E	10.47
C5	565.87	5690.00	8°41'53"	S86° 10' 05"E	565.64
C6	13.75	283.50	2°46'42"	S5° 16' 49"W	13.75
C7	41.11	556.50	4°13'58"	S4° 33' 11"W	41.10
C8	96.78	558.50	9°55'43"	S7° 24' 03"W	96.66
C9	210.44	750.00	16°04'38"	S20° 24' 13"W	209.75
C10	25.67	264.00	8°34'18"	S31° 13' 40"W	25.66
C11	36.08	371.00	5°34'18"	S31° 13' 40"W	36.06
C12	176.25	175.50	57°32'26"	N86° 44' 25"W	168.94
C13	65.91	323.50	11°40'27"	N63° 48' 25"W	65.80
C14	49.36	146.50	19°18'20"	M59° 59' 29"W	49.13
C15	5.75	19.00	17°19'54"	N59° 00' 16"W	5.73
C16	4.45	11.00	23°11'43"	N82° 13' 27"W	4.42
C17	25.35	153.50	9°27'46"	N35° 53' 43"W	25.32
C18	66.90	83.50	45°54'25"	N54° 07' 02"W	65.13
C19	15.29	19.00	46°08'33"	S79° 52' 29"W	14.88
C20	14.74	19.00	44°27'17"	S34° 35' 34"W	14.37
C22	576.35	5690.00	5°48'13"	S56° 13' 15"E	576.10

LEGEND

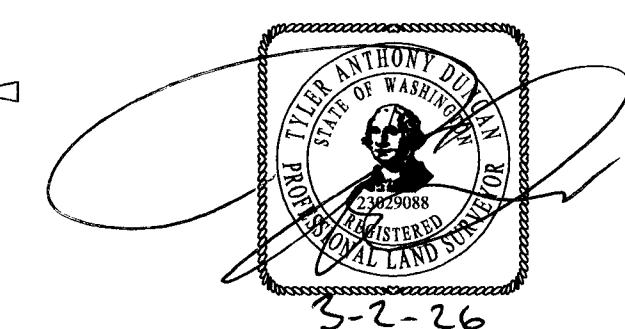
- SECTION CORNER
- QUARTER SECTION CORNER
- FOUND MONUMENT AS NOTED
- SET 5/8" REBAR AND CAP "AHBL LS 23029088"
- FOUND PROPERTY CORNER
- MEASURED
- ROS 960
- LINE TO BE CREATED
- LINE TO BE REMOVED
- PAVEMENT LINE
- CENTER LINE
- EASEMENT LINE
- ABUTTING PROPERTY LINE
- RIGHT OF WAY LINE

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	155.77	S68° 08' 20"E
L2	12.19	S68° 08' 20"E
L3	101.12	S83° 13' 09"E
L4	93.69	S66° 00' 37"E
L5	104.64	S66° 00' 37"E
L6	50.61	S70° 46' 11"E
L7	211.32	M87° 56' 53"E
L8	98.91	N89° 14' 37"E
L9	181.98	N89° 14' 37"E
L10	578.58	N0° 29' 16"E
L11	108.38	S12° 21' 55"W
L12	83.58	S28° 26' 30"W
L13	30.90	S34° 00' 49"W
L14	113.73	N28° 26' 30"E
L15	32.57	N86° 35' 31"E
L16	283.83	N56° 47' 01"W
L17	71.79	M57° 58' 12"W
L18	16.26	N63° 49' 19"W
L19	2.42	N31° 09' 49"W
L20	52.43	S86° 49' 12"W



DWN. BY TAD/SWM
DATE 02/27/26
CHKD. BY TAD
JOB NO. 2230124.58



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**WASHINGTON STATE COUNTY AUDITOR'S/RECORDER'S
INDEXING FORM (Cover Sheet)**

2010-024273 AGR
08/27/2010 08:44:54 AM Pages: 13 Fee: \$74.00
Richland City Clerk
Benton County, Benton County Auditor's Office



August 24, 2010

Return address:
City Clerk
City of Richland
P.O. Box 190, MS-05
Richland, WA 99352

Please print or type information

Document Title(s) (or transactions contained therein):
Development Agreement

Reference Number(s) of Documents assigned or released:
(on page _____ of document(s))

Grantor(s) (Last name first, then first name and initials)

1. City of Richland
- 2.
- 3.
- 4.
5. ☐ Additional names on page _____ of document.

Grantee(s) (Last name first, then first name and initials)

1. Perry, John
2. Perry, Julee Ann
3. Cosens, Beulah
4. Norword, Linda
5. ☒ Additional names on page 1 of document.

Legal description (abbreviated: i.e. lot, block, plat or section, townships, range)

Exhibit A on page 11

*Sec 22, Township 9 North,
Range 28*

☐ Additional legal is on page _____ of document.

Assessor's Property Tax/Parcel/Account Number

1-2298-300-0002-002

☒ Additional legal is on page 12 of document.

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

**DEVELOPMENT AGREEMENT
BY AND BETWEEN THE CITY OF RICHLAND
AND JOHN PERRY, JULEE ANN PERRY, BEULAH COSENS, LINDA
NORWOOD, KERRY WATTS AND JONGJIT WATTS**

THIS DEVELOPMENT AGREEMENT is made and entered into this 20th day of ~~June~~^{July}, 2009, by and between the City of Richland, a First Class code Washington municipal corporation, hereinafter the "City," and John Perry, Julee Ann Perry, Beulah Cousins, Linda Norwood, Kerry Watts and Jongjit Watts, property owners; hereinafter the "Owners."

RECITALS

WHEREAS, the Washington State Legislature has authorized the execution of a development agreement between a local government and a person or persons having ownership or control of real property within its jurisdiction (RCW 36.70B.170(1)); and

WHEREAS, a development agreement must set forth the development standards and other provisions that shall apply to, govern and vest the development, use and mitigation of the development of the real property for the duration specified in the agreement (RCW 36.70B.170(1)); and

WHEREAS, for the purposes of this development agreement, "development standards" include, but are not limited to, all of the standards listed in RCW 36.70B.170(3); and

WHEREAS, a development agreement must be consistent with the applicable development regulations adopted by a local government planning under chapter 36.70A RCW (RCW 36.70B.170(1)); and

WHEREAS, this Development Agreement by and between the City of Richland and the Owners relates to the amendment of the City Comprehensive Plan land use designations for approximately 47 acres of land generally located south of Keene Road, north of Shockley Road, east of the Plat of Country Ridge and which consists of five separate parcels of record and which has been the subject of File #Z2008-109; and

WHEREAS, the following events have occurred in the processing of the Developer's application:

a) By Ordinance No. 32-08, the City amended the City's Comprehensive Plan land use designation for the Property from Low Density Residential to Commercial (12.5 acres) and Medium Density Residential (34.5 acres) ;

b) Richard Forman and the Country Ridge Homeowners Association, parties of record, filed an appeal before the Eastern Washington Growth Management Hearings Board challenging the validity of the comprehensive plan amendment;

c) Adoption of this development agreement will complete a settlement agreement entered into between the city of Richland, the property owners and the appellants.

d) After a public hearing, by Ordinance No. ~~21-10~~ the City Council authorized the City Manager to sign this Development Agreement with the Owners; and

Now, therefore, the parties hereto agree as follows:

General Provisions

Section 1. *The Project.* Future development of the site is anticipated to be a mix of commercial, office and residential uses as set forth in the comprehensive plan. The owners acknowledge that there is not yet a specific development proposal for the site. This agreement anticipates that the Owners will develop plans themselves and/or sell the site to a Developer(s) who will then develop specific plans for the future use of the site.

Section 2. *The Site.* The project site is legally described in Exhibit A, attached hereto and incorporated herein by this reference.

Section 3. *Definitions.* As used in this Development Agreement, the following terms, phrases and words shall have the meanings and be interpreted as set forth in this Section.

a) “*Adopting Ordinance*” means the Ordinance which approves this Development Agreement, as required by RCW 36.70B.200.

b) “*Developer*” means any party or parties who acquire ownership of the site or a portion of the site and bring forward plans for the future development of the site and who shall be subject to the applicable provisions of this agreement.

c) “*Existing Development Regulations*” means the ordinances adopted by the City Council of Richland in effect on the date that the Adopting Ordinance takes effect, including the following provisions of the Richland Municipal Code: Title 12 – Streets, Title 19 – Development Regulation Administration, Title 20 – Buildings, Title 22 – Environment, Title 23 – Zoning, Title 24 – Subdivision, and Title 27 Signs as well as all other provisions of City Code that address design standards.

d) “*Owners*” means collectively the parties who have ownership interest in the five parcels of record that comprise the Site.

e) “*Project*” means the anticipated development of the Site, as specified in Section 1 and as addressed in the City’s adopted comprehensive plan.

Section 4. *Exhibits.* Exhibits to this Agreement are as follows:

- a) Exhibit A – Legal description of the Site.
- b) Exhibit B – Design standards

Section 5. *Parties to Development Agreement.* The parties to this Agreement are:

a) The “City” is the City of Richland, 505 Swift Boulevard, Richland, WA 99352.

b) The “Owners” are John Perry, PO Box 5900, Kennewick, WA 99336; Julee Ann Perry, 1102 Appaloosa Way, Richland, WA 99352; Beulah Cosens, 3680 Keene Road, Richland, WA 99352; Linda Norwood, 324 Columbia Point Drive, Richland, WA

99352; Kerry Watts and Jongjit Watts, 68 Canyon Street, Richland, WA 99352; all of whom have ownership interests in some of the five parcels that comprise the site.

c) The "Developer." From time to time, as provided in this Agreement, the Owners may sell or otherwise lawfully dispose of a portion of the Site to a Developer who shall be subject to the provisions of this Agreement related to such portion of the Site.

Section 6. *Project is a Private Undertaking.* It is agreed among the parties that the Project is a private development and that the City has no interest therein except as authorized in the exercise of its governmental functions.

Section 7. *Term of Agreement.* This Agreement shall commence upon the effective date of the Adopting Ordinance approving this Agreement, and shall continue in force indefinitely. This agreement may be modified upon the City's adoption of zoning for the site in a fashion consistent with the Comprehensive Plan, provided that any modification to the agreement shall be consistent with Section 18 herein and shall be consistent with the intent of this agreement. This or any future agreement shall be terminated when the Site has been fully developed. Fully developed shall mean any combination of final plat and site plan approval consistent with this agreement that bind the entire site. The terms and conditions of settlement agreement regarding Eastern Washington Growth Management Hearing Board appeal No. 09-1004 are incorporated by reference into this development agreement. Other than as set forth in these agreements, the Growth Board Petitioners do not obtain any greater participation rights in the development of the site described in Exhibit A.

Section 8. *Vested Rights of Owner.* During the term of this Agreement, in developing the Site consistent with the Project described herein, the Owners are assured, and the City agrees, that the Site shall be permitted to develop in accordance with the comprehensive plan designations put into place on the site and that the development rights, obligations, terms and conditions specified in this Agreement are fully vested in the Owners and may not be changed or modified by the City, except as may be expressly permitted by, and in accordance with, the terms and conditions of this Agreement, or as expressly consented thereto by the Owners.

Section 9. *Current Permitted Uses* The current permitted uses, the density and intensity of use, the maximum height and size of proposed buildings shall be consistent with the zoning regulations pertaining to the SAG Suburban Agriculture and AG – Agricultural zoning districts, as codified in Title 23 of the Richland Municipal Code. This zoning shall remain in place until such time when the Owners and/or a Developer brings forward a proposal to amend the zoning.

Section 10 *Future Uses.* The future permitted uses, the density and intensity of use, the maximum height and size of proposed buildings shall be determined when the City grants approval of an application(s) for zoning amendment brought forward by the Owners and/or Developer. The future zoning shall be consistent with the City's adopted comprehensive plan and shall include the following:

- a) A buffer area of Low density residential development designated along the westerly property boundary of the Site, adjacent to the Country Ridge property line and zoned for R-1-12. The buffer would provide for two tiers of single family residential lots separated by a road corridor, providing for an overall density not to exceed three (3) lots per acre (inclusive of such road corridor). A Planned Unit Development may be utilized to achieve a density average consistent with this agreement. These lots would meet all R-1-12 zoning standards, and such lots adjoining the adjacent Country Ridge development shall be laid out with their rear yards facing the Country Ridge property line.
- b) Areas that are designated as Medium Density Residential in the comprehensive plan may be developed to an average density of ten (10) units per acre. For the purposes of calculating density within the Medium Density portions of the site, all residential lands designated either Low density residential or Medium Density Residential may be used to determine the maximum overall permitted density of ten (10) units per acre, provided that the low density buffer identified in subsection a (above) shall be maintained at a maximum density of 3 dwelling units per acre.
- c) A masonry wall, at least six feet in height shall be installed along the length of the western property boundary of the Site, providing a separation between the Site and the adjoining plat of Country Ridge. This wall shall be constructed simultaneously with the development of the adjacent lands that are designated Low Density Residential. Approval of a specific design for the masonry wall shall be part of the development approval process for the Low Density Residential lands. The wall shall be constructed in earth tones consistent with surrounding neighborhoods such as the Applewood and Cherrywood subdivisions.
- d) The Owners shall provide a dedication of a future Queensgate Drive Right-of-Way, extending southward from Keene Road, through the Site to its connection to Shockley Road. This Right-of-Way dedication shall be granted in its entirety at the time that a zoning application is brought forward by the Owners or a Developer for any portion of the Site. The Right-of-Way dedication for Queensgate Drive shall be 70 feet in width. The specific alignment of the future roadway shall be as mutually agreed to by the Owners and the City. Queensgate Drive has been classified as a planned Arterial Collector on the City's Street Function Class Map. As such, direct access from residential lots will be prohibited and commercial access will be managed to limit the number of access points.
- e) Buffer standards for the eastern boundary of the site shall be established at the time a specific zoning proposal is submitted to the City and at a minimum shall address:
 - 1. Building setbacks;
 - 2. Maximum building height;
 - 3. Landscape screening and/or fencing;
 - 4. Restrictions on outdoor lighting;

5. Restrictions on location of outdoor storage areas, truck loading docks, refuse collection areas.

The intent of the buffer shall be to provide an adequate separation between the proposed commercial/multi-family residential use and the adjoining low density residential land use to protect the low density residential property from impacts of noise, and light and glare.

- f) No access for future development from the Site onto Keene Road will be permitted. Access from future development onto the future Queensgate Drive shall be separated from the Keene Road/Queensgate Drive intersection by a minimum distance of 300 feet;
- g) Zoning for the portions of the site designated as Commercial shall either be C-1 Neighborhood Retail or shall be part of a Planned Unit Development that will specifically limit the potential commercial uses to those that are of a neighborhood scale and compatible with nearby residential uses and otherwise consistent with C-1 Neighborhood Retail zoning. Zoning for the portions of the site designated as Multi-Family/Office shall be zoned C-LB Limited Business or shall be part of a Planned Unit Development that will specifically limit uses to those that are compatible with C-LB Limited Business zoning. In either case, the permitted development will be specifically limited to buildings no more than thirty (30) feet in height or more than two-stories.
- h) Development proposals within the portions of the Site designated as Commercial shall not be approved unless they are determined to be consistent with the design standards included in Exhibit B (attached) of this agreement and Section 23.28.020(D)(1) through (4) of the Richland Municipal Code.
- i) Development proposals within the portions of the Site designated as Low Density Residential shall be reviewed and approved through the City Subdivision process as specified in Title 24 of the Richland Municipal Code or through the Planned Unit Development Application Procedures as set forth in Chapter 23.50 of the Richland Municipal Code.
- j) Development proposals within the portion of the site adjoining Lariat Lane Right-of-Way shall provide for the extension of Lariat Lane eastward to connect with the future Queensgate Drive extension, unless said extension is determined to be unnecessary by the City. Any extension of Lariat Lane into the Site shall be accomplished through an indirect route that will include at least nine hundred (900) feet of travel in a north-south orientation before Lariat Lane can be connected to Queensgate Drive. The design of Lariat Lane may also include other traffic calming measures. The intent of this provision is to provide connectivity between the Country Ridge neighborhood and the Site but to keep Lariat Lane from functioning as a collector street.
- k) The process of implementing the comprehensive plan may result in some minor deviations to the plan, such as adjustments in zoning boundary lines. Such deviations may be acceptable if they are deemed minor in nature and consistent with Items a through j as listed above.
- l) The City shall provide notification to the Country Ridge Homeowners Association President and Richard Forman of any development proposed

within the Site that requires public review under the provisions of the Richland Municipal Code.

Section 11. *Subject to City Development Standards.* The Owners acknowledge that the development of the site shall be subject to the City's development standards in place at the time development proposals are brought forward, including but not limited to requirements for payments of fees and/or dedication of property for mitigation of traffic and park impacts; and for the installation and extension of public utility and street systems.

Section 12. *Further Discretionary Actions.* The Owners acknowledge that the City Municipal Code contemplates the exercise of further discretionary powers by the City. These powers include, but are not limited to, review of permit applications under SEPA and under the provisions of Title 19 of the Richland Municipal Code – Development Regulation Administration. Nothing in this Agreement shall be construed to limit the authority or the obligation of the City to hold legally required public hearings, or to limit the discretion of the City and any of its officers or officials in complying with or applying the provisions of the City Municipal Code.

Section 13. *Existing Land Use Fees and Impact Fees.*

A. Land use fees adopted by the City by ordinance as of the effective date of this Agreement may be increased by the City from time to time, and applicable to permits and approvals for the Site, as long as such fees apply to similar applications and projects in the City.

B. All impact fees shall be paid as set forth in the approved permit or approval, or as addressed in the Titles 12 and 20 of the Richland Municipal Code.

Section 14. *Default.*

A. Failure or delay by either party not released from this Agreement, to perform any term or provision of this Agreement shall constitute a default. In the event of alleged default or breach of any terms or conditions of this Agreement, the party alleging such default or breach shall give the other party not less than thirty (30) days notice in writing, specifying the nature of the alleged default and the manner in which said default may be cured. During this thirty (30) day period, the party or Owners charged shall not be considered in default for purposes of termination or institution of legal proceedings.

B. After notice and expiration of the thirty (30) day period, if such default has not been cured or is not being diligently cured in the manner set forth in the notice, the other party or Owners to this Agreement may, at its option, institute legal proceedings pursuant to this Agreement. In addition, the City may decide to file an action to enforce the City's Codes, and to obtain penalties and costs as provided in the Richland Municipal Code.

C. Extensions of time granted in writing by mutual consent by all parties to this agreement shall not be construed as a default.

Section 15. *Termination* This or any future Agreement shall be terminated when the Site has been fully developed in accordance with the Agreement. Fully developed shall mean

any combination of final plat approval and site plan approval consistent with this agreement that binds the entire site.

Section 16. *Assignment and Assumption.* This agreement shall not restrict the right of the owners to sell, assign or transfer their properties to any person, firm or corporation. The Owners shall provide the City with written notice of any intent to sell, assign, or transfer all or a portion of the Subject Property, at least 30 days in advance of such action.

Section 17. *Covenants Running with the Land.* The conditions and covenants set forth in this Agreement and incorporated herein by the Exhibits shall run with the land and the benefits and burdens shall bind and inure to the benefit of the parties. The Owners, Developer(s) and every purchaser, assignee or transferee of an interest in the Site, or any portion thereof, shall be obligated and bound by the terms and conditions of this Agreement, and shall be the beneficiary thereof and a party thereto, but only with respect to the Site, or such portion thereof, sold, assigned or transferred to it. Any such purchaser, assignee or transferee shall observe and fully perform all of the duties and obligations of an Owner contained in this Agreement, as such duties and obligations pertain to the portion of the Site sold, assigned or transferred to it.

Section 18. *Amendment to Agreement; Effect of Agreement on Future Actions.* This Agreement may be amended by mutual consent of all of the parties, to make minor amendments consistent with the terms of this agreement or to obtain relief from unduly oppressive terms or conditions, provided that any such amendment shall follow the process established by law for the adoption of a development agreement (*see*, RCW 36.70B.200) and be consistent with the intent of the original agreement. However, nothing in this Agreement shall prevent the City Council from making any amendment to its Comprehensive Plan, Zoning Code, Official Zoning Map or development regulations affecting the Site as the City Council may deem necessary to the extent required by a serious threat to public health and safety. The City shall provide notification to the Country Ridge Homeowners Association President of any proposed amendment to this Development Agreement.

Section 19. *Releases.* Owners, and any subsequent Developer, may free itself from further obligations relating to the sold, assigned, or transferred property, provided that the buyer, assignee or transferee expressly assumes the obligations under this Agreement as provided herein.

Section 20. *Notices.* Notices, demands, correspondence to the City and Owners shall be sufficiently given if dispatched by pre-paid first-class mail to the addresses of the parties as designated in Section 5. Notice to the City shall be to the attention of both the City Director of Community Development and the City Attorney. Notices to subsequent Owners shall be required to be given by the City only for those Owners who have given the City written notice of their address for such notice. The parties hereto may, from time to time, advise the other of new addresses for such notices, demands or correspondence.

Section 21. *Applicable Law and Attorneys' Fees.* This Agreement shall be construed and enforced in accordance with the laws of the State of Washington. If litigation is initiated to enforce the terms of this Agreement, the prevailing party shall be entitled to recover its reasonable attorneys' fees and costs from the non-prevailing party. Venue for any action shall lie in Benton County Superior Court or the U.S. District Court for Eastern Washington.

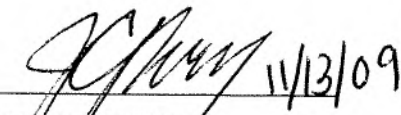
Section 22. *Third Party Legal Challenge.* In the event any legal action or special proceeding is commenced by any person or entity other than a party or an Owner to challenge this Agreement or any provision herein, the City may elect to tender the defense of such lawsuit or individual claims in the lawsuit to Owner(s). In such event, Owners shall hold the City harmless from and defend the City from all costs and expenses incurred in the defense of such lawsuit or individual claims in the lawsuit, including but not limited to, attorneys' fees and expenses of litigation, and damages awarded to the prevailing party or parties in such litigation. The Owners shall not settle any lawsuit without the consent of the City. The City shall act in good faith and shall not unreasonably withhold consent to settle.

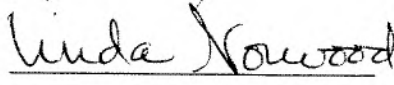
Section 23. *Specific Performance.* The parties specifically agree that damages are not an adequate remedy for breach of this Agreement, and that the parties are entitled to compel specific performance of all material terms of this Development Agreement by any party in default hereof.

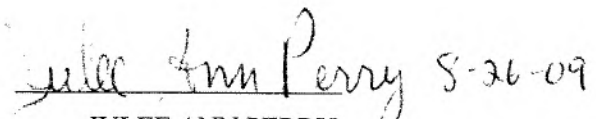
Section 24. *Severability.* If any phrase, provision or section of this Agreement is determined by a court of competent jurisdiction to be invalid or unenforceable, or if any provision of this Agreement is rendered invalid or unenforceable according to the terms of any statute of the State of Washington which became effective after the effective date of the ordinance adopting this Agreement, and either party in good faith determines that such provision or provisions are material to its entering into this Agreement, that party may elect to terminate this Agreement as to all of its obligations remaining unperformed.

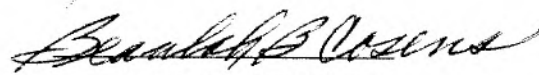
IN WITNESS WHEREOF, the parties hereto have caused this Development Agreement to be executed as of the dates set forth below:

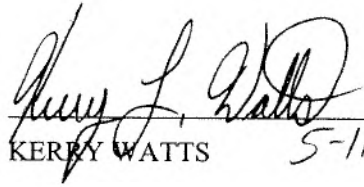
OWNERS

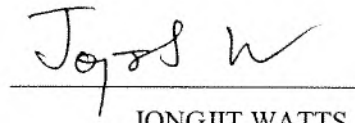

JOHN C. PERRY


LINDA NORWOOD

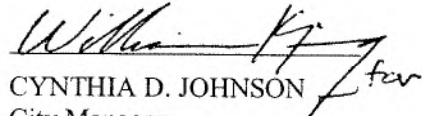

JULEE ANN PERRY


BEULAH COSENS


KERRY WATTS 5-11-10


JONGJIT WATTS 5-11-10

CITY OF RICHLAND


CYNTHIA D. JOHNSON
City Manager

APPROVED AS TO FORM:

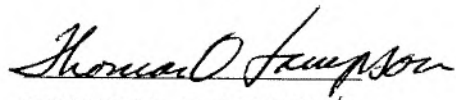

THOMAS L. O. LAMPSON
City Attorney

EXHIBIT A

Legal Description

Those portions of the Southwest Quarter of Section 22, Township 9 North, Range 28 E.W.M. lying south of the Keene Road Right-of-Way and north of the Shockley Road Right-of-Way and consisting of the following Benton County Assessor Parcel Identification Numbers: 1-2298-300-0002-002, 1-2298-300-0002-001, 1-2298-300-0001-009, 1-2298-300-0004-000, 1-2298-300-0003-002 & 1-2298-300-0005-000.

EXHIBIT B

DESIGN GUIDELINES

In order to enhance the human scale and respect the scale and character of the adjoining residential neighborhoods, commercial uses developed under this agreement will comply with the following guidelines:

- The design of all buildings in this commercial area should share similar design characteristics and design vocabulary. Utilizing similar colors, materials and textures as well as repeating patterns, rhythms and proportions found within the architecture of surrounding commercial and residential buildings should be used to achieve unity.
- Buildings should respect the predominant scale of development in the surrounding area by designing with elements of a similar scale and providing a gradual transition to any larger scaled masses proposed.
- Taller buildings or portions of a building should be located internally to a site with buildings stepping down in height as they reach the edges of sites that are adjoined by smaller scaled development.
- Buildings or portions of a building mass over 50 feet wide are encouraged to divide their elevations into smaller parts. A pronounced change in massing, pronounced changes in wall planes and introducing significant variations in the cornice/roofline are all possible methods to accomplish the desired divisions of elevations into smaller parts.
- Building colors should emphasize muted earth tones. The use of highly reflective or glossy materials should be used for accent only.
- Rich materials and a variety of materials are desirable on both the wall planes, roofs and ground plane. If stone or decorative block veneers are incorporated, the material should be used to highlight significant building features and massed elements.
- All sides of a building should express consistent architectural detail and character.
- All site walls and screen walls should be architecturally integrated with the building.
- Screening devices, site walls and enclosed service, loading and refuse areas should be designed to be an integral part of the building architecture.
- Extensive use of floor to ceiling glass storefronts is appropriate only under arcaded areas.

ORDINANCE NO. 2022-03

AN ORDINANCE OF THE CITY OF RICHLAND, WASHINGTON, AMENDING THE 2010 LAND DEVELOPMENT AGREEMENT AFFECTING 47 ACRES SOUTH OF KEENE ROAD AND EAST OF THE PLAT OF COUNTRY RIDGE.

WHEREAS, on July 20, 2010, the City entered into a Development Agreement affecting 47 acres south of Keene Road and east of the Plat of Country Ridge (the “Original Agreement”)(Richland Contract No. 92-10); and

WHEREAS, the Original Agreement was entered into pursuant to RCW 36.70B.170(1) and as authorized by City of Richland Ordinance No. 21-10 for the purpose of settling an appeal filed by the Country Ridge Homeowners Association related to the City’s 2009 Comprehensive Plan amendments affecting the property (*see* Eastern Washington Growth Management Hearing Board Appeal No. 09-1004); and

WHEREAS, by its own terms, the Original Agreement may be amended by mutual agreement of the parties with notice to the Country Ridge Homeowners Association President; and

WHEREAS, despite execution of the Original Agreement in 2010, the property has remained undeveloped, likely due to the fact that its ownership has been divided among multiple unrelated individuals; and

WHEREAS, recently, the 47-acre property came under the common ownership of Columbia Valley Property Holdings, LLC; and

WHEREAS, the City received a request from the property owner to amend the Original Agreement, and a letter of support from the Country Ridge Homeowners Association. Upon review, the proposed First Amendment to Development Agreement maintains critical components of the Original Agreement and appears to be consistent with the intent of the 2010 settlement agreement and the Richland Comprehensive Plan amendments adopted by Ordinance No. 21-10; and

WHEREAS, a public hearing is required before a decision on the proposed First Amendment to Development Agreement can be rendered by Richland City Council (RCW 36.70B.200).

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

Section 1. The findings and conclusions contained in Section 1.01 of Ordinance No. 21-10 are adopted in support of approval of the First Amendment to Development Agreement and are incorporated by this reference as though set forth herein.

Section 2. The First Amendment to Development Agreement, attached hereto as **Exhibit A**, allows for development of a coordinated mixed use plan benefitting South Richland and the City as a whole while leaving all critical components of the Original Agreement unchanged.

Section 3. The Country Ridge Homeowners Association submitted written approval signed by a duly authorized representative acknowledging no opposition to the proposed amendments to the Original Agreement.

Section 4. The First Amendment to Development Agreement attached hereto as **Exhibit A** is hereby approved, and the City Manager is authorized to sign the same on behalf of the City of Richland.

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

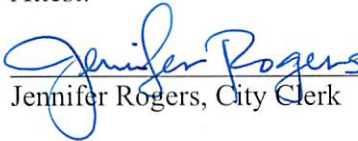
Section 6. Should any section or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, that decision shall not affect the validity of the Ordinance as a whole or any part thereof, other than the part so declared to be invalid.

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

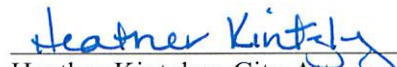
PASSED by the City Council of the City of Richland, Washington, at a regular meeting on the 15th day of February, 2022.


Michael Alvarez, Mayor

Attest:


Jennifer Rogers, City Clerk

Approved as to Form:


Heather Kintzley, City Attorney

First Reading: February 1, 2022
Second Reading: February 15, 2022
Date Published: February 20, 2022

FIRST AMENDMENT TO DEVELOPMENT AGREEMENT

THIS FIRST AMENDMENT to the July 20, 2010 Development Agreement is made and entered into this ____ day of _____, 2022 (the "Effective Date") by and between the **City of Richland**, a Washington municipal corporation ("City") and **Columbia Valley Property Holdings, LLC**, a Washington limited liability company and successor-in-interest to John Perry, Julee Ann Perry, Beulah Cousins, Linda Norwood, and Kerry and Jongjit Watts ("Owner").

I. RECITALS

WHEREAS, the City and original owners entered into a Development Agreement authorized by RCW 36.70B.170(1) dated July 20, 2010 and recorded under Benton County Auditor's File No. 2010-024273 (the "Original Agreement"); and

WHEREAS, the Original Agreement set forth development standards relating to the future zoning and development of the property subject to the Development Agreement (sometimes referred to as the "Property" or the "Site"); and

WHEREAS, the current Owner (as successor-in-interest to the original owners) has requested modifications to the Original Agreement to accommodate future mixed-use development on the Site, which modifications are substantially consistent with the intent of the Original Agreement and allowed under Section 18 of the Original Agreement and applicable law (see RCW 36.70B.200); and

WHEREAS, the Parties have agreed to amend the Original Agreement as set forth below in order for the Site to be developed.

NOW, THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and the Owner hereby agree as follows:

II. AGREEMENT

1. **Section 5(b)** of the Original Agreement, under the title *Parties to Development Agreement*, is replaced in its entirety with the following:

b) The "Owner" is Columbia Valley Property Holdings, LLC, who has succeeded to the interest of the original owners under the Original Agreement and is Owner of the entire Site.

2. **Section 7** of the Original Agreement, under the title *Term of Agreement*, is replaced in its entirety with the following:

Section 7. *Term of Agreement*. This Agreement (as amended) shall commence on the effective date of the Adopting Ordinance approving this Amendment. This Agreement may be further modified upon the City's adoption of zoning regulations or land use applications consistent with the Comprehensive Plan, provided that any additional modifications to the Agreement shall be consistent with Section 18 of the Original Agreement and applicable law. The Agreement (as amended) shall terminate when the Site has been fully developed. "Fully developed" means any combination of subdivision, site plan or land use approvals consistent with the

Agreement that bind the entire Site. The Country Ridge Homeowners Association, a Washington non-profit corporation, reviewed the terms of the Original Agreement and the First Amendment to the Development Agreement, although not a formal party to the Agreement, and by its letter attached hereto as **Exhibit A-1**, confirms that the Original Agreement (as amended) meets the intent of the Settlement Agreement regarding Eastern Washington Growth Management Hearing Board appeal No. 09-1004, the terms and conditions of which are hereby incorporated by reference into this Agreement. Other than as set forth in these agreements, the Growth Board Petitioners do not obtain any greater participation rights in the development of the Site described in Exhibit A.

3. **Section 10(d)** of the Original Agreement, under the title *Future Uses*, is replaced in its entirety with the following:

d) The Owner shall provide dedicated right-of-way for a future extension of Queensgate Drive, extending southward from Keene Road, through the Site to its connection to Shockley Road. This right-of-way dedication shall be made to the City at the time that an applicable land use application is reviewed and finalized by the Owner or a Developer for any portion of the Site, and shall be dedicated in its entirety at such time. The right-of-way width for future Queensgate Drive shall be determined at the subdivision or land use approval stage based on City development standards then in effect and consultation with the City's Public Works Director or designee. The specific alignment of the future roadway for Queensgate Drive shall be mutually agreed to by the Owner (or the Developer) and the City. Access points to and from future Queensgate Drive shall be determined at the subdivision or project review stage, however, the Owner (and Developer as the Owner's successor-in-interest) understands that direct access from single family residential lots shall not be allowed, and commercial access points may be limited consistent with City development standards then in effect and based on review and evaluation by the City's Public Works Director or designee.

4. **Section 10(f)** of the Original Agreement, under the title *Future Uses*, is replaced in its entirety with the following:

f) Access from future development onto Keene Road and/or the future Queensgate Drive shall be subject to road approach review and/or permits from the City, which review may include review of commercially reasonable site distances from existing intersections, including the intersection of Keene Road/Queensgate Drive.

5. **Section 10(g)** of the Original Agreement, under the title *Future Uses*, is replaced in its entirety with the following:

g) Zoning for the portion of the Site designated as Commercial may be C-1, C-2 or C-LB or may be part of a Planned Unit Development. Identified compatibility concerns at the zoning or project stage may be addressed by concomitant agreement(s) that limit potential commercial uses shown to be incompatible with nearby residential uses. Zoning for the portions of the Site designated as Multi-Family/Office shall be zoned C-LB (Limited Business) or shall be part of a Planned Unit Development. Unless otherwise approved by a variance at the project stage, permitted development will be limited to building heights no more than **forty (40) feet** on portions of the Site zoned commercial west of Queensgate Drive. Attached

as **Exhibit B-1** is a colored land use map showing the existing comprehensive plan designations for the Site.

6. Effect of Amendment. This First Amendment to the Development Agreement is intended to modify the Original Agreement. In the event of a conflict between the terms and conditions of the Original Agreement and this Amendment, the terms and provisions of this First Amendment shall control. Except as expressly modified by this First Amendment to the Development Agreement, all terms and conditions of the Original Agreement remain in full force and effect.
7. Governing Law. This Amendment shall be construed in accordance and governed by the laws of the state of Washington.
8. Effective Date. This First Amendment to the Development Agreement is made effective on the Effective Date first set forth above.

City of Richland
a Washington municipal corporation

Columbia Valley Property Holdings, LLC
a Washington limited liability company

By: _____
Jon Amundson, ICMA-CM
City Manager

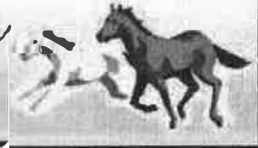
By: _____
Mallikarjuna Vallem
Managing Member

Approved as to Form:

Heather Kintzley, City Attorney

Exhibit A-1

Country Ridge Home Owners Association
PO Box 844, Richland, WA 99352



July 15, 2021

To: The City of Richland, WA – Development Services

From: Erinn Johnson, President, Country Ridge Homeowners Association

Re: Proposed Amendment to Development Agreement, Contract No. 92-10

To Whom It May Concern,

Over the last month, members of the Country Ridge Homeowners Association (CRHOA) board of directors met with land developer Jaya Holdings LLC and their representatives. The meetings regarded a proposed amending of the Development Agreement (Reference 1) associated with approximately 47 acres of lands situated south of Keene Rd to Shockley Rd, and directly east of the CRHOA development's boundary. We appreciate the opportunity provided to engage in constructive dialog about the proposed amendment to ensure interests reasonable to both our association and the land owner/developer are understood. Our homeowners association is an indirect party to a proposed change through the incorporation of the provisions contained in the Settlement Agreement (Reference 2) into an amendment to the City of Richland's Comprehensive Plan. That Settlement Agreement in part caused the incorporation of certain site design elements into the city's comprehensive plan, and into Reference 1, that are of interest to CRHOA. Specifically, those elements are:

- Two tiers of low density single-family home sites bordering the N-S masonry wall, zoned R1-12 but limited to no more than three homes per acre. [Reference 1, Section 10(a)],
- A six foot or greater masonry wall is to be erected by the developer along the CRHOA N-S line that would effectively separate the new development from the CRHOA development. [Reference 1, Section 10(c)],
- No direct connection of Lariat Lane to Queensgate Extension (when extended from the Keene/Queensgate intersection to the South). [Reference 1, Section 10(j)].

CRHOA finds that the proposed amendment (Reference 3) maintains the above described three features. Additionally, the amendment to Section 10(j) proposes that the existing Lariat Land Right-of Way shall connect to or extend Lariat Lane into the new development site only as a secondary or emergency access road. The CRHOA finds this proposed change acceptable and furthermore most desirable as a means to eliminate "cut-through" traffic from one development to the other except under emergency conditions. Additionally, such a design feature would ensure no added traffic impacts at the intersection of Country Ridge Drive with Keene Rd. Those impacts have already been identified as a problem due to increased Keene Rd traffic levels and the more recent and possible future development of neighborhoods to our west that rely on Country Ridge Drive for ingress and egress to their communities.

By this letter, duly signed by the CRHOA President as the authorized representative of our homeowners association, it is stated that CRHOA is not opposed to an amendment of the Development Agreement as proposed and specifically as shown in Appendix A to this letter. Furthermore, this letter confirms that the Original Development Agreement with the proposed Amendment is intended to be consistent with the Settlement Agreement (Reference 2).

Sincerely,

 7/15/21
Erinn Johnson, CRHOA President / date

References:

1. Contract 92-10, Development Agreement by and Between the City of Richland and John Perry, Julie Ann Perry, Beulah Cosens, Linda Norwood, Kerry Watts and Jonghit Watts, entered into on the 20th day of July, 2010. Benton County Record 2010-024273, recorded August 24, 2010.
2. Settlement of Growth Management Hearing Board for Eastern Washington Related to City of Richland Comprehensive Plan Amendments Effected by Ordinance No 32-08, dated August 2009. Benton County Record 2010-024274, recorded August 24, 2010.
3. Proposed Amended Development Agreement, Contract No. 92-10, specifically as shown in Appendix A to this letter.

**Appendix A: Contract No. 92-10, AMENDED DEVELOPMENT AGREEMENT
(as proposed to CRHOA on July 14, 2021)**

Contract No. 92-10

AMENDED DEVELOPMENT AGREEMENT

THIS AMENDED DEVELOPMENT AGREEMENT (the "Agreement") is made and entered into this _____ day of _____, 2021 (the "Effective Date") by and between the City of Richland, a First Class code Washington municipal corporation, hereinafter the "City," and Kerry Watts and Jongjit Watts, property owners; hereinafter the "Owners."

RECITALS

A. The City and original owners entered into a Development Agreement authorized by RCW 36.70B.170(1) dated July 20, 2010 and recorded under Benton County Auditor's File No. 2010-024273 (the "Original Development Agreement");

B. The Original Development Agreement set forth development standards relating to the future zoning and development of the property subject to the Development Agreement (sometimes referred to as the "Property" or the "Site");

C. The current Owners in conjunction with a potential Developer has requested modifications to the Original Development Agreement to accommodate future mixed-use development of the Site, which modifications are substantially consistent with the intent of the Original Development Agreement and allowed under Section 18 of the Original Development Agreement and applicable law (see RCW 36.70B.200); and

D. The parties to the Original Development Agreement have agreed to amend and modify the Agreement as set forth below in order for the Site to be developed.

AGREEMENT

Now, therefore, the parties Amend the Agreement as follows:

1. Effect of Amendment. This Amended Development Agreement is intended to supplement and modify the Original Development Agreement as described below. In the event of a conflict between the terms and conditions of the Original Development Agreement and any prior amendments, the terms and provisions of this Amended Development Agreement shall control. Except as expressly modified or supplemented by this Amended Development Agreement, all terms and conditions of the Original Development Agreement shall remain in full force and effect.

2. Parties to Development Agreement. **Section 5(b)** of the Agreement is amended and restated to read as follows:

b) The "Owners" of the Site are now Kerry Watts and Jongjit Watts, 68 Canyon Street, Richland, WA 99352; who have succeeded to the interest of the original owners under the Original Development Agreement, and who are in the process of entering into one or more contracts with a Developer.

3. Term of Agreement. **Section 7** of the Agreement shall be amended and restated to read as follows:

Section 7. *Term of Agreement.* This Agreement (as amended) shall commence on the effective date of the Adopting Ordinance approving this Amendment. This Agreement may be further modified upon the City's adoption of zoning regulations or land use applications consistent with the Comprehensive Plan, provided that any additional modifications to the Agreement shall be consistent with Section 18 of the Original Development Agreement and applicable law. The Agreement (as amended) shall terminate when the Site has been fully developed. Fully developed shall mean any combination of subdivision, site plan or land use approvals consistent with the Agreement that binds the entire Site. The Country Ridge Homeowner's Association, a Washington non-profit corporation, has reviewed the terms of this Amended Development Agreement, but is not a formal party to the Agreement, and by its letter (attached as **Exhibit A**), confirms that the Original Development Agreement (as amended) is intended to be consistent with the Settlement Agreement referred to in Section 7 of the Original Development Agreement (referred to by Growth Management Hearing Board Appeal No. 09-1004).

4. Future Uses. **Section 10(d)** of the Agreement shall be amended and restated to read as follows:

d) The Owners shall provide dedicated Right-of-Way for a future extension of Queensgate Drive, extending southward from Keene Road, through the Site to its connection to Shockley Road. This Right-of-Way dedication shall be made to the City at the time that an applicable land use application is reviewed and finalized by the Owners or a Developer for any portion of the Site, and shall be dedicated in its entirety at such time. The Right-of-Way width for future Queensgate Drive shall be determined at the subdivision or land use approval stage based on City development standards then in effect and consultation with the City's traffic engineer. The specific alignment of the future roadway for Queensgate Drive shall be mutually agreed to by the Owners (or the Developer) and the City. Access points to and from future Queensgate Drive shall be determined at the subdivision or project review stage, however, the Owner (and Developer as the Owner's successor-in-interest) understands that direct access from residential lots may be prohibited, and commercial access points may be limited consistent with City development standards then in effect and based on review and evaluation by the City traffic engineer.

Section 10(f) of the Agreement shall be amended and restated to read as follows:

f) Access from future development onto Keene Road and/or the future Queensgate Drive shall be subject to road approach review and/or permits from the City Traffic Engineering Department, which review may include review of commercially reasonable site distances from existing intersections, including the intersection of Keene Road/Queensgate Drive.

Section 10(g) of the Agreement shall be amended and restated to read as follows:

g) Zoning for the portion of the Site designated as Commercial may be C-1, C-2 or C-LB or may be part of a Planned Unit Development. Identified compatibility concerns at the zoning or project stage may be addressed by concomitant agreement(s) that limit potential commercial uses shown to be incompatible with nearby residential uses. Zoning for the portions of the Site designated as Multi-Family/Office shall be zoned C-LB (Limited Business) or shall be part of Planned Unit Development. Unless otherwise approved by a variance at the project stage, permitted development will be limited to building heights no more than **forty (40) feet** on portions of the Site zoned commercial west of Queensgate Drive. Attached as **Exhibit B** is a colored land use map showing the existing comprehensive plan designations for the Site.

Section 10(h) of the Agreement shall be amended and restated to read as follows:

h) Development proposals within the portions of the Site designated as Commercial, shall not be approved unless they are determined to be substantially consistent with the design standards set forth on **Exhibit B** attached to the Agreement, and Section 23.28.020(D)(1) through (4) of the Richland Municipal Code.

Section 10(j) of the Agreement shall be amended and restated to read as follows:

j) Development proposals within the portion of the Site adjoining the existing Lariat Lane Right-of-Way shall connect to or extend Lariat Lane into the Site only as a secondary or emergency access road, unless traffic studies show that an extension of Lariat Lane into the Site is required. The intention of this provision is to avoid connectivity and through traffic between the County Ridge neighborhood to the west and the Site, and to limit such access to emergency vehicles or a secondary access only. Notwithstanding the foregoing, if the City based on the traffic impacts of development proposals requires more intensive road connections to Lariat Lane, such access shall be accomplished through an indirect route that will include at least nine hundred (900) feet of travel in a north-south orientation before Lariat Lane can be connected to Queensgate Drive. The design of Lariat Lane may also include other traffic calming measures. The intent of this provision is to provide connectivity between the Country Ridge neighborhood and the Site but to keep Lariat Lane from functioning as a collector street.

5. No Other Changes. Except as Amended by this Amended Development Agreement, the original Development Agreement shall remain in full force and effect.

6. Effective Date. This Amended Development Agreement is made effective on the Effective Date first set forth above.

Kerry Watts, Owner

Jongjit Watts, Owner

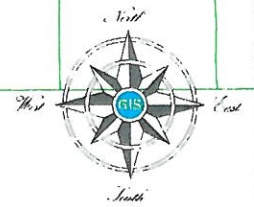
City of Richland,
a Washington municipal corporation

By: _____
Jon Amundson
Interim City Manager

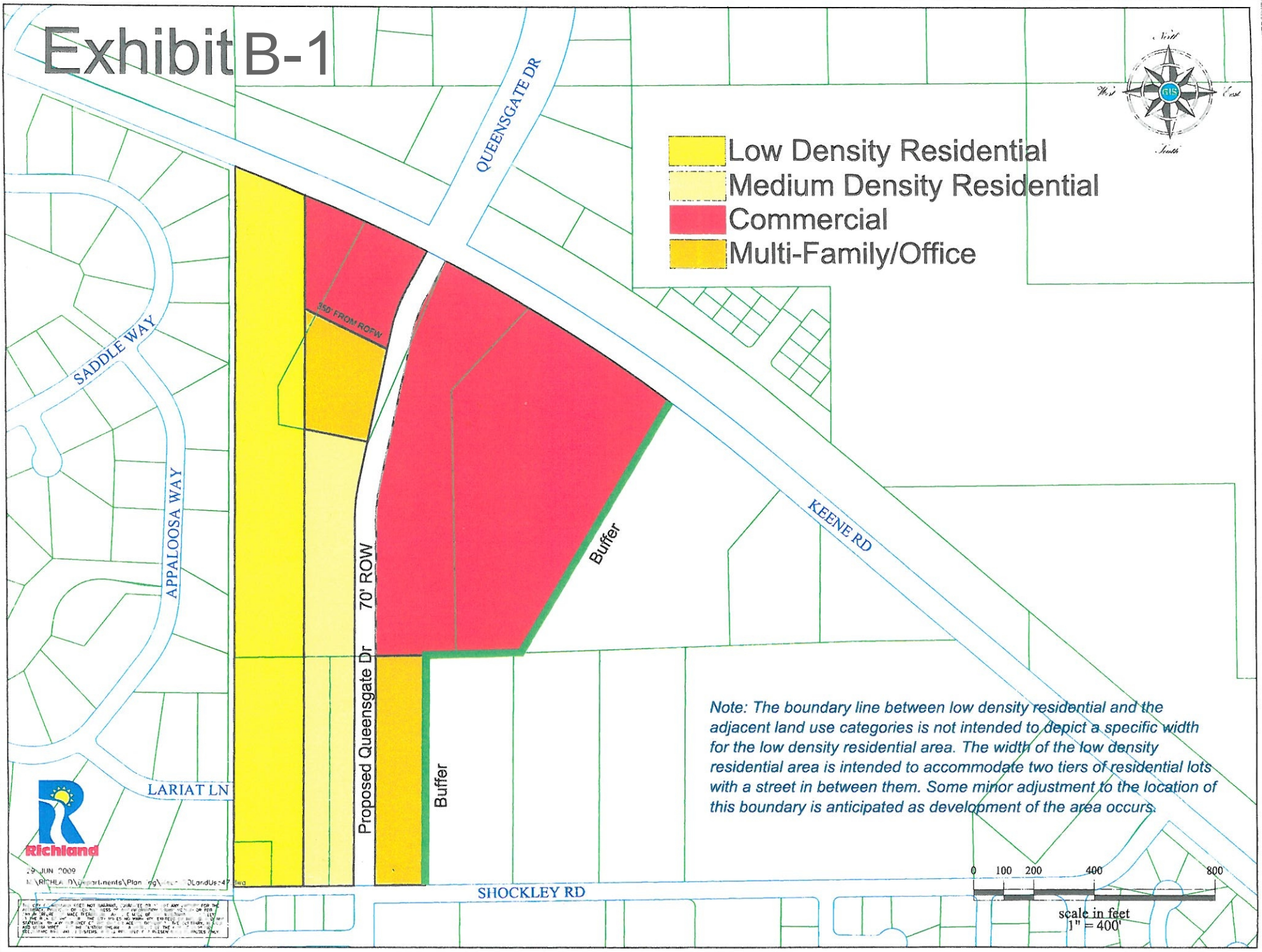
APPROVED AS TO FORM:

Heather Kintzley
City Attorney

Exhibit B-1

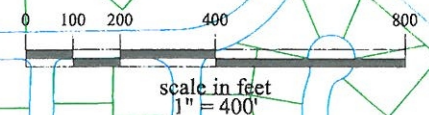


- Low Density Residential
- Medium Density Residential
- Commercial
- Multi-Family/Office



29 JUN 2009
N:\RICHLAND\Departments\Plan\99\Richland\LandUse\47

THIS MAP IS A PRELIMINARY DRAFT AND IS NOT A FINAL MAP. IT IS NOT TO BE USED FOR ANY PURPOSES WITHOUT THE WRITTEN APPROVAL OF THE RICHLAND COUNTY PLANNING DEPARTMENT. ANY CHANGES TO THIS MAP WILL BE MADE BY THE PLANNING DEPARTMENT. THIS MAP IS NOT TO BE USED FOR ANY PURPOSES WITHOUT THE WRITTEN APPROVAL OF THE RICHLAND COUNTY PLANNING DEPARTMENT. ANY CHANGES TO THIS MAP WILL BE MADE BY THE PLANNING DEPARTMENT.





COUNCIL AGENDA ITEM STAFF REPORT

Meeting Date: 8/18/2026

Agenda Category: Ordinances - Second Reading & Passage

Strategic Priority 2 - Financial Sustainability

Subject

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

Department/Office	Ordinance/Resolution Number	Document Type
Finance	2026-18	Ordinance

Recommended Motion

Give second reading and pass Ordinance No. 2026-18, amending the 2026 Budget in various funds.

Summary

Proposed Ordinance No. 2026-18 appropriates an additional \$252,736 in the General Fund. The two most significant adjustments are \$120,000 for implementation of a new Learning Management System using the City's existing Workday platform and \$117,638 to reallocate employee costs currently budgeted in the Industrial Development Fund (IDF) to the General Fund. The increase in General Fund appropriations for employee costs is fully offset by a corresponding reduction in appropriations in the IDF. The ordinance also appropriates \$7,000 from restricted Police training reserves for joint Police and Fire leadership development and \$8,098 for unanticipated office renovations at Richland City Hall.

The ordinance also appropriates \$194,791 in the Wastewater Fund, including \$171,000 to complete the Wastewater Management Plan Update and \$23,791 to cover unexpected equipment repairs. The cost of the equipment repairs will be reimbursed by the design consultant.

An additional \$1,239,005 is appropriated in the Water Fund for three purposes. First, \$286,217 will reimburse Costco for water infrastructure costs incurred in accordance with the parties' agreement. Second, \$921,435 will fund installation of intertie connections to convert the Reata Ridge subdivision from the Badger Mountain Irrigation District (BMID) potable water system to the City's water system. Finally, \$31,353 will accelerate replacement of the Water Cross Connect software after the existing system began to fail and vendor support became insufficient.

The ordinance also appropriates \$450,000 in the Streets Capital Construction Fund for construction of the Systemic Pedestrian Crossing Safety Improvements Project. Of this amount, \$338,000 is supported by previously awarded Washington State Department of Transportation (WSDOT) grant funds that were not carried forward into the 2026 budget, and \$112,000 is supported by additional WSDOT grant funding. This appropriation will allow the City to obligate the grant funds before the required September 2026 deadline.

Finally, the ordinance appropriates \$51,969 from the Equipment Maintenance Fund unappropriated fund balance to replace a fleet vehicle lift.

A public hearing was held on August 5, 2026 as required by state law. No public testimony was offered. Staff recommends approval of Ordinance No. 2026-18 for second reading and passage.

Fiscal Impact

Ordinance No. 2026-18 will increase net appropriations by \$2,070,863. \$1,597,072 is from unappropriated fund balance and \$473,791 is from new revenue.

Attachments

1. Ordinance No. 2026-18

ORDINANCE NO. 2026-18

AN ORDINANCE OF THE CITY OF RICHLAND, WASHINGTON, AMENDING THE 2026 BUDGET TO PROVIDE FOR ADDITIONAL APPROPRIATIONS IN THE CITY'S GENERAL FUND, INDUSTRIAL DEVELOPMENT FUND, STREETS CAPITAL CONSTRUCTION FUND, WATER FUND, WASTEWATER FUND, AND EQUIPMENT MAINTENANCE FUND AND DECLARING A PUBLIC EMERGENCY IN THE CITY'S GENERAL FUND, WATER FUND, WASTEWATER FUND, AND EQUIPMENT MAINTENANCE FUND.

WHEREAS, on December 2, 2025, Richland City Council approved Ordinance No. 2025-33 adopting the 2026 Budget; and

WHEREAS, this Ordinance No. 2026-18 will address several budget adjustments occurring in various funds; and

WHEREAS, additional appropriations in the amount of \$7,000 are requested from the restricted police training reserves in the General Fund to fund joint police and fire discipline-specific leadership development; and

WHEREAS, employee expenditures valued at \$117,638 budgeted in the Industrial Development Fund (IDF) are more appropriately allocated to the General Fund, resulting in a transfer to decrease appropriations in the IDF by \$117,638 and increase General Fund appropriations by the same amount; and

WHEREAS, additional appropriations of \$120,000 are requested from General Fund unappropriated fund balance for implementation of a new learning management software from Workday that is intended to go live on January 1, 2027; and

WHEREAS, additional appropriations in the amount of \$8,098 are requested from General Fund unappropriated fund balance to support unanticipated and unbudgeted office space renovations in Richland City Hall; and

WHEREAS, additional appropriations in the amount of \$171,000 are requested from the Wastewater Fund unappropriated fund balance to complete the Wastewater Management Plan Update; and

WHEREAS, additional appropriations in the amount of \$23,791 are requested in the Wastewater Fund to pay for unexpected equipment repairs, which will be reimbursed by a third party; and

WHEREAS, additional appropriations in the amount of \$286,217 are requested from the Water Fund unappropriated fund balance to reimburse Costco for agreed oversizing of water infrastructure; and

WHEREAS, additional appropriations in the amount of \$921,435 are requested from the Water Fund unappropriated fund balance to install intertie connections to convert the Reata Ridge subdivision from a Badger Mountain Irrigation District potable water system to Richland's water supply; and

WHEREAS, additional appropriations in the amount of \$31,353 are requested from the Water Fund unappropriated fund balance to accelerate replacement of the Water Cross Connect Software that recently began to fail and no longer has sufficient vendor support; and

WHEREAS, additional appropriations in the amount of \$450,000 are requested in the Streets Capital Construction Fund from Washington State Department of Transportation (WSDOT) grant revenue for construction of systemic pedestrian crossing safety improvements; and

WHEREAS, additional appropriations in the amount of \$51,969 are requested in the Equipment Replacement Fund from unappropriated fund balance to replace a fleet vehicle lift; 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 August 5, 2026 regarding the increase in appropriations from beginning fund balance in the General Fund, Water Fund, Wastewater 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, Water Fund, Wastewater Fund and Equipment Replacement Fund.

Section 3. Amendment of the 2026 Budget. The 2026 Budget is hereby amended to provide additional appropriations as follows:

BUDGET AMENDMENTS						
Fund	Fund Title	Current Appropriations	Change In Appropriations	Amended Appropriations	Source	
					Fund Balance	New Revenue
001	General Fund	\$ 100,235,818	\$ 252,736	\$ 100,488,554	\$ 252,736	\$ -
112	Industrial Development Fund	\$ 3,225,125	\$ (117,638)	\$ 3,107,487	\$ (117,638)	\$ -
301	Streets Capital Construction	\$ 48,156,236	\$ 450,000	\$ 48,606,236	\$ -	\$ 450,000
402	Water Fund	\$ 46,022,717	\$ 1,239,005	\$ 47,261,722	\$ 1,239,005	\$ -
403	Wastewater	\$ 31,696,942	\$ 194,791	\$ 31,891,733	\$ 171,000	\$ 23,791
502	Equipment Maintenance	\$ 6,162,048	\$ 51,969	\$ 6,214,017	\$ 51,969	
	TOTAL	\$ 235,498,886	\$ 2,070,863	\$ 237,569,749	\$ 1,597,072	\$ 473,791

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

PASSED by the City Council of the City of Richland, Washington, at a regular meeting on the 18th day of August, 2026.

Theresa Richardson, Mayor

Attest:

Approved as to Form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

First Reading: August 5, 2026
Second Reading: August 18, 2026
Date Published: August 23, 2026



COUNCIL AGENDA ITEM STAFF REPORT

Meeting Date: 8/18/2026

Agenda Category: Resolutions - Adoption

Strategic Priority I - High Performance Government

Subject

Resolution No. 2026-97, Authorizing Amendment No. 2 to Contract No. 217-25 with Commonstreet Consulting, LLC for Right-of-Way Acquisition Services

Department/Office

Public Works

Ordinance/Resolution Number

2026-97

Document Type

Resolution

Recommended Motion

Adopt Resolution No. 2026-97, authorizing the City Manager to sign and execute Amendment No. 2 to Contract No. 217-25 with Commonstreet Consulting, LLC for right-of-way acquisition services in support of the Downtown Connectivity Project.

Summary

The City entered into a consultant agreement with Commonstreet Consulting, LLC on May 29, 2025, for professional right-of-way acquisition services in support of the Downtown Connectivity Project (see Richland Contract No. 217-25). Under the agreement, Commonstreet is assisting the City with the property acquisitions needed to construct the project, including temporary easements, permanent easements, and fee acquisitions.

As the project design has progressed, changes to property access requirements and the types of acquisitions needed have resulted in additional right-of-way services that were not anticipated in the original scope of work. These additional services are necessary to complete the remaining property acquisition activities and keep the project moving forward.

Commonstreet has submitted a proposed amendment identifying the additional right-of-way services required to complete this work. Staff has reviewed the proposed scope and compensation and determined that the additional services are reasonable and provide good value to the City.

Continuing to use Commonstreet will also provide continuity throughout the acquisition process. Commonstreet is already familiar with the Downtown Connectivity Project, the affected properties, and the acquisition work completed to date. Retaining the same consultant will allow the City to benefit from that existing project knowledge and avoid the inefficiencies that could result from transitioning the remaining work to a new consultant.

Staff recommends adoption of Resolution No. 2026-97.

Fiscal Impact

Amendment No. 2 to Contract No. 217-25 will increase the existing contract by \$63,972.34 and will be funded through the Streets Capital Fund. Approximately \$410,000 in Real Estate Excise Tax (REET) revenue is available for the Project. Sufficient funding is available in the Streets Capital Fund to cover the cost of the proposed amendment.

Attachments

1. Resolution No. 2026-97
2. Proposed Amendment No. 2 to Contract No. 217-25

RESOLUTION NO. 2026-97

**A RESOLUTION OF THE CITY OF RICHLAND, WASHINGTON,
AUTHORIZING AMENDMENT NO. 2 TO CONTRACT NO. 217-25
WITH COMMONSTREET CONSULTING, LLC FOR DOWNTOWN
CONNECTIVITY RIGHT-OF-WAY SERVICES.**

WHEREAS, on May 29, 2025, the City of Richland and Commonstreet Consulting, LLC (“Commonstreet”) entered into a consultant agreement for professional right-of-way acquisition services in support of the Downtown Connectivity Project (*see* Richland Contract No. 217-25); and

WHEREAS, the agreement provides for Commonstreet to assist the City with multiple property acquisitions necessary for the project, including temporary easements, permanent easements, and fee acquisitions; and

WHEREAS, changes in project design, property access requirements, and acquisition types have resulted in the need for additional right-of-way services beyond those contemplated in the original scope of work; and

WHEREAS, Commonstreet has submitted a proposed amendment to the agreement identifying the additional services necessary to complete the required right-of-way acquisition work; and

WHEREAS, the proposed additional services and associated compensation are reasonable and provide good value to the City; and

WHEREAS, continuing to utilize Commonstreet for right-of-way acquisition services will provide continuity and allow the City to benefit from Commonstreet’s existing knowledge and experience with the project.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City Manager is authorized to sign and execute Amendment No. 2 to Contract No. 217-25 with Commonstreet Consulting, LLC in the amount of \$63,972.34 for right-of-way acquisition services.

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

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 18th day of August, 2026.

Theresa Richardson, Mayor

Attest:

Approved as to Form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney



CITY OF RICHLAND
AGREEMENT WITH COMMONSTREET CONSULTING, LLC
CONTRACT NO. 217-25

AMENDMENT NO. 2

I. RECITALS

There is now in full force and effect between the Parties a Professional Services Agreement, Contract No. 217-25, related to **Downtown connectivity Right-of-Way Services**. The Agreement was fully executed on **5/29/2025**. The expiration date of the Agreement is **3/31/2027**. The Parties desire to amend the Agreement as provided in Section II below.

II. AGREEMENT

In exchange for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree to amend Contract No. 217-25 as follows:

1. The Consultant shall provide services described in the attached **Richland Downtown Connectivity Project – Revised Scope of Fees**, which is hereby incorporated into Contract No. 217-25.
2. Fees.
 - a. ☐ The contract value remains unchanged.
 - b. ☒ Compensation for the additional services rendered pursuant to this Amendment shall be \$63,972.34. The new contract value is now \$359,614.14.
3. The contract period shall: ☒ remain unchanged; ☐ extend to **date**.
4. It is understood and agreed that all other terms and conditions of the Agreement shall be and remain the same. This Amendment may be executed electronically.

III. SIGNATURES

City:

Commonstreet Consulting, LLC

By: _____

By: _____

Jon Amundson, ICMA-CM
City Manager

Name: _____

Date: _____

Title: _____

Date: _____

Approved as to form:

Heather Kintzley, City Attorney



COMMONSTREET
CONSULTING

DRAFT

1102 A Street
Suite 300 #306
Tacoma, WA 98402

(844) 769-2378

info@csrow.com

July 16, 2026

Sheldon Williamson, P.E.
Adam Lewis, PE
City of Richland Public Works
625 Swift Blvd., MS-26
Richland, WA. 99352

Re: City of Richland – Richland Downtown Connectivity Project - Revised Scope of Fees Request w/ time extension

The purpose of this contract amendment request is to clarify and document changes to the scope of work associated with the **Richland Downtown Connectivity Project**. This amendment addresses additional appraisal, and/or acquisition-related tasks that were not anticipated in the original contract scope.

These additional efforts were required due to changes in project conditions, parcel configurations, and/or owner-specific circumstances encountered during project implementation.

Summary of Scope Changes

The original scope assumed the following:

- Preparation of approximately (34) waiver valuations
- Original appraisal authorized budget: \$68,000.00
- Original authorized budget: **\$295,641.80**

During project execution, additional tasks were required as outlined below:

- Impacts that made several waiver valuations ineligible, requiring full narrative appraisals
- Revisions to parcel status, including parcels that were removed and later reintroduced
- Changes in acquisition type requiring updated valuation approaches
- Multiple appraisal updates and revisions due to ongoing project changes
- Increased coordination with the appraisal subconsultant to manage scope adjustments and deliverables
- Additional internal effort to revise and maintain project documentation
- Vesting issues that have required significantly more research and correspondence to obtain owner contact information
- Complexity of Negotiations, non-responsive property owners, oppositional owners



These changes resulted in additional labor and/or subconsultant costs beyond the original contract authorization.

Detailed Description of Additional Work (Revised Scope Elements)

1. Appraisal and Valuation Services

- Original scope anticipated waiver valuations; however, project design, access, and acquisition changes required expanded appraisal services.
- Conversion of (4) waiver valuations to appraisals.
- Additional valuation updates required due to revised right of way exhibits, increased TCE areas, and design changes.
- Addition of (6) appraisal reviews
- Parcels removed and later reintroduced, along with new parcels added, requiring reassignment and valuation efforts
- New revision to Holiday Inn parcel requiring updated appraisal and review appraisal as of 6/19/2026

2. Acquisition and Negotiation Efforts

- Revised and updated offers due to design changes and updated right of way exhibits.
- Addition of (2) parcel requiring acquisition and offer preparation.
- Research for owner contact information on inactive LLC, heirs of deceased owners
- New revision to Holiday Inn parcel requiring revised offer as of 6/19/2026

3. Project Management and Coordination

- Additional meetings, coordination, reviews, or documentation

4. Billing Rates

Since execution of the original agreement, Commonstreet has invoiced this project using updated labor classifications and billing rates while maintaining the original contract indirect cost rate (119.58%). This amendment documents the labor rates currently being utilized for this project. No change to the contract indirect cost rate is requested as part of this amendment.



COMMONSTREET
CONSULTING

DRAFT

1102 A Street
Suite 300 #306
Tacoma, WA 98402

(844) 769-2378

info@csrow.com

Revised Scope Summary

TASK	DESCRIPTION	ESTIMATED COST
APPRAISAL / APPRAISAL REVIEW	Valuation Services	\$26,000.00
	Appraisal Review	\$8,500.00
ACQUISITION / NEGOTIATION	Negotiations, Title, Appraisal Coordination	\$27,242.62
PROJECT MANAGEMENT	Acquisition oversight, Meetings	\$2,229.72
TOTAL ADDITIONAL SCOPE		\$63,972.34

RIGHT OF WAY SERVICES FEES SUMMARY

Right of Way Services Fees – All Tasks: (Original) \$295,641.80

ADJUSTED TOTAL – SERVICES FEE'S AND EXPENSES, ALL TASKS: \$359,614.14

TOTAL AMENDMENT INCREASE

(Difference between Original and Adjusted Totals): \$63,972.34

Total requested budget amendment \$63,972.34

Supporting documentation and invoices are attached as applicable.

Scope and Fee Table Summary				
Richland Downtown Connectivity - Amendment #1				
7/16/26				
The overhead rate shall increase to the revised state overhead rate, effective upon approval of the revised overhead rate by the state in which the project is located.			Indirect Cost Rate	119.58%
			Fixed Fee %	30.00%
Tasks	Job Classifications	Fully Burdened NTE Rate	Qty.	Total
1.0	Project Management and Administration		0	\$0.00
	Senior Project Manager	\$185.81	12	\$2,229.72
			0	\$0.00
2.0	Title Review and Conveyance Documents Drafts		0	\$0.00
	Senior Right of Way Technician	\$137.59	6	\$825.54
			0	\$0.00
3.0	Appraisal and Appraisal Review Coordination		0	\$0.00
	Senior Project Control Specialist	\$109.62	4	\$438.48
			0	\$0.00
4.0	Negotiations, Administrative Settlements, and QA/QC		0	\$0.00
	Project Manager	\$150.00	85	\$12,750.00
	Right of Way Agent	\$94.49	140	\$13,228.60
			0	\$0.00
Labor Hours Total			247	\$29,472.34
Expenses	Type	Rate	Qty.	Total
Other Direct Costs (ODC's)	Appraisal Updates (total added charges)	\$26,000.00	1	\$26,000.00
	Appraisal Reviews (total added charges)	\$8,500.00	1	\$8,500.00
	Mileage at current federal rate	0.70		\$0.00
Expense Total				\$34,500.00
Contract Total				\$63,972.34



COUNCIL AGENDA ITEM STAFF REPORT

Meeting Date: 8/18/2026

Agenda Category: Resolutions - Adoption

Core Focus Area 3 - Increase Economic Vitality

Subject

Resolution No. 2026-111, Setting a Meeting to Consider the Proposed Annexation of 28.75 Acres known as Short Plat No. 1311 (French)

Department/Office

Development Services

Ordinance/Resolution Number

2026-111

Document Type

Resolution

Recommended Motion

Adopt Resolution No. 2026-111, establishing September 1, 2026 as the date on which the petitioner and City Council will meet regarding the proposed annexation of 28.75 acres of property known as Short Plat No. 1311.

Summary

Under Chapter 35.13 RCW, annexation by petition is a multi-step process. Before a formal annexation petition may be circulated, the initiating parties must provide written notice to the City of their intent to commence annexation proceedings. The notice must be supported by either at least 10 percent of the residents of the proposed annexation area or owners representing at least 10 percent of the assessed value of the property within the area. RCW 35.13.125.

Within 60 days after receiving the notice, the City Council must meet with the initiating parties. At that meeting, Council determines whether to accept, reject, or geographically modify the proposed annexation; whether the City will require the annexed area to assume its proportionate share of City indebtedness; and whether the City will require simultaneous adoption of proposed City zoning regulations for the area. If Council accepts the proposed annexation, the proponents may proceed with circulation of the formal annexation petition in accordance with RCW 35.13.130.

Once a sufficient annexation petition is filed with the City, Council will set a public hearing on the proposed annexation and also consider the proposed zoning designation recommendation from the Richland Planning Commission. Following the hearing, Council determines by ordinance whether to approve the annexation of all or a portion of the proposed area. If approved, the annexation becomes effective on the date established in the annexation ordinance.

The City has received a complete notice of intent to commence annexation proceedings from property owners Raymond and Robin French for approximately 28.75 acres comprising Parcel Identification Nos. 1-2098-101-1311-001, 1-2098-101-1311-002, 1-2098-101-1311-003, and 1-2098-101-1311-004. The proposed annexation area is generally located south of Kennedy Road and east and west of North Harvest Lane PR. Receipt of the notice constitutes the initiation step required by RCW 35.13.125.

The next required step is for the City Council to meet with the initiating parties. Resolution No. 2026-111 sets September 1, 2026, as the date for that meeting. At the September 1 meeting, Council will consider whether to accept, reject, or geographically modify the proposed annexation and will provide direction regarding City indebtedness and proposed zoning, as applicable. Adoption of Resolution No. 2026-111 does not approve the annexation; it establishes the date for the statutorily required meeting with the initiating parties.

Staff recommends adoption of Resolution No. 2026-111.

Fiscal Impact

Setting a meeting date with the proponent has no fiscal impact. Future fiscal impacts of the annexation will be evaluated if the proposal advances.

Attachments

1. Resolution No. 2026-III
2. Proposed Annexation Map
3. Short Plat No. 1311

RESOLUTION NO. 2026-111

A RESOLUTION OF THE CITY OF RICHLAND, WASHINGTON, SETTING A MEETING DATE TO REVIEW THE PROPOSED ANNEXATION OF APPROXIMATELY 28.75 ACRES OF PROPERTY KNOWN AS SHORT PLAT NO. 1311, LOCATED WITHIN A PORTION OF SECTION 20, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M., BENTON COUNTY, WASHINGTON.

WHEREAS, the City received a written request for the annexation of approximately 28.75 acres of property owned by Robin and Ray French, known as Short Plat No. 1311, located within a portion of Section 20, Township 9 North, Range 28 East, W. M., Benton County, Washington; and

WHEREAS, Richland City Council was presented with the request at its regular meeting on August 18, 2026; and

WHEREAS, RCW 35.13.125 requires the legislative body to set a date for a meeting with the annexation petitioners.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the regularly scheduled City Council meeting to be held beginning at **6:00 p.m.** on **Tuesday, September 1, 2026** is hereby established as the date on which Council will meet with the petitioners.

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 18th day of August, 2026.

Theresa Richardson, Mayor

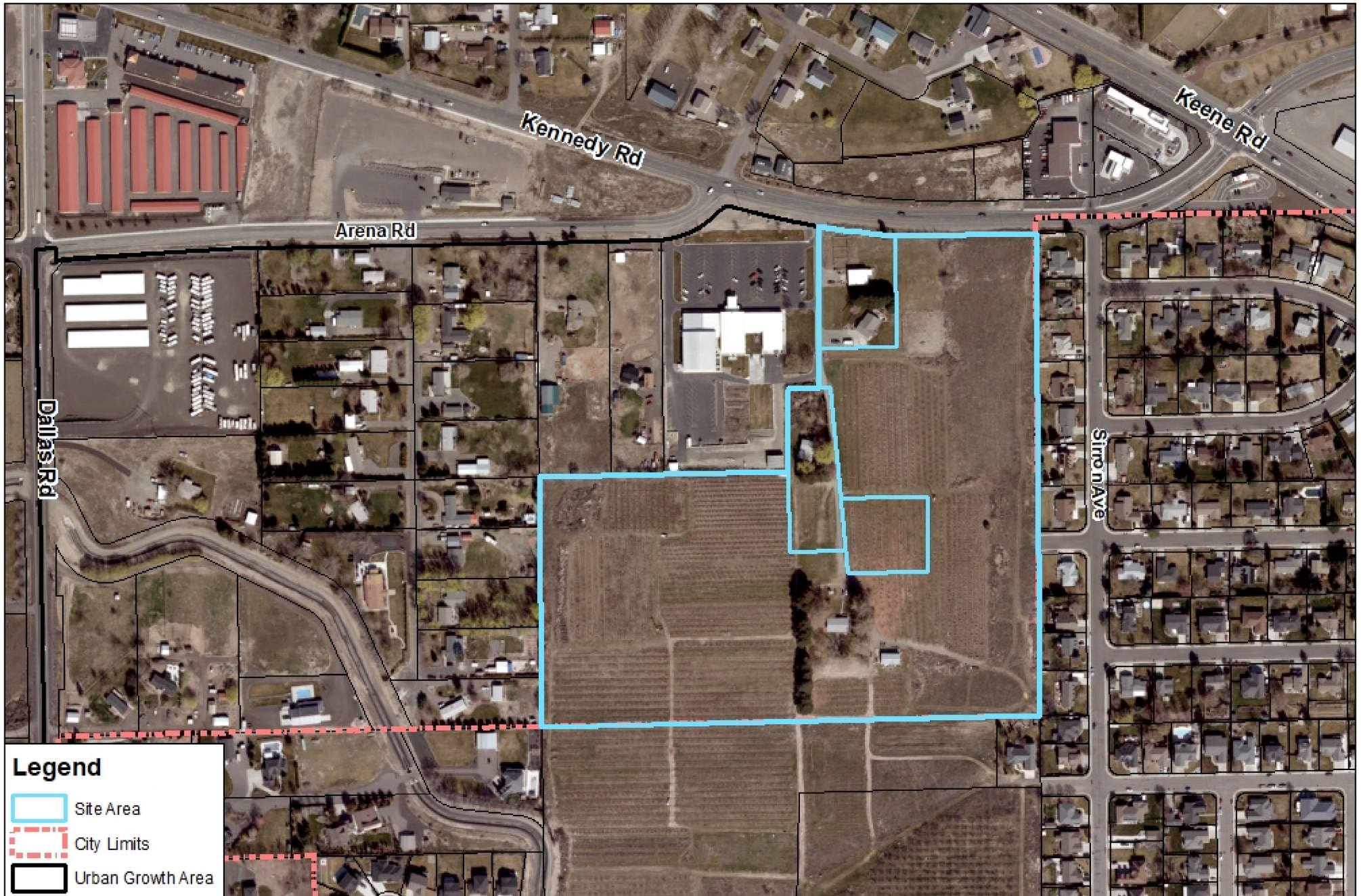
Attest:

Approved as to Form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

Proposed Annexation Map



SHORT PLAT NO. 1311

PREPARED UNDER BENTON COUNTY SHORT PLAT ORDINANCE NO. 103
PORTION NW¼ NE¼, SECTION 20, T9 N., R.28 E., W.M.

OWNER'S CERTIFICATE

WE, RAYMOND C. FRENCH AND E. MIRIAM FRENCH, HUSBAND AND WIFE, HEREBY CERTIFY THAT WE ARE THE OWNER'S OF THE TRACT OF LAND DESCRIBED HEREON AND THAT WE HAVE CAUSED SAID LAND TO BE SURVEYED AND PLATTED INTO LOTS AS SHOWN AND THE EASEMENTS ON THE SHORT PLAT ARE GRANTED FOR THE USES SHOWN THEREON.

Raymond C. French E. Miriam French
RAYMOND C. FRENCH E. MIRIAM FRENCH

STATE OF WASHINGTON)
COUNTY OF BENTON) SS

I, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, HEREBY CERTIFY THAT ON THE 12th DAY OF November, 1982 A.D., PERSONALLY APPEARED BEFORE ME RAYMOND C. FRENCH AND E. MIRIAM FRENCH, HUSBAND AND WIFE, TO ME KNOWN TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING OWNER'S CERTIFICATE AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED.

IN WITNESS WHEREOF I HAVE SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS DAY AND YEAR FIRST ABOVE WRITTEN.

K. J. Johnson
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Kennewick MY COMMISSION EXPIRES 8-6

DESCRIPTION

THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M., EXCEPT THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 20 AND EXCEPT THE WEST 86 FEET OF THE NORTH 440 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 20 AND EXCEPT THE NORTH 40 FEET FOR KEENE ROAD, RECORDS OF BENTON COUNTY, WASHINGTON.

APPROVALS

THE IRRIGATION ASSESSMENTS ON THE LAND DESCRIBED HEREON HAVE BEEN PAID TO AND INCLUDING THE YEAR 1982.

Louie R. McAllister PLATTING & MAPPING EXAMINER 11/15/82
KENNEWICK IRRIGATION DISTRICT TITLE DATE

I HEREBY CERTIFY THAT THE TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN PAID TO AND INCLUDING THE YEAR 1982. Plat 58/199-3

Claude L. Oliver 12-7-82
BENTON COUNTY TREASURER By: P. Rogers, Jr. DATE

THE ANNEXED SHORT PLAT IS HEREBY APPROVED BY AND FOR THE COUNTY OF BENTON, STATE OF WASHINGTON.

Tom A. Mendenhall 12/16/82
BENTON COUNTY SHORT PLAT ADMINISTRATOR DATE

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF RAYMOND C. FRENCH AT 55 MINUTES PAST 3:00 P.M., THIS 16 DAY OF December, 1982, AND RECORDED IN VOLUME 1 OF SHORT PLATS, PAGE 1311, RECORDS OF BENTON COUNTY, WASHINGTON.

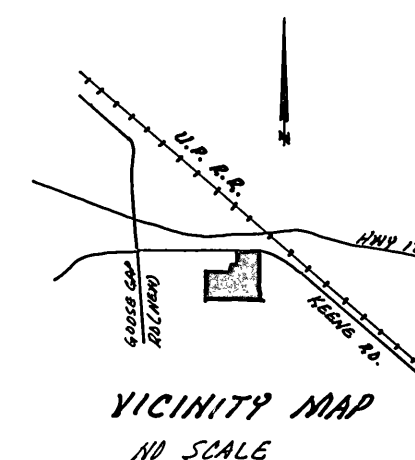
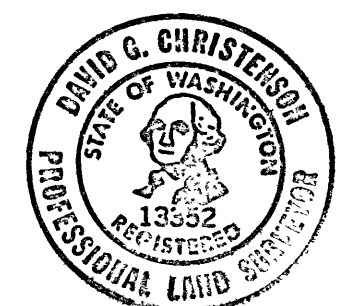
Verner Miller 870319
BENTON COUNTY AUDITOR by Dr. Chiara Deputy FEE NUMBER

SURVEYOR'S CERTIFICATE

I, DAVID G. CHRISTENSON, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF WASHINGTON, HEREBY CERTIFY THAT THE SHORT PLAT AS SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, COURSES AND DISTANCES ARE CORRECTLY SHOWN AND THAT SAID PLAT IS STAKED ON THE GROUND AS INDICATED HEREON.

David G. Christenson Nov. 15, 1982
WASHINGTON REG. NO. 13352 DATE

WORLEY SURVEYING SERVICE INC., P.S.
6515 WEST CLEARWATER AVENUE
SUITE 240
KENNEWICK, WASHINGTON 99336
783-9576



N 1/4 COR. SEC. 20 (9-28)
FND BR. CAP IN CASE

KEENE ROAD

N 90°00'00"E 1325.43

N 1/4 COR.
FND BR. CAP IN CASE

• 5/8" IRON PINS WITH PLASTIC CAP MARKED "WORLEY 13670" SET

BASIS OF BEARING: RECORD SURVEY RECORDED IN VOLUME 1, PAGE 323, RECORDS OF BENTON COUNTY, WASHINGTON

BENTON COUNTY IS NOT RESPONSIBLE FOR THE CONSTRUCTION AND/OR MAINTENANCE OF PRIVATE ACCESS EASEMENTS.

NO BUILDING PERMIT OR MOBILE HOME PLACEMENT PERMIT SHALL BE ISSUED UNTIL THE ACCESS EASEMENT FROM THE COUNTY, CITY OR STATE ROAD TO THE LOT FOR WHICH THE PERMIT IS REQUESTED HAS BEEN IMPROVED TO THE FOLLOWING STANDARDS: GRADING AND COMPACTING TO A WIDTH OF 20 FEET WITH 2 INCHES OF CRUSHED ROCK SURFACE.

1" = 100'

ACCESS ESMT
A.F. #870318

2
1.3780 AC.

1
25.0213 AC.

4
1.0088 AC.

10' T. 1
S. 71° 14' 59.65"

N 90°00'00"E 86.00
10' IRR. ESMT

N 90°00'00"E 220.80
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COUNCIL AGENDA ITEM STAFF REPORT

Meeting Date: 8/18/2026

Agenda Category: Resolutions - Adoption

Strategic Priority 3 - Focused Development

Subject

Resolution No. 2026-112, Awarding Commercial Façade Improvement Grant Funds to Kennewick Investment Group, LLC for Property located at 1970 Center Parkway

Department/Office

Development Services

Ordinance/Resolution Number

2026-112

Document Type

Resolution

Recommended Motion

Adopt Resolution No. 2026-112, authorizing the City Manager to sign and execute a Commercial Façade Improvement Program grant agreement with Kennewick Investment Group, LLC for improvements to 1970 Center Parkway.

Summary

The City administers the 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 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 improvements to exterior walls.

Kennewick Investment Group, LLC is undertaking a substantial exterior remodel of the Holiday Inn Express & Suites located at 1970 Center Parkway. The approximately \$978,300 project includes modifications to guest rooms and balconies, architectural enhancements, and improvements to outdoor amenities and furnishings.

Kennewick Investment Group, LLC has applied for CFIP funding for improvements to the building's exterior canopy, with an estimated project cost of \$210,000. The proposed canopy improvements will be visible from the public right-of-way and qualify for reimbursement under the CFIP. The maximum reimbursement available under the program is \$20,000, and the applicant is requesting the full \$20,000 award.

At its July 27, 2026, meeting, the Economic Development Committee reviewed the application and recommended approval of the funding request.

Staff recommends adoption of Resolution No. 2026-112.

Fiscal Impact

Based on eligible project costs, the Commercial Façade Improvement Program will provide \$20,000 in matching funds for this project. If approved by Council, the program will have a remaining balance of \$121,287.50 available for additional projects.

Attachments

1. Resolution No. 2026-112
2. CFIP 2026-103 Application Kennewick Investment Group 2 (Holiday Inn)
3. Vicinity Map

RESOLUTION NO. 2026-112

**A RESOLUTION OF THE CITY OF RICHLAND, WASHINGTON,
AWARDING COMMERCIAL FAÇADE IMPROVEMENT PROGRAM
FUNDS TO KENNEWICK INVESTMENT GROUP, LLC TO BENEFIT
1970 CENTER 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 July 27, 2026 special meeting, the EDC recommended an award of \$20,000 in CFIP funds to Kennewick Investment Group, LLC to reimburse eligible expenses associated with improving the façade at the Holiday Inn located at 1970 Center 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 funding agreement with Kennewick Investment Group, LLC in the amount of \$20,000 to benefit the Holiday Inn at 1970 Center 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 18th day of August, 2026.

Theresa Richardson, Mayor

Attest:

Approved as to Form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney



Commercial Façade Improvement Program

Application

Applicant Name	Harinder Bains	Applicant Title	Owner
Applicant Phone	2533267297	Applicant Email	jazz@bainsandcompany.com
Applicant Mailing Address	1970 Center Parkway		
Applicant Relationship to Business	Owner		
Business Name	Holiday Inn Express & Suites	Business Phone	5097378000
W-9 Attached	☒ Yes ☐ No	UBI Number	604-787-814
Project Physical Address	1970 Center Parkway		
Age of Building	22		
Project Cost	\$ \$978,300.00	Amount Requested	\$ \$20,000.00
The amount of funding requested may not exceed 50% of project cost, and the maximum grant reimbursement is \$20,000.00 per enclosed unit (see graphic within guidelines and procedures document).			
Is the property owner different than the business owner? ☐ Yes (If yes, complete section in yellow below) ☒ No			
Owner Name		Property Manager	
Owner Phone		Owner Email	
Owner Mailing Address			
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.			
N/A			
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.			
The proposed renovation will modernize building systems, improve energy efficiency, and enhance the overall guest experience. A primary focus of the project is the renovation of the hotel's canopy and main entrance, creating a more attractive, modern, and welcoming appearance while meeting current brand and safety standards. Additional exterior and infrastructure upgrades will further enhance the property. These improvements will help attract more guests, increase overnight stays, and support nearby restaurants, retail shops, and service providers. A modernized and well-maintained hotel will improve the overall appearance of the area while supporting tourism, local employment, and long-term economic growth. Please see attached photos.			
3) To assist Richland Businesses in leveraging resources, all applicants are required to explore additional funding available through the City's Energy Efficiency Programs. If eligible, these funds must be used as a first source for the project and cannot be matched. Please email EnergyServices@ci.richland.wa.us to begin this process. Documentation of results required.			Status attached: ☒ Yes ☐ No
PERMITTING			
4) Call the City of Richland permitting at (509) 942-7794 (option #1) to find out permitting requirements.			
4a) Please indicate which permits you may need to obtain.			
☒ City of Richland Building Permits ☐ City of Richland Sewer/Water Permits ☐ Other Describe:		☐ City of Richland Right-of-Way Permits ☐ Washington State Liquor Licensing ☐ None	
5) Can the project be completed within 12 months? Please explain.			
Yes, we plan to complete this project within 6 months			

Funding to Cover All Project Expenses Up-Front (CFIP provides reimbursement only)	
Source	Amount
Wheatland Bank Loan for Construction	\$ \$978,300.00
	\$
	\$
	\$
Total	\$ \$978,300.00

All Project Expenses (Round to Nearest Dollar)			
Item	Amount	% Requested from CFIP	Amount Requested From CFIP
Canopy	\$210,000.00	10%	\$ \$20,000.00
Guest Room Exterior Modifications	\$255,000.00		\$
Guest Room Balconies	\$95,000.00		\$
Exterior Architecture Enhancement	\$260,000.00		\$
Outdoor Amenities & Furnishing	\$40,000.00		\$
General Conditions, Project Management & Site Operations	\$40,000.00		\$
Total	\$978,300.00		\$ \$20,000.00

You may use additional pages if necessary to complete the application. Please attach any additional information about the project or your organization that you believe is relevant to this application.

Application Requirements
Please check the box beside each item to note that you have met that requirement.

☒	Requirements for Submittal
☒	The business applicant has a current Richland Business License
☒	The project complies with Richland Municipal Code and all applicable building and life safety codes
☒	The project improvements are clearly visible to the general public
☒	The project is well designed, and the application includes a visual of both before and after project (sketch, photo, etc)
☒	The project is permanent and long lasting
☒	The project requests reimbursement of no more than \$20,000 per enclosed unit in this application
☒	The applicant provided two (2) estimates for each aspect of the project; budget for reimbursement is based on lowest bid but applicant may select bidder of choice.
☒	The reimbursement request is no more than 50% of total project cost
☒	The applicant has worked with Energy Services to determine if the project is eligible for funding through Energy Services Commercial & Industrial Programs prior to submitting this proposal.
☒	The applicant has available funds to complete the project before requesting reimbursement from the City

Application Review Criteria

In order to encourage applicants to incorporate multiple improvements into a given project, it is recommended that all projects submitted attempt to ***fulfill some or all of the criteria listed below***. It is not required that a project fulfill each criterion, but projects that fulfill multiple criteria will be looked upon more favorably. The Economic Development Committee reserves the right to reject or table applications for further review if they do not meet the criteria described.

✓	CRITERIA CONSIDERED
Physical	
✓	The project enhances the building and surrounding neighborhood
✓	The project enhances existing historical or architectural features
✓	The project is designed in consistency with the surrounding area
✓	The project enhances the immediate common area shared by two or more businesses
✓	The project is decorative and/or artfully designed in compatibility with its surrounding area
✓	The project improvements replace existing aging or decaying exterior appurtenances
Programmatic Goals	
✓	The project clusters two or more on-site improvements
✓	It is the first application awarded at the project site
✓	The improvements are in an area identified as a priority funding area
✓	The project narrative describes the project's positive economic impact on the business
Relationship Building	
✓	The project encourages favorable aesthetics in a shopping strip or center with adjacent retail/commercial vacancies
✓	The project is performed in tandem with another demonstrated economic development effort in the immediate area, or is made by two or more adjacent businesses

Certification

Please confirm by initialing each statement.

<u>HB</u>	I have read the <u>Commercial Facade Improvement Program Guidelines and Procedures</u> document.
<u>HB</u>	I am aware of the limitations of this program.
<u>HB</u>	I will submit, if approved for award, a detailed project schedule within 30 days of receipt of a fully executed contract.
<u>HB</u>	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.
<u>HB</u>	Certify that requested funds will only be used for purposes as described in this application and/or as approved by the City of Richland
<u>HB</u>	I understand that use of funds is subject to audit by the State of Washington.
<u>HB</u>	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.
<u>HB</u>	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.

Harinder Bains
 Signature
Harinder Bains
 Printed Name

06/01/26
 Date

RM CONSTRUCTION & INTERIOR DESIGN INC.
Rajiv Malhan
509-539-2200

ESTIMATE NO: RM-26017

Date: March 6, 2026

Bill To:
Kennewick Investment Group LLC

Project:
Fairfield Inn & Suites Exterior Renovation
1970 Center Parkway
Richland, WA 99352

DESCRIPTION OF WORK AMOUNT

Division 01 – Project Mobilization & Construction Management

- Site setup
- Project supervision
- Safety compliance
- Scheduling and coordination
- Final cleanup

\$75,000.00

Division 02 – Demolition & Preparation

- Removal of existing sliding door systems
- Removal of existing canopy components
- Selective exterior demolition

\$80,000.00

Division 06 – Rough Carpentry & Framing

- Window infill framing
- Exterior support framing
- Architectural modifications

\$145,000.00

Division 07 – Building Envelope

- EIFS repairs

- Stucco patching
- Weather barrier improvements
- Exterior waterproofing

\$165,000.00

Division 08 – Windows & Exterior Openings

- Installation of twenty-one (21) window systems
- Exterior trim and finishing
- Interior drywall restoration

\$140,000.00

Division 09 – Finishes

- Drywall repairs
- Texture matching
- Interior and exterior painting

\$70,000.00

Division 10 – Balcony Improvements

- Balcony repairs
- Railing refinishing
- Lighting replacement
- Installation of owner supplied flooring

\$95,000.00

Division 12 – Exterior Furnishings

- Patio furniture installation
- Guest amenity area improvements

\$30,000.00

Division 13 – Roofing & Porte Cochere

- New tower roofing
- New entry canopy roofing
- Porte cochere replacement
- Architectural overhang construction

\$200,000.00

SUBTOTAL \$1,000,000.00

Washington State Sales Tax (8.70%) \$87,000.00

TOTAL CONTRACT VALUE \$1,087,000.00

EXCLUSIONS

- PTAC equipment and installation
- Mechanical connections
- Signage installation
- Fire sprinkler modifications unless required by code
- Permit fees
- Utility company fees

OWNER PROVIDED ITEMS

- Construction lift
- Dumpster service
- Balcony flooring materials
- Access to guestrooms as required
- PTAC equipment

ESTIMATED CONSTRUCTION DURATION:

180–210 Calendar Days

WARRANTY:

One (1) Year Workmanship Warranty

Prepared By:

RM CONSTRUCTION & INTERIOR DESIGN INC.

Rajiv Malhan
509-539-2200

SPARKY CONSTRUCTION LLC / DENALI Y CONSTRUCTION LLC
3808 134th PI SE
Mill Creek, WA 98012

CONSTRUCTION PROPOSAL & ITEMIZED AGREEMENT

Prepared For: Onkaar Dhaliwal

Project: Fairfield Inn & Suites Conversion

Property Address: 1970 Center Parkway, Richland, WA 99352

Owner: Kennewick Investment Group LLC

ARTICLE I – SCOPE OF WORK

1. Guestroom Exterior Modifications

- Convert twenty-one (21) guestrooms with existing sliding glass doors into standard window openings.
- Remove existing sliding glass door assemblies.
- Install new window frames and windows.
- Provide exterior framing modifications as required.
- Provide stucco and EIFS patching around modified openings.
- Provide interior drywall, mud, texture, and paint around modified openings.
- Update exterior PTAC grilles in accordance with architectural drawings and Fairfield Inn & Suites brand standards.
- Furnish and install materials below new window assemblies for all twenty-one (21) guestrooms.
- PTAC units and PTAC mechanical connections provided and installed by others.

Itemized Value: \$255,000.00

2. Balcony Areas

- Patch and repair existing balcony floor surfaces.
- Reseal balcony floor systems.

- Install new balcony flooring material provided by Owner.
- Remove existing balcony railings.
- Sand, prep, paint, and reinstall balcony railings.
- Replace balcony light fixtures in accordance with Fairfield brand standards.

Itemized Value: \$95,000.00

3. Canopy Work

- Provide and install new roofing system at front entrance canopy.
- Construct structured overhangs above exterior doors.
- Remove existing porte cochere.
- Furnish and install new porte cochere structure.
- Maintain minimum clearance height of 11'-6".
- Include associated electrical work within canopy structure.
- Sprinkler modifications excluded unless specifically required by code.

Itemized Value: \$210,000.00

4. Exterior Architectural Enhancements

- Modify exterior elevations to comply with Fairfield Inn & Suites brand requirements.
- Update trim details, parapets, gables, eaves, and roof lines.
- Repair damaged masonry where required.
- Provide EIFS framing and architectural enhancements.
- Perform EIFS patching and repairs.
- Provide drywall, mud, texture, and paint where modifications occur.
- Complete all necessary exterior finish work associated with the renovation.

Itemized Value: \$260,000.00

5. Outdoor Amenities & Furnishings

- Install outdoor patio furnishings and related site accessories.

Itemized Value: \$40,000.00

6. General Conditions, Project Management & Site Operations

- Project management and supervision.
- Mobilization and demobilization.

- Jobsite safety compliance.
- Temporary protection of completed work.
- Daily site cleanup and debris management.
- Coordination with ownership and hotel operations.

Itemized Value: \$40,000.00

ARTICLE II – EXCLUSIONS

The following items are specifically excluded from this Agreement:

- Mechanical connections and PTAC installation.
 - Sprinkler system work associated with canopy unless required by code.
 - Electrical work except canopy area and building light modifications specifically identified herein.
 - Sign procurement and installation.
 - Hazardous material abatement unless specifically identified by written change order.
 - Unforeseen structural deficiencies concealed within existing construction.
-

ARTICLE III – OWNER PROVIDED ITEMS

Owner shall provide the following:

- Full-time construction dumpster.
 - Construction lift.
 - Continuous access to seven (7) to eight (8) guestrooms during construction.
 - Balcony flooring materials.
 - PTAC equipment.
-

ARTICLE IV – PAYMENT TERMS

- Progress billing shall be submitted monthly.
- Payments are due on or before the 25th day of each month.
- Five percent (5%) retainage may be withheld until project completion.

- Late payments shall accrue interest at the maximum rate permitted by Washington State law.
 - Contractor reserves the right to suspend work for non-payment.
-

ARTICLE V – LIEN RIGHTS NOTICE

Contractor retains all lien rights afforded under Washington State law. Partial lien releases and lien waivers will be provided with corresponding payments received.

ARTICLE VI – GENERAL PROVISIONS

- All work shall be performed in accordance with applicable local, state, and federal building codes.
 - Contractor shall not be responsible for delays caused by weather, labor shortages, material shortages, acts of God, governmental actions, or other force majeure events.
 - Any modifications to the Scope of Work shall require a written and executed Change Order.
 - This Agreement shall be governed by the laws of the State of Washington.
-

ARTICLE VII – CONTRACT SUM

Description	Amount
Guestroom Exterior Modifications	\$255,000.00
	0
Balcony Areas	\$95,000.00

Canopy Work	\$210,000.00
	0
Exterior Architectural Enhancements	\$260,000.00
	0
Outdoor Amenities & Furnishings	\$40,000.00
General Conditions, Project Management & Site Operations	\$40,000.00

Contract Price: \$900,000.00

Washington State Sales Tax (8.7%): \$78,300.00

Total Contract Price: \$978,300.00

PROJECT TIMELINE

Estimated Construction Duration: Six (6) to Seven (7) Months

WARRANTY

Contractor shall provide a One (1) Year Workmanship Warranty from the date of substantial completion.

Holiday Inn – 1970 Center Parkway – Before & After



SR 240

Holiday Inn Express & Suites

Application Date: June 22, 2026



TAPTEAL DRIVE

WOODSPRINGS SUITES

MOR FURNITURE

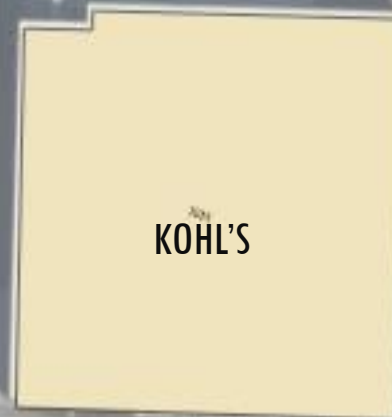
**STANDARD
PAINT &
FLOORING**

102 106 109
112 116 108 117
109

102 104 108 109
114 118 112
109



**HOLIDAY INN
EXPRESS & SUITES**



KOHL'S

CENTER PARKWAY



COUNCIL AGENDA ITEM STAFF REPORT

Meeting Date: 8/18/2026

Agenda Category: Resolutions - Adoption

Strategic Priority 3 - Focused Development

Subject

Resolution No. 2026-113, Authorizing a First Amendment to the Purchase and Sale Agreement with Dule Mehic for Property located at 2443 Henderson Loop

Department/Office

Development Services

Ordinance/Resolution Number

2026-113

Document Type

Resolution

Recommended Motion

Adopt Resolution No. 2026-113, authorizing the City Manager to sign and execute a First Amendment to the Purchase and Sale Agreement with Dule Mehic for property located at 2443 Henderson Loop.

Summary

The City of Richland and Dule Mehic entered into a Purchase and Sale Agreement (PSA) on June 23, 2024, for the purchase of 1.86 acres of commercial property located at 2443 Henderson Loop in the Horn Rapids Business Center (see Contract No. 260-24). Mr. Mehic intended to develop the property as an RV showroom and sales facility for Horn Rapids RV Service & Sales. The sale closed on October 21, 2024.

Under the terms of the PSA, Mr. Mehic was required to submit a building permit application to the City within eight (8) months of closing, and to commence construction within 18 months of closing. Mr. Mehic submitted building permit plans to the City on May 28, 2025, satisfying the initial permit submittal requirement. However, following the submittal, Horn Rapids RV Service & Sales informed Mr. Mehic that it no longer intended to pursue a showroom facility at the property.

Mr. Mehic subsequently revised his development plans to construct a multi-tenant commercial building, with a wine production facility for local winery Longship Cellars as the primary use. Consistent with the City's standard practice for speculative development, staff requested signed letters of intent from prospective tenants proposing to lease space in the building. On June 2, 2026, Mr. Mehic provided signed letters of intent from Longship Cellars and As You Wish Real Estate Services confirming their intent to lease space in the proposed development.

The revised project requires modifications to the site plan and utility design and, consequently, the submission of revised building permit plans. The redesign has also delayed commencement of construction beyond the timeline established in the original PSA. Adoption of Resolution No. 2026-113 would amend the applicable right-to-repurchase deadlines in the PSA to provide Mr. Mehic additional time to submit a revised building permit application and commence construction of the redesigned project.

Staff recommends adoption of Resolution No. 2026-113.

Fiscal Impact

None.

Attachments

1. Resolution No. 2026-113
2. Proposed First Amendment to Contract No. 260-24

RESOLUTION NO. 2026-113

A RESOLUTION OF THE CITY OF RICHLAND, WASHINGTON, AUTHORIZING A FIRST AMENDMENT TO THE PURCHASE AND SALE AGREEMENT BY AND BETWEEN THE CITY OF RICHLAND AND DULE MEHIC.

WHEREAS, on June 18, 2024, Richland City Council adopted Resolution No. 2024-77, authorizing execution of a Purchase and Sale Agreement by and between the City of Richland and Dule Mehic (*see* Richland Contract No. 260-24); and

WHEREAS, Dule Mehic purchased 1.86 acres of commercial property for the development of a 3,000 square-foot RV sales/showroom facility; and

WHEREAS, Dule Mehic closed on the land sale on October 21, 2024; and

WHEREAS, the City retained a Right to Repurchase in the aforementioned Purchase and Sale Agreement for the 1.86-acre property if Dule Mehic failed to initiate construction of structures, as authorized by the issuance of a building permit, within eighteen (18) months of closing (by April 25, 2026); and

WHEREAS, in mid-April 2025, Dule Mehic informed the City that his development plans had changed from an RV showroom facility to a wine production facility for a local winery. Staff approved this new project, but informed Dule Mehic that the deadline to commence construction on the property as required in the Purchase and Sale Agreement was still in effect; and

WHEREAS, on May 28, 2025, Dule Mehic submitted civil/site plans to the City for his project; and

WHEREAS, in an email dated April 8, 2026, Dule Mehic informed the City that he would not be able to meet the start of construction deadline due to ongoing delays in getting City approval for driveway locations to serve his development; and

WHEREAS, in an email dated May 25, 2026, Dule Mehic informed the City that he had changed his development plans to add a second tenant and was now developing a multi-tenant building; and

WHEREAS, in an email from the City dated May 27, 2026, Dule Mehic was required to provide copies of Letters of Intent from the prospective tenants intending to lease space in his new building; and

WHEREAS, on June 2, 2026, Dule Mehic provided copies of the Letters of Intent from a local winery and a real estate broker confirming their intent to lease space in his new building; and

WHEREAS, in consideration of agreeing to Dule Mehic's revised development plans, an amendment to the Purchase and Sale Agreement is required to extend the deadlines to submit

permit applications to the City within eight (8) months from August 1, 2026, and to commence construction of the new building within eighteen (18) months from August 1, 2026; and

WHEREAS, the City's Right to Repurchase the property if Dule Mehic fails to develop the property will expire when Dule Mehic receives a Certificate of Occupancy for his new building; and

WHEREAS, the City is supportive of Dule Mehic's project and desires to see its successful development in the Horn Rapids Business Center; and

WHEREAS, the City will not agree to further extend Dule Mehic's deadlines for permit application submittal and start of construction after this First Amendment to the Purchase and Sale Agreement is executed; and

WHEREAS, the Right to Repurchase expressly survives Closing, remains enforceable, and can be modified by written agreement of the City and Dule Mehic.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City Manager is authorized to sign and execute a First Amendment to the Purchase and Sale Agreement by and between the City of Richland and Dule Mehic to extend the deadlines provided for in Section 11.13 of the Purchase and Sale 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 18th day of August, 2026.

Theresa Richardson, Mayor

Attest:

Approved as to Form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

**FIRST AMENDMENT TO
PURCHASE AND SALE AGREEMENT
Between
CITY OF RICHLAND
and
DULE MEHIC**

This **FIRST AMENDMENT** to the June 22, 2024 Purchase and Sale Agreement is made and entered into on this ____ day of _____, 2026 (the “Effective Date”), by and between the **CITY OF RICHLAND**, a Washington municipal corporation (“Seller”) and **DULE MEHIC** a sole proprietor (“Purchaser”). Seller and Purchaser are referred to collectively as the “Parties.”

I. RECITALS

WHEREAS, on June 18, 2024, the Richland City Council adopted Resolution No. 2024-77, authorizing execution of a Purchase and Sale Agreement by and between the City of Richland and Dule Mehic (*see* Contract No. 260-24); and

WHEREAS, Dule Mehic purchased 1.86 acres of commercial property for the development of a 3,000 square-foot RV sales/showroom facility; and

WHEREAS, Dule Mehic closed on the land sale on October 21, 2024; and

WHEREAS, the City retained a Right to Repurchase in the aforementioned Purchase and Sale Agreement for the 1.86-acre property if Dule Mehic failed to initiate construction of structures, as authorized by the issuance of a building permit, within eighteen (18) months of closing (by April 25, 2026); and

WHEREAS, in mid-April 2025, Dule informed staff that his development plans had changed from an RV showroom facility to a wine production facility for a local winery. Although staff approved of the new project, Mr. Mehic was informed that the deadline to commence construction on the property as required by the Purchase and Sale Agreement was still in effect; and

WHEREAS, Dule Mehic submitted civil/site plans to the City on May 28, 2025; and

WHEREAS, in an email dated April 8, 2026, Dule Mehic informed the City that he would not be able to meet the start of construction deadline due to ongoing delays in getting City approval for driveway locations to serve his development; and

WHEREAS, in an email dated May 25, 2026, Dule Mehic informed the City that he had changed his development plans to add a second tenant and was now developing a muti-tenant building; and

WHEREAS, in an email from the City dated May 27, 2026, Dule Mehic was required to provide copies of Letters of Intent from the prospective tenants intending to lease space in his new building; and

WHEREAS, on June 2, 2026, Dule Mehic provided copies of Letters of Intent from a local winery and a real estate broker confirming their intent to lease space in his new building; and

WHEREAS, to render Dule Mehic's revised development plans feasible, the deadlines for permit submittal and construction in the Purchase and Sale Agreement must be extended; and

WHEREAS, the City's Right to Repurchase will expire when Dule Mehic receives a certificate of occupancy for his new building or 36 months from the amendment date, whichever is sooner; and

WHEREAS, the City is supportive of Dule Mehic's project, and desires to see its successful development in the Horn Rapids Business Center; and

WHEREAS, the City will not agree to further extend Dule Mehic's deadlines for permit application submittal and start of construction after this First Amendment to the Purchase and Sale Agreement; and

WHEREAS, the Right to Repurchase expressly survives Closing, remains enforceable, and can be modified by written agreement of the City and Dule Mehic.

NOW THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Seller and Purchaser hereby agree as follows:

II. AGREEMENT

1. Section 11.13 of the Purchase and Sale Agreement between the City of Richland and Dule Mehic, referenced as Contract No. 260-24, is amended as follows:

11.13 Right to Repurchase. This Property is being sold to Purchaser in anticipation of development of a minimum ~~3,000~~ 6,000 square foot ~~RV sales/showroom~~ facility with Longship Cellars as the primary tenant, subject to the following:

(a) If Purchaser fails to submit an application to Seller for approval of building plans within ~~eighteen~~ eight (~~18~~ 8) months ~~of from Closing~~ August 1, 2026, Seller reserves the right to reclaim title to the Property through repurchase.

(b) If Purchaser fails to initiate construction of structures, as authorized by the issuance of a building permit, within eighteen (18) months ~~of from Closing~~ August 1, 2026, Seller reserves the right to reclaim title to the Property through repurchase.

(c) The rights of Seller set forth in Sections 11.13 (a) and (b) are referred to in this Agreement as the "Right to Repurchase."

(d) Seller shall reclaim the Property by refunding, without interest, the original Purchase Price identified herein for the Property.

(e) Purchaser and Seller shall each pay for one half of the closing costs related to Seller's repurchase of the Property. Other than closing costs, Seller will not assume any liability for expenses incurred by Purchaser in conducting this transaction. Purchaser agrees to re-convey fee title to Seller within sixty (60) days of receipt of notification of Seller's election to exercise its Right to Repurchase.

(f) This Right to Repurchase is exclusive to Seller and may be exercised at Seller's sole discretion. This Right to Repurchase shall survive thirty-six (36) months after ~~Closing~~ the effective date of this First Amendment, or until such time as when the City has issued a Certificate of Occupancy for the development of the ~~RV-sales/showroom~~ minimum 6,000 square foot facility with Longship Cellars as the primary tenant, whichever is earlier.

(g) Seller shall be under no obligation to exercise this Right to Repurchase. Purchaser agrees that Seller must grant approval to any resale of the Property by Purchaser to any third party within the thirty-six (36) months Right to Repurchase period, which shall be given in Seller's sole discretion. This Right to Repurchase right shall survive Closing and the delivery of the Deed.

(h) Seller and Purchaser agree to execute a Memorandum of Repurchase Right to evidence Seller's Right to Repurchase, which Memorandum may be recorded by Seller in the real property records of Benton County, Washington.

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

CITY OF RICHLAND – SELLER

DULE MEHIC – PURCHASER

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

By: Dule Mehic

ATTEST:

By: Jennifer Rogers, City Clerk

APPROVED AS TO FORM:

By: Heather Kintzley, City Attorney



COUNCIL AGENDA ITEM STAFF REPORT

Meeting Date: 8/18/2026

Agenda Category: Resolutions - Adoption

Strategic Priority 3 - Focused Development

Subject

Resolution No. 2026-114, Authorizing Change Order No. 5 to the Construction Contract with Prater Electric Inc. for the Thayer Substation Bank I Replacement Project

Department/Office

Energy Services

Ordinance/Resolution Number

2026-114

Document Type

Resolution

Recommended Motion

Adopt Resolution No. 2026-114, authorizing the City Manager to sign and execute Change Order No. 5 to the Construction Contract with Prater Electric, Inc. for the Thayer Substation Bank I Replacement Project.

Summary

On March 17, 2026, Richland City Council approved Resolution No. 2026-36, authorizing Contract No. 133-26 with Prater Electric, Inc. for the Thayer Substation Bank I Replacement Project in the amount of \$3,362,634.50 (the "Project").

Originally constructed by the Atomic Energy Commission in 1948, the Thayer Substation continues to operate with some of its original power transformers, switchgear and transmission structures. The equipment has exceeded its useful service life and is being replaced with additional system capacity for future reliability. The City purchased the substation and associated equipment from Bonneville Power Administration (BPA) in the late 1990s.

The Project has encountered unforeseen tax rate changes, underground obstacles and additional civil work requirements, resulting in four (4) previous change orders totaling \$338,904.18.

Approval of Change Order No. 5 will authorize an additional \$59,787.20 to fund additional landscaping and concrete curbing construction associated with the Project. This Project is more than 95% complete, and no additional change orders are anticipated.

Staff recommends adoption of Resolution No. 2026-114.

Fiscal Impact

Change Order No. 5 to Contract No. 133-26 will increase the existing contract by \$59,787.20 and will be funded through the Electric Fund. The 2026 Capital Work Plan includes an approved budget of \$12.4M, with \$4.1M expended through June 2026.

Attachments

1. Resolution No. 2026-114
2. Proposed Change Order No. 5 to Contract No. 133-26 - Prater Electric, Inc.

RESOLUTION NO. 2026-114

A RESOLUTION OF THE CITY OF RICHLAND, WASHINGTON, AUTHORIZING CHANGE ORDER NO. 5 TO THE CONSTRUCTION CONTRACT WITH PRATER ELECTRIC, INC. FOR THE THAYER SUBSTATION BANK 1 REPLACEMENT PROJECT.

WHEREAS, the City of Richland operates an electric utility providing customers reliable service at the lowest reasonable cost through wholesale power purchases, efficient operations and energy efficiency; and

WHEREAS, on March 17, 2026, Richland City Council adopted Resolution No. 2026-36, authorizing a construction contract with Prater Electric, Inc. in the amount of \$3,362,634.50 for the Thayer Substation Bank 1 Replacement Project (the “Project”) (*see* Richland Contract No. 133-26); and

WHEREAS, on May 4, 2026, Change Order No. 1 was approved in the amount of \$3,093.50 for the increased sales tax rate; and

WHEREAS, on May 11, 2026, Change Order No. 2 was approved in the amount of \$47,585.53 for the removal of unforeseen underground structures encountered during construction; and

WHEREAS, on June 29, 2026, Change Order No. 3 was approved in the amount of \$108,852.82 to address additional work associated with fence grading and reconfiguration requiring additional civil and electrical work; and

WHEREAS, on July 24, 2026, Change Order No. 4 was approved in the amount of \$179,372.33 for additional work associated with permitting requirements, underground utility conflicts and fencing modifications; and

WHEREAS, additional landscaping improvement work and installation of curbing is needed to complete the Project; and

WHEREAS, the total value of the unanticipated changes to the Project exceeds the administrative change order authority established by Resolution No. 2026-36, thereby requiring City Council approval; and

WHEREAS, the City’s best interests are served by authorizing Change Order No. 5 to ensure successful execution of the Project and to fairly compensate the contractor for services rendered.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City Manager is authorized to sign and execute Change Order No. 5 to Contract No. 133-26 with Prater Electric, Inc. in the amount of \$59,787.20 for the Thayer Substation Bank 1 Replacement Project.

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

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 18th day of August, 2026.

Theresa Richardson, Mayor

Attest:

Approved as to Form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney



DRAFT

Public Works Contract Change Order

Project: Thayer Substation Bank 1 Replacement

Change Order No: 5

Contractor: Prater Electric

Date: 07/30/2026

Federal/State/Grant

Aid Number: N/A

Contract Number: 133-26

Reason for Change:

☐ Regulatory Change ☒ City Requested ☐ Design Error ☐ Unforeseen/Unforeseeable

Change Description: (Describe the change(s) and the reason(s) for the change)

The original design did not include landscaping or site enhancements to improve the overall appearance of the facility upon project completion. Additionally, a concrete curb is required along the east side of the driveway to provide a defined edge, contain the landscape rock, and improve pedestrian safety by preventing rock migration into the driveway.

This work includes install of landscape fabric and 1.2-inch basalt rock along the north, east, and south sides of the substation, and 5/8-inch basalt rock along the west side. Install a concrete curb along the east side of the driveway to retain the landscape rock and define the pedestrian area. Clean up and restore the areas surrounding the school low-voltage switchgear and the north side of the substation to provide a neat, finished appearance upon project completion.

All attachments listed are made part of this Contract Change Order.

All terms & conditions defined in the Contract Documents & Change Orders issued to date remain in effect unless otherwise state herein.

The following adjustments, if any, to the Contract Sum and Contract Time constitute the complete and final settlement of all costs of labor, materials, equipment, overhead, fee, and damages, whether direct, indirect, and any other claim by the Contractor, as a result of the change.

Contract Summary:

Original Contract Amount:	\$ 3,362,634.50
Previous Change Orders:	\$ 338,904.18
This Change Order:	\$ 59,787.20
New Contract Amount:	\$ 3,761,325.88
Total % of Change Orders	11.86%

Schedule Summary:

Original Contract Duration:	397	Days
Previous Added Days:	0	Day(s)
This Change Order:	0	Day(s)
New Contract Duration:	397	Days
Revised Completion Date	N/A	

Execution of this Change Order by the Contractor constitutes the Contractor's irrevocable acceptance of all the terms hereof, including the above described adjustments, if any, in the Contract Sum and Contract time. This Contract Change Order is hereby incorporated into and becomes part of the Contract Documents.

Approved:

Contractor:

Authorized Signature

Print Name

Date

City of Richland:

Department Director

Authorized Signature

Print Name

Date

City of Richland:

City Manager
(If over threshold)

Authorized Signature

Print Name

Date



Thayer Substation
COP 9
Install Landscape Rock, Sidewalk Replacement, Curb

Reason for change:

The original design didn't include any landscaping to make the exterior of the site appealing. A curb is needed to hold landscape rock from designed driveway. At the request of the City, we are providing a design.

Scope of Work:

Install fabric and 1.2" basalt rock on North, East and South side and 5/8 on West side. Install curb on east side of driveway. Freshen up area around the school LV SWG and the northside of substation to leave a tidy site.

Material:

Concrete	\$600.00
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Equipment:

Excavator, Skid steer, plate compactor,	\$750.00
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Labor:

Supervision direct and indirect	10@150	\$1,500.00
Labor including safety	30@125	\$3,750.00
Total labor		\$5,250.00

Subcontractor:

Concrete Work	\$ 2,000.00
Landscaping	\$35,766.00
Total Subcontractor	\$37,766.00

B&I	5%	\$ 2,218.30
P&O	18%	\$ 8,367.17

Total excluding tax	\$54,951.47
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COUNCIL AGENDA ITEM STAFF REPORT

Council Date: 8/18/2026

Agenda Category: Expenditures - Approval

Strategic Priority 2 - Financial Sustainability

Subject

Expenditures from July 1, 2026 to July 31, 2026 for \$37,518,938.68 including Travel Checks Nos. 21072-21086, Accounts Payable Check Nos. 348324-349543, Accounts Payable Wire Nos. 11096-11127, Payroll Wires & ACH Nos. 15629-15698, Payroll Check Nos. 237699-237705, and Payroll Direct Deposit Nos. 261820025515-262110028060.

Department/Office

Finance

Ordinance/Resolution Number

Document Type

Expenditures

Recommended Motion

Approve the expenditures from July 1, 2026 to July 31, 2026 in the amount of \$37,518,938.68.

Summary

Breakdown of Expenditures

Travel Checks	21072-21086	\$16,036.20
Accounts Payable Checks	348324-349543	\$8,764,566.38
Accounts Payable Wires	11096-11127	\$18,437,790.97
Payroll Wires & ACH	15629-15698	\$4,991,538.84
Payroll Checks	237699-237705	\$35,417.02
Payroll Direct Deposits	261820025515-262110028060	\$5,273,589.27
TOTAL		\$37,518,938.68

Fiscal Impact

Total Disbursements: \$37,518,938.68

Attachments

1. Expenditure Summary
2. Travel Checks
3. Accounts Payable Checks
4. Accounts Payable Wires
5. Payroll Wires and ACH
6. Payroll Checks
7. Payroll Direct Deposit

Expenditure Summary - 7/1/2026 - 7/31/2026

AP-EXP-SUMMARY-001

Expenditure Breakdown Summary

	REPORT	START CHECK	END CHECK	CHECK COUNT	CHECK TOTALS	VOID AMT
Travel Checks	(AP-TRVLCHKS-001)	21072	21086	15	\$16,036.20	\$0.00
Accounts Payable Checks	(AP-CHKHIST-DETAIL-001)	348324	349543	1220	\$8,764,566.38	\$2,203.29
Accounts Payable Wires	(AP-WIRENOS-001)	11096	11127	32	\$18,437,790.97	\$0.00
Payroll Wires & ACH	(PR-WIRESACH-001)	15629	15698	70	\$4,991,538.84	\$0.00
Payroll Checks	(PR-CHKHIST-DETAIL-001)	237699	237705	7	\$35,417.02	\$0.00
Payroll Direct Deposit		261820025515	262110028060	2548	\$5,273,589.27	\$0.00

\$37,518,938.68

AP Travel Checks - MUNIS 7/1/2026 - 7/31/2026

Travel Check Summary Information

CHECK DATE	START CHECK	END CHECK	CHECK KNT	CHECK TOTALS	VOID AMT
07/01/2026	21072	21074	3	\$1,735.52	\$0.00
07/08/2026	21075	21079	5	\$5,841.02	\$0.00
07/15/2026	21080	21080	1	\$399.00	\$0.00
07/22/2026	21081	21085	5	\$6,517.43	\$0.00
07/29/2026	21086	21086	1	\$1,543.23	\$0.00
			15	\$16,036.20	\$0.00

Travel Check Detail Information

CHECK DATE	START CHECK	VOID	PAYEE	CHECK AMT	CHK COMMENT	VOID AMT	VOID COMMENT
07/01/2026	21072		JOHNATHAN LEMAR	\$1087.12	26-223 SNIPERCRAFT NW SNIPER B	\$0.00	
07/01/2026	21073		HECTOR MORENO	\$272.00	26-226 2026 WEF COLLECTIONS SY	\$0.00	
07/01/2026	21074		CLINT WHITNEY	\$376.40	26-207 CARBON COMPLIANCE VERIF	\$0.00	
07/08/2026	21075		ANDREW C FLORENCE	\$1855.00	26-042 ESRI USER CONFERENCE	\$0.00	
07/08/2026	21076		MICHAEL MENDEZ	\$1704.72	26-020 ESRI USER CONFERENCE	\$0.00	
07/08/2026	21077		DUSTIN RICHMAN	\$1364.30	26-209 SPECIALIST INTERVIEW CO	\$0.00	
07/08/2026	21078		JOE SCHIESSL	\$463.00	26-073 ESRI USER CONFERENCE	\$0.00	
07/08/2026	21079		BRADDON STIGALL	\$454.00	26-239 ESRI USER CONFERENCE	\$0.00	
07/15/2026	21080		AMANDA WALLNER	\$399.00	26-258 2026 PNWER ANNUAL SUMMI	\$0.00	
07/22/2026	21081		JASON CROUCH	\$193.44	26-252 BOMB SQUAD TRUCK PREBUI	\$0.00	
07/22/2026	21082		BRYAN FIELD	\$1134.05	26-130 OREGON SRO CONFERENCE	\$0.00	
07/22/2026	21083		VINCENT HUPF	\$193.44	26-251 BOMB SWUAD TRUCK PREBUI	\$0.00	
07/22/2026	21084		GABE SMITH	\$2577.25	26-253 BECKWITH PROTECTION & C	\$0.00	
07/22/2026	21085		IGOR TYSHCHUK	\$2419.25	26-254 BECKWITH PROTECTION & C	\$0.00	
07/29/2026	21086		AIMEE FOURNIER-PLANTE	\$1543.23	26-225 APCO CONFERENCE	\$0.00	
				\$16036.20		\$0.00	

Accounts Payable Checks

7/1/2026 - 7/31/2026

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
07/01/2026	348324	P	31231	ABM INDUSTRIES INC	\$44,636.06	0	0701261	JANITORIAL SERVICES - JUNE 202
07/01/2026	348325	P	10838	GRIGG ENTERPRISES INC	\$1,480.75	0	0701261	Grass Seed for Power Ops
07/01/2026	348326	P	31632	ADCOMM ENGINEERING LLC	\$3,100.80	0	0701261	CAD/RADIO/IT/PHONE-CALL IN SUP
07/01/2026	348327	P	32513	AIR-TIGHT WINDOWS & REMODELING LLC	\$1,512.00	0	0701261	226 Saint - Gibbons - Window R
07/01/2026	348328	P	10249	ALL DOORS	\$222.26	0	0701261	Library Battery Replacement
07/01/2026	348329	P	31317	AMERICAN WEST INDUSTRIES	\$4,062.59	0	0701261	3363-79564,3364-79565,3372-795
07/01/2026	348330	P	10157	AMERIGAS	\$967.33	0	0701261	Propane for boilers/digesters
07/01/2026	348331	P	10644	ANIXTER INC	\$2,809.76	0	0701261	DEVICES
07/01/2026	348332	P	10723	AP TECHNOLOGY LLC	\$1,070.00	0	0701261	SR-7458 SecureCheck Software M
07/01/2026	348333	P	10317	APOLLO SHEET METAL INC	\$600.00	0	0701261	452 Adair - Fontana - HVAC Reb
07/01/2026	348334	P	12146	PRECISION FLOW TECHNOLOGIES INC	\$667.00	0	0701261	TEE, PVC 1-1/4" BALL
07/01/2026	348335	P	10670	ARROW CONSTRUCTION HOLDINGS LLC	\$1,872.16	0	0701261	VEH#6638 WO#80135 BURNER ASSY
07/01/2026	348336	P	10175	AT&T MOBILITY NATIONAL ACCOUNTS LLC	\$95.00	0	0701261	CELL TOWER/AREA SEARCH CASE #
07/01/2026	348337	P	999000	AUREF - Utility Customer Refunds	\$4.40	0	0701261	900 AARON DR 202
07/01/2026	348338	P	999000	AUREF - Utility Customer Refunds	\$12.14	0	0701261	785 CANYON ST Apt 107
07/01/2026	348339	P	999000	AUREF - Utility Customer Refunds	\$229.69	0	0701261	75 NEWCOMER ST
07/01/2026	348340	P	999000	AUREF - Utility Customer Refunds	\$94.47	0	0701261	201 UNIVERSITY DR Apt 207
07/01/2026	348341	P	999000	AUREF - Utility Customer Refunds	\$0.35	0	0701261	2894 SALK AVE Apt 305
07/01/2026	348342	P	999000	AUREF - Utility Customer Refunds	\$109.04	0	0701261	1518 BUTTERNUT AVE
07/01/2026	348343	P	999000	AUREF - Utility Customer Refunds	\$75.81	0	0701261	650 GEORGE WASHINGTON WAY Apt
07/01/2026	348344	P	999000	AUREF - Utility Customer Refunds	\$45.51	0	0701261	650 GEORGE WASHINGTON WAY Apt
07/01/2026	348345	P	999000	AUREF - Utility Customer Refunds	\$4.89	0	0701261	1312 ROCHEFONTAINE ST
07/01/2026	348346	VOID	999000	AUREF - Utility Customer Refunds	\$0.00	323.85	0701261	VOID AFTER UPDATE 08/03/2026
07/01/2026	348347	P	999000	AUREF - Utility Customer Refunds	\$470.14	0	0701261	2665 KINGSGATE WAY Apt G270
07/01/2026	348348	P	999000	AUREF - Utility Customer Refunds	\$45.36	0	0701261	1650 MOWRY SQ 324
07/01/2026	348349	P	999000	AUREF - Utility Customer Refunds	\$2.95	0	0701261	176 ANDREA LN
07/01/2026	348350	P	999000	AUREF - Utility Customer Refunds	\$69.54	0	0701261	1900 STEVENS DR 830
07/01/2026	348351	P	999000	AUREF - Utility Customer Refunds	\$157.04	0	0701261	1342 WHITE BLUFFS ST
07/01/2026	348352	P	999000	AUREF - Utility Customer Refunds	\$99.77	0	0701261	538 MEADOW HILLS DR
07/01/2026	348353	P	999000	AUREF - Utility Customer Refunds	\$29.93	0	0701261	3003 QUEENSGATE DR Apt 169
07/01/2026	348354	P	999000	AUREF - Utility Customer Refunds	\$78.46	0	0701261	777 MCMURRAY ST 5
07/01/2026	348355	P	999000	AUREF - Utility Customer Refunds	\$42.72	0	0701261	810 WRIGHT AVE
07/01/2026	348356	P	999000	AUREF - Utility Customer Refunds	\$9.84	0	0701261	1256 EL MONTE CT

Accounts Payable Checks

7/1/2026 - 7/31/2026

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
07/01/2026	348357	P	999000	AUREF - Utility Customer Refunds	\$3.40	0	0701261	227 UNIVERSITY DR Apt 203
07/01/2026	348358	P	999000	AUREF - Utility Customer Refunds	\$69.21	0	0701261	2101 STEPTOE ST Apt 221
07/01/2026	348359	P	999000	AUREF - Utility Customer Refunds	\$101.68	0	0701261	2550 DUPORTAIL ST C217
07/01/2026	348360	P	999000	AUREF - Utility Customer Refunds	\$0.04	0	0701261	3747 HIGHVIEW ST
07/01/2026	348361	P	999000	AUREF - Utility Customer Refunds	\$240.08	0	0701261	421 SUNDANCE DR
07/01/2026	348362	P	999000	AUREF - Utility Customer Refunds	\$0.01	0	0701261	2009 FAIRWAY DR
07/01/2026	348363	P	999000	AUREF - Utility Customer Refunds	\$16.00	0	0701261	INCORRECT CPL RENEWAL CHARGE R
07/01/2026	348364	P	999000	AUREF - Utility Customer Refunds	\$180.84	0	0701261	183 MATA RD
07/01/2026	348365	P	999000	AUREF - Utility Customer Refunds	\$245.00	0	0701261	2895 PAULING AVE Apt 260
07/01/2026	348366	P	999000	AUREF - Utility Customer Refunds	\$131.25	0	0701261	455 BRADLEY BLVD Apt 115
07/01/2026	348367	P	999000	AUREF - Utility Customer Refunds	\$50.00	0	0701261	1007 ROBERDEAU ST
07/01/2026	348368	P	999000	AUREF - Utility Customer Refunds	\$20.80	0	0701261	2003 TINKLE ST
07/01/2026	348369	P	999000	AUREF - Utility Customer Refunds	\$205.68	0	0701261	256 ADA ST
07/01/2026	348370	P	999000	AUREF - Utility Customer Refunds	\$0.19	0	0701261	1058 KLIKITAT ST
07/01/2026	348371	P	999000	AUREF - Utility Customer Refunds	\$5.78	0	0701261	1403 KIMBALL AVE
07/01/2026	348372	P	999000	AUREF - Utility Customer Refunds	\$80,506.63	0	0701261	1289 TAPTEAL DR
07/01/2026	348373	P	999000	AUREF - Utility Customer Refunds	\$91.04	0	0701261	2665 KINGSGATE WAY Apt E349
07/01/2026	348374	P	999000	AUREF - Utility Customer Refunds	\$4,873.11	0	0701261	2414 BELLERIVE DR
07/01/2026	348375	P	999000	AUREF - Utility Customer Refunds	\$7.54	0	0701261	2573 BRODIE LN
07/01/2026	348376	P	999000	AUREF - Utility Customer Refunds	\$134.69	0	0701261	451 WESTCLIFFE BLVD Apt F144
07/01/2026	348377	P	999000	AUREF - Utility Customer Refunds	\$316.50	0	0701261	2500 FALCONCREST LOOP
07/01/2026	348378	P	999000	AUREF - Utility Customer Refunds	\$80.94	0	0701261	2513 DUPORTAIL ST Apt 357
07/01/2026	348379	P	999000	AUREF - Utility Customer Refunds	\$26.35	0	0701261	504 FALLEY ST
07/01/2026	348380	P	999000	AUREF - Utility Customer Refunds	\$22.15	0	0701261	506 FALLEY ST
07/01/2026	348381	P	999000	AUREF - Utility Customer Refunds	\$275.80	0	0701261	3227 EMORY AVE
07/01/2026	348382	P	999000	AUREF - Utility Customer Refunds	\$160.60	0	0701261	2940 VISTARA WAY
07/01/2026	348383	P	999000	AUREF - Utility Customer Refunds	\$39.00	0	0701261	1002 RIO SENDA CT
07/01/2026	348384	P	999000	AUREF - Utility Customer Refunds	\$32.17	0	0701261	2894 SALK AVE Apt 231
07/01/2026	348385	P	999000	AUREF - Utility Customer Refunds	\$2,591.16	0	0701261	1878 FOWLER ST 7
07/01/2026	348386	P	999000	AUREF - Utility Customer Refunds	\$130.64	0	0701261	127 ROSEMARY ST
07/01/2026	348387	P	999000	AUREF - Utility Customer Refunds	\$183.83	0	0701261	1537 JADWIN AVE
07/01/2026	348388	P	999000	AUREF - Utility Customer Refunds	\$46.56	0	0701261	1539 JADWIN AVE
07/01/2026	348389	P	999000	AUREF - Utility Customer Refunds	\$146.29	0	0701261	1924 ORCHARD WAY

Accounts Payable Checks

7/1/2026 - 7/31/2026

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
07/01/2026	348390	P	999000	AUREF - Utility Customer Refunds	\$42.13	0	0701261	2346 WATERHILL AVE
07/01/2026	348391	P	999000	AUREF - Utility Customer Refunds	\$10.00	0	0701261	303 GAGE BLVD 320
07/01/2026	348392	P	999000	AUREF - Utility Customer Refunds	\$40.20	0	0701261	341 HYDRANT METER
07/01/2026	348393	P	999000	AUREF - Utility Customer Refunds	\$241.85	0	0701261	320 CASEY AVE
07/01/2026	348394	P	999000	AUREF - Utility Customer Refunds	\$85.17	0	0701261	2550 DUPORTAIL ST C216
07/01/2026	348395	P	999000	AUREF - Utility Customer Refunds	\$165.40	0	0701261	1005 MOONSTONE CT
07/01/2026	348396	P	999000	AUREF - Utility Customer Refunds	\$114.92	0	0701261	650 GEORGE WASHINGTON WAY Apt
07/01/2026	348397	P	999000	AUREF - Utility Customer Refunds	\$119.72	0	0701261	400 SMITH AVE
07/01/2026	348398	P	999000	AUREF - Utility Customer Refunds	\$105.53	0	0701261	317 GREENTREE CT 2
07/01/2026	348399	P	999000	AUREF - Utility Customer Refunds	\$67.83	0	0701261	227 UNIVERSITY DR Apt 317
07/01/2026	348400	P	999000	AUREF - Utility Customer Refunds	\$324.55	0	0701261	352 HYDRANT METER
07/01/2026	348401	P	999000	AUREF - Utility Customer Refunds	\$42.31	0	0701261	94 CRAIGHILL AVE
07/01/2026	348402	P	999000	AUREF - Utility Customer Refunds	\$25.48	0	0701261	1924 HOOD AVE
07/01/2026	348403	P	999000	AUREF - Utility Customer Refunds	\$115.20	0	0701261	2488 BRODIE LN
07/01/2026	348404	P	999000	AUREF - Utility Customer Refunds	\$0.44	0	0701261	3610 MORNINGSIDE PKWY
07/01/2026	348405	P	999000	AUREF - Utility Customer Refunds	\$27.48	0	0701261	409 BIRCH AVE
07/01/2026	348406	P	999000	AUREF - Utility Customer Refunds	\$208.18	0	0701261	3741 NUTHATCH ST
07/01/2026	348407	P	999000	AUREF - Utility Customer Refunds	\$986.35	0	0701261	1317 FARRELL LN
07/01/2026	348408	P	999000	AUREF - Utility Customer Refunds	\$14.28	0	0701261	1876 FOWLER ST 318
07/01/2026	348409	P	10367	BANK OF AMERICA	\$3,945.08	0	0701261	BANK ANALYSIS FEES
07/01/2026	348410	P	10780	BASIN SOD INC	\$200.00	0	0701261	CLAYBELL SOD REPLACEMENT
07/01/2026	348411	P	10301	BAVCO	\$1,614.87	0	0701261	UPTOWN - RCC IRR BACKFLOW ASSY
07/01/2026	348412	P	11432	BDP INDUSTRIES INC	\$11,615.36	0	0701261	Belts for Belt Press
07/01/2026	348413	P	10518	BEAVER BARK & ROCK	\$32.61	0	0701261	3- SOD BY THE ROLL 10 SQFT
07/01/2026	348414	P	10281	BENTON COUNTY	\$19,819.01	0	0701261	WORK CREW PARKS MAY 2026
07/01/2026	348415	P	10009	COUNTY OF BENTON	\$145,204.85	0	0701261	BENTON COUNTY OFFICE OF PUBLIC
07/01/2026	348416	P	10009	COUNTY OF BENTON	\$469.67	0	0701261	CRIME VICTIMS BCDC MAY 26
07/01/2026	348417	P	10010	BENTON FRANKLIN HEALTH DISTRICT	\$10,000.00	0	0701261	0323-1292 - 2026 COMPOSTING PE
07/01/2026	348418	P	11408	BENTON FRANKLIN LEGAL AID	\$7,320.26	0	0701261	May 2026 HOME ARP SS
07/01/2026	348419	P	10008	BENTON PUD	\$7,168.80	0	0701261	FD - 2026 LEASE JUMP OFF JOE/P
07/01/2026	348420	P	10158	BENTON RURAL ELECTRIC ASSOCIATION	\$63.63	0	0701261	FD COLLINS RD TOWER
07/01/2026	348421	P	32946	SYBREN BAUKE MENSORIDES	\$140.00	0	0701261	BOARDING FEES 5/21/26-5/25/26
07/01/2026	348422	P	10398	BOB RHODES HEATING & A/C INC	\$600.00	0	0701261	1710 Gaillard - Heineman - HVA

Accounts Payable Checks

7/1/2026 - 7/31/2026

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
07/01/2026	348423	P	10546	BOUND TREE MEDICAL LLC	\$1,390.36	0	0701261	CURAPLEX TOURNIQUET, TRANSPORT
07/01/2026	348424	P	10546	BOUND TREE MEDICAL LLC	\$346.38	0	0701261	THOMAS PADDED DRUG CASE - YELL
07/01/2026	348425	P	11272	BOYD'S TREE SERVICE LLC	\$33,566.97	0	0701261	2026 Tree Services Parks & Fac
07/01/2026	348426	P	10467	BRASHEAR ELECTRIC INC	\$845.35	0	0701261	LIGHT MAINTENANCE AND REPAIRS
07/01/2026	348427	P	31747	BRUCKNER TRUCK SALES INC	\$833.40	0	0701261	VEH#3386 WO#79910 TEMP SENSOR
07/01/2026	348428	P	32955	BURROWS TRACTOR INC	\$849.31	0	0701261	VEH#7159 WO#79261 SEAL KIT
07/01/2026	348429	P	31841	CAMPBELL & COMPANY SERVICE CORPORATION	\$6,705.26	0	0701261	HOME OOR - Plumbing 1700 Gaill
07/01/2026	348430	P	11685	CARDINAL HEALTH 130, LLC	\$707.08	0	0701261	SALINE 9%,ASPIRIN,EPINEPHRINE
07/01/2026	348431	P	10026	CASCADE NATURAL GAS CORP	\$7,163.15	0	0701261	RPD NATURAL GAS 5/16/26-6/16/2
07/01/2026	348432	P	31177	CENGAGE LEARNING, INC.	\$179.20	0	0701261	LIBRARY MATERIALS - LARGE PRIN
07/01/2026	348433	P	11112	CENTURYLINK COMMUNICATIONS LLC	\$153.83	0	0701261	LONG DISTANCE 06/06-07/05/26
07/01/2026	348434	P	10847	CERIUM NETWORKS INC	\$142,592.50	0	0701261	SR-7190 Network Core Switches
07/01/2026	348435	P	10597	CHARTER COMMUNICATIONS	\$148.61	0	0701261	RPD BUSINESS INTERNET 6/1/26-6
07/01/2026	348436	P	30116	CHRISTENSEN INC	\$4,733.75	0	0701261	FLEET - DEF, OIL
07/01/2026	348437	P	32967	PATRICIA J CHVATAL	\$215.00	0	0701261	TEMPORARY EASEMENT 1-1198-202-
07/01/2026	348438	P	10135	CI SUPPORT LLC	\$118.24	0	0701261	RPD ONSITE SHRED SERVICES 5/18
07/01/2026	348439	P	10261	CITY OF RICHLAND	\$428.30	0	0701261	26-187 BIRKHIMER - NW FIRE INV
07/01/2026	348440	P	10261	CITY OF RICHLAND	\$600.00	0	0701261	409 Douglass - Phelps - HVAC R
07/01/2026	348441	P	10429	CODE PUBLISHING INC	\$698.20	0	0701261	ANNUAL MAINTENANCE, WEB FEES,
07/01/2026	348442	P	11516	COLEMAN OIL COMPANY	\$32,599.70	0	0701261	LANDFILL DYED
07/01/2026	348443	P	10509	COMPUTER DISCOUNT WAREHOUSE	\$6,188.64	0	0701261	LAPTOPS
07/01/2026	348444	P	31848	CONSISTENT CARE SERVICES SPC PS	\$34,329.99	0	0701261	MAY 2026 HOME ARP SS
07/01/2026	348445	P	10034	CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	\$16,870.80	0	0701261	WP & Copper Wire
07/01/2026	348446	P	11526	CORWIN OF PASCO LLC	\$72,161.22	0	0701261	2026 FORD F150 TRUCK
07/01/2026	348447	P	11445	DAY MANAGEMENT CORPORATION	\$4,032.12	0	0701261	AMATEUR RADIO INSTALL - BADGER
07/01/2026	348448	P	31626	DE NORA HOLDINGS US INC	\$9,000.23	0	0701261	Power Supply 30 V 3000W
07/01/2026	348449	P	10453	DELTA HEATING & COOLING INC	\$12,360.00	0	0701261	68 Chaparral - Hardziej - HVAC
07/01/2026	348450	P	10801	DOMESTIC VIOLENCE SVCS OF BNTN & FRNKLN COUNTIES	\$888.50	0	0701261	DV ADVOCACY SERVICES MAY 2026
07/01/2026	348451	P	10801	DOMESTIC VIOLENCE SVCS OF BNTN & FRNKLN COUNTIES	\$3,964.50	0	0701261	May 2026 HOME-ARP SS
07/01/2026	348452	P	11362	ELIJAH FAMILY HOMES	\$3,506.26	0	0701261	May 2026 HOME ARP SS
07/01/2026	348453	P	32413	ARCHA RODNEY EMERSON	\$484.40	0	0701261	10968 DROP INS
07/01/2026	348454	P	11044	EWING IRRIGATION PRODUCTS INC	\$1,159.23	0	0701261	HOWARD AMON - IRR REPAIRS

Accounts Payable Checks

7/1/2026 - 7/31/2026

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
07/01/2026	348455	P	10276	FEDERAL SIGNAL CORPORATION	\$6,537.00	0	0701261	VEH#1244-503 POLICE UPFITS
07/01/2026	348456	P	32264	FEDERICK J FAGAN	\$124.60	0	0701261	10998 DROP INS
07/01/2026	348457	P	10315	FERGUSON US HOLDINGS INC	\$37.06	0	0701261	PLUMBING
07/01/2026	348458	P	31444	CODY M WAREHAM	\$293.76	0	0701261	VEH#1239 WO#80112 TOW TO CITY
07/01/2026	348459	P	12444	FREDDIE'S TRADING POST	\$1,086.91	0	0701261	VEH#3387 WO#80150 CARGO GLIDE
07/01/2026	348460	P	11157	FRONTIER COMMUNICATIONS NORTHWEST, INC.	\$266.33	0	0701261	Guest Internet Fiber- June 202
07/01/2026	348461	P	11157	FRONTIER COMMUNICATIONS NORTHWEST, INC.	\$1,122.76	0	0701261	TELEPHONE 6/1/2026-6/30/2026 5
07/01/2026	348462	P	10220	FRONTIER FENCE INC	\$1,789.76	0	0701261	INSTALLATION CHAIN LINK /CRNR
07/01/2026	348463	P	11585	GALLS, LLC	\$1,584.36	0	0701261	RFD - BADGES
07/01/2026	348464	P	32857	GEE WAY DEVELOPMENT COMPANY LLC	\$2,809.00	0	0701261	Resolution No. 2026-02 FS Leas
07/01/2026	348465	P	10050	GENERAL PACIFIC INC	\$170,849.73	0	0701261	TRANSFORMERS 3 PHASE
07/01/2026	348466	P	32488	GREAT WEST ENGINEERING INC	\$12,351.15	0	0701261	Landfill Ph2 Engineering Consu
07/01/2026	348467	P	32966	GRIGG FAMILY LLC	\$242.00	0	0701261	TEMPORARY EASEMENT 1-0298-302-
07/01/2026	348468	P	30423	GUO, SHARON	\$1,355.15	0	0701261	26-193 Workday DevCon/Las Vega
07/01/2026	348469	P	32106	H&L AUTO GLASS LLC	\$313.66	0	0701261	VEH#3385 WO#80100 WINDSHIELD R
07/01/2026	348470	P	10941	TRI COUNTY PARTNERS HABITAT FOR HUMANITY	\$55,741.00	0	0701261	HABITAT-Q2-2026
07/01/2026	348471	P	10256	HACH COMPANY	\$3,420.68	0	0701261	Lab Equipment Calibration and
07/01/2026	348472	P	10046	HD FOWLER CO	\$2,744.97	0	0701261	1" FLARE COPPER ADAPTER
07/01/2026	348473	P	32125	HD SUPPLY INC	\$136.83	0	0701261	Lab supplies - flasks
07/01/2026	348474	P	11813	HERC RENTALS INC	\$1,104.32	0	0701261	EQUIP RENTAL - PROUT POOL - LI
07/01/2026	348475	P	32593	I.C. CONSULTING CORPORATION	\$1,080.00	0	0701261	162-25 Consulting Services
07/01/2026	348476	P	30058	INFOSEND, INC.	\$48,326.02	0	0701261	2026-InfoSend - Utility Statem
07/01/2026	348477	P	31057	INGRAM INDUSTRIES INC.	\$2,672.99	0	0701261	LIBRARY MATERIALS - PHYSICAL C
07/01/2026	348478	P	30005	INTERWEST TECHNOLOGY SYSTEMS INC	\$3,235.72	0	0701261	RPD Lobby Cameras
07/01/2026	348479	P	10168	J & L HYDRAULICS INC	\$1,634.55	0	0701261	VEH#7144 WO#80160 REBUILT HYD
07/01/2026	348480	P	10406	JUB ENGINEERS INC	\$19,736.73	0	0701261	Lift Station Rehabilitation &
07/01/2026	348481	P	32333	JACO ANALYTICAL LABORATORY INC	\$112.32	0	0701261	First St Sub Oil Testing
07/01/2026	348482	P	10063	JACOBS & RHODES INC	\$15,608.96	0	0701261	409 Douglass - Phelps - HVAC L
07/01/2026	348483	P	10172	G-A-P SUPPLY CORP DBA	\$47.82	0	0701261	HVAC - ACID TESTER
07/01/2026	348484	P	32851	K&H FACILITY SERVICES LLC	\$1,503.60	0	0701261	Property Management at RIC, Co
07/01/2026	348485	P	32521	K&L GATES LLP	\$8,000.00	0	0701261	Federal Policy Representation
07/01/2026	348486	P	31660	KELLEY CREATE CO	\$1,115.84	0	0701261	FIRE ST 73 USAGE

Accounts Payable Checks

7/1/2026 - 7/31/2026

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
07/01/2026	348487	P	31660	KELLEY CREATE CO	\$3,067.51	0	0701261	Xerox Contract Charges Communi
07/01/2026	348488	P	31378	SOUTHWEST ANSWERING SERVICE INC	\$277.86	0	0701261	Answering Service 5/25/26-6/24
07/01/2026	348489	P	10071	KENNEWICK INDUSTRIAL & ELECTRICAL SUPPLY	\$281.12	0	0701261	LIBRARY - IRR
07/01/2026	348490	P	11667	KENWORTH SALES COMPANY	\$101.15	0	0701261	VEH#3385 WO#80101 FILTER
07/01/2026	348491	P	32968	KING COUNTY MUNICIPAL CLERKS ASSOCIATION	\$40.00	0	0701261	KCMCA SUMMER WORK SESSION REGI
07/01/2026	348492	P	31459	KPFF INC	\$572.50	0	0701261	HR Industrial Park Rail Extens
07/01/2026	348493	P	32375	LABCONCO CORPORATION	\$95.40	0	0701261	Temperature probe for lab dish
07/01/2026	348494	P	10432	LANGUAGE LINE SERVICES INC	\$474.99	0	0701261	RPD TRANSLATION SERVICE MAY 20
07/01/2026	348495	P	10262	LIFE ASSIST INC	\$12,460.11	0	0701261	O2 CYLINDER TOGGLE
07/01/2026	348496	P	30761	LIGHTFOOT, GAVIN	\$24.00	0	0701261	26-202 LIGHTFOOT SPOKANE WA TR
07/01/2026	348497	P	10298	LN CURTIS & SONS	\$3,290.06	0	0701261	HYPRES SERVICE 4/3/2026
07/01/2026	348498	P	31741	DAWN MACDONALD	\$280.00	0	0701261	11079 10960
07/01/2026	348499	P	11473	PATTI L MASON	\$425.60	0	0701261	10924 10976 DROP INS
07/01/2026	348500	P	30799	MEDLINE INDUSTRIES INC.	\$220.43	0	0701261	RFES - IV TRAY
07/01/2026	348501	P	10665	MEIER ENTERPRISES INC	\$5,000.00	0	0701261	1200 Jadwin Building Contract
07/01/2026	348502	P	32673	MES I ACQUISITION INC	\$1,134.77	0	0701261	FD STRUCTURE BOOTS - WALLING
07/01/2026	348503	P	11600	MICHAEL D. TERRELL	\$778.50	0	0701261	Leslie Groves Tennis Court Rep
07/01/2026	348504	P	32736	MOORE IACOFANO GOLTSMAN INC	\$2,268.75	0	0701261	PROS Comprehensive Plan (108-2
07/01/2026	348505	P	11428	MIGHTY JOHNS PORTABLE TOILET & SEPTIC SERVICE INC	\$3,789.00	0	0701261	Cool Desert Nights Portable Re
07/01/2026	348506	P	11358	JO ANN MILLER	\$428.40	0	0701261	11055 10861 10782 DROP INS
07/01/2026	348507	P	10660	MILNE NAIL, POWER TOOL & REPAIR	\$402.92	0	0701261	STATION 71 - PLUMBING LEAK REP
07/01/2026	348508	P	10083	MONARCH MACHINE & TOOL CO INC	\$397.48	0	0701261	Buss repair for First St sub
07/01/2026	348509	P	10358	PYE-BARKER FIRE & SAFETY	\$1,507.48	0	0701261	MULTIPLE FIRE ALARM MONITORING
07/01/2026	348510	P	31716	MERCURY ENTERPRISES INC	\$801.49	0	0701261	AIRTRAQ SMALL/REGULAR
07/01/2026	348511	P	31674	P&F AUTOMOTIVE WAREHOUSE INC	\$2,993.58	0	0701261	VEH#3404 WO#80118 BATTERY
07/01/2026	348512	P	32655	NATURAL STRUCTURES INC	\$6,012.20	0	0701261	UPTOWN - 2 Sided Kiosk
07/01/2026	348513	P	10972	LAKEYLAND INC	\$751.26	0	0701261	STRUCTURE GEAR REPAIR/CLEAN
07/01/2026	348514	P	12427	NORTHWEST TURF SOLUTIONS, INC.	\$11,476.88	0	0701261	COLUMBIA PLAYFIELDS - PRO SLID
07/01/2026	348515	P	12470	OVERDRIVE INC	\$3,017.59	0	0701261	LIBRARY MATERIALS - E/AUDIOBOO
07/01/2026	348516	P	11132	WALLA WATER INC	\$1,523.75	0	0701261	2026 City Wide - On-Call Main.
07/01/2026	348517	P	10357	OXARC INC	\$604.72	0	0701261	RFD - OXYGEN
07/01/2026	348518	P	32230	PACIFIC NORTHWEST NAGINATA FEDERATION	\$92.40	0	0701261	10838 & DROP INS

Accounts Payable Checks

7/1/2026 - 7/31/2026

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
07/01/2026	348519	P	31206	CI - PW LLC	\$68.54	0	0701261	WWTP water delivery
07/01/2026	348520	P	10232	PERFECTION GLASS INC	\$360.00	0	0701261	1879 Marshall - Lodder - Windo
07/01/2026	348521	P	32268	PLATINUM INSPECTION SERVICES LLC	\$475.00	0	0701261	CDBG- OOR Inspection 552 Charb
07/01/2026	348522	P	12238	REXEL USA, INC	\$716.35	0	0701261	ELEC CONNECTORS RTIC OFFICE
07/01/2026	348523	P	10345	POLYDYNE INC	\$7,557.34	0	0701261	2 Totes of WE-3087 Polymer for
07/01/2026	348524	P	10879	PREMIER LANDSCAPING & DESIGN	\$5,958.99	0	0701261	PROUT POOL SUPPLIES
07/01/2026	348525	P	32304	RAD TOWING INC	\$567.54	0	0701261	RPD TOW CHARGE CASE # 26-02552
07/01/2026	348526	P	10102	PASCO RANCH AND HOME INC	\$1,599.29	0	0701261	BOOTS - PAULLIN
07/01/2026	348527	P	10098	RAY POLAND & SONS INC	\$31,497.60	0	0701261	WE Johnson Flood Cleanup, Cont
07/01/2026	348528	P	10047	R.D. OFFUTT COMPANY	\$202.30	0	0701261	VEH#6631 WO#79838 WHEEL KIT, W
07/01/2026	348529	P	32456	HANFORD REACH INTERPRETIVE CENTER	\$1,000.00	0	0701261	AMERICAS 250TH COMM FREE DAYS
07/01/2026	348530	P	11012	RH2 ENGINEERING INC	\$10,967.26	0	0701261	WWTP Anaerobic Digester Cover
07/01/2026	348531	P	11900	RIVERSIDE DAVE	\$3,850.00	0	0701261	HAPO Stage Cool Desert Nights
07/01/2026	348532	P	12448	ROGERS SURVEYING INC PS	\$7,500.00	0	0701261	Surveying for ROW at Fowler &
07/01/2026	348533	P	32963	RYAN PIERSEN	\$14,670.30	0	0701261	CFIP2025-101
07/01/2026	348534	P	11005	DANA CAMARENA	\$1,745.80	0	0701261	10892 10896 11068 10904 10914
07/01/2026	348535	P	11347	SANDY'S TROPHIES INC	\$16.34	0	0701261	2025 DOY PLAQUE FOR BOARD
07/01/2026	348536	P	30023	TAIFEI SCOTT	\$468.30	0	0701261	10870 DROP INS
07/01/2026	348537	P	10280	SHERWIN WILLIAMS CO	\$597.31	0	0701261	20- 5 GAL PAINT
07/01/2026	348538	P	32449	TOBASKI SNIPES	\$4,410.00	0	0701261	MAY 26 HOME-ARP SS
07/01/2026	348539	P	10440	SOLID WASTE SYSTEMS INC	\$6,998.54	0	0701261	VEH#3363 WO#79944 HYD PUMP, MI
07/01/2026	348540	P	32320	SPOKANE HOUSE OF HOSE INC	\$468.31	0	0701261	VEH#3350 WO#80089 HOSES
07/01/2026	348541	P	10536	SPRAGUE PEST SOLUTIONS	\$509.91	0	0701261	CITY HALL - PEST CONTROL
07/01/2026	348542	P	11256	STERICYCLE INC	\$131.50	0	0701261	5/28/26 RPD SHARPS/BIOHAZARD W
07/01/2026	348543	P	10393	STONEWAY ELECTRIC SUPPLY	\$2,348.42	0	0701261	RPD - RECPT INSTALL FOR SECURT
07/01/2026	348544	P	10894	STRYKER SALES CORPORATION	\$7,807.13	0	0701261	POWER LOAD AND COT REPAIR
07/01/2026	348545	P	10530	SUMMIT LAW GROUP PLLC	\$2,946.50	0	0701261	CITY OF RICHLAND LABOR & EMPLO
07/01/2026	348546	P	32962	SURE SHOT BILLIARDS & DARTS	\$1,500.00	0	0701261	RCC BILLIARDS ROOM POOL TABLES
07/01/2026	348547	P	12430	SYSTEMS DESIGN WEST LLC	\$9,191.64	0	0701261	THIRD PARTY AMBULANCE BILLING
07/01/2026	348548	P	10961	TACOMA SCREW PRODUCTS INC	\$67.49	0	0701261	RICK TRUCK TOOLS
07/01/2026	348549	P	31735	BUNKER TRI-CITIES LLC	\$6,272.78	0	0701261	JUMPSUIT ALTERATIONS - MARTINE
07/01/2026	348550	P	31051	THE GOODYEAR TIRE & RUBBER COMPANY	\$9,188.56	0	0701261	VEH#3363 WO#80136 NEW TIRES
07/01/2026	348551	P	10027	THE PAPE' GROUP	\$47,893.22	0	0701261	ONE NEW BOBCAT TOW BEHIND AIR

Accounts Payable Checks

7/1/2026 - 7/31/2026

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07/01/2026	348552	P	10120	THERMAL SUPPLY INC	\$211.75	0	0701261	JUSTIN TOOLS
07/01/2026	348553	P	10395	TOTAL ENERGY MANAGEMENT INC	\$600.00	0	0701261	1109 Elm - Hankel - HVAC Rebat
07/01/2026	348554	P	31141	SOUHEIL NASR	\$20,600.00	0	0701261	2026 Traffic Count Program #20
07/01/2026	348555	P	10642	SIRJMR INC	\$299.04	0	0701261	RPD COFFEE DELIVERY 6/10/26
07/01/2026	348556	P	10907	TRI CITY REGIONAL CHAMBER OF COMMERCE	\$50.05	0	0701261	State of Higher Education Memb
07/01/2026	348557	P	31597	TRI CITIES TABLE TENNIS ASSOCIATION	\$571.20	0	0701261	DROP INS
07/01/2026	348558	P	30040	ULINE	\$7,779.00	0	0701261	POWER OP'S CREW ROOM REMODEL
07/01/2026	348559	P	10302	UNIVAR SOLUTIONS USA LLC	\$22,724.84	0	0701261	2026 PRIMARY COAGULANT, CONTRA
07/01/2026	348560	P	11131	JAMES BACEL HOPKINS III	\$1,267.45	0	0701261	UNIFORM LAUNDRY SERVICE
07/01/2026	348561	P	10106	US LINEN & UNIFORM	\$46.17	0	0701261	RPD TOWEL DELIVERY 6/9/26
07/01/2026	348562	P	10202	NORTHWEST ONE CALL SUBSURFACE WARNING SYSTEM	\$525.78	0	0701261	Locating Services June 2026
07/01/2026	348563	P	10860	VERIZON COMMUNICATIONS INC	\$1,115.78	0	0701261	CELL PHONES 05/07-06/06/26
07/01/2026	348564	P	12491	VERTIV CORPORATION	\$22,717.73	0	0701261	UPS BATTERY REPLACEMENT
07/01/2026	348565	P	32886	WASHINGTON MONITORING	\$11,685.25	0	0701261	May 26 HOME-ARP SS
07/01/2026	348566	P	10140	WASHINGTON STATE PATROL	\$381.00	0	0701261	RPD BACKGROUND CHECKS MAY 2026
07/01/2026	348567	P	10173	WASHINGTON STATE TREASURER	\$39,920.57	0	0701261	05/26 FINES & FORFEITURES BC
07/01/2026	348568	P	10844	WESMAR COMPANY INC	\$3,377.23	0	0701261	SHOPS 100 - COOLING TOWER CHEM
07/01/2026	348569	P	10267	WSF, LLC	\$4,710.19	0	0701261	VEH#3350 WO#80089 BOOM TUBE,
07/01/2026	348570	P	30939	DOBBS HEAVY DUTY HOLDINGS LLC	\$788.69	0	0701261	VEH#3372-80061, VEH#3358-80024
07/01/2026	348571	P	10147	WILBUR-ELLIS HOLDINGS II, INC	\$5,084.66	0	0701261	Royal Green Fertilizer 3 tons
07/01/2026	348572	P	10414	WILDLANDS INC	\$8,897.66	0	0701261	City Wide - Mitigation Weed Co
07/01/2026	348573	P	32259	WINTER EQUIPMENT COMPANY INCORPORATED	\$27,806.98	0	0701261	VEH#6656 WO#78894 BLADE - PART
07/01/2026	348574	P	32388	WORKDAY INC	\$3,481.60	0	0701261	WORKDAY REPORT TRAINING - JOEL
07/01/2026	348575	P	10194	XEROX CORPORATION	\$10.88	0	0701261	7HB-469027 LIB JUNE 2026
07/01/2026	348576	P	31781	ZORO	\$2,019.24	0	0701261	RFD - M18 (8PK BATTERY PACK)
07/02/2026	348577	P	10005	RON BEARDEMPHL	\$202.90	0	070226FP	MEDICARE PREMIUM/BEARDEMPHL
07/02/2026	348578	P	10014	JOHN S BOARDMAN	\$196.90	0	070226FP	MEDICARE PREMIUM/BOARDMAN
07/02/2026	348579	P	10180	CANFIELD, HARRY R	\$202.90	0	070226FP	MEDICARE PREMIUM/CANFIELD
07/02/2026	348580	P	10040	DANNY DOWNS	\$184.90	0	070226FP	MEDICARE PREMIUM/DOWNS
07/02/2026	348581	P	10085	JAMES P MULROY	\$202.90	0	070226FP	MEDICARE PREMIUM/MULROY
07/02/2026	348582	P	10086	DAVID MURRAY	\$189.90	0	070226FP	MEDICARE PREMIUM/MURRAY
07/02/2026	348583	P	10087	EDWARD A MYERS	\$202.90	0	070226FP	MEDICARE PREMIUM/MYERS

Accounts Payable Checks

7/1/2026 - 7/31/2026

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
07/02/2026	348584	P	10820	OWEN, MICHAEL	\$194.90	0	070226FP	MEDICARE PREMIUM/OWEN
07/02/2026	348585	P	10533	JAMES POLLARD	\$202.90	0	070226FP	MEDICARE PREMIUM/POLLARD
07/02/2026	348586	P	10109	RODGERS, GARY H	\$202.90	0	070226FP	MEDICARE PREMIUM/RODGERS
07/02/2026	348587	P	12440	MARK STRATTON	\$202.90	0	070226FP	MEDICARE PREMIUM/STRATTON
07/02/2026	348588	P	10673	TERRY THRALL	\$202.90	0	070226FP	MEDICARE PREMIUM/THRALL
07/02/2026	348589	P	10142	ROYAL WEST	\$202.90	0	070226FP	MEDICARE PREMIUM/WEST
07/02/2026	348590	P	10103	KERI RANDALL BADGLEY	\$174.70	0	070226PP	MEDICARE PREMIUM/BADGLEY
07/02/2026	348591	P	10855	BEDEN, LARRY	\$202.90	0	070226PP	MEDICARE PREMIUM/BEDEN
07/02/2026	348592	P	10169	DALE A BRUNSON	\$202.90	0	070226PP	MEDICARE PREMIUM/BRUNSON
07/02/2026	348593	P	10170	RANDY H CARPER	\$202.90	0	070226PP	MEDICARE PREMIUM/CARPER
07/02/2026	348594	P	10167	MIKE CASE	\$202.90	0	070226PP	MEDICARE PREMIUM/CASE
07/02/2026	348595	P	10029	MICHAEL CLEAVENGER	\$202.90	0	070226PP	MEDICARE PREMIUM/CLEAVENGER
07/02/2026	348596	P	10028	WILL J CLEAVENGER	\$202.90	0	070226PP	MEDICARE PREMIUM/CLEAVENGER
07/02/2026	348597	P	10038	LARRY COUCH	\$174.70	0	070226PP	MEDICARE PREMIUM/COUCH
07/02/2026	348598	P	10166	JAMES J DEMYER	\$202.90	0	070226PP	MEDICARE PREMIUM/DEMYER
07/02/2026	348599	P	10048	DOUGLAS D DRIVER	\$202.90	0	070226PP	MEDICARE PREMIUM/DRIVER
07/02/2026	348600	P	10165	JOHN M GANLEY	\$202.90	0	070226PP	MEDICARE PREMIUM/GANLEY
07/02/2026	348601	P	12445	JAMES GREG GILL	\$202.90	0	070226PP	MEDICARE PREMIUM/GILL
07/02/2026	348602	P	31042	JAMES B GOULD	\$202.90	0	070226PP	MEDICARE PREMIUM/GOULD
07/02/2026	348603	P	10251	HIGGINS, FRED C	\$202.90	0	070226PP	MEDICARE PREMIUM/HIGGINS
07/02/2026	348604	P	10271	SCOTT K LARSON	\$202.90	0	070226PP	MEDICARE PREMIUM/LARSON
07/02/2026	348605	P	10156	DAVID L LEWIS	\$259.00	0	070226PP	MEDICARE PREMIUM/LEWIS
07/02/2026	348606	P	10164	ROBERT MOORE	\$201.90	0	070226PP	MEDICARE PREMIUM/MOORE
07/02/2026	348607	P	31512	JERALD S MORRELL	\$202.90	0	070226PP	MEDICARE PREMIUM/MORRELL
07/02/2026	348608	P	10117	DAVID W SPARKS	\$202.90	0	070226PP	MEDICARE PREMIUM/SPARKS
07/02/2026	348609	P	10119	WILLIAM TANNER	\$202.90	0	070226PP	MEDICARE PREMIUM/TANNER
07/02/2026	348610	P	10332	RANDAL L TAYLOR	\$259.00	0	070226PP	MEDICARE PREMIUM/TAYLOR
07/02/2026	348611	P	10163	GERALD D THOMAS	\$202.90	0	070226PP	MEDICARE PREMIUM/THOMAS
07/02/2026	348612	P	10800	ROY TURNER	\$202.90	0	070226PP	MEDICARE PREMIUM/TURNER
07/08/2026	348613	P	10000	KBL, INC.	\$1,251.20	0	0708261	JANITORIAL - RESTROOM CHECK LI
07/08/2026	348614	P	31231	ABM INDUSTRIES INC	\$48,646.99	0	0708261	JANITORIAL SERVICES - JULY 202
07/08/2026	348615	P	10838	GRIGG ENTERPRISES INC	\$2,462.36	0	0708261	EQUIP MAINT
07/08/2026	348616	P	12417	AHBL, INC	\$22,047.00	0	0708261	2026 Comp Plan Periodic Update

Accounts Payable Checks

7/1/2026 - 7/31/2026

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
07/08/2026	348617	P	10249	ALL DOORS	\$204.00	0	0708261	Library Outside Push Button Re
07/08/2026	348618	P	32900	AMERICAN 3B SCIENTIFIC LP	\$10,042.24	0	0708261	ATLAS ALS SIMULATOR - EXPANDED
07/08/2026	348619	P	10537	APOLLO INC	\$80,132.67	0	0708261	Waste Gas Burner & Boiler Repl
07/08/2026	348620	P	10317	APOLLO SHEET METAL INC	\$600.00	0	0708261	4950 Sterling - Leonard - HVAC
07/08/2026	348621	P	31678	AT&T CORP	\$69.30	0	0708261	FAX LINES 05/22-06/21/26
07/08/2026	348622	P	31996	JEREMY ATWOOD	\$51.00	0	0708261	26-208 Atwood/WORJIC Hood Rive
07/08/2026	348623	P	32697	BOWMAN CONSULTING GROUP LTD	\$2,475.00	0	0708261	Solid Waste Rate Update - 87-2
07/08/2026	348624	P	11272	BOYD'S TREE SERVICE LLC	\$2,955.26	0	0708261	Tree Pruning & Vegetation Mana
07/08/2026	348625	P	31488	BRAINFUSE INC	\$5,400.00	0	0708261	LIBRARY DATABASE - EDUCATION S
07/08/2026	348626	P	11172	CABLE HUSTON LLP	\$36,598.50	0	0708261	C220-19 Electric Utility Legal
07/08/2026	348627	P	31841	CAMPBELL & COMPANY SERVICE CORPORATION	\$6,440.00	0	0708261	2106 Tinkle - Faulk - HVAC Reb
07/08/2026	348628	P	999020	CBPS REBATES	\$4,425.13	0	0708261	2500 Jericho - Clean Bldgs Inc
07/08/2026	348629	P	31177	CENGAGE LEARNING, INC.	\$208.00	0	0708261	LIBRARY MATERIALS - LARGE PRIN
07/08/2026	348630	P	10597	CHARTER COMMUNICATIONS	\$171.42	0	0708261	CABLE SERVICES 06/30-07/29/26
07/08/2026	348631	P	10261	CITY OF RICHLAND	\$6,752.59	0	0708261	26-111 DELARIVA CJTC PATROL TA
07/08/2026	348632	P	10261	CITY OF RICHLAND	\$12,360.00	0	0708261	321 Seattle - Patel - HP Rebat
07/08/2026	348633	P	11516	COLEMAN OIL COMPANY	\$7,387.82	0	0708261	FLEET - GAS RESALE 06/29 - 06/
07/08/2026	348634	P	10031	COLUMBIA BASIN COLLEGE	\$10,288.18	0	0708261	26SPRNGTUIT DEAL,FOSTER,MURILL
07/08/2026	348635	P	10542	FIANDER & ASSOCIATES LLC	\$946.56	0	0708261	2026 FIRE FITNESS EQUIP MAINT
07/08/2026	348636	P	10858	CROWN PAPER & JANITORIAL SUPPLY INC	\$17,252.11	0	0708261	Janitorial Paper Products
07/08/2026	348637	P	10453	DELTA HEATING & COOLING INC	\$26,984.00	0	0708261	359 Sanford - Del Carlo - HVAC
07/08/2026	348638	P	10177	DEPARTMENT OF LABOR & INDUSTRIES	\$33.80	0	0708261	LESLIE GROVES - BOILER CERTIFI
07/08/2026	348639	P	30211	EIP COMMUNICATIONS I LLC	\$38,448.00	0	0708261	BADGER MTN LEASE RENEWAL 07/01
07/08/2026	348640	P	30364	PAT EVERHAM	\$9.94	0	0708261	26-180 REIMB TRAVEL EXPENSE PN
07/08/2026	348641	P	11044	EWING IRRIGATION PRODUCTS INC	\$131.31	0	0708261	WEST VILLAGE - IRR REPAIRS
07/08/2026	348642	P	32174	FAIRBANK EQUIPMENT INC	\$276.06	0	0708261	SHOPS 100 - SPRAY EQUIP MAINT
07/08/2026	348643	P	10315	FERGUSON US HOLDINGS INC	\$716.16	0	0708261	COL PT MARINA - PLUMBING
07/08/2026	348644	P	30027	FIRST RESPONDER OUTFITTERS INC	\$577.18	0	0708261	JUMPSUIT - YATES
07/08/2026	348645	P	32135	BUSINESS INTERIORS OF IDAHO INC	\$13,847.34	0	0708261	City Hall 3rd Floor HR Worksta
07/08/2026	348646	P	32507	FRONTLINE MEDICAL PLLC	\$110.00	0	0708261	DOT/CDL PHYSICAL (1) MICHAEL E
07/08/2026	348647	P	31715	GENERAL PACIFIC INC	\$1,800.00	0	0708261	410 Jadwin - Valle - June 2026
07/08/2026	348648	P	32718	HANFORD MISSION INTEGRATION SOLUTIONS, LLC	\$19,000.00	0	0708261	2890 Horn Rapids - HVAC Rebate

Accounts Payable Checks

7/1/2026 - 7/31/2026

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07/08/2026	348649	P	10046	HD FOWLER CO	\$12,157.40	0	0708261	Sprinklers
07/08/2026	348650	P	32330	GARY B HEATON	\$1,560.60	0	0708261	RED MTN LEASE 07/01-07/31/26
07/08/2026	348651	P	10294	HORIZON DISTRIBUTION INC	\$786.49	0	0708261	Horizon Misc. Supplies
07/08/2026	348652	P	11913	HP INC	\$243.44	0	0708261	PRINTER MAINTENANCE 05/15-06/1
07/08/2026	348653	P	31057	INGRAM INDUSTRIES INC.	\$5,073.02	0	0708261	LIBRARY MATERIALS - PHYSICAL C
07/08/2026	348654	P	30005	INTERWEST TECHNOLOGY SYSTEMS INC	\$14,000.71	0	0708261	City Hall Panic Button Repair
07/08/2026	348655	P	32424	JUSTIFACTS CREDENTIAL VERIFICATION INC	\$4,453.06	0	0708261	EMPLOYMENT BACKGROUND SERVICES
07/08/2026	348656	P	31660	KELLEY CREATE CO	\$238.58	0	0708261	XEROX/XERC8155/H2 #KC31628 (05
07/08/2026	348657	P	31660	KELLEY CREATE CO	\$1,500.37	0	0708261	RPD ST 74 COPIER LEASE
07/08/2026	348658	P	11146	4 FETROWS LLC	\$489.60	0	0708261	CONTRACT 80-26 – 2026 NTE \$20K
07/08/2026	348659	P	32953	LANDIA INC	\$10,341.36	0	0708261	WWTP Mix Pump Repair
07/08/2026	348660	P	32954	JOHNATHAN LEMAR	\$24.00	0	0708261	26-197 LEMAR WSP LAB TOUR SPOK
07/08/2026	348661	P	11199	LIBERTY LAWN & SAW SHOP	\$127.13	0	0708261	CHAINSAW REPAIR
07/08/2026	348662	P	10262	LIFE ASSIST INC	\$1,068.96	0	0708261	COMPX RFID VIAL CAPSULE TOTE,
07/08/2026	348663	P	32092	LOOMIS ARMORED US LLC	\$1,341.07	0	0708261	ARMORED CAR SERVICE JUNE 2026
07/08/2026	348664	P	32442	MCCULLOUGH HILL PLLC	\$8,167.50	0	0708261	70546-005 - CITY OF RICHLAND -
07/08/2026	348665	P	32673	MES I ACQUISITION INC	\$2,126.47	0	0708261	FD NEW HIRE STRUCTURE BOOTS
07/08/2026	348666	P	32497	MID-COLUMBIA MEDIA INC	\$1,010.00	0	0708261	JOB 1/2 COLOR 12X Topic 1 - LO
07/08/2026	348667	P	11214	MIDWEST LABORATORIES INC	\$66.00	0	0708261	SHIPPING FOR TEST
07/08/2026	348668	P	10358	PYE-BARKER FIRE & SAFETY	\$255.01	0	0708261	STATION 74 - FIRE ALARM MONITO
07/08/2026	348669	P	32655	NATURAL STRUCTURES INC	\$6,017.73	0	0708261	UPTOWN - 2 Sided Kiosk
07/08/2026	348670	P	10972	LAKEYLAND INC	\$2,243.35	0	0708261	TURNOUT CLEANER , NEUTRA-KLEEN
07/08/2026	348671	P	32250	ODP BUSINESS SOLUTIONS LLC	\$28.27	0	0708261	BUSINESS CARDS FOR E CASTRO
07/08/2026	348672	P	10981	OIL RE-REFINING CO	\$1,097.60	0	0708261	RECYLCED OIL HAULED 6/30/2026
07/08/2026	348673	P	10357	OXARC INC	\$216.26	0	0708261	RFD - OXYGEN
07/08/2026	348674	P	31206	CI - PW LLC	\$68.54	0	0708261	WATER FOR LANDFILL
07/08/2026	348675	P	10862	PARAMETRIX INC	\$2,892.14	0	0708261	2026 Landfill Environmental Se
07/08/2026	348676	P	10971	PARAMOUNT COMMUNICATIONS INC	\$535.40	0	0708261	SR-6942 Building Wiring for FS
07/08/2026	348677	P	30429	JORY PARISH	\$252.00	0	0708261	26-127 PARISH USE OF FORCE INS
07/08/2026	348678	P	10540	CONSTRUCTION AHEAD INC	\$861.09	0	0708261	Flagging Services, 74-26, 6/22
07/08/2026	348679	P	10232	PERFECTION GLASS INC	\$1,696.00	0	0708261	2742 Leopold - Johnson - Windo
07/08/2026	348680	P	31798	PERFORMANCE SYSTEMS INTEGRATION LLC	\$555.08	0	0708261	FIRE EXTINGUISHER MAINTENANCE
07/08/2026	348681	P	999002	PERMIT REFUND	\$545.00	0	0708261	INV-00004154 PLN-T1-2025-00316

Accounts Payable Checks

7/1/2026 - 7/31/2026

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
07/08/2026	348682	P	999002	PERMIT REFUND	\$475.00	0	0708261	INV-00005680 PLN-T1-2026-00450
07/08/2026	348683	P	999002	PERMIT REFUND	\$55.90	0	0708261	INV-00006277 BLDMISC-2026-0266
07/08/2026	348684	P	32646	MARTIN PILCHER	\$155.35	0	0708261	26-150 PILCHER WASPC SPRING CO
07/08/2026	348685	P	10879	PREMIER LANDSCAPING & DESIGN	\$901.91	0	0708261	PROUT POOL - CHEMICALS
07/08/2026	348686	P	32273	PROCARE FOR YOU PLLC	\$952.00	0	0708261	PRE-EMPLOYMENT PHYSICALS (5)
07/08/2026	348687	P	30465	JOHN RABY	\$103.18	0	0708261	26-178 RABY WASPC CONF SPOKANE
07/08/2026	348688	P	32304	RAD TOWING INC	\$189.18	0	0708261	RPD TOW CHARGE CASE # 26-00672
07/08/2026	348689	P	999001	REC REFUND	\$518.00	0	0708261	damage deposit
07/08/2026	348690	P	999001	REC REFUND	\$546.75	0	0708261	damage deposit
07/08/2026	348691	P	999001	REC REFUND	\$250.75	0	0708261	damage deposit
07/08/2026	348692	P	999001	REC REFUND	\$250.75	0	0708261	damage deposit
07/08/2026	348693	P	11136	RICHARD SCHURFELD	\$258.00	0	0708261	PORTAL SERVICE LOCATES JUNE 20
07/08/2026	348694	P	32515	JOSEPH POSTON	\$802.00	0	0708261	EMPLOYEE & DEPENDENT WELFARE
07/08/2026	348695	P	10939	RETAIL LOCKBOX INC	\$3,319.30	0	0708261	UB PAYMENT PROCESSING JUNE 202
07/08/2026	348696	P	11012	RH2 ENGINEERING INC	\$28,427.01	0	0708261	Comprehensive Water System Pla
07/08/2026	348697	P	30485	DUSTIN RICHMAN	\$101.15	0	0708261	26-219 RICHMAN NW POLYGRAPH EX
07/08/2026	348698	P	12318	RINGOLD EMBROIDERY	\$19,025.26	0	0708261	SHIRTS FOR CARLI AND TONY
07/08/2026	348699	P	11076	RIO FOLTZ PLLC	\$41,881.99	0	0708261	PROSECUTION SERVICES FOR JULY
07/08/2026	348700	P	11363	RODDA PAINT CO	\$169.82	0	0708261	CITY HALL - ROOM 348 RENO
07/08/2026	348701	P	10239	CLEARWATER TECH LLC	\$505.92	0	0708261	2026 City Wide - Plumbing Serv
07/08/2026	348702	P	32970	SAMANTHA SAINZ RAHMIG	\$40.60	0	0708261	MILEAGE FROM LANDFILL MAY 2026
07/08/2026	348703	P	11347	SANDY'S TROPHIES INC	\$196.57	0	0708261	RETIREMENT PLATE REDO FOR KELL
07/08/2026	348704	P	32170	PHOENIX ASPHALT MAINTENANCE COMPANY INC	\$34,890.94	0	0708261	SealMaster Crack seal material
07/08/2026	348705	P	10744	SENSKE LAWN & TREE CARE INC	\$1,596.03	0	0708261	3420 GWW PEST CONTROL-1ST QTR
07/08/2026	348706	P	32667	JAMES SLEIMAN	\$156.32	0	0708261	26-157 SLEIMAN INVICTUS LE JIU
07/08/2026	348707	P	11785	SOLENIS LLC	\$9,453.12	0	0708261	Solenis K295 Polymer
07/08/2026	348708	P	10536	SPRAGUE PEST SOLUTIONS	\$749.14	0	0708261	STATION 71 - PEST CONTROL
07/08/2026	348709	P	32382	SPRINGSHARE LLC	\$477.90	0	0708261	LIB-PATRON POINT VERIFY MODULE
07/08/2026	348710	P	32460	SPYDERCORP LLC	\$80,237.40	0	0708261	Leslie Groves Tennis Courts, C
07/08/2026	348711	P	10900	SUNBELT RENTALS INC	\$1,285.42	0	0708261	EQUIP RENTAL - COL PLAYFIELDS
07/08/2026	348712	P	31735	BUNKER TRI-CITIES LLC	\$239.90	0	0708261	SHIRT REPAIRS/PATCH UPDATE -RI
07/08/2026	348713	P	10481	WEST PUBLISHING CORPORATION	\$2,881.15	0	0708261	ONLINE/SOFTWARE SUBSCRIPTION C
07/08/2026	348714	P	10395	TOTAL ENERGY MANAGEMENT INC	\$30,013.31	0	0708261	2654 Eaglewatch - Algood - HP

Accounts Payable Checks

7/1/2026 - 7/31/2026

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
07/08/2026	348715	P	30962	TOTAL QUALITY AIR LLC	\$12,935.53	0	0708261	2383C Hood - Miller - HVAC Loa
07/08/2026	348716	P	12054	TRANPO GROUP USA, INC	\$19,703.75	0	0708261	Downtown Connectivity Design -
07/08/2026	348717	P	10497	TRI COUNTY FIRE ASSOCIATION	\$1,000.00	0	0708261	TRI COUNTY FIRE ASSCIATION ANN
07/08/2026	348718	P	32882	EVO INVESTCO, LLC	\$249.95	0	0708261	MERCHANT SERVICE CHARGES JUNE
07/08/2026	348719	P	30040	ULINE	\$2,130.30	0	0708261	FACILITIES SUPPLIES
07/08/2026	348720	P	10106	US LINEN & UNIFORM	\$49.17	0	0708261	RPD TOWEL DELIVERY 6/23/26
07/08/2026	348721	P	10860	VERIZON COMMUNICATIONS INC	\$30,070.12	0	0708261	Verizon Wireless NASPO - June
07/08/2026	348722	P	10138	WA STATE AUDITOR'S OFFICE	\$17,473.80	0	0708261	AUDIT SERVICES & EIA - JUNE 20
07/08/2026	348723	P	10140	WASHINGTON STATE PATROL	\$3,011.00	0	0708261	ACCESS CHARGES - 2ND QTR
07/08/2026	348724	P	999003	WASTEWORX REFUND	\$69.80	0	0708261	WW NON-RESIDENT RATE REFUND
07/08/2026	348725	P	31462	WELLABLE LLC	\$474.75	0	0708261	WELLNESS CHALLENGE PLATFORM #3
07/08/2026	348726	P	11846	WESTERN EQUIPMENT & IRRIGATION DISTRIBUTORS	\$11,400.34	0	0708261	ONE NEW TORO 687 AERATOR TO RE
07/08/2026	348727	P	32969	LINDSEY WILKERSON	\$91.35	0	0708261	MILEAGE FROM LANDFILL MAY 2026
07/08/2026	348728	P	10194	XEROX CORPORATION	\$10.88	0	0708261	7HB-469027 JULY 2026 BASE CHAR
07/08/2026	348729	P	12483	ZOLL MEDICAL SUPPLY	\$2,311.82	0	0708261	LIMB LEAD ECG AAMI PROPAQ MD,
07/10/2026	348730	P	11063	A & E TOWING LLC	\$1,632.00	0	0710261	VEH#3358 WO#80202 TOW TO CITY
07/10/2026	348731	P	10838	GRIGG ENTERPRISES INC	\$71.21	0	0710261	water for MPP
07/10/2026	348732	P	32117	ALASKA RUBBER GROUP INC	\$479.80	0	0710261	6" FEMAL CAM X 6" HOSE B
07/10/2026	348733	P	11213	ALTEC INDUSTRIES INC	\$185.40	0	0710261	VEH#3393 WO#80111 UNDERBODY LI
07/10/2026	348734	P	10157	AMERIGAS	\$520.09	0	0710261	PROPANE REFILL - BADGER
07/10/2026	348735	P	32677	AMIE PETERSON	\$2,800.00	0	0710261	6/11/26 WELLNESS SERVICES - CO
07/10/2026	348736	P	10317	APOLLO SHEET METAL INC	\$1,081.00	0	0710261	HVAC MAINTENANCE - RED MTN
07/10/2026	348737	P	10547	ARBAUGH & ASSOCIATES INC	\$3,500.00	0	0710261	Contract Fees: May 2026
07/10/2026	348738	P	999000	AUREF - Utility Customer Refunds	\$163.42	0	0710261	2455 GEORGE WASHINGTON WAY Q19
07/10/2026	348739	P	999000	AUREF - Utility Customer Refunds	\$31.31	0	0710261	227 UNIVERSITY DR Apt 308
07/10/2026	348740	P	999000	AUREF - Utility Customer Refunds	\$1,451.30	0	0710261	381 HYDRANT METER
07/10/2026	348741	P	999000	AUREF - Utility Customer Refunds	\$129.94	0	0710261	1529 COLUMBIA PARK TRL Apt 215
07/10/2026	348742	P	999000	AUREF - Utility Customer Refunds	\$21.99	0	0710261	1770 LESLIE RD 202
07/10/2026	348743	P	999000	AUREF - Utility Customer Refunds	\$253.57	0	0710261	1900 STEVENS DR 412
07/10/2026	348744	P	999000	AUREF - Utility Customer Refunds	\$10.00	0	0710261	2894 SALK AVE Apt 266
07/10/2026	348745	P	999000	AUREF - Utility Customer Refunds	\$1,241.89	0	0710261	MASTER ACCOUNT
07/10/2026	348746	P	999000	AUREF - Utility Customer Refunds	\$99.59	0	0710261	2630 SANDSTONE LN
07/10/2026	348747	P	999000	AUREF - Utility Customer Refunds	\$77.70	0	0710261	412 ADAMS ST

Accounts Payable Checks

7/1/2026 - 7/31/2026

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
07/10/2026	348748	P	999000	AUREF - Utility Customer Refunds	\$115.65	0	0710261	2555 DUPORTAIL ST B215
07/10/2026	348749	P	999000	AUREF - Utility Customer Refunds	\$132.71	0	0710261	444 GREENBROOK PL
07/10/2026	348750	P	999000	AUREF - Utility Customer Refunds	\$155.77	0	0710261	50 JADWIN AVE Apt 100
07/10/2026	348751	P	999000	AUREF - Utility Customer Refunds	\$483.91	0	0710261	425 BRADLEY BLVD Apt 124
07/10/2026	348752	P	999000	AUREF - Utility Customer Refunds	\$681.87	0	0710261	1348 COUNTRY RIDGE DR
07/10/2026	348753	P	999000	AUREF - Utility Customer Refunds	\$459.28	0	0710261	2470 HORIZON VIEW LN
07/10/2026	348754	P	999000	AUREF - Utility Customer Refunds	\$67.29	0	0710261	2910 WOODLAND PL
07/10/2026	348755	P	999000	AUREF - Utility Customer Refunds	\$60.41	0	0710261	1900 STEVENS DR 814
07/10/2026	348756	P	999000	AUREF - Utility Customer Refunds	\$10.00	0	0710261	69 JADWIN AVE 50
07/10/2026	348757	P	999000	AUREF - Utility Customer Refunds	\$216.91	0	0710261	431 DOUGLASS AVE
07/10/2026	348758	P	999000	AUREF - Utility Customer Refunds	\$99.97	0	0710261	2780 VAN DYKE CT
07/10/2026	348759	P	999000	AUREF - Utility Customer Refunds	\$166.85	0	0710261	333 HYDRANT METER
07/10/2026	348760	P	999000	AUREF - Utility Customer Refunds	\$67.81	0	0710261	160 VAN GIESEN ST 303
07/10/2026	348761	P	999000	AUREF - Utility Customer Refunds	\$19.12	0	0710261	2126 LEGACY LN
07/10/2026	348762	P	999000	AUREF - Utility Customer Refunds	\$192.35	0	0710261	1716 MANCHESTER ST
07/10/2026	348763	P	999000	AUREF - Utility Customer Refunds	\$2.56	0	0710261	506 CHEROKEE ST
07/10/2026	348764	P	999000	AUREF - Utility Customer Refunds	\$135.22	0	0710261	2064 NEWHAVEN LOOP
07/10/2026	348765	P	999000	AUREF - Utility Customer Refunds	\$127.02	0	0710261	1229 DEL MAR CT
07/10/2026	348766	P	999000	AUREF - Utility Customer Refunds	\$92.68	0	0710261	451 WESTCLIFFE BLVD Apt B316
07/10/2026	348767	P	999000	AUREF - Utility Customer Refunds	\$220.04	0	0710261	1706 SEQUOIA AVE
07/10/2026	348768	P	999000	AUREF - Utility Customer Refunds	\$414.17	0	0710261	2026 VENTURI CT
07/10/2026	348769	P	999000	AUREF - Utility Customer Refunds	\$14.05	0	0710261	2415 PULLEN ST
07/10/2026	348770	P	999000	AUREF - Utility Customer Refunds	\$162.74	0	0710261	203 LASIANDRA CT
07/10/2026	348771	P	999000	AUREF - Utility Customer Refunds	\$101.65	0	0710261	2109 DUPORTAIL ST
07/10/2026	348772	P	999000	AUREF - Utility Customer Refunds	\$60.00	0	0710261	396 HYDRANT METER
07/10/2026	348773	P	999000	AUREF - Utility Customer Refunds	\$164.32	0	0710261	395 BRADLEY BLVD Apt 239
07/10/2026	348774	P	999000	AUREF - Utility Customer Refunds	\$20.00	0	0710261	1708 PINOT CT
07/10/2026	348775	P	999000	AUREF - Utility Customer Refunds	\$464.53	0	0710261	2118 HARRIS AVE
07/10/2026	348776	P	999000	AUREF - Utility Customer Refunds	\$38.23	0	0710261	665 HUNTER ST
07/10/2026	348777	P	999000	AUREF - Utility Customer Refunds	\$91.38	0	0710261	2555 BELLA COOLA LN Apt 392
07/10/2026	348778	P	999000	AUREF - Utility Customer Refunds	\$1,322.80	0	0710261	388 HYDRANT METER
07/10/2026	348779	P	999000	AUREF - Utility Customer Refunds	\$110.58	0	0710261	240 BATTELLE BLVD Apt 326
07/10/2026	348780	P	999000	AUREF - Utility Customer Refunds	\$81.10	0	0710261	451 WESTCLIFFE BLVD Apt A105

Accounts Payable Checks

7/1/2026 - 7/31/2026

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
07/10/2026	348781	P	999000	AUREF - Utility Customer Refunds	\$912.43	0	0710261	144 OGDEN ST
07/10/2026	348782	P	999000	AUREF - Utility Customer Refunds	\$115.33	0	0710261	1928 MEADOWS DR N
07/10/2026	348783	P	999000	AUREF - Utility Customer Refunds	\$165.26	0	0710261	2285 ESTATE AVE
07/10/2026	348784	P	999000	AUREF - Utility Customer Refunds	\$124.23	0	0710261	513 JORDAN LN
07/10/2026	348785	P	999000	AUREF - Utility Customer Refunds	\$155.72	0	0710261	1913 DAVISON AVE
07/10/2026	348786	P	999000	AUREF - Utility Customer Refunds	\$108.46	0	0710261	2555 BELLA COOLA LN Apt 249
07/10/2026	348787	P	999000	AUREF - Utility Customer Refunds	\$18.17	0	0710261	2555 BELLA COOLA LN Apt 309
07/10/2026	348788	P	999000	AUREF - Utility Customer Refunds	\$81.78	0	0710261	200 WALDRON ST 45
07/10/2026	348789	P	999000	AUREF - Utility Customer Refunds	\$103.15	0	0710261	2433 GEORGE WASHINGTON WAY 420
07/10/2026	348790	P	999000	AUREF - Utility Customer Refunds	\$68.33	0	0710261	101 GEORGE WASHINGTON WAY
07/10/2026	348791	P	999000	AUREF - Utility Customer Refunds	\$192.37	0	0710261	2008 GREENBROOK BLVD
07/10/2026	348792	P	999000	AUREF - Utility Customer Refunds	\$37.96	0	0710261	1650 MOWRY SQ 107
07/10/2026	348793	VOID	999000	AUREF - Utility Customer Refunds	\$0.00	215.67	0710261	VOID AFTER UPDATE 07/27/2026
07/10/2026	348794	P	999000	AUREF - Utility Customer Refunds	\$155.94	0	0710261	2665 KINGSGATE WAY Apt G279
07/10/2026	348795	P	999000	AUREF - Utility Customer Refunds	\$86.56	0	0710261	1954 ORCHARD WAY
07/10/2026	348796	P	999000	AUREF - Utility Customer Refunds	\$251.82	0	0710261	160 VAN GIESEN ST 301
07/10/2026	348797	P	999000	AUREF - Utility Customer Refunds	\$33.70	0	0710261	2555 DUPORTAIL ST B210
07/10/2026	348798	P	999000	AUREF - Utility Customer Refunds	\$112.75	0	0710261	1775 COLUMBIA PARK TRL 200
07/10/2026	348799	P	999000	AUREF - Utility Customer Refunds	\$379.33	0	0710261	154 ORCHARD WAY
07/10/2026	348800	P	999000	AUREF - Utility Customer Refunds	\$63.74	0	0710261	154 ORCHARD WAY
07/10/2026	348801	P	999000	AUREF - Utility Customer Refunds	\$117.04	0	0710261	2111 TURNER ST 21
07/10/2026	348802	P	999000	AUREF - Utility Customer Refunds	\$22.69	0	0710261	50 JADWIN AVE Unit 87
07/10/2026	348803	P	999000	AUREF - Utility Customer Refunds	\$98.35	0	0710261	2555 DUPORTAIL ST C123
07/10/2026	348804	P	999000	AUREF - Utility Customer Refunds	\$126.27	0	0710261	2879 SAVANNA AVE
07/10/2026	348805	P	999000	AUREF - Utility Customer Refunds	\$18.38	0	0710261	1507 JUDSON AVE
07/10/2026	348806	P	999000	AUREF - Utility Customer Refunds	\$168.57	0	0710261	395 BRADLEY BLVD Apt 343
07/10/2026	348807	P	999000	AUREF - Utility Customer Refunds	\$165.39	0	0710261	119 CASA SUENO LN
07/10/2026	348808	P	999000	AUREF - Utility Customer Refunds	\$82.63	0	0710261	222 CASEY AVE
07/10/2026	348809	P	999000	AUREF - Utility Customer Refunds	\$45.00	0	0710261	502 BERKSHIRE ST
07/10/2026	348810	P	999000	AUREF - Utility Customer Refunds	\$40.94	0	0710261	200 WALDRON ST 42
07/10/2026	348811	P	999000	AUREF - Utility Customer Refunds	\$24.35	0	0710261	1845 LESLIE RD U61
07/10/2026	348812	P	999000	AUREF - Utility Customer Refunds	\$149.14	0	0710261	339 EPIC ST
07/10/2026	348813	P	999000	AUREF - Utility Customer Refunds	\$134.90	0	0710261	377 ASCEND AVE

Accounts Payable Checks

7/1/2026 - 7/31/2026

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
07/10/2026	348814	P	999000	AUREF - Utility Customer Refunds	\$61.40	0	0710261	451 WESTCLIFFE BLVD Apt F141
07/10/2026	348815	P	999000	AUREF - Utility Customer Refunds	\$210.85	0	0710261	2111 TURNER ST 7
07/10/2026	348816	P	999000	AUREF - Utility Customer Refunds	\$186.47	0	0710261	344 SANFORD AVE
07/10/2026	348817	P	999000	AUREF - Utility Customer Refunds	\$25.41	0	0710261	2372 UPRIVER AVE
07/10/2026	348818	P	999000	AUREF - Utility Customer Refunds	\$135.67	0	0710261	2550 DUPORTAIL ST C216
07/10/2026	348819	P	999000	AUREF - Utility Customer Refunds	\$110.26	0	0710261	1574 FOXGLOVE AVE
07/10/2026	348820	P	999000	AUREF - Utility Customer Refunds	\$79.68	0	0710261	2895 PAULING AVE Apt 314
07/10/2026	348821	P	999000	AUREF - Utility Customer Refunds	\$240.20	0	0710261	2550 DUPORTAIL ST S113
07/10/2026	348822	P	999000	AUREF - Utility Customer Refunds	\$61.76	0	0710261	2550 DUPORTAIL ST P292
07/10/2026	348823	P	999000	AUREF - Utility Customer Refunds	\$25.00	0	0710261	160 VAN GIESEN ST 304
07/10/2026	348824	P	999000	AUREF - Utility Customer Refunds	\$80.41	0	0710261	2564 MORRIS AVE
07/10/2026	348825	P	999000	AUREF - Utility Customer Refunds	\$146.09	0	0710261	1352 APPLE CIDER CT
07/10/2026	348826	P	999000	AUREF - Utility Customer Refunds	\$228.86	0	0710261	809 SANFORD AVE
07/10/2026	348827	P	999000	AUREF - Utility Customer Refunds	\$123.45	0	0710261	1031 NEZ PERCE LN
07/10/2026	348828	P	999000	AUREF - Utility Customer Refunds	\$13.66	0	0710261	1031 NEZ PERCE LN
07/10/2026	348829	P	999000	AUREF - Utility Customer Refunds	\$193.76	0	0710261	248 WILLIAMS BLVD
07/10/2026	348830	P	999000	AUREF - Utility Customer Refunds	\$107.62	0	0710261	250 GAGE BLVD 4047
07/10/2026	348831	P	10281	BENTON COUNTY	\$220,000.85	0	0710261	CUSTODY COSTS MAY 2026
07/10/2026	348832	P	10008	BENTON PUD	\$1,420.56	0	0710261	2026 Pre-notification Tree Tri
07/10/2026	348833	P	32078	BIG BEND ELECTRIC COOPERATIVE INC	\$259.00	0	0710261	MESA UTILITIES 05/20-06/20/26
07/10/2026	348834	P	10546	BOUND TREE MEDICAL LLC	\$3,109.97	0	0710261	IV CATH 20G, 22G, THOMAS BAG,B
07/10/2026	348835	P	32697	BOWMAN CONSULTING GROUP LTD	\$5,685.00	0	0710261	2026 COSA & FINANCIAL ANALYSIS
07/10/2026	348836	P	31747	BRUCKNER TRUCK SALES INC	\$5,842.57	0	0710261	VEH#3341 WO#80199 DOSAGE VALVE
07/10/2026	348837	P	999013	BUSINESS LICENSE REFUNDS	\$719.20	0	0710261	REFUND BUS LIC PENALTY CHARGED
07/10/2026	348838	P	11685	CARDINAL HEALTH 130, LLC	\$2,590.08	0	0710261	DEXTROSE, DIPHENHYD,EPINEPHRIN
07/10/2026	348839	P	10461	CAROLINA SOFTWARE INC.	\$500.00	0	0710261	SR-6012 WasteWORKS Quarterly S
07/10/2026	348840	P	32003	CITY-COUNTY COMMUNICATIONS & MARKETING ASSOCIATION	\$845.00	0	0710261	3CMA ASSOCIATE MEMBERSHIP FEE
07/10/2026	348841	P	11907	SYCURE CORP	\$300.00	0	0710261	Fiber Internet Service - July
07/10/2026	348842	P	11801	COLUMBIA SAFETY LLC	\$2,755.17	0	0710261	CPR/AED & FIRST AID HEART SAVE
07/10/2026	348843	P	10470	COMMERCIAL TIRE INC	\$182.51	0	0710261	VEH#5064 WO#80163 REPAIR FLAT
07/10/2026	348844	P	10875	CORAL SALES COMPANY	\$216.24	0	0710261	Harness for Radio Shop
07/10/2026	348845	P	12151	CORE & MAIN LP	\$11,216.14	0	0710261	Concrete Meter Boxes
07/10/2026	348846	P	10858	CROWN PAPER & JANITORIAL SUPPLY INC	\$55.43	0	0710261	Janitorial Paper Products

Accounts Payable Checks

7/1/2026 - 7/31/2026

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
07/10/2026	348847	P	30207	ERIC J EDWARDS	\$54.47	0	0710261	26-221 EDWARDS LINUX FOR LE HO
07/10/2026	348848	P	11169	EFFICIENCY SOLUTIONS LLC	\$6,490.00	0	0710261	Comm Project Inspections, Cont
07/10/2026	348849	P	31170	HIS DIME, LLC	\$210.62	0	0710261	VEH#6699 WO#80147 DECALS
07/10/2026	348850	P	32786	IRX LLC	\$453.48	0	0710261	ANNUAL FLASHALERT SERVICE FEES
07/10/2026	348851	P	32437	FORD MOTOR COMPANY	\$521.10	0	0710261	VEH#2572 WO#80194 CHARGING BAS
07/10/2026	348852	P	31564	FNS COLLISION GROUP INC	\$1,469.06	0	0710261	VEH#3369 WO#79753 REPAIR HOOD
07/10/2026	348853	P	11157	FRONTIER COMMUNICATIONS NORTHWEST, INC.	\$137.72	0	0710261	Guest Internet Fiber Charges -
07/10/2026	348854	P	31421	GARY A TUCCI	\$3,981.00	0	0710261	May 2026 BPA Transmission
07/10/2026	348855	P	10203	W.W. GRAINGER, INC	\$1,194.38	0	0710261	Splinter Remover Refill
07/10/2026	348856	P	10203	W.W. GRAINGER, INC	\$280.98	0	0710261	Warehouse items
07/10/2026	348857	P	31030	GROENEVELD LUBRICATION SOLUTIONS INC.	\$39.51	0	0710261	VEH#3366 WO#80106 FITTINGS
07/10/2026	348858	P	12200	HUGHES FIRE EQUIPMENT, INC	\$467.26	0	0710261	VEH#5051 WO#80071 AIR HOSE ASS
07/10/2026	348859	P	32378	KEVIN E HODGES	\$9,380.33	0	0710261	2026 MPD SERVICES REF CONTRACT
07/10/2026	348860	P	31660	KELLEY CREATE CO	\$386.97	0	0710261	PRINTER SUPPLIES
07/10/2026	348861	P	11667	KENWORTH SALES COMPANY	\$652.00	0	0710261	VEH#7171 WO#80197 EVAPORATOR
07/10/2026	348862	P	10093	MCCURLEY INTEGRITY DEALERSHIPS, LLC	\$1,006.44	0	0710261	VEH#3243 WO#80153 BEARINGS
07/10/2026	348863	P	11428	MIGHTY JOHNS PORTABLE TOILET & SEPTIC SERVICE INC	\$119.00	0	0710261	FD LEE BLVD TRAINING FACILITY
07/10/2026	348864	P	32444	MIRIAM TECHNOLOGIES INC	\$1,583.05	0	0710261	WEBCHECK SERVICE JUNE 2026
07/10/2026	348865	P	10751	CAR WASH PARTNERS INC	\$2,009.70	0	0710261	FLEET - DEPT CAR WASHES
07/10/2026	348866	P	31674	P&F AUTOMOTIVE WAREHOUSE INC	\$5,248.49	0	0710261	VEH#1236 WO#80238 FILTERS
07/10/2026	348867	P	30273	NORTHWEST EQUIPMENT SALES, INC	\$67.62	0	0710261	VEH#3381 WO#80183 PRESSURE SWI
07/10/2026	348868	P	10357	OXARC INC	\$243.04	0	0710261	FLEET - WELDING SUPPLIES
07/10/2026	348869	P	11838	PACWEST MACHINERY LLC	\$601.01	0	0710261	VEH#7181 WO#80221 RADIATOR PAR
07/10/2026	348870	P	31206	CI - PW LLC	\$40.26	0	0710261	Water for Energy Services
07/10/2026	348871	P	12238	REXEL USA, INC	\$445.50	0	0710261	Voltage tester for MPP shop
07/10/2026	348872	P	11994	PROFESSIONAL SALES AND SERVICE LC	\$601.68	0	0710261	VEH#5053 WO#80104 REMOTE SWITC
07/10/2026	348873	P	10047	R.D. OFFUTT COMPANY	\$280.42	0	0710261	VEH#7177 WO#80121 FILTER, SEAL
07/10/2026	348874	P	11012	RH2 ENGINEERING INC	\$631.91	0	0710261	2026 On Call Water System Hydr
07/10/2026	348875	P	11347	SANDY'S TROPHIES INC	\$95.29	0	0710261	CITY COUNCIL MEMBER NAME PLATE
07/10/2026	348876	P	31869	KRISTI SMITH	\$1,437.00	0	0710261	JUNE 2026 FIREFIGHTERS SEC MON
07/10/2026	348877	P	10440	SOLID WASTE SYSTEMS INC	\$3,380.18	0	0710261	VEH#3358 WO#80202 CHAIN, ARM V
07/10/2026	348878	P	11256	STERICYCLE INC	\$77.54	0	0710261	RFES MEDICAL WASTE PICK UP

Accounts Payable Checks

7/1/2026 - 7/31/2026

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
07/10/2026	348879	P	10393	STONEWAY ELECTRIC SUPPLY	\$25.49	0	0710261	Terminal plug and screws for M
07/10/2026	348880	P	10359	US LINEN & UNIFORM	\$150.96	0	0710261	APPAREL - TODD SAMUEL
07/10/2026	348881	P	32247	SYSTEMS FOR PUBLIC SAFETY INC	\$6,660.03	0	0710261	VEH#1247 - 2026 POLICE UPFITS
07/10/2026	348882	P	10961	TACOMA SCREW PRODUCTS INC	\$22.39	0	0710261	VEH#5057 WO#79571 CLAMPS
07/10/2026	348883	P	30808	TANKMAX INC.	\$93.69	0	0710261	VEH#3321 WO#79141 SEAL
07/10/2026	348884	P	30086	TELEFLEX LLC	\$2,660.00	0	0710261	EZ IO 15, 25, 45
07/10/2026	348885	P	31051	THE GOODYEAR TIRE & RUBBER COMPANY	\$11,361.58	0	0710261	VEH#3398 WO#80190 NEW TIRES
07/10/2026	348886	P	10027	THE PAPE' GROUP	\$2,660.46	0	0710261	VEH#6682 WO#79975 FILTER
07/10/2026	348887	P	12054	TRANSPO GROUP USA, INC	\$28,812.50	0	0710261	City Wide Transporation System
07/10/2026	348888	P	32570	TRIPEPI, SMITH & ASSOCIATES, INC	\$351.42	0	0710261	Citywide Strategic Communicati
07/10/2026	348889	P	10106	US LINEN & UNIFORM	\$378.46	0	0710261	FLEET - SHOP APPAREL
07/10/2026	348890	P	10878	WA STATE DEPT OF NATURAL RESOURCES	\$2,445.90	0	0710261	RFD - 2026 REPLACEMENT SHELTER
07/10/2026	348891	P	11846	WESTERN EQUIPMENT & IRRIGATION DISTRIBUTORS	\$275.47	0	0710261	VEH#7172 WO#79962 WHEEL
07/10/2026	348892	P	30939	DOBBS HEAVY DUTY HOLDINGS LLC	\$281.93	0	0710261	VEH#3363 WO#79944 AIR FILTER
07/15/2026	348893	P	10439	PYC LLC	\$405.82	0	0715261	RPD UNIFORM LAUNDRY JUNE
07/15/2026	348894	P	10838	GRIGG ENTERPRISES INC	\$378.09	0	0715261	Party in the Park Program Supp
07/15/2026	348895	P	11197	LUCAS M MILLER	\$1,090.00	0	0715261	2026 Railroad Crossing Inspect
07/15/2026	348896	P	32513	AIR-TIGHT WINDOWS & REMODELING LLC	\$30,732.99	0	0715261	HOME OOR - Barr- Mitigation p
07/15/2026	348897	P	32117	ALASKA RUBBER GROUP INC	\$47.46	0	0715261	2-Meeder Brass Soft Nose Fitti
07/15/2026	348898	P	10157	AMERIGAS	\$1,705.95	0	0715261	Propane for boilers/digesters
07/15/2026	348899	P	10317	APOLLO SHEET METAL INC	\$2,418.51	0	0715261	HVAC MAINTENANCE
07/15/2026	348900	P	11490	ARCHITECTS WEST INC	\$2,761.00	0	0715261	Skydio Launch Pads, Contract 6
07/15/2026	348901	P	10175	AT&T MOBILITY NATIONAL ACCOUNTS LLC	\$120.00	0	0715261	CELL TOWER SEARCH CASE # 26-22
07/15/2026	348902	P	999000	AUREF - Utility Customer Refunds	\$1,458.10	0	0715261	371 HYDRANT METER
07/15/2026	348903	P	999000	AUREF - Utility Customer Refunds	\$936.46	0	0715261	2545 DALY DR
07/15/2026	348904	P	999000	AUREF - Utility Customer Refunds	\$143.93	0	0715261	2513 DUPORTAIL ST Apt 234
07/15/2026	348905	P	999000	AUREF - Utility Customer Refunds	\$429.22	0	0715261	2550 DUPORTAIL ST S211
07/15/2026	348906	P	999000	AUREF - Utility Customer Refunds	\$8.17	0	0715261	2550 DUPORTAIL ST N180
07/15/2026	348907	P	999000	AUREF - Utility Customer Refunds	\$108.68	0	0715261	2550 DUPORTAIL ST S214
07/15/2026	348908	P	999000	AUREF - Utility Customer Refunds	\$46.10	0	0715261	250 GAGE BLVD 3085
07/15/2026	348909	P	10518	BEAVER BARK & ROCK	\$369.90	0	0715261	CONCRETE - 5 BAG MIX 1YD/ADD 6
07/15/2026	348910	P	32974	RAYMOND BENNETT	\$102.00	0	0715261	CDL License Reimbursement
07/15/2026	348911	P	10207	BENTON COUNTY AUDITOR	\$36.00	0	0715261	Images 7/9/2026

Accounts Payable Checks

7/1/2026 - 7/31/2026

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07/15/2026	348912	P	10010	BENTON FRANKLIN HEALTH DISTRICT	\$140.00	0	0715261	Wastewater sample testing
07/15/2026	348913	P	10008	BENTON PUD	\$87.67	0	0715261	RICHLAND ISLAND VIEW LIGHT/BAD
07/15/2026	348914	P	31670	BLADES GROUP LLC	\$1,674.00	0	0715261	Rock Asphalt Cold Mix
07/15/2026	348915	P	12390	BRANOM OPERATING COMPANY, LLC	\$584.40	0	0715261	4 float level switches for lif
07/15/2026	348916	P	32973	BRAZELL PROPERTIES LLC	\$367.00	0	0715261	TEMPORARY EASEMENT 1-1198-302-
07/15/2026	348917	P	31747	BRUCKNER TRUCK SALES INC	\$1,512.70	0	0715261	VEH#3345 WO#80235 FILTERS
07/15/2026	348918	P	12320	BUILDERS FIRSTSOURCE, INC	\$144.86	0	0715261	20 - 2X4 X 10' STD&BTR DF
07/15/2026	348919	P	11172	CABLE HUSTON LLP	\$540.00	0	0715261	Professional Services Through
07/15/2026	348920	P	31230	CARASOFT TECHNOLOGY CORPORATION	\$1,401.34	0	0715261	OpenRoads SignCAD SELECT Subsc
07/15/2026	348921	P	10847	CERIUM NETWORKS INC	\$3,658.71	0	0715261	CISCO MERAKI LICENSE RENEWAL
07/15/2026	348922	P	10597	CHARTER COMMUNICATIONS	\$498.59	0	0715261	RPD INTERNET ULTRA/STATIC IP 6
07/15/2026	348923	P	30116	CHRISTENSEN INC	\$5,071.00	0	0715261	AIR COMPRESSOR PROPANE
07/15/2026	348924	P	10135	CI SUPPORT LLC	\$185.37	0	0715261	ON-SITE 64 GALLON - ON-CALL SH
07/15/2026	348925	P	10261	CITY OF RICHLAND	\$4,682.47	0	0715261	UTILITIES 05/29-07/01/26
07/15/2026	348926	P	10261	CITY OF RICHLAND	\$1,104.37	0	0715261	26-194 AUST - WFC CONFERENCE W
07/15/2026	348927	P	32748	HOBAN & ASSOCIATES LLC	\$2,217.00	0	0715261	2026-05 BCH
07/15/2026	348928	P	11516	COLEMAN OIL COMPANY	\$63,401.10	0	0715261	LANDFILL - DYED
07/15/2026	348929	P	11516	COLEMAN OIL COMPANY	\$2,690.22	0	0715261	LANDFILL - DYED
07/15/2026	348930	P	12270	COMPUNET, INC	\$95,241.34	0	0715261	SR-7719 Red Canary MDR Service
07/15/2026	348931	P	10034	CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	\$17,605.20	0	0715261	WP & Copper Wire
07/15/2026	348932	P	12151	CORE & MAIN LP	\$18,543.78	0	0715261	Digester Gas Flare Project
07/15/2026	348933	P	11444	CORPORATE TRANSLATION SERVICES	\$10.43	0	0715261	TRANSLATION SERVICES 05/01-05/
07/15/2026	348934	P	11526	CORWIN OF PASCO LLC	\$2,550.76	0	0715261	VEH#2499 WO#80248 GASKET, SCRE
07/15/2026	348935	P	11486	COYOTE RIDGE CORRECTIONS CENTER	\$1,109.81	0	0715261	CLEAN UP CREW MAY 2026
07/15/2026	348936	P	31562	KATHY DEE	\$485.10	0	0715261	10879, DROP INS
07/15/2026	348937	P	10756	DELL MARKETING LP	\$3,662.31	0	0715261	INC-7296 XPS Laptop - IT Direc
07/15/2026	348938	P	10801	DOMESTIC VIOLENCE SVCS OF BNTN & FRNKLN COUNTIES	\$888.50	0	0715261	DV ADVOCACY SERVICES JUNE 2026
07/15/2026	348939	P	32477	DOOLITTLE HOLDINGS LLC	\$15,385.37	0	0715261	2026 Slurry Seal
07/15/2026	348940	P	32413	ARCHA RODNEY EMERSON	\$695.10	0	0715261	10969 & DROP INS
07/15/2026	348941	P	10146	ENERGY NORTHWEST	\$540.00	0	0715261	LAB SERVICES LANDFILL 6/16/26-
07/15/2026	348942	P	11762	ENTERPRISE HOLDINGS INC	\$732.07	0	0715261	26-157 SLEIMAN, 26-221 EDWARDS
07/15/2026	348943	P	10268	FEDERAL EXPRESS CORP	\$29.63	0	0715261	Lab sample to METC Group
07/15/2026	348944	P	10276	FEDERAL SIGNAL CORPORATION	\$6,189.68	0	0715261	VEH#1247 POLICE UPFITS

Accounts Payable Checks

7/1/2026 - 7/31/2026

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
07/15/2026	348945	P	32264	FEDERICK J FAGAN	\$156.80	0	0715261	10868 & DROP INS
07/15/2026	348946	P	10184	FISHER SCIENTIFIC CO	\$640.23	0	0715261	Lab supplies - pipets
07/15/2026	348947	P	32960	FLEETPRIDE INC	\$121.95	0	0715261	VEH#3243 WO#80153 OIL SEAL
07/15/2026	348948	P	32506	FRANK BLAIR	\$2,814.44	0	0715261	HOME OOR - 905 Snow Broken Sew
07/15/2026	348949	P	11157	FRONTIER COMMUNICATIONS NORTHWEST, INC.	\$161.39	0	0715261	Richland Public Library Fiber
07/15/2026	348950	P	10220	FRONTIER FENCE INC	\$9,217.76	0	0715261	SHOPS GATE REPAIR
07/15/2026	348951	P	32166	GAMACHE MAINTENANCE LLC	\$703.94	0	0715261	June Lawn Maintenance
07/15/2026	348952	P	31421	GARY A TUCCI	\$19,314.88	0	0715261	June 2026 Solar Generation Inv
07/15/2026	348953	P	10050	GENERAL PACIFIC INC	\$446,782.39	0	0715261	Connectors_E4
07/15/2026	348954	P	32125	HD SUPPLY INC	\$492.18	0	0715261	Lab - isopropanol
07/15/2026	348955	P	12200	HUGHES FIRE EQUIPMENT, INC	\$918.63	0	0715261	VEH#5060 WO#79636 STIRRUP RUNG
07/15/2026	348956	P	31057	INGRAM INDUSTRIES INC.	\$2,864.02	0	0715261	LIBRARY MATERIALS - PHYSICAL C
07/15/2026	348957	P	10628	CPM DEVELOPMENT CORPORATION	\$1,732.65	0	0715261	hot mix asphalt for repairs
07/15/2026	348958	P	10406	JUB ENGINEERS INC	\$16,394.20	0	0715261	Battelle Boulevard & Utilities
07/15/2026	348959	P	10290	JIM'S PACIFIC GARAGES INC	\$223.93	0	0715261	VEH#3318 WO#78169 RETURN GASKE
07/15/2026	348960	P	31350	JB INLAND NW LLC	\$6,908.80	0	0715261	LIBRARY - ABB VFD
07/15/2026	348961	P	31660	KELLEY CREATE CO	\$4.01	0	0715261	RPD EVIDENCE COPIER USAGE 5/29
07/15/2026	348962	P	31660	KELLEY CREATE CO	\$26.62	0	0715261	JUNE COPIER CHARGES - PURCHASI
07/15/2026	348963	P	31660	KELLEY CREATE CO	\$149.06	0	0715261	JULY COPIER LEASE - PURCHASING
07/15/2026	348964	P	10071	KENNEWICK INDUSTRIAL & ELECTRICAL SUPPLY	\$73.27	0	0715261	Irrigation repair supplies - W
07/15/2026	348965	P	11667	KENWORTH SALES COMPANY	\$134.26	0	0715261	VEH#3342 WO#80213 WHEEL STUD
07/15/2026	348966	P	32375	LABCONCO CORPORATION	\$95.26	0	0715261	Backup temperature probe for I
07/15/2026	348967	P	32936	LEE EQUIPMENT LLC	\$427.76	0	0715261	VEH#7174 WO#80211 ROD TIE
07/15/2026	348968	P	11073	LIVEVIEW GPS INC	\$1,388.40	0	0715261	LIVE GPS TRACKER ANNUAL SUB 8/
07/15/2026	348969	P	31741	DAWN MACDONALD	\$283.50	0	0715261	10961
07/15/2026	348970	P	30413	MAGNET FORENSICS LLC	\$2,292.25	0	0715261	AXIOM ADVANCED UPGRADE (1)
07/15/2026	348971	P	11473	PATTI L MASON	\$576.10	0	0715261	10925, 10977, DROP INS
07/15/2026	348972	P	10093	MCCURLEY INTEGRITY DEALERSHIPS, LLC	\$54.64	0	0715261	VEH#1227 WO#80232 SENSOR
07/15/2026	348973	P	32596	MIDLAND SCIENTIFIC INC	\$330.68	0	0715261	Long dippers for wastewater sa
07/15/2026	348974	P	10578	MIDWEST TAPE	\$7,498.41	0	0715261	HOOPLA USAGE JUNE 2026
07/15/2026	348975	P	11358	JO ANN MILLER	\$796.60	0	0715261	11056, 10862, DROP INS
07/15/2026	348976	P	32538	THE REDTAIL TEAM LLC	\$158.94	0	0715261	E-BIKE/MINI BIKE FLYERS QTY 15
07/15/2026	348977	P	10083	MONARCH MACHINE & TOOL CO INC	\$408.37	0	0715261	VEH#3354 WO#80123 REPAIR TANK

Accounts Payable Checks

7/1/2026 - 7/31/2026

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
07/15/2026	348978	P	10358	PYE-BARKER FIRE & SAFETY	\$640.94	0	0715261	WWTP July Fire/Com Monitoring
07/15/2026	348979	P	31674	P&F AUTOMOTIVE WAREHOUSE INC	\$1,784.34	0	0715261	BATTERY
07/15/2026	348980	P	31428	NATIONAL SAFETY INC	\$495.63	0	0715261	Gas sensor repair
07/15/2026	348981	P	32250	ODP BUSINESS SOLUTIONS LLC	\$20.60	0	0715261	BUSINESS CARDS - JONAS THOMPSON
07/15/2026	348982	P	12470	OVERDRIVE INC	\$4,340.87	0	0715261	LIBRARY MATERIALS - E/AUDIOBOOK
07/15/2026	348983	P	10357	OXARC INC	\$102.36	0	0715261	Cylinder Rental - WWTP
07/15/2026	348984	P	32230	PACIFIC NORTHWEST NAGINATA FEDERATION	\$102.20	0	0715261	10933 & DROP INS
07/15/2026	348985	P	31663	PALOUSE POWER LLC	\$244,832.64	0	0715261	2026 BORING & CABLE REPLACEMENT
07/15/2026	348986	P	31206	CI - PW LLC	\$73.99	0	0715261	WWTP water delivery
07/15/2026	348987	P	999002	PERMIT REFUND	\$1,545.00	0	0715261	Refund INV-00006553 duplicate
07/15/2026	348988	P	32669	PILLSBURY WINTHROP SHAW PITTMAN LLP	\$67,288.00	0	0715261	Professional Services Rendered
07/15/2026	348989	P	10611	PITNEY BOWES PURCHASE POWER	\$2,886.00	0	0715261	POSTAGE 06/01/2026 - 06/30/202
07/15/2026	348990	P	11246	PRECISE MRM LLC	\$5,222.40	0	0715261	20 - 5MB FLAT DATA PLAN US WIT
07/15/2026	348991	P	10879	PREMIER LANDSCAPING & DESIGN	\$135.99	0	0715261	George Prout Pool Supplies
07/15/2026	348992	P	32273	PROCARE FOR YOU PLLC	\$1,002.50	0	0715261	PRE-EMPLOYMENT PHYSICALS (5)
07/15/2026	348993	P	10724	PUBLIC SAFETY TESTING INC	\$5,312.69	0	0715261	PRE-EMP TESTING: (1) POLICE BG
07/15/2026	348994	P	32304	RAD TOWING INC	\$189.18	0	0715261	RPD TOW CHARGE CASE # 26-02809
07/15/2026	348995	P	10047	R.D. OFFUTT COMPANY	\$1,247.32	0	0715261	VEH#6631 WO#79838 SENSOR
07/15/2026	348996	P	32588	RH2 CONTROL SYSTEMS NW LLC	\$14,043.00	0	0715261	On-Call SCADA System Oper, Mai
07/15/2026	348997	P	10957	RICHLAND DOWNTOWN BUSINESS IMPROVEMENT DISTRICT	\$2,538.90	0	0715261	DBID Q2 2026 ASSESSMENTS
07/15/2026	348998	P	11005	DANA CAMARENA	\$3,550.40	0	0715261	10894, 11069, 10897, 10905, 10
07/15/2026	348999	P	30023	TAIFEI SCOTT	\$690.20	0	0715261	10871 & DROP INS
07/15/2026	349000	P	10440	SOLID WASTE SYSTEMS INC	\$3,529.83	0	0715261	Rotajet liftstation nozzle
07/15/2026	349001	P	10536	SPRAGUE PEST SOLUTIONS	\$683.02	0	0715261	RPD RANGE PEST CONTROL 6/29/26
07/15/2026	349002	P	11493	PICARD CORPORATION	\$7,066.00	0	0715261	2026 Solar Salt for WTP
07/15/2026	349003	P	11256	STERICYCLE INC	\$10.36	0	0715261	RPD SHARPS/BIOHAZARD WASTE SER
07/15/2026	349004	P	32305	STUART C IRBY COMPANY	\$10,866.40	0	0715261	Connectors_E9
07/15/2026	349005	P	10359	US LINEN & UNIFORM	\$294.03	0	0715261	NNO SHIRTS 2026 WATER MAINTENANCE
07/15/2026	349006	P	11725	T-MOBILE USA INC	\$150.00	0	0715261	CELL TOWER/AREA SEARCH CASE #
07/15/2026	349007	P	10961	TACOMA SCREW PRODUCTS INC	\$1,087.94	0	0715261	Mounting bolts for aeration ba
07/15/2026	349008	P	31735	BUNKER TRI-CITIES LLC	\$2,976.73	0	0715261	RPD UNIFORM - CARDENAS
07/15/2026	349009	P	31051	THE GOODYEAR TIRE & RUBBER COMPANY	\$6,421.42	0	0715261	VEH#3358 WO#80156 NEW TIRES
07/15/2026	349010	P	32225	ANYWHERE REAL ESTATE INC	\$48,479.51	0	0715261	HOME-DPA - 637 SNOWKING ST. FI

Accounts Payable Checks

7/1/2026 - 7/31/2026

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
07/15/2026	349011	P	10122	TRAFFIC SAFETY SUPPLY CO INC	\$1,452.93	0	0715261	PREMARK 3000EX HEAT TORCH 5"NO
07/15/2026	349012	P	11175	TYNDALE ENTERPRISES INC	\$1,681.34	0	0715261	2026 FR CLOTHING PER SEATTLY C
07/15/2026	349013	P	30040	ULINE	\$435.96	0	0715261	paper towels, wipes, urinal sc
07/15/2026	349014	P	31820	UNMANNED VEHICLE TECHNOLOGIES LLC	\$7,942.40	0	0715261	2026 DRONESENSE LICENSE RENEWA
07/15/2026	349015	P	10793	UPTOWN BUSINESS IMPROVEMENT DISTRICT BOARD	\$5,511.50	0	0715261	UBID Q2 2026 ASSESSMENTS
07/15/2026	349016	P	10106	US LINEN & UNIFORM	\$287.57	0	0715261	RPD TOWEL DELIVERY 6/30/26
07/15/2026	349017	P	10937	VALMONT INDUSTRIES INC	\$14,723.00	0	0715261	10044 STANDARD, STEEL DIRECT B
07/15/2026	349018	P	32241	SHAYNE VANDYKE	\$19.62	0	0715261	26-220 VANDYKE AWC Conference
07/15/2026	349019	P	10860	VERIZON COMMUNICATIONS INC	\$287.81	0	0715261	Verizon Fire Lifepacks - June
07/15/2026	349020	P	11802	TRI CITIES VISITOR & CONVENTION BUREAU	\$115,843.84	0	0715261	VISIT TRI-CITIES CONTRACT DUES
07/15/2026	349021	P	32880	VISTA VETERINARY HOSPITAL	\$134.87	0	0715261	OFFICE VISIT/MEDICATIONS - COD
07/15/2026	349022	P	10136	WASHINGTON ASN OF SHERIFFS & POLICE CHIEFS	\$981.90	0	0715261	WASPC CONF REG - 26-150 PILCHE
07/15/2026	349023	P	10140	WASHINGTON STATE PATROL	\$957.00	0	0715261	RPD ACCESS USER FEE 2ND QTR 20
07/15/2026	349024	P	11190	WESTERN CASCADE CONTAINER LLC	\$421.22	0	0715261	VEH#3397 WO#80242 SPRING
07/15/2026	349025	P	10148	CRAIG E WILLIAMSON	\$1,000.00	0	0715261	DEATH BENEFIT
07/17/2026	349026	P	31231	ABM INDUSTRIES INC	\$2,766.63	0	0717261	STATION 74 - JANITORIAL - JUNE
07/17/2026	349027	P	10459	ALLSTAR CONSTRUCTION GROUP INC	\$32,459.56	0	0717261	2026 Citywide Traffic Calming
07/17/2026	349028	P	11213	ALTEC INDUSTRIES INC	\$726.77	0	0717261	VEH#3413 WO#79798 STEP LADDER
07/17/2026	349029	P	10644	ANIXTER INC	\$31,262.59	0	0717261	Switchgear
07/17/2026	349030	P	10367	BANK OF AMERICA	\$4,124.74	0	0717261	BANK ANALYSIS FEES
07/17/2026	349031	P	10713	BENTON FRANKLIN COMMUNITY ACTION COMMITTEE	\$3,878.37	0	0717261	HELPING HANDS 2ND QTR 2026
07/17/2026	349032	P	10008	BENTON PUD	\$3,616.38	0	0717261	2026 Pre-notification Tree Tri
07/17/2026	349033	P	10158	BENTON RURAL ELECTRIC ASSOCIATION	\$209.39	0	0717261	RED MTN UTILITIES 05/27-06/29/
07/17/2026	349034	P	32643	BORDER STATES INDUSTRIES INC	\$1,610.36	0	0717261	Harnesses and Lanyards for Lin
07/17/2026	349035	P	31841	CAMPBELL & COMPANY SERVICE CORPORATION	\$600.00	0	0717261	1603 Jadwin - Maxwell - HVAC R
07/17/2026	349036	P	31446	CASCADE ENGINEERING INC.	\$42,726.85	0	0717261	96-Gallon Sterling-Ocean Blue
07/17/2026	349037	P	30041	CATERPILLAR FINANCIAL SERVICES CORP	\$45,537.55	0	0717261	LEASE PMT DOZER CONTRACT #001-
07/17/2026	349038	P	10135	CI SUPPORT LLC	\$167.80	0	0717261	ONSITE SHREDDING WO#0372231 -
07/17/2026	349039	P	10072	CITY OF KENNEWICK	\$2,731.04	0	0717261	LETEP TRAINING REIMB
07/17/2026	349040	VOID	10261	CITY OF RICHLAND	\$0.00	1384.64	0717261	VOID AFTER UPDATE 07/21/2026
07/17/2026	349041	P	10261	CITY OF RICHLAND	\$1,183.00	0	0717261	26-139 2026 WSLEA CONFERENCE

Accounts Payable Checks

7/1/2026 - 7/31/2026

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
07/17/2026	349042	P	11907	SYCURE CORP	\$800.00	0	0717261	1Gbps Fiber Service - July 202
07/17/2026	349043	P	999014	CONSERVATION REBATES	\$3,159.59	0	0717261	81 Col Point - Commercial Ligh
07/17/2026	349044	P	11444	CORPORATE TRANSLATION SERVICES	\$154.08	0	0717261	TRANSLATION SERVICES 06/01-06/
07/17/2026	349045	P	11526	CORWIN OF PASCO LLC	\$5,428.12	0	0717261	VEH#2505 WO#80182 TRANSMISSION
07/17/2026	349046	P	10039	DAILY JOURNAL OF COMMERCE	\$335.50	0	0717261	RFQ26-0052 RICHLAND INNOVATION
07/17/2026	349047	P	31324	RYAN DUNCAN	\$69.00	0	0717261	26-255 Duncan 07-08-26 Carbon
07/17/2026	349048	P	11157	FRONTIER COMMUNICATIONS NORTHWEST, INC.	\$1,122.76	0	0717261	TELEPHONE 7/1/2026-7/31/2026 5
07/17/2026	349049	P	11157	FRONTIER COMMUNICATIONS NORTHWEST, INC.	\$519.50	0	0717261	INTERNET SERVICES 07/01-07/31/
07/17/2026	349050	P	11157	FRONTIER COMMUNICATIONS NORTHWEST, INC.	\$251.38	0	0717261	FAX LINES 07/01-07/31/26
07/17/2026	349051	P	11157	FRONTIER COMMUNICATIONS NORTHWEST, INC.	\$519.50	0	0717261	INTERNET SERVICES 07/06-08/05/
07/17/2026	349052	P	11236	BUILDER SERVICES GROUP	\$2,800.00	0	0717261	1410 Townsend - Castro - Insul
07/17/2026	349053	P	10050	GENERAL PACIFIC INC	\$55,573.44	0	0717261	Primary Wire
07/17/2026	349054	P	10725	GUNARAMA WHOLESALE INC	\$933.50	0	0717261	FIREARMS - 2025 EP (2) FTE
07/17/2026	349055	P	32821	GUNNERSON CONSULTING & COMMUNICATION SITE SERVICES	\$317.50	0	0717261	Consulting Services during Jun
07/17/2026	349056	P	31398	H.W. LOCHNER INC	\$14,753.60	0	0717261	SOUTH GWW INTERSECTION IMPROVE
07/17/2026	349057	P	10046	HD FOWLER CO	\$2,714.40	0	0717261	Romac Water Parts
07/17/2026	349058	P	31057	INGRAM INDUSTRIES INC.	\$1,478.75	0	0717261	LIBRARY MATERIALS - PHYSICAL C
07/17/2026	349059	P	32822	INTERACTIVE DATA LLC	\$190.16	0	0717261	RPD ONLINE RECORDS SEARCH JUNE
07/17/2026	349060	P	31209	WALTEK II, INCORPORATED	\$8,153.40	0	0717261	Soil Testing Gage & Reata
07/17/2026	349061	P	10063	JACOBS & RHODES INC	\$600.00	0	0717261	2112 Davison - Robertson - HVA
07/17/2026	349062	P	31395	JACOBS ENGINEERING GROUP INC.	\$57,605.78	0	0717261	SR240/Aaron Drive Intersection
07/17/2026	349063	P	31660	KELLEY CREATE CO	\$35.42	0	0717261	Xerox/XERC410 - 6/11/2026 to 7
07/17/2026	349064	P	31660	KELLEY CREATE CO	\$149.06	0	0717261	Xerox Contract Charges Shops 1
07/17/2026	349065	P	11110	PUD NO. 1 OF KLIKITAT COUNTY	\$377.92	0	0717261	GOLGOTHA UTILITIES 06/03-07/03
07/17/2026	349066	P	10432	LANGUAGE LINE SERVICES INC	\$1,933.70	0	0717261	RPD TRANSLATION SERVICE JUNE 2
07/17/2026	349067	P	10298	LN CURTIS & SONS	\$2,036.74	0	0717261	ARMOR CARRIER - MARTIN
07/17/2026	349068	VOID	32489	DANE MARLIN	\$0.00	259.4	0717261	VOID AFTER UPDATE 08/05/2026
07/17/2026	349069	P	11652	MENKE JACKSON BEYER LLP	\$33,316.48	0	0717261	ACCOUNT #062 - RE WILLOWBROOK
07/17/2026	349070	P	11576	MERCER (US) INC	\$12,111.08	0	0717261	2026 BENEFIT CONSULTING & BROK
07/17/2026	349071	P	32627	LORAIN DANIEL	\$21,647.60	0	0717261	Columbia Playfield North Parki
07/17/2026	349072	P	32787	MORRISON-MAIERLE INC	\$48,930.50	0	0717261	Water Facilities Energy Resili

Accounts Payable Checks

7/1/2026 - 7/31/2026

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
07/17/2026	349073	P	32250	ODP BUSINESS SOLUTIONS LLC	\$70.65	0	0717261	RPD OFFICER BUSINESS CARDS QTY
07/17/2026	349074	P	10971	PARAMOUNT COMMUNICATIONS INC	\$4,571.74	0	0717261	Small Works Contract For Fire
07/17/2026	349075	P	10232	PERFECTION GLASS INC	\$960.00	0	0717261	2205 Camas - Taylor - Window R
07/17/2026	349076	P	11026	POCKETINET COMMUNICATIONS INC	\$1,130.00	0	0717261	INTERNET SERVICES 07/01-07/31/
07/17/2026	349077	P	11012	RH2 ENGINEERING INC	\$13,075.40	0	0717261	CENTER PARKWAY SOUTH-ENVIRONME
07/17/2026	349078	P	10744	SENSKE LAWN & TREE CARE INC	\$2,751.84	0	0717261	WEED CONTROL SERVICES
07/17/2026	349079	P	10536	SPRAGUE PEST SOLUTIONS	\$76.64	0	0717261	PEST CONTROL SOLID WASTE 7/15/
07/17/2026	349080	P	32881	STELL ENVIRONMENTAL ENTERPRISES INC	\$18,296.59	0	0717261	Archaeological Monitoring NHR
07/17/2026	349081	P	31735	BUNKER TRI-CITIES LLC	\$377.54	0	0717261	RPD UNIFORM JUMPSUIT - C. MART
07/17/2026	349082	P	32303	COWLES PUBLISHING COMPANY	\$520.20	0	0717261	RFQ26-0052 RICHLAND INNOVATION
07/17/2026	349083	P	32975	TOWERCO V HOLDINGS LLC	\$4,427.64	0	0717261	STARBUCK LEASE 06/01-07/31/26
07/17/2026	349084	P	10128	THE MCCLATCHY COMPANY	\$945.00	0	0717261	IPL0346434 Ord. 2026-11 - Fina
07/17/2026	349085	P	30040	ULINE	\$291.93	0	0717261	POWER OPS CREW ROOM REMODEL FR
07/17/2026	349086	P	10815	WATER SOLUTIONS INC	\$67.46	0	0717261	WATER FILTRATION 07/07-08/06/2
07/17/2026	349087	P	10314	WHITNEY EQUIPMENT COMPANY INC	\$5,027.30	0	0717261	Richland Skate Park LS
07/22/2026	349088	P	10040	DANNY DOWNS	\$160.00	0	072226FP	NON COVERED RX
07/22/2026	349089	P	12047	PREMIER ANESTHESIA OF RICHLAND LLC	\$96.54	0	072226FP	NON COVERED MEDICAL
07/22/2026	349090	P	10148	CRAIG E WILLIAMSON	\$2,512.94	0	072226FP	NON COVERED MEDICAL
07/22/2026	349091	P	31961	ANDERSON & ZENTZ PLLC	\$2,948.00	0	072226PP	NON COVERED DENTAL
07/22/2026	349092	P	10167	MIKE CASE	\$596.73	0	072226PP	NON COVERED RX
07/22/2026	349093	P	10038	LARRY COUCH	\$7,400.00	0	072226PP	NON COVERED MEDICAL
07/22/2026	349094	P	10048	DOUGLAS D DRIVER	\$544.09	0	072226PP	NON COVERED RX
07/22/2026	349095	P	10838	GRIGG ENTERPRISES INC	\$66.50	0	0722261	4- MURIATIC ACID LIQ 1 GAL
07/22/2026	349096	P	32711	ALOHAT LLC	\$2,114.16	0	0722261	PATROL HATS RESTOCK
07/22/2026	349097	P	32807	AMAZON CAPITAL SERVICES INC	\$794.60	0	0722261	Warehouse replenishment
07/22/2026	349098	P	31317	AMERICAN WEST INDUSTRIES	\$1,205.50	0	0722261	VEH#3419 WO#79978 REPAIR ARM C
07/22/2026	349099	P	10157	AMERIGAS	\$639.62	0	0722261	Propane for boilers/digesters
07/22/2026	349100	P	32466	ANALYTICAL RESOURCES LLC	\$2,152.00	0	0722261	2024-2028 Groundwater Monitori
07/22/2026	349101	P	32608	ANATEK LABS INC	\$130.00	0	0722261	Effluent sampling 7/15 WWTP
07/22/2026	349102	P	10644	ANIXTER INC	\$87,913.66	0	0722261	Bolts
07/22/2026	349103	P	10670	ARROW CONSTRUCTION HOLDINGS LLC	\$1,974.54	0	0722261	Storm catch basin repairs
07/22/2026	349104	P	999000	AUREF - Utility Customer Refunds	\$60.56	0	0722261	900 AARON DR 105
07/22/2026	349105	P	999000	AUREF - Utility Customer Refunds	\$734.00	0	0722261	1000 RIO SENDA CT

Accounts Payable Checks

7/1/2026 - 7/31/2026

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
07/22/2026	349106	P	999000	AUREF - Utility Customer Refunds	\$4.70	0	0722261	226 PINETREE LN
07/22/2026	349107	P	999000	AUREF - Utility Customer Refunds	\$143.96	0	0722261	2601 EAGLEWATCH LOOP
07/22/2026	349108	P	999000	AUREF - Utility Customer Refunds	\$29.91	0	0722261	230 BATTELLE BLVD Apt 216
07/22/2026	349109	P	999000	AUREF - Utility Customer Refunds	\$1.35	0	0722261	310 HYDRANT METER
07/22/2026	349110	P	999000	AUREF - Utility Customer Refunds	\$267.32	0	0722261	2555 BELLA COOLA LN Apt 183
07/22/2026	349111	P	999000	AUREF - Utility Customer Refunds	\$10.00	0	0722261	2555 BELLA COOLA LN Apt 164
07/22/2026	349112	P	999000	AUREF - Utility Customer Refunds	\$5.44	0	0722261	2013 DAVISON AVE
07/22/2026	349113	P	999000	AUREF - Utility Customer Refunds	\$148.31	0	0722261	2513 DUPORTAIL ST Apt 143
07/22/2026	349114	P	999000	AUREF - Utility Customer Refunds	\$129.11	0	0722261	1408 WESTGATE WAY
07/22/2026	349115	P	999000	AUREF - Utility Customer Refunds	\$37.50	0	0722261	27 MERCURY DR
07/22/2026	349116	P	999000	AUREF - Utility Customer Refunds	\$12.13	0	0722261	96 CRAIGHILL AVE
07/22/2026	349117	P	999000	AUREF - Utility Customer Refunds	\$5.51	0	0722261	1851 JADWIN AVE 324
07/22/2026	349118	P	999000	AUREF - Utility Customer Refunds	\$175.34	0	0722261	2665 KINGSGATE WAY Apt C128
07/22/2026	349119	P	999000	AUREF - Utility Customer Refunds	\$162.60	0	0722261	1505 POTTER AVE
07/22/2026	349120	P	999000	AUREF - Utility Customer Refunds	\$153.14	0	0722261	1019 RIO SENDA CT
07/22/2026	349121	P	999000	AUREF - Utility Customer Refunds	\$115.92	0	0722261	2433 GEORGE WASHINGTON WAY 110
07/22/2026	349122	P	999000	AUREF - Utility Customer Refunds	\$0.12	0	0722261	257 WISHKAH DR
07/22/2026	349123	P	999000	AUREF - Utility Customer Refunds	\$132.71	0	0722261	1605 MCPHERSON AVE
07/22/2026	349124	P	999000	AUREF - Utility Customer Refunds	\$105.89	0	0722261	4512 AVA WAY
07/22/2026	349125	P	999000	AUREF - Utility Customer Refunds	\$167.85	0	0722261	4516 AVA WAY
07/22/2026	349126	P	999000	AUREF - Utility Customer Refunds	\$107.09	0	0722261	408 SMITH AVE
07/22/2026	349127	P	999000	AUREF - Utility Customer Refunds	\$80.28	0	0722261	603 TORBETT ST
07/22/2026	349128	P	999000	AUREF - Utility Customer Refunds	\$100.05	0	0722261	2784 KETCH RD
07/22/2026	349129	P	999000	AUREF - Utility Customer Refunds	\$167.32	0	0722261	1323 COTTONWOOD DR
07/22/2026	349130	P	999000	AUREF - Utility Customer Refunds	\$4.97	0	0722261	1930 FAIRWAY DR
07/22/2026	349131	P	999000	AUREF - Utility Customer Refunds	\$400.11	0	0722261	1845 LESLIE RD U62
07/22/2026	349132	P	999000	AUREF - Utility Customer Refunds	\$96.87	0	0722261	345 EPIC ST
07/22/2026	349133	P	999000	AUREF - Utility Customer Refunds	\$30.00	0	0722261	177 MATA RD
07/22/2026	349134	P	999000	AUREF - Utility Customer Refunds	\$95.81	0	0722261	2105 KUHN ST A
07/22/2026	349135	P	999000	AUREF - Utility Customer Refunds	\$135.38	0	0722261	1311 GOETHALS DR C
07/22/2026	349136	P	999000	AUREF - Utility Customer Refunds	\$87.05	0	0722261	703 COMSTOCK ST
07/22/2026	349137	P	999000	AUREF - Utility Customer Refunds	\$135.92	0	0722261	2894 SALK AVE Apt 123
07/22/2026	349138	P	999000	AUREF - Utility Customer Refunds	\$22.32	0	0722261	2871 SAVANNA AVE

Accounts Payable Checks

7/1/2026 - 7/31/2026

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
07/22/2026	349139	P	999000	AUREF - Utility Customer Refunds	\$7.17	0	0722261	2455 GEORGE WASHINGTON WAY B21
07/22/2026	349140	P	999000	AUREF - Utility Customer Refunds	\$21.50	0	0722261	2455 GEORGE WASHINGTON WAY L15
07/22/2026	349141	P	999000	AUREF - Utility Customer Refunds	\$15.22	0	0722261	2455 GEORGE WASHINGTON WAY M16
07/22/2026	349142	P	999000	AUREF - Utility Customer Refunds	\$23.72	0	0722261	2455 GEORGE WASHINGTON WAY Q19
07/22/2026	349143	P	999000	AUREF - Utility Customer Refunds	\$113.41	0	0722261	807 BIRCH AVE
07/22/2026	349144	P	999000	AUREF - Utility Customer Refunds	\$27.06	0	0722261	809 BIRCH AVE
07/22/2026	349145	P	32426	BAGLEY LANDSCAPE CONSTRUCTION	\$761.62	0	0722261	2780 Salk Ave June Turf Manage
07/22/2026	349146	P	10001	BENTON CLEAN AIR AGENCY	\$17,186.52	0	0722261	Third Quarter Assessment 2026
07/22/2026	349147	P	10281	BENTON COUNTY	\$14,723.89	0	0722261	WORK CREW OPERATIONAL COST JUN
07/22/2026	349148	P	10009	COUNTY OF BENTON	\$116,846.84	0	0722261	BENTON COUNTY DISTRICT COURT &
07/22/2026	349149	P	10713	BENTON FRANKLIN COMMUNITY ACTION COMMITTEE	\$1,120.00	0	0722261	2026Q2-CR-LIECP
07/22/2026	349150	P	10010	BENTON FRANKLIN HEALTH DISTRICT	\$4,110.00	0	0722261	WATER SAMPLING ANALYSIS
07/22/2026	349151	P	10158	BENTON RURAL ELECTRIC ASSOCIATION	\$5,133.83	0	0722261	KENNEDY BOOSTER STATION
07/22/2026	349152	P	32978	BMO BANK NA	\$218.00	0	0722261	TEMPORARY EASEMENT 1-1198-102-
07/22/2026	349153	P	32643	BORDER STATES INDUSTRIES INC	\$744.18	0	0722261	Harnesses and Lanyards for Lin
07/22/2026	349154	P	10546	BOUND TREE MEDICAL LLC	\$1,228.55	0	0722261	CURAPLEX TRANSPTR,EXTENSION SE
07/22/2026	349155	P	31747	BRUCKNER TRUCK SALES INC	\$72.13	0	0722261	VEH#3383 WO#80236 FILTER
07/22/2026	349156	P	11356	C & E TRENCHING LLC	\$81,037.81	0	0722261	JT Skate Park Sanitary Sewer F
07/22/2026	349157	P	10026	CASCADE NATURAL GAS CORP	\$75.27	0	0722261	6/16/26-7/16/26 Sundance lift
07/22/2026	349158	P	10135	CI SUPPORT LLC	\$141.95	0	0722261	Shred Service Shops 100 - July
07/22/2026	349159	P	10261	CITY OF RICHLAND	\$26,518.60	0	0722261	#28 Lanfill Fees
07/22/2026	349160	P	10261	CITY OF RICHLAND	\$2,882.74	0	0722261	26-207 Whitney 07-8-26 Carbon
07/22/2026	349161	P	11516	COLEMAN OIL COMPANY	\$33,952.96	0	0722261	FLEET - GAS RESALE 07/13 - 07/
07/22/2026	349162	P	11516	COLEMAN OIL COMPANY	\$4,348.22	0	0722261	LANDFILL - DYED AND CLEAR
07/22/2026	349163	P	32336	COLUMBIA INDUSTRIES	\$3,828.86	0	0722261	CDBG - Recreation Scholarships
07/22/2026	349164	P	11100	D & D TRI RIVERS EXCAVATING INC	\$2,664.50	0	0722261	Uptown Shopping Center Misc Se
07/22/2026	349165	P	32979	DAVID R HARMAN TRUSTEE OF THE DAVID R HARMAN TRUST	\$944.00	0	0722261	TEMPORARY EASEMENT 1-1198-302-
07/22/2026	349166	P	30185	JOHN DESKINS	\$804.15	0	0722261	26-256 DESKINS - 2026 IMSA For
07/22/2026	349167	P	30900	DOI-BUREAU OF LAND MANAGMENT	\$1,141.00	0	0722261	Right-of-way renewal for WAOR-
07/22/2026	349168	P	32527	ENERGY WEST LLC	\$20,710.00	0	0722261	New Large Single Loads & Power
07/22/2026	349169	P	10315	FERGUSON US HOLDINGS INC	\$357.10	0	0722261	Hot water pump replacement par
07/22/2026	349170	P	10289	FIELD INSTRUMENTS & CONTROLS INC	\$3,292.77	0	0722261	HF SCIENTIFIC REPLACEMENT JUNC

Accounts Payable Checks

7/1/2026 - 7/31/2026

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
07/22/2026	349171	P	10184	FISHER SCIENTIFIC CO	\$206.33	0	0722261	WWTP serological pipets
07/22/2026	349172	P	31564	FNS COLLISION GROUP INC	\$2,470.94	0	0722261	VEH#2431 WO#80268 REPAIR BODY
07/22/2026	349173	P	11157	FRONTIER COMMUNICATIONS NORTHWEST, INC.	\$3,487.60	0	0722261	July 2026 Fiber
07/22/2026	349174	P	11157	FRONTIER COMMUNICATIONS NORTHWEST, INC.	\$2,527.39	0	0722261	PHONE LINES 07/10-08/09/26
07/22/2026	349175	P	32857	GEE WAY DEVELOPMENT COMPANY LLC	\$2,809.00	0	0722261	Resolution No. 2026-02 FS Leas
07/22/2026	349176	P	10203	W.W. GRAINGER, INC	\$258.18	0	0722261	Warehouse items
07/22/2026	349177	P	32718	HANFORD MISSION INTEGRATION SOLUTIONS, LLC	\$218.52	0	0722261	HAMMER FACILITY USE - FIRE DEP
07/22/2026	349178	P	10046	HD FOWLER CO	\$202.55	0	0722261	2-1" CTS BL SD9 250 PSI POLY P
07/22/2026	349179	P	32125	HD SUPPLY INC	\$363.09	0	0722261	1-DPD 1 DISPENSER 10ML SAMPLE
07/22/2026	349180	P	11813	HERC RENTALS INC	\$917.19	0	0722261	1 WK - MANHOLE BOX 8'X 10'X10'
07/22/2026	349181	P	12200	HUGHES FIRE EQUIPMENT, INC	\$516.08	0	0722261	VEH#5050 WO#80256 HOSE REEL MO
07/22/2026	349182	P	32306	MORGAN STANLEY CAPITAL MANAGEMENT LLC	\$12,750.00	0	0722261	2026 QUARTERLY INVEST CONSULTI
07/22/2026	349183	P	32171	BEATRIZ BAEZ	\$850.00	0	0722261	JANITORIAL SERVICES 07/01-07/3
07/22/2026	349184	P	10628	CPM DEVELOPMENT CORPORATION	\$2,355.46	0	0722261	Manhole cover repair
07/22/2026	349185	P	31395	JACOBS ENGINEERING GROUP INC.	\$31,422.08	0	0722261	SR240/Aaron Dr Comp. St. 30-10
07/22/2026	349186	P	10290	JIM'S PACIFIC GARAGES INC	\$752.55	0	0722261	VEH#3355 WO#80191 AMBER LIGHT
07/22/2026	349187	P	32851	K&H FACILITY SERVICES LLC	\$723.54	0	0722261	Property Management at RIC, Co
07/22/2026	349188	P	11667	KENWORTH SALES COMPANY	\$2,294.27	0	0722261	VEH#7164 WO#80208 RESISTER
07/22/2026	349189	P	10432	LANGUAGE LINE SERVICES INC	\$456.99	0	0722261	TRANSLATION SERVICES 06/01-06/
07/22/2026	349190	P	10219	LES SCHWAB TIRE CENTERS OF WASHINGTON INC	\$68.52	0	0722261	VEH#2473 WO#80284 INSTALL TPMS
07/22/2026	349191	P	32726	LIVEVIEW TECHNOLOGIES INC	\$94,003.20	0	0722261	Reversing AR582629 (September;
07/22/2026	349192	P	10013	M & M BOLT COMPANY LLC	\$6.46	0	0722261	VEH#7174 WO#80211 HEX BOLT
07/22/2026	349193	P	10465	MALLORY SAFETY & SUPPLY LLC	\$1,617.49	0	0722261	Repairs on retractables and wi
07/22/2026	349194	P	32607	MARSHALL ENVIRONMENTAL TRAINING & CONSULTING GROUP	\$350.00	0	0722261	July Micro Exam WWTP
07/22/2026	349195	P	11600	MICHAEL D. TERRELL	\$87.50	0	0722261	Leslie Groves Tennis Court Rep
07/22/2026	349196	P	11103	FREMAREK INC	\$547.52	0	0722261	C Stock Misc.
07/22/2026	349197	P	10480	MOUNTS LOCK & KEY INC	\$59.84	0	0722261	VEH#2557 WO#79816 SET UP NEW K
07/22/2026	349198	P	30135	MUSTANG SIGNS LLC	\$789.10	0	0722261	FIRE STATION 72 SIGNAGE RETAIN
07/22/2026	349199	P	31674	P&F AUTOMOTIVE WAREHOUSE INC	\$2,631.59	0	0722261	VEH#2471 WO#80274 FILTERS
07/22/2026	349200	P	31428	NATIONAL SAFETY INC	\$1,626.29	0	0722261	Safety signs for WWTP
07/22/2026	349201	P	31258	NEWSDATA LLC	\$6,671.62	0	0722261	Annual Dispatch News Services

Accounts Payable Checks

7/1/2026 - 7/31/2026

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
07/22/2026	349202	P	32977	NORMACK TRUST	\$490.20	0	0722261	TEMPORARY EASEMENT 1-1198-402-
07/22/2026	349203	P	30272	CLEAN CONCEPTS GROUP, INC	\$283.86	0	0722261	Defoaming cleaner for Operatio
07/22/2026	349204	P	32121	BRUCE ORR	\$110.00	0	0722261	REAL ESTATE TAX FOR TEMPORARY
07/22/2026	349205	P	11132	WALLA WATER INC	\$1,662.84	0	0722261	FS 75 Door Repair Curtain Repl
07/22/2026	349206	P	10357	OXARC INC	\$258.91	0	0722261	WTP JUNE CYLINDER RENTAL
07/22/2026	349207	P	11838	PACWEST MACHINERY LLC	\$2,078.86	0	0722261	VEH#7181 WO#80252 FUEL PUMP
07/22/2026	349208	P	31663	PALOUSE POWER LLC	\$376,148.26	0	0722261	2026 BORING & CABLE REPLACEMEN
07/22/2026	349209	P	31206	CI - PW LLC	\$228.47	0	0722261	WWTP water delivery
07/22/2026	349210	P	31377	PAYMENTUS CORPORATION	\$3.99	0	0722261	TRANSACTION FEES FOR JUNE 2026
07/22/2026	349211	P	999002	PERMIT REFUND	\$67.00	0	0722261	Royal Roofing_2408 City View D
07/22/2026	349212	P	32268	PLATINUM INSPECTION SERVICES LLC	\$675.00	0	0722261	CDBG/HOME OOR 317 GWAY & 2203
07/22/2026	349213	P	12238	REXEL USA, INC	\$1,565.40	0	0722261	Pump repair parts
07/22/2026	349214	P	10345	POLYDYNE INC	\$7,557.34	0	0722261	2 Totes of Polydyne 3075 Polym
07/22/2026	349215	P	11258	PRATER ELECTRIC INC	\$2,176.00	0	0722261	apprenticeship incentive, Cont
07/22/2026	349216	P	31210	LEPS-PSS, PLLC	\$2,550.00	0	0722261	2026 PRE-EMPLOY PSYCH EVALS FO
07/22/2026	349217	P	32304	RAD TOWING INC	\$189.18	0	0722261	RPD TOW CHARGE CASE # 26-02958
07/22/2026	349218	P	10102	PASCO RANCH AND HOME INC	\$391.63	0	0722261	BOOTS - PAULLIN RETURN
07/22/2026	349219	P	10047	R.D. OFFUTT COMPANY	\$715.21	0	0722261	VEH#6631 WO#79838 SENSOR
07/22/2026	349220	P	11012	RH2 ENGINEERING INC	\$12,290.69	0	0722261	Critical Area Study Battelle E
07/22/2026	349221	P	10209	SAFETY-KLEEN SYSTEMS INC	\$52.22	0	0722261	Buckets for lab mercury waste
07/22/2026	349222	P	32976	SHARLEDAN PROPERTIES	\$1,391.80	0	0722261	TEMPORARY EASEMENT 1-1198-402-
07/22/2026	349223	P	31869	KRISTI SMITH	\$1,437.00	0	0722261	JULY 2026 FIREFIGHTERS SEC MON
07/22/2026	349224	P	32631	MATTHEW SMITH	\$74.00	0	0722261	26-232 SMITH K9 VET VISIT COEU
07/22/2026	349225	P	32449	TOBASKI SNIPES	\$448.42	0	0722261	OCTOBER 2024 HOME ARP SUPPORTI
07/22/2026	349226	P	10440	SOLID WASTE SYSTEMS INC	\$2,961.84	0	0722261	VEH#3372 WO#80061 MIDDLE GUARD
07/22/2026	349227	P	32893	SOUTHLAND INDUSTRIES	\$1,329.10	0	0722261	2026 WWTP On-Call HVAC Support
07/22/2026	349228	P	10894	STRYKER SALES CORPORATION	\$5,102.49	0	0722261	6507 POWER PRO 2, HIGH CONFIG
07/22/2026	349229	P	12346	SUPPORT, ADVOCACY AND RESOURCE CENTER	\$6,800.00	0	0722261	CDBG Q1 & Q2 2026 SARC Counsel
07/22/2026	349230	P	10961	TACOMA SCREW PRODUCTS INC	\$93.95	0	0722261	screws for catwalk repairs
07/22/2026	349231	P	30808	TANKMAX INC.	\$458.45	0	0722261	VEH#3359 WO#80201 REPAIR DRIVE
07/22/2026	349232	P	31735	BUNKER TRI-CITIES LLC	\$16.32	0	0722261	RFD - MASEN BROWN - ELBECO PAN
07/22/2026	349233	P	31051	THE GOODYEAR TIRE & RUBBER COMPANY	\$685.74	0	0722261	VEH#4108 WO#80250 NEW TIRES
07/22/2026	349234	P	10027	THE PAPE' GROUP	\$2,719.88	0	0722261	VEH#7142 WO#80294 REPAIR AC

Accounts Payable Checks

7/1/2026 - 7/31/2026

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
07/22/2026	349235	P	11108	THE PERSONAL TOUCH CLEANING INC	\$215.00	0	0722261	JUNE SERVICES 2750 SALK AVE
07/22/2026	349236	P	10395	TOTAL ENERGY MANAGEMENT INC	\$252.96	0	0722261	Air flow switch repair diagnos
07/22/2026	349237	P	32801	DOMINICK YANDEL RAMOS-ROMERO	\$353.60	0	0722261	VEH#3334 WO#80192 INTERIOR DET
07/22/2026	349238	P	31597	TRI CITIES TABLE TENNIS ASSOCIATION	\$470.40	0	0722261	DROP INS
07/22/2026	349239	P	11971	TRUE NORTH EQUIPMENT INC.	\$4,025.75	0	0722261	VEH#5039 WO#80143 AC PARTS
07/22/2026	349240	P	10302	UNIVAR SOLUTIONS USA LLC	\$1,143.18	0	0722261	3-SOD HYPO 12.5% LIQUICHLOR DR
07/22/2026	349241	P	11131	JAMES BACEL HOPKINS III	\$1,331.65	0	0722261	UNIFORM LAUNDRY SERVICE
07/22/2026	349242	P	10512	US BANK N A	\$298.00	0	0722261	JUNE 2026 POOLED INVESTMENT CU
07/22/2026	349243	P	11840	US DEPARTMENT OF AGRICULTURE	\$4,801.50	0	0722261	2026 Bird Management at Horn R
07/22/2026	349244	P	10106	US LINEN & UNIFORM	\$189.23	0	0722261	FLEET SHOP APPAREL
07/22/2026	349245	P	10860	VERIZON COMMUNICATIONS INC	\$1,964.55	0	0722261	CELL PHONES 06/07-07/06/26
07/22/2026	349246	P	31285	VIDEOLINK INC	\$1,022.72	0	0722261	HEADSET REPLACEMENT
07/22/2026	349247	P	10138	WA STATE AUDITOR'S OFFICE	\$47,112.75	0	0722261	AUDIT SERVICES & EIA - JUNE 20
07/22/2026	349248	P	32886	WASHINGTON MONITORING	\$4,570.64	0	0722261	JUNE 26 HOME-ARP SS
07/22/2026	349249	P	999003	WASTEWORX REFUND	\$92.50	0	0722261	WW WRONG CHARGE CODE REFUND
07/22/2026	349250	P	11190	WESTERN CASCADE CONTAINER LLC	\$1,225.19	0	0722261	VEH#3397 WO#80242 ROLLER SPRIN
07/22/2026	349251	P	12483	ZOLL MEDICAL SUPPLY	\$1,723.39	0	0722261	BATTERY, POWERHEART G5 X 4
07/24/2026	349252	P	31231	ABM INDUSTRIES INC	\$9,066.16	0	0724261	CITY HALL - PRESSURE WASH-WIND
07/24/2026	349253	P	10838	GRIGG ENTERPRISES INC	\$273.21	0	0724261	Windshield Wiper Fluid
07/24/2026	349254	P	12417	AHBL, INC	\$60,723.89	0	0724261	2026 Comp Plan Periodic Update
07/24/2026	349255	P	32513	AIR-TIGHT WINDOWS & REMODELING LLC	\$1,344.00	0	0724261	1208 Symons - Fowler - Window
07/24/2026	349256	P	10459	ALLSTAR CONSTRUCTION GROUP INC	\$296,121.52	0	0724261	Thayer Dr Streetlight Replacem
07/24/2026	349257	P	10340	AMERICAN RADIATOR INC	\$75.14	0	0724261	VEH#5039 WO#80143 AC CONDENSER
07/24/2026	349258	P	10547	ARBAUGH & ASSOCIATES INC	\$3,500.00	0	0724261	Contract Fees: June 2026
07/24/2026	349259	P	999000	AUREF - Utility Customer Refunds	\$147.18	0	0724261	109 SNYDER ST
07/24/2026	349260	P	999000	AUREF - Utility Customer Refunds	\$76.72	0	0724261	650 GEORGE WASHINGTON WAY Apt
07/24/2026	349261	P	999000	AUREF - Utility Customer Refunds	\$131.90	0	0724261	575 COLUMBIA POINT DR Apt 120
07/24/2026	349262	P	999000	AUREF - Utility Customer Refunds	\$1,065.20	0	0724261	316 HYDRANT METER
07/24/2026	349263	P	999000	AUREF - Utility Customer Refunds	\$4.70	0	0724261	451 WESTCLIFFE BLVD Apt C122
07/24/2026	349264	P	999000	AUREF - Utility Customer Refunds	\$78.40	0	0724261	1219 DEL MAR CT
07/24/2026	349265	P	999000	AUREF - Utility Customer Refunds	\$159.93	0	0724261	575 COLUMBIA POINT DR Apt 203
07/24/2026	349266	P	999000	AUREF - Utility Customer Refunds	\$103.76	0	0724261	2555 BELLA COOLA LN Apt 127
07/24/2026	349267	P	999000	AUREF - Utility Customer Refunds	\$381.48	0	0724261	1424 SANFORD AVE

Accounts Payable Checks

7/1/2026 - 7/31/2026

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07/24/2026	349268	P	999000	AUREF - Utility Customer Refunds	\$8.47	0	0724261	704 BIRCH AVE
07/24/2026	349269	P	999000	AUREF - Utility Customer Refunds	\$14.85	0	0724261	2100 BELLERIVE DR Q178
07/24/2026	349270	P	999000	AUREF - Utility Customer Refunds	\$446.39	0	0724261	1529 COLUMBIA PARK TRL Apt 101
07/24/2026	349271	P	999000	AUREF - Utility Customer Refunds	\$72.76	0	0724261	326 DOUGLASS AVE
07/24/2026	349272	P	999000	AUREF - Utility Customer Refunds	\$32.14	0	0724261	2895 PAULING AVE Apt 325
07/24/2026	349273	P	999000	AUREF - Utility Customer Refunds	\$32.31	0	0724261	2550 DUPORTAIL ST K162
07/24/2026	349274	P	999000	AUREF - Utility Customer Refunds	\$117.47	0	0724261	2665 KINGSGATE WAY Apt G376
07/24/2026	349275	P	999000	AUREF - Utility Customer Refunds	\$87.45	0	0724261	1921 MARSHALL AVE
07/24/2026	349276	P	999000	AUREF - Utility Customer Refunds	\$82.56	0	0724261	2550 DUPORTAIL ST E130
07/24/2026	349277	P	999000	AUREF - Utility Customer Refunds	\$46.66	0	0724261	773 CANYON ST
07/24/2026	349278	P	999000	AUREF - Utility Customer Refunds	\$152.18	0	0724261	1878 FOWLER ST 25
07/24/2026	349279	P	999000	AUREF - Utility Customer Refunds	\$115.78	0	0724261	703 WINSLOW AVE
07/24/2026	349280	P	999000	AUREF - Utility Customer Refunds	\$144.64	0	0724261	227 UNIVERSITY DR Apt 108
07/24/2026	349281	P	999000	AUREF - Utility Customer Refunds	\$186.75	0	0724261	3070 DUVAL LOOP
07/24/2026	349282	P	999000	AUREF - Utility Customer Refunds	\$71.04	0	0724261	3003 QUEENSGATE DR Apt 154
07/24/2026	349283	P	999000	AUREF - Utility Customer Refunds	\$103.08	0	0724261	850 AARON DR 96
07/24/2026	349284	P	999000	AUREF - Utility Customer Refunds	\$180.00	0	0724261	2122 SHASTA AVE
07/24/2026	349285	P	999000	AUREF - Utility Customer Refunds	\$31.22	0	0724261	397 TEMPLE MEADOW LN
07/24/2026	349286	P	999000	AUREF - Utility Customer Refunds	\$88.69	0	0724261	395 BRADLEY BLVD Apt 235
07/24/2026	349287	P	999000	AUREF - Utility Customer Refunds	\$1,466.60	0	0724261	320 HYDRANT METER
07/24/2026	349288	P	999000	AUREF - Utility Customer Refunds	\$76.01	0	0724261	2413 TINKLE ST
07/24/2026	349289	P	999000	AUREF - Utility Customer Refunds	\$7.46	0	0724261	2895 PAULING AVE Apt 325
07/24/2026	349290	P	999000	AUREF - Utility Customer Refunds	\$72.45	0	0724261	2895 PAULING AVE Apt 335
07/24/2026	349291	P	999000	AUREF - Utility Customer Refunds	\$0.01	0	0724261	2895 PAULING AVE Apt 249
07/24/2026	349292	P	999000	AUREF - Utility Customer Refunds	\$174.42	0	0724261	1621 GEORGE WASHINGTON WAY C17
07/24/2026	349293	P	999000	AUREF - Utility Customer Refunds	\$191.00	0	0724261	1159 DOS PALOS CT
07/24/2026	349294	P	11079	AUTOZONE STORES LLC	\$388.40	0	0724261	VEH#2516 WO#77321 RETURN BALL
07/24/2026	349295	P	10008	BENTON PUD	\$4,628.60	0	0724261	WO #963363 - Labor for Stevens
07/24/2026	349296	P	31747	BRUCKNER TRUCK SALES INC	\$554.92	0	0724261	VEH#3345 WO#80068 DRAIN VALVE
07/24/2026	349297	P	31496	CALIFORNIA HYDRONICS CORP	\$900.76	0	0724261	Hot Water Pump for Digester BI
07/24/2026	349298	P	31841	CAMPBELL & COMPANY SERVICE CORPORATION	\$1,200.00	0	0724261	1821 Alder - Hay - HVAC Rebate
07/24/2026	349299	P	31174	CHICAGO TITLE CO OF WASHINGTON	\$50,000.00	0	0724261	HOME-DPA - 1421 Mahan Ave., Co
07/24/2026	349300	P	10135	CI SUPPORT LLC	\$92.27	0	0724261	CI SHRED SERVICE 0372220-6/20/

Accounts Payable Checks

7/1/2026 - 7/31/2026

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
07/24/2026	349301	P	10055	CITY OF PASCO	\$495.00	0	0724261	4130 N HUGO AVE DPA RECON FEE
07/24/2026	349302	P	10261	CITY OF RICHLAND	\$1,919.78	0	0724261	LANDFILL CHARGES - JUNE 2026
07/24/2026	349303	P	999014	CONSERVATION REBATES	\$18,080.00	0	0724261	600 Shockley - Lighting Incent
07/24/2026	349304	P	10034	CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	\$21.21	0	0724261	Blue Wire Stripper
07/24/2026	349305	P	10858	CROWN PAPER & JANITORIAL SUPPLY INC	\$1,165.25	0	0724261	Janitorial Paper Products
07/24/2026	349306	P	31555	JULIE DAVIS	\$58.51	0	0724261	MILEAGE REIMB: JULIE DAVIS JAN
07/24/2026	349307	P	10453	DELTA HEATING & COOLING INC	\$600.00	0	0724261	2548 Banyon - Cravens - HVAC R
07/24/2026	349308	P	10177	DEPARTMENT OF LABOR & INDUSTRIES	\$1,307.50	0	0724261	2026 ASSESSMENT FEE WORKER/COM
07/24/2026	349309	P	31491	ELLISON EARTHWORKS LLC	\$111,958.62	0	0724261	South GWW Intersection Improve
07/24/2026	349310	P	10460	STATE OF WASHINGTON EMPLOYMENT SECURITY DEPT	\$15,775.73	0	0724261	2nd Quarter 2026 Unemployment
07/24/2026	349311	P	32219	ENERGY PRO INSULATION INC	\$1,644.00	0	0724261	409 Winslow - Nguyen - Insulat
07/24/2026	349312	P	11044	EWING IRRIGATION PRODUCTS INC	\$409.25	0	0724261	STATION 71 - IRR REPAIRS
07/24/2026	349313	P	10315	FERGUSON US HOLDINGS INC	\$42.79	0	0724261	LIBRARY - AC UNIT RUN CAPACITO
07/24/2026	349314	P	30374	ANDREW C FLORENCE	\$828.68	0	0724261	26-248 ANNUAL AWC CONFERENCE T
07/24/2026	349315	P	32243	FOUNDATION FOR WATER & ENERGY EDUCATION	\$1,000.00	0	0724261	2026 Tri-Cities STEM Academy D
07/24/2026	349316	P	32750	GORDON TRUCK CENTERS INC	\$515,811.49	0	0724261	ONE NEW FREIGHTLINER W/SWAP LO
07/24/2026	349317	P	32806	GALLAGHER BENEFIT SERVICES INC	\$18,165.85	0	0724261	2026 CLASSIFICATION & COMPENSA
07/24/2026	349318	P	10203	W.W. GRAINGER, INC	\$149.46	0	0724261	Grating Clip, Saddle Clip
07/24/2026	349319	P	10394	GRANITE CONSTRUCTION COMPANY	\$278,499.18	0	0724261	2025 Residential Overlay, CONT
07/24/2026	349320	P	10294	HORIZON DISTRIBUTION INC	\$2,500.78	0	0724261	Horizon Misc. Supplies
07/24/2026	349321	P	12200	HUGHES FIRE EQUIPMENT, INC	\$389.00	0	0724261	VEH#5060 WO#79636 BRASS VALVE
07/24/2026	349322	P	30053	HUMINSKY'S HEATING & COOLING LLC	\$3,120.00	0	0724261	1420 Mahan - Horton - HVAC Reb
07/24/2026	349323	P	31057	INGRAM INDUSTRIES INC.	\$2,381.45	0	0724261	LIBRARY MATERIALS - PHYSICAL C
07/24/2026	349324	P	10696	UNITED STATES TREASURY	\$2,631.14	0	0724261	941X PAYMENT - 0731697004
07/24/2026	349325	P	10168	J & L HYDRAULICS INC	\$152.73	0	0724261	VEH#3359 WO#80348 REPAIR HYD P
07/24/2026	349326	P	10290	JIM'S PACIFIC GARAGES INC	\$509.06	0	0724261	VEH#3359 WO#80348 RUBBER FLAP
07/24/2026	349327	P	32521	K&L GATES LLP	\$8,077.00	0	0724261	Federal Policy Representation
07/24/2026	349328	P	31660	KELLEY CREATE CO	\$172.99	0	0724261	AGREEMENT 112-1835175-000: XER
07/24/2026	349329	P	11667	KENWORTH SALES COMPANY	\$1,478.88	0	0724261	VEH#3372 WO#80286 BRAKES, DRUM
07/24/2026	349330	P	32797	KIEMLE & HAGOOD CO	\$1,800.00	0	0724261	Property Management at RIC, Co
07/24/2026	349331	P	32936	LEE EQUIPMENT LLC	\$427.76	0	0724261	VEH#7174 WO#80211 TIE ROD
07/24/2026	349332	VOID	32538	THE REDTAIL TEAM LLC	\$0.00	19.73	0724261	VOID AFTER UPDATE 08/04/2026

Accounts Payable Checks

7/1/2026 - 7/31/2026

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
07/24/2026	349333	P	30135	MUSTANG SIGNS LLC	\$3,204.16	0	0724261	Mustang Signs – City Hall Lobb
07/24/2026	349334	P	31505	SPORTSENGINE INC	\$111.00	0	0724261	BACKGROUND CHECKS - LIBRARY: (
07/24/2026	349335	P	10091	NORTHWEST PUBLIC POWER ASSOCIATION	\$200.00	0	0724261	JOB POSTING: POWER OPERATIONS
07/24/2026	349336	P	32250	ODP BUSINESS SOLUTIONS LLC	\$20.60	0	0724261	BUSINESS CARDS - CLAIRE VENEMA
07/24/2026	349337	P	10357	OXARC INC	\$176.22	0	0724261	Nitrogen Rentals
07/24/2026	349338	P	10232	PERFECTION GLASS INC	\$984.00	0	0724261	1900 McMurray - Tallman - Wind
07/24/2026	349339	P	32363	PROCOM LLC	\$334.00	0	0724261	PRE-EMP TESTING (3)
07/24/2026	349340	P	10724	PUBLIC SAFETY TESTING INC	\$1,066.00	0	0724261	Q2 SUBSCRIPTION FEES: APRIL-JU
07/24/2026	349341	P	32515	JOSEPH POSTON	\$11,451.50	0	0724261	JULY 2026 MONTHLY MEMBERSHIP F
07/24/2026	349342	P	32939	REYES BROTHERS CONSTRUCTION LLC	\$374,004.80	0	0724261	2026 ADA Ramps, 247-26
07/24/2026	349343	P	11347	SANDY'S TROPHIES INC	\$396.43	0	0724261	RETIREMENT PLAQUE FOR JOHN RAB
07/24/2026	349344	P	11493	PICARD CORPORATION	\$7,049.26	0	0724261	2026 Solar Salt for WTP
07/24/2026	349345	P	10395	TOTAL ENERGY MANAGEMENT INC	\$1,228.28	0	0724261	WWTP Airflow Switch Repair
07/24/2026	349346	P	10642	SIRJMR INC	\$377.79	0	0724261	PD COFFEE DELIVERY 7/8/26
07/24/2026	349347	P	10907	TRI CITY REGIONAL CHAMBER OF COMMERCE	\$288.00	0	0724261	July Membership Luncheon
07/24/2026	349348	P	11175	TYNDALE ENTERPRISES INC	\$794.92	0	0724261	2026 FR CLOTHING PER SEATTLY C
07/24/2026	349349	P	31462	WELLABLE LLC	\$1,100.00	0	0724261	JUNE 2026 CHALLENGE (14) GIFTC
07/29/2026	349350	P	10838	GRIGG ENTERPRISES INC	\$1,864.72	0	0729261	HOWARD AMON - FLOWER BEDS
07/29/2026	349351	P	32117	ALASKA RUBBER GROUP INC	\$54.61	0	0729261	ABBOTT BELT - IRR REPAIRS
07/29/2026	349352	P	30293	JON AMUNDSON	\$798.40	0	0729261	26-244 AMUNDSON 10-17-26 ICMA
07/29/2026	349353	P	32466	ANALYTICAL RESOURCES LLC	\$12,932.00	0	0729261	2024-2028 Groundwater Monitori
07/29/2026	349354	P	10644	ANIXTER INC	\$105,598.12	0	0729261	Switchgear
07/29/2026	349355	P	10317	APOLLO SHEET METAL INC	\$2,772.86	0	0729261	HVAC Repair at 2765 Einstein A
07/29/2026	349356	P	11247	ATHENS TECHNICAL SPECIALISTS INC	\$9,062.00	0	0729261	ACMT 5000 ATC Cabinet CMU Test
07/29/2026	349357	P	32906	AUDIENCE AVENUE LLC	\$10,000.00	0	0729261	179-26 Council Retreat – Socia
07/29/2026	349358	P	999000	AUREF - Utility Customer Refunds	\$357.24	0	0729261	2020 KINGSTON RD
07/29/2026	349359	P	999000	AUREF - Utility Customer Refunds	\$143.01	0	0729261	2570 PRESTWICK DR
07/29/2026	349360	P	999000	AUREF - Utility Customer Refunds	\$337.80	0	0729261	1900 STEVENS DR 327
07/29/2026	349361	P	999000	AUREF - Utility Customer Refunds	\$217.03	0	0729261	1207 GEORGE WASHINGTON WAY 26
07/29/2026	349362	P	999000	AUREF - Utility Customer Refunds	\$215.67	0	0729261	510 COTTONWOOD DR
07/29/2026	349363	P	999000	AUREF - Utility Customer Refunds	\$0.72	0	0729261	2417 MICHAEL AVE
07/29/2026	349364	P	10780	BASIN SOD INC	\$236.00	0	0729261	LESLIE GROVES - SOD TURF REPAI
07/29/2026	349365	P	10301	BAVCO	\$243.71	0	0729261	BYPASS SHELTERBELT - IRR BACKF

Accounts Payable Checks

7/1/2026 - 7/31/2026

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
07/29/2026	349366	P	10518	BEAVER BARK & ROCK	\$598.05	0	0729261	PARK ST - FILL DIRT FOR SOD RE
07/29/2026	349367	P	10482	BENTON COUNTY PROSECUTOR'S OFFICE	\$3,104.80	0	0729261	KIDS HAVEN 2ND QTR 2026
07/29/2026	349368	P	11778	DSD CAPITAL LLC	\$140.30	0	0729261	Outhouse for Landfill Jun 2026
07/29/2026	349369	P	10546	BOUND TREE MEDICAL LLC	\$282.00	0	0729261	CURAPLEX IV ADMIN ST X 3
07/29/2026	349370	P	11272	BOYD'S TREE SERVICE LLC	\$9,972.06	0	0729261	2026 Tree Services Parks & Fac
07/29/2026	349371	P	32947	ENERSYS ADVANCED SYSTEMS INC	\$1,273.32	0	0729261	BATTERIES FOR BOMB ROBOT
07/29/2026	349372	P	10026	CASCADE NATURAL GAS CORP	\$1,551.39	0	0729261	STATION 74 - GAS BILL - 6/16-7
07/29/2026	349373	P	10072	CITY OF KENNEWICK	\$49,577.38	0	0729261	BIPIN COMPUTER SUPPORT 3RD QTR
07/29/2026	349374	P	10261	CITY OF RICHLAND	\$1,266.60	0	0729261	26-239 Stigall Esri User Confe
07/29/2026	349375	P	10261	CITY OF RICHLAND	\$9,000.00	0	0729261	1017 Willard - Wood - HP Rebat
07/29/2026	349376	P	10192	CITY OF WEST RICHLAND	\$2,433.72	0	0729261	UNIFORM REIMBURSEMENT - MARTIN
07/29/2026	349377	P	11516	COLEMAN OIL COMPANY	\$47,288.65	0	0729261	FLEET GAS RESALE 07/13 - 07/26
07/29/2026	349378	P	31848	CONSISTENT CARE SERVICES SPC PS	\$35,335.25	0	0729261	JUNE 2026 HOME ARP SS
07/29/2026	349379	P	11526	CORWIN OF PASCO LLC	\$6,268.84	0	0729261	VEH#5054 WO#80380 ROD ASSY
07/29/2026	349380	P	11881	TARGETSOLUTIONS LEARNING, LLC	\$3,986.59	0	0729261	TARGETSOLUTIONS LEARNING TRAIN
07/29/2026	349381	P	10858	CROWN PAPER & JANITORIAL SUPPLY INC	\$5,266.20	0	0729261	Janitorial Paper Products
07/29/2026	349382	P	32862	BRYAN P CUTCHEN	\$2,413.83	0	0729261	Data Center Representative Agr
07/29/2026	349383	P	10452	DAYCO INCORPORATED	\$17,772.98	0	0729261	1017 Willard - Wood - HP Loan
07/29/2026	349384	P	10756	DELL MARKETING LP	\$4,757.58	0	0729261	SR-7879 Dell Laptop for Marc L
07/29/2026	349385	P	10139	DEPARTMENT OF ECOLOGY	\$2,085.00	0	0729261	FY 2027 - WTP General Permit P
07/29/2026	349386	P	10801	DOMESTIC VIOLENCE SVCS OF BNTN & FRNKLN COUNTIES	\$6,821.16	0	0729261	JUNE 26 HOME-ARP SS
07/29/2026	349387	P	10048	DOUGLAS D DRIVER	\$174.70	0	0729261	MEDICARE PREMIUM/DRIVER
07/29/2026	349388	P	11387	EFC EQUIPMENT LLC	\$1,044.45	0	0729261	PARKS - GAS TRIMMERS
07/29/2026	349389	P	11362	ELIJAH FAMILY HOMES	\$2,246.53	0	0729261	JUNE 26 HOME ARP SS
07/29/2026	349390	P	11044	EWING IRRIGATION PRODUCTS INC	\$2,210.94	0	0729261	GOETHALS SHELTERBELT - IRR REP
07/29/2026	349391	P	30384	FROST ME SWEET LLC	\$2,448.00	0	0729261	STAFF BIRTHDAY CUPCAKE COUPONS
07/29/2026	349392	P	10387	PLAYCORE WISCONSIN INC	\$13,507.03	0	0729261	ULTRASITE - Extra Heavy Duty T
07/29/2026	349393	P	10050	GENERAL PACIFIC INC	\$293,304.13	0	0729261	3PH TRANSFORMERS
07/29/2026	349394	P	10203	W.W. GRAINGER, INC	\$288.93	0	0729261	Hardhats
07/29/2026	349395	P	32488	GREAT WEST ENGINEERING INC	\$3,848.30	0	0729261	Landfill Ph2 Engineering Consu
07/29/2026	349396	P	11813	HERC RENTALS INC	\$422.13	0	0729261	EQUIP RENTAL - LOADER - JOHN D
07/29/2026	349397	P	10294	HORIZON DISTRIBUTION INC	\$862.39	0	0729261	Horizon Misc. Supplies
07/29/2026	349398	P	30058	INFOSEND, INC.	\$31,277.40	0	0729261	2026-InfoSend - Utility Statem

Accounts Payable Checks

7/1/2026 - 7/31/2026

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
07/29/2026	349399	P	32980	INLAND NORTHWEST VETERINARY DENTISTRY	\$2,764.36	0	0729261	K-9 DENTAL CONSULTATION/SURGER
07/29/2026	349400	P	10570	INSIGHT DISTRIBUTING INC	\$12,543.25	0	0729261	Plastic Liners
07/29/2026	349401	P	10062	IRRIGATION SPECIALISTS INC	\$384.37	0	0729261	ABBOTT SHELTERBELT - IRR REPAI
07/29/2026	349402	P	31660	KELLEY CREATE CO	\$1,894.44	0	0729261	AGR# 112-3056730-000 LIB 07/26
07/29/2026	349403	P	11369	LEGACY TELECOMMUNICATIONS LLC	\$9,147.17	0	0729261	QRTLY GENERATOR MAINT - BADGER
07/29/2026	349404	P	10262	LIFE ASSIST INC	\$1,959.32	0	0729261	AMMONIA INHALANT X5, 3M COBAN
07/29/2026	349405	P	10093	MCCURLEY INTEGRITY DEALERSHIPS, LLC	\$821.03	0	0729261	VEH#3404 WO#80298 RADIATOR, MI
07/29/2026	349406	P	10358	PYE-BARKER FIRE & SAFETY	\$90.62	0	0729261	RANGE ALARM MONITORING AUG 202
07/29/2026	349407	P	31674	P&F AUTOMOTIVE WAREHOUSE INC	\$2,715.47	0	0729261	VEH#2496 WO#80354 75W90 OIL
07/29/2026	349408	P	10263	NORCO INC	\$144.55	0	0729261	10214 RATCHET HEADGEAR FOR 15.
07/29/2026	349409	P	32250	ODP BUSINESS SOLUTIONS LLC	\$97.73	0	0729261	RPD BUSINESS CARDS - MARTINEZ
07/29/2026	349410	P	11132	WALLA WATER INC	\$7,580.90	0	0729261	Shops 300 Bldg Car Wash Exit D
07/29/2026	349411	P	10357	OXARC INC	\$227.77	0	0729261	RFD - OXYGEN
07/29/2026	349412	P	32268	PLATINUM INSPECTION SERVICES LLC	\$475.00	0	0729261	CDBG OOR DPA Inspection 1421 M
07/29/2026	349413	P	12238	REXEL USA, INC	\$49,183.31	0	0729261	500 ALUM QUAD CABLE
07/29/2026	349414	P	32273	PROCARE FOR YOU PLLC	\$551.00	0	0729261	PRE-EMP TEST (2) & CDL PHYS (1
07/29/2026	349415	P	10047	R.D. OFFUTT COMPANY	\$346.11	0	0729261	VEH#6685 WO#80306 BLADES
07/29/2026	349416	P	32982	RL SMART INC	\$1,108.00	0	0729261	TEMPORARY EASEMENT 1-1198-202-
07/29/2026	349417	P	32170	PHOENIX ASPHALT MAINTENANCE COMPANY INC	\$5,605.20	0	0729261	Crack Seal Material
07/29/2026	349418	P	10517	SIERRA ELECTRIC INC	\$15,656.42	0	0729261	2026 On-Call Streetlight Repai
07/29/2026	349419	P	32449	TOBASKI SNIPES	\$3,363.85	0	0729261	JUNE 26 HOME-ARP SS
07/29/2026	349420	P	11019	SOLARWINDS INC	\$4,845.95	0	0729261	SOLARWINDS RENEWAL
07/29/2026	349421	P	10440	SOLID WASTE SYSTEMS INC	\$165.13	0	0729261	VEH#7164 WO#80208 SPRING
07/29/2026	349422	P	11271	STRIPE RITE INC	\$1,060.00	0	0729261	Traffic Control for Water Depa
07/29/2026	349423	P	10894	STRYKER SALES CORPORATION	\$2,555.15	0	0729261	RFD - 6257 XPEDITION MID CONFI
07/29/2026	349424	P	10530	SUMMIT LAW GROUP PLLC	\$581.00	0	0729261	CITY OF RICHLAND LABOR & EMPLO
07/29/2026	349425	P	32038	LEATHAM FAMILY LLC	\$1,387.75	0	0729261	UNIFORM PVC BADGE PATCHES
07/29/2026	349426	P	12430	SYSTEMS DESIGN WEST LLC	\$9,211.44	0	0729261	THIRD PARTY AMBULANCE BILLING
07/29/2026	349427	P	32247	SYSTEMS FOR PUBLIC SAFETY INC	\$213.35	0	0729261	VEH#1247 2026 POLICE UPFITS
07/29/2026	349428	P	30808	TANKMAX INC.	\$393.05	0	0729261	VEH#3359 WO#80348 DRIVELINE RE
07/29/2026	349429	P	31051	THE GOODYEAR TIRE & RUBBER COMPANY	\$8,498.02	0	0729261	VEH#3359 WO#80255 NEW TIRES
07/29/2026	349430	P	10122	TRAFFIC SAFETY SUPPLY CO INC	\$4,323.44	0	0729261	24" x 3' Thermoplastic
07/29/2026	349431	P	11406	SOLUTIONS INC	\$108.80	0	0729261	RPD RECORDS SEARCH JUNE 2026

Accounts Payable Checks

7/1/2026 - 7/31/2026

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
07/29/2026	349432	P	10335	TRI CITY DEVELOPMENT COUNCIL	\$21,009.11	0	0729261	Q2 2026 HANFORD COMMUNITY REIM
07/29/2026	349433	P	32638	TROJAN TECHNOLOGIES CORP	\$2,742.04	0	0729261	UV Bulbs
07/29/2026	349434	P	30040	ULINE	\$109.94	0	0729261	MONITOR RISER - PEIFFER
07/29/2026	349435	P	32470	ULTIMATE TRAINING MUNITIONS INC	\$2,880.49	0	0729261	UTM TRAINING BLANKS RESTOCK
07/29/2026	349436	P	31918	DEEPTI VIJAYAN	\$2,369.36	0	0729261	26-212 ESRI Conference San Die
07/29/2026	349437	P	11846	WESTERN EQUIPMENT & IRRIGATION DISTRIBUTORS	\$351.57	0	0729261	VEH#6648 WO#80332 CONTROL CABL
07/29/2026	349438	P	10059	WESTERN STATES EQUIPMENT COMPANY	\$588.09	0	0729261	VEH#3353 WO#79557 RETURN CORE
07/29/2026	349439	P	30939	DOBBS HEAVY DUTY HOLDINGS LLC	\$5,336.04	0	0729261	VEH#3358 WO#80202 REPAIR ECM
07/29/2026	349440	P	10147	WILBUR-ELLIS HOLDINGS II, INC	\$22,059.42	0	0729261	Royal Green Fertilizer
07/29/2026	349441	P	32832	YES AND PRODUCTIONS FOUNDATION	\$17,500.00	0	0729261	Party in the USA Community Con
07/31/2026	349442	P	32825	ADVANCED ANALYTICAL SOLUTIONS LLC	\$320.66	0	0731261	Lab PT testing
07/31/2026	349443	P	32986	AED WHOLESALE.COM	\$95.83	0	0731261	CARDIAC SCIENCE POWERHEART G5
07/31/2026	349444	P	32513	AIR-TIGHT WINDOWS & REMODELING LLC	\$1,816.00	0	0731261	2111 Torbett - Mockler - Windo
07/31/2026	349445	P	999004	AMB REFUND	\$210.80	0	0731261	AMBULANCE REFUND - INSURANCE O
07/31/2026	349446	P	999004	AMB REFUND	\$17.69	0	0731261	AMBULANCE REFUND - INSURANCE O
07/31/2026	349447	P	999004	AMB REFUND	\$718.05	0	0731261	AMBULANCE REFUND - INSURANCE O
07/31/2026	349448	P	31317	AMERICAN WEST INDUSTRIES	\$1,462.27	0	0731261	VEH#3419 WO#79978 REPAIR CYLIN
07/31/2026	349449	P	10157	AMERIGAS	\$871.26	0	0731261	Propane for digesters/boilers
07/31/2026	349450	P	10317	APOLLO SHEET METAL INC	\$2,160.00	0	0731261	2344 Easton - McBroom - HVAC R
07/31/2026	349451	P	31205	VESTIS GROUP INC	\$623.73	0	0731261	Linen Charges June for WWTP
07/31/2026	349452	P	999000	AUREF - Utility Customer Refunds	\$7.56	0	0731261	900 AARON DR Apt 227
07/31/2026	349453	P	999000	AUREF - Utility Customer Refunds	\$871.68	0	0731261	1320 LEE BLVD
07/31/2026	349454	P	999000	AUREF - Utility Customer Refunds	\$135.98	0	0731261	505 WAGON CT
07/31/2026	349455	P	999000	AUREF - Utility Customer Refunds	\$8.80	0	0731261	2405 DOVER ST
07/31/2026	349456	P	999000	AUREF - Utility Customer Refunds	\$0.98	0	0731261	429 NICKLAUS CT
07/31/2026	349457	P	999000	AUREF - Utility Customer Refunds	\$18.76	0	0731261	2470 HORIZON VIEW LN
07/31/2026	349458	P	999000	AUREF - Utility Customer Refunds	\$244.91	0	0731261	1011 COMSTOCK ST
07/31/2026	349459	P	999000	AUREF - Utility Customer Refunds	\$321.16	0	0731261	1313 FARRELL LN
07/31/2026	349460	P	999000	AUREF - Utility Customer Refunds	\$8.17	0	0731261	2788 SUNSHINE RIDGE RD
07/31/2026	349461	P	999000	AUREF - Utility Customer Refunds	\$122.05	0	0731261	3683 HIGHVIEW ST
07/31/2026	349462	P	999000	AUREF - Utility Customer Refunds	\$134.47	0	0731261	3633 STONECAP ST
07/31/2026	349463	P	999000	AUREF - Utility Customer Refunds	\$93.70	0	0731261	3759 CORVINA ST
07/31/2026	349464	P	999000	AUREF - Utility Customer Refunds	\$125.30	0	0731261	2500 GEORGE WASHINGTON WAY 138

Accounts Payable Checks

7/1/2026 - 7/31/2026

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
07/31/2026	349465	P	999000	AUREF - Utility Customer Refunds	\$34.62	0	0731261	2500 GEORGE WASHINGTON WAY 235
07/31/2026	349466	P	999000	AUREF - Utility Customer Refunds	\$81.49	0	0731261	605 JEFFERSON ST
07/31/2026	349467	P	999000	AUREF - Utility Customer Refunds	\$470.43	0	0731261	905 CLERMONT DR
07/31/2026	349468	P	999000	AUREF - Utility Customer Refunds	\$10.00	0	0731261	2665 KINGSGATE WAY Apt C322
07/31/2026	349469	P	999000	AUREF - Utility Customer Refunds	\$402.43	0	0731261	2555 DUPORTAIL ST A303
07/31/2026	349470	P	999000	AUREF - Utility Customer Refunds	\$13.20	0	0731261	200 WALDRON ST 38
07/31/2026	349471	P	999000	AUREF - Utility Customer Refunds	\$149.47	0	0731261	2779 CENTERLINE AVE
07/31/2026	349472	P	999000	AUREF - Utility Customer Refunds	\$148.07	0	0731261	2956 VISTARA WAY
07/31/2026	349473	P	999000	AUREF - Utility Customer Refunds	\$155.00	0	0731261	3033 CHARITY CT
07/31/2026	349474	P	999000	AUREF - Utility Customer Refunds	\$22.69	0	0731261	402 SNOW AVE
07/31/2026	349475	P	999000	AUREF - Utility Customer Refunds	\$119.69	0	0731261	4936 MCEWAN DR
07/31/2026	349476	P	999000	AUREF - Utility Customer Refunds	\$100.14	0	0731261	90 VAN GIESEN ST
07/31/2026	349477	P	999000	AUREF - Utility Customer Refunds	\$142.62	0	0731261	2455 GEORGE WASHINGTON WAY B10
07/31/2026	349478	P	999000	AUREF - Utility Customer Refunds	\$10.90	0	0731261	2455 GEORGE WASHINGTON WAY C12
07/31/2026	349479	P	999000	AUREF - Utility Customer Refunds	\$20.73	0	0731261	2455 GEORGE WASHINGTON WAY J24
07/31/2026	349480	P	999000	AUREF - Utility Customer Refunds	\$47.38	0	0731261	2455 GEORGE WASHINGTON WAY N26
07/31/2026	349481	P	999000	AUREF - Utility Customer Refunds	\$24.54	0	0731261	2455 GEORGE WASHINGTON WAY O28
07/31/2026	349482	P	10009	COUNTY OF BENTON	\$612.77	0	0731261	06/26 FINES & FORFEITURES BC
07/31/2026	349483	P	10008	BENTON PUD	\$2,325.77	0	0731261	Labor for Transformer Testing
07/31/2026	349484	P	10859	BRAUN NORTHWEST INC	\$799.85	0	0731261	VEH#5046 WO#80366 HOT WATER VA
07/31/2026	349485	P	31747	BRUCKNER TRUCK SALES INC	\$296.34	0	0731261	VEH#3352 WO#80214 HORN, SENSOR
07/31/2026	349486	P	10036	CASADAY BEE-LINE SERVICE & TOWING LLC	\$156.73	0	0731261	VEH#5054 WO#80380 FRONT END AL
07/31/2026	349487	P	32958	CASCADE ENGINEERING SERVICES INC	\$589.23	0	0731261	RADAR CERTIFICATIONS (3), PART
07/31/2026	349488	P	31177	CENGAGE LEARNING, INC.	\$468.80	0	0731261	LIBRARY MATERIALS - LARGE PRIN
07/31/2026	349489	P	10597	CHARTER COMMUNICATIONS	\$119.99	0	0731261	RPD INTERNET FAT CAT STORAGE 7
07/31/2026	349490	P	30116	CHRISTENSEN INC	\$3,268.96	0	0731261	FLEET - OIL
07/31/2026	349491	P	10261	CITY OF RICHLAND	\$9,000.00	0	0731261	1508 De Palma - Ellis-Balone -
07/31/2026	349492	P	10542	FIANDER & ASSOCIATES LLC	\$157.76	0	0731261	PREVENTATIVE MAINT SERVICE 6/3
07/31/2026	349493	P	10366	D HITTLE & ASSOCIATES INC	\$2,908.96	0	0731261	2026 SCADA Support, Contract #
07/31/2026	349494	P	10453	DELTA HEATING & COOLING INC	\$600.00	0	0731261	1412 Johnston - Reinecke - HVA
07/31/2026	349495	P	31170	HIS DIME, LLC	\$875.31	0	0731261	VEH#2431 WO#80268 DECALS
07/31/2026	349496	P	10268	FEDERAL EXPRESS CORP	\$142.60	0	0731261	Lab samples to Anatek Labs, AL
07/31/2026	349497	P	32960	FLEETPRIDE INC	\$173.97	0	0731261	VEH#3375 WO#79911 LIGHT

Accounts Payable Checks

7/1/2026 - 7/31/2026

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
07/31/2026	349498	P	31564	FNS COLLISION GROUP INC	\$245.34	0	0731261	VEH#2520 WO#80357 PAINT BUMPER
07/31/2026	349499	P	32768	FULCRUM ELECTRIC LLC	\$2,109.63	0	0731261	2026 WWTP On-Call Electrical S
07/31/2026	349500	P	32987	ROBERT GRAY	\$10.00	0	0731261	FOOD HANDLER'S CARD FEE REIMBU
07/31/2026	349501	P	11813	HERC RENTALS INC	\$65.35	0	0731261	Propane for forklift
07/31/2026	349502	P	10294	HORIZON DISTRIBUTION INC	\$142.64	0	0731261	Shovels
07/31/2026	349503	P	31057	INGRAM INDUSTRIES INC.	\$1,702.09	0	0731261	LIBRARY MATERIALS - PHYSICAL C
07/31/2026	349504	P	10037	IW INTERNATIONAL INSULATION INC	\$655.12	0	0731261	2144 Cascade - Moley - Insulat
07/31/2026	349505	P	10496	ITRON INC	\$470.23	0	0731261	CABLE, AP 4.5, POWER TAP
07/31/2026	349506	P	10063	JACOBS & RHODES INC	\$600.00	0	0731261	1404 Perkins - Mackenzie - HVA
07/31/2026	349507	P	10290	JIM'S PACIFIC GARAGES INC	\$1,013.65	0	0731261	VEH#3420 WO#80381 FILTERS
07/31/2026	349508	P	31660	KELLEY CREATE CO	\$454.67	0	0731261	WWTP copier agreement
07/31/2026	349509	P	30734	KENT D. BRUCE COMPANY, LLC	\$1,238.45	0	0731261	VEH#2488 WO#79971 DOCK STATION
07/31/2026	349510	P	11667	KENWORTH SALES COMPANY	\$2,326.49	0	0731261	VEH#3364 WO#80396 FILTERS
07/31/2026	349511	P	32953	LANDIA INC	\$4,976.51	0	0731261	WWTP Volute Repair
07/31/2026	349512	P	10219	LES SCHWAB TIRE CENTERS OF WASHINGTON INC	\$39.15	0	0731261	VEH#3375 WO#79911 WHEEL SPIN B
07/31/2026	349513	P	11064	MASCOTT EQUIPMENT CO INC	\$500.37	0	0731261	FLEET - REPAIR AND MAINTENANCE
07/31/2026	349514	P	32140	MAUL FOSTER & ALONGI INC	\$3,622.50	0	0731261	Tract D Subsurface Investigati
07/31/2026	349515	P	10093	MCCURLEY INTEGRITY DEALERSHIPS, LLC	\$378.04	0	0731261	VEH#1206 WO#80364 HOSE
07/31/2026	349516	P	30992	JOHN MCDONALD	\$2,253.78	0	0731261	404 Abbot St/Rebate/Solar-ICR
07/31/2026	349517	P	32596	MIDLAND SCIENTIFIC INC	\$85.28	0	0731261	Weighing dishes for lab
07/31/2026	349518	P	10358	PYE-BARKER FIRE & SAFETY	\$210.88	0	0731261	WWTP Comm/Fire monitoring Augu
07/31/2026	349519	P	32250	ODP BUSINESS SOLUTIONS LLC	\$20.60	0	0731261	BUSINESS CARDS - P. TRASK
07/31/2026	349520	P	12470	OVERDRIVE INC	\$958.33	0	0731261	LIBRARY MATERIALS - EBOOK COLL
07/31/2026	349521	P	11838	PACWEST MACHINERY LLC	\$2,180.56	0	0731261	VEH#7181 WO#80252 FILTERS
07/31/2026	349522	P	31206	CI - PW LLC	\$58.75	0	0731261	Water for Energy Services
07/31/2026	349523	P	10232	PERFECTION GLASS INC	\$2,632.00	0	0731261	60 Park - Leggett - Window Reb
07/31/2026	349524	P	999002	PERMIT REFUND	\$4,030.00	0	0731261	REFUND INV-00006426 4002 E 210
07/31/2026	349525	P	999002	PERMIT REFUND	\$38.10	0	0731261	REFUND INV-00006686 217 CRESTW
07/31/2026	349526	P	10345	POLYDYNE INC	\$7,557.34	0	0731261	1 Tote of Polydyne WE-3087
07/31/2026	349527	P	10047	R.D. OFFUTT COMPANY	\$1,265.92	0	0731261	VEH#7159 WO#80379 DRAFT LINK,
07/31/2026	349528	P	10047	R.D. OFFUTT COMPANY	\$332.01	0	0731261	VEH#6646 WO#79822 FILTER, SPRI
07/31/2026	349529	P	12318	RINGOLD EMBROIDERY	\$43.52	0	0731261	UNIFORM SHIRT EMBROIDER QTY 2
07/31/2026	349530	P	11900	RIVERSIDE DAVE	\$5,309.44	0	0731261	EMPLOYEE BREAKFAST AV SERVICES

Accounts Payable Checks

7/1/2026 - 7/31/2026

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
07/31/2026	349531	P	10595	DR ROBERTS CONSTRUCTION INC	\$1,045.84	0	0731261	1402 Thayer - Vermulm - Window
07/31/2026	349532	P	11347	SANDY'S TROPHIES INC	\$53.58	0	0731261	NAME PLATES (3) - POLICE PUBLI
07/31/2026	349533	P	10744	SENSKE LAWN & TREE CARE INC	\$141.44	0	0731261	WEED CONTROL SERVICES
07/31/2026	349534	P	10440	SOLID WASTE SYSTEMS INC	\$1,186.94	0	0731261	VEH#3345 WO#80376 PACKER TUBIN
07/31/2026	349535	P	32320	SPOKANE HOUSE OF HOSE INC	\$157.28	0	0731261	VEH#7159 WO#80379 HOSES
07/31/2026	349536	P	10961	TACOMA SCREW PRODUCTS INC	\$50.59	0	0731261	Socket head cap screws
07/31/2026	349537	P	31735	BUNKER TRI-CITIES LLC	\$654.97	0	0731261	RPD DUTY SHIRTS - G. MILLER
07/31/2026	349538	P	31051	THE GOODYEAR TIRE & RUBBER COMPANY	\$1,860.69	0	0731261	VEH#2531 WO#80388 MOUNT 255 6
07/31/2026	349539	P	10027	THE PAPE' GROUP	\$4,019.90	0	0731261	1 WK RENTAL- CRAWLER DOZER
07/31/2026	349540	P	10395	TOTAL ENERGY MANAGEMENT INC	\$16,093.64	0	0731261	1508 De Palma - Ellis-Balone -
07/31/2026	349541	P	10106	US LINEN & UNIFORM	\$238.40	0	0731261	RPD TOWEL DELIVERY 7/28/26
07/31/2026	349542	P	32880	VISTA VETERINARY HOSPITAL	\$450.90	0	0731261	7/7/26 WELLNESS EXAM, VACCINES
07/31/2026	349543	P	10173	WASHINGTON STATE TREASURER	\$50,588.43	0	0731261	06/26 FINES & FORFEITURES BC
					\$8,764,566.38	\$2,203.29		

Accounts Payable Wires 07/01/26 - 07/31/26

DATE	WIRE #	WIRE AMT	EMP VENDOR NAME	PURPOSE	WIRE ACH
7/2/2026	11096	22,568.59	Payment Processing Inc	TYLER MUNIS Merchant Srvc Fees	ACH
7/2/2026	11097	8,504.77	Payment Processing Inc	Landfill Merchant Services fees	ACH
7/2/2026	11098	2,000,000.00	US Bank - Safekeeping	FHLB #3130BBEN1-4.25% (07/31)	Wire
7/7/2026	11099	92,497.94	Cigna	Claims 6/29/2026 - 7/5/2026	ACH
7/8/2026	11100	984,712.57	Prater Electric	Progress Payment	Wire
7/8/2026	11101	100,152.99	Corvel	June Workers Comp Claims	ACH
7/8/2026	11102	294,096.36	Richland Golf Mngmt Corp	GPGC Operating Reimbursement 0626	Wire
7/10/2026	11103	72,677.25	QBE	June 2026 Stop Loss Premium	Wire
7/10/2026	11104	500,000.00	Local Gov't Investment Pool	PURCHASE LGIP #1920	Wire
7/10/2026	11105	15.00	Dept of Licensing	Employee Driving Extracts	ACH
7/14/2026	11106	158,988.87	Cigna	Claims 7/6/2026 - 7/12/2026	ACH
7/15/2026	11107	39,450.00	UEBT	July 2026 Premium	ACH
7/14/2026	11108	1,014.00	Dept of Licensing	Firearms Online Pmt for CPLs Jun 2026	ACH
7/24/2026	11109	229,265.73	Bank of America	June 2026 Pcard	ACH
7/21/2026	11110	20,500.96	Cigna	July 2026 Admin Fees	ACH
7/21/2026	11111	196,192.26	RX Benefits	RX Claims 6/16/26-7/15/2026	ACH
7/21/2026	11112	70,030.59	Department of Revenue	Leasehold Tax 2nd Qrt	ACH
7/22/2026	11113	2,700.00	Life Insurance Co of North America	Business Travel Accident Coverage	Wire
7/22/2026	11114	104,863.73	Cigna	Claims 7/13/2026 - 7/19/2026	ACH
7/27/2026	11115	432,831.25	Department of Revenue	June 2026 Excise Tax	ACH
7/22/2026	11116	2,600,000.00	Local Gov't Investment Pool	PURCHASE LGIP #1920	Wire
7/23/2026	11117	21,053.53	Sunlife	July 2026 Premium	ACH
7/23/2026	11118	9,993.80	VSP	MONTHLY INVOICE 07/26	ACH
7/24/2026	11119	164,760.84	LEOFF TRUST	AUGUST 2026 PREMIUM	ACH
7/17/2026	11120	36,066.33	Paymentus	Merchant Services Fees	ACH
7/24/2026	11121	1,000,000.00	Local Gov't Investment Pool	PURCHASE LGIP #1920	Wire
7/28/2026	11122	112,388.31	Cigna	Claims 7/20/2026 - 7/26/2026	ACH
7/28/2026	11123	3,602,710.00	Bonneville Power Administration	JUN26-PAT01-10089	ACH
7/28/2026	11124	1,996,000.00	US Bank - Safekeeping	FHLB #3130BBM28-4.42% (07/31)	Wire
7/28/2026	11125	2,000,000.00	US Bank - Safekeeping	FNMA #3136GDLW1-4.60% (07/31)	Wire

Accounts Payable Wires 07/01/26 - 07/31/26

DATE	WIRE #	WIRE AMT	EMP VENDOR NAME	PURPOSE	WIRE ACH
7/29/2026	11126	1,548,996.81	US Bank - Safekeeping	WA ST GO #93974FLF8-4.27% (08/01/2031 maturity)	Wire
7/31/2026	11127	14,758.49	UnifyHR	FSA deduction for JUL 2026	ACH
TOTAL WIRE AMOUNT:		18,437,790.97			

Payroll Wires and ACH 7/1/2026 thru 7/31/2026

Effective Date	WIRE/ACH	VENDOR	PAYEE	AMOUNT	comment
07/02/2026	15629	31411	ALLSTATE	\$337.75	
07/02/2026	15630	31410	ARAG	\$533.55	
07/02/2026	15631	11924	CIGNA ACCIDENT INSURANCE	\$3,033.70	
07/02/2026	15632	10789	CITY OF RICHLAND CIGNA BASIC AD&D	\$784.35	
07/02/2026	15633	10790	CITY OF RICHLAND CIGNA DEPENDENT L	\$76.00	
07/02/2026	15634	10786	CITY OF RICHLAND CIGNA DISABILITY	\$4,971.92	
07/02/2026	15635	10787	CITY OF RICHLAND CIGNA LIFE	\$3,669.15	
07/02/2026	15636	10788	CITY OF RICHLAND CIGNA OPTIONAL AD	\$794.03	
07/02/2026	15637	10782	CITY OF RICHLAND DEPENDENT CARE RE	\$993.25	
07/02/2026	15638	10791	CITY OF RICHLAND ER POST RETIREMENT	\$39,600.00	
07/02/2026	15639	10784	CITY OF RICHLAND UNEMPLOYMENT	\$2,592.15	
07/02/2026	15640	10785	CITY OF RICHLAND WORKER'S COMPENSA	\$95,874.31	
07/02/2026	15641	10783	CITY OF RICHLAND MEDICAL DENTAL VISION	\$484,826.93	
07/02/2026	15642	10736	CITY OF RICHLAND	\$10,619.55	
07/02/2026	15643	10702	DIVISION OF CHILD SUPPORT	\$2,576.78	
07/02/2026	15644	10646	INTERNATIONAL ASSN OF FIRE FIGHTERS	\$9,822.51	
07/02/2026	15645	10700	INTERNATIONAL BROTHERHOOD OF ELECTRICAL WORKERS	\$5,122.41	
07/02/2026	15646	10348	INTERNATIONAL CITY MANAGEMENT ASSOCIATION	\$223,365.18	
07/02/2026	15647	10699	IUOE LOCAL #280	\$6,554.50	
07/02/2026	15648	10984	NATIONWIDE RETIREMENT SOLUTIONS	\$47,620.64	
07/02/2026	15649	32756	POLICE PROFESSIONAL STAFF GUILD	\$1,350.00	
07/02/2026	15650	31627	PROVIDENT LIFE AND ACCIDENT INSURANCE	\$3,158.22	
07/02/2026	15651	10698	RICHLAND POLICE GUILD	\$9,900.00	
07/02/2026	15652	10460	STATE OF WASHINGTON EMPLOYMENT SECURITY DEPT	\$38,187.01	
07/02/2026	15653	31699	SUN LIFE OPTIONAL LIFE INS	\$4,210.93	
07/02/2026	15654	32408	TEAMSTERS UNION DUES	\$2,521.00	
07/02/2026	15655	10696	UNITED STATES TREASURY	\$538,015.83	
07/02/2026	15656	10231	UNITED WAY OF BENTON & FRANKLIN COUNTIES	\$277.08	
07/02/2026	15657	10286	WA STATE DEPT OF RETIREMENT SYSTEMS	\$302,380.44	
			EFFECTIVE DATE TOTAL	\$1,843,769.17	
07/16/2026	15658	31411	ALLSTATE	\$337.75	
07/16/2026	15659	31410	ARAG	\$533.55	
07/16/2026	15660	10711	BENEFITS SOLUTIONS - IAFF WSCFF EE MEDICAL TRUST	\$11,925.00	
07/16/2026	15661	11924	CIGNA ACCIDENT INSURANCE	\$3,163.98	
07/16/2026	15662	10789	CITY OF RICHLAND CIGNA BASIC AD&D	\$792.28	
07/16/2026	15663	10790	CITY OF RICHLAND CIGNA DEPENDENT L	\$76.60	
07/16/2026	15664	10786	CITY OF RICHLAND CIGNA DISABILITY	\$5,032.35	

Payroll Wires and ACH 7/1/2026 thru 7/31/2026

Effective Date	WIRE/ACH	VENDOR	PAYEE	AMOUNT	comment
07/16/2026	15665	10787	CITY OF RICHLAND CIGNA LIFE	\$3,695.77	
07/16/2026	15666	10788	CITY OF RICHLAND CIGNA OPTIONAL AD	\$796.53	
07/16/2026	15667	10782	CITY OF RICHLAND DEPENDENT CARE RE	\$993.25	
07/16/2026	15668	10784	CITY OF RICHLAND UNEMPLOYMENT	\$2,712.84	
07/16/2026	15669	10785	CITY OF RICHLAND WORKER'S COMPENSA	\$92,045.82	
07/16/2026	15670	10783	CITY OF RICHLAND MEDICAL DENTAL VISION	\$487,875.51	
07/16/2026	15671	10736	CITY OF RICHLAND	\$10,618.87	
07/16/2026	15672	10702	DIVISION OF CHILD SUPPORT	\$2,553.69	
07/16/2026	15673	10646	INTERNATIONAL ASSN OF FIRE FIGHTERS	\$9,822.51	
07/16/2026	15674	10348	INTERNATIONAL CITY MANAGEMENT ASSOCIATION	\$237,318.89	
07/16/2026	15675	31409	NATIONWIDE	\$2,057.35	
07/16/2026	15676	10984	NATIONWIDE RETIREMENT SOLUTIONS	\$47,940.71	
07/16/2026	15677	31627	PROVIDENT LIFE AND ACCIDENT INSURANCE	\$3,129.81	
07/16/2026	15678	10460	STATE OF WASHINGTON EMPLOYMENT SECURITY DEPT	\$39,738.00	
07/16/2026	15679	31699	SUN LIFE OPTIONAL LIFE INS	\$4,237.43	
07/16/2026	15680	10696	UNITED STATES TREASURY	\$571,189.62	
07/16/2026	15681	10231	UNITED WAY OF BENTON & FRANKLIN COUNTIES	\$277.08	
07/16/2026	15682	11329	VOLUNTARY EMPLOYEES BENEFICIARY ASSOCIATION TRUST (HRA	\$16,500.00	
07/16/2026	15683	10286	WA STATE DEPT OF RETIREMENT SYSTEMS	\$314,721.40	
			EFFECTIVE DATE TOTAL	\$1,870,086.59	
07/30/2026	15684	10784	CITY OF RICHLAND UNEMPLOYMENT	\$2,566.48	
07/30/2026	15685	10785	CITY OF RICHLAND WORKER'S COMPENSA	\$97,536.64	
07/30/2026	15686	10702	DIVISION OF CHILD SUPPORT	\$2,542.14	
07/30/2026	15687	10348	INTERNATIONAL CITY MANAGEMENT ASSOCIATION	\$224,156.74	
07/30/2026	15688	10984	NATIONWIDE RETIREMENT SOLUTIONS	\$47,715.17	
07/30/2026	15689	10460	STATE OF WASHINGTON EMPLOYMENT SECURITY DEPT	\$37,807.26	
07/30/2026	15690	10696	UNITED STATES TREASURY	\$553,466.13	
07/30/2026	15691	10286	WA STATE DEPT OF RETIREMENT SYSTEMS	\$303,434.97	
			EFFECTIVE DATE TOTAL	\$1,269,225.53	
07/31/2026	15692	31411	ALLSTATE (InfoArmor)	\$12.50	
07/31/2026	15693	31410	ARAG Legal Sys	\$23.46	
07/31/2026	15694	10785	COR - Worker's Compensation	\$1,131.98	
07/31/2026	15695	10783	COR - Medical Dental Vision	\$4,685.82	
07/31/2026	15696	10460	STATE OF WASHINGTON EMPLOYMENT SECURITY DEPT	\$186.31	
07/31/2026	15697	10696	US Treasury	\$1,699.51	
07/31/226	15698	10696	US Treasury	\$717.97	
			EFFECTIVE DATE TOTAL	\$8,457.55	

Payroll Wires and ACH 7/1/2026 thru 7/31/2026

Effective Date	WIRE/ACH	VENDOR	PAYEE	AMOUNT	comment
Total		WIRE TOTAL FOR SELECTED TIME PERIOD		\$4,991,538.84	

Payroll Direct Deposits / Checks 7/1/2026 - 7/31/2026

CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2026-07-02	7/2/2026	237699		0		\$475.08	0
PAYROLL - 2026-07-02	7/2/2026	237700		0		\$108.60	0
PAYROLL - 2026-07-02	7/2/2026	237701		0		\$11212.05	0
PAYROLL - 2026-07-02	TOTALS:					\$11,795.73	0
PAYROLL - 2026-07-16	7/16/2026	237702		0		\$767.32	0
PAYROLL - 2026-07-16	7/16/2026	237703		0		\$11235.62	0
PAYROLL - 2026-07-16	TOTALS:					\$12,002.94	0
PAYROLL - 2026-07-30	7/30/2026	237704		0		\$482.26	0
PAYROLL - 2026-07-30	7/30/2026	237705		0		\$11136.09	0
PAYROLL - 2026-07-30	TOTALS:					\$11,618.35	0
					Grand Total	\$35,417.02	0

Transaction Date	Payment Type	Transaction Reference	Payment Amount	Period
7/2/2026	Direct Deposit	261820025515	2,222.27	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026	Direct Deposit	261820025516	280.76	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026	Direct Deposit	261820025517	2,229.93	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026	Direct Deposit	261820025518	2,495.57	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026	Direct Deposit	261820025519	500.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026	Direct Deposit	261820025520	1,995.18	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026	Direct Deposit	261820025521	3,525.31	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026	Direct Deposit	261820025522	3,335.29	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026	Direct Deposit	261820025523	1,866.90	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026	Direct Deposit	261820025524	300.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026	Direct Deposit	261820025525	2,317.40	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026	Direct Deposit	261820025526	3,211.74	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026	Direct Deposit	261820025527	5,770.52	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026	Direct Deposit	261820025528	1,799.96	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026	Direct Deposit	261820025529	50.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026	Direct Deposit	261820025530	2,020.10	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026	Direct Deposit	261820025531	0.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026	Direct Deposit	261820025532	1,306.96	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026	Direct Deposit	261820025533	1,915.80	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026	Direct Deposit	261820025534	1,819.59	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026	Direct Deposit	261820025535	866.88	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026	Direct Deposit	261820025536	1,264.12	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026	Direct Deposit	261820025537	4,881.70	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026	Direct Deposit	261820025538	5,908.45	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026	Direct Deposit	261820025539	2,624.42	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026	Direct Deposit	261820025540	1,765.09	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026	Direct Deposit	261820025541	240.89	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026	Direct Deposit	261820025542	1,282.37	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026	Direct Deposit	261820025543	3,199.55	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026	Direct Deposit	261820025544	1,757.31	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026	Direct Deposit	261820025545	2,821.88	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026	Direct Deposit	261820025546	1,803.85	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026	Direct Deposit	261820025547	3,798.97	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026	Direct Deposit	261820025548	2,356.37	06/15/2026 - 06/28/2026 (Bi-weekly)

7/2/2026 Direct Deposit	261820025549	730.77	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025550	2,132.01	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025551	250.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025552	1,682.38	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025553	2,136.90	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025554	1,000.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025555	11,431.84	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025556	50.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025557	3,377.04	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025558	621.92	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025559	3,800.53	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025560	300.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025561	1,600.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025562	100.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025563	1,060.65	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025564	250.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025565	3,237.31	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025566	2,395.77	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025567	0.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025568	325.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025569	125.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025570	110.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025571	2,630.65	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025572	50.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025573	2,789.52	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025574	1,125.95	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025575	600.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025576	2,062.80	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025577	200.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025578	1,990.69	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025579	1,555.71	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025580	2,505.95	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025581	3,780.13	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025582	0.00	06/15/2026 - 06/28/2026 (Bi-weekly)

7/2/2026 Direct Deposit	261820025583	3,676.77	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025584	2,154.08	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025585	1,000.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025586	3,226.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025587	1,927.34	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025588	2,032.89	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025589	2,535.93	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025590	800.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025591	220.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025592	834.14	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025593	500.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025594	409.43	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025595	1,999.60	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025596	2,336.29	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025597	3,084.50	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025598	1,858.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025599	2,750.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025600	2,090.94	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025601	100.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025602	1,767.76	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025603	3,347.27	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025604	2,123.66	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025605	4,213.89	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025606	945.56	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025607	2,709.98	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025608	3,066.75	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025609	4,169.43	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025610	1,000.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025611	1,000.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025612	1,230.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025613	660.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025614	25.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025615	2,144.24	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025616	3,289.30	06/15/2026 - 06/28/2026 (Bi-weekly)

7/2/2026 Direct Deposit	261820025617	1,574.07	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025618	315.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025619	500.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025620	3,373.57	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025621	300.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025622	300.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025623	200.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025624	1,414.74	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025625	100.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025626	1,370.18	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025627	3,195.90	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025628	2,287.32	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025629	2,308.88	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025630	1,995.94	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025631	2,075.02	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025632	2,603.30	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025633	2,875.08	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025634	2,068.04	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025635	2,189.40	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025636	2,856.51	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025637	2,079.53	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025638	1,549.32	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025639	250.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025640	200.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025641	1,672.59	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025642	1,184.11	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025643	800.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025644	1,498.35	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025645	2,905.55	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025646	1,767.11	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025647	3,932.88	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025648	140.41	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025649	2,667.72	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025650	654.03	06/15/2026 - 06/28/2026 (Bi-weekly)

7/2/2026 Direct Deposit	261820025651	347.19	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025652	1,000.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025653	325.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025654	100.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025655	75.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025656	2,660.90	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025657	250.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025658	1,901.62	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025659	96.29	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025660	2,744.22	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025661	5,203.42	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025662	719.18	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025663	944.83	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025664	2,338.03	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025665	398.73	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025666	1,943.26	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025667	339.45	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025668	1,907.69	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025669	84.86	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025670	515.37	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025671	1,345.78	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025672	4,655.76	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025673	300.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025674	2,741.25	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025675	433.33	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025676	500.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025677	100.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025678	250.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025679	1,476.43	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025680	1,693.30	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025681	2,249.23	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025682	1,013.25	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025683	3,453.82	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025684	6,675.88	06/15/2026 - 06/28/2026 (Bi-weekly)

7/2/2026 Direct Deposit	261820025685	87.34	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025686	3,304.31	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025687	1,731.88	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025688	630.76	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025689	425.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025690	2,570.13	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025691	1,304.37	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025692	5,211.05	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025693	1,163.19	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025694	0.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025695	2,944.84	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025696	213.46	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025697	1,865.24	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025698	3,778.24	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025699	322.70	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025700	2,538.88	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025701	2,156.68	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025702	712.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025703	3,600.99	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025704	2,453.15	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025705	2,365.01	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025706	100.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025707	2,413.79	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025708	351.82	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025709	100.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025710	1,000.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025711	1,381.80	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025712	2,308.92	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025713	1,147.03	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025714	1,943.09	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025715	151.07	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025716	3,625.59	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025717	2,633.11	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025718	2,511.02	06/15/2026 - 06/28/2026 (Bi-weekly)

7/2/2026 Direct Deposit	261820025719	3,706.11 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025720	1,934.26 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025721	6,052.04 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025722	109.14 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025723	1,895.55 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025724	5,743.95 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025725	2,135.62 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025726	370.75 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025727	609.15 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025728	4,732.71 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025729	1,767.23 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025730	2,042.39 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025731	5,204.83 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025732	1,492.87 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025733	3,908.02 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025734	500.00 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025735	4,327.27 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025736	3,997.43 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025737	1,675.72 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025738	4,114.02 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025739	500.00 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025740	2,692.04 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025741	1,970.44 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025742	1,576.20 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025743	2,278.19 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025744	1,381.80 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025745	1,713.77 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025746	1,772.42 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025747	1,676.07 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025748	2,334.12 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025749	1,841.99 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025750	250.00 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025751	1,438.97 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025752	500.00 06/15/2026 - 06/28/2026 (Bi-weekly)

7/2/2026 Direct Deposit	261820025753	1,431.64 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025754	0.00 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025755	1,375.87 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025756	200.00 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025757	100.00 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025758	1,594.78 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025759	0.00 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025760	3,870.73 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025761	100.00 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025762	4,049.35 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025763	1,203.60 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025764	1,061.88 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025765	1,634.17 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025766	3,493.36 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025767	3,339.26 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025768	1,932.66 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025769	3,474.75 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025770	1,978.35 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025771	1,626.16 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025772	2,644.69 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025773	100.00 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025774	4,260.97 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025775	0.00 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025776	100.00 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025777	1,110.08 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025778	2,942.74 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025779	125.00 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025780	782.26 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025781	2,037.30 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025782	4,316.74 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025783	1,740.10 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025784	0.00 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025785	1,006.43 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025786	800.00 06/15/2026 - 06/28/2026 (Bi-weekly)

7/2/2026 Direct Deposit	261820025787	2,256.37	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025788	2,504.71	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025789	2,554.59	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025790	100.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025791	963.60	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025792	35.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025793	2,740.33	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025794	2,062.19	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025795	1,345.35	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025796	4,645.24	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025797	216.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025798	1,196.66	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025799	1,505.27	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025800	396.43	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025801	3,656.12	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025802	0.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025803	1,643.12	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025804	2,716.67	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025805	25.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025806	972.39	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025807	25.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025808	1,706.16	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025809	100.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025810	25.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025811	3,414.41	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025812	786.98	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025813	956.93	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025814	2,329.58	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025815	1,637.73	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025816	2,758.76	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025817	1,845.19	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025818	475.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025819	791.87	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025820	778.54	06/15/2026 - 06/28/2026 (Bi-weekly)

7/2/2026 Direct Deposit	261820025821	300.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025822	283.38	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025823	2,040.69	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025824	2,575.90	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025825	1,935.57	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025826	100.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025827	2,031.62	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025828	3,092.75	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025829	1,744.90	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025830	275.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025831	865.10	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025832	1,889.74	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025833	2,511.47	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025834	2,157.69	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025835	50.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025836	1,994.70	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025837	3,307.06	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025838	2,343.22	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025839	1,564.37	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025840	914.63	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025841	2,160.31	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025842	2,741.53	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025843	2,494.91	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025844	50.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025845	2,553.23	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025846	3,174.93	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025847	1,659.53	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025848	1,718.89	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025849	3,814.07	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025850	1,517.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025851	1,957.42	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025852	2,351.77	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025853	3,304.74	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025854	1,686.17	06/15/2026 - 06/28/2026 (Bi-weekly)

7/2/2026 Direct Deposit	261820025855	5,927.89 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025856	1,882.40 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025857	1,834.51 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025858	5,522.30 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025859	3,675.05 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025860	590.34 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025861	1,260.86 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025862	1,100.00 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025863	1,672.21 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025864	2,172.85 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025865	4,232.73 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025866	2,992.83 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025867	3,847.32 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025868	24,559.49 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025869	2,743.32 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025870	12,783.25 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025871	1,677.87 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025872	3,329.88 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025873	300.00 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025874	2,142.67 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025875	2,515.71 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025876	3,512.63 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025877	0.00 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025878	1,738.03 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025879	200.00 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025880	0.00 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025881	5,260.97 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025882	1,989.40 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025883	4,636.05 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025884	6,297.92 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025885	2,409.33 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025886	2,218.86 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025887	354.83 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025888	2,323.45 06/15/2026 - 06/28/2026 (Bi-weekly)

7/2/2026 Direct Deposit	261820025889	1,996.49	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025890	150.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025891	2,904.07	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025892	2,217.83	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025893	2,235.55	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025894	3,315.29	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025895	3,937.23	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025896	1,741.72	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025897	2,686.26	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025898	5,113.63	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025899	2,904.95	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025900	2,522.67	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025901	2,220.28	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025902	2,747.38	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025903	398.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025904	1,863.64	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025905	2,540.65	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025906	3,473.87	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025907	150.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025908	3,000.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025909	3,463.12	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025910	5,838.19	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025911	1,093.33	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025912	10,860.32	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025913	2,633.20	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025914	0.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025915	0.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025916	3,015.51	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025917	1,256.03	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025918	3,030.22	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025919	2,506.63	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025920	2,387.65	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025921	75.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025922	1,686.78	06/15/2026 - 06/28/2026 (Bi-weekly)

7/2/2026 Direct Deposit	261820025923	4,188.58	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025924	1,670.91	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025925	2,312.53	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025926	5,552.02	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025927	3,746.74	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025928	3,477.35	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025929	430.13	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025930	1,841.72	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025931	672.84	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025932	3,166.61	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025933	1,954.42	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025934	5,115.69	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025935	40.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025936	2,872.52	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025937	2,113.88	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025938	1,819.02	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025939	2,271.66	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025940	1,932.95	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025941	4,691.51	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025942	1,667.27	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025943	5,965.67	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025944	2,020.91	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025945	5,311.59	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025946	2,219.26	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025947	0.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025948	2,434.04	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025949	51.09	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025950	2,959.11	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025951	7,136.72	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025952	150.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025953	150.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025954	75.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025955	3,385.09	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025956	2,344.80	06/15/2026 - 06/28/2026 (Bi-weekly)

7/2/2026 Direct Deposit	261820025957	3,150.64	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025958	25.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025959	4,043.77	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025960	100.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025961	50.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025962	4,463.80	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025963	2,024.24	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025964	500.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025965	2,848.67	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025966	1,887.46	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025967	3,423.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025968	3,883.14	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025969	2,291.83	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025970	0.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025971	1,573.13	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025972	1,798.78	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025973	1,952.46	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025974	3,134.35	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025975	2,977.65	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025976	4,867.54	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025977	908.45	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025978	2,258.30	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025979	1,814.68	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025980	2,033.99	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025981	3,611.91	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025982	445.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025983	1,736.79	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025984	500.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025985	2,088.64	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025986	0.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025987	2,986.89	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025988	5,393.01	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025989	0.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025990	3,085.52	06/15/2026 - 06/28/2026 (Bi-weekly)

7/2/2026 Direct Deposit	261820025991	175.78	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025992	2,066.96	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025993	1,196.63	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025994	450.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025995	1,365.68	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025996	2,093.71	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025997	3,467.05	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025998	1,100.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820025999	2,061.12	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026000	2,949.18	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026001	1,273.76	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026002	46.90	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026003	2,298.26	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026004	2,356.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026005	150.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026006	2,668.65	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026007	30.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026008	1,858.29	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026009	1,769.70	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026010	0.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026011	4,476.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026012	4,421.15	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026013	1,898.70	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026014	4,239.16	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026015	75.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026016	3,638.45	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026017	150.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026018	75.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026019	300.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026020	1,777.64	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026021	1,357.13	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026022	50.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026023	3,136.01	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026024	2,862.65	06/15/2026 - 06/28/2026 (Bi-weekly)

7/2/2026 Direct Deposit	261820026025	2,190.60 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026026	821.74 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026027	72.23 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026028	3,568.41 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026029	0.00 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026030	2,774.73 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026031	5,694.65 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026032	4,125.34 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026033	582.02 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026034	582.02 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026035	498.87 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026036	1,439.21 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026037	1,698.04 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026038	75.00 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026039	6,594.25 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026040	2,223.85 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026041	933.44 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026042	4,328.33 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026043	3,911.47 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026044	2,496.96 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026045	1,867.18 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026046	225.00 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026047	540.89 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026048	0.00 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026049	2,912.12 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026050	5,168.91 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026051	2,952.14 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026052	250.20 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026053	2,602.16 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026054	4,890.12 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026055	5,485.89 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026056	3,534.90 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026057	1,715.40 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026058	1,860.43 06/15/2026 - 06/28/2026 (Bi-weekly)

7/2/2026 Direct Deposit	261820026059	200.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026060	5,877.51	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026061	1,620.78	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026062	1,200.25	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026063	1,967.94	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026064	2,885.34	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026065	0.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026066	3,018.39	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026067	2,862.37	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026068	2,702.91	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026069	150.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026070	1,879.46	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026071	1,750.05	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026072	2,958.33	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026073	1,682.79	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026074	3,704.37	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026075	588.03	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026076	3,771.79	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026077	0.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026078	0.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026079	3,784.07	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026080	3,043.33	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026081	441.51	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026082	2,199.45	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026083	2,335.73	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026084	1,206.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026085	2,634.94	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026086	3,280.17	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026087	3,405.59	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026088	3,799.77	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026089	3,914.27	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026090	554.01	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026091	138.50	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026092	5,690.66	06/15/2026 - 06/28/2026 (Bi-weekly)

7/2/2026 Direct Deposit	261820026093	950.00 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026094	50.00 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026095	25.00 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026096	2,397.81 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026097	3,447.51 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026098	1,515.48 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026099	250.00 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026100	2,781.46 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026101	2,709.11 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026102	185.83 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026103	4,717.47 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026104	2,758.03 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026105	3,434.69 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026106	1,364.04 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026107	2,151.25 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026108	3,941.94 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026109	1,986.98 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026110	2,891.48 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026111	4,990.98 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026112	1,856.56 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026113	3,248.50 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026114	1,008.60 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026115	3,681.74 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026116	1,155.30 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026117	3,149.80 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026118	2,797.67 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026119	0.00 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026120	1,920.39 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026121	3,052.86 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026122	3,638.21 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026123	750.00 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026124	1,125.00 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026125	753.60 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026126	5,437.68 06/15/2026 - 06/28/2026 (Bi-weekly)

7/2/2026 Direct Deposit	261820026127	3,353.19	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026128	150.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026129	3,569.87	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026130	3,982.22	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026131	125.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026132	175.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026133	1,252.08	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026134	5.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026135	665.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026136	75.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026137	2,819.92	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026138	3,341.85	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026139	2,144.40	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026140	1,700.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026141	164.90	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026142	1,955.66	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026143	413.43	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026144	3,113.68	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026145	3,914.23	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026146	2,721.21	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026147	3,932.26	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026148	1,559.62	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026149	250.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026150	1,968.52	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026151	2,275.02	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026152	6,051.70	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026153	3,726.11	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026154	3,739.01	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026155	200.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026156	200.28	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026157	3,510.13	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026158	0.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026159	1,802.51	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026160	2,025.57	06/15/2026 - 06/28/2026 (Bi-weekly)

7/2/2026 Direct Deposit	261820026161	2,488.51	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026162	2,278.94	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026163	2,208.82	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026164	1,829.90	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026165	3,627.33	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026166	1,980.42	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026167	3,558.27	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026168	1,660.28	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026169	5,640.42	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026170	4,601.24	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026171	3,286.37	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026172	1,347.14	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026173	2,453.52	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026174	2,648.43	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026175	0.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026176	1,989.98	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026177	5,375.33	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026178	2,572.78	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026179	2,312.94	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026180	400.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026181	3,091.53	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026182	2,996.53	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026183	2,204.25	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026184	3,789.01	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026185	250.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026186	2,725.79	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026187	2,186.77	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026188	700.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026189	700.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026190	2,010.47	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026191	450.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026192	100.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026193	3,544.36	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026194	500.00	06/15/2026 - 06/28/2026 (Bi-weekly)

7/2/2026 Direct Deposit	261820026195	1,233.72	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026196	4,348.92	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026197	2,806.55	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026198	2,396.05	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026199	1,784.62	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026200	1,454.88	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026201	50.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026202	2,072.26	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026203	2,266.80	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026204	74.86	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026205	1,929.06	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026206	1,973.69	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026207	2,514.61	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026208	2,173.81	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026209	250.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026210	2,417.78	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026211	750.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026212	992.16	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026213	400.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026214	2,088.45	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026215	1,683.34	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026216	0.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026217	2,609.13	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026218	834.79	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026219	1,550.47	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026220	2,357.74	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026221	4,091.14	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026222	2,636.67	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026223	3,999.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026224	1,624.74	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026225	1,703.58	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026226	115.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026227	1,619.15	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026228	2,093.83	06/15/2026 - 06/28/2026 (Bi-weekly)

7/2/2026 Direct Deposit	261820026229	1,300.00 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026230	2,922.47 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026231	833.28 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026232	1,100.00 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026233	200.00 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026234	500.00 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026235	1,244.95 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026236	1,814.71 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026237	150.00 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026238	3,023.40 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026239	500.00 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026240	1,590.75 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026241	1,161.04 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026242	150.00 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026243	6,824.71 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026244	1,742.59 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026245	600.00 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026246	1,989.40 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026247	5,528.05 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026248	3,506.62 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026249	2,201.90 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026250	3,075.29 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026251	3,363.34 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026252	2,398.14 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026253	2,106.98 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026254	799.78 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026255	2,755.45 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026256	668.50 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026257	3,574.50 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026258	4,061.94 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026259	4,315.17 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026260	3,258.47 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026261	1,101.98 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026262	1,700.00 06/15/2026 - 06/28/2026 (Bi-weekly)

7/2/2026 Direct Deposit	261820026263	3,572.63 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026264	3,644.89 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026265	3,154.84 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026266	998.19 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026267	1,548.77 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026268	3,308.16 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026269	1,970.29 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026270	1,943.07 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026271	5,077.89 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026272	2,077.55 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026273	376.00 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026274	1,684.65 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026275	2,467.98 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026276	4,397.64 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026277	500.00 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026278	1,812.08 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026279	175.00 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026280	4,355.40 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026281	3,287.32 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026282	2,644.01 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026283	0.00 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026284	2,139.14 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026285	3,536.18 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026286	1,299.91 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026287	200.00 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026288	200.00 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026289	2,869.62 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026290	1,746.89 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026291	0.00 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026292	4,285.46 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026293	1,841.70 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026294	3,092.58 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026295	505.00 06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026296	193.79 06/15/2026 - 06/28/2026 (Bi-weekly)

7/2/2026 Direct Deposit	261820026297	1,744.11	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026298	678.60	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026299	2,961.08	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026300	1,760.45	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026301	2,677.87	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026302	1,094.97	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026303	2,782.07	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026304	2,010.16	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026305	0.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026306	972.22	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026307	1,036.54	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026308	1,760.20	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026309	4,041.92	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026310	351.97	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026311	1,350.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026312	426.64	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026313	1,518.39	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026314	2,044.46	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026315	53.38	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026316	2,343.13	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026317	600.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026318	600.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026319	300.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026320	2,501.43	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026321	250.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026322	1,825.63	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026323	280.30	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026324	1,287.12	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026325	627.93	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026326	2,114.34	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026327	2,148.53	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026328	80.93	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026329	2,098.60	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026330	2,746.54	06/15/2026 - 06/28/2026 (Bi-weekly)

7/2/2026 Direct Deposit	261820026331	4,792.48	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026332	3,611.50	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026333	3,971.16	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026334	2,032.18	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026335	4,455.09	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026336	3,074.61	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026337	185.55	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026338	5,886.53	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026339	3,037.33	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026340	0.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026341	726.41	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026342	3,671.78	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026343	0.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026344	133.47	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026345	2,314.93	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026346	3,602.89	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026347	0.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026348	50.00	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026 Direct Deposit	261820026349	2,144.78	06/15/2026 - 06/28/2026 (Bi-weekly)
7/2/2026		1,694,926.69	
7/9/2026 Manual	No Reference	0.00	06/29/2026 - 07/12/2026 (Bi-weekly)
7/9/2026		0.00	
7/16/2026 Direct Deposit	261960026350	2,145.68	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026351	3,493.60	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026352	580.98	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026353	580.97	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026354	2,421.66	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026355	2,371.47	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026356	200.00	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026357	300.00	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026358	1,994.09	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026359	3,221.14	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026360	3,023.02	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026361	3,441.53	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026362	278.34	06/29/2026 - 07/12/2026 (Bi-weekly)

7/16/2026 Direct Deposit	261960026363	999.66 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026364	3,052.37 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026365	2,205.28 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026366	952.11 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026367	0.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026368	0.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026369	7,194.77 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026370	2,290.56 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026371	150.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026372	7,421.48 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026373	3,149.95 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026374	2,143.74 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026375	2,032.76 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026376	1,321.66 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026377	2,035.96 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026378	892.95 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026379	800.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026380	1,639.89 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026381	254.30 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026382	2,190.74 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026383	63.57 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026384	700.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026385	700.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026386	351.60 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026387	1,759.63 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026388	2,448.18 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026389	2,062.83 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026390	263.69 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026391	94.08 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026392	2,145.91 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026393	376.34 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026394	3,441.54 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026395	2,317.18 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026396	1,444.59 06/29/2026 - 07/12/2026 (Bi-weekly)

7/16/2026 Direct Deposit	261960026397	500.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026398	3,283.69 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026399	2,033.12 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026400	2,837.26 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026401	4,076.61 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026402	2,352.39 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026403	185.82 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026404	3,660.85 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026405	3,436.30 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026406	1,063.08 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026407	1,578.30 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026408	250.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026409	2,591.66 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026410	0.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026411	3,889.83 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026412	1,921.48 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026413	2,738.44 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026414	1,149.01 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026415	3,982.84 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026416	2,626.57 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026417	1,838.50 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026418	100.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026419	75.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026420	1,261.97 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026421	1,000.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026422	325.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026423	242.36 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026424	1,222.21 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026425	1,659.13 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026426	2,025.08 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026427	3,909.87 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026428	2,454.19 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026429	100.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026430	5,776.78 06/29/2026 - 07/12/2026 (Bi-weekly)

7/16/2026 Direct Deposit	261960026431	500.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026432	2,366.54 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026433	2,262.51 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026434	5,061.54 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026435	1,344.33 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026436	1,823.36 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026437	89.82 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026438	4,255.48 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026439	3,078.89 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026440	6,296.68 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026441	2,096.18 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026442	1,000.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026443	2,050.62 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026444	4,995.20 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026445	1,792.68 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026446	2,025.73 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026447	1,995.68 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026448	3,650.53 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026449	2,698.49 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026450	2,338.83 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026451	1,553.59 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026452	1,050.80 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026453	0.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026454	2,394.62 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026455	3,899.33 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026456	4,679.34 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026457	0.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026458	100.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026459	500.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026460	3,122.79 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026461	300.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026462	300.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026463	200.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026464	1,461.20 06/29/2026 - 07/12/2026 (Bi-weekly)

7/16/2026 Direct Deposit	261960026465	0.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026466	3,613.93 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026467	3,589.91 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026468	1,830.08 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026469	660.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026470	25.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026471	1,275.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026472	354.72 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026473	3,878.39 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026474	2,393.40 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026475	1,310.68 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026476	3,606.45 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026477	3,879.82 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026478	6,614.50 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026479	2,269.80 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026480	2,862.45 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026481	3,529.65 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026482	1,847.51 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026483	1,974.17 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026484	2,469.87 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026485	500.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026486	1,688.03 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026487	1,000.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026488	50.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026489	2,346.22 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026490	50.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026491	2,221.71 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026492	2,526.19 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026493	1,128.40 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026494	2,876.29 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026495	5,588.33 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026496	3,232.43 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026497	5,896.39 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026498	2,096.67 06/29/2026 - 07/12/2026 (Bi-weekly)

7/16/2026 Direct Deposit	261960026499	149.33	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026500	1,378.18	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026501	4,136.98	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026502	2,393.50	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026503	2,923.07	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026504	2,506.90	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026505	2,092.59	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026506	3,778.58	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026507	3,515.68	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026508	170.34	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026509	2,505.88	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026510	2,043.48	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026511	1,196.99	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026512	1,475.77	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026513	800.00	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026514	1,094.22	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026515	3,592.86	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026516	429.46	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026517	4,663.36	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026518	2,423.78	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026519	1,747.92	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026520	1,836.66	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026521	275.00	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026522	3,803.64	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026523	200.00	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026524	1,589.00	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026525	1,645.29	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026526	3,253.07	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026527	253.96	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026528	3,200.78	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026529	2,148.00	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026530	2,495.83	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026531	4,968.30	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026532	100.00	06/29/2026 - 07/12/2026 (Bi-weekly)

7/16/2026 Direct Deposit	261960026533	50.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026534	25.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026535	1,700.74 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026536	770.34 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026537	500.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026538	2,744.42 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026539	1,841.84 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026540	425.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026541	3,486.84 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026542	2,763.67 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026543	1,869.20 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026544	1,957.70 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026545	225.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026546	2,310.21 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026547	3,746.60 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026548	179.04 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026549	185.55 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026550	264.81 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026551	1,222.20 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026552	1,630.71 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026553	1,640.38 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026554	2,867.73 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026555	250.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026556	1,891.10 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026557	2,251.35 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026558	1,105.94 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026559	1,584.75 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026560	1,793.43 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026561	4,119.45 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026562	25.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026563	3,079.46 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026564	25.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026565	3,772.03 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026566	100.00 06/29/2026 - 07/12/2026 (Bi-weekly)

7/16/2026 Direct Deposit	261960026567	25.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026568	5,327.40 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026569	2,073.94 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026570	2,064.39 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026571	2,199.75 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026572	315.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026573	2,154.18 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026574	943.84 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026575	1,675.04 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026576	1,745.20 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026577	500.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026578	3,419.31 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026579	216.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026580	1,506.58 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026581	1,513.48 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026582	5,268.42 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026583	2,261.57 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026584	4,317.17 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026585	1,730.77 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026586	3,704.08 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026587	1,294.37 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026588	431.33 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026589	3,289.83 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026590	1,029.13 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026591	2,828.96 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026592	4,653.10 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026593	1,700.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026594	248.52 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026595	2,335.64 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026596	1,520.51 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026597	250.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026598	1,594.21 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026599	3,816.47 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026600	2,695.92 06/29/2026 - 07/12/2026 (Bi-weekly)

7/16/2026 Direct Deposit	261960026601	692.99 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026602	0.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026603	3,584.71 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026604	1,204.89 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026605	2,187.51 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026606	150.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026607	150.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026608	1,684.63 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026609	250.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026610	1,016.96 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026611	1,350.31 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026612	4,172.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026613	4,373.64 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026614	2,139.76 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026615	2,100.69 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026616	0.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026617	938.35 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026618	483.60 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026619	1,174.54 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026620	4,289.44 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026621	3,222.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026622	1,973.42 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026623	0.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026624	2,248.26 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026625	3,886.91 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026626	1,164.41 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026627	249.52 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026628	249.52 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026629	450.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026630	100.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026631	226.30 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026632	3,244.06 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026633	500.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026634	2,111.94 06/29/2026 - 07/12/2026 (Bi-weekly)

7/16/2026 Direct Deposit	261960026635	1,977.96 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026636	1,624.76 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026637	250.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026638	4,682.11 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026639	5,384.83 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026640	1,697.99 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026641	4,534.79 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026642	2,038.29 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026643	2,946.20 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026644	125.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026645	2,343.47 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026646	2,120.41 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026647	2,215.78 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026648	2,662.08 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026649	3,951.96 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026650	1,257.77 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026651	2,750.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026652	2,687.67 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026653	500.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026654	3,610.62 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026655	3,124.70 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026656	3,012.67 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026657	0.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026658	2,228.35 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026659	400.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026660	250.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026661	750.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026662	992.99 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026663	4,621.25 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026664	1,977.09 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026665	382.51 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026666	2,201.31 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026667	1,350.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026668	3,091.65 06/29/2026 - 07/12/2026 (Bi-weekly)

7/16/2026 Direct Deposit	261960026669	317.40 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026670	4,598.11 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026671	1,097.07 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026672	800.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026673	1,923.30 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026674	5,287.15 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026675	1,306.23 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026676	200.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026677	200.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026678	100.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026679	3,273.33 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026680	5,762.07 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026681	6,367.32 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026682	100.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026683	3,942.05 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026684	2,835.12 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026685	186.18 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026686	2,710.34 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026687	2,994.53 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026688	250.21 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026689	2,387.81 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026690	75.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026691	152.98 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026692	874.69 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026693	1,761.57 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026694	3,592.94 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026695	4,238.07 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026696	2,398.06 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026697	333.83 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026698	325.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026699	125.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026700	110.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026701	50.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026702	2,019.31 06/29/2026 - 07/12/2026 (Bi-weekly)

7/16/2026 Direct Deposit	261960026703	3,351.22	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026704	2,341.11	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026705	2,328.51	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026706	2,935.61	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026707	0.00	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026708	2,158.01	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026709	3,230.24	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026710	2,906.38	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026711	6,278.76	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026712	342.52	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026713	2,335.11	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026714	1,848.36	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026715	1,698.33	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026716	2,507.29	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026717	6,428.37	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026718	5,469.74	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026719	1,022.37	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026720	1,446.97	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026721	577.47	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026722	96.29	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026723	2,747.65	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026724	300.00	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026725	4,728.27	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026726	3,048.53	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026727	1,615.12	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026728	4,185.94	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026729	3,514.44	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026730	1,753.60	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026731	3,551.61	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026732	3,386.60	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026733	4,246.28	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026734	3,101.18	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026735	1,995.31	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026736	2,113.94	06/29/2026 - 07/12/2026 (Bi-weekly)

7/16/2026 Direct Deposit	261960026737	2,634.93 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026738	2,405.67 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026739	600.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026740	3,691.72 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026741	1,700.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026742	4,766.34 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026743	3,973.37 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026744	1,739.91 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026745	4,599.64 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026746	4,331.33 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026747	6,231.82 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026748	2,626.42 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026749	2,506.11 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026750	500.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026751	1,930.92 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026752	3,746.90 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026753	2,865.26 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026754	2,175.37 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026755	5,511.58 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026756	3,581.72 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026757	2,805.07 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026758	4,058.48 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026759	150.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026760	150.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026761	75.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026762	4,068.41 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026763	6,709.72 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026764	6,474.57 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026765	6,808.65 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026766	3,374.38 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026767	3,168.54 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026768	4,150.97 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026769	445.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026770	0.00 06/29/2026 - 07/12/2026 (Bi-weekly)

7/16/2026 Direct Deposit	261960026771	2,749.11	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026772	195.28	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026773	1,757.54	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026774	4,620.51	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026775	4,365.74	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026776	961.23	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026777	35.00	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026778	1,521.22	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026779	2,051.97	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026780	3,294.64	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026781	2,574.35	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026782	3,188.34	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026783	3,094.34	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026784	500.00	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026785	4,267.04	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026786	190.47	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026787	2,551.43	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026788	44,200.86	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026789	40.00	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026790	2,407.82	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026791	5,338.61	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026792	2,231.25	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026793	1,667.76	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026794	1,883.68	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026795	1,939.65	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026796	2,014.15	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026797	150.00	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026798	2,704.18	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026799	4,959.05	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026800	0.00	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026801	3,914.77	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026802	3,897.04	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026803	100.00	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026804	1,105.43	06/29/2026 - 07/12/2026 (Bi-weekly)

7/16/2026 Direct Deposit	261960026805	1,931.07 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026806	3,512.10 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026807	856.34 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026808	1,375.73 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026809	0.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026810	217.06 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026811	4,587.41 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026812	5,209.34 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026813	0.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026814	0.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026815	75.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026816	4,341.99 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026817	2,140.55 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026818	0.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026819	3,549.38 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026820	2,148.83 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026821	2,824.60 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026822	2,187.51 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026823	1,738.79 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026824	3,291.14 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026825	2,494.25 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026826	0.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026827	1,375.82 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026828	4,065.99 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026829	2,895.35 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026830	4,159.32 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026831	5,667.74 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026832	200.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026833	500.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026834	1,192.34 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026835	6,214.69 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026836	2,132.16 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026837	4,482.54 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026838	2,566.36 06/29/2026 - 07/12/2026 (Bi-weekly)

7/16/2026 Direct Deposit	261960026839	908.88 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026840	3,212.35 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026841	5,099.74 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026842	1,351.64 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026843	50.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026844	50.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026845	2,576.23 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026846	300.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026847	3,770.80 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026848	4,779.87 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026849	173.25 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026850	5,057.15 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026851	244.56 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026852	100.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026853	1,000.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026854	0.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026855	5,381.49 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026856	232.77 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026857	1,029.33 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026858	1,206.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026859	0.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026860	2,529.41 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026861	1,097.10 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026862	150.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026863	3,000.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026864	150.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026865	2,670.02 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026866	1,517.91 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026867	5,241.93 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026868	2,683.93 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026869	2,915.94 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026870	2,762.31 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026871	400.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026872	3,361.13 06/29/2026 - 07/12/2026 (Bi-weekly)

7/16/2026 Direct Deposit	261960026873	2,486.86	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026874	2,506.70	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026875	3,648.53	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026876	581.85	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026877	1,345.35	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026878	4,645.73	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026879	4,943.44	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026880	2,722.09	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026881	3,337.62	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026882	0.00	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026883	3,087.04	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026884	0.00	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026885	3,569.40	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026886	150.00	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026887	4,204.71	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026888	200.00	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026889	300.00	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026890	3,838.47	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026891	50.00	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026892	4,164.39	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026893	1,990.83	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026894	3,668.42	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026895	1,588.90	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026896	4,721.22	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026897	2,247.33	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026898	3,002.27	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026899	46.91	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026900	2,298.84	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026901	1,124.47	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026902	600.00	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026903	2,998.76	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026904	1,219.78	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026905	550.00	06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026906	170.00	06/29/2026 - 07/12/2026 (Bi-weekly)

7/16/2026 Direct Deposit	261960026907	80.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026908	80.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026909	200.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026910	3,832.98 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026911	1,679.60 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026912	4,123.97 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026913	4,804.41 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026914	1,997.51 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026915	4,291.68 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026916	0.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026917	2,877.74 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026918	1,708.71 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026919	1,510.82 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026920	1,492.83 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026921	250.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026922	1,863.70 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026923	149.26 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026924	3,775.37 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026925	2,498.74 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026926	1,857.04 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026927	2,638.76 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026928	3,719.82 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026929	200.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026930	2,546.27 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026931	2,967.72 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026932	1,977.63 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026933	2,340.90 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026934	3,335.31 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026935	250.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026936	3,613.10 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026937	500.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026938	4,202.65 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026939	3,795.05 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026940	100.00 06/29/2026 - 07/12/2026 (Bi-weekly)

7/16/2026 Direct Deposit	261960026941	3,822.99 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026942	193.58 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026943	2,711.91 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026944	2,184.54 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026945	200.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026946	4,929.65 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026947	4,479.14 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026948	668.88 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026949	3,571.39 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026950	1,962.87 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026951	4,009.46 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026952	0.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026953	4,028.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026954	3,185.89 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026955	1,457.13 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026956	4,342.52 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026957	1,381.73 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026958	5,012.43 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026959	200.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026960	100.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026961	4,214.61 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026962	4,641.06 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026963	0.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026964	6,387.97 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026965	2,040.84 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026966	3,156.30 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026967	1,821.56 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026968	4,814.57 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026969	0.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026970	4,129.59 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026971	2,391.32 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026972	4,347.67 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026973	3,231.93 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026974	2,208.16 06/29/2026 - 07/12/2026 (Bi-weekly)

7/16/2026 Direct Deposit	261960026975	3,308.31 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026976	136.72 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026977	3,766.83 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026978	2,211.01 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026979	3,184.27 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026980	1,891.10 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026981	450.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026982	1,826.86 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026983	810.53 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026984	439.08 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026985	2,199.71 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026986	2,349.55 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026987	75.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026988	1,995.90 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026989	1,358.94 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026990	2,011.90 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026991	1,890.49 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026992	5,271.54 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026993	1,772.40 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026994	4,141.31 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026995	250.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026996	154.63 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026997	1,816.70 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026998	2,544.59 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960026999	175.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027000	2,077.70 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027001	1,584.55 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027002	4,846.42 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027003	1,300.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027004	2,654.89 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027005	980.45 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027006	1,100.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027007	1,575.01 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027008	3,865.92 06/29/2026 - 07/12/2026 (Bi-weekly)

7/16/2026 Direct Deposit	261960027009	2,665.69 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027010	1,547.98 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027011	505.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027012	3,012.98 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027013	1,791.70 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027014	3,318.76 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027015	3,490.68 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027016	1,883.94 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027017	4,187.15 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027018	2,049.42 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027019	1,313.85 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027020	1,100.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027021	2,229.19 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027022	3,950.89 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027023	647.45 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027024	483.43 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027025	50.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027026	2,137.08 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027027	3,457.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027028	1,666.90 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027029	305.32 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027030	397.09 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027031	2,504.75 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027032	1,633.81 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027033	50.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027034	2,163.06 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027035	2,976.19 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027036	1,772.22 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027037	250.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027038	893.04 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027039	2,270.14 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027040	0.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027041	1,936.88 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027042	339.30 06/29/2026 - 07/12/2026 (Bi-weekly)

7/16/2026 Direct Deposit	261960027043	849.29 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027044	910.43 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027045	0.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027046	63.09 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027047	3,463.93 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027048	1,748.23 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027049	0.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027050	0.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027051	1,367.65 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027052	2,476.39 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027053	1,847.98 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027054	1,698.06 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027055	4,124.36 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027056	1,999.75 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027057	2,474.34 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027058	475.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027059	3,346.92 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027060	2,610.14 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027061	1,912.17 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027062	757.44 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027063	2,506.29 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027064	300.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027065	3,660.08 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027066	2,749.78 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027067	1,707.03 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027068	750.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027069	2,224.01 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027070	220.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027071	3,129.42 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027072	0.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027073	4,669.32 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027074	2,526.79 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027075	6,476.06 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027076	3,554.57 06/29/2026 - 07/12/2026 (Bi-weekly)

7/16/2026 Direct Deposit	261960027077	1,626.81 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027078	2,199.70 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027079	2,937.19 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027080	4,874.24 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027081	2,460.55 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027082	2,733.47 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027083	417.43 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027084	2,292.39 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027085	374.76 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027086	3,267.53 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027087	2,631.95 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027088	427.45 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027089	1,033.73 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027090	2,879.66 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027091	623.15 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027092	127.09 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027093	0.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027094	2,238.67 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027095	30.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027096	1,856.50 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027097	2,362.29 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027098	4,318.90 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027099	1,628.62 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027100	5,131.18 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027101	3,254.79 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027102	500.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027103	891.14 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027104	1,814.30 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027105	2,043.42 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027106	2,151.88 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027107	2,851.16 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027108	5,963.13 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027109	950.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027110	50.00 06/29/2026 - 07/12/2026 (Bi-weekly)

7/16/2026 Direct Deposit	261960027111	2,091.76 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027112	25.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027113	100.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027114	0.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027115	181.36 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027116	2,048.40 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027117	50.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027118	2,275.54 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027119	3,805.37 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027120	3,845.55 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027121	2,110.13 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027122	1,354.08 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027123	75.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027124	4,978.98 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027125	150.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027126	3,356.55 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027127	3,300.67 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027128	1,804.45 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027129	0.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027130	2,433.79 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027131	595.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027132	2,773.54 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027133	195.33 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027134	4,165.61 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027135	2,432.78 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027136	3,164.82 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027137	4,195.53 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027138	1,997.12 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027139	545.27 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027140	3,415.92 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027141	1,600.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027142	1,810.51 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027143	100.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027144	3,216.48 06/29/2026 - 07/12/2026 (Bi-weekly)

7/16/2026 Direct Deposit	261960027145	2,329.65 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027146	300.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027147	1,592.04 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027148	250.92 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027149	3,895.15 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027150	2,398.58 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027151	4,069.69 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027152	2,296.56 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027153	4,592.74 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027154	1,787.02 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027155	4,139.09 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027156	1,936.87 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027157	100.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027158	859.25 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027159	1,999.42 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027160	4,256.92 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027161	1,828.11 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027162	203.12 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027163	3,067.24 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027164	3,561.46 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027165	1,000.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027166	1,000.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027167	2,350.98 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027168	3,829.89 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027169	115.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027170	1,718.80 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027171	2,156.42 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027172	2,283.02 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027173	1,760.70 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027174	1,813.90 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027175	1,125.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027176	758.42 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027177	2,279.20 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027178	2,557.24 06/29/2026 - 07/12/2026 (Bi-weekly)

7/16/2026 Direct Deposit	261960027179	100.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027180	145.58 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027181	2,654.23 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027182	3,338.57 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027183	270.80 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027184	4,756.18 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027185	200.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027186	4,128.86 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027187	1,575.92 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027188	2,000.26 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027189	150.00 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027190	261.60 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026 Direct Deposit	261960027191	2,358.80 06/29/2026 - 07/12/2026 (Bi-weekly)
7/16/2026		1,786,964.37
7/30/2026 Direct Deposit	262100027192	1,915.16 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027193	2,150.88 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027194	5,234.72 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027195	1,572.48 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027196	4,575.19 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027197	4,671.72 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027198	5,702.36 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027199	3,892.74 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027200	2,952.10 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027201	4,260.27 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027202	7,220.16 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027203	4,772.39 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027204	3,012.38 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027205	4,068.92 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027206	4,387.68 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027207	123.74 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027208	1,060.65 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027209	2,851.43 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027210	250.00 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027211	1,412.61 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027212	1,231.11 07/13/2026 - 07/26/2026 (Bi-weekly)

7/30/2026 Direct Deposit	262100027213	1,867.85 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027214	756.07 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027215	175.00 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027216	727.12 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027217	1,722.37 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027218	250.00 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027219	314.35 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027220	3,506.26 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027221	0.00 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027222	1,221.43 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027223	868.44 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027224	2,706.93 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027225	4,819.88 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027226	582.11 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027227	582.10 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027228	5,149.26 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027229	2,717.84 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027230	1,758.93 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027231	315.00 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027232	288.89 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027233	2,368.14 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027234	158.86 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027235	3,018.40 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027236	500.00 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027237	4,499.15 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027238	2,619.01 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027239	4,266.41 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027240	2,155.20 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027241	3,950.09 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027242	3,140.86 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027243	5,187.95 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027244	2,507.41 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027245	4,141.51 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027246	0.00 07/13/2026 - 07/26/2026 (Bi-weekly)

7/30/2026 Direct Deposit	262100027247	2,901.22 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027248	1,100.00 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027249	1,372.29 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027250	3,779.15 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027251	750.00 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027252	1,600.25 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027253	2,833.13 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027254	3,637.07 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027255	100.00 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027256	1,327.68 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027257	4,673.22 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027258	4,018.37 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027259	3,578.26 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027260	1,284.74 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027261	0.00 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027262	3,340.94 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027263	2,611.41 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027264	2,564.71 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027265	1,099.02 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027266	4,161.78 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027267	150.00 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027268	2,861.04 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027269	1,367.63 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027270	1,828.24 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027271	3,276.09 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027272	4,057.44 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027273	216.00 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027274	1,530.20 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027275	1,669.68 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027276	1,300.00 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027277	2,917.98 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027278	3,289.56 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027279	5,362.94 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027280	445.00 07/13/2026 - 07/26/2026 (Bi-weekly)

7/30/2026 Direct Deposit	262100027281	1,031.67	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027282	1,893.13	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027283	3,922.85	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027284	2,757.83	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027285	849.48	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027286	4,813.65	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027287	765.57	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027288	3,239.17	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027289	4,896.92	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027290	40.98	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027291	2,737.93	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027292	1,816.59	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027293	3,251.99	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027294	50.00	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027295	1,976.60	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027296	4,346.52	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027297	2,460.91	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027298	2,630.46	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027299	0.00	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027300	2,912.23	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027301	220.00	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027302	2,592.72	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027303	500.00	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027304	3,228.17	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027305	1,723.23	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027306	1,135.84	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027307	783.37	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027308	2,522.34	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027309	2,570.49	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027310	50.00	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027311	1,647.94	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027312	838.71	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027313	2,266.12	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027314	1,334.76	07/13/2026 - 07/26/2026 (Bi-weekly)

7/30/2026 Direct Deposit	262100027315	0.00 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027316	3,303.94 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027317	3,044.93 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027318	0.00 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027319	1,243.61 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027320	1,199.67 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027321	3,142.39 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027322	4,804.81 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027323	2,571.88 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027324	3,302.61 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027325	1,234.26 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027326	1,040.03 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027327	1,798.47 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027328	1,281.62 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027329	1,706.93 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027330	1,208.54 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027331	2,841.81 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027332	550.14 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027333	775.21 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027334	2,493.33 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027335	1,716.68 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027336	2,114.07 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027337	4,289.38 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027338	0.00 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027339	550.00 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027340	170.00 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027341	80.00 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027342	57.30 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027343	2,559.85 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027344	0.00 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027345	2,344.81 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027346	300.00 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027347	4,227.46 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027348	1,733.49 07/13/2026 - 07/26/2026 (Bi-weekly)

7/30/2026 Direct Deposit	262100027349	463.89	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027350	1,538.96	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027351	250.00	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027352	3,007.00	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027353	1,127.48	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027354	1,944.70	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027355	200.00	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027356	617.10	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027357	617.10	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027358	528.95	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027359	3,279.26	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027360	2,236.21	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027361	2,407.61	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027362	964.76	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027363	1,354.39	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027364	2,412.44	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027365	1,170.63	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027366	0.00	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027367	664.78	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027368	1,775.57	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027369	1,846.97	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027370	4,656.76	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027371	0.00	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027372	3,045.58	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027373	407.67	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027374	2,819.03	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027375	933.30	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027376	4,940.07	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027377	3,988.18	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027378	1,792.00	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027379	3,266.57	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027380	694.09	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027381	1,806.23	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027382	2,422.99	07/13/2026 - 07/26/2026 (Bi-weekly)

7/30/2026 Direct Deposit	262100027383	546.91	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027384	2,905.65	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027385	2,928.87	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027386	0.00	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027387	3,429.28	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027388	1,864.79	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027389	5,241.05	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027390	2,644.50	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027391	3,419.68	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027392	80.00	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027393	200.00	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027394	1,264.07	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027395	2,200.13	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027396	3,234.97	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027397	2,212.07	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027398	1,314.29	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027399	3,070.60	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027400	174.99	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027401	1,275.00	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027402	527.04	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027403	660.00	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027404	25.00	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027405	2,542.87	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027406	2,088.38	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027407	558.42	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027408	1,872.24	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027409	2,958.34	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027410	2,630.56	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027411	2,284.92	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027412	1,972.81	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027413	0.00	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027414	1,184.65	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027415	3,005.54	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027416	2,590.33	07/13/2026 - 07/26/2026 (Bi-weekly)

7/30/2026 Direct Deposit	262100027417	885.62 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027418	325.00 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027419	100.00 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027420	75.00 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027421	1,877.18 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027422	1,000.00 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027423	2,086.86 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027424	200.00 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027425	2,513.87 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027426	3,068.90 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027427	0.00 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027428	2,016.33 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027429	250.00 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027430	3,651.06 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027431	906.67 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027432	4,767.37 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027433	4,388.53 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027434	2,845.76 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027435	2,256.30 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027436	250.00 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027437	2,199.58 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027438	2,887.87 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027439	2,581.99 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027440	2,693.08 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027441	3,122.75 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027442	2,724.84 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027443	0.00 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027444	3,442.45 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027445	2,073.65 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027446	0.00 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027447	201.84 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027448	3,387.61 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027449	2,901.16 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027450	425.00 07/13/2026 - 07/26/2026 (Bi-weekly)

7/30/2026 Direct Deposit	262100027451	1,769.32	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027452	200.00	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027453	3,301.15	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027454	1,000.00	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027455	516.37	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027456	1,000.00	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027457	100.00	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027458	1,000.00	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027459	2,260.93	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027460	1,000.00	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027461	0.00	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027462	1,974.93	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027463	2,496.20	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027464	676.11	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027465	1,106.96	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027466	1,873.80	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027467	4,918.85	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027468	100.00	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027469	0.00	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027470	500.00	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027471	3,364.61	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027472	300.00	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027473	300.00	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027474	200.00	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027475	2,559.38	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027476	1,247.91	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027477	500.00	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027478	7,371.96	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027479	4,570.12	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027480	0.00	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027481	1,941.75	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027482	0.00	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027483	2,059.24	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027484	75.00	07/13/2026 - 07/26/2026 (Bi-weekly)

7/30/2026 Direct Deposit	262100027485	4,137.28	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027486	463.90	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027487	2,996.91	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027488	3,341.48	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027489	4,437.70	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027490	3,502.71	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027491	4,310.27	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027492	100.00	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027493	100.00	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027494	3,392.65	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027495	2,259.24	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027496	1,834.79	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027497	2,072.13	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027498	2,499.79	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027499	2,525.20	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027500	5,705.42	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027501	210.42	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027502	5,282.04	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027503	7,929.80	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027504	982.79	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027505	0.00	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027506	3,225.10	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027507	1,974.49	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027508	150.00	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027509	150.00	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027510	2,626.17	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027511	763.35	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027512	3,404.62	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027513	1,804.72	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027514	0.00	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027515	3,505.93	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027516	1,111.25	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027517	3,560.01	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027518	2,194.68	07/13/2026 - 07/26/2026 (Bi-weekly)

7/30/2026 Direct Deposit	262100027519	4,294.90 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027520	2,473.36 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027521	2,019.90 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027522	4,135.87 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027523	2,158.68 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027524	6,682.51 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027525	2,451.14 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027526	2,956.20 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027527	250.00 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027528	4,032.14 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027529	3,110.32 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027530	3,482.24 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027531	2,190.61 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027532	1,928.75 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027533	62.57 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027534	250.29 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027535	4,388.50 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027536	2,336.52 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027537	2,287.15 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027538	3,689.13 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027539	2,925.41 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027540	2,726.86 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027541	1,771.03 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027542	50.00 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027543	2,627.79 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027544	2,526.53 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027545	1,778.14 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027546	1,000.00 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027547	50.00 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027548	1,345.35 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027549	5,050.59 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027550	2,438.35 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027551	4,767.61 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027552	2,864.83 07/13/2026 - 07/26/2026 (Bi-weekly)

7/30/2026 Direct Deposit	262100027553	2,235.20 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027554	1,711.63 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027555	2,006.32 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027556	2,120.90 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027557	954.35 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027558	1,232.23 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027559	150.00 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027560	800.00 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027561	2,614.01 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027562	1,342.60 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027563	1,735.87 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027564	1,578.93 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027565	50.00 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027566	3,376.26 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027567	1,938.86 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027568	313.85 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027569	1,934.06 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027570	475.00 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027571	30.00 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027572	1,892.14 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027573	1,030.41 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027574	1,802.43 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027575	150.00 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027576	4,652.87 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027577	2,218.71 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027578	200.00 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027579	1,400.00 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027580	2,049.06 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027581	150.00 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027582	2,838.56 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027583	2,089.05 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027584	3,830.53 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027585	3,672.86 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027586	2,425.49 07/13/2026 - 07/26/2026 (Bi-weekly)

7/30/2026 Direct Deposit	262100027587	50.00 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027588	2,279.59 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027589	2,620.24 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027590	3,975.52 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027591	400.00 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027592	945.43 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027593	793.02 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027594	1,755.54 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027595	2,157.56 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027596	100.00 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027597	5,721.31 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027598	2,067.10 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027599	1,147.64 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027600	621.21 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027601	1,350.00 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027602	5,348.24 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027603	2,722.28 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027604	1,064.09 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027605	500.00 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027606	4,182.87 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027607	3,397.86 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027608	327.17 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027609	0.00 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027610	2,082.40 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027611	2,850.75 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027612	1,188.02 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027613	2,537.62 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027614	3,276.90 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027615	3,073.02 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027616	5,558.52 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027617	1,000.00 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027618	50.00 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027619	25.00 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027620	50.00 07/13/2026 - 07/26/2026 (Bi-weekly)

7/30/2026 Direct Deposit	262100027621	1,978.41	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027622	2,302.70	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027623	1,795.56	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027624	115.00	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027625	3,467.03	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027626	4,363.49	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027627	2,358.15	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027628	599.10	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027629	1,159.65	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027630	2,122.50	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027631	100.00	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027632	7,192.90	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027633	3,933.30	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027634	1,096.84	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027635	2,362.98	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027636	3,281.26	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027637	3,683.51	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027638	1,927.01	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027639	3,558.14	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027640	1,919.58	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027641	3,200.75	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027642	340.18	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027643	800.00	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027644	1,126.25	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027645	964.03	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027646	2,628.96	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027647	3,016.54	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027648	1,398.32	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027649	3,968.44	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027650	2,143.28	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027651	2,854.43	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027652	3,562.59	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027653	566.01	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027654	1,735.78	07/13/2026 - 07/26/2026 (Bi-weekly)

7/30/2026 Direct Deposit	262100027655	3,721.10	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027656	300.00	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027657	4,218.48	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027658	6,790.21	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027659	150.00	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027660	2,095.48	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027661	4,736.98	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027662	200.00	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027663	500.00	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027664	1,373.47	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027665	5,400.03	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027666	2,298.58	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027667	846.58	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027668	2,838.60	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027669	3,571.83	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027670	450.00	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027671	1,631.02	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027672	0.00	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027673	1,018.59	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027674	1,633.71	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027675	2,175.55	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027676	1,261.86	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027677	1,922.02	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027678	4,380.65	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027679	2,145.88	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027680	817.64	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027681	4,899.68	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027682	1,988.74	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027683	2,798.75	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027684	1,456.15	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027685	6,869.83	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027686	558.53	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027687	4,560.89	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027688	3,255.20	07/13/2026 - 07/26/2026 (Bi-weekly)

7/30/2026 Direct Deposit	262100027689	1,394.79 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027690	2,563.57 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027691	2,310.03 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027692	3,740.38 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027693	3,260.10 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027694	841.28 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027695	2,750.00 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027696	0.00 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027697	2,177.78 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027698	1,967.39 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027699	3,046.09 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027700	4,529.20 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027701	1,809.85 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027702	5,047.07 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027703	5,500.37 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027704	2,792.32 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027705	0.00 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027706	4,648.06 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027707	1,326.24 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027708	3,088.05 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027709	2,724.66 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027710	200.00 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027711	2,418.45 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027712	3,067.40 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027713	2,855.73 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027714	3,369.88 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027715	1,125.00 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027716	950.55 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027717	2,264.43 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027718	2,466.36 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027719	2,142.44 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027720	3,330.39 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027721	2,704.47 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027722	3,455.93 07/13/2026 - 07/26/2026 (Bi-weekly)

7/30/2026 Direct Deposit	262100027723	1,100.00 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027724	1,978.60 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027725	1,684.99 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027726	2,746.05 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027727	1,911.23 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027728	250.00 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027729	3,482.50 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027730	2,376.62 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027731	3,163.10 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027732	75.00 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027733	3,980.75 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027734	5,542.76 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027735	5,027.17 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027736	150.00 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027737	3,511.55 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027738	2,078.17 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027739	2,656.41 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027740	0.00 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027741	3,473.93 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027742	2,338.28 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027743	1,173.69 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027744	2,266.50 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027745	2,019.72 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027746	4,358.67 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027747	4,052.01 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027748	1,943.03 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027749	1,399.55 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027750	200.00 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027751	2,714.19 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027752	200.00 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027753	505.00 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027754	2,214.33 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027755	3,135.24 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027756	1,700.00 07/13/2026 - 07/26/2026 (Bi-weekly)

7/30/2026 Direct Deposit	262100027757	330.06 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027758	1,929.48 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027759	3,596.73 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027760	2,755.28 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027761	0.00 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027762	376.00 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027763	2,315.77 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027764	2,229.63 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027765	500.00 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027766	1,929.87 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027767	2,161.03 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027768	3,533.97 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027769	2,460.71 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027770	200.00 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027771	720.84 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027772	2,551.12 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027773	4,968.33 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027774	3,036.57 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027775	2,126.40 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027776	800.00 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027777	1,947.64 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027778	2,801.51 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027779	3,833.97 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027780	2,697.61 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027781	100.00 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027782	1,957.04 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027783	275.00 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027784	1,828.51 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027785	1,249.22 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027786	3,359.27 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027787	2,012.41 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027788	2,064.17 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027789	1,221.43 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027790	4,797.33 07/13/2026 - 07/26/2026 (Bi-weekly)

7/30/2026 Direct Deposit	262100027791	1,826.39	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027792	3,328.67	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027793	1,856.33	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027794	3,061.68	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027795	4,437.31	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027796	1,488.26	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027797	200.00	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027798	100.00	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027799	611.51	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027800	3,471.91	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027801	484.69	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027802	2,132.59	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027803	4,108.06	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027804	2,042.00	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027805	2,686.67	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027806	500.00	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027807	1,908.64	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027808	1,914.50	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027809	2,477.20	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027810	1,689.95	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027811	2,109.63	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027812	4,583.27	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027813	4,749.91	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027814	500.00	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027815	450.00	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027816	3,218.53	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027817	1,604.63	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027818	100.00	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027819	500.00	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027820	2,280.39	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027821	700.00	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027822	700.00	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027823	1,850.91	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027824	166.03	07/13/2026 - 07/26/2026 (Bi-weekly)

7/30/2026 Direct Deposit	262100027825	2,038.35 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027826	1,631.87 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027827	25.00 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027828	250.00 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027829	2,538.91 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027830	25.00 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027831	100.00 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027832	1,991.73 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027833	100.00 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027834	25.00 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027835	230.57 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027836	2,039.96 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027837	2,328.34 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027838	2,075.16 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027839	2,769.98 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027840	3,176.73 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027841	2,144.36 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027842	75.00 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027843	3,373.32 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027844	5,441.69 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027845	1,244.95 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027846	178.17 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027847	459.03 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027848	1,223.57 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027849	4,969.95 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027850	150.00 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027851	150.00 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027852	1,430.71 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027853	75.00 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027854	2,161.04 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027855	600.00 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027856	896.92 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027857	0.00 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027858	2,464.45 07/13/2026 - 07/26/2026 (Bi-weekly)

7/30/2026 Direct Deposit	262100027859	722.37	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027860	1,719.13	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027861	2,684.43	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027862	2,709.69	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027863	300.00	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027864	4,098.62	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027865	2,800.57	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027866	2,091.54	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027867	2,519.79	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027868	325.00	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027869	125.00	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027870	110.00	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027871	2,259.22	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027872	50.00	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027873	1,076.67	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027874	2,240.30	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027875	3,873.55	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027876	3,447.48	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027877	1,985.55	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027878	688.78	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027879	4,893.22	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027880	1,765.16	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027881	2,912.34	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027882	2,189.04	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027883	973.74	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027884	50.00	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027885	1,161.17	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027886	1,394.62	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027887	37.67	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027888	5,389.72	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027889	820.52	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027890	4,880.95	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027891	1,677.05	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027892	2,322.75	07/13/2026 - 07/26/2026 (Bi-weekly)

7/30/2026 Direct Deposit	262100027893	2,222.91	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027894	3,138.82	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027895	3,167.99	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027896	3,513.77	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027897	300.00	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027898	1,773.08	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027899	318.16	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027900	3,322.66	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027901	3,403.87	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027902	3,964.61	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027903	2,180.15	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027904	2,208.53	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027905	1,929.05	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027906	1,729.19	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027907	1,830.82	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027908	0.00	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027909	4,447.95	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027910	1,674.32	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027911	2,472.91	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027912	5,855.46	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027913	742.44	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027914	2,136.66	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027915	1,206.00	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027916	1,700.00	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027917	2,295.55	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027918	2,774.51	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027919	3,991.60	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027920	1,292.63	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027921	9,401.00	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027922	4,430.47	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027923	2,011.65	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027924	5,931.95	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027925	1,857.26	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027926	4,367.28	07/13/2026 - 07/26/2026 (Bi-weekly)

7/30/2026 Direct Deposit	262100027927	250.00 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027928	1,612.40 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027929	3,166.42 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027930	500.00 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027931	100.00 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027932	157.01 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027933	3,768.14 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027934	1,041.45 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027935	6,111.17 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027936	4,024.51 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027937	2,533.62 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027938	3,662.04 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027939	300.00 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027940	1,600.00 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027941	100.00 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027942	3,261.05 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027943	2,261.34 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027944	75.00 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027945	3,889.44 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027946	1,517.00 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027947	2,361.81 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027948	1,628.49 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027949	1,910.59 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027950	3,027.69 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027951	1,580.83 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027952	2,483.25 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027953	2,284.50 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027954	2,035.02 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027955	861.05 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027956	1,127.84 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027957	1,672.09 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027958	50.00 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027959	1,865.88 07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027960	25.00 07/13/2026 - 07/26/2026 (Bi-weekly)

7/30/2026 Direct Deposit	262100027961	4,125.99	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027962	100.00	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027963	5,851.37	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027964	600.00	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027965	2,814.04	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027966	3,285.12	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027967	1.00	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027968	5,013.63	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027969	2,134.96	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027970	2,162.92	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027971	4,079.53	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027972	2,925.12	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027973	4,488.27	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027974	2,230.67	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027975	1,841.72	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027976	2,410.03	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027977	3,533.68	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027978	3,000.00	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027979	1,317.13	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027980	150.00	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027981	2,591.76	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027982	2,626.89	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027983	5,266.20	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027984	3,610.42	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027985	400.00	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027986	250.00	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027987	750.00	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027988	1,232.20	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027989	2,891.38	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027990	0.00	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027991	201.87	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027992	1,816.83	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027993	2,830.55	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027994	2,718.56	07/13/2026 - 07/26/2026 (Bi-weekly)

7/30/2026 Direct Deposit	262100027995	4,607.73	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027996	2,611.69	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027997	2,215.30	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027998	0.00	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100027999	3,204.79	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100028000	500.00	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100028001	0.00	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100028002	983.16	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100028003	35.00	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100028004	4,997.98	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100028005	3,718.46	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100028006	2,978.85	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100028007	2,113.33	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100028008	0.00	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100028009	329.83	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100028010	225.00	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100028011	1,939.76	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100028012	2,408.92	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100028013	6,850.73	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100028014	2,371.82	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100028015	3,552.17	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100028016	6,960.54	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100028017	3,953.03	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100028018	5,929.48	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100028019	4,197.08	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100028020	200.00	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100028021	48.33	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100028022	2,368.32	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100028023	869.87	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100028024	668.50	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100028025	421.21	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100028026	0.00	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100028027	1,981.00	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100028028	7,002.08	07/13/2026 - 07/26/2026 (Bi-weekly)

7/30/2026 Direct Deposit	262100028029	0.00	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100028030	6,318.89	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100028031	526.53	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100028032	3,100.72	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100028033	125.00	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026 Direct Deposit	262100028034	3,602.00	07/13/2026 - 07/26/2026 (Bi-weekly)
7/30/2026		1,763,579.99	
7/31/2026 Direct Deposit	262110028035	897.81	07/01/2026 - 07/31/2026 (MonthlyPension)
7/31/2026 Direct Deposit	262110028036	990.92	07/01/2026 - 07/31/2026 (MonthlyPension)
7/31/2026 Direct Deposit	262110028037	1,675.30	07/01/2026 - 07/31/2026 (MonthlyPension)
7/31/2026 Direct Deposit	262110028038	1,351.05	07/01/2026 - 07/31/2026 (MonthlyPension)
7/31/2026 Direct Deposit	262110028039	1,619.72	07/01/2026 - 07/31/2026 (MonthlyPension)
7/31/2026 Direct Deposit	262110028040	518.20	07/01/2026 - 07/31/2026 (MonthlyPension)
7/31/2026 Direct Deposit	262110028041	493.58	07/01/2026 - 07/31/2026 (MonthlyPension)
7/31/2026 Direct Deposit	262110028042	648.16	07/01/2026 - 07/31/2026 (MonthlyPension)
7/31/2026 Direct Deposit	262110028043	1,391.45	07/01/2026 - 07/31/2026 (MonthlyPension)
7/31/2026 Direct Deposit	262110028044	697.83	07/01/2026 - 07/31/2026 (MonthlyPension)
7/31/2026 Direct Deposit	262110028045	935.63	07/01/2026 - 07/31/2026 (MonthlyPension)
7/31/2026 Direct Deposit	262110028046	2,016.98	07/01/2026 - 07/31/2026 (MonthlyPension)
7/31/2026 Direct Deposit	262110028047	283.99	07/01/2026 - 07/31/2026 (MonthlyPension)
7/31/2026 Direct Deposit	262110028048	732.53	07/01/2026 - 07/31/2026 (MonthlyPension)
7/31/2026 Direct Deposit	262110028049	1,518.13	07/01/2026 - 07/31/2026 (MonthlyPension)
7/31/2026 Direct Deposit	262110028050	900.44	07/01/2026 - 07/31/2026 (MonthlyPension)
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7/31/2026 Direct Deposit	262110028052	820.31	07/01/2026 - 07/31/2026 (MonthlyPension)
7/31/2026 Direct Deposit	262110028053	660.62	07/01/2026 - 07/31/2026 (MonthlyPension)
7/31/2026 Direct Deposit	262110028054	1,340.88	07/01/2026 - 07/31/2026 (MonthlyCouncil)
7/31/2026 Direct Deposit	262110028055	1,337.07	07/01/2026 - 07/31/2026 (MonthlyCouncil)
7/31/2026 Direct Deposit	262110028056	1,263.63	07/01/2026 - 07/31/2026 (MonthlyCouncil)
7/31/2026 Direct Deposit	262110028057	1,492.13	07/01/2026 - 07/31/2026 (MonthlyCouncil)
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7/31/2026 Direct Deposit	262110028060	1,329.92	07/01/2026 - 07/31/2026 (MonthlyCouncil)
7/31/2026		28,118.22	
TOTAL		5,273,589.27	



COUNCIL AGENDA ITEM STAFF REPORT

Meeting Date: 8/18/2026

Agenda Category: Items of Business

Strategic Priority 1 - High Performance Government

Strategic Priority 4 - Quality of Life

Subject

Resolution No. 2026-115, Extending the Six-Month Moratorium on Siting Less Restrictive Alternative (LRA) Facilities Serving Sexually Violent Predators

Department/Office

City Manager

Ordinance/Resolution Number

2026-115

Document Type

Resolution

Recommended Motion

Adopt Resolution No. 2026-115, extending the six-month moratorium on siting Less Restrictive Alternative (LRA) facilities serving sexually violent predators in the City of Richland.

Summary

In 1990, the Washington State Legislature enacted the Community Protection Act, codified at Chapter 71.09 RCW, authorizing the indefinite civil commitment of individuals determined by a superior court to be sexually violent predators (SVPs). These individuals have completed their criminal sentences but have been found likely to reoffend if not confined in a secure facility. Subsequent federal litigation concerning the constitutional rights of civilly committed individuals resulted in the establishment of Secure Community Transition Facilities (SCTFs) and amendments to state law requiring annual review of SVPs to determine whether they qualify for placement in a Less Restrictive Alternative (LRA) setting.

LRA facilities include Secure Community Transition Facilities and residences used for court-ordered placements pursuant to RCW 71.09.096. Under RCW 36.70A.200, Secure Community Transition Facilities are included within the definition of Essential Public Facilities, and cities planning under the Growth Management Act are required to provide for the siting of such facilities within their development regulations.

The City's existing regulations applicable to Essential Public Facilities do not adequately define LRA facilities or contain sufficiently specific standards addressing the unique land use compatibility, public safety, security, and life-safety considerations associated with their siting and operation. Accordingly, the City Council determined in March 2026 that additional time was necessary to evaluate applicable state requirements, identify appropriate siting and development standards, and establish a clear regulatory process before applications for such facilities were accepted.

The purpose of the moratorium adopted in March was to preserve the status quo while that work was undertaken. The moratorium was not intended to permanently prohibit LRA facilities or prevent the City from meeting its obligations under state law. Rather, it was intended to provide the City with a reasonable period of time to develop regulations that are deliberate, legally compliant, and appropriately protective of facility residents, surrounding neighborhoods, and the broader community, while avoiding the potential vesting of an application under regulations that do not specifically address the characteristics and impacts of LRA facilities.

Resolution No. 2026-30 established a six-month moratorium prohibiting the siting of any new LRA facility within all zoning districts in the City of Richland and prohibiting the filing of applications for licenses, permits, or other approvals for such facilities during the moratorium period. The moratorium expires on September 3, 2026.

Since adoption of the moratorium, City staff has continued its review of applicable state law, the City's existing development regulations, and potential regulatory approaches for LRA facilities. The City has also coordinated with the cities of West Richland, Kennewick, and Pasco regarding issues of shared regional concern and the

development of a coordinated regulatory approach. That work remains underway, and additional time is necessary to complete the analysis, develop proposed regulations, undertake the required review and public process, and present permanent regulations for consideration by the Planning Commission and City Council.

Adoption of Resolution No. 2026-115 will extend the moratorium by six (6) months. The extension will become effective immediately upon adoption and will remain in effect through March 3, 2027, unless repealed, modified, or further extended by the City Council. The moratorium will automatically expire upon the effective date of zoning regulations adopted by the City Council specifically addressing the siting of LRA facilities.

State law requires that a public hearing be held and a work plan adopted in connection with extending a moratorium. The public hearing is scheduled for August 18, 2026, prior to consideration of Resolution No. 2026-115, and the proposed work plan is included as Exhibit A. A key component of the work plan is continued coordination with the cities of West Richland, Kennewick, and Pasco regarding a regional regulatory approach, together with completion of the City's legal and land use analysis and development of permanent regulations for consideration through the City's legislative process.

Staff recommends adoption of Resolution No. 2026-115.

Fiscal Impact

None.

Attachments

- I. Resolution No. 2026-115

RESOLUTION NO. 2026-115

A RESOLUTION OF THE CITY OF RICHLAND, WASHINGTON, EXTENDING THE MARCH 3, 2026 MORATORIUM ON THE SITING OF LESS RESTRICTIVE ALTERNATIVE (LRA) FACILITIES SERVING SEXUALLY VIOLENT PREDATORS WITHIN THE CITY PENDING ADOPTION OF RULES AND ZONING REGULATIONS WITHIN THE CITY.

WHEREAS, in 1990, the Washington State Legislature passed the Community Protection Act of 1990, codified at Chapter 71.09 RCW, to authorize the indefinite civil commitment of individuals found by superior court to be sexually violent predators (SVP); and

WHEREAS, individuals who are civilly committed as SVPs have fulfilled their sentence, but are likely to reoffend if not confined in a secure facility; and

WHEREAS, in 1991, a federal civil rights lawsuit was filed alleging violations of the constitutional rights of individuals who were civilly committed under the new Washington law. The lawsuit focused on the provision of constitutionally adequate mental health treatment and the opportunity for a less restrictive alternative (LRA) to total confinement; and

WHEREAS, the litigation resulted in the establishment of two (2) Secure Community Transition Facilities on McNeil Island and in South Seattle, and amended state law to require an annual review to determine if an SVP is eligible for placement in an LRA, which means court-ordered treatment in a setting less restrictive than total confinement; and

WHEREAS, LRA facilities, which provide court-ordered supervision, security, and treatment to individuals who have been civilly committed and conditionally released from total confinement, include Secure Community Transition Facilities and any residence used as a court-ordered placement under RCW 71.09.096; and

WHEREAS, the definition of “Secure Community Transition Facility” in RCW 71.09.020 expressly includes the facility located on McNeil Island, plus any community-based facilities established under Ch. 71.09 RCW operated by the Washington DSHS Secretary or under contract with the Washington DSHS Secretary; and

WHEREAS, Secure Community Transition Facilities are within the definition of Essential Public Facilities per RCW 36.70A.200; and

WHEREAS, RCW 36.70A.200 requires cities to include provisions for the siting of Essential Public Facilities, including but not limited to Secure Community Transition Facilities, which qualify as a less restrictive alternative for sexually violent predators who have been granted conditional release; and

WHEREAS, the City Council has authority under Article XI, Section 11 of the Washington State Constitution, RCW 35.22.690, RCW 35.63.220, RCW 36.70A.200, and RCW 36.70A.390 to regulate land uses and adopt interim zoning controls and moratoria; and

WHEREAS, the Richland City Council has determined that existing city regulations regarding siting of Essential Public Facilities do not adequately define LRA facilities or mitigate their land use and life safety impacts to protect both the residents of potential LRA facilities within the city or the neighbors of such facilities; and

WHEREAS, Resolution No. 2026-30 was adopted on March 3, 2026 establishing a six-month moratorium prohibiting the siting of any LRA facility within all zoning districts within the City of Richland, and on the filing with the City, or the Courts of Competent Jurisdiction, any applications for licenses, permits, or other approvals for the siting of any LRA facilities; and

WHEREAS, said moratorium was retained by City Council's adoption of Resolution No. 2026-57 on April 21, 2026; and

WHEREAS, RCW 35.63.200 authorizes the City Council to renew for one or more six-month periods a current moratorium upon holding a public hearing and adopting findings of fact that support Council's decision; and

WHEREAS, the Richland City Council has determined that the best interests of the City are served by extending the existing six-month moratorium on the siting of any new LRA facilities for an additional six months to provide the City an adequate opportunity to study and develop appropriate regulations specifically for siting LRA facilities in the City of Richland consistent with state law.

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

Section 1. Moratorium Extended. The moratorium imposed on March 3, 2026 prohibiting the siting of any LRA facility within all zoning districts within the City of Richland is extended; and the moratorium imposed on the filing with the City, or the Courts of Competent Jurisdiction, any applications for licenses, permits, or other approvals for the siting of any LRA facilities is also extended.

Section 2. Term of Moratorium. The moratorium extended by this Resolution No. 2026-115 shall continue in effect for an additional six (6) months from September 3, 2026, or to and through March 3, 2027, unless repealed, extended, or modified by the City Council after a public hearing and the entry of appropriate findings of fact as required by RCW 35.63.200; provided, however, that the moratorium shall automatically expire upon the effective date of zoning regulations adopted by the City Council to address the siting of LRA facilities within the City of Richland.

Section 3. Public Hearing. A public hearing is scheduled for **6:00 p.m.**, or as soon thereafter as the matter may be heard, on **Tuesday, August 18, 2026** at the City Council Chambers of the Richland

City Hall, where City Council will hear evidence and consider the comments and testimony of those wishing to speak at such public hearing regarding the extension of the existing moratorium.

Section 4. Findings. Pursuant to RCW 35.63.200, the City Council has conducted a public hearing and adopts the following Findings of Fact in support of renewal of the existing moratorium for an additional six-month period:

A. The City of Richland's existing development regulations do not contain sufficiently specific provisions addressing the unique siting, operational, security, land use, and life-safety considerations associated with LRA facilities. Additional review is necessary to determine whether amendments to the City's development regulations are appropriate to protect residents of such facilities, neighboring properties, and the community while complying with applicable state law.

B. On March 3, 2026, the City Council adopted a moratorium prohibiting the siting of LRA facilities within the City and the filing or acceptance of applications for licenses, permits, or other approvals for the siting of LRA facilities while the City evaluates appropriate regulations governing the location and development of such uses and their potential impacts on public health, safety, and surrounding properties.

C. At the time the moratorium was adopted, City staff provided the City Council with an in-depth presentation regarding LRA facilities, applicable state requirements, the City's existing regulatory framework, and identified deficiencies and issues requiring further study before permanent regulations could be considered.

D. Since adoption of the moratorium, City staff has continued to evaluate the City's existing comprehensive plan and development regulations, applicable state statutory and regulatory requirements governing LRA facilities, and potential regulatory approaches for addressing the siting and operation of such facilities. This review has confirmed that additional analysis is necessary before permanent regulations can be recommended for consideration by the Planning Commission and City Council.

E. The cities of Kennewick, Pasco, Richland, and West Richland have each adopted moratoria concerning the siting of LRA facilities and have entered into a common interest agreement to facilitate coordination and evaluation of issues of shared regional concern. That coordinated work remains ongoing, and additional time is necessary to evaluate potential regulatory approaches and the results of the regional effort.

F. The City Council recognizes that secure community transition facilities are considered essential public facilities under Washington law and that the City must maintain a lawful process that allows for their siting consistent with applicable state requirements. The purpose of the moratorium is not to permanently prohibit or preclude facilities that the City is required by state law to accommodate, but to provide sufficient time to establish a clear and legally compliant regulatory framework applicable to such facilities.

G. The City Council finds that the City should evaluate appropriate zoning, permitting, siting, development, and operational standards applicable to LRA facilities consistent with state law. Such

review should consider appropriate locations for these facilities and standards necessary to address legitimate land use and public safety impacts without imposing requirements that conflict with or are more restrictive than applicable state law.

H. The City Council finds that additional analysis is necessary to determine appropriate standards addressing potential site-specific impacts associated with LRA facilities, including, as applicable, public safety and security; proximity to risk-potential activities and facilities; site visibility, separation, and buffering; ingress and egress; traffic and emergency access; monitoring and security systems; availability of treatment and support services; and other siting and development considerations authorized by state law.

I. Adoption of permanent regulations requires sufficient time for staff to complete its legal and land use analysis, coordinate with neighboring jurisdictions and other affected agencies, develop potential code amendments, conduct required environmental and other regulatory review, provide opportunities for public participation, and present proposed regulations through the City's legislative review and adoption process.

J. Allowing the existing moratorium to expire before that work is completed could result in the filing of an application for an LRA facility under development regulations that the City has determined do not specifically address the unique characteristics and impacts of such facilities. Such an application could acquire rights under the regulations in effect at the time of a complete application and could impair the City's ability to apply subsequently adopted regulations to the proposed use.

K. The City Council finds that continuation of the moratorium for an additional six-month period is reasonable and necessary to preserve the status quo while the City completes the work described above and considers permanent regulations governing LRA facilities.

L. The City Council therefore finds that renewal of the moratorium for an additional six-month period serves the public interest by allowing the City a reasonable period of time to complete its review and legislative process while protecting the City's ability to adopt lawful, appropriate, and effective regulations addressing the siting of LRA facilities. An acceptable work plan has been offered as **Exhibit A** to his Resolution No. 2026-115 and is hereby approved and adopted by Council.

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 18th day of August, 2026.

Theresa Richardson, Mayor

Attest:

Approved as to Form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

WORKPLAN FOR DEVELOPING CODE PROVISIONS FOR LESS RESTRICTIVE ALTERNATIVE FACILITY REGULATIONS

Note: Timeframes and proposed process are estimates only; process may accelerate through any identified stage. All statutorily required deadlines and hearings will be met; remainder of process subject to change.

1. Tasks Accomplished to Date

On March 3, 2026, Richland City Council adopted Resolution No. 2026-30, declaring a six-month moratorium on the siting of Less Restrictive Alternative (LRA) facilities. On April 7, 2026, the City Council held a public hearing at which two (2) members of the public provided testimony regarding the potential siting of LRA facilities in Richland. On April 21, 2026, after considering the testimony received, the City Council adopted findings in support of maintaining the moratorium established on March 3, 2026.

On April 27, 2026, the City Manager's Office participated in two (2) forums of experts hosted by Washington State House of Representatives Members Connors and Barnard regarding LRA facilities. On July 19, 2026, the cities of Richland, Kennewick, Pasco and West Richland entered into a common interest confidentiality agreement to coordinate consideration of regionally aligned potential regulations governing LRA facilities to promote a consistent approach among the neighboring cities.

2. Additional Research (Approximately 30 Days)

September 1 – October 1

Search for approaches used in other communities to regulate LRA facilities. Identify potential impacts created by the siting of LRA facilities, specifically including Secure Community Transition Facilities - Community Based Facilities (SCTF-CBF), near sensitive land uses. The cities will engage with outside legal counsel to evaluate appropriate mitigation or performance standards of LRA facilities including SCTF-CBFs.

3. Draft Code Language (Approximately 45 Days)

October 2 – November 15

Compile draft code language and analyze how it fits into Richland's existing development code. Gather comments on draft language from staff and from the Richland Planning Commission; obtain legal review of proposed code. Possible workshop with City Council during this time.

4. Hearing Process (Approximately 45 Days)

November 16 – January 1

Hold public hearing(s) before the Richland Planning Commission for purposes of collecting public comment and obtaining a final recommendation. Forward the Planning Commission's recommendation to Council for consideration and conducting its own public hearing. Schedule provides for regular public meeting dates with Planning Commission. Possible workshop with City Council during this time.

5. Ordinance Adoption (Approximately 60 Days)

January 1 – February 28

Issue 60-day notice of intent to amend development regulations to the Washington State Department of Commerce. Council entertains first and second readings on an ordinance at its regular meetings, anticipated to occur on February 2, 2026 and February 16, 2026. Adoption and publication of ordinance completes the process.



COUNCIL AGENDA ITEM STAFF REPORT

Meeting Date: 8/18/2026

Agenda Category: Items of Business

Strategic Priority 3 - Focused Development

Subject

Resolution No. 2026-116, Setting a Meeting Date to Consider the Proposed Annexation of 744.50 Acres owned by the United States Department of Energy

Department/Office

Development Services

Ordinance/Resolution Number

2026-116

Document Type

Resolution

Recommended Motion

Adopt Resolution No. 2026-116, setting September 1, 2026 as the date on which the petitioner and City Council will meet regarding the proposed annexation request.

Summary

Under Chapter 35.13 RCW, annexation by petition is a multi-step process. Before a formal annexation petition may be circulated, the initiating parties must provide written notice to the City of their intent to commence annexation proceedings. The notice must be supported by either at least 10 percent of the residents of the proposed annexation area or owners representing at least 10 percent of the assessed value of the property within the area. RCW 35.13.125.

Within 60 days after receiving the notice, the City Council must meet with the initiating parties. At that meeting, Council determines whether to accept, reject, or geographically modify the proposed annexation; whether the City will require the annexed area to assume its proportionate share of City indebtedness; and whether the City will require simultaneous adoption of proposed City zoning regulations for the area. If Council accepts the proposed annexation, the proponents may proceed with circulation of the formal annexation petition in accordance with RCW 35.13.130.

Once a sufficient annexation petition is filed with the City, Council will set a public hearing on the proposed annexation and also consider the recommended zoning designation from the Richland Planning Commission. Following the hearing, Council determines by ordinance whether to approve the annexation of all or a portion of the proposed area. If approved, the annexation becomes effective on the date established in the annexation ordinance.

The City received a notice of intent to commence annexation proceedings from property owner United States Department of Energy (DOE) for 744.50 acres comprising Parcel Identification Nos. 1-1708-100-0000-000, 1-1508-100-0001-003, 1-1608-100-0001-001, 1-0808-000-0000-000, 1-1808-100-0001-001, 1-1608-200-0001-000, 1-1608-200-0002-000, 1-1608-100-0002-001, 1-1608-2000-003-000, 1-1108-000-0000-001, 1-0908-200-0000-000, and 1-0708-100-0000-000 generally located north of Horn Rapids Road in four separate areas including the White Bluffs Substation, HAMMER, the Horn Rapids Solar installation, DOE Homestead Site, DOE Horn Rapids Disposal Area, and the DOE 300 Area.

The City of Richland has a long history with the United States dating back to the Manhattan Project. During that period, the United States acquired the City and a substantial surrounding area extending north to the White Bluffs bend of the Columbia River and west to the eastern slope of Rattlesnake Mountain. Following completion of the Manhattan Project, the federal mission at the Hanford Site transitioned through several phases. Over time, these transitions have included expansions of the Richland city limits as well as transfers of federal property into city ownership.

The current proposal from DOE is limited to an expansion of the city limits to align with the City's Urban Growth Area. The proposed annexation does not include a transfer of property ownership, and the City will not acquire ownership of the land within the annexation area. Rather, the annexation would modify the City's jurisdictional boundary and bring the affected properties within the City where they would be subject to applicable city regulations and service standards.

The next required step is for the City Council to meet with the initiating parties. Resolution No. 2026-116 sets September 1, 2026, as the date for that meeting. At the September 1 meeting, Council will consider whether to accept, reject, or geographically modify the proposed annexation and will provide direction regarding City indebtedness and proposed zoning, as applicable. Adoption of Resolution No. 2026-116 does not approve the annexation; it establishes the date for the statutorily required meeting with the initiating parties.

Staff recommends adoption of Resolution No. 2026-116.

Fiscal Impact

Setting a meeting date with the proponent has no fiscal impact. Future fiscal impacts will be evaluated if the proposal advances.

Attachments

- I. Resolution No. 2026-116

RESOLUTION NO. 2026-116

A RESOLUTION OF THE CITY OF RICHLAND, WASHINGTON, SETTING A MEETING DATE TO REVIEW THE PROPOSED ANNEXATION OF APPROXIMATELY 744.50 ACRES OF LAND OWNED BY THE UNITED STATES DEPARTMENT OF ENERGY GENERALLY LOCATED WEST OF THE COLUMBIA RIVER, EAST OF STEVENS DRIVE, NORTH OF HORN RAPIDS ROAD, AND NORTHWEST OF THE HORN RAPIDS OFF-ROAD VEHICLE (ORV) PARK AND WITHIN PORTIONS OF SECTIONS 7, 8, 11, 16, AND 17, TOWNSHIP 10 NORTH, RANGE 28 EAST, W.M., BENTON COUNTY, WASHINGTON.

WHEREAS, the City received a written request for the annexation of approximately 744.50 acres of property owned by the United States Department of Energy comprised of the following Parcel Identification Numbers: 1-1708-100-0000-000, 1-1508-100-0001-003, 1-1608-100-0001-001, 1-0808-000-0000-000, 1-1808-100-0001-001, 1-1608-200-0001-000, 1-1608-200-0002-000, 1-1608-100-0002-001, 1-1608-2000-003-000, 1-1108-000-0000-001, 1-0908-200-0000-000, and 1-0708-100-0000-000 and depicted on the attached **Exhibit A**, incorporated herein by reference; and

WHEREAS, Richland City Council was presented with the request at its regular meeting on August 18, 2026; and

WHEREAS, RCW 35.13.125 requires the legislative body to set a date for a meeting with the annexation petitioner.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the regularly scheduled City Council meeting to be held beginning at **6:00 p.m. on Tuesday, September 1, 2026** is hereby established as the date on which Council will meet with the petitioner.

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 18th day of August, 2026.

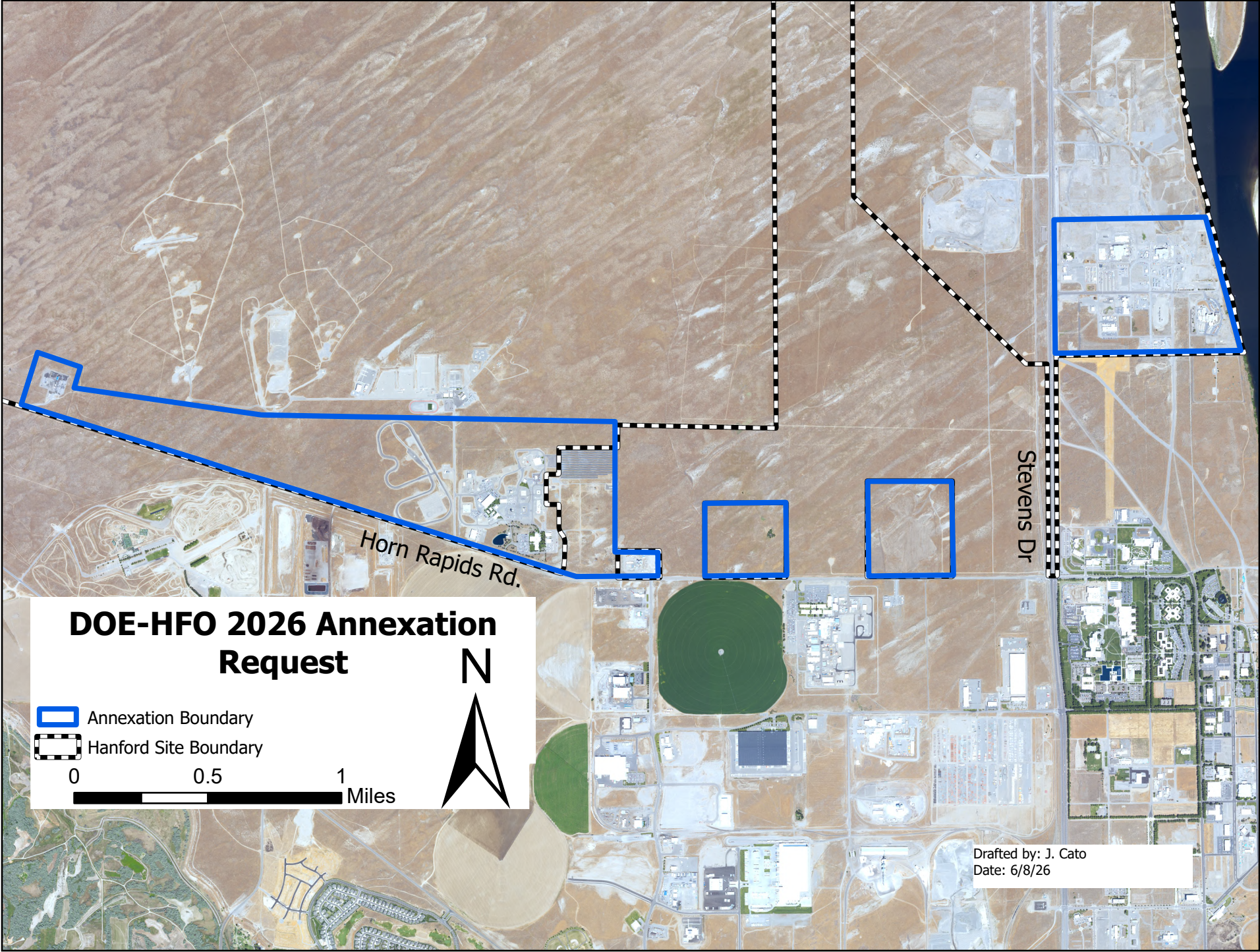
Theresa Richardson, Mayor

Attest:

Approved as to Form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney



Drafted by: J. Cato
Date: 6/8/26



COUNCIL AGENDA ITEM STAFF REPORT

Meeting Date: 8/18/2026

Agenda Category: Items of Business

Strategic Priority 1 - High Performance Government

Strategic Priority 2 - Financial Sustainability

Subject

Resolution No. 2026-117, Approving the 2026-2028 Collective Bargaining Agreement with the Richland Police Professional Staff Supervisor Guild

Department/Office

Human Resources

Ordinance/Resolution Number

2026-117

Document Type

Resolution

Recommended Motion

Adopt Resolution No. 2026-117, authorizing the City Manager to sign and execute the 2026-2028 Collective Bargaining Agreement with the Richland Police Professional Staff Supervisor Guild.

Summary

On March 21, 2025, the Richland Police Professional Staff Supervisor Guild (PPSSG) filed a representation petition with the Washington State Public Employment Relations Commission (PERC) seeking to establish a new bargaining unit consisting of full-time and part-time supervisory, non-uniformed employees working for the City of Richland Police Department. The proposed unit excluded non-supervisory employees, confidential employees, uniformed employees, and all other City employees.

At PERC's request, the City provided a list of the names and addresses of employees occupying the classifications proposed for inclusion in the bargaining unit. More than 50 percent of the employees demonstrated interest in representation, and PERC subsequently conducted the card-check proceedings. Employees were provided a free choice regarding representation and PERC provided the parties with the results of the card check. No objections to the proceedings or results were filed. Effective May 14, 2025, PERC certified the PPSSG as the exclusive bargaining representative for employees in the newly established bargaining unit.

Following the conclusion of negotiations for the first collective bargaining agreement with the Richland Police Professional Support Guild, the City commenced negotiations with the PPSSG in March 2026. The bargaining unit represents approximately three employees in the Richland Police Department. The parties met regularly, bargained in good faith, and reached a tentative agreement covering wages, hours, and working conditions for the newly established bargaining unit.

On July 31, 2026, the PPSSG notified the City that its membership had voted to ratify the tentative agreement.

The proposed three-year Collective Bargaining Agreement includes language and a total compensation package within the parameters established by the Richland City Council. Key provisions include:

- **Wage Schedule:** Establishes a seven-step wage schedule. Employees will advance through the steps annually based on their anniversary classification date with the City until reaching the top step.
- **Initial Step Placement:** Current employees will be placed on the step closest to their existing hourly rate of pay, prior to the application of the 2026 cost-of-living adjustment (COLA), that does not result in a reduction to their current hourly rate.
- **2026 COLA:** Effective upon full contract execution, wages will be adjusted by 100 percent of CPI-W, All U.S. Cities, April to April, 1.5 percent minimum to 3.5 percent maximum. Based on the applicable index, the 2026 COLA is 2.1 percent.

- 2027 COLA: Effective on January 1, 2027, wages will be adjusted by 100 percent of CPI-W, All U.S. Cities, April to April, 1.5 percent minimum to 3.5 percent maximum. Based on the applicable index, the 2027 COLA is 3.5 percent.
- 2028 COLA: Effective on January 1, 2028, wages will be adjusted by 100 percent of CPI-W, All U.S. Cities, April to April, 1.5 percent minimum to 3.5 percent maximum.
- Meal Period: Employees working five or more consecutive hours will receive a 30-minute paid meal period.
- Uniform Allowance: The City will provide a uniform allowance in accordance with terms of the agreement.
- Benefits: Health insurance, deferred compensation, paid time off, and all other benefits will remain status quo with benefits provided to unaffiliated City employees.
- FLSA Status: Upon full execution of the Collective Bargaining Agreement, employees covered by the agreement will transition from exempt to non-exempt status under the Fair Labor Standards Act (FLSA). The change is based on the anticipated inability of the positions to consistently satisfy the applicable Washington State salary basis threshold for exempt status during the term of the agreement. As non-exempt employees, they will be eligible for overtime compensation in accordance with applicable federal and state law and the terms of the Collective Bargaining Agreement.

Pursuant to Article IV of the Richland City Charter, notice was duly published that a public hearing would be held on August 18, 2026, to receive public comment regarding the proposed Collective Bargaining Agreement.

Staff recommends adoption of Resolution No. 2026-117.

Fiscal Impact

Terms of the proposed agreement are within the City Council's collective bargaining parameters and the City's 2026 Budget.

Attachments

1. Resolution No. 2026-117
2. Proposed 2026-2028 Richland PPSS Guild CBA

RESOLUTION NO. 2026-117

**A RESOLUTION OF THE CITY OF RICHLAND, WASHINGTON,
APPROVING THE 2026-2028 COLLECTIVE BARGAINING
AGREEMENT WITH THE RICHLAND POLICE PROFESSIONAL
STAFF SUPERVISOR GUILD.**

WHEREAS, the Richland City Council desires to attract and retain qualified employees and maintain harmonious relations between the City and the Richland Police Professional Staff Supervisor Guild; and

WHEREAS, certain amendments to wages, benefits, and other terms and conditions of employment are warranted based on market considerations and result from voluntary agreement reached during negotiations; and

WHEREAS, the City Manager may desire to enter into memorandums of understanding periodically throughout the term of the Collective Bargaining Agreement with the Richland Police Professional Staff Supervisor Guild for operational and administrative purposes.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the 2026-2028 Collective Bargaining Agreement with the Richland Police Professional Staff Supervisor Guild is hereby approved.

BE IT FURTHER RESOLVED that the City Manager is authorized to sign and execute the Collective Bargaining Agreement on behalf of the City.

BE IT FURTHER RESOLVED that the City Manager or designee is authorized to enter into periodic memorandums of understanding with the Richland Police Professional Staff Supervisor Guild for operational or administrative purposes during the term of the 2026-2028 Collective Bargaining 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 18th day of August, 2026.

Theresa Richardson, Mayor

Attest:

Approved as to Form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

DRAFT

**AGREEMENT BETWEEN
THE CITY OF RICHLAND,
WASHINGTON AND
RICHLAND POLICE PROFESSIONAL
STAFF SUPERVISOR GUILD
2026-2028**

**(Date Last Party Signed) through
December 31, 2028**

**Adopted by Resolution No. 2026-117
August 18, 2026**

Contract # _____

Contents

PREAMBLE	4
ARTICLE 1 - DEFINITIONS	4
ARTICLE 2 - RECOGNITION.....	4
ARTICLE 3 - GUILD SECURITY	4
ARTICLE 4 - GUILD BUSINESS.....	5
ARTICLE 5 – SUBSTANCE-FREE WORKPLACE	5
ARTICLE 6 - EMPLOYER RIGHTS AND RESPONSIBILITIES.....	6
ARTICLE 7 - PRODUCTIVITY	7
ARTICLE 8 - PERFORMANCE OF DUTY	7
ARTICLE 9 - HOURS OF WORK.....	7
ARTICLE 10 - WAGES & OTHER COMPENSATION.....	8
ARTICLE 11 - OVERTIME	8
ARTICLE 12 - CLOTHING AND UNIFORMS.....	9
ARTICLE 13 - HOLIDAYS.....	10
ARTICLE 14 – PAID TIME OFF	10
ARTICLE 15 – PENSIONS	15
ARTICLE 16 – DEFERRED COMPENSATION.....	15
ARTICLE 17 – INSURANCE	15
ARTICLE 18 – PREVAILING RIGHTS	17
ARTICLE 19 – EMPLOYEE RIGHTS	17
ARTICLE 20 – GRIEVANCE PROCEDURE	17
ARTICLE 22 - LAYOFF AND RECALL	19
ARTICLE 23 – OCCUPATIONAL DISABILITY ALLOWANCES AND RESTRICTED DUTY	19
ARTICLE 24 – MISCELLANEOUS LEAVES.....	20
ARTICLE 25 – NO SMOKING POLICY	21

ARTICLE 26 – ENTIRE AGREEMENT.....	21
ARTICLE 27 – SAVINGS CLAUSE.....	22
APPENDIX “A” – CLASSIFICATION & WAGES.....	23

PREAMBLE

The provisions contained herein constitute an Agreement between the City of Richland and the Richland Police Professional Staff Supervisor Guild governing wages, hours, and working conditions for those members of the Richland Police Department who are members of the bargaining unit. Unless otherwise expressly provided herein, the provisions of this Agreement shall be effective on the date of signing.

ARTICLE 1 - DEFINITIONS

As used herein, the following terms are defined as follows:

- A. "City" means the City of Richland, Washington.
- B. "Guild" means the Richland Police Professional Staff Supervisor Guild.
- C. "Employees" means a regular full-time employee in the bargaining unit (as defined in subparagraph "D" hereof) covered by this Agreement.
- D. "Bargaining Unit" as used herein shall include all full-time and regular part-time supervisory nonuniformed employees working for the City of Richland Police Department, excluding non-supervisory employees, confidential employees, uniformed employees, and all other employees.
- E. "Department" means the Richland Police Department.
- F. "Base Rate of Pay" means employee's straight pay without any other paid compensation included. Hourly base rate of pay for employees are listed in Appendix A.

ARTICLE 2 - RECOGNITION

The City recognizes the Guild as the sole and exclusive bargaining representative of the employees in the bargaining unit (as defined in Article 1, subparagraph "D") for the purpose of establishing wages, hours and working conditions. It is the desire and intent of the City and Guild to maintain the type of communications, which will keep each other informed of matters, which have a significant effect on the working conditions of the employees covered by this Agreement.

ARTICLE 3 - GUILD SECURITY

- A. Employee Rights – Employees shall have the right to join and participate in the activities of the Guild for the purpose of representation on matters of employee relations. Employees shall have the right to refuse to join or participate in the activities of the Guild. No employee shall be interfered with, intimidated, restrained, coerced or discriminated against by the City or by the Guild or its members because of the exercise of these rights.

- B. The City agrees to deduct membership dues from the wages of those members who request it and forward those dues to the designee of the Guild. An employee may revoke their authorization for payroll deduction of payments to the Guild by written notice to the Guild President with a copy to the City. The Employer shall end the deduction no later than the second payroll after the City's receipt of the Guild President's written notice to stop payroll deductions. The Guild agrees to hold harmless and indemnify the City from all liability it incurs from complying with this section.

ARTICLE 4 - GUILD BUSINESS

Guild Representatives – The Guild has the right to appoint up to two (2) representatives from among bargaining unit employees, who have completed their probationary period, covered by this Agreement as it deems necessary. However, only one (1) representative will be granted time off to attend meetings to represent employees (e.g., Weingarten rights) and represent the Union in meetings with the Employer (e.g., impact bargaining). The Guild shall inform the Human Resources Director in writing of the names of the representatives. Only persons so designated will represent the Guild. The Guild shall provide the City with written notice of any change of Union representation.

A Guild representative who is an employee in the bargaining unit may be granted time off without pay while conducting bona fide Guild business provided: (a) that the employee notifies the City at least forty-eight (48) hours prior to the time off; (b) that the City will have sufficient employees available to staff the Department during this time off. Guild representatives, when on duty, may use on-duty time for the administration of this Agreement.

The City recognizes the Guild's Negotiation Team as the exclusive contract negotiator. The City agrees to discuss contract proposals with the Negotiation Team or the Guild's principal spokesperson only. The City will release up to two (2) employees as Guild bargaining team representatives to participate in bargaining sessions with the City for a total of 100 hours of union release time for each successor contract bargaining cycle, so they do not suffer a loss in pay. Employees will use any accrued PTO for bargaining after the 100 hours of union release time is exhausted. Employees without any accrued PTO will use leave without pay for such activities.

ARTICLE 5 – SUBSTANCE-FREE WORKPLACE

Employees shall be subject to the City Substance-Free Workplace Policy (Non-DOT). Employees shall not be considered as holding safety-sensitive positions for purposes of that policy and shall not be subject to random drug testing of any kind.

ARTICLE 6 - EMPLOYER RIGHTS AND RESPONSIBILITIES

All management rights and functions except those which are clearly and expressly limited in this Agreement shall remain vested exclusively in the City. It is expressly recognized merely by way of illustration and not by way of limitation that such rights and functions include, but are not limited to:

- A. Establish and modify work schedules, assignments, hours, periods and standards, including the amount, necessity and assignment of overtime.
- B. Establish, modify, eliminate, implement, and enforce rules, regulations, and policies, subject to Chapter 41.56 RCW.
- C. Determine the size and characteristics of the workforce. Direct the work force, including the right to hire, promote, demote, transfer, reassign, suspend, discipline or discharge any employee for just cause (discipline for a probationary employee is not subject to just cause or the grievance procedure).
- D. Determine duties and minimum qualification requirements to be included in any job classification.
- E. Determine the location of any facilities, buildings, departments, divisions, or subdivisions thereof, and the relocation, sale, leasing or closing of facilities, departments, divisions, or subdivisions thereof. Determine the layout of buildings and equipment, and materials to be used therein. Determine the size, character, and use of inventories. Determine control and use of City owned or operated property, materials, and equipment.
- F. Determine services to be rendered and frequency thereof.
- G. Determine processes, techniques, methods, and means of performing work.
- H. Determine the administrative organization of the system.
- I. Determine the establishment of quality and quantity standards and the judgment of quality and quantity standards of work required.
- J. Determine internal disciplinary decision-making processes and administration.
- K. Require employees, where necessary, to take in-service training courses during working hours.
- L. Take any necessary action to carry out the mission of the City in cases of an emergency or other extraordinary situation.
- M. Establish professional attire standards and requirements.

The exercise of the foregoing powers, rights, authority, duties, and responsibilities by the City, adoption of policies, rules, regulations, and practices in furtherance thereof, and the use of judgment and discretion in connection therewith, shall be limited only by the specific and express terms of this Agreement, and then only to the extent such specific and express terms are in conformance with law.

ARTICLE 7 - PRODUCTIVITY

The City and the Guild shall work together to provide the public with efficient and courteous service; to encourage good attendance of employees; and to promote a climate of employee relations that will aid in achieving a high level of efficiency in the Department.

Non-bargaining unit employees can perform bargaining unit work on a temporary basis to meet staffing coverage and the City's operational needs, when there are insufficient bargaining unit employees available to perform the work.

ARTICLE 8 - PERFORMANCE OF DUTY

Nothing in this Agreement shall be construed to give an employee the right to strike and no employee shall strike or refuse to perform their assigned duties to the best of their ability during the term of this Agreement. The Guild agrees that it will not condone or cause any strike, slow-down, mass sick call or any other form of work stoppage or interference of normal operation of the Department during the term of this Agreement.

Nothing in this Agreement shall be construed to grant to the City the right to lock out any member of the Guild for any reason.

ARTICLE 9 - HOURS OF WORK

- A. Work Schedules – The normal work schedule shall be established by the City. Two (2) weeks' notice will be given to employees prior to changing their shift assignment or change in schedule. However, this provision will be waived for urgent or emergent circumstances or upon mutual agreement by the City and the employee.
- B. Work Periods – The normal workweek is midnight Sunday of the current week and ends on midnight the following Sunday. It is expressly acknowledged that, during the term of this agreement, a temporary alternative duty schedule to provide extra coverage during peak demand times may be implemented based upon a determination of business necessity.
- C. Meal and Rest Periods – Employees will receive a 30-minute paid meal period if they work more than five (5) consecutive hours; employees are expected to be on premises and available to work during their meal period. Employees will receive a 15-minute rest period for every four hours worked.

ARTICLE 10 - WAGES & OTHER COMPENSATION

- A. Wage Adjustments – The wages for all employees covered by this Agreement shall be listed in Appendix "A" attached hereto and by this reference incorporated herein. Appendix A will reflect the hourly base rate of pay.
1. Effective upon contract ratification: 100% CPI-W, all U.S. cities, April-to-April, 1.5% min. to 3.5% max.
 2. Effective on 1/1/2027: 100% CPI-W, all U.S. cities, April-to-April, 1.5% min. to 3.5% max.
 3. Effective on 1/1/2028: 100% CPI-W, all U.S. cities, April-to-April, 1.5% min. to 3.5% max.
- B. Tuition Reimbursement Program – Employees are eligible to apply for tuition reimbursement under City Policy 14.10.
- C. New Classifications – The Guild recognizes the City's right to create new job classifications. If the new classification is within Guild's scope of representation, the Guild may open salary impact negotiations for the new classification immediately following the appointment of an employee to the classification.
- D. Effective upon full contract ratification of the first contract, the non-matched deferred compensation (401(a) plan) contribution will be discontinued in exchange for an additional 1% wage increase.

ARTICLE 11 - OVERTIME

- A. Overtime Pay – Overtime is defined as any hours worked over 40 hours during the work week. Overtime shall be compensated at one and one-half (1½) the employee's regular rate of pay. Employees must receive prior approval from their Manager or designee before working any overtime hours.
- B. Compensatory Time Off – Employees working in non-exempt job classifications may choose between compensation (pay) or compensatory time off (comp time) for overtime worked. Compensatory time will be subject to the following:
1. Comp time is earned at a time and one-half rate.
 2. Comp time may be accrued to a maximum of eighty (80) hours.
 3. Comp time taken must be done so with supervisory approval, following the normal department time-off request process established by the employee's director, manager or supervisor.

- C. Exceptions to Overtime – To the extent allowed by applicable State or Federal laws, overtime pay shall not be earned as a result of attending training courses. Provided, should the City require a full day of training, then such a day of required training by the City would not be considered an exception to overtime. With two (2) weeks advance notice, the City may alter an employee's schedule so the employee could attend a training without creating overtime liability for the City consistent with the FLSA.
- D. Callback Pay – When a non-exempt employee is called back to duty after completion of their regularly scheduled work hours or is on a day off, the employee shall receive a minimum of one and one-half (1.5) hours at their overtime rate of pay. For purposes of this Section, a “callback” means an employee is called back to work on City premises. For situations in which an employee can answer a question or perform a request remotely and not required to travel to the work site or other assigned work location, this would not be considered a “callback.” In these circumstances, employees will be paid time and one-half (1.5X) their rate of pay for actual time spent working, with a minimum of six (6) minutes or 1/10 of an hour paid time at time and one-half (1.5X).

ARTICLE 12 - CLOTHING AND UNIFORMS

All employees shall maintain a presentable appearance while on duty. The City will determine uniform appearance, including styles and colors. Uniform items shall remain the property of the City.

All employees will be provided the following uniform items at hire:

Uniform Item	Quantity
Short Sleeve Shirts	3
Long Sleeve Shirt/Sweater/Light Jacket (or combination)	3
Long Pants	3
Soft Shell Outerwear Jacket	1

The Police Professional Support Supervisor also will be provided the following uniform items at hire:

Uniform Item	Quantity
Heavy Coat	1
Boots	1

Repair and replacement of uniform items shall be on an “as needed” basis determined by the City. Boots shall be replaced at a minimum of every other calendar year.

ARTICLE 13 - HOLIDAYS

Holidays – Below are the City’s ten (10) designated holidays:

- (1) New Year's Day
- (2) Presidents' Day
- (3) Memorial Day
- (4) Independence Day
- (5) Labor Day
- (6) Veterans Day
- (7) Thanksgiving Day
- (8) Day after Thanksgiving
- (9) Christmas Eve
- (10) Christmas Day

Regular full-time (40-hour) employees receive a total of eighty (80) hours of Holiday Leave (8 hours per holiday). To be eligible for holiday pay, an employee must be in a paid status the day before and the day after the holiday.

ARTICLE 14 – PAID TIME OFF

The purpose of PTO is to compensate employees for absences due to injury, illness, vacation, and personal business. In addition, the program is designed to provide employees with personal flexibility regarding the use of leave.

The PTO accrual rates are stated below.

Full-time (40-hour) Accrual Rate:

Years of Continuous Service	Maximum Hours Per Month
0 months through 6 months	13.33 hours per month
6 months through 9 years	20.33 hours per month
10 years through 15 years	22.33 hours per month
16 years through 20 years	24.33 hours per month
Over 20 years	26.33 hours per month

- A. Accumulation Limit – Accumulation of PTO shall be limited to 800 hours. Employees will be responsible for ensuring that they do not exceed the 800-hour limit by December 31st of each year. Any balance in excess of 800 hours will be reduced to 800 hours at that time.
- B. Authorized Uses – Use of PTO is either “Scheduled” or “Unscheduled” as defined below:
 1. Scheduled – Obtaining prior approval constitutes scheduled leave. Requests for scheduled PTO must be submitted at least five (5) workdays in advance. Once PTO has been scheduled, it may not be changed except for reasons authorized by the Manager. Depending on the workload of the unit, the Manager may waive all or part of the five (5) workday notice

requirement.

Employees may elect to use scheduled PTO for the first three (3) days of absence due to a work-related illness or injury. Such use is not permitted with city disability leave or if state time loss benefits are available for the same time period. In addition, employees may use scheduled PTO for follow-up medical appointments related to an industrial injury, or to off-set differences between state-mandated benefits and regular pay as outlined herein under Disability Leave.

2. Unscheduled – An employee who is unable to report to work due to an unscheduled absence must contact their Manager in accordance with department/division procedure, or absent such procedure, within two (2) hours of the beginning of their scheduled work shift or as soon as reasonably practicable. Use of PTO for unexcused absences does not indicate approval of the absence itself.

Unscheduled uses of PTO must be compelling and of an emergent/urgent nature. Preventative health and dental appointments are not considered unscheduled and must be requested in advance in accordance with the provisions for scheduled uses above, unless eligible for State Sick Leave under Paid Sick Leave Policy No. 1340.

With the exception of protected medical leaves approved by Human Resources (Family Medical Leave Act, ADA accommodation, etc.), excessive unscheduled use of PTO may be a basis for consideration in performance evaluations and/or disciplinary action.

Prior to submitting time in the time entry system, an employee, if requested, must provide his or her Manager with satisfactory explanation/documentation as to the nature and extent of unscheduled PTO uses. However, an employee on approved FMLA need only identify an absence to their Manager as associated with the approved FMLA, and it must be noted as such in the time entry system.

The employee must inform the Manager or Human Resources when a condition of the employee or qualified family member may result in the need for medical leave. The employee is not required to report the specific nature of the condition to the Manager but must follow the requirements of the City's family leave policy in order to receive the protections of that policy.

Below are eligible unscheduled uses:

- i. Personal Sick – Unscheduled PTO is available for employees who need to take leave for personal illness or non-work-related physical disability.
- ii. Family Sick – Unscheduled PTO is available when employees are required to provide temporary assistance in situations where injury or

illness of an immediate family member prevents them from coming to work. Immediate family members include spouse, registered domestic partner; child (includes step, adopted, biological, or adult child); parent (includes step, adoptive or biological); grandchild (includes step, adopted or biological); guardian or grandparent; sibling (step, biological, or adopted); or in-laws (includes parent-in-law, son-in-law and daughter-in-law) or any person permanently residing with the employee with an immediate familial relationship. It does not include uncle, aunt, niece, nephew, or cousin.

- C. Optional PTO Cash-out – Regular full-time employees may cash-out a minimum of forty (40) hours and maximum of eighty (80) hours of PTO per calendar year. The City Manager may override this limit based on exceptional circumstances, anticipated workload, and the needs of the City.

The employee must have at least 200 hours of PTO remaining in their accrued leave bank after cash-out.

Approved requests for cash-outs must be submitted as a part of the regular payroll with written approval from the Manager.

Employees are responsible for any tax implications of such a cash-out.

- D. Optional PTO Buy-out (Transfer) to 457 Deferred Compensation Plan – Regular full-time employees may buy-out/transfer an additional forty (40) to eighty (80) hours of PTO per year for purposes of funding the 457 Deferred Compensation Plan.

The employee must have at least 200 hours of PTO remaining in their accrued leave bank after buy-out/transfer.

Approved requests for buy-outs/transfers must be submitted as a part of the regular payroll with written approval from the Manager.

- E. Mandatory PTO Buy-Out (Transfer) to Retirement Health Savings (RHS) Plan – Effective the second payroll of each payroll year, regular full-time (40 hour) employees with current balances (PTO/State Sick Leave combined) as listed below will have an annual PTO buy-out/ transfer to the employee's RHS Account. This buy-out/ transfer will be automatically processed by Payroll.

20-hours for employees with an accrued PTO balance of 400-599 hours

40-hours for employees with an accrued PTO balance of 600-800 hours

All PTO cash-outs and buy-outs/ transfers will be made at the employee's base straight time hourly rate of pay.

PTO cash-outs and buy-outs/transfers must not exceed one-hundred-and-sixty (160) hours total. The Mandatory PTO Buy-Out/Transfer to the RHS Plan are included in this total. The employee must have taken at least eighty (80) hours of

scheduled PTO in the twelve (12) months preceding submittal of a PTO cash-out and/or buy-out/transfer for more than eighty (80) hours. The Mandatory PTO Buy-Out/ Transfer to the RHS Plan does not require the employee to meet this condition.

- F. Pay-Off Upon Termination – Employees who have successfully completed their initial probationary period shall be cashed out accrued PTO up to 800 hours. The cash-out shall be processed with the employee's final paycheck at the employee's straight time base rate of pay. Employees who have not successfully completed their initial probationary period shall not be cashed out accrued PTO upon separation of employment. Employees who have completed their initial probationary period and are subsequently subject to a new probationary period due to promotion or other circumstance shall be cashed out accrued PTO as stated above, without the need to complete the additional probationary period.
- G. Donation and Transfer of Paid Time Off - Employees are allowed to donate PTO to co-workers facing personal emergencies who have exhausted all accrued leave.

An employee is eligible for Donated Leave when: 1) they have suffered an extraordinary injury or illness (from other than a work-related cause) which exceeds sixty (60) calendar days in duration and have exhausted all other applicable accumulated leaves; or 2) when an attending physician determines the presence of an employee is necessary because of an immediate family member's medical condition which exceeds sixty (60) calendar days in duration and the employee has exhausted all other available leaves.

Recipients are limited to receiving 240 hours of Donated Leave for any one (1) incident or illness and may not request Donated Leave more than one (1) time in any concurrent five (5) year period.

The leave recipient must pay the employee portion of insurance premiums while using Donated Leave and will not accrue PTO or ESL while using Donated Leave.

An eligible employee requiring use of Donated Leave shall notify Human Resources in writing that the use of donated leave is required, explaining and providing written documentation as to the circumstances.

Human Resources is responsible for processing and approving the request and for generating an organizational wide notification.

City employees may donate PTO leave to other employees under the following conditions:

1. A PTO balance of at least 200 hours is maintained after the transfer, and employees may not donate more than 100 hours per year of their PTO balance.
2. PTO is transferred based on the dollar value of said leave. For example, the requesting employee earns \$10.00 per hour base. The donating employee

earns \$20.00 per hour and wishes to transfer ten (10) hours. As a result, \$200 worth of leave is transferred. The requesting employee will be credited with twenty (20) hours (\$200 divided by \$10/hour).

No City employee may intimidate, threaten, or coerce any other employee with respect to donating, receiving or using leave under this program. Only the amount of PTO needed by the recipient will be transferred, each time payroll is processed, until all donations have been exhausted.

H. Extended Sick Leave (ESL) – The purpose of ESL is to compensate regular full-time employees for long-term illness/injury or for grieving and bereavement purposes for a qualifying family member.

1. The ESL accrual rates are stated below:

Regular full-time (40 hour) employees – Employees subject to a probationary period begin accruing ESL at a rate of four (4) hours per month after the probationary period has been successfully completed. Upon successful completion of probationary period, employees will be credited with ESL accrued back to their hire or eligibility date.

2. Accumulation Limit – Accumulations of ESL shall be limited to 800 hours.

3. Authorized Uses – ESL is available when employees are required to provide long-term assistance in situations where injury or illness of self or an immediate family member prevents them from coming to work. Immediate family members include spouse, registered domestic partner; child (includes step, adopted, biological, or adult child); parent (includes step, adoptive or biological); grandchild (includes step, adopted or biological); guardian or grandparent; sibling (step, biological or adopted); or in-laws (includes parent-in-law, son-in-law and daughter-in-law) or any person permanently residing with the employee with an immediate familial relationship. It does not include uncle, aunt, niece, nephew or cousin.

This leave is only available once the employee has been on approved leave (for illness/injury) for two (2) continuous regularly scheduled weeks. ESL may be used retroactively if the condition persists for over two (2) continuous regularly scheduled weeks and PTO was originally requested.

When an employee returns from an approved leave which has triggered ESL use, the employee may continue to use ESL for subsequent intermittent absences related to the same illness or injury if the originating leave pertained to an immediate family member. If the originating leave's ESL use pertained to the employee's condition, the employee must use PTO for subsequent intermittent absences.

4. ESL for Bereavement – Regular full-time (40 hour) employees are authorized to use ESL for up to forty (40) hours for bereavement purposes (immediate family as defined above) per occurrence. ESL for bereavement

purposes must be used in whole day increments.

5. Additional time off using PTO may be requested.
6. ESL Upon Termination – There is no cash-out available for ESL upon termination or retirement.
7. Donation of ESL – ESL cannot be donated.

ARTICLE 15 – PENSIONS

Pensions for employees and contribution to pension fund will be governed by the Washington State Statute in existence at any given time during the term of this Agreement.

ARTICLE 16 – DEFERRED COMPENSATION

In accordance with the City's plan document and limitations of federal law, regular full - time employees are eligible to voluntarily participate in the City's Internal Revenue Code (IRC) Section 457 plan. The City retains the right to select plan administrator to improve cost-effectiveness of the 457 plan administration and/or to improve service level for plan members.

The City shall contribute 4.0% of the employee's gross wage into the City's 457 plan. The employee must contribute at least 2% to obtain the City contribution of 4.0%.

ARTICLE 17 – INSURANCE

- A. The City sponsored Preferred Provider Organization (PPO) Plan, also referred to as "OAP1", provides medical coverage ("medical coverage" includes imbedded prescription coverage) and a separate PPO dental coverage for regular full-time employees and their eligible dependents. Under federal healthcare initiatives, regular full-time employees are defined as those employees working thirty-five (35) hours or more per week.

The medical, dental, and vision benefits shall remain unchanged for the duration of the Agreement, except as noted in this Article as may be required by federal healthcare legislation. Thereafter, for the duration of the Agreement, any subsequent changes to the Plans shall be negotiated.

Employee Medical Premium Share Contributions by Tier

Employee Only	12%
Employee & Spouse	12%
Employee & Child/Children	12%
Employee, Spouse & Child/Children (Family Tier)	12%

For temporary and other employees defined as eligible for healthcare benefits under federal healthcare initiatives, other than those defined as regular, full-time,

the City shall provide Essential Plan medical and dental eligibility. The City shall define the Essential Plan and the rates. The employee may opt out of employee and dependent coverage. The employee and the City each shall pay fifty percent (50%) of the employee and the child or children medical and/or dental premiums. The employee shall pay one hundred percent (100%) of the spouse premium, if elected.

The employee's medical insurance contribution will be split equally and deducted from the first (2) paychecks of each month.

Excise tax reopener: If, during the life of the Agreement, or any holdover period required by the collective bargaining statutes, it is determined through good faith professional healthcare actuarial and legal guidance that a federal excise tax must be imposed upon the City as a result of healthcare costs, the Employer will provide written notice to the Guild. Either party may provide a request to bargain, and the provisions of the Agreement relating to this Article and the economic provisions of the Agreement may be opened for negotiations. The parties will negotiate in good faith to avoid incurring any federal excise tax liability imposed on the City pursuant to a federal healthcare initiative. The intent of the negotiations is to assure that the bargaining unit receives all compensation for which it bargained and to avoid the incurring of any federal excise tax liability imposed on the City under a federal healthcare initiative; any decrease in health benefits shall be recaptured elsewhere in other economic benefits of the Agreement.

- B. Dental Plan – The City's health care package includes a dental plan for the employee and his or her eligible dependents. This plan has a separate enrollment election from the medical plan. The City pays the full cost of the Dental PPO Plan.
- C. Vision Plan – The City's health care package also includes a vision plan for the employee and his or her eligible dependents. This plan has a separate enrollment election from the medical plan. The City pays the full cost of the Vision Plan.
- D. Prescription Plan – The City's health care package includes a prescription plan which is imbedded in the Medical plan (referred to as the Medical Plan).
- E. Administration – The City retains the right to choose the insurance carrier(s), administrators and networks and other administrative consultants for the Plans' management and agrees that the level of insurance benefits offered under the insurance plans outlined in Section A of the Article will not be lowered except as set forth herein. Future modifications to the benefit levels of the City's benefit plans may be implemented only by negotiations pursuant to the terms of this Agreement.
- F. Employees may voluntarily participate in the IRC Section 125 Flexible Spending Account program. The City will pay any administrative fees. The City may eliminate this program, if the City must include this program as a part of medical plan value in the calculation of excise tax liability under a federal healthcare initiative.
- G. Retirement Health Savings (RHS) Plan – For full-time employees hired after

January 1, 2013, a contribution of one percent (1%) of base salary will be made each payroll period to a City RHS by both the City and the eligible employee.

Those employees who were previously eligible for the Retiree Health Insurance Plan but elected to terminate their eligibility and participated in a buy-out ("opt-out") program are eligible for a City contribution of one percent (1%) of base salary and an employee contribution of one-half percent (0.5%) of base salary each payroll period to the employee's RHS account.

Employees remaining eligible for the Retiree Health Insurance Plan – In lieu of the 1% City contribution into the RHS, the City will continue to contribute to the Retiree Health Insurance Plan. The employee will continue to contribute 1% of their base salary into an RHS account while still an active and eligible employee. The employee and City will share equally (50/50 split) in monthly tiered premiums upon employee's enrollment in the Retiree Health Insurance Plan.

- H. Life and Accidental Death & Dismemberment (AD&D) Insurance – The City will pay for Basic Life and AD&D policies which provide a death benefit equal to two (2) times an employee's annual base rate of pay, basic spouse and basic dependent life insurance as specified in plan documents, and coverage for employee AD&D. The City will pay the entire premium for Basic Life and Basic AD&D coverage for employees and eligible dependents. Employees may elect supplemental (voluntary) additional life and/or supplemental (voluntary) AD&D benefits for themselves and eligible dependents, subject to plan requirements and limitations.

ARTICLE 18 – PREVAILING RIGHTS

With the exception of express negotiated changes, no employee shall suffer any reduction in wages or loss of working conditions because of the adoption of this Agreement.

ARTICLE 19 – EMPLOYEE RIGHTS

An employee subject to an internal investigation that may reasonably result in discipline shall be advised at the time of an interview of the same. The employee shall be informed in writing the nature of the investigation if they are the subject of the investigation.

The employee may request Union representation be present during any investigatory interviews. If the employee requests Union representation, they shall notify the City at that time and shall be provided a reasonable time to arrange for Union representation. An employee who waives this right shall be requested to acknowledge such in writing, before being interviewed.

ARTICLE 20 – GRIEVANCE PROCEDURE

- A. A "grievance" means a claim or dispute by an employee or group of employees or the Guild itself with respect to the interpretation or application of the provisions of this Agreement.

- B. Actions submitted to the Personnel Board shall not be considered grievances and subject to the Grievance procedure, and vice versa. Grievances, as herein defined, shall be processed in the following manner:

Step 1: An employee or a group of employees who consider they have a grievance may present such a grievance within fourteen (14) calendar days of when such matter comes to the attention or should have come to the attention of the employee to the employee's Manager who shall attempt to resolve it within fourteen (14) calendar days after it is presented to them.

Step 2: If the employee or employees are not satisfied with the solution by the Manager, the grievance shall be reduced to writing stating the nature of the grievance, the Article and Section violated, the facts of the matter and the remedy sought and signed by the employee. This shall be presented to the Police Chief within fourteen (14) calendar days of the supervisor's response, who shall attempt to resolve it within fourteen (14) calendar days after it has been presented to them.

Step 3: If the employee or employees are not satisfied with the solution by the Police Chief, the grievance, in writing, together with all other pertinent materials, may be presented to the City Manager by the employee or Guild representative within fourteen (14) calendar days of receipt of the Police Chiefs response. The City Manager shall respond to the grievance in writing within fourteen (14) calendar days of his or her receipt of the grievance.

Step 4: If the grievance is not settled in accordance with the foregoing procedure, the Guild may refer the grievance to arbitration. The Guild must notify the City of its intention to advance the grievance to arbitration within seven (7) calendar days after receipt of the City Manager's answer in Step 3. Within fourteen (14) calendar days, the Guild shall contact PERC to request PERC for a list of eleven (11) arbitrators with addresses in Washington, Oregon, or Idaho. The parties shall flip a coin to determine who will strike the first arbitrator.

- C. The arbitrator shall render their decision based on the interpretation and application of the provisions of the Agreement within thirty (30) calendar days after such hearing or any hearing transcript is issued, whichever is later. The parties may also mutually agree to an alternative hearing decision deadline.
- D. The decision shall be final and binding upon the parties to the grievance, provided the decision does not involve action by the City which is beyond its legal jurisdiction. The expenses of the arbitrator and court reporter shall be borne equally by the parties hereto. Each party shall be responsible for its own costs incurred, including witnesses and attorney fees.

- E. Neither the arbitrator nor any other person or persons involved in the grievance procedure shall have the power to negotiate new agreements or to change, add to, subtract from, or otherwise modify any of the present provisions of this Agreement.
- F. None of the foregoing is intended to mean that the Guild itself cannot lodge a grievance and process the same through the various steps to arbitration in accordance with and subject to the provisions hereof. The right of the Guild to so lodge and process a grievance is expressly confirmed.
- G. The parties will strictly follow the timelines provided in this Article. If the City does not timely respond in a grievance step, the grievance will automatically advance to the next step. If the Guild does not timely advance to the next grievance step, the grievance right is deemed waived.

ARTICLE 22 - LAYOFF AND RECALL

- A. Layoff – An employee may be laid off for lack of work, lack of funding or reorganization. An employee who is to be laid off will be given at least thirty (30) calendar days' notice in advance of the actual layoff date. The City reserves the right to place laid off employees on paid administrative leave during the notice period.
- B. Recall – Employees laid off shall be retained on a recall list for not less than twenty-four (24) months following their layoff during which time the City may not hire any new employees into a classification in which layoffs occurred until all employees on Recall status have had the opportunity to return. If openings arise, all recall status employees shall be notified by certified mail to the employee's last known address. If the employee wishes to accept the opening, the employee shall notify the City within fifteen (15) days. Any position for which multiple responses are received shall be given to the employee who was most recently laid off.

ARTICLE 23 – OCCUPATIONAL DISABILITY ALLOWANCES AND RESTRICTED DUTY

- A. Disability Leave – Any employee injured on the job who is approved for time loss compensation may voluntarily elect to offset payments under workers' compensation with eligible accrued leave. The total of time loss compensation and accrued leave used to offset the difference will not exceed 100% of the employee's regular pay.
- B. All applicable payroll deductions, voluntary or otherwise, will be subtracted from the accumulated leave allowance in excess of mandated time loss compensation as indicated under Title 51 RCW Industrial Insurance or paid by employee reimbursement.
- C. For the purposes of this section, leave pay is defined as any accumulated leave available to the employee including PTO and ESL.

- D. Restricted Duty Program – Restricted Duty is a temporary modification of an employee's regularly assigned duties, or performance of unrelated duties to accommodate a temporary work-related illness or injury. Restricted Duty assignments are at the City's sole discretion. Employees incurring work-related injuries with restrictions that cannot be integrated into their regular duties, or that prohibit the temporary performance of their regular duties, may be eligible for modified work assignments, when available. Participation in the program is generally contingent upon being released for modified duties by a qualified healthcare provider or other qualified healthcare provider as appointed by the City.
- E. Eligible employees who are offered and refuse a modified work assignment may suffer the loss of time loss benefits. The Restricted Duty program may not be extended to any employee for more than 260 calendar days, inclusive of time loss. Exceptions to extensions of restricted duty limits may be approved by Human Resources.
- F. Eligibility is also contingent upon a prognosis that does not exclude the employee's return to their former position. Employees must be temporarily injured and expected to return to their regular duties. Employees are expected to show gradual improvement including a lessening of restrictions while participating in the Restricted Duty program.
- G. It is the employee's responsibility to perform the assignment in a productive, professional manner as expected in any regular assignment. Employees may be transferred to another medically appropriate assignment or removed from the program.
- H. The City may allow employees with non-occupational injuries or illnesses to participate in the Restricted Duty Program when the temporary restrictions as documented by the employee's qualified healthcare provider match the available light duty and when the assignment is also approved by the Manager and Human Resources.

ARTICLE 24 – MISCELLANEOUS LEAVES

- A. Leave to Attend Funerals of City Employees – All employees may be allowed to take time off necessary with pay at the discretion of the Manager to attend a funeral of a current city employee.
- B. Jury Duty and Witness Service. An employee who is called for jury duty or is subpoenaed as a witness in a case to which the employee is not a party, shall be paid during the absence on account of the jury or witness service, provided said employee turns over compensation received less mileage reimbursements.
- C. Military Leave. Shall be governed by applicable State and Federal law.

- D. Family and Medical Leave. Employees will be allowed to use their paid leave in accordance with the Family Care Rules (WAC-296-130).
- E. Employees will be allowed up to twelve (12) weeks of leave in accordance with the Family and Medical Leave Act.
- F. The provisions of this section are not intended to expand upon the applicable state or federal laws.
- G. Leave of Absence Without Pay.
 - 1. The Chief of Police may grant a leave of absence without pay for up to thirty (30) calendar days.
 - 2. The City Manager may authorize an unpaid leave of absence up to a maximum of one (1) year. Leave necessitated by service with the U. S. Armed Forces shall, pursuant to RMC 2.28.885, be extended for the full period of such service. Failure of an employee to report for work at the expiration of a leave of absence shall be regarded as a voluntary resignation, provided that an employee serving in the armed forces shall report for work within three (3) months of separation from the service.
 - 3. In the event of injury or illness, the appointing authority may require that the employee submit a certification to Human Resources from the treating physician or a designated healthcare provider indicating the nature of the illness or injury with a prognosis for recovery.

ARTICLE 25 – NO SMOKING POLICY

The City's no smoking ordinance is incorporated herein by this reference. Smoking and the use of tobacco-related products is prohibited in accordance with Ordinance No. 26-91, Richland Municipal Code 2.58, Smoking and the use of tobacco-related products in the work environment, and as amended. Employees shall comply with the terms and conditions of the ordinance.

ARTICLE 26 – ENTIRE AGREEMENT

The Agreement and all of its articles and/or Appendices constitutes the entire Agreement between the parties, and no oral statement shall add to nor supersede any of its provisions. Each party to this Agreement agrees that it has had the unlimited right to make proposals that are proper subjects of bargaining and waives the right to oblige the other party to negotiate any matters to become effective until the expiration of this Agreement.

ARTICLE 27 – SAVINGS CLAUSE

If any provision of this Agreement shall be held invalid by operation of law or by any tribunal of competent jurisdiction or if compliance or enforcement of any provision should be restrained by such tribunal pending a final determination of its validity, the remainder of this Agreement shall not be held invalid and will remain in full force and effect. Either party may thereafter require the other party to enter into collective bargaining regarding any provision thus affected.

ARTICLE 28 – DURATION OF AGREEMENT

- A. This Agreement shall be effective on the date signed by the last party and remain in full force and effect until December 31, 2028, unless extended by mutual Agreement of the parties.

During the time of negotiations for a successor Agreement, the current Agreement will remain in full force and effect.

APPENDIX “A” – CLASSIFICATION & WAGES

2025 Wages (Hourly)								
Job Title		Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7
Police Professional Staff Supervisor		\$36.91	\$38.14	\$39.37	\$40.60	\$41.83	\$43.06	\$44.29
Police Public Records Supervisor		\$35.15	\$36.32	\$37.50	\$38.67	\$39.84	\$41.01	\$42.18
Police Records Supervisor		\$35.15	\$36.32	\$37.50	\$38.67	\$39.84	\$41.01	\$42.18

(NOTE: The table is used for calculating 2025 base wages. An employee’s wage step placement is determined by moving them to the closest step that provides no loss to their current wage rate. The 2026 COLA would be applied to the above base wage rates.)

2026 Police Professional Staff Supervisors Guild Salary Matrix							
2.1% Increase - Effective Upon Ratification							
Job Title	<u>Step 1</u>	<u>Step 2</u>	<u>Step 3</u>	<u>Step 4</u>	<u>Step 5</u>	<u>Step 6</u>	<u>Step 7</u>
Police Professional Staff Supervisor	\$37.69	\$38.94	\$40.20	\$41.45	\$42.71	\$43.96	\$45.22
Police Public Records Supervisor	\$35.89	\$37.08	\$38.29	\$39.48	\$40.68	\$41.87	\$43.07
Police Records Supervisor	\$35.89	\$37.08	\$38.29	\$39.48	\$40.68	\$41.87	\$43.07

Employees will advance on the wage step table based on their anniversary classification date.

SIGNATURES

The parties hereto have caused this Agreement to be executed this ____ day of August, 2026.

CITY OF RICHLAND, WA

**RICHLAND POLICE PROFESSIONAL
STAFF SUPERVISOR GUILD**

Jon Amundson, ICMA-CM Date
City Manager

Nicholas Mutrux Date
President, Richland Police Professional
Staff Supervisor Guild

Martin Pilcher Date
Chief of Police

Erin Hogue Date
Vice-President, Richland Police
Professional Staff Supervisor Guild

Lacey Paulsen Date
Human Resources Director

Julie Eubank Date
Secretary/Treasurer, Richland Police
Professional Staff Supervisor Guild

ATTEST TO:

Jennifer Rogers Date
City Clerk

APPROVED AS TO FORM:

Heather Kintzley Date
City Attorney