Agenda
City Council Regular Meeting
Tuesday, August 16, 2016
City Hall Council Chamber | 505 Swift Boulevard

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

Agenda Item:

1. Discuss Meeting Agenda Items (15 minutes)
   - City Council Members

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

Welcome and Roll Call

Pledge of Allegiance

Approval of Agenda: (Approved by Motion)

Presentations:

2. September 2016 Attendance Matters Proclamation: United Way of Benton and Franklin Counties (5 minutes)
   - Cindy Reents, City Manager

3. CityView Video: Criminal Justice Sales Tax Update
   - Chris Skinner, Police Services Director

Public Hearing: (Please Limit Public Hearing Comments to 3 Minutes)

4. Proposed Budget Increase to 2016 Industrial Development Fund - Ordinance No. 46-16
   - Kerwin Jensen, Community Development Director

5. Proposed Increase in 2016 Budget Appropriation in Streets Capital Construction Fund - Ordinance No. 49-16
   - Pete Rogalsky, Public Works Director

6. Proposed Budget Increase to 2016 General Fund - Ordinance No. 50-16
   - Cathleen Koch, Administrative Services Director

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

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

Minutes:

7. Approval of the Minutes of the Council Meeting Held August 2, 2016 and the Joint City Council/Richland School District Board Meeting Held August 4, 2016.
   - Heather Kintzley, City Attorney

Ordinances - First Reading:

8. Ordinance No. 44-16, Amending the 2016 Budget to Provide Additional Appropriations in the Golf Course Fund
   - Joe Schiessl, Parks and Public Facilities Director

9. Ordinance No. 46-16, Amending the 2016 Budget for the Industrial Development Fund to Provide Appropriations for Additional Groundwater Monitoring
   - Kerwin Jensen, Community Development Director

10. Ordinance No. 47-16, Amending RMC Chapter 12.10 Installation of Sidewalks, Curbs and Gutters
    - Pete Rogalsky, Public Works Director

11. Ordinance No. 48-16, Amending City Streets Fund to Accept Meadow Springs Country Club Donation
    - Pete Rogalsky, Public Works Director

12. Ordinance No. 49-16, Increasing 2016 Budget Appropriation in Streets Capital Construction Fund
    - Pete Rogalsky, Public Works Director

13. Ordinance No. 50-16, Amending the 2016 Budget to Provide for Additional Appropriations in the General Fund for Legal Services
    - Cathleen Koch, Administrative Services Director

14. Ordinance No. 51-16, Acceptance of Citizen Donation and Amendment to the 2016 Budget to Provide Additional Appropriations in the City's General Fund
    - Tom Huntington, Fire and Emergency Services Director

<u>Ordinances - Second Reading/Passage:</u>

15. Ordinance No. 36-16, Amending the 2016 Budget for the Industrial Development Fund for Legal Fees
    - Kerwin Jensen, Community Development Director

16. Ordinance No. 39-16, Establishing the Final Assessment Roll for the Reata Road Area Utility Local Improvement District No. 197
    - Pete Rogalsky, Public Works Director

17. Ordinance No. 40-16, Amending the 2016 Budgets for Equipment Replacement and Wastewater Funds
    - Pete Rogalsky, Public Works Director

18. Ordinance No. 41-16, Providing for the Deferral of Impact Fees
    - Kerwin Jensen, Community Development Director

19. Ordinance No. 42-16, Budget Amendment to Increase Solid Waste Fund
    - Pete Rogalsky, Public Works Director

20. Ordinance No. 45-16, Amending the 2016 General Fund Budget
    - Chris Skinner, Police Services Director

<u>Resolutions – Adoption:</u>

21. Resolution No. 148-16, Rejecting all Bids for Horn Rapids Irrigation Intake Rescreening Project
    - Pete Rogalsky, Public Works Director

22. Resolution No. 152-16, Authorizing Interlocal Agreement IAA 16-436 with Washington State Department of Natural Resources
    - Tom Huntington, Fire and Emergency Services Director

23. Resolution No. 153-16, Authorizing a Purchase and Sale Agreement with Western Pacific Holdings, Inc.
    - Kerwin Jensen, Community Development Director

24. Resolution No. 155-16, Adopting a Public Participation Plan for the Update of the City Comprehensive Plan
    - Kerwin Jensen, Community Development Director

25. Resolution No. 156-16, Authorizing Submittal of Transportation Improvement Board Grant Applications for Queensgate Drive and Columbia Park Trail
    - Pete Rogalsky, Public Works Director

26. Resolution No. 157-16, Authorizing a Purchase and Sale Agreement with D.E. Properties
    - Kerwin Jensen, Community Development Director

27. Resolution No. 160-16, Appointing Ron Anderson to the Tri-City Regional Hotel-Motel Commission
    - Heather Kintzley, City Attorney

28. Resolution No. 161-16, Expressing Appreciation to Ian Napier for Service on the Tri-City Regional Hotel-Motel Commission
    - Heather Kintzley, City Attorney

Items for Approval:

29. Authorize Travel for Mayor Thompson
    - Cindy Reents, City Manager

Expenditures - Approval:

30. Expenditures from July 25, 2016 - August 5, 2016 for $7,147,861.19 including Check Nos. 236249-236685, Wire Nos. 6218-6226, Payroll Check Nos. 108460-109017, and Payroll Wire/ACH Nos. 9539-9552
    - Cathleen Koch, Administrative Services Director

Items of Business:

Reports and Comments:

1. City Manager

2. City Council

3. Mayor

Adjournment

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

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COUNCIL AGENDA ITEM COVERSHEET

Council Date: 08/16/2016

Agenda Category: Agenda Item

Key Element:

Subject:
Discuss Meeting Agenda Items (15 minutes)

Department:
City Manager

Ordinance/Resolution Number:

Document Type:
Presentation

Recommended Motion:

Summary:

Fiscal Impact:

Attachments:

COUNCIL AGENDA ITEM COVERSHEET

Council Date: 08/16/2016

Agenda Category: Presentations

Key Element:

Subject:

September 2016 Attendance Matters Proclamation: United Way of Benton and Franklin Counties (5 minutes)

Department:
City Manager

Ordinance/Resolution Number:

Document Type:
General Business Item

Recommended Motion:

Summary:

Fiscal Impact:

Attachments:

COUNCIL AGENDA ITEM COVERSHEET

Council Date: 08/16/2016

Agenda Category: Presentations

Key Element:

Subject:
CityView Video: Criminal Justice Sales Tax Update

Department:
Assistant City Manager

Ordinance/Resolution Number:

Document Type:
Presentation

Recommended Motion:

Summary:
Citizen Outreach on Criminal Justice Sales Tax uses.

Fiscal Impact:

Attachments:

COUNCIL AGENDA ITEM COVERSHEET

Council Date: 08/16/2016

Agenda Category: Public Hearing

Key Element:

Subject:

Proposed Budget Increase to 2016 Industrial Development Fund - Ordinance No. 46-16

Department:	Ordinance/Resolution Number:	Document Type:
Community & Development Services	46-16	Presentation

Recommended Motion:

Summary:

Washington State law requires that any increase to appropriations in a fund budget be adopted by ordinance. Ordinance No. 46-16 proposes to increase appropriations in the Industrial Development fund, to provide for additional monitoring of ground water wells at the City Shops.

Fiscal Impact:

Attachments:

COUNCIL AGENDA ITEM COVERSHEET

Council Date: 08/16/2016

Agenda Category: Public Hearing

Key Element: Key 1 - Financial Stability & Operational Effectiveness

Subject:

Proposed Increase in 2016 Budget Appropriation in Streets Capital Construction Fund - Ordinance No. 49-16

Department:	Ordinance/Resolution Number:	Document Type:
Public Works	49-16	Presentation

Recommended Motion:

None.

Summary:

Washington State law requires that a public hearing be held prior to consideration of an ordinance to increase the appropriation of existing fund balance. Ordinance No. 49-16 is on this evening's consent calendar and proposes to appropriate existing fund balance in the Streets restricted reserve fund and to make changes to the 2016 Streets Capital Construction fund.

Fiscal Impact:

None.

Attachments:

COUNCIL AGENDA ITEM COVERSHEET

Council Date: 08/16/2016

Agenda Category: Public Hearing

Key Element: Key 1 - Financial Stability & Operational Effectiveness

Subject:
Proposed Budget Increase to 2016 General Fund - Ordinance No. 50-16

Department:	Ordinance/Resolution Number:	Document Type:
Administrative Services	50-16	Presentation

Recommended Motion:
None

Summary:
Washington State law requires that any increase to appropriations in a fund budget be adopted by ordinance. Ordinance No. 50-16 proposes to increase appropriations in the General fund to provide for payment of legal expenses related to litigation.

Fiscal Impact:

Attachments:

COUNCIL AGENDA ITEM COVERSHEET

Council Date: 08/16/2016

Agenda Category: Minutes

Key Element: Key 1 - Financial Stability & Operational Effectiveness

Subject:

Approval of the Minutes of the Council Meeting Held August 2, 2016 and the Joint City Council/Richland School District Board Meeting Held August 4, 2016.

Department:	Ordinance/Resolution Number:	Document Type:
City Attorney		Minutes

Recommended Motion:

Approve the minutes of the Council meeting(s) held on August 2 and 4, 2016.

Summary:

None.

Fiscal Impact: None.

Attachments:

1. Draft 080416 Council Minutes
2. Draft 080216 Council Minutes

MINUTES
CITY COUNCIL SPECIAL MEETING
Richland Library Board Room – 955 Northgate Drive
Thursday, August 4, 2016

DRAFT

City Council and Richland School District - Special Joint Meeting – 6:00 p.m.

Attendance:
Mayor Thompson, City Manager Reents and Councilmembers Anderson, Kent, Lemley and Luzzo Gilmour were present.

Also present were Richland School District Superintendent Schulte, Board President Jansons, Vice President Cleary and members Comfort and Amidan.

Introductions:
Mayor Thompson requested self-introductions, including the members in the audience.

Discussion Items:

1. Enrollment Forecasting:

Mr. Jansons expounded on the Richland School District's (RSD) enrollment and supporting infrastructure forecasting which spurred further discussion about population and economic development within Richland and the greater Tri-Cities region among Council and RSD representatives.

2. School Construction and Facility Planning; City Projects:

Discussion ensued regarding four major projects the City of Richland (COR) is pursuing and how that may affect the RSD; the projects discussed included:

- Waterfront Area Project
- Swift Boulevard Improvements
- Queensgate Drive Improvements
- Duportail Bridge

Dr. Schulte stated that with the projected growth in south Richland, the RSD is in the initial stages of planning for a third high school to be located in south Richland or West Richland, as 70 acres within the Urban Growth Area (UGA) will be needed for the facilities.

3. Payment In Lieu of Taxes (PILT):

Mr. Jansons stated that the PILT is a high priority on the RSD list. Dr. Schulte explained that the school district received only 20 percent of its normal allocation from the Department of Energy (DOE) this year. Mayor Thompson offered possibility that the COR may provide a letter of support for RSD's efforts in requesting the lost funding from DOE

4. School/Community Partnerships:

Both RSD and COR expressed great appreciation for the long standing partnerships they have enjoyed through the Richland Police Services and the Parks and Public Facilities Departments, as well as, the excellent communications provided to and from each entity. Both organizations articulated many thanks to one another while providing many examples of how they work together to make the community and its members even a better place to live, work and play.

Adjournment:
Mayor Thompson adjourned the special joint meeting at 7:20 p.m.

Respectfully Submitted,

____

Debby Barham, Deputy City Clerk

FORM APPROVED: ____

Robert J. Thompson, Mayor

DATE APPROVED: ____

DATE PUBLISHED: ____

MINUTES

RICHLAND CITY COUNCIL REGULAR MEETING
Richland City Hall ~ 505 Swift Boulevard
Tuesday, August 2, 2016

Draft

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

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

Also present were City Manager Reents, Assistant City Manager Amundson, City Attorney Kintzley, Administrative Services Director Koch, Community Development Director Jensen and City Clerk Hopkins.

Agenda Items:,

1. Discussion of Council Meeting Agenda Items

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

Mr. Jensen gave a detailed report on the comprehensive plan updates he is working on with his staff and a consultant and how it is being planned and implemented with public input and education as a priority and the time schedule.

Ms. Reents gave Councilmembers a Manhattan Project National Historical Park pin she purchased through the Oakridge, Tennessee branch of the park.

Mr. Amundson gave an update on the legislative priorities and said he will schedule time at the October 25, 2016 Council Workshop for Council input.

Regular Meeting:
Mayor Pro Tem Christensen called the Council meeting to order at 7:30 p.m. in the Council Chamber at City Hall.

Welcome and Roll Call:
Mayor Pro Tem Christensen welcomed those in the audience and expressed appreciation for their attendance.

Attendance:
Mayor Pro Tem Christensen, Councilmembers Rose, Lemley, Kent and Luzzo Gilmour were present.

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

COUNCILMEMBER KENT MOVED AND COUNCILMEMBER LEMLEY SECONDED A MOTION TO EXCUSE MAYOR THOMPSON AND COUNCILMEMBER ANDERSON. THE MOTION CARRIED 5-0.

Pledge of Allegiance:
Mayor Pro Tem Christensen led the Council and audience in the recitation of the Pledge of Allegiance.

Approval of Agenda:

MAYOR PRO TEM CHRISTENSEN MOVED AND COUNCILMEMBER KENT SECONDED A MOTION TO APPROVE THE AGENDA AS PUBLISHED. THE MOTION CARRIED 5-0.

Presentations:

1. New Hire/Retirements (5 minutes)
   - Jessica Rettig, HR Generalist

Ms. Rettig read the list of new hires: Joshua Westbrook, Library Assistant II; Richman Dustin, Police Officer; Charlotte Borjon, Emergency Communications Dispatcher; Heather Parker, Emergency Communications Dispatcher; Valeria Acosta, Emergency Communications Dispatcher; Brian Bowe, Firefighter; Melanie Thramer, P&R Aide; David Gibson, Apprentice Lineman; Elizabeth Doenges, Library Assistant I; Chad Boothe, Streets Supervisor and David Pemberton, Firefighter. Ms. Retting noted there were no retirements at this time.

Ms. Retting introduced Mr. Pemberton, Mr. Boothe and Mr. Bowe who were in attendance at the meeting and gave their backgrounds.

2. Branding Progress Report by the Brand Implementation Leadership Team (10 minutes)
   - Eric Van Winkle, Brand Implementation Leadership Team Member

Mr. Van Winkle reviewed the Brand Implementation Leadership Team goals and implementation plan based on the 37 points created in the Tri Cities Re-Branding Project by the project's consultant Roger Brooke.

Public Hearing:
City Clerk Hopkins read the public hearing and public comments procedure.

1. Budget Increase to 2016 Industrial Development Fund - Ordinance No. 36-16
   - Kerwin Jensen, Community Development Director

Mr. Jensen said Washington State law requires that any increase to appropriations in a fund budget be adopted by ordinance. Ordinance No. 36-16 proposes to increase appropriations in the Industrial Development fund to provide for unanticipated legal services. He briefly discussed the issues that required the legal services.

Mayor Pro Tem Christensen opened the public hearing at 7:52 p.m. and closed the hearing at 7:52:15 p.m. as there were no comments.

2. Budget Increase to 2016 Equipment Replacement and Wastewater Funds - Ordinance No. 40-16
   - Pete Rogalsky, Public Works Director

Mr. Rogalsky said Washington State law requires that a public hearing be held prior to consideration of an ordinance to increase the appropriation of existing fund balance. Ordinance No. 40-16 is on the consent calendar and proposes to appropriate existing fund balance into the Equipment Replacement and Wastewater Funds.

Mayor Pro Tem Christensen opened the public hearing at 7:54 p.m. and closed the hearing at 7:55 p.m. as there were no comments.

3. Increase to 2016 Solid Waste Fund - Ordinance No. 42-16
   Pete Rogalsky, Public Works Director

Mr. Rogalsky said Washington State law requires that a public hearing be held prior to consideration of an ordinance to increase the appropriation of existing fund balance. Ordinance 42-16 is on the consent calendar and proposes to appropriate existing fund balance into the Solid Waste Fund.

Mayor Pro Tem Christensen opened the public hearing at 7:56 p.m. and closed the hearing at 7:56:15 p.m. as there were no comments.

4. Budget Increase to 2016 General Fund - Ordinance No. 45-16
   - Chris Skinner, Police Services Director

Police Chief Skinner said Washington State law requires that a public hearing be held prior to consideration of an ordinance to increase the appropriation of existing fund balance. Ordinance No. 45-16 is on the consent calendar and proposes to appropriate existing fund balance into the General Fund. He briefly discussed the upgrades to the office utilized for computer forensics by adding HVAC and ventilation.

Mayor Pro Tem Christensen opened the public hearing at 7:57 p.m. and closed the hearing at 7:57:15 p.m. as there were no comments.

Public Comments:
Brian Stark, 3715 S. Date Street, Kennewick, WA, said the 2016 Convoy of Hope, where dozens of communities throughout the world provide those in need with free groceries, health and dental screenings, haircuts, family portraits, meals and more for their community, is scheduled on August 13, 2016, at the Columbia Park Trail. He invited the Councilmembers and staff to attend.

David Born, 1109 Torbett Street, Richland, WA, said he attended the public hearing at the Hearing Examiner meeting on widening the path in Howard Amon Park and shared his concerns with the plan, including the loss of several trees.

Consent Calendar:
City Clerk Hopkins read the Consent items.

Minutes:

1. Approve the Council Minutes of the Meetings Held July 19 and 26, 2016
   - Heather Kintzley, City Attorney

Ordinances - First Reading:

2. Ordinance No. 36-16, Amending the 2016 Budget for the Industrial Development Fund
   - Kerwin Jensen, Community Development Director

3. Ordinance No. 39-16, Establishing the Final Assessment Roll for the Reata Road Area Utility Local Improvement District No. 197
   - Pete Rogalsky, Public Works Director

4. Ordinance No. 40-16, Amending the 2016 Equipment Replacement and Wastewater Funds
   - Pete Rogalsky, Public Works Director

5. Ordinance No. 41-16, Providing for the Deferral of Impact Fees
   - Kerwin Jensen, Community Development Director

6. Ordinance No. 42-16, Amending the 2016 Solid Waste Fund
   - Pete Rogalsky, Public Works Director

7. Ordinance No. 45-16, Amending the 2016 General Fund Budget
 - Chris Skinner, Police Services Director

Ordinances - Second Reading/Passage:

8. Ordinance No. 37-16, Amending RMC Title 5: Licensing and Taxation Regarding Definitions and the Ambulance Utility Occupation Tax
 - Heather Kintzley, City Attorney

Resolutions – Adoption:

9. Resolution No. 140-16, Authorizing Designation of Non-Federal Power Purchases for Fiscal Years 2020 through 2024
 - Bob Hammond, Energy Services Director

10. Resolution No. 145-16, Approving a Latecomer Agreement with Anderson Heights Development, LLC
 - Pete Rogalsky, Public Works Director

11. Resolution No. 146-16, Approving Street Latecomer Agreement with Westcliffe, LLC
 - Pete Rogalsky, Public Works Director

12. Resolution No. 147-16, Awarding Bid to Extreme Coatings, Inc. for the Waste Water Treatment Facility Primary Clarifier No. 2 and Digester Tank No. 1 Painting and Surface Maintenance Project
 - Pete Rogalsky, Public Works Director

13. Resolution No. 149-16, Setting Public Hearing Date for the Vacation of a Portion of Hagen Road
 - Pete Rogalsky, Public Works Director

14. Resolution Nos. 150-16 and 151-16, Expressing Appreciation to Fredrick Raab and Steven Simmons for Service on the Richland Public Facilities District Board
 - Heather Kintzley, City Attorney

Expenditures - Approval:

15. Expenditures from July 11, 2016 - July 22, 2016 for $4,476,690.16 including Check Nos. 235804-236248, Wire Nos. 6207-6217, Payroll Check Nos. 107919-108459, and Payroll Wire/ACH Nos. 9513-9538
 - Cathleen Koch, Administrative Services Director

COUNCILMEMBER LUZZO GILMOUR MOVED AND COUNCILMEMBER KENT SECONDED A MOTION TO APPROVE THE CONSENT CALENDAR AS PUBLISHED. THE MOTION CARRIED 5-0.

Reports and Comments:

1. City Manager Reents thanked the City staff and Police Department for the very successful National Night Out and City Fair event held on August 2, 2016 at the John Dam Plaza.

2. Council:

Councilmember Kent confirmed Ms. Reents positive comments regarding the National Night Out and City Fair event.

Councilmember Luzzo Gilmour also confirmed Ms. Reents comments and she expressed her appreciation for the Master Singer's "Heart and Soul" event she attended at the Richland Library.

Mayor Pro Tem Christensen said he attended the grand opening of the Kadlec parking garage and also expressed his appreciation for the time and talents of the City staff and Police department for a successful National Night Out and City Fair.

Adjournment:
Mayor Pro Tem Christensen adjourned the meeting at 8:08 p.m.

Respectfully Submitted,

____
Marcia Hopkins, City Clerk

FORM APPROVED: ____
Robert J. Thompson, Mayor

DATE APPROVED: ____

DATE PUBLISHED: ____

COUNCIL AGENDA ITEM COVERSHEET

Council Date: 08/16/2016

Agenda Category: Ordinances - First Reading

Key Element: Key 1 - Financial Stability & Operational Effectiveness
Key 2 - Infrastructure & Facilities
Key 4 - Targeted Investments
Key 6 - Community Amenities

Subject:
Ordinance No. 44-16, Amending the 2016 Budget to Provide Additional Appropriations in the Golf Course Fund

Department:	Ordinance/Resolution Number:	Document Type:
Parks & Public Facilities	44-16	Ordinance

Recommended Motion:
Give first reading, by title only, to Ordinance No. 44-16, amending the 2016 budget to provide additional appropriations in the City's Golf Course Fund.

Summary:
Washington State law requires that any increase to appropriations in a fund budget be adopted by ordinance. Ordinance No. 44-16 proposes to increase appropriations in the Golf Course fund.

This spring, at the end of a lease term, Columbia Point Golf Course operator CourseCo replaced the City's existing 55 electric golf cart fleet with a new 55 electric golf cart fleet. The golf cart lease had a trade-in provision that yielded revenue of $68,750. At certain peak times, the demand for golf carts exceeds the capacity of the fleet. CourseCo negotiated an advantageous purchase of an additional 10 gas-powered golf carts for $42,625 to expand the fleet and meet the peak demand. Tonight's action involves first reading of an ordinance to accept the revenue into the Golf Course Fund and to budget a portion for the purchase of the 10 gas-powered golf carts.

Staff recommends approval, for first reading, of Ordinance 44-16.

Fiscal Impact:	New revenue of $68,750 from the return of 55 electric leased golf carts will be added to the 2016 Golf Course fund and $42,625 of the revenue will be budgeted to purchase 10 additional gas golf carts.

Attachments:
1. Ordinance No. 44-16

ORDINANCE NO. 44-16

AN ORDINANCE of the City of Richland amending the 2016 Budget to provide for additional appropriations in the City's Golf Course Fund.

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

WHEREAS, The City received $68,750 in revenue from the return of 55 used electric golf carts which became City property at the end of their lease in 2016; and

WHEREAS, a new lease of 55 golf carts is now in place; and

WHEREAS, Couse operator CourseCo negotiated an advantageous lease to include an expansion to the fleet using $42,625 to purchase 10 gas golf carts; and

WHEREAS, cart return revenue was not contemplated in the 2016 budget; and

WHEREAS, the expansion to the golf course fleet provides benefit to the course; and

WHERAS, no funds were appropriated for the use of the cart return revenue in the expansion of the golf cart fleet.

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

Section 1. Amendment of the 2016 Budget. The 2016 Budget is hereby amended to provide additional appropriations in the Golf Course Fund from new revenue arising from the return of used golf carts as follows:

Golf Course Fund	
Current Appropriation:	$ 1,709,550
Increase in Appropriation:	$ 42,625
Amended Appropriation:	$ 1,752,175

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

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

____
ROBERT J. THOMPSON
Mayor

ATTEST:

____
MARCIA HOPKINS
City Clerk

APPROVED AS TO FORM:

____
HEATHER KINTZLEY
City Attorney

Date Published: __________________

COUNCIL AGENDA ITEM COVERSHEET

Council Date: 08/16/2016

Agenda Category: Ordinances - First Reading

Key Element:

Subject:
Ordinance No. 46-16, Amending the 2016 Budget for the Industrial Development Fund to Provide Appropriations for Additional Groundwater Monitoring

Department:	Ordinance/Resolution Number:	Document Type:
Community & Development Services	46-16	Ordinance

Recommended Motion:
Give First Reading, by title only, to Ordinance No. 46-16, authorizing additional appropriations from the Industrial Development Fund.

Summary:
In 2011, the City hired Shannon & Wilson, Inc. to conduct groundwater monitoring and sampling at the former City Shops site at the corner of Goethals Drive and Mansfield Street. This monitoring is necessary due to groundwater contamination associated with leaking underground fuel tanks.

Shannon & Wilson has completed a number of sampling events between 2011 and 2013, and an additional sampling in December 2015 (under Contract No. 230-15) to obtain a better understanding of the contamination at the site, as well as to evaluate potential remediation alternatives in meeting the Washington Model Toxics Control Act (MTCA) cleanup regulations.

After completing their sampling in 2015, Shannon & Wilson has determined that more data is needed.

The City requires Shannon & Wilson's continued services under Contract No. 230-15 for additional environmental services, which will include continued monitoring and sampling of the groundwater, and serving as the City's liaison with the Washington Department of Ecology under the State's Voluntary Cleanup Program (VCP).

Ordinance No. 46-16 will authorize an appropriation of $35,000 to cover these costs. Staff recommends approval.

Fiscal Impact:	The proposed budget amendment will increase appropriations in the Industrial Development Fund from $7,059,942 to $7,094,942, an increase of $35,000. Sufficient unappropriated reserves are available in the Industrial Development Fund.

Attachments:
1. Ordinance No. 46-16

ORDINANCE NO. 46-16

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

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

WHEREAS, no funds were appropriated in the Industrial Development Fund to cover continued monitoring and mitigation of groundwater contamination associated with the former City Shops site; and

WHEREAS, the City hired Shannon & Wilson, Inc., to conduct groundwater monitoring at the former City Shops Site, whereby they completed groundwater sampling events between 2011 and 2013, and another groundwater monitoring event in December 2015; and

WHEREAS, the City requires Shannon & Wilson's continued services under Contract No. 230-15, for additional environmental services for the former City Shops site; and

WHEREAS, Shannon & Wilson, Inc., has provided the City with a Scope of Services to conduct additional environmental services under said Contract No. 230-15 to perform continued groundwater monitoring and preparing Voluntary Cleanup Program documents for submittal to the Department of Ecology; and

WHEREAS, $35,000 in additional funding is needed to cover the costs for the additional environmental services; and

WHEREAS, sufficient unappropriated funds are available in the Industrial Development Fund to support the required budget adjustment; and

WHEREAS, a public hearing was held pursuant to RCW 35.33.091 on August 16, 2016, regarding the increase in appropriations from beginning fund balance in the Industrial Development Fund.

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

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

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

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

Industrial Development Fund	
Current Appropriation:	$ 7,059,942
Increase in Appropriation:	$ 35,000
Amended Appropriation:	$ 7,094,942

General Fund	
Current Appropriation:	$ 50,477,626
Increase in Appropriation:	$ 35,000
Amended Appropriation:	$ 50,512,626

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

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

____
ROBERT J. THOMPSON
Mayor

ATTEST:

____
MARCIA HOPKINS
City Clerk

APPROVED AS TO FORM:

____
HEATHER KINTZLEY
City Attorney

Date Published: _______________

COUNCIL AGENDA ITEM COVERSHEET

Council Date: 08/16/2016

Agenda Category: Ordinances - First Reading

Key Element: Key 2 - Infrastructure & Facilities

Subject:
Ordinance No. 47-16, Amending RMC Chapter 12.10 Installation of Sidewalks, Curbs and Gutters

Department:	Ordinance/Resolution Number:	Document Type:
Public Works	47-16	Ordinance

Recommended Motion:
Give first reading, by title only, to Ordinance No. 47-16, amending RMC Chapter 12.10 Installation of Sidewalks, Curbs and Gutters.

Summary:
The Comprehensive Land Use Plan includes goals encouraging redevelopment of some portions of the Island View area. The Comprehensive Plan, along with other previous supporting planning studies, identified several existing streets that may not be necessary for traffic circulation when redevelopment occurs in the area. When a building permit is issued, Chapter 12.10 of the Richland Municipal Code requires street frontage improvements for all streets, including sidewalks, curbs, gutters, half street improvements and additional right-of-way dedication. This provision of the municipal code is intended to result in a system of sidewalks for all City streets as development occurs. The municipal code provision includes very few exemptions from the requirement and specifically does not support the stated redevelopment goals of the current Comprehensive Plan.

To clarify this issue and provide clear guidance going forward that aligns the municipal code with the planning strategies, staff developed a proposal that would amend RMC Chapter 12.10 to exempt some streets from the frontage improvement requirements. As part of its proposal, staff identified a small list of streets not in the Island View area where installation of curbs, gutters, and sidewalks does not appear necessary to meet the City's pedestrian system goals.

A public hearing was held on this proposed amendment at the Planning Commission meeting on July 24, 2016. Public testimony was received in favor of the proposal from a property owner whose building project would be exempted from the frontage improvement requirement. No other testimony was received. At the conclusion of the hearing, the Planning Commission voted unanimously to forward a recommendation to Council for adoption of the proposed amendment.

Fiscal Impact:
No direct fiscal impact. Frontage improvements are funded by adjacent property owners.

Attachments:
1. Ordinance No. 47-16

ORDINANCE NO. 47-16

AN ORDINANCE of the City of Richland amending Title 12, Streets and Sidewalks, of the Richland Municipal Code regarding Installation of Sidewalks, Curbs and Gutters.

WHEREAS, Richland Municipal Code (RMC) Chapter 12.10 addresses the requirements for the installation of frontage improvements, including sidewalks, curbs and gutters, at the time a building permit is issued; and

WHEREAS, previous planning documents identify some existing streets in the Island View area that may not be necessary for traffic circulation when redevelopment occurs; and

WHEREAS, to comply with current RMC Chapter 12.10, any building permit that is issued on one of these identified streets would be required to construct frontage improvements, including half-street improvements and additional right-of-way dedication; and

WHEREAS, constructing these improvements would be contrary to the planning strategy identified in previous studies; and

WHEREAS, other streets have also been identified within the City in which frontage improvements would not be warranted; and

WHEREAS, a public hearing was held on July 24, 2016 at the Planning Commission meeting to take public testimony; and

WHEREAS, public testimony was received in support of the proposed ordinance; and

WHEREAS, the Planning Commission forwarded a recommendation to Council to amend RMC Chapter 12.10 as proposed.

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

Section 1. Richland Municipal Code Section 12.10, Installation of Sidewalks, Curbs and Gutters, is hereby amended to read as follows:

Chapter 12.10
INSTALLATION OF SIDEWALKS, CURBS AND GUTTERS

Sections:

12.10.010 Sidewalks for new construction.

12.10.020 Sidewalks for existing improved property.

12.10.030 Standards of construction.

12.10.035 Sidewalks for new or improved streets.

12.10.040 Permits.

12.10.050 Waiver.

12.10.060 Exemptions

12.10.010 Sidewalks for new construction.

Whenever a building permit application is made for construction of a new residential or commercial structure within the city, the person seeking such permit shall also make application for a permit as provided for under this chapter, and as a portion of such construction there shall be built sidewalks, curbs and gutters on all sides of such property that may adjoin property dedicated and existing as a public street, in conformance herewith, and such sidewalks, curbs and gutters shall extend the full distance that such property is sought to be occupied as a building site for residential or commercial construction, or as parking area for commercial construction, that may adjoin property dedicated and existing as a public street. If the paved width of the adjacent public street does not include curbs and gutters and is not wide enough to construct the curbs, gutters, and sidewalks in accordance with the planned roadway width, as determined by the city engineer and the city's street functional classification system as established in Chapter 12.02 RMC, the application for right-of-way construction shall include widening of the paved street to conform with the width specified by the city engineer and street lights and storm drain system improvement as needed to complete the street in accordance with city standards; provided, that the provisions of this section may be waived by the public works director when application is made for the construction of a new residential or commercial structure on a previously improved street, which previously improved street does not include sidewalks or curbs and gutters. A waiver may be granted only if all of the following conditions exist:

A. The property is in a residential zone, or is a residential nonconforming use to another zoning classification, or is industrial zoned property within the Horn Rapids Industrial Park.

B. The existing street is not included as a classified arterial or collector street in the city's street functional classification system as established in Chapter 12.02 RMC.

C. The existing street does not have concrete curbs along the property frontage for the property applying for the building permit.

D. The existing street does not have concrete curbs within 300 feet of the nearest property corner to the property applying for a building permit.

E. No more than 33 percent of the properties on the same block as the property applying for the building permit are undeveloped.

F. Construction of sidewalks along the property applying for the permit would result in no more than 20 percent of the frontage along the block including sidewalk.

If the above conditions are met, the public works director may grant a waiver to the requirements in this section subject to the property owner agreeing to fully fund and/or complete the improvements required under this section when the city forms a local improvement district to make these improvements or when development activity will result in at least 50 percent of the street frontage completing the improvements called for in this section, or when the city completes a city-funded street improvement project. [Ord. 390 § 1.01; Ord. 781 § 1.01; Ord. 40-83 § 1.03; Ord. 27-12 § 2; Ord. 44-13 § 1.01; Ord. 42-15 § 1.01].

12.10.020 Sidewalks for existing improved property.

Whenever a building permit application is made for alterations or repairs to a residential or commercial property within the city, the person seeking such a permit shall install improvements as required in RMC 12.10.010; except that the requirements for installation of such improvements shall be waived if one of the following criteria is met:

A. The total alterations or repairs to a residential property are less than $50,000 in valuation within any two-year period;

B. The total alterations or repairs to a commercial property are less than 50 percent of the assessed valuation as determined by the Benton County assessor or $100,000, whichever is less; provided, that no waiver shall be granted for any building that adds 20 percent or more to its gross floor area within any two-year period. [Ord. 390 § 1.01; Ord. 27-12 § 2; Ord. 42-15 § 1.01].

12.10.030 Standards of construction.

All sidewalks required to be constructed under the provisions of this chapter shall be of Portland cement concrete, and sidewalks, curbs and gutters shall otherwise conform to city of Richland standard specifications. All sidewalks required to be constructed pursuant to the provisions of this chapter shall be five feet in width; provided, that C-2 and C-3 zones adjacent to a principal or minor arterial shall be eight feet in width if the sidewalk is constructed directly adjacent to the curb or six feet in width if constructed with a minimum of two feet separation from the curb; and all sidewalks within the CBD zone shall be at least eight feet in width, except Guyer Avenue, Corondolet Drive, Stevens Drive north of Marjorie Sutch Greenway and Harding Street, which shall be five feet in width. Pedestrian facilities in industrial zoning districts may, as an alternative, consist of a widened, delineated hot mix asphalt (HMA) shoulder with restricted parking or a separated HMA pathway as approved by the city engineer. [Ord. 390 § 1.01; Ord. 781 § 1.02; Ord. 40-83 § 1.03; Ord. 11-07; Ord. 04-09; Ord. 42-15 § 1.01].

12.10.035 Sidewalks for new or improved streets.

Whenever any street is constructed or improved in any area of the city zoned residential or commercial, whether such construction be by local improvement or otherwise, as a part of such construction or improvement there shall be included therein, on both sides of any such street, that may abut on previously developed property, sidewalks, curbs, and gutters constructed in conformity with requirements of this chapter.

Provided, however, that the provisions of this section may be waived, in whole or in part, by the city council, upon a determination by the public works director that the sidewalk requirement herein would unduly restrict usage of private property abutting such sidewalk.

In determining whether the provisions of this section will be waived, the public works director shall consider the setback of the existing development from the street, the setback that would exist by requiring sidewalks, curbs and gutters pursuant to this section, and whether waiver of this section would adversely affect any uniform construction of sidewalks, curbs and gutters in the general area of the construction or improvement. [Ord. 781 § 1.03; Ord. 40-83 § 1.03; Ord. 42-15 § 1.01].

12.10.040 Permits.

Before constructing sidewalks, curbs and gutters a permit shall be obtained in the same manner as is provided in Chapter 12.08 RMC for obtaining permits for excavations. [Ord. 390 § 1.01; Ord. 42-15 § 1.01].

12.10.050 Waiver.

The public works director or his duly authorized representative may waive the requirements of this chapter in those areas which are scheduled for widening under the six-year street improvement program. [Ord. 390 § 1.01; Ord. 40-83 § 1.03; Ord. 42-15 § 1.01].

12.10.060 Exemptions.

The following streets, or portions of streets, are exempt from the requirements of RMC 12.10.010 and RMC 12.10.020:

A. Carolina Avenue.
B. Dakota Avenue.
C. Geneva Street west of Georgia Avenue.
D. Carson Street.
E. Denver Street.
F. The south side of Aaron Drive between Jadwin Avenue and Adams Street.

G. Lacy Road.
H. Cullum Avenue south of Lacy Road.

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

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

____
ROBERT J. THOMPSON
Mayor

ATTEST:

____
MARCIA HOPKINS
City Clerk

APPROVED AS TO FORM:

____
HEATHER KINTZLEY
City Attorney

COUNCIL AGENDA ITEM COVERSHEET

Council Date: 08/16/2016 | Agenda Category: Ordinances - First Reading

Key Element: Key 1 - Financial Stability & Operational Effectiveness

Subject:
Ordinance No. 48-16, Amending City Streets Fund to Accept Meadow Springs Country Club Donation

Department:	Ordinance/Resolution Number:	Document Type:
Public Works	48-16	Ordinance

Recommended Motion:
Give first reading, by title only, to Ordinance No. 48-16, amending City Streets Fund to accept Meadow Springs Country Club donation.

Summary:
In February 2016, staff was contacted by Meadow Springs Country Club staff requesting that the warning beacon installations at two crosswalks on Leslie Road be upgraded from the round beacon style to a Rectangular Rapid Flash Beacon (RRFB) to improve visibility. Staff review of the installation confirmed that it was possible to retrofit the existing poles with the new RRFB system at an equipment cost of $13,993.

Meadow Springs Country Club has agreed to donate the funds to cover the cost of the additional equipment which would otherwise have to be funded from the City Streets Fund.

Therefore, staff recommends accepting the Meadow Springs Country Club donation of $13,993 and increasing the 2016 Streets Fund budget by the same amount to enable the purchase and installation of the new equipment.

Fiscal Impact:	The proposed ordinance will increase appropriations in the City Streets fund Traffic and Pedestrian section by $13,993. This increase is funded by a Meadow Springs Country Club donation.

Attachments:
1. Ord No 48-16

ORDINANCE NO. 48-16

AN ORDINANCE of the City of Richland amending the 2016 Budget to provide for additional appropriations in the City Streets Fund.

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

WHEREAS, in February 2016, city staff was contacted by Meadow Springs Country Club staff requesting that warning beacon installation at two crosswalks on Leslie Road be upgraded from the beacon style to a rapid flash beacon to improve visibility; and

WHEREAS, staff researched the proposed upgrade and determined that rapid flash beacons could retrofit to the existing poles; and

WHEREAS, Meadow Springs Country Club has agreed to donate funds covering the costs for the upgraded signal equipment at a cost of $13,993; and

WHEREAS, absorbing this expense in the authorized City Streets Fund budget creates potential to impact necessary maintenance work; and

WHEREAS, staff recommends accepting the Meadow Springs Country Club donation and increasing the 2016 Streets Fund budget by the same amount to enable purchase and installation of the new equipment.

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

Section 1. Amendment of the 2016 Budget. The 2016 Budget is hereby amended in the City Streets Fund to provide for $13,393 in additional appropriations from a donation from the Meadow Springs Country Club. The aforementioned changes to appropriations are summarized as follows:

City Streets Fund	
Current Appropriation:	$2,980,889
Increase in Appropriation:	$ 13,993
Amended Appropriation:	$2,994,882

Section 2. Donation accepted. Council hereby authorizes receipt of a donation, in the amount of $13,393 from the Meadow Springs Country Club for the purposes of improving visibility of the pedestrian crossing warning system on Leslie Road.

Section 3. This ordinance shall take effect the day following its publication in the official newspaper of the City of Richland.

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

____
ROBERT J. THOMPSON
Mayor

ATTEST:

____
MARCIA HOPKINS
City Clerk

APPROVED AS TO FORM:

____
HEATHER KINTZLEY
City Attorney

Date Published: ______________________

COUNCIL AGENDA ITEM COVERSHEET

Council Date: 08/16/2016

Agenda Category: Ordinances - First Reading

Key Element: Key 1 - Financial Stability & Operational Effectiveness

Subject:
Ordinance No. 49-16, Increasing 2016 Budget Appropriation in Streets Capital Construction Fund

Department:	Ordinance/Resolution Number:	Document Type:
Public Works	49-16	Ordinance

Recommended Motion:
Give first reading, by title only, to Ordinance No. 49-16, increasing the 2016 budget appropriation in the Streets Capital fund.

Summary:
Richland Municipal Code Chapter 12.03 implements the south Richland Collector Street Impact Fee program. The program funds construction of specified street improvements through a traffic impact fee collected on new development in the impact fee area. Impact fee revenue collected by the City is held in a restricted reserve account. The specified street improvements are constructed in two ways: 1) by private development using their project financing; and 2) by the City using accumulated impact fee reserves. Some privately-financed improvements warrant reimbursement from the City's collected impact fee reserves.

At its August 2, 2016 meeting, Council approved two separate latecomer agreements that call for reimbursement to developers who privately financed streets in the impact fee program. The 2016 budget did not include capacity to complete the reimbursements called for in these agreements because staff was not aware of the developers' schedules for completing the construction. The proposed ordinance would increase appropriations in the Streets Capital Fund to support reimbursements called for by the two latecomer agreements. Since the agreements will require reimbursements in future years, staff is preparing the 2017 budget proposal to include budget capacity for this issue.

In accordance with State law, a public hearing was held at the beginning of tonight's Council meeting to receive public testimony on this proposed increase in the 2016 budget.

Staff recommends approval of Ordinance 49-16 for first reading.

Fiscal Impact:	The proposed ordinance will increase appropriations in the Streets Capital Construction Fund - Roadway section by $328,333, of which $298,332.63 are required reimbursements in the next thirty days. The remaining $30,000 in increased budget is staff's estimate of the share of anticipated revenue that will be reimbursed over the remainder of 2016. The currently available balance of the Zone 1 impact fee reserve fund is $315,227.32, more than enough to cover the required near term reimbursements. Reimbursements for the remainder of the year will be less than twenty-five percent (25%) of revenues, pursuant to the terms of the latecomer agreements. Reimbursements will not exceed the impact fee reserves.

Attachments:
1. Ordinance No. 49-16

ORDINANCE NO. 49-16

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

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

WHEREAS, Chapter 35.72 of the Revised Code of Washington authorizes the City to contract for construction of streets required to service development, and to enter into latecomer reimbursement agreements; and

WHEREAS, Section 12.03 of the Richland Municipal Code defines the South Richland Collector Street Financing Plan; and

WHEREAS, on August 2, 2016, Council approved latecomer agreements with Westcliffe, LLC and Anderson Heights Development, LLC, with the reimbursements coming from Traffic Impact Fees – Zone 1; and

WHEREAS, the Streets Capital Construction Fund currently holds sufficient reserve funds, derived from traffic impact fee collection, to allow for payment of these latecomer agreements; and

WHEREAS, the purpose of the traffic impact fees is to support street related capital improvements; and

WHEREAS, a public hearing was held pursuant to RCW 35.33.091 on August 16, 2016, regarding the increase in appropriations from Traffic Impact Fee reserve in the Streets Capital Construction Fund.

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

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

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

Section 3. Amendment of the 2016 Budget. The 2016 Budget is hereby amended in the Streets Capital Construction Fund to provide for $328,333 in additional appropriations in the Streets Capital Construction Fund from existing fund balance. The aforementioned changes to appropriations are summarized as follows:

Streets Capital Construction Fund	
Current Appropriation:	$14,837,316
Increase in Appropriation:	$ 328,333
Amended Appropriation:	$15,165,649

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

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

ROBERT J. THOMPSON
Mayor

ATTEST:

MARCIA HOPKINS
City Clerk

APPROVED AS TO FORM:

HEATHER KINTZLEY
City Attorney

Date Published: ____________________

COUNCIL AGENDA ITEM COVERSHEET

Council Date: 08/16/2016

Agenda Category: Ordinances - First Reading

Key Element: Key 1 - Financial Stability & Operational Effectiveness

Subject:

Ordinance No. 50-16, Amending the 2016 Budget to Provide for Additional Appropriations in the General Fund for Legal Services

Department:	Ordinance/Resolution Number:	Document Type:
Administrative Services	50-16	Ordinance

Recommended Motion:

Give first reading, by title only, to Ordinance No. 50-16, Amending the 2016 Budget to Provide for Additional Appropriations in the General Fund.

Summary:

Additional funds in the amount of $45,000 are needed to support the cost of hiring outside legal counsel with specialized expertise. Sufficient unappropriated funds are available in the General Fund to support the required budget adjustment.

In order to appropriate money from Fund Balance in the General Fund, a public hearing must be held pursuant to RCW 35.33.091. After conducting a public hearing, Council may give first reading of the ordinance, which must thereafter be brought back for a second and final reading for adoption.

Staff recommends approval, for first reading, of Ordinance 50-16.

Fiscal Impact:	The proposed budget amendment will increase appropriations in the General Fund by $45,000. Sufficient unappropriated reserves are available in the General Fund.

Attachments:

1. Ord No 50-16

ORDINANCE NO. 50-16

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

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

WHEREAS, City staff has determined that the services of outside legal counsel with specialized expertise are needed to support the City Attorney's Office in litigating a specific case brought against the City; and

WHEREAS, $45,000 in funding is required to pay the legal expenses relating to this litigation; and

WHEREAS, no funds were appropriated in the General Fund for legal fees related to this litigation; and

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

WHEREAS, a public hearing was held pursuant to RCW 35.33.091 on August 16, 2016, regarding the increase in appropriations from beginning fund balance in the General Fund.

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

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

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

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

General Fund	
Current Appropriation:	$ 50,432,626
Increase in Appropriation:	$ 45,000
Amended Appropriation:	$ 50,477,626

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

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

ROBERT J. THOMPSON
Mayor

ATTEST:

MARCIA HOPKINS
City Clerk

APPROVED AS TO FORM:

HEATHER KINTZLEY
City Attorney

Date Published: ________________

COUNCIL AGENDA ITEM COVERSHEET

Council Date: 08/16/2016 | Agenda Category: Ordinances - First Reading

Key Element: Key 1 - Financial Stability & Operational Effectiveness

Subject:

Ordinance No. 51-16, Acceptance of Citizen Donation and Amendment to the 2016 Budget to Provide Additional Appropriations in the City's General Fund

Department:	Ordinance/Resolution Number:	Document Type:
Fire & Emergency Services	51-16	Ordinance

Recommended Motion:

Give first reading, by title only, to Ordinance No. 51-16, accepting a citizen donation and amending the 2016 General Fund appropriations.

Summary:

Adoption of this ordinance authorizes staff to accept a donation from a private citizen and amend appropriations to the 2016 Fire Department General Fund to assist with the purchase of a thermal imaging camera.

The citizen made this donation on behalf of her deceased husband to show appreciation for the support that they received from members of the Fire and Emergency Services Department. The donor wishes to remain anonymous.

Fiscal Impact: The proposed ordinance will increase appropriations in the General Fund by $5,000. This increase is funded by a donation from a private citizen to Fire and Emergency Services.

Attachments:

1. Draft Ordinance No. 51-16

ORDINANCE NO. 51-16

AN ORDINANCE of the City of Richland authorizing acceptance of a citizen donation and amending the 2016 Budget to provide for additional appropriations in the City's General Fund.

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

WHEREAS, in June 2016, city staff was contacted by a citizen of Richland offering a donation to the Fire Department on behalf of her deceased spouse; and

WHEREAS, staff presented various needs within the Fire Department to the citizen; and

WHEREAS, the citizen, who wishes to remain anonymous, has made a $5,000 donation to the Fire Department to assist with the purchase of a thermal imaging camera; and

WHEREAS, staff recommends acceptance of the donation and amendment of the 2016 General Fund budget by the same amount to allow for purchase of the camera equipment; and

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

Section 1. Amendment of the 2016 Budget. The 2016 Budget is hereby amended to provide additional appropriations in the General Fund from a citizen donation as follows:

General Fund	
Current Appropriation:	$ 50,427,626
Increase in Appropriation:	$ 5,000
Amended Appropriation:	$ 50,432,626

Section 2. Donation accepted. Council hereby authorizes receipt of a donation to the Richland Fire Department in the amount of $5,000 from a citizen who wishes to remain anonymous for the purchase of a thermal imaging camera.

Section 3. This ordinance shall take effect the day following its publication in the official newspaper of the City of Richland.

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

____
ROBERT J. THOMPSON
Mayor

ATTEST:	APPROVED AS TO FORM:
_____________________________	_______________________________
MARCIA HOPKINS	HEATHER KINTZLEY
City Clerk	City Attorney

Date Published: ________________

COUNCIL AGENDA ITEM COVERSHEET

Council Date: 08/16/2016 Agenda Category: Ordinances - Second Reading/Passage

Key Element: Key 1 - Financial Stability & Operational Effectiveness

Subject:
Ordinance No. 36-16, Amending the 2016 Budget for the Industrial Development Fund for Legal Fees

Department:	Ordinance/Resolution Number:	Document Type:
Community & Development Services	36-16	Ordinance

Recommended Motion:
Give second reading and pass Ordinance No. 36-16, authorizing additional appropriations from the Industrial Development Fund.

Summary:
Recent petitions filed against the City have required the services of outside legal counsel with specialized expertise to support the City Attorney's Office in litigating these cases.

No funds were appropriated in the Industrial Development Fund to cover the legal expenses from unanticipated litigation.

$57,500 in funding is needed to cover attorneys fees associated with specialized outside legal counsel. Council will be briefed in executive session related to the substance of the claims being defended.

Staff recommends approval of Ordinance 36-16.

Fiscal Impact:	The proposed budget amendment will increase the appropriations in the Industrial Development Fund from $7,002,442 to $7,059,942, an increase of $57,500. Sufficient unappropriated reserves are available in the Industrial Development Fund.

Attachments:
1. Ordinance No. 30-16

ORDINANCE NO. 36-16

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

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

WHEREAS, no funds were appropriated in the Industrial Development Fund to cover legal expenses resulting from unanticipated litigation; and

WHEREAS, City staff has determined that the services of outside legal counsel with specialized expertise are needed to support the City Attorney's Office in litigating recent cases brought against the City; and

WHEREAS, $50,000 in funding is needed to cover the legal expenses in litigating a Petition of Declaratory Order filed with the Surface Transportation Board; and

WHEREAS, $7,500 in additional funding is needed to cover the legal expenses in litigating a petition filed with the State of Washington's Eastern Washington Growth Management Hearings Board; and

WHEREAS, sufficient unappropriated funds are available in the Industrial Development Fund to support the required budget adjustment; and

WHEREAS, a public hearing was held pursuant to RCW 35.33.091 on July 19, 2016, regarding the increase in appropriations from beginning fund balance in the Industrial Development Fund.

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

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

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

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

Industrial Development Fund	
Current Appropriation:	$ 7,002,442
Increase in Appropriation:	$ 57,500
Amended Appropriation:	$ 7,059,942

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

PASSED by the City Council of the City of Richland, at a regular meeting on the 16th day of August, 2016.

ROBERT J. THOMPSON
Mayor

ATTEST:

MARCIA HOPKINS
City Clerk

APPROVED AS TO FORM:

HEATHER KINTZLEY
City Attorney

Date Published: August 21, 2016

COUNCIL AGENDA ITEM COVERSHEET

Council Date: 08/16/2016

Agenda Category: Ordinances - Second Reading/Passage

Key Element: Key 2 - Infrastructure & Facilities

Subject:

Ordinance No. 39-16, Establishing the Final Assessment Roll for the Reata Road Area Utility Local Improvement District No. 197

Department:	Ordinance/Resolution Number:	Document Type:
Public Works	39-16	Ordinance

Recommended Motion:

Give second reading and pass Ordinance No. 39-16, establishing the final assessment roll for the Reata Road Area Utility LID No. 197.

Summary:

On April 21, 2015, Council passed Ordinance 18-15 establishing the preliminary assessment roll for the Reata Road Area Local Improvement District (LID) No. 197. Construction of water and sewer main lines in the Reata Road area west of Leslie Road, between Reata Road to the north and I-82 to the south, was completed in December, 2015. The contract was closed out and all costs evaluated in April 2016.

In accordance with state law, the City Engineer evaluated and approved the final costs for the project and oversaw preparation of the final assessments. Notice of the final assessments was provided to each affected property owner, and a public hearing to receive testimony from assessed property owners was held at the City Council meeting on July 19, 2016. No testimony was received from property owners.

Staff recommends approval of the proposed ordinance to finalize the LID and begin collection of assessments. Council approved first reading at its August 2, 2016 meeting.

Fiscal Impact:	Total LID construction, engineering, interest and closing costs are $612,634.38. After final approval of the LID ordinance, scheduled for August 16, the City will accept assessment prepayments for 30 days. After the prepayment period the unpaid balance of the LID will be financed and the assessment collection begin with annual assessment bills to property owners.

Attachments:

1. Ordinane No. 39-16

ORDINANCE NO. 39-16

AN ORDINANCE of the City of Richland approving and confirming the assessments and assessment roll of Local Improvement District No. 197, as provided by Ordinance No. 18-15, and levying and assessing the cost and expense thereof against the several lots, tracts, parcels of land and other property as shown on the assessment roll.

WHEREAS, the assessment roll levying the special assessments against the property located in Local Improvement District No. 197, commonly known as Reata Road Area Utility Local Improvement District No. 197, in the City of Richland, Washington ("City"), has been filed with the City Clerk as provided by law; and

WHEREAS, notice of the time and place of hearing thereon and making objections and protests to the roll was published at and for the time and in the manner provided by law fixing the time and place of hearing thereon for the 19th day of July, 2016, local time, in the Council Chambers in the City Hall, located at 505 Swift Boulevard in Richland, Washington, and further notice thereof was mailed by the City Clerk to each property owner shown on the roll; and

WHEREAS, at the time and place fixed and designated in the notice, the hearing was held, all written protests received were considered, all persons appearing at the hearing who wished to be heard were heard, and the City Council, sitting and acting as a Board of Equalization for the purpose of considering the roll and the special benefits to be received by each lot, parcel and tract of land shown upon such roll, including the increase and enhancement of the fair market value of each such parcel of land by reason of the important, overruled all such protests.

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

Section 1. City Council finds that the assessment methodology used by the City in the District is fair, equitable, accurate and ratable, and is the most appropriate means of assessing the properties in the District for special benefits resulting from the improvements. The assessments and assessment roll of Local Improvement District No. 197, which has been created and established for the purpose of constructing water and sewer main lines, as provided by Ordinance No. 18-15 as the same now stand shall be and the same are approved and confirmed in all things and respects in the total amount of $612,634,38.

Section 2. Each of the lots, tracts, parcels of land and other property shown upon the assessment roll is determined and declared to be specially benefited by this improvement in at least the amount charged against the same, and the assessment appearing against the same is in proportion to the several assessments appearing upon the roll. There is levied and assessed against each lot, tract or parcel of land and other property appearing upon the roll the amount finally charged against the same thereon.

Section 3. The assessment roll, as approved and confirmed, shall be filed with the Finance Director for collection and the Finance Director is authorized and directed to publish notice as required by law stating that the roll is in his/her hands for collection and that payment of any assessment thereon or any portion of such assessment can be made at any time within 30 days from the date of first publication of such notice without penalty, interest or cost, and that thereafter the sum remaining unpaid may be paid in 15 equal annual installments of principal and interest. The estimated interest rate is stated to be 3.5% per annum, with the exact interest rate to be fixed in the ordinance authorizing the issuance and sale of the local improvement bonds or other financing for Local Improvement District No. 197. The first installment of assessments on the assessment roll shall become due and payable during the 30-day period succeeding the date one year after the date of first publication by the Finance Director of notice that the assessment roll is in his/her hands for collection and annually thereafter each succeeding installment shall become due and payable in like manner. If the whole or any portion of the assessment remains unpaid after the first 30-day period, interest upon the whole unpaid sum shall be charged at the rate as determined above, and each year thereafter one of the installments of principal and interest, together with interest due on the unpaid balance, shall be collected. Any installment not paid prior to expiration of the 30-day period during which such installment is due and payable shall thereupon become delinquent. Each delinquent installment shall be subject to a penalty charge in an amount equal to the bond or installment note interest rate plus five percent (5%), levied upon both principal and interest due on each installment. The collection of such delinquent installments shall be enforced in the manner provided by law.

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

PASSED by the City Council of the City of Richland at a regular meeting on the 16th day of August, 2016.

ROBERT J. THOMPSON
Mayor

ATTEST:

MARCIA HOPKINS
City Clerk

APPROVED AS TO FORM:

HEATHER KINTZLEY
City Attorney

Date Published: August 21, 2016

CERTIFICATION

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

1. The attached copy of Ordinance No. 39-16 (the "Ordinance") is a full, true and correct copy of an Ordinance duly adopted at a regular meeting of the City Council of the City held at the regular meeting place thereof on August 16, 2016, as that Ordinance appears on the minute book of the City; and the Ordinance will be in full force and effect immediately following its adoption; and

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

IN WITNESS WHEREOF, I have hereunto set my hand this ____ day of ____________, 2016.

CITY OF RICHLAND, WASHINGTON

MARCIA HOPKINS
City Clerk

REATA ROAD AREA UTILITY LID #197

FINAL ASSESSMENT ROLL - August 2016

	Owner / Mailing Address	Parcel ID # / Address	Parcel Size (acres)	Water Cnst	Sewer Cnst	Engineering Costs	Construction Subtotal	Interest & Closing Costs (2%)	TOTAL
1	Aspen Properties Ltd Partnership 1320 N 16th Ave Ste A Yakima, WA 98902-1390	1-1188-101-2147-004 ***101 REATA RD*** **Wtr**	6.58	$49,005.63	$0.00	$4,959.10	$53,964.74	$1,079.29	**$55,044.03**
2	135 Reata LLC 1238 Columbia Park Trail Richland, WA 99352-4760	1-1188-101-3301-001 ***135 E REATA RD*** **Wtr - Swr**	5.250	$39,100.24	22,205.82	3,956.73	65,262.79	1,305.26	**$66,568.04**
3A	Riversedge Investments LLC 1238 Columbia Park Trail Richland, WA 99352-4760	1-1188-101-3482-001 ***143 E REATA RD*** **Wtr - Swr**	2.500	$18,619.16	10,574.20	1,884.16	31,077.52	621.55	**$31,699.07**
3B	Richard & Amy Nall 1221 Plateau Drive Richland, WA 99352-7338	1-1188-101-3482-002 ***147 E REATA RD*** **Wtr - Swr**	2.500	$18,619.16	10,574.20	1,884.16	31,077.52	621.55	**$31,699.07**
4	Eagle Rock LLC 109106 E 297 PR SE Kennewick, WA 99338-9179	1-1188-101-3301-003 ***151 E REATA RD*** **Wtr - Swr**	11.000	$81,924.31	46,526.48	8,290.29	136,741.08	2,734.82	**$139,475.90**
5	Del Rey Development Co Inc 2748 LaPierre Canyon Dr Kennewick, WA 99338-7307	1-1188-100-0006-000 ***179 E REATA RD*** **Wtr - Swr**	4.300	$3,211.44	18,187.62	3,240.75	24,639.81	492.80	**$25,132.61**
6	LaPierre Enterprises Inc 2748 LaPierre Canyon Dr Kennewick, WA 99338-7307	1-0288-301-2999-001 ***218 REATA RD*** **Wtr - Swr**	4.870	$3,637.14	20,598.54	3,670.34	27,906.02	558.12	**$28,464.14**
7	Steven & Susan McDonald Trustees 371 Keene Ct Richland, WA 99352-7695	1-1188-200-0005-004 ***225 REATA RD*** **Wtr - Swr**	20.130	$15,034.02	85,143.45	15,171.23	115,348.70	2,306.97	**$117,655.67**
8	Steven & Susan McDonald 371 Keene Ct Richland, WA 99352-7695	1-1188-201-3177-004 ***214 REATA RD*** **Wtr - Swr**	10.000	$7,468.46	42,296.80	7,536.63	57,301.89	1,146.04	**$58,447.92**
9	DJG Land LLC 19604 Venice Lane Richland, WA 99352-7316	1-1188-201-3177-002 ***253 REATA RD*** **Wtr - Swr**	5.000	$3,734.23	21,148.40	3,768.31	28,650.94	573.02	**$29,223.96**
10	Russell & Tina Gregory Jr 5208 W 10th Avenue Kennewick, WA 99338	1-1188-201-3177-003 ***265 REATA RD*** **Wtr - Swr**	5.000	$3,734.23	21,148.40	3,768.31	28,650.94	573.02	**$29,223.96**
			77.13	**$244,088.04**	**$298,403.89**	**$58,130.01**	**$600,621.94**	**$12,012.44**	**$612,634.38**

COUNCIL AGENDA ITEM COVERSHEET

Council Date: 08/16/2016

Agenda Category: Ordinances - Second Reading/Passage

Key Element: Key 1 - Financial Stability & Operational Effectiveness

Subject:
Ordinance No. 40-16, Amending the 2016 Budgets for Equipment Replacement and Wastewater Funds

Department:	Ordinance/Resolution Number:	Document Type:
Public Works	40-16	Ordinance

Recommended Motion:
Approve second reading and pass Ordinance No. 40-16, amending the 2016 budgets for the Equipment Replacement and Wastewater funds.

Summary:
The 2016 budget for the Equipment Replacement fund included $400,000 for replacement of a specialized pipeline cleaning vehicle, or vactor truck, for the Wastewater Utility. Staff prepared specifications and solicited competitive bids for the vactor truck in accordance with City purchasing policies. The selected supplier's bid is for $470,977.57, including sales tax. Staff proposes to add $75,000 to the Equipment Replacement Fund budget to cover the cost of the vehicle and provide a small margin for ancillary tools.

The budget for the Wastewater Fund included $94,000 for repair of mechanical equipment at the Wastewater Treatment Facility. This budget value was based on recent years' experience with equipment repair needs. Earlier in 2016, several significant pieces of equipment required repairs at a cost of $105,000. The specific equipment included a hot-water boiler, two air blowers, and fine bubble diffusers. Each of these pieces of equipment is essential to the correct functioning of the Wastewater Treatment Plant. Repairs to these important pieces of equipment could not be deferred to a future budget cycle.

Staff will be evaluating the appropriate budget level for this category of expenses in preparation of future budgets. Staff is also planning for the deployment of a more robust asset management system and maintenance management system as part of the Enterprise Resource Program initiative currently underway. Improved tools are recommended to manage the complex and valuable inventory of equipment assets for the wastewater and water utilities.

Council held a public hearing and approved first reading of this proposed ordinance at its August 2, 2016 meeting. No public testimony was received at the hearing.

Fiscal Impact:	The proposed ordinance will increase appropriations in the Equipment Replacement Fund by $75,000 for purchase of a vactor truck. Wastewater Utility Fund will also be increased by $105,000 to fund unanticipated repairs. These increases, totaling $180,000, will come from unrestricted ending fund balance in the Wastewater fund which had balance on December 31, 2015 of $2,662,905.

Attachments:
1. Ordinance No. 40-16

ORDINANCE NO. 40-16

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

WHEREAS, on November 17, 2015, Richland City Council approved Ordinance No. 74-15 approving the 2016 Budget, including the 2016–2030 Capital Improvement Plan (CIP); and

WHEREAS, the 2016 Equipment Replacement fund budgeted $400,000 for the purchase of a vactor truck for the Wastewater Department; and

WHEREAS, the vendor prices for this important equipment are approximately $475,000, including tax. The current shortfall is $75,000; and

WHEREAS, the Wastewater Treatment facility has encountered several significant equipment failures not anticipated or budgeted for in 2016; and

WHEREAS, adequate budget is needed in the Wastewater Operations Division to fund these repair expenses and to allow for sufficient budget to complete the year. The costs to recover these expenses is $105,000; and

WHEREAS, the Wastewater Utility Fund currently holds sufficient reserve funds to allow for a transfer of funds to the Equipment Replacement Fund for completion of the vactor truck purchase and the necessary equipment repairs at the Wastewater Treatment Facility; and

WHEREAS, a public hearing was held pursuant to RCW 35.33.091 on August 2, 2016, regarding the increase in appropriations from beginning fund balance in the Wastewater Utility Fund

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

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

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

<u>Section 3</u>. Amendment of the 2016 Budget. The 2016 Budget is hereby amended to provide for $75,000 in additional appropriations in the Equipment Replacement Fund, funded by a transfer from the Wastewater Utility Fund; and to provide $180,000 in

additional appropriations in the Wastewater Utility Fund, to be funded from existing fund balance. The aforementioned changes to appropriations are summarized as follows:

Equipment Replacement Fund	
Current Appropriation:	$3,048,912
Increase in Appropriation:	$ 75,000
Amended Appropriation:	$3,123,912

Wastewater Fund	
Current Appropriation:	$13,504,748
Increase in Appropriation:	$ 180,000
Amended Appropriation:	$13,684,748

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

PASSED by the City Council of the City of Richland, at a regular meeting on the 16th day of August, 2016.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

Date Published: August 21, 2016

COUNCIL AGENDA ITEM COVERSHEET

Council Date: 08/16/2016

Agenda Category: Ordinances - Second Reading/Passage

Key Element: Key 1 - Financial Stability & Operational Effectiveness

Subject:
Ordinance No. 41-16, Providing for the Deferral of Impact Fees

Department:	Ordinance/Resolution Number:	Document Type:
Community & Development Services	41-16	Ordinance

Recommended Motion:
Give second reading and pass Ordinance No. 41-16, Providing for the Deferral of Impact Fees.

Summary:
Washington State passed legislation that requires cities and counties who collect impact fees on new construction to provide for the deferral of those fees until the completion of construction. The current City practice has been to collect traffic and park mitigation fees at the time that a building permit is issued for a project. This matter was reviewed by the Planning Commission at a public hearing they held on June 22, 2016. The Commission recommended adoption of the attached Ordinance 41-16.

Fiscal Impact: None. The City will still collect the same amount of impact fees, but will receive payment of those fees at the completion of building construction rather than at the time a building permit is issued.

Attachments:
1. Ordinance No. 41-16
2. Staff Report to Planning Commission

ORDINANCE NO. 41-16

AN ORDINANCE of the City of Richland amending Richland Municipal Code Titles 12 and 22, providing for the deferred payment of impact fees required for single family residences.

WHEREAS, Senate Bill 5923 adopted by the Washington State Legislature in 2015 mandates that cities and counties collecting impact fees provide a mechanism to collect those fees at the completion of the construction process; and

WHEREAS, under its existing code provisions, the Richland Municipal Code (RMC) requires payment of traffic impact fees under the provisions of Chapter 12.03 and requires the payment of park mitigation fees under the provisions of Chapter 22.12, calling for those fees to be paid at the time a building permit is issued for a project; and

WHEREAS, on June 22, 2016, the Planning Commission held a legally advertised public hearing to formally consider amendments to RMC Sections 12.03.080, 12.03.085 and 22.12.030 and has unanimously recommended approval of the proposed code amendments.

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

Section 1. RMC Chapter 12.03, ROAD IMPACT FEES, shall be amended to read as follows:

Chapter 12.03

ROAD IMPACT FEES

Sections:
12.03.010 Authority and purpose.
12.03.020 Definitions.
12.03.030 Imposition of transportation impact fees.
12.03.040 Calculation of impact fees.
12.03.060 Credits.
12.03.070 Applicability.
12.03.080 Time of payment of impact fees.
12.03.085 Deferral of impact fee payment.
12.03.090 Adjustments.
12.03.100 Establishment of impact fee account.
12.03.120 Refunds.

12.03.130 City use of collected funds.
12.03.140 Plan and fee update.
12.03.150 Appeals.
12.03.160 Existing authority unimpaired.
12.03.170 Relationship to SEPA.
12.03.180 Relationship to concurrency.
12.03.190 Project list.
12.03.200 Options for implementation.
12.03.220 Grant funds.

12.03.010 Authority and purpose.
The South Richland traffic impact fee program has been developed pursuant to the city of Richland police powers, the Growth Management Act as codified in Chapter 36.70A RCW, the enabling authority in Chapter 82.02 RCW, Chapter 58.17 RCW relating to platting and subdivisions and the State Environmental Policy Act (SEPA), Chapter 43.21C RCW.

The purpose of the traffic impact fee program is to:

A. Develop a program consistent with Richland's comprehensive plan, the six-year transportation improvement program (TIP) and the capital facilities plan (CFP), for joint public and private financing of transportation improvements necessitated in whole or in part by development within the program boundary;

B. Ensure adequate levels of transportation and traffic service consistent with the level of transportation service identified in the comprehensive plan and this title;

C. Create a mechanism to charge and collect fees to ensure that all new development bears its proportionate share of the capital costs of off-site transportation facilities directly necessitated by new development; and

D. Ensure fair collection and administration of such transportation impact fees.

The provisions of the South Richland traffic impact fee program shall be liberally construed to effectively carry out its purpose in the interests of the public health, safety and welfare. [Ord. 39-04; Ord. 03-09].

12.03.020 Definitions.
"Developer" means an individual, group of individuals, partnership, corporation, association, municipal corporation, state agency, or other person undertaking development and their successors and assigns.

"Development" means the subdivision or short platting of land or the construction or expansion of commercial, industrial, public, or any other nonresidential building, building space, or land that generates additional vehicular trips.

"Development permit" means a building permit, special use or other city-issued permit required to develop property that will generate additional vehicular trips.

"Equivalent single-family residential unit" means a unit of development that generates 10 vehicle trips per day as defined by the latest edition of the ITE Trip Generation Manual.

"Fair market value" means the price that a property will bring in a competitive and open market under all conditions of a fair sale, the buyer and seller each prudently knowledgeable, and assuming the price is not affected by undue stimulus, measured at the time of the dedication to local government of land or improved transportation facilities.

“Off-site transportation improvements” means those transportation capital improvements designated in the comprehensive plan or capital facilities plan adopted by the city that serve the transportation needs of more than one development.

“Traffic impact zone” means an identified traffic shed boundary as depicted on the official plan map with similar travel patterns that will benefit from a group of planned improvement projects.

“Transportation impact fee” means a monetary charge imposed on new development for the purpose of mitigating off-site transportation impacts that are a direct result of the proposed development. [Ord. 39-04; Ord. 03-09].

12.03.030 Imposition of transportation impact fees.
Transportation impact fees imposed in this program:

A. Shall only be imposed for system improvements that are reasonably related to the new development;

B. Shall not exceed a proportionate share of the costs of system improvements that are reasonably related to the new development;

C. May be collected and spent only for system improvements, which are provided for in the transportation element of the capital facilities plan and comprehensive land use plan;

D. Shall not be imposed to mitigate the same off-site transportation facility impacts that are mitigated pursuant to the State Environmental Policy Act (SEPA) or any other law;

E. Shall not be used to correct existing transportation system deficiencies as of the date of adoption of this plan; and

F. Shall be collected only once for each development, unless changes or modifications to the development are proposed which result in greater direct impacts on transportation facilities than were considered when the development was first approved. [Ord. 39-04; Ord. 03-09].

12.03.040 Calculation of impact fees.
The method of calculating the transportation impact fees in this program incorporates, among other things, the following:

A. The cost of public streets and roads necessitated by new development;

B. An adjustment to the costs of the public streets and roadways for past or future SEPA mitigation payments made by previous development to pay for particular system improvements that were prorated to the particular system improvement;

C. The availability of other means of funding public street and roadway improvements; and

D. The methods by which public street and roadway improvements were financed.

Each single-family residence unit in Traffic Impact Zone 1 shall be subject to a fee amounting to $1,533.56. Each single-family residence unit in Traffic Impact Zone 2 shall be subject to a fee amounting to $474.57. Fees for commercial, industrial, and/or multifamily developments will be calculated based on their peak hour trip generation rates as determined by the city engineer applying the latest version of the ITE Trip Generation Manual. Pass-by and internally captured trips will be deducted from the total trip generation in determining new development trips. As an example, a commercial building in Traffic Impact Zone 2 generating 150 trips with 50 being pass-by and/or internally captured trips resulting in 100 new peak hour trips will have an impact fee of $47,457. [Ord. 39-04; Ord. 03-09; Ord. 41-12 § 1].

12.03.060 Credits.
A credit, not to exceed the impact fee otherwise payable, shall be provided for the fair market value of any dedication of land for, improvement to, or new construction of any system improvements provided by the developer, to facilities that are identified in the financing plan. The determination of "value" shall be consistent with the assumptions and methodology used by the city in estimating the capital improvement costs. [Ord. 39-04].

12.03.070 Applicability.
The requirements of the South Richland traffic impact fee program apply to all development activity in the city of Richland as depicted on the map titled Exhibit A that is attached to Ordinance No. 41-12 codified in this section. Unincorporated areas within the boundary will not be used in the fee calculations and once annexed into the city will be assigned to the appropriate fee area and shall participate in the program prior to approval of any development proposal. [Ord. 39-04; Ord. 03-09; Ord. 41-12 § 2].

12.03.080 Time of payment of impact fees.
All new development within the program boundary shall pay a transportation impact fee in accordance with the provisions of this plan at the time that the applicable development permit is ready for issuance; except that permit applications for detached or attached single family residences may defer impact fee payment, as authorized under RMC 12.03.085. The fee paid shall be the amount in effect as of the date of the permit issuance.

The impact fee amount shall be set as of the date of the development permit application. No development permit shall be issued until the impact fee is paid; except as authorized under RMC 12.03.085.

A developer may obtain a preliminary determination of the impact fee before application for a development permit.

Impact fees may be paid under protest in order to obtain a permit or other approval of development activity.

12.03.085 Deferral of impact fee payment.
Impact fees required for a detached or attached single family residence shall be paid either prior to the issuance of a building permit for a single family residence or, if the applicant chooses, the impact fee can be deferred until the time that the city approves the final building inspection for the single family residence. If an applicant chooses to defer payment of an impact fee, the following process shall be followed:

A. The amount of the impact fee shall be determined at the time the applicant applies for deferral of the impact fee.

B. The applicant shall grant a deferred impact fee lien against the property in favor of the City of Richland in the amount of the deferred impact fee. The deferred impact fee lien shall include the legal description of the property, the County Assessor tax parcel number, and the property address on a form approved by the City and containing the signatures of all owners of the property.

C. The deferred impact fee lien shall be recorded by the City. The applicant shall be responsible for providing all recording fees for the deferred impact fee lien.

D. Once the impact fee has been paid, the City shall execute a release of deferred impact fee lien. The applicant shall be responsible for recording the release of deferred impact fee lien.

The City shall not approve the final inspection or issue a certificate of occupancy for any building until the impact fee has been paid in full.

Section 2. RMC Title 22, Section 22.12.030 entitled Payment of fees, shall be amended to read as follows:

22.12.030 Payment of fees.
The department shall not ~~provide a~~ approve the final inspection and issue the Certificate of O~~o~~ccupancy ~~permit~~ unless and until the impact fees required by this chapter, less any permitted exemptions, credits or deductions, have been paid in full or land has been dedicated per RMC 12.12.050 or park fee credits have been approved by the city. If the payment of impact fees is deferred past the point of permit issuance, the process for the deferral of impact fee payments as set forth in RMC 12.03.085 shall be followed.

A. Fees shall be deposited in a park reserve fund account as established in RMC 3.24.150 through 3.24.170 and shall be used for the acquisition or improvement of park and recreational facilities serving and primarily benefiting residents of the zone with respect to which such payments have been made.

B. Acquisition and/or improvement of such park and recreation facilities shall be made as sufficient funds become available and consistent with the most recent adopted version of the parks and recreation plan.

Section 3. This ordinance shall be effective immediately following the day after its publication in the official newspaper of the City.

PASSED by the City Council of the City of Richland on this 16th day of August, 2016.

ROBERT J. THOMPSON
Mayor

ATTEST:

MARCIA HOPKINS
City Clerk

APPROVED AS TO FORM:

HEATHER KINTZLEY
City Attorney

Date Published: August 21, 2016

STAFF REPORT

TO: PLANNING COMMISSION PREPARED BY: RICK SIMON
FILE NO.: Z2016-103 MEETING DATE: JUNE 22, 2016

GENERAL INFORMATION:

APPLICANT: CITY OF RICHLAND

REQUEST: TEXT AMENDMENTS TO SECTIONS 12.03.080 & 22.12.030 23.22.020 AND A NEW SECTION 12.03.085 CONCERNING DEFERRAL OF IMPACT FEES

LOCATION: CITYWIDE

REASON FOR REQUEST:

New state legislation requires cities and counties that collect impact fees to allow for those fees to be deferred until final building inspection, the issuance of a certificate of occupancy or the closing of the first sale of the property.

FINDINGS AND CONCLUSIONS

Staff has drafted text amendments to the traffic impact fee and park mitigation fee sections of the Richland Municipal Code and submits that:

1. Senate Bill 5923 was adopted by the Washington State Legislature during the 2015 regular session and is scheduled to take effect statewide as of September 1, 2016. The bill mandates that cities and counties that collect impact fees on new single family dwellings provide a mechanism to collect those fees at either the time of final building inspection, the issuance of a certificate of occupancy or the closing of the first sale of the property;

2. Under its existing code, the City of Richland requires the payment of traffic impact fees in accordance with RMC Chapter 12.03 and also requires the payment of park mitigation fees in accordance with RCM Chapter 22.12;

3. The existing code provisions require impact fees to be paid at the time of building permit issuance for all traffic impact fees;

4. The proposed code amendments would provide for the deferral of traffic and park impact fees for all single family residences to be paid at the time that a final building inspection is requested and require the applicants to grant a deferred

impact fee lien and in so doing meet the requirements established in state law under Senate Bill 5923;

5. Based upon the above findings and conclusions, the adoption of the proposed amendments to Sections 12.03.080, 12.03.085 and 22.12.030 of the Richland Municipal Code providing for a deferral of payment for traffic and park impact fees is in the best interest of the community of Richland.

RECOMMENDATION

Staff recommends the Planning Commission concur with the findings and conclusions set forth in Staff Report (Z2016-103) and recommend to the City Council adoption of the proposed code amendments to RMC Sections 12.03.080, 12.03.085 and 22.12.030.

ATTACHMENTS

A. Supplemental Information
B. Draft Code Language
C. Senate Bill 5923

ATTACHMENT A
(Z2016-103)

SUPPLEMENTAL INFORMATION

EXISTING CODE

The current City code relating to payment of impact fees is found in two places within the municipal code. Chapter 12.03 establishes requirements for traffic impact fees, while Chapter 22.12 sets forth standards for park mitigation fees. These code sections currently read as follows:

Section 12.03.080

All new development within the program boundary shall pay a transportation impact fee in accordance with the provisions of this plan at the time that the applicable development permit is ready for issuance. The fee paid shall be the amount in effect as of the date of the permit issuance.

The impact fee amount shall be set as of the date of the development permit application. No development permit shall be issued until the impact fee is paid.

A developer may obtain a preliminary determination of the impact fee before application for a development permit.

Impact fees may be paid under protest in order to obtain a permit or other approval of development activity.

Section 22.12.030

The department shall not provide a final inspection and occupancy permit unless and until the impact fees required by this chapter, less any permitted exemptions, credits or deductions, have been paid in full or land has been dedicated per RMC 12.12.050 or park fee credits have been approved by the city.

A. Fees shall be deposited in a park reserve fund account as established in RMC 3.24.150 through 3.24.170 and shall be used for the acquisition or improvement of park and recreational facilities serving and primarily benefiting residents of the zone with respect to which such payments have been made.

B. Acquisition and/or improvement of such park and recreation facilities shall be made as sufficient funds become available and consistent with the most recent adopted version of the parks and recreation plan.

REVIEW OF STATE REQUIREMENTS

While the new state law mandates that impact fee deferrals be granted for single family residences, the law provides cities with some latitude in how those deferrals are granted. Deferred impact fees must be paid at one of three points in the process: at final building inspection; at the issuance of a certificate of occupancy; or at the closing of the first sale of the property.

At a minimum the state law requires deferrals to be granted for the first 20 single family residential building permits issued within a year. It also requires that any individual taking advantage of the deferred fee must also grant a deferred impact fee lien, which is to be recorded with the County Auditor. Once the impact fees have been paid, cities are obligated to issue a release of the deferred impact fee lien.

PROPOSED CODE CHANGES

Staff is recommending that the impact fees be deferred until the time of final building inspection. From an administrative standpoint, this is the easiest point in the process to collect the deferred fees, better than either the sale of the home or issuance of a certificate of occupancy. The proposed code amendments do not attempt to limit the number of deferrals that can be granted in one year. Again from an administrative standpoint, it would be easier offer the deferral to all applicants, rather than try to track the number of deferral granted. As required under the new law, the proposed code amendments requires the applicant to sign a deferred impact fee lien.

SUMMARY

The proposed code amendments would implement the provisions of Senate Bill 5923. The proposed code amendments have been structured in such a way as allow the deferral of impact fee payments with the least amount of administrative process changes.

COUNCIL AGENDA ITEM COVERSHEET

Council Date: 08/16/2016 | Agenda Category: Ordinances - Second Reading/Passage

Key Element: Key 1 - Financial Stability & Operational Effectiveness

Subject:
Ordinance No. 42-16, Budget Amendment to Increase Solid Waste Fund

Department:	Ordinance/Resolution Number:	Document Type:
Public Works	42-16	Ordinance

Recommended Motion:
Give second reading and pass Ordinance No. 42-16, amending the 2016 Solid Waste Fund budget.

Summary:
The 2016 budget for the Solid Waste Fund included $50,000 in the Capital Improvement Plan for a new monitoring well at the landfill. The budget was recommended on the basis of dialog with Washington State Department of Ecology staff regulating the groundwater contamination issue at the landfill. As staff began implementing this item, further dialog with Ecology led to consideration of the potential benefits of an Agreed Order process. The primary benefit to the Agreed Order process will be enhanced eligibility for cost recovery from a State grant funding program. Additionally, staff became aware of the potential for insurance coverage toward the costs of groundwater contamination management. These new avenues of addressing the issue have required more professional services, including legal counsel, than was originally budgeted. Staff recommends increasing the 2016 budget by $50,000 to cover the additional professional services needed to negotiate the Agreed Order and initiate the insurance recovery process.

Council held a public hearing and approved first reading of this ordinance at its August 2, 2016 meeting. No public testimony was received at the hearing.

Staff recommends approval.

Fiscal Impact: The proposed budget increase will provide $50,000 in additional appropriations, drawn from a net position in the Solid Waste Fund of $342,701.

Attachments:
1. Ordinance No. 42-16

ORDINANCE NO. 42-16

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

WHEREAS, on November 17, 2015, Richland City Council approved Ordinance No. 74-15 approving the 2016 Budget, including the 2016–2030 Capital Improvement Plan (CIP); and

WHEREAS, the 2016 budget for the Solid Waste Fund included $50,000 in the CIP for a project titled Groundwater Contamination Management; and

WHEREAS, the Groundwater Contamination Management project was scoped and budgeted based on dialog with the Washington State Department of Ecology ("Ecology") in mid-2015; and

WHEREAS, when staff began implementing the planned CIP work continued dialog with Ecology staff suggested a new approach to the Groundwater Contamination Issue. The new approach requires additional professional services and carries the potential for cost sharing with Ecology; and

WHEREAS, staff recommends investment in the increased professional preparation of the City's approach to the Groundwater Contamination Management project; and

WHEREAS, a public hearing was held pursuant to RCW 35.33.091 on August 2, 2016, regarding the increase in appropriations from beginning fund balance in the Solid Waste Utility Fund.

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

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

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

Section 3. Amendment of the 2016 Budget. The 2016 Budget is hereby amended in the Solid Waste Utility Fund to provide for $50,000 in additional appropriations for Administration Expert Services from existing fund balance. The aforementioned changes to appropriations are summarized as follows:

Solid Waste Fund

Current Appropriation:	$8,885,780
Increase in Appropriation:	$ 50,000
Amended Appropriation:	$8,935,780

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

PASSED by the City Council of the City of Richland, at a regular meeting on the 16th day of August, 2016.

ROBERT J. THOMPSON
Mayor

ATTEST:

MARCIA HOPKINS
City Clerk

APPROVED AS TO FORM:

HEATHER KINTZLEY
City Attorney

Date Published: August 21, 2016

COUNCIL AGENDA ITEM COVERSHEET

Council Date: 08/16/2016

Agenda Category: Ordinances - Second Reading/Passage

Key Element: Key 1 - Financial Stability & Operational Effectiveness

Subject:

Ordinance No. 45-16, Amending the 2016 General Fund Budget

Department:	Ordinance/Resolution Number:	Document Type:
Police Services	45-16	Ordinance

Recommended Motion:

Give second reading and pass Ordinance No. 45-16, Amending the 2016 General Fund Budget.

Summary:

Richland Police Department wishes to upgrade facilities to improve the office utilized for computer forensics to add dedicated HVAC and venting, and a ventilation hood due to the work done with electronics and the sensitive nature of the computer equipment. The upgrade will be funded with PIP monies.

No funds were appropriated in the General Fund for the upgrade of Police Department facilities.

Sufficient unappropriated funds are available in the General Fund's PIP Reserve to support the required budget adjustment.

There is currently a balance of $22,709 in PIP funds; staff is requesting that $5,843 of these funds be appropriated to accomplish these upgrades.

Fiscal Impact:

This ordinance will appropriate $5,843 of $22,709 available PIP funds.

Attachments:

1. Ord No 45-16

ORDINANCE NO. 45-16

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

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

WHEREAS, the Richland Police Department (RPD) wishes to upgrade facilities to improve the office utilized for computer forensics to add dedicated HVAC and venting, and a ventilation hood due to the work done with electronics and the sensitive nature of the computer equipment. The upgrade will be funded with PIP monies; and

WHEREAS, no funds were appropriated in the General Fund for the upgrade of Police Department facilities.

WHEREAS, sufficient unappropriated funds are available in the General Fund's PIP Reserve to support the required budget adjustment; and

WHEREAS, there is currently a balance of $22,709 in PIP funds; staff is requesting that $5,843 of these funds be appropriated to accomplish these upgrades; and

WHEREAS, a public hearing was held pursuant to RCW 35.33.091 on August 2, 2016, regarding the increase in appropriations from beginning fund balance in the General Fund.

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

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

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

Section 3. Amendment of the 2016 Budget. The 2016 Budget is hereby amended to provide additional appropriations in the General Fund from unappropriated balances in the PIP Reserve.

General Fund	
Current Appropriation:	$ 50,421,783
Increase in Appropriation:	$ 5,843
Amended Appropriation:	$ 50,427,626

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

PASSED by the City Council of the City of Richland, at a regular meeting on the 16th day of August, 2016.

ROBERT J. THOMPSON
Mayor

ATTEST:

MARCIA HOPKINS
City Clerk

APPROVED AS TO FORM:

HEATHER KINTZLEY
City Attorney

Date Published: August 21, 2016

COUNCIL AGENDA ITEM COVERSHEET

Council Date: 08/16/2016 | Agenda Category: Resolutions – Adoption

Key Element: Key 2 - Infrastructure & Facilities

Subject:
Resolution No. 148-16, Rejecting all Bids for Horn Rapids Irrigation Intake Rescreening Project

Department:	Ordinance/Resolution Number:	Document Type:
Public Works	148-16	Resolution

Recommended Motion:
Adopt Resolution No. 148-16, rejecting all bids received for the Horn Rapids Irrigation Intake Rescreening project and directing staff to review the design for future implementation.

Summary:
The 2012 Irrigation System Plan identified the need to upgrade the inlet screens at the Horn Rapids Irrigation System pump station withdrawing water from the Columbia River. Funding for the project was included in the 2013 - 2017 Capital Improvement Plan. A lengthy process of engineering and permitting resulted in the project being ready for construction this upcoming winter. Staff solicited construction bids in accordance with City purchasing policies. Two responsive bids were received on August 4, 2016. Both bids far exceeded the engineer's estimate and the available budget.

Staff and its consultant, IRZ Consulting, have evaluated the bids and concluded that some design revisions are likely to result in an acceptable system improvement and lower bid prices. Staff recommends that Council reject the bids received on August 4, 2016 and direct staff to complete a design review toward the goal of completing the project for a lower price.

Because of a narrow time period allowed for working in the River, this project may be delayed until 2017 - 2018. It is also possible that additional funds will need to be budgeted to allow completion of the work. Staff expects to complete its review of the design and budget in the next 30 days.

Staff recommends approval of Resolution 148-16.

Fiscal Impact:	To award the construction contract in accordance with the lowest responsive bid the total project costs, including construction, engineering and contingency would exceed $1,200,000. There is currently $667,331 available in the Irrigation Utility Capital Improvement project budget. Staff therefore recommends rejecting all bids. The cost to review and revise the current design is minor and will be absorbed within the current consultant services agreement and Public Works budget.

Attachments:
1. Res No 148-16
2. Bid Tabulation - Horn Rapids Irrigation Screen Improvements

RESOLUTION NO. 148-16

A RESOLUTION of the City of Richland rejecting all bids for the Horn Rapids Irrigation Intake Rescreening project.

WHEREAS, the 2012 Irrigation System Plan identified the need to upgrade the inlet screen for the Horn Rapids Irrigation System pump station on the Columbia River; and

WHEREAS, the 2013–2017 Capital Improvement Plan included funding for this project; and

WHEREAS, planning and permitting this work was a time-consuming process, which resulted in short duration available work periods during winter months; and

WHEREAS, the project was prepared for construction this upcoming winter; and

WHEREAS, the City contracted with IRZ Consulting, a regional leader in irrigation water supply facilities, to design and permit the project; and

WHEREAS, the City bid the project with a bid opening on August 4, 2016; and

WHEREAS, two (2) responsible bids were received; and

WHEREAS, the lowest responsible bid exceeded the engineer's estimate by more than 100 percent (100%) and also exceeded the available budget; and

WHEREAS, analysis of the bids by staff and IRZ indicates that revision of the plans and specifications may yield opportunities to lower the bid prices; and

WHEREAS, staff recommends rejecting both of the bids and preparing revised design documents for future bidding. Long lead time equipment may force the project to be delayed for another year.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland, that:

Section 1. Both bids received for the Horn Rapids Irrigation Intake Rescreening project are hereby rejected.

Section 2. City staff is directed to prepare revised plans and bid documents for a rebid of the project.

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

ADOPTED by the City Council of the City of Richland at a regular meeting on the 16th day of August, 2016.

ROBERT J. THOMPSON
Mayor

ATTEST:

MARCIA HOPKINS
City Clerk

APPROVED AS TO FORM:

HEATHER KINTZLEY
City Attorney

City of Richland

DATE BIDS OPENED: July 25, 2016	ITB # 16-0084
HORN RAPIDS IRRIGATION INTAKE RESCREENING	

Item	Description	Qty	Unit	ENGINEER'S ESTIMATE Unit Price	Total Price	BERGERSON CONSTR ASTORIA, OR Unit Price	Total Price	BALLARD MARINE CNST WASHOUGAL, WA Unit Price	Total Price
	SCHEDULE A - BASE BID								
1	Mobilization.	1	LS	$35,000.00	35,000.00	78,670.00	78,670.00	106,125.00	106,125.00
2	SPCC plan.	1	LS	2,000.00	2,000.00	3,194.00	3,194.00	11,650.00	11,650.00
3	Hydroloz S1800 water screen (304 stainless steel) or approved alternative.	3	EA	67,300.00	201,900.00	146,553.00	439,659.00	171,819.00	515,457.00
5	Structural steel fabrication.	1	LS	50,000.00	50,000.00	104,437.00	104,437.00	158,456.00	158,456.00
6	Driving piles & sheet piles.	14	EA	2,500.00	35,000.00	4,578.00	64,092.00	8,461.00	118,454.00
7	Driving screen supports.	3	EA	4,500.00	13,500.00	6,146.00	18,438.00	85,626.00	256,878.00
10	Setting screens.	3	EA	2,000.00	6,000.00	8,896.00	26,688.00	12,882.00	38,646.00
11	Electrical (including controls).	1	LS	50,000.00	50,000.00	156,592.00	156,592.00	196,350.00	196,350.00
	SCHEDULE A - BASE BID SUBTOTAL				**$393,400.00**		**$891,770.00**		**$1,402,016.00**
	8.6% SALES TAX				**33,832.40**		**76,692.22**		**120,573.38**
	SCHEDULE A - BASE BID TOTAL				**$427,232.40**		**$968,462.22**		**$1,522,589.38**

COUNCIL AGENDA ITEM COVERSHEET

Council Date: 08/16/2016 | Agenda Category: Resolutions – Adoption

Key Element: Key 1 - Financial Stability & Operational Effectiveness

Subject:
Resolution No. 152-16, Authorizing Interlocal Agreement IAA 16-436 with Washington State Department of Natural Resources

Department:	Ordinance/Resolution Number:	Document Type:
Fire & Emergency Services	152-16	Resolution

Recommended Motion:
Adopt Resolution No. 152-16, authorizing the City Manager to sign and execute an interlocal agreement with the Washington State Department of Natural Resources.

Summary:
Interlocal Agreement IAA 16-436 allows the City of Richland Fire Department (RFD) to bill Washington State Department of Natural Resources (DNR) for incident response and support in the event RFD engages in wildland fire suppression or management activities with DNR outside of a State mobilization structure.

Staff recommends approval.

Fiscal Impact:	Interlocal Agreement IAA 16-436 gives the City the ability to bill the Washington State Department Natural Resources for expenses incurred during wild land fire operations, outside of state mobilization. Revenue will vary based on each fire season's needs and activities.

Attachments:
1. Draft Resolution No. 152-16
2. Interlocal Agreement

RESOLUTION NO. 152-16

A RESOLUTION of the City of Richland authorizing execution of an Interagency Agreement for wildfire emergency response and reimbursement between Richland Fire and Emergency Services and Washington State Department of Natural Resources.

WHEREAS, it is the purpose of the Interlocal Cooperation Act to permit local governmental organizations to make the most efficient use of their resources by enabling them to cooperate with other government agencies on the basis of mutual advantage; thereby providing services and organizing facilities in a manner, pursuant to appropriate forms of governmental organization, which best fits with geographic, economic, population, and other factors that influence the needs and development of local communities; and

WHEREAS, it has been determined by each of the parties hereto that it would be in the best interests of the citizens of the respective jurisdictions, and of mutual benefit to the delivery of emergency services if, in some circumstances, the services of one fire agency be extended outside corporate limits of that city or district into another; and

WHEREAS, the parties hereto desire to enter into an Interagency Agreement, wherein under some circumstances Richland Fire will be reimbursed, according to the agreement, for responding to an emergency incident within the fire protection boundaries of the Washington State Department of Natural Resources.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Richland authorizes the City Manager to sign and execute an Interagency Agreement for Wildfire Emergency Response and Reimbursement between Richland Fire and Emergency Services and Washington State Department of Natural Resources.

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

ADOPTED by the City Council of the City of Richland at a regular meeting on the 16th day of August, 2016.

ROBERT J. THOMPSON
Mayor

ATTEST:

MARCIA HOPKINS
City Clerk

APPROVED AS TO FORM:

HEATHER KINTZLEY
City Attorney

INTERAGENCY AGREEMENT WITH RICHLAND FIRE DEPARTMENT

Agreement No. IAA 16-436

This Agreement is between the Richland Fire Department, referred to as Richland and the Washington State Department of Natural Resources, Southeast Region, referred to as DNR.

DNR falls under authority of RCW Chapter 43.30 of Washington State, Department of Natural Resources. DNR and Richland enter into this agreement under Chapter 39.34, Interlocal Cooperation Act.

The purpose of this Agreement is for Richland to make available Richland employees as listed in Attachment B, referred to as employee, as single resources for wildfire or emergency response, and for DNR to reimburse Richland for the costs associated with their time.

IT IS MUTUALLY AGREED THAT:

1.01 Statement of Work. Richland shall furnish the necessary personnel, equipment, material and/or services and otherwise do all things necessary for or incidental to performing work set forth in the Attachment "A".

2.01 Period of Performance. The period of performance of this Agreement shall begin on the date Richland furnishes DNR with a certificate(s) of insurance, executed by a duly authorized representative of each insurer, or a letter of self-insurance as referenced in section 16.01 and the date of the last signature to this agreement, and end on December 31, 2016, unless terminated sooner as provided herein.

3.01 Payment. Pay for the work provided is established under RCW 39.34.130. Payment for satisfactory performance of work shall be based on the rates and terms described in Attachment "B".

4.01 Billing Procedures. DNR shall reimburse Richland upon the receipt of properly executed claim forms submitted by Richland according to Attachment A. Any costs, which are to be billed as allowed by this Agreement, must be invoiced within sixty (60) business days of the date of demobilization. Payment to Richland for approved and completed work will be made by warrant or account transfer within 30 days of receiving the invoice. When the contract expires, any claim for payment not already made shall be submitted within 30 days after the expiration date or the end of the fiscal year, whichever is earlier.

5.01 Records Maintenance. Richland shall maintain books, records, documents and other evidence, to sufficiently document all direct and indirect costs incurred by Richland in providing the services. These records shall be available for inspection, review, or audit by personnel of the DNR, other personnel authorized by the DNR, the Office of the State Auditor, and federal officials as authorized by law. Richland shall keep all books, records, documents, and other material relevant to this Agreement for six years after agreement expiration. The Office of the State Auditor, federal auditors, and any persons authorized by the parties shall have full access to and the right to examine any of these materials during this period.

Records and other documents in any medium furnished by one party to this agreement to the other party will remain the property of the furnishing party, unless otherwise agreed. The receiving party will not disclose this material to any third parties without first notifying the furnishing party and giving it a reasonable opportunity to respond. Each party will use reasonable security procedures and protections to assure that records and documents provided by the other party are not erroneously disclosed to third parties.

The parties acknowledge that Richland is bound by the Public Records Act, Chapter 42.56 RCW, which shall govern release of public records regardless of DNR's preference for non-disclosure. An injunction filed under the PRA is required to prevent release of public records that do not fall within a clearly defined and applicable statutory exemption, as determined by the City of Richland.

6.01 Rights to Data. Unless otherwise agreed, data originating from this Agreement shall be "works for hire" as defined by the U.S. Copyright Act of 1976 and shall be owned by the DNR. Data shall include, but not be limited to, reports, documents, pamphlets, advertisements, books, magazines, surveys, studies, computer programs, films, tapes, and/or sound reproductions. Ownership includes the right to use, copyright, patent, register and the ability to transfer these rights.

7.01 Independent Capacity. The employees or agents of each party who are engaged in performing this agreement shall continue to be employees or agents of that party and shall not be considered for any purpose to be employees or agents of the other party.

8.01 Amendments. This Agreement may be amended by mutual agreement of the parties. Amendments shall be in writing and signed by personnel authorized to bind each of the parties.

9.01 Termination. Either party may terminate this Agreement by giving the other party 30 days prior written notice. If this Agreement is terminated, the terminating party shall be liable to pay only for those services provided or costs incurred prior to the termination date according to the terms of this Agreement.

10.01 Termination for Cause. If for any cause either party does not fulfill in a timely and proper manner its obligations under this Agreement, or if either party violates any of the terms and conditions, the aggrieved party will give the other party written notice of the failure or violation. The aggrieved party will give the other party 15 working days to correct the violation or failure. If the failure or violation is not corrected within 15 days, the aggrieved party may immediately terminate this Agreement by notifying the other party in writing.

11.01 Disputes. If a dispute arises, a dispute board shall resolve the dispute like this: Each party to this agreement shall appoint a member to the dispute board. These board members shall jointly appoint an additional member to the dispute board. The dispute board shall evaluate the facts, contract terms, applicable statutes and rules, then determine a resolution. The dispute board's determination shall be final and binding on the parties. As an alternative to the dispute board, either of the parties may request intervention by the Governor, as provided by RCW 43.17.330. In this case, the Governor's process will control the dispute resolution.

12.01 Governance. This contract is entered into the authority granted by the laws of the State of Washington and any applicable federal laws. The provisions of this agreement shall be construed to conform to those laws.

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

(1) Applicable State and federal statutes and rules;
(2) Statement of Work*;* and
(3) Any other provisions of the agreement, including materials incorporated by reference.

13.01 Assignment. The work to be provided under this Agreement and any claim arising from this agreement cannot be assigned or delegated in whole or in part by either party, without the express prior written consent of the other party. Neither party shall unreasonably withhold consent.

14.01. Waiver. A party that fails to exercise its rights under this agreement is not precluded from subsequently exercising its rights. A party's rights may only be waived through a written amendment to his agreement.

15.01 Severability. The provisions of this agreement are severable. If any provision of this Agreement or any provision of any document incorporated by reference should be held invalid, the other provisions of this Agreement without the invalid provision remain valid.

16.01 Insurances.

At all times during the term of this agreement, the City of Pasco shall, at its cost and expense, buy and maintain insurance of the types and amounts listed below. Failure to buy and maintain the required insurance may result in the termination of the agreement at DNR's option.

All insurance shall be issued by companies admitted to do business in the State of Washington and have a rating of A-, Class VII or better in the most recently published edition of Best's Reports unless otherwise approved by DNR. Any exception must be reviewed and approved by the DNR Risk Manager or in the absence of, the DNR Contracts Manager, before the contract is accepted. If an insurer is not admitted, all insurance policies and procedures for issuing the insurance policies must comply with Chapter 48.15 RCW and 284-15 WAC.

Before this agreement is effective, Richland shall furnish DNR, with a certificate(s) of insurance, executed by a duly authorized representative of each insurer, or similar form approved by DNR (i.e. evidence of coverage letter) showing compliance with the insurance requirements specified in this Agreement. Said certificate(s) shall contain the Agreement number IAA 16-436 name of DNR Project Manager, and include the State of Washington, DNR, its elected and appointed officials, agents, and employees as additional insured on all general liability, excess, umbrella insurance policies.

Richland shall include all subcontractors as insureds under all required insurance policies, or shall furnish separate certificates of insurance and endorsements for each subcontractor. Subcontractor(s) must comply fully with all insurance requirements stated herein. Failure of subcontractor(s) to comply with insurance requirements does not limit the Richland liability or responsibility.

All insurance, self-insurance, and risk pool coverage provided in compliance with this contract shall be primary as to any other insurance or self-insurance programs afforded to or maintained by DNR. The Richland waives all rights against DNR for recovery of damages to the extent these damages are covered by general liability, employer's liability, business auto, or excess/umbrella insurance maintained pursuant to this Agreement.

DNR shall be provided written notice 10 days before cancellation or non-renewal of any insurance.

By requiring insurance herein, DNR does not represent that coverage and limits will be adequate to protect the Richland, and such coverage and limits shall not limit the Richland liability under the indemnities and reimbursements granted to DNR in this contract.

The limits of insurance, which may be increased by DNR, as deemed necessary, shall not be less than as follows:

(1) Commercial General Liability (CGL) Insurance: Richland shall maintain general liability (CGL) insurance, and, if deemed necessary as determined by DNR, commercial umbrella insurance with a limit of not less than $1,000,000 per each occurrence and $2,000,000 for a general aggregate limit. The products-completed operations aggregate limit shall be $2,000,000.

    CGL insurance shall be written on ISO occurrence form CG 00 01 (or substitute form providing equivalent coverage). All insurance shall cover liability arising out of premises, operations, independent contractors, products-completed operations, personal injury and advertising injury, and liability assumed under an insured contract (including the tort liability of another assumed in a business contract), and contain separation of insureds (cross liability) conditions.

(2) Employers Liability (Stop Gap) Insurance: If Richland shall use employees to perform this contract, Richland shall buy employers liability insurance, and, if deemed necessary as determined by DNR, commercial umbrella liability insurance with limits not less than $1,000,000 each accident for bodily injury by accident or $1,000,000 each employee for bodily injury by disease.

(3) Business Auto Liability Insurance: Richland shall maintain business auto liability and, if deemed necessary as determined by DNR, commercial umbrella liability insurance with a limit not less than $1,000,000 per accident. Such insurance shall cover liability arising out of "any Auto." Business auto coverage shall be written on ISO form CA 00 01, or substitute liability form providing equivalent coverage. If necessary, the policy shall be endorsed to provide contractual liability coverage and cover a "covered pollution cost or expense" as provided in the 1990 or later editions of CA 00 01.

(4) Workers' Compensation Insurance: Richland shall comply with all State of Washington workers' compensation statutes and regulations. Workers' compensation coverage shall be provided for all employees of Richland and employees of any subcontractor or sub-subcontractor. Coverage shall include bodily injury (including death) by accident or disease, which arises out of or in connection with the performance of this contract. Except as prohibited by law, Richland waives all rights of subrogation against DNR for recovery of damages to the extent they are covered by workers' compensation, employer's liability, commercial general liability or commercial umbrella liability insurance.

Richland shall indemnify DNR for all claims arising out of Richland, its subcontractor's, or sub-subcontractor's failure to comply with any State of Washington workers' compensation laws where DNR incurs fines or is required by law to provide benefits to or obtain coverage for such employees. Indemnity shall include all fines, payment of benefits to Richland or subcontractor employees, or their heirs or legal representatives, and the cost of effecting coverage on behalf of such employees. Any amount owed to DNR by Richland pursuant to the indemnity may be deducted from any payments owed by DNR to Richland for performance of this Contract.

In lieu of the coverages required under this section, DNR at its sole discretion may accept evidence of self-insurance by the Richland, provided the City of Pasco provides the following:

Richland shall provide a statement by a CPA or actuary, satisfactory to DNR that demonstrates Richland financial condition is satisfactory to self-insure any of the required insurance coverages.

DNR may require Richland to provide the above from time to time to ensure Richland continuing ability to self-insure. If at any time Richland does not satisfy the self-insurance requirement, Richland shall immediately purchase insurance as set forth under this section.

To the fullest extent permitted by law, Richland shall indemnify, defend and hold harmless DNR, its officials, agents and employees, from any and against all claims, injuries, damages, losses or suits arising out of or resulting from Richland's performance of this Agreement as well as Richland's subcontractors', employees', or agents' performance of the Agreement except for claims, injuries, and damages caused by the sole negligence of DNR. "Claim" as used in this agreement means any financial loss, claim, suit, action, damage, or expense, including but not limited to attorneys' fees, attributable to bodily injury, sickness, disease or death, or injury to or destruction of tangible property including loss of use resulting therefrom. Richland obligation to indemnify, defend, and hold harmless includes any claim by Richland agents, employees, representatives, or any subcontractor or its employees Richland obligation to indemnify, defend, and hold harmless DNR shall not be eliminated or reduced by any actual or alleged concurrent negligence of DNR or its agents, agencies, employees and officials. Richland waives its immunity under Title 51 RCW to the extent it is required to indemnify, defend and hold harmless DNR and its agencies, officials, agents or employees. This waiver has been mutually negotiated by the parties. The provisions of this section shall survive the expiration or termination of this Agreement.

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

18.01 Filing. As provided in RCW 39.34.040, the executed Agreement shall be filed with the Benton County Auditor or posted on each Agency's website in an electronically retrievable format.

19.01 Entity Status. This Agreement shall not require formation of any new governance entity. No property will be acquired or held, and no joint board or administrator is necessary to accomplish the purpose of this Agreement.

20.01 Contract Management. The Project Coordinator for each of the parties shall be the contact person for this agreement. All communications and billings will be sent to the project coordinator.

21.01 Project Coordinators.

(1) The Project Coordinator for Richland is Tom Huntington, Telephone Number 509-942-7703.

(2) The Project Manager for DNR is Wyatt Leighton. Telephone Number 509-925-0959

IN WITNESS WHEREOF, the parties have executed this Agreement.

RICHLAND FIRE DEPARTMENT

Dated: ____________________, 20___

By: Cynthia D. Reents, ICMA-CM

Title: City Manager

Address: 975 George Washington Way
Richland, WA 99352

Phone: 509-942- 7381

STATE OF WASHINGTON
DEPARTMENT OF NATURAL RESOURCES

Dated: ____________________, 20___

By: ____________________________________
Todd Welker

Title: Regional Manager_____________

Address: 713 Bowers Rd
Ellensburg, WA 98926

Attachment A

STATEMENT OF WORK:

This agreement is to allow Richland to provide Overhead and Resources to DNR for wildland fires within the State of Washington. This agreement will not be an avenue for dispatches to fires outside of the State of Washington with the exception of Type 1 and 2 IMT members and alternates dispatched as part of a team order.

COST REIMBURSMENT PROCEDURES

The Washington State DNR will reimburse Richland for the eligible costs incurred while dispatched to incidents.

Resource Order Authority

A resource order number is required for all resources. Central Washington Interagency Dispatch (CWICC) office will issue all resource request numbers. This service is limited to fires in Washington, expect for type 1 and 2 IMT members when dispatched with their teams.

A resource order number shall be assigned to each dispatched overhead resource. The resource order number is the authority reference for all claims, including those of the personnel assigned to the units but it is not, per se, an authorization for payment.

Travel Time

Travel time will be paid as documented on a Crew Time Report (CTR) signed by timekeeper at the fire.

DNR will estimate the travel time to and from the incident. Travel time via ground transportation shall be calculated by dividing distance (from point of hire to incident, or incident to incident or incident to point of hire) by average travel speed of 45 mph, plus applicable rest time. (Sarah)

Staging Hours

When resources are assigned to staging for initial attack or emergency deployment to the field, all hours will be reimbursable. This condition requires documentation on a CTR and signature of the Division Supervisor on the CTR.

Compensable Time

DNR does not compensate employees on a portal-to-portal basis

Career Employees

Regular Hours: All hours regularly scheduled at Richland for personnel assigned to an incident. These hours will be calculated the same as Richland calculates their regular hours for days scheduled at their regular hourly rate. (Example: 8, 10, 12, or 24 hours scheduled duty days.) Hours worked while on paid leave will be paid at the regular hourly rate.

Overtime Hours: Overtime hourly rates for personnel assigned to an incident for overtime hours worked. Overtime hours are those hours not regularly scheduled to work at Richland and are assigned on the incident action plan. Hours worked while on a Kelly day will be paid at the overtime rate.

FD Volunteers

DNR agrees to pay FD Volunteers directly when requested by the Chief. Volunteers will be paid for hours worked at DNR Wage and Equipment Rates for the position held on the incident.

FD Volunteers paid directly by DNR will need to come to the incident with all documentation needed to complete I-9 and W-4 forms. This process is identical to that of State Mobilization.

Non-Compensable Time

Time when an individual is not on assigned duty and is free to leave the area.
1. Unscheduled hours for meals.
2. Sleeping periods.
3. Time required for vehicle/equipment servicing or maintenance.
4. Crew change travel time (either direction)
5. Out-of-service time (i.e., unit decommissioned or broken down). If crew was reassigned, it must be documented on the CTR.

Crew Change

When accepting a dispatch to an incident, resources are required to stay until demobilized. If Richland wishes to replace a crew they may do so, however, with the crew change is Richland responsibility along with all expenses associated.

Personnel Compensated By

Personnel compensated by Richland who are dispatched will continue to be employees of Richland at all times. Richland reimbursement of personnel costs includes the following:

Backfill

Richland will be reimbursed the overtime premium differential for positions that require replacement staff. Only regularly scheduled hours are eligible for backfill consideration.

When Richland sends personnel who were scheduled to work, it may have a need to replace those personnel in order to provide support for those it protects. The term Backfill Personnel applies to those persons who come in on a non-scheduled work day and replace the person assigned to the incident.

Returning Mobilized Firefighter who has been "Backfilled": When required to comply with local minimum staffing requirements, the overtime premium costs of a replacement firefighter filling in for a firefighter dispatched to an incident are reimbursable. When the firefighter arrives back home, eligibility ends for any cost reimbursement (1) for that firefighter and (2) for the backfilling replacement firefighter.

If the dispatched firefighter arrives home during his/her regular work shift, the expectation is that he/she will report for and return to work. If the Richland chooses to allow the returning firefighter to go home (i.e., to his/her personal residence), rather than to return to work, it does so at its own expense and is not reimbursable.

<table>
<tr><th colspan="3">How Backfill Works</th></tr>
<tr><td>1. Agency has firefighter scheduled to work.</td><td>2. Agency allows firefighter to respond to an Incident at beginning of shift.</td><td>3. Agency calls in a firefighter who is not scheduled to work.</td></tr>
<tr><td>Agency has funds allotted for Shift to be worked.</td><td>Incident covers cost of Firefighter who left. Agency Still has funds allotted for Shift to be worked.</td><td>Since agency hasn't Expended the allotted funding Incident will pick up 1/3 of The cost for the Backfill.</td></tr>
<tr><td>Firefighter who goes to Incident is paid $10/hr. The Agency has set aside $240 for the 24 hour shift.</td><td>Firefighters cost to agency of $240 is reimbursed by incident.</td><td>When the firefighter is called in, he is paid at overtime rate. If this firefighter is paid $10 an hour for regular time, Then he/she is compensated at $15 for overtime.</td></tr>
<tr><td>Cost to Agency: $240</td><td>Cost to Agency: $0
Cost to Incident: $240</td><td>Cost to Agency: $360:
Agency reimbursed 1/3 of $360 = $120 for overtime.
$240 for regular shift.
Scheduled Cost to agency: $240
Backfill cost to Incident: $120</td></tr>
<tr><td colspan="3">Total cost to agency for scheduled firefighter = $240
Total cost to agency to send firefighter to incident = $0
Total cost to incident for firefighter sent to incident = $360 ($240 regular shift + $120 backfill.
Total cost to agency for backfill firefighter = $240</td></tr>
</table>

Total Cost of Compensation (TCC)
All personnel claims submitted (except for contractors) are required to utilize the TCC method. TCC compensates for a regular hourly wage plus benefits.

Life insurance, Medical, Dental, Employee Assistance Programs and Disability insurance is all included in the Medical/Dental Section and is applied only to the regular hour rate. While the overtime base rate may be 1.5 times more than the regular time, once benefits are added, this is no longer a true statement Overtime TCC should always be less than 1.5 times the regular TCC rate.

Time Keeping

Equipment use shall be recorded by time unit personnel as follows:

Hourly Rate – to the nearest quarter-hour
Mileage Rate – nearest mile

Wet Rate

All apparatus and equipment are paid at "wet rate" as listed in the DNR Wage and Equipment Rates.

Paid as Ordered

Resources are paid based on the resource order.

Out of Service Units

Out of service apparatus are not eligible for any incident assignments or payment until repaired and accepted by the Ground Support Unit.

Mechanical Failure – The cost of mechanical or other physical damage repair is deemed to be included within the cost of the "wet rate" paid for apparatus. There is no reimbursement for these costs.

Examples:

- Mechanical breakdowns, including major items (e.g., motor, transmission, differential).
- Body damage, minor (e.g., scratched paint from brush and trees, or damage sustained running through fences) or major (e.g., body and fender damage).
- Cost incurred due to incidental loss or damage to apparatus, equipment, or personal property are not reimbursable.

- Cost of temporary replacement for lost or damaged apparatus, equipment, or personal property (e.g., rental expense) while permanent repairs or replacement are being pursued is not reimbursable.

Travel

Time spent traveling from home agency to an event and back is considered compensable time. Costs incurred while traveling may also be compensable. These are:

- Per Diem
  Resources are expected to be self-sufficient for up to 24 hours depending on the conditions of the incident. Per diem cannot be claimed during this initial 24 hour time period unless:
  -Travel will be in excess of 6 hours and out of your home jurisdiction, or
  -Otherwise approved by the Incident Commander

  After 24 hours, resources may submit per diem claims only for those meals that are not available at camp. The following guidelines apply:
  -Paid in accordance with Washington State Office of Financial Management (OFM) rates
  -Reimbursed for actual per diem expenses (receipts required). May not exceed OFM rates. Receipts must be itemized showing what was purchased, not just the total. If purchasing for a group, must have each individual sign receipt.
  -For travel home in excess of 6 hours, if sack lunches are provided, per diem claims will not be allowed.

- Personnel Accommodations
  -Established camp accommodations for housing, feeding, and support of mobilized personnel shall be used when provided.
  -Alternate accommodations may be utilized at the expense of the user. The costs for alternative accommodations are not reimbursable.

DNR agrees to the following:

1. Record Employee's time spent in performance of this Agreement. A copy of the time record shall be provided to Employee who will provide a copy to ________.

Richland agrees to the following:

1. Employee will be available and ready to respond when called by DNR. DNR may request additional standby time during emergency situations.

2. A final billing on Richland letterhead will be sent to the address below within 60 days of demobilization. Billing should contain Employee's regular, and overtime

hours along with other reimbursable expenses incurred in the fulfillment of this agreement, and each correlating DNR incident identifier. Must submit original OF288's and OF 286's, any shift tickets, copy of resource order, original receipts, and copy of shift schedule for career firefighters.

Bills shall be sent to:
DNR Southeast Region
Attn: Finance
713 Bowers Rd
Ellensburg, WA 98926

COUNCIL AGENDA ITEM COVERSHEET

Richland Washington

Council Date: 08/16/2016 Agenda Category: Resolutions – Adoption

Key Element: Key 3 - Economic Vitality

Subject:
Resolution No. 153-16, Authorizing a Purchase and Sale Agreement with Western Pacific Holdings, Inc.

Department:	Ordinance/Resolution Number:	Document Type:
Community & Development Services	153-16	Resolution

Recommended Motion:
Authorize the City Manager to sign and execute a Purchase and Sale Agreement with Western Pacific Holdings, Inc., for the purchase of 3,692 square feet of property in the City View Retail Center.

Summary:
Western Pacific Holding, Inc. is the owner of vacant property at the northwest corner of Queensgate Drive and Duportail Street, and is proposing to purchase the adjacent 3,692 square feet of City-owned property in order to accommodate expanded parking for a new restaurant. The property is presently vacant, and was initially intended to be a landscape strip along the main entrance into the City Shops parking lot off of Queensgate Drive.

The purchase price for the property is $1.25 per square foot, amounting to an estimated gross proceeds of $4,615. The proposed price is a reduction from the $2.50 per square foot price for City View property, as established by the City Council under Resolution No. 35-13, as this strip of land is presently encumbered by city utilities and a BPA easement.

Western Pacific Holdings, Inc. will combine the purchased strip of land with their adjacent vacant lot through a boundary line adjustment.

The proposed purchase was reviewed by the Economic Development Committee, who recommended approval of the sale at the July 25, 2016 meeting.

Fiscal Impact: The total purchase price for the 3,692 square feet of property will be $4,615. Sale proceeds will be placed in the City's Industrial Development Fund.

Attachments:
1. Resolution No. 153-16
2. Draft PSA - Contract No. 189-16
3. Survey Map
4. Aerial Photo

RESOLUTION NO. 153-16

A RESOLUTION of the City of Richland approving that certain Purchase and Sale Agreement by and between the City of Richland and Western Pacific Holdings, Inc.

WHEREAS, the City of Richland is the record owner of 3,692 square feet of city-owned property, located within the City View Retail Center, as depicted on Exhibit A; and

WHEREAS, pursuant to Richland Municipal Code Section 3.06, the City of Richland has full authority to negotiate the sale of surplus property that is in the best interest of the city; and

WHEREAS, the 3,692 square feet of city-owned property is presently a landscape strip along the east curb line at the main public entrance to the City's Shops Facility along Queensgate Drive; and

WHEREAS, Western Pacific Holdings, Inc., has agreed to purchase the 3,692 square feet of City View property for the purpose of accommodating expanded parking for new commercial development on their adjacent vacant property at the northwest corner of the intersection of Queensgate Drive and Duportail Street; and

WHEREAS, pursuant to Resolution No. 35-13, adopted by City Council on September 17, 2013, setting prices for city-owned surplus property, the 3,692 square feet of City View property is available for sale at $2.50 per square foot; and

WHEREAS, due to the presence of city utilities and a BPA easement being located within the subject property, and that the intended use of the property is for expanded parking for new commercial development, the City has agreed to sell the 3,692 square feet of City View property to the Western Pacific Holdings, Inc., at a reduced price of $1.25 per square foot; and

WHEREAS, at their July 25, 2016 meeting, the Economic Development Committee provided a positive recommendation to the City Council for the sale of the 3,692 square feet of City View property to the Western Pacific Holdings, Inc., for the total sale price of $4,615.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Richland finds and declares that the 3,692 square feet of city-owned property, as depicted on Exhibit A, and located within the City View Retail Center, be sold to Western Pacific Holdings, Inc., at the reduced price $1.25 per square foot, for a total sale price of $4,615.

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

ADOPTED by the City Council of the City of Richland at a regular meeting on the 16th day of August, 2016.

ROBERT J. THOMPSON
Mayor

ATTEST:

MARCIA HOPKINS
City Clerk

APPROVED AS TO FORM:

HEATHER KINTZLEY
City Attorney

Date Published: ______________

<u>AGREEMENT FOR PURCHASE AND SALE OF REAL PROPERTY</u>

This Agreement for Purchase and Sale of Real Property (the "Agreement") is made and entered into this ____ day of _____, 2016 between the **CITY OF RICHLAND**, a Washington municipal corporation ("Seller"), and **<u>WESTERN PACIFIC HOLDINGS, INC.</u>**, ("Purchaser").

1. <u>Purchase and Sale of Property</u>. Seller agrees to sell and Purchaser agrees to purchase, on the terms hereafter stated, all of the following described property (collectively, the "Property"):

1.1. <u>The Property</u>. The land involved in this transaction is located in the City of Richland, Benton County, Washington, and is legally described as follows:

[SEE **EXHIBIT A** OR PROVIDE LEGAL DESCRIPTION HERE]

1.2. <u>Scrivener's Errors</u>. In the event of an error in the legal description, the parties agree that either party or a scrivener may correct the error.

1.3. <u>Laws and Rights</u>. It is understood that the sale and conveyance to be made pursuant to this Agreement shall be subject to any and all applicable federal, state and local laws, orders, rules and regulations, and any and all outstanding rights of record or which are open and obvious on the ground.

1.4. <u>Timing of Conveyance</u>. The Property described in Section 1.1 shall be conveyed to Purchaser by a Statutory Warranty Deed ("Deed") subject to the permitted exceptions and at the time of payment. The Deed shall be delivered to Purchaser at closing.

2. <u>Purchase Price</u>. The purchase price for the Property shall be <u>One Dollar and Twenty Five Cents ($1.25) per square foot</u>. The total purchase price will be based off of the final square footage of the Property, mutually agreed upon by Seller and Purchaser, as provided in the final legal description and survey attached to this Agreement.

3. <u>Conditions Precedent to Sale</u>. This Agreement is made and executed by the parties hereto subject to the following conditions precedent:

3.1. <u>Executed Contract</u>. The "Executed Contract" date is the date that both parties have signed this Purchase and Sale Agreement. If the Purchase and Sale Agreement is signed on different days, the "Executed Contract" date is the date of the last signing party. Both Purchaser and Seller must sign this Purchase and Sale Agreement within fifteen (15) business days of approval from the Richland City Council. If signatures are not received by both parties within fifteen (15) business days, this Agreement shall automatically terminate and be without any further force and effect, and without further obligation of either party to the other.

3.2. Title Review. Within five (10) business days after the Execution Date, Purchaser, at its sole cost and expense, shall order from Cascade Title Company a preliminary title report on the Property, and copies of all documents referred to therein, and upon receipt, furnish same to Seller.

3.3. Due Diligence. Purchaser is granted a due diligence period until and including thirty (30) business days after receipt of the title report described in Section 3.2. Said due diligence period may be extended an additional thirty (30) business days upon written mutual agreement by both Purchaser and Seller. Purchaser may conduct, at its own expense, a full review of legal, title, environmental, archaeological and any other related issues. If the results of said review are unsatisfactory in Purchaser's opinion, Purchaser may, at its option, elect to terminate this Agreement by giving Seller written notice of termination prior to the end of the due diligence period. In the event of termination by Purchaser under this section, this Agreement shall immediately terminate and be without any further force and effect, and without further obligation of either party to the other. If Purchaser has terminated this Agreement and items specified in 6.1.3 have been completed, the costs incurred for these services shall be deducted from the Earnest Money Deposit, and the balance paid to Purchaser within five (5) business days of termination.

3.4. Council Approval. The closing of this transaction is contingent upon approval of this Agreement by the City Council of the City of Richland. In the event the Richland City Council determines not to approve this Agreement, this Agreement shall immediately terminate and be without any further force and effect, and be without further obligation of either party to the other.

4. Closing. On or before the date of Closing, Purchaser shall deliver to Cascade Title Company the Purchase Price for the Property in the form of a certified or cashier's check. Seller shall deliver the Deed, as approved by Purchaser, to the Title Company for placing in escrow. Title Company shall be instructed that when it is in a position to issue a standard owner's policy of title insurance in the full amount of the Purchase Price, insuring fee simple title to the Property as described in Section 1.1 in Purchaser, Title Company shall record and deliver to Purchaser the Deed; and issue and deliver to Purchaser the standard owner's policy of title insurance.

4.1. Closing Costs. Purchaser shall pay all attorney's fees, recording costs, escrow closing costs, if applicable, and the full premium for a standard owner's policy of title insurance.

4.2. Closing Date. The Closing of the transaction and delivery of all items shall occur at Cascade Title Company, and shall occur on a date specified by Cascade Title Company with written notice to Seller and Purchaser. Unless extended in writing by the parties, closing shall occur no later than ninety (90) days after the date of execution of this Agreement. Failure to close within ninety (90) days, or to extend the closing date by mutual agreement of the parties, shall cause this Agreement to terminate and be without any further notice and effect, and without any further obligation of either party to the other.

5. Title. Upon Closing of escrow as set forth in Section 4, fee title to the Property shall be conveyed by Seller to Purchaser by a duly executed Statutory Warranty Deed.

6. Covenants, Representations and Warranties.

6.1. Seller's Covenants. Seller hereby covenants and agrees as follows:

6.1.1. From the date of this Agreement through the Closing Date, Seller shall not make any material alterations to the Property or to any of the licenses, permits, legal classifications or other governmental regulations relating to the Property, nor enter into any leases or agreements pertaining to the Property without Purchaser's prior written consent.

6.1.2. During the Contract Period, Seller shall not voluntarily cause to be recorded any encumbrance, lien, deed of trust, easement or the like against the title to the Property without Purchaser's prior consent.

6.1.3. Seller shall use its best efforts to remove all disapproved exceptions within the Preliminary Title Report.

6.1.4. During the Contract Period, Seller will operate and maintain the Property in a manner consistent with Seller's past practices relative to the Property and so as not to cause waste to the Property.

6.2. Seller's Representations and Warranties. Seller hereby makes the following representations and warranties to Purchaser, each of which shall be true on the date hereof, throughout the contract period, and on the date of closing. Seller shall immediately provide Purchaser with written notice of any event which would make any representation or warranty set forth below incorrect or untrue, and upon receipt of such notice, Purchaser may elect to terminate this Agreement. Upon Purchaser's election to terminate, this Agreement shall be without any further force and effect, and without further obligation of either part to the other.

6.2.1. Seller has full power and authority to enter into and carry out the terms and provisions of this Purchase Agreement and to execute and deliver all documents which are contemplated by this Agreement, and all actions of Seller necessary to confer such authority upon the persons executing this Purchase and Sale Agreement and such other documents will have been, or will be, taken.

6.2.2. Seller has not received any written notice from any governmental authorities or regulatory agencies that eminent domain proceedings for the condemnation of the Property are pending or threatened.

6.2.3. Seller has not received any written notice of pending or threatened investigation, litigation or other proceeding before a local governmental body or regulatory agency which would materially and adversely affect the Property.

6.2.4. Seller has not received any written notice from any governmental authority or regulatory agency that Seller's use of the Property is presently in violation of any applicable zoning, land use or other law, order, ordinance or regulation affecting the Property.

6.2.5. No special or general assessments have been levied against the Property except those disclosed in the Preliminary Title Report, and Seller has not received written notice that any such assessments are threatened.

6.2.6. Seller is not a "foreign person" for purposes of Section 1445 of the Internal Revenue Code.

6.2.7. Seller is a Washington municipal corporation, duly formed and organized, validly existing and in good standing under the laws of the State of Washington.

6.3. Purchaser’s Representations: Purchaser hereby makes the following representations to Seller, each of which shall be true on the date hereof and on the date of closing.

6.3.1. Purchaser has full power and authority to enter into and carry out the terms and provisions of this Purchase and Sale Agreement and to execute and deliver all documents which are contemplated by this Agreement, and all actions of Purchaser necessary to confer such authority upon the persons executing this Purchase Agreement and such other documents have been, or will be, taken. This agreement is contingent upon Purchaser obtaining financing sufficient to close within the thirty (30) business days allowed per the Due Diligence period in Section 3.3 of this Purchase and Sale Agreement.

6.3.2. Purchaser represents that it has sufficient funds to close this transaction.

6.4. Survival of Covenants. The Covenants, Representations, and Warranties contained in Section 6 of this Agreement shall survive the delivery and recording of the Deed from Seller to Purchaser.

7. Casualty and Condemnation.

7.1. Material Casualty or Condemnation. If prior to the Closing Date: (i) the Property shall sustain damage caused by casualty which would cost ten thousand dollars ($10,000.00) or more to repair or replace; or (ii) if a taking or condemnation of any portion of the Property has occurred, or is threatened, which would materially affect the value of the Property, either Purchaser or Seller may, at its option, terminate this Agreement by written notice to the other party given within two (2) days after notice of such event. If prior to the Closing Date neither party provides said termination notice within such two (2) day period, the Closing shall take place as provided herein with a credit against the Purchase Price in an amount equal to any insurance proceeds or condemnation awards actually collected by Seller and an assignment to Purchaser at Closing of all Seller's interest in and to any insurance proceeds or condemnation awards which may be due but unpaid to Seller on account of such occurrence.

7.2. Immaterial Casualty or Condemnation. If prior to Closing Date, the Property shall sustain damage caused by casualty which is not described in Section 7.1, or a taking or condemnation has occurred, or is threatened, which is not described in Section 7.1, neither Purchaser nor Seller shall have the right to terminate this Agreement. Closing shall take place as provided herein with a credit against the Purchase Price equal to (i) the cost to repair that portion of the Property so damaged by insured casualty, or (ii) an amount equal to the anticipated condemnation award, as applicable. At Closing, Purchaser shall assign to Seller all rights or interest in and to any insurance proceeds or condemnation awards which may be due on account of any such occurrence.

8. Purchaser's Remedies. In the event of material breach of this Agreement by Seller, Purchaser shall have, as its sole remedy (a) the right to pursue specific performance of this Agreement, (b) the right to terminate this Agreement and (c) all remedies presently or hereafter available at law or in equity. Purchaser hereby waives all other remedies on account of a breach hereof by Seller.

9. Liquidated Damages. IN THE EVENT OF MATERIAL DEFAULT BY PURCHASER IN THE PERFORMANCE OF ITS OBLIGATIONS HEREUNDER, SELLER SHALL HAVE THE RIGHT TO TERMINATE THIS AGREEMENT FORTHWITH AND WITHOUT FURTHER OBLIGATION TO PURCHASER AND KEEP THE EARNEST MONEY DEPOSIT AS LIQUIDATED DAMAGES. PURCHASER AGREES THAT IT IS DIFFICULT TO ASSESS THE AMOUNT OF DAMAGES INCURRED BY THE SELLER IN THE EVENT OF A DEFAULT BY THE PURCHASER.

AS OF THE ENTRY OF THIS CONTRACT, THE AMOUNT OF THE EARNEST MONEY DEPOSIT IS A REASONABLE ESTIMATE OF THE DAMAGES.

10. Miscellaneous.

10.1. Finder's Fee. Purchaser and Seller each agree that a real estate finder's fee ("Real Estate Compensation") is not due to each other or to any third party. Each party hereby agrees to indemnify and defend the other against and hold the other harmless from and against any and all loss, damage, liability or expense, including costs and reasonable attorney's fees, resulting from any claims for Real Estate Compensation by any person or entity other than provided herein. The provisions of this section shall survive the closing.

10.2. Time of the Essence. Time is of the essence of every provision of this Agreement.

10.3. Notices. Whenever any party hereto shall desire to give or serve upon the other any notice, demand, request or other communication, each such notice, demand, request or other communication shall be in writing and shall be given or served upon the other party by personal delivery (including delivery by written electronic transmission) or by certified, registered or Express United States Mail, or Federal Express or other commercial courier, postage prepaid, addressed as follows:

If to Seller:	City of Richland Attn: Economic Development Office P.O. Box 190, MS #19 Richland, Washington 99352 Phone: (509) 942-7583
With a copy to:	City of Richland City Attorney P.O. Box 190, MS #07 Richland, Washington 99352
If to Purchaser:	Scott Bohrer Browman Development Company, Inc. 1556 Parkside Drive Walnut Creek, California 94596 Phone: (925) 588-2223

Any such notice, demand, request or other communication shall be deemed to have been received upon the earlier of personal delivery thereof or two (2) business days after having been mailed as provided above, as the case may be.

10.4. Assignments and Successors. Purchaser may not assign this Agreement without Seller's consent. Any assignment made without Seller's consent is null and void, and does not relieve the Purchaser of any liability or obligation hereunder.

10.5. Captions. Paragraph titles or captions contained herein are inserted as a matter of convenience and for reference, and in no way define, limit, extend or describe the scope of this Agreement.

10.6. Exhibits. All exhibits attached hereto shall be incorporated herein by reference as if set out herein in full.

10.7. Binding Effect. Regardless of which party prepared or communicated this Purchase and Sale Agreement, this Purchase and Sale Agreement shall be of binding effect between Purchaser and Seller only upon its execution by an authorized representative of each such party.

10.8. Construction. The parties acknowledge that each party and its counsel have reviewed and revised this Purchase and Sale Agreement, and that the normal rule of construction to the effect that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of this Purchase and Sale Agreement or any amendment or exhibits hereto.

10.9. Counterparts. This Purchase Agreement may be executed in several counterparts each of which shall be an original, but all of such counterparts shall constitute one such Agreement.

10.10. Cooperation and Further Assurances. Each party shall cooperate with the other in good faith to achieve the objectives of this Agreement. The parties shall not unreasonably withhold responses to requests for information, approvals, or consents provided for in this Agreement. The parties agree to take further action and execute further documents, both jointly or within their respective powers and authority, as may be reasonably necessary to implement the intent of this Agreement.

10.11. Merger. The delivery of the Deed and any other documents and instruments by Seller and the acceptance and recordation thereof by Purchaser shall effect a merger, and be deemed the full performance and discharge of every obligation on the part of Purchaser and Seller to be performed hereunder, except those clauses, covenants, warranties and indemnifications specifically provided herein to survive the Closing.

10.12. Governing Law. This Agreement shall be governed by, and construed in accordance with, the laws of the State of Washington. The parties agree that Benton County is the appropriate venue for filing of any civil action arising out of this Agreement, and both parties expressly agree to submit to personal jurisdiction in Benton County Superior Court.

10.13. Scrivener: The party drafting this Agreement is the City of Richland. The City of Richland makes no representations regarding the rights or responsibilities of Purchaser under this Agreement. Purchaser is encouraged to review the completed contract with counsel before signing this Agreement.

[*Signature Page to Follow*]

IN WITNESS WHEREOF, Purchaser has executed this Agreement on the date shown next to its signature, and Seller has accepted on the date shown next to its signature.

CITY OF RICHLAND – SELLER	**WESTERN PACIFIC HOLDINGS, INC. – PURCHASER**
______________________________	______________________________
By: Cynthia D. Reents, ICMA-CA	By: ________________
Its: City Manager	Its: ________________
Date: ______________________	Date: ______________________

APPROVED AS TO FORM:

______________________________	______________________________
By: Heather Kintzley	By: ________________
Its: City Attorney	Its: ________________
Date: ______________________	Date: ______________________

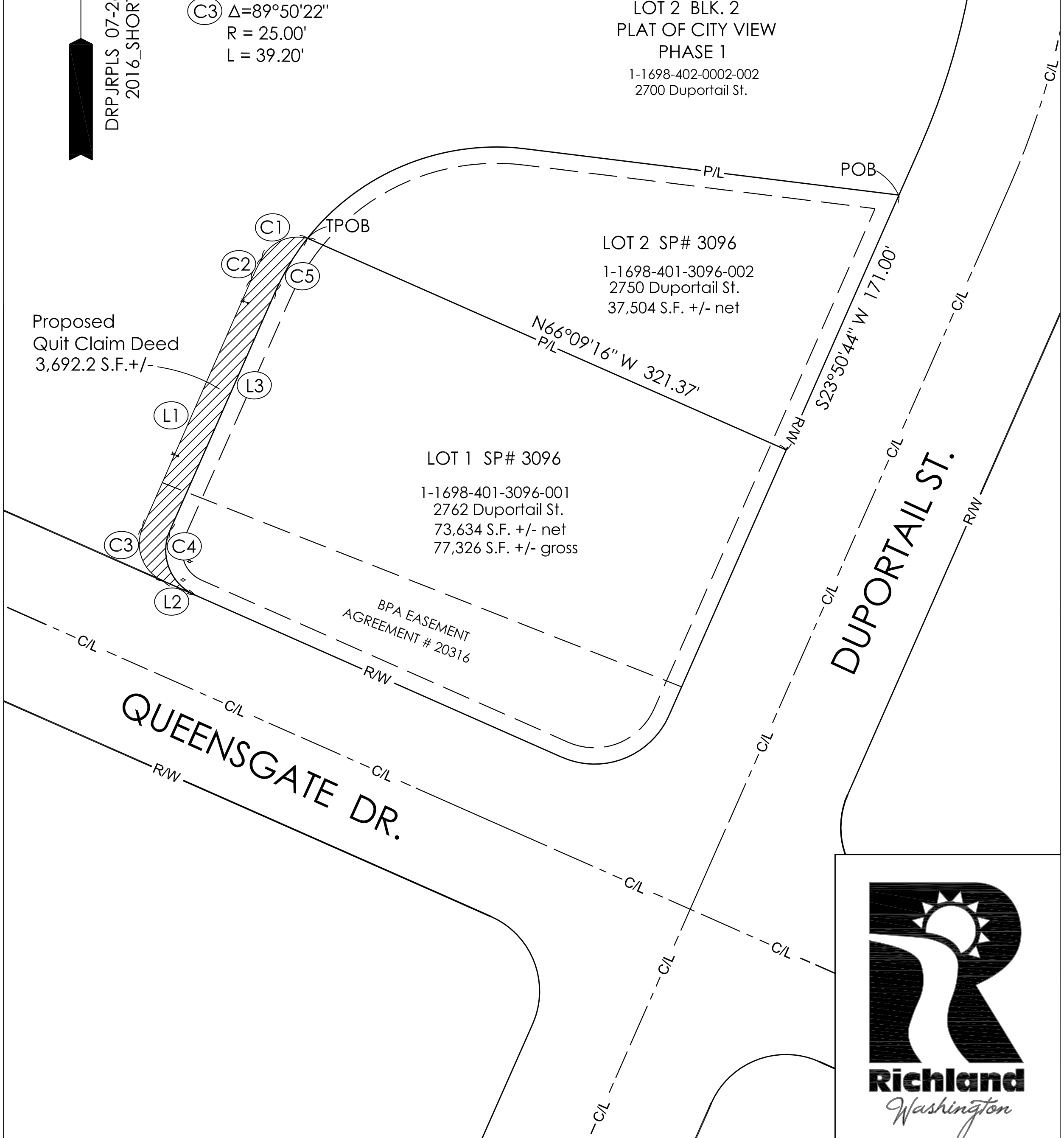
EXHIBIT "A"

16-075E

DRPJRPLS 07-26-2016 9:30 AM
2016_SHORT_PLAT_3096

L1	S23°41'05" W	166.01'
L2	S66°09'16" E	21.04'
L3	N23°50'44" E	160.94'

C1	Δ=74°54'00"	R = 25.00'	L = 32.68'
C2	Δ=05°11'38"	R = 164.51'	L = 14.91'
C3	Δ=89°50'22"	R = 25.00'	L = 39.20'
C4	Δ=90°00'01"	R = 30.00'	L = 47.12'
C5	Δ=14°34'48"	R = 148.00'	L = 37.66'



Richland Washington

	Scale: 1"=100'	Date: 07/26/2016
16-075E	Drawn: DRPJR	Checked: BJL


CITY SHOPS
FIRE STATION #4
CITY PARKING
A&W/KFC
3,692 SQUARE FEET
BDC RICHLAND LLC
Duportail St
Queensgate Dr

COUNCIL AGENDA ITEM COVERSHEET

Council Date: 08/16/2016 Agenda Category: Resolutions – Adoption

Key Element: Key 1 - Financial Stability & Operational Effectiveness

Subject:
Resolution No. 155-16, Adopting a Public Participation Plan for the Update of the City Comprehensive Plan

Department:	Ordinance/Resolution Number:	Document Type:
Community & Development Services	155-16	Resolution

Recommended Motion:
Adopt Resolution No. 155-16, Adopting a Public Participation Plan to be Used in the Update of the City Comprehensive Plan.

Summary:
The Growth Management Act, which mandates that the City update its comprehensive plan, also mandates that the City provide for early and continuous public participation throughout the update process. The attached Public Participation Plan has been developed to facilitate this public input process, which will include both general public outreach sessions and dialogue with relevant focus groups as referenced in the consultant's scope of work (Task 4). The proposed plan has been reviewed by both the Planning Commission and the City's consultant team.

Resolution 155-16 provides for the adoption of this plan and would give City staff and the consultant team the direction necessary to ensure that the public will have ample opportunity to participate in the update process.

Staff recommends approval of Resolution 155-16.

Fiscal Impact: None.

Attachments:
1. Resolution No. 155-16
2. Public Participation Plan
3. Consultant's Scope of Work

RESOLUTION NO. 155-16

A RESOLUTION of the City of Richland adopting a public participation plan to be used in the update of the City's Comprehensive Plan.

WHEREAS, the City has an existing comprehensive plan that is mandated to be reviewed and updated by June 2017 in accordance with the provisions of the Washington State Growth Management Act; and

WHEREAS, the Growth Management Act, RCW 26.70A.140 sets forth a requirement for each City to establish a public participation program to identify procedures that will be used to provide for early and continuous public participation in the development of the comprehensive plan; and

WHEREAS, a public participation plan has been drafted by staff and was reviewed by the Planning Commission at a workshop meeting.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Richland adopts the *City of Richland Growth Management Act Public Participation Plan for the City's Comprehensive Plan Update 2016* to be used by the City in the update of its comprehensive plan.

BE IT FURTHER RESOLVED that this resolution shall take effect immediately

ADOPTED by the City Council of the City of Richland at a regular meeting on the 16th day of August, 2016.

ROBERT J. THOMPSON
Mayor

ATTEST:

MARCIA HOPKINS
City Clerk

APPROVED AS TO FORM:

HEATHER KINTZLEY
City Attorney

CITY OF RICHLAND
GROWTH MANAGEMENT ACT - PUBLIC PARTICIPATION PLAN FOR THE CITY'S COMPREHENSIVE PLAN UPDATE

2016

Introduction

One cornerstone for the success of the Growth Management Act (GMA) is citizen participation. That concept is first articulated in the GMA planning goals, specifically RCW 36.70A.020(11), which states that jurisdictions shall *"…encourage the involvement of citizens in the planning process."* Other provisions of the GMA expand upon that public participation planning goal. Cities and counties planning under the GMA must establish *"…procedures providing for early and continuous public participation in the development and amendment of comprehensive land use plans and development regulations implementing such plans." [RCW 36.70A.140 and WAC 365-195-600]*

That early and continuous mandate sets a standard for 'enhanced' public participation to be used continuously throughout the local planning processes. The enhanced procedures augment the minimum legal public notification requirements found in Chapter 36.70 RCW - the Planning Enabling Act and Chapter 36.70A - Growth Management Planning by Selected Counties and Cities and supplements the Open Public Meetings Act. These required public notification/hearing requirements have been codified in Title 19 of the Richland Municipal Code. However, methods of soliciting public involvement are not specified in the GMA laws. The development, adoption, and implementation of a local public participation program is left to the City's own determination pursuant to the requirements of RCW 36.70A.140, RCW 36.70A.035, and WAC 365-195-600.

The following guidelines form the basic framework for providing appropriate opportunities for the public to participate in the City's GMA planning activities. These guidelines apply throughout the local planning process leading to adoption of the comprehensive plan, development regulations to implement the plan, and amendments to either. Specific public participation programs should be implemented consistent with the guidelines established here. Ultimately, it is Richland City Council that will decide on the direction and content of policy documents or regulations that they find to be in the community's best interest.

The guidelines that follow are intended to guide and form the basis for public participation programs related to GMA and the City of Richland's local planning process. The City intends to comply with these guidelines as appropriate to a situation. However, it should be noted that legitimate deviations from the guidelines might be warranted, given specific circumstances. The GMA, specifically RCW 36.70A.140, states that
"… errors in exact compliance with the established program and procedures shall not render the comprehensive land use plan or development regulations invalid if the spirit of the program and procedures is observed."

Public Participation Plan

1. Participation efforts based on scope of proposed amendment(s).

The City of Richland will establish minimum requirements for public participation tailored to the scope of proposed amendments to the comprehensive plan and development regulations.

The magnitude of a proposed change in the city's comprehensive plan and/or development regulations has a bearing in determining the extent of the City's efforts in soliciting public participation/involvement. Amendments that are minor in nature would include such things as annual comprehensive plan updates, review of applicant initiated, site specific comprehensive plan/zoning code amendments, and minor language changes to clarify policy and/or land use regulations. By their nature, minor amendments are expected to occur on an annual basis. Major amendments would be expected to occur much less frequently, on a five to ten year basis. They would consist of the development of a new comprehensive plan, the periodic review of a comprehensive plan or major shifts in policy or development regulations.

All proposed comprehensive plan/development regulation amendments should follow the guidelines set forward in policies 2 – 6 as listed below. Additionally, major amendments should include further efforts to generate public participation. Such efforts may include:

- Use of community surveys;
- Community visioning processes;
- Holding neighborhood meetings;
- Soliciting involvement of individuals from known organizations and associations with an interest in GMA issues in order to include a wide demographic in the development of the plan update;
- Informational programs on the City's cablecast channel;
- Announcements/solicitations on the City's web site;
- Develop fact sheets to post copies in library, City Hall, post on website or include with utility bill inserts;
- Use of focus groups to develop policy on specific plan elements.

2. Communication programs and information services

The City of Richland will develop, implement, and maintain communication programs and information services for the purpose of involving the broadest cross-section of the community in the planning process.

To ensure the overall success of the GMA planning process, the City must take steps to involve the public in a meaningful manner. To accomplish that, there are several things that must occur. First, the public should understand the basic concepts of GMA, the local planning process, and how their own participation can affect local plans and regulations. Secondly, the public needs to know how and when to get involved. And finally, they need to understand how their input is used.

In order to accomplish these purposes, the City will develop information tools including fact sheets, website posts, or public service announcements that clearly explain what is wanted from the public by the City, define or explain proposed plans or programs, identify the desired timeframe for feedback or comment, identify opportunities for public involvement, identify a point of contact and explain how public input will be used or considered.

The City of Richland will inform the public through various techniques including, but not limited to, the following:

- Develop a comment form that can be posted on website and provided at public forums; ensure it includes a mailing address and/or contact person (name/email/phone)
- List meeting notices on the City web page, along with GMA related documents, proposals, summaries, or maps. Clearly define how documents, maps, proposals, etc. relate to the overall planning effort.
- Compile, on an ongoing basis, mailing lists of parties interested in GMA and local planning issues. Names should come from meeting and hearing sign-in sheets, written correspondence, and known community groups, as well as specific requests to be included. The list should be used for special mailings and notices as appropriate and should be used for both hard mail and electronic mailings.
- Issue news releases as appropriate to inform the public concerning local planning activities, availability of documents, or meeting and hearing dates.
- Use the City's cablecast station to generate public service announcements and informational programs.
- Publishing notices in the *Tri-City Herald*, as well as issuing press releases to attract coverage from paper.
- Develop and post on website an events calendar.
- Develop a written comment sheet to post on the City website and to use at public meetings/forums.

3. Broad dissemination of proposals and alternatives

The City of Richland will distribute documents so that they are readily available in a timely fashion to all who want to review them.

Documents that contain or describe proposed plans, policies, maps, regulations, or the amendment of those should be readily available. Supporting documents such as reports, analyses, recommendations, or environmental reviews should also be easily accessible. Documents must be available for review well in advance of opportunities for public discussion or testimony.

The City of Richland will take the following steps to ensure that when scheduled for discussion or decision, pertinent documents will be available in a timely manner as follows:

- Electronic versions posted on the City's web site.
- A hard copy will be available at the City Library.
- Hard copies shall be made available for checkout or in-office review at the Planning and Development Services Division and, as appropriate, through other divisions or agencies.
- Copies available for the cost of reproduction through the Development Services Division or, as appropriate, through other divisions or agencies.
- Interested parties (individuals on City mailing lists) will be notified when documents are posted on web and/or available for review.

Meeting and hearing notices should state the availability and location of documents describing proposals and alternatives or other supporting documents being considered.

4. Public meetings after effective notice

The City of Richland will publicize public meetings and hearings to ensure that the broadest cross-section of the community is made aware of the opportunities to become involved in the planning process.

At a minimum, the requirements of RCW 36.70 and RCW 36.70A and the requirements listed in Title 19 of the Richland Municipal Code pertaining to public hearings and notification will always be met.

Public meetings (that include activities such as workshops or open houses) are opportunities for open discussion between the public, staff, and decision-makers. These meetings do not normally involve public testimony. Public hearings are more formalized legal proceedings where public testimony is presented to a decision-maker for consideration. The outcome of a public hearing generally results in an official recommendation in the case of the Planning Commission or a legislative decision in the case of the City Council.

The following guidelines provide direction regarding the number, location, and notification of meetings or hearings relative to the local GMA planning process.

- At least one public hearing will be conducted prior to making either a recommendation or an official decision on a comprehensive plan, a development regulation implementing the plan, or an amendment to either.
- Public meetings or hearings should be advertised at least 10 days before the scheduled date.
- Notification of public meetings or hearings should follow the guidelines specified in policy #1 of this document and should be reasonably calculated to provide notice to property owners and other affected and interested individuals, tribes, government agencies, businesses, and organizations of proposed amendments to the comprehensive plan and development regulations.
- Sign-in sheets should be used at each meeting to develop a specific mailing list for the group itself, as well as adding to the compiled list of parties interested in local planning issues.
- Meeting summaries should be prepared and available as soon as possible after the meeting and posted on the City website.
- All regular City Council and Planning Commission hearings should be cablecast on the City's cable channel.
- Working subgroups or technical advisory committees may deviate from these guidelines at times due to the unique circumstances associated with their function. These include the rapid, high volume, recurring meetings of technical committees, subcommittees, or work groups that focus their efforts on specific issues or limited supporting tasks. Meetings of a quorum of the Planning Commission or City Council that include the review of complete draft plans, regulations, or amendment proposals shall not deviate from these guidelines. In all cases, the subgroup meetings follow the provisions of the Open Public Meetings Act. The initial meeting(s) of the group should be widely advertised through the most appropriate method(s) as described above.

5. Provision for open discussion

The City of Richland will ensure that public meetings allow for an open discussion of the relevant issues and those hearings allow for appropriate public testimony.

When public meetings or hearings are conducted, the City of Richland will ensure that those who choose to participate in the planning process have the opportunity to actually take part and have their opinions heard. Towards that end, the following actions will be implemented.

- Agendas shall clearly define the purpose of the meeting or hearing, the items to be considered, and actions that may be taken.
- The scheduled date, time, and place should be convenient so as to encourage the greatest number of people to attend.
- A clearly identifiable facilitator or chair will conduct the meeting or hearing in an orderly fashion to ensure that all attendees have an opportunity to discuss issues, offer comments, or provide testimony.
- The facilitator or chair should provide introductory remarks outlining the purpose of the meeting or hearing and describing how the attendees can best participate and how their input may be used.
- As appropriate, a brief overview of any documents or proposals to be considered will be provided by the facilitator or chair or staff member.
- All persons desiring to participate should be allowed to do so. However, specific factors, such as the purpose of the meeting, size of attendance, time factors, or other opportunities to participate, may suggest some appropriate constraints to be applied. Rules of order for the meeting or hearing should be set forth clearly by the chair or facilitator.
- All attendees will be encouraged to identify themselves on sign-in sheets.
- All meetings and hearings should be tape-recorded and/or video recorded.
- Summaries should be prepared and available as soon as possible following a meeting or hearing. As appropriate, summaries should include a listing of relevant issues, comments, or responses. In the case of public hearings, the findings and decision document should serve as the actual summary.
- Special arrangements for meetings or hearings will be made under the provisions of the Americans with Disabilities Act (ADA) with advance notice.
- The City Council shall not consider a change to the comprehensive plan or development regulations if such change is proposed after the opportunity for review and comment has passed under the city's public participation procedures. An opportunity for public review and comment on the proposed change shall be provided to the public before the City Council votes on any proposed change. An additional opportunity for public review and comment is not required if:

1. An environmental impact statement has been prepared under Chapter 43.21C RCW for the pending resolution or ordinance and the proposed change is within the range of alternatives considered in the environmental impact statement;

2. The proposed change is within the scope of the alternatives available for public comment;
3. The proposed change only corrects typographical errors, corrects cross-references, makes address or name changes, or clarifies language of a proposed ordinance or resolution without changing its effect;
4. The proposed change is to a resolution or ordinance making a capital budget decision as provided in RCW 36.70A.120; or
5. The proposed change is to a resolution or ordinance enacting a moratorium or interim control adopted under RCW 36.70A.390.

6. Opportunity for written comments

The City of Richland will encourage submission of written comments or written testimony throughout the planning process.

In many instances, detailed, technical, or personal comments can be best expressed and understood in written format. The following steps should be taken to encourage written comments.

- As appropriate, notices for meetings and hearings should include the name and address of the person(s) to whom written comments should be sent, along with the deadline for submitting written comments.
- Persons speaking or testifying should be encouraged to concisely express their comments verbally and provide specific details in written format.
- The deadline for submitting written comments, if allowed subsequent to a meeting or hearing, should be clearly announced by the facilitator or chair.

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7. Consideration of and response to public comments

The City of Richland will consider relevant public comments and public testimony in the decision-making process.

- Time should be reserved subsequent to the close of a hearing or comment deadline and prior to an actual decision so that the decision-maker(s) can adequately review all relevant material or comments.
- Reconvening a hearing for the purpose of addressing comments is an option that the decision-maker(s) may use on a case-by-case basis.
- Substantive comments pertaining to studies, analyses, or reports, along with necessary responses, should be included in the published document itself (such as occurs in the SEPA process of developing a Draft Environmental Impact Statement (EIS) and then a Final EIS with comments and responses).
- The record (such as tape recordings, written comments or testimony, documents, summaries, etc.) will be compiled and maintained by the appropriate City departments. That record will be made available to the decision-maker(s) for their consideration and review prior to a decision.
- Relevant comments or testimony should be addressed through the findings-of-fact portion of the decision-maker's written decision or recommendation.

EXHIBIT A: Detailed Scope of Work

The Consultant will provide the services for a ten (10) year update of the City's Comprehensive Plan. The scope of work shall consist of the following nine tasks, which shall be completed within the time and budget parameters as described below:

Task 1: **Assess existing conditions, identify gaps and needs.**
Subtasks: Data Gathering, Data Assessment, Public Participation Plan, as detailed on page 9 of Task 1 of the RFP submittal response #16-0065.
Deliverables: Summary of existing resources via electronic submittal
Detailed Public Participation Plan
Deadline: July 31, 2016
Budget: $5,600

Task 2: **Process Initiation.**
Subtasks: Start Public Outreach, EIS Scoping, Documents Guideline, as detailed on page 10, Task 2 of the RFP submittal response #16-0065.
Deliverables: Public meeting dates and outreach material;
Document guidelines via electronic submittal
Deadline: August 15, 2016
Budget: $8,120

Task 3: **Draft Vision, Preliminary Goals and Policies.**
Subtasks: Review current vision, goals and policies and identify gaps; Visioning workshop; Citizen Survey; Scoping response and update; Identify Key Issues; Develop Goals and Policies, as detailed on page 10, Task 3 of the RFP submittal response #16-0065.
Deliverables: Draft vision, goals and policies via electronic submittal
Deadline: September 30, 2016
Budget: $14,440

Task 4: **Review Plan Elements.**
Subtasks: Focus Group meetings; Plan elements include Land Use, Housing, Transportation, Economic Development, Utilities (water, wastewater, stormwater, electrical), Capital Facilities, Parks and Recreation, Environmental (critical areas and shorelines) as detailed on page 11, Task 4 of the RFP submittal response #16-0065.
Deliverable: Draft summary of existing conditions via electronic submittal
Deadline: October 31, 2016
Budget: $9,120

Task 5: **Prepare Land Use Alternatives and Public Review.**
Subtasks: Develop land uses alternatives covering a variety of topics such as density, potential growth centers, natural resources, parks, connectivity built form, urban design, housing and including areas currently designated as "urban reserve", public open house as detailed on page 12, Task 5 of the RFP submittal response #16-0065.
Deliverable: Presentation of land use alternatives in a public open house.
Deadline: November 30, 2016

Budget: $18,500

Task 6: **Update All Plan Elements, Goals and Policies**

Subtasks: Update the following plan elements: Land Use, Economic Development, Housing, Transportation, Utilities, Capital Facilities, Parks and Recreation, Environment, Public review as detailed on page 12, Task 6 of the RFP submittal response #16-0065.

Deliverable: Public meeting summaries;
Draft Comprehensive Plan with all elements, land use and other updated maps; transportation and market review data and other data used in the process

Deadline: February 28, 2017
Budget: $56,480

Task 7: **Development of Strategic Actions**

Subtasks: Develop a prioritized lists of actions to implement the plan goals and policies; review development regulations for consistency with draft plan and compliance with GMA regulations, as detailed on page 14, Task 7 of the RFP submittal response #16-0065.

Deliverable: Implementation report with a list of measures, including specific sections of codes with proposed updates.

Deadline: April 30, 2017
Budget: $8,800

Task 8: **Integrate Environmental Impact Statement**

Subtasks: Integration of plan and SEPA process to provide environmental information throughout planning process as detailed on page 16, Task 8 of the RFP submittal response #16-0065.

Deliverable: Environmental Impact Statement and appropriate SEPA notification documents

Deadline: May 15, 2017
Budget: $12,480

Task 9: **Compile the Comprehensive Plan for Adoption**

Subtask: Final review and edit of comprehensive plan document

Deliverable: Integrated EIS documents; Updated Comprehensive Plan, maps, appendices and background data and completed comprehensive plan checklist for Department of Commerce review, as detailed on page 16, Task 9 of the RFP submittal response #16-0065.

Deadline: May 31, 2017
Budget: $3,680

Adjustments to the schedule and budget estimates may be made, in writing, as mutually agreed to by the City and Consultant provided that the project shall be completed no later than June 30, 2017 and at a cost not to exceed $137,220, notwithstanding any extra work agreed to by the City and Consultant as outlined in Section 24 of this agreement.

Hourly Billing Rates:

COUNCIL AGENDA ITEM COVERSHEET

Council Date: 08/16/2016

Agenda Category: Resolutions – Adoption

Key Element: Key 2 - Infrastructure & Facilities

Subject:

Resolution No. 156-16, Authorizing Submittal of Transportation Improvement Board Grant Applications for Queensgate Drive and Columbia Park Trail

Department:	Ordinance/Resolution Number:	Document Type:
Public Works	156-16	Resolution

Recommended Motion:

Adopt Resolution No. 156-16, authorizing staff to complete and submit 2016 Urban Arterial Program grant applications to the Washington State Transportation Improvement Board for the Queensgate Drive/Columbia Park Trail Improvement and Columbia Park Trail - East projects.

Summary:

The Washington State Transportation Improvement Board (TIB) has issued a Call for Projects with funding applications due no later than August 19, 2016.

Development in south Richland warrants the prioritization of improvements to Queensgate Drive between Keene Road and I-182. The City's Capital Improvement Plan identifies two projects on Queensgate Drive to address the growth and increased congestion in the area: the I-182/Queensgate Drive Ramp Terminal Improvements and the Queensgate Drive/Columbia Park Trail Improvements projects.

Of the two projects, the I-182/Queensgate Drive Ramp Terminal Improvements project is the higher priority because it would address the primary cause of congestion at the interchange. The project received a majority of the needed funding through reassignment of federal earmark funds earlier this year.

The Queensgate Drive/Columbia Park Trail Improvements project will compliment that project by extending the benefit of the ramp terminal improvements and advancing Queensgate Drive between Keene Road and I-182 into a finished condition. Staff recommends applying for TIB grant funds to complete this improvement.

The Columbia Park Trail project will retrofit Columbia Park Trail with non-motorized travel and streetscape features to compliment the City's vision for the Island View area. This project has long been identified as desirable, but has been delayed due to higher priority traffic concerns elsewhere in the City. Staff recommends applying for funding for this project because TIB staff indicate this year may present a unique opportunity to obtian funding. Port of Kennewick officials have indicated support of this project and may provide partnering funding in the future.

Both of these projects are currently in the City's 2016-2021 Six Year Transportation Improvement Program and align with the City's Strategic Plan.

Fiscal Impact:	Matching funds will be necessary if the City is awarded the grants. The 2017 Capital Improvement Plan, currently under development by staff, includes a feasible approach to satisfying the matching funds requirements for both projects. If the final adopted Capital Improvement Plan changes priorities from these projects staff will notify the TIB to amend or withdraw the grant applications.

Attachments:

1. RES 156-16 TIB Grant Applications

RESOLUTION NO. 156-16

A RESOLUTION of the City of Richland authorizing the application for funding assistance from the Washington State Transportation Improvement Board for 2016 Urban Arterial Program grants for the Queensgate Drive/Columbia Park Trail Improvements and Columbia Park Trail – East projects.

WHEREAS, the Washington State Transportation Improvement Board (TIB) has issued a call for projects with funding applications due no later than August 19, 2016; and

WHEREAS, continuing development in the south Richland area warrants the prioritization of improvements to Queensgate Drive between Keene Road and I-182; and

WHEREAS, the City's Capital Improvement Plan identifies two projects on Queensgate Drive, the I-182/Queensgate Eastbound Ramp Terminal Improvements and the Queensgate Drive/Columbia Park Trail Improvements. Of the two, the I-182/Queensgate Eastbound Ramp Terminal Improvements is the higher priority; and

WHEREAS, the I-182/Queensgate Eastbound Ramp Terminal Improvements recently received a majority of the needed funding through reassignment of federal earmark funds; and

WHEREAS, the Queensgate Drive/Columbia Park Trail Improvements project will complement the I-182/Queensgate Eastbound Ramp Terminal Improvements project, extending the benefit of that project and advancing Queensgate Drive between Keene Road and I-182 to a finished condition; and

WHEREAS, staff recommends prioritizing the Queensgate Drive/Columbia Park Trail Improvements as the highest priority grant application; and

WHEREAS, the Columbia Park Trail – East project will retrofit Columbia Park Trail with non-motorized travel and streetscape features to compliment the City's planning vision for the Island View area; and

WHEREAS, Port of Kennewick officials have indicated support for the Columbia Park Trail Improvements project; and

WHEREAS, the Transportation Improvement Board has indicated that they are supportive of the intended features for the Columbia Park Trail Improvements project; and

WHEREAS, the Transportation Improvement Board has indicated that funding availability in this year's program may present a better opportunity to fund projects than normal; and

WHEREAS, both of these projects are currently listed in the City's 2016 – 2021 Six Year Transportation Improvement Program (TIP); and

WHEREAS, staff has identified these two projects as aligning with the City's strategic priorities and the requirements of the Call for Projects; and

WHEREAS, staff believes that matching funds capacity is available as required to fulfill the grant requests matching funds requirement.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland, that staff is authorized to complete and submit 2016 Urban Arterial Program grant applications to the Washington State Transportation Improvement Board for the following projects:

1. Queensgate Drive/Columbia Park Trail Improvements
2. Columbia Park Trail - East

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

ADOPTED by the City Council of the City of Richland at a regular meeting on the 16th day of August 2016.

ROBERT J. THOMPSON
Mayor

ATTEST:

MARCIA HOPKINS
City Clerk

APPROVED AS TO FORM:

HEATHER KINTZLEY
City Attorney

COUNCIL AGENDA ITEM COVERSHEET

Council Date: 08/16/2016

Agenda Category: Resolutions – Adoption

Key Element: Key 3 - Economic Vitality

Subject:
Resolution No. 157-16, Authorizing a Purchase and Sale Agreement with D.E. Properties

Department:	Ordinance/Resolution Number:	Document Type:
Community & Development Services	157-16	Resolution

Recommended Motion:
Adopt Resolution No. 157-16, authorizing the City Manager to sign and execute a Purchase and Sale Agreement and all related documents necessary to close the transacation with D.E. Properties.

Summary:
D.E. Properties is proposing to purchase a 4.69 acre property in the Horn Rapids Business Center, located approximately 215 feet north of Robertson Drive along the west side of Logston Blvd., for their development and operation of a nursery. The proposed negotiated purchase price is $1.025 per square foot for a total purchase price of $209,237. The proposed purchase price is less than the $1.50 per square foot established by City Council Resolution No. 35-13 because staff negotiated with D.E. Properties for a reduction in the price as credit for their filling and grading the property, extending water and sewer utilities, and installing and extending irrigation infrastructure to the site. The property's value is further diminished by the presence of wetlands along the east side of the property, which limits access off of Logston Blvd.

Costs to the City to extend utilities and complete grading and filling would have added approximately $120,000 to the purchase price. The City will retain a repurchase right in the event D.E. Properties does not submit building permit applications within six months of closing, and if they do not initiate construction on the property with eighteen months of closing.

The proposed purchase was reviewed by the Economic Development Committee, who recommended approval of the negotiated reduced purchase price at their October 26, 2015 meeting.

The City Council previously adopted a Purchase and Sale Agreement (Contract No. 259-15) with D.E Properties for the sale of the subject property in December 15, 2015, but that agreement has since expired, and the purcahse price has been refined based on actual square footage. For these reasons, it is necessary for Council to review and adopt a new Purcahse and Sale Agreement.

Staff recommends approval.

Fiscal Impact:

Purchaser will pay $209,237 for the 4.69 acre property. Net proceeds after fees are subject to allocation to City Utility Funds as follows:

Electric Fund - $8,981.90
Water Fund - $16,126.59
Sewer Fund - $5,919.89

The balance will be deposited into the City's Industrial Development Fund.

Attachments:

1. Draft Res No. 157-16
2. PSA NO. 192-16 - D.E. Properties
3. Record Survey No. 4758
4. Site Map - D.E. Properties

RESOLUTION NO. 157-16

A RESOLUTION of the City of Richland approving that certain Purchase and Sale Agreement by and between the City of Richland and D.E. Properties, LLC and repealing Resolution 194-15.

WHEREAS, the City of Richland is the record owner of 4.69 acres of city-owned surplus property along the west side of Logston Blvd., approximately 215 feet north of Robertson Drive, in the Horn Rapids Business Center; and

WHEREAS, pursuant to Richland Municipal Code (RMC) Section 3.06, the City of Richland has full authority to negotiate the sale of surplus property that is in the best interest of the city; and

WHEREAS, the city-owned property is managed by the Economic Development Department and is available for sale; and

WHEREAS, pursuant to Resolution No. 35-13, adopted by City Council on September 17, 2013, setting prices for city-owned surplus property, the 4.69 acre property located along the west side of Logston Blvd., approximately 215 feet north of Robertson Drive, in the Horn Rapids Business Center, is available for sale at $1.50 per square foot, for a total purchase price of $326,700; and

WHEREAS, the 4.69 acre property along the west side of Logston Blvd., approximately 215 feet north of Robertson Drive, is presently encumbered by undevelopable terrain that must be cleared and graded; and

WHEREAS, at present there are no water or sewer utilities stubbed to the property; and

WHEREAS, at present, there are no irrigation water utilities extended to the property for the proposed nursery operation by D.E. Properties; and

WHEREAS, the overall value of the property is further diminished due to limited access to the property off of Logston Blvd., due to the presence of wetlands along the east property line of the site; and

WHEREAS, city costs to fill and grade said property, as well as to extend water sewer and irrigation utilities, would add approximately $120,000 to the $326,700 purchase price of the five-acre property; and

WHEREAS, D.E. Properties has agreed to purchase the 4.69 acre property for a reduced price from the $326,700 as credit for their filling and grading the property, as well as extending the water, sewer and irrigation utilities to the property; and

WHEREAS, at their October 26, 2015 meeting, the Economic Development Committee provided a positive recommendation to the Council for the sale of said city-owned surplus property; and

WHEREAS, City staff and D.E. Properties have agreed to a purchase price of $1.025 per square foot, for a total purchase price of $209,237 for the 4.69 acre property; and

WHEREAS, on December 15, 2015, the City Council approved a previous Purchase and Sale Agreement with D.E. Properties (Contract No. 259-15), pursuant to Resolution No. 194-15; and

WHEREAS, the previous Purchase and Sale Agreement with D.E. Properties under Contract No. 194-15 has expired; and

WHEREAS, per adoption of Resolution No. 157-16, Resolution No. 194-15, as adopted by the City Council on December 12, 2015, is hereby repealed and replaced, and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland, that the 4.69 acres of city-owned surplus along the west side of Logston Blvd., approximately 215 feet north of Robertson Drive, in the Horn Rapids Business Center, be sold to D.E. Properties at the reduced price of $209,237, based on the negotiated and agreed upon price of $1.025 per square foot as credit for D.E. Properties filling and grading of the property for development, for extending water, sewer and irrigations utilities to the parcel, and due to the diminished overall value of the property because of limited access off of Logston Blvd. due to wetlands.

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

ADOPTED by the City Council of the City of Richland at a regular meeting on the 16th day of August, 2016.

ROBERT J. THOMPSON
Mayor

ATTEST:

MARCIA HOPKINS
City Clerk

APPROVED AS TO FORM:

HEATHER KINTZLEY
City Attorney

AGREEMENT FOR PURCHASE AND SALE OF REAL PROPERTY

This Agreement for Purchase and Sale of Real Property ("Agreement") is made and entered into this ___ day of _________, 2016, between **D.E. PROPERTIES, LLC.**, ("Purchaser"), and the **CITY OF RICHLAND**, a Washington municipal corporation, ("Seller").

1 Purchase and Sale of Property. Seller agrees to sell and Purchaser agrees to purchase, on the terms hereafter stated, all of the following described property (collectively, the "Property"):

1.1 The Property. The land involved in this transaction is located in the City of Richland, Benton County, Washington, and is legally described as follows:

THAT PORTION OF THE WEST HALF OF SECTION 27, TOWNSHIP 10 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 27; THENCE NORTH 89°41′30″ EAST 353.23 FEET TO THE CENTERLINE OF ROBERTSON DRIVE; THENCE SOUTH 54°53′28″ EAST ALONG SAID CENTERLINE 1066.20 FEET TO THE CENTERLINE OF LOGSTON BOULEVARD; THENCE NORTH 35°06′44″ EAST ALONG SAID CENTERLINE 264.00 FEET; THENCE LEAVING SAID CENTERLINE NORTH 54°53′28″ WEST 50.00 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY MARGIN OF SAID LOGSTON BOULEVARD AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 54°53′28″ WEST 466.00 FEET; THENCE NORTH 35°06′46″ EAST 252.69 FEET; THENCE NORTH 54°53′28″ WEST 466.72 FEET; THENCE NORTH 35°06′46″ EAST 136.63 FEET; THENCE SOUTH 55°12′10″ EAST 813.41 FEET; THENCE SOUTH 35°06′44″ WEST 363.74 FEET; THENCE SOUTH 54°53′28″ EAST 120.01 FEET TO THE SAID NORTHWESTERLY RIGHT-OF-WAY MARGIN OF LOGSTON BOULEVARD; THENCE SOUTH 35°06′44″ WEST 30.00 FEET ALONG THE NORTHWESTERLY LINE THEREOF TO THE TRUE POINT OF BEGINNING.

1.2 Scrivener's Errors. In the event of an error in the legal description, the parties agree that either party or a scrivener may correct the error.

1.3 Laws and Rights. It is understood that the sale and conveyance to be made pursuant to this Agreement shall be subject to any and all applicable federal, state and local laws, orders, rules and regulations, and any and all outstanding rights of record or which are open and obvious on the ground.

1.4 Timing of Conveyance. The Property described in Section 1.1 shall be conveyed to Purchaser by a Statutory Warranty Deed ("Deed") subject to the permitted exceptions and at the time of payment. The Deed shall be delivered to Purchaser at closing.

2 Purchase Price. The purchase price for the subject property is $1.025 per square foot. Purchaser shall pay to Seller as the Purchase Price for the Property the sum of Two Hundred Nine Thousand Two Hundred Thirty Seven Dollars ($209,237) for approximately Two Hundred Four Thousand One Hundred Thirty Four (204,134) square feet of property, and other good and valuable consideration. Seller shall pay for all survey costs, prepare all land transfer documents, and complete all legal transaction documents. The actual purchase price is based off of the final acreage mutually agreed upon by Seller and Purchaser and as shown and described in Section 1.1 and in **Exhibit A**.

3 Conditions Precedent to Sale. This Agreement is made and executed by the parties hereto subject to the following conditions precedent:

3.1 Executed Contract. The “Executed Contract” Date is the date that both parties have signed the Purchase and Sale Agreement. If the Agreement is signed on different days, the “Executed Contract” Date is the most recent date noted. Both Purchaser and Seller must sign this Purchase and Sale Agreement within twenty (20) business days of approval from the City Council. If signatures are not received by both parties within twenty (20) business days, this Agreement shall automatically terminate and be without any further force and effect, and without further obligation of either party to the other.

3.2 Legal Description. Seller shall survey the property and develop a legal description for the property and other easements that may be needed for the completion of the project. Said legal description shall be provided to the Purchaser for review. The Purchaser shall have five (5) business days to complete said review and provide comments back to the Seller. Upon acceptance of the legal description by both parties (the “Acceptance Date”), Seller shall draft the documents necessary to segregate the Property, and shall record said documents with the Benton County Auditor. The accepted legal description is provided in Section 1.1 above and is attached to this Agreement as **Exhibit A**, and to all other legal documents necessary to lawfully execute this land transfer.

3.3 Title Review. Within five (5) days after the Acceptance Date, Purchaser, at its sole cost and expense, shall obtain from Cascade Title Company a preliminary title report on the Property, and copies of all documents referred to therein, and furnish same to Seller.

3.4 Due Diligence. Purchaser is granted a Due Diligence period until and including thirty (30) business days after receipt of the title report described in Section 3.3 above. Said Due Diligence period may be extended an additional ten (10) business days upon written agreement by the Purchaser and Seller. Purchaser may conduct, at its own expense, a full review of legal, title, environmental, archaeological, and any other related issues. Seller will promptly provide to Purchaser copies of all available documentation and reports relating to the Property, including, but not limited to, soils tests, environmental reports and similar reports. If the results of said review are unsatisfactory in Purchaser’s opinion, Purchaser’s may, at its option, terminate this Agreement by giving Seller written notice of termination prior to the end of the Due Diligence period. In the event of termination by Purchaser under this section, this Agreement shall immediately terminate and be without any further force and effect, and without further obligation of either party to the other.

3.5 Council Approval. The closing of this transaction is contingent upon approval of this Agreement by the City Council of the City of Richland. In the event the Richland City Council determines not to approve this Agreement, this Agreement shall immediately terminate and be without any further force and effect, and without further obligation of either party to the other.

4 Closing. On or before the date of closing, Purchaser shall deliver to the escrow company, Cascade Title, all closing costs, including the Purchase Price for the Property. Purchaser shall deliver the Deed, as approved by Seller, to the Title Company for placing in escrow. Title Company shall be instructed that when it is in a position to issue a standard owner's policy of title insurance in the full amount of the Purchase Price, insuring fee simple title to the Property in Purchaser, Title Company shall record and deliver to Purchaser the Deed; and issue and deliver to Purchaser the standard owner's policy of title insurance.

4.1 Closing Costs. Each party shall pay its own attorney's fees. Seller shall pay one half of all recording costs, escrow closing costs, if applicable, and the full premium for a standard owner's policy of title insurance. Purchaser shall pay all transfer taxes, and one-half of the recording costs and escrow closing costs.

4.2 Closing Date. The closing of the transaction and delivery of all items shall occur at Cascade Title Company, and shall occur on a date specified by Seller and communicated in writing to Purchaser. Closing shall occur no later than ninety (90) days after the last day of the due diligence period. If closing has not occurred by this date, this Agreement shall automatically be terminated.

5 Title. Upon closing of escrow as set forth in Section 4, title to the Property shall be conveyed by Seller to Purchaser by a duly-executed Statutory Warranty Deed.

6 Covenants, Representations and Warranties.

6.1 Seller's Covenants. Seller hereby covenants and agrees as follows:

6.1.1 From the date of this Agreement through the closing date, the Seller shall not make any material alterations to the Property or to any of the licenses, permits, legal classifications or other governmental regulations relating to the Property, nor enter into any leases or agreements pertaining to the Property without the Purchaser's prior written consent.

6.1.2 During the contract period, Seller shall not voluntarily cause to be recorded any encumbrance, lien, deed of trust, easement or the like against the title to the Property without Purchaser's prior consent.

6.1.3 Seller shall use its best efforts to remove all disapproved exceptions within the preliminary title report.

6.1.4 During the contract period, Seller will operate and maintain the Property in a manner consistent with Seller's past practices relative to the Property and so as not to cause waste to the Property.

6.1.5 Seller shall reasonably cooperate with Purchaser to obtain approvals and permits for the development of the Property.

6.2 Seller's Representations and Warranties. Seller hereby makes the following representations and warranties to Purchaser, each of which shall be true on the date hereof, throughout the contract period, and on the date of closing. Seller shall immediately provide Purchaser with written notice of any event which would make any representation or warranty set forth below incorrect or untrue.

6.2.1 Seller has full power and authority to enter into and carry out the terms and provisions of this Purchase Agreement and to execute and deliver all documents which are contemplated by this Agreement, and all actions of Seller necessary to confer such authority upon the persons executing this Purchase Agreement and such other documents have been, or will be, taken.

6.2.2 Seller has not received any written notice from any governmental authorities or regulatory agencies that eminent domain proceedings for the condemnation of the Property are pending or threatened.

6.2.3 Seller has not received any written notice of pending or threatened investigation, litigation or other proceeding before a local governmental body or regulatory agency which would materially and adversely affect the Property.

6.2.4 Seller has not received any written notice from any governmental authority or regulatory agency that Seller's use of the Property is presently in violation of any applicable zoning, land use or other law, order, ordinance or regulation affecting the Property.

6.2.5 No special or general assessments have been levied against the Property except those disclosed in the preliminary title report, and Seller has not received written notice that any such assessments are threatened.

6.2.6 Seller is not a "foreign person" for purposes of *Section 1445 of the Internal Revenue Code*.

6.2.7 Seller is a Washington municipal corporation, duly formed and organized, validly existing and in good standing under the laws of the State of Washington.

6.3 Purchaser's Representations. Purchaser hereby makes the following representations to Seller, each of which shall be true on the date hereof and on the date of closing:

6.3.1 Purchaser has full power and authority to enter into and carry out the terms and provisions of this Agreement and to execute and deliver all documents which are contemplated by this Agreement, and all actions of Purchaser necessary to confer such authority upon the persons executing this Purchase Agreement and such other documents have been, or will be, taken. In the event the purchaser states that it is a corporation or a limited liability company, and this statement is false, the person or person signing on behalf of the company shall be personally liable under this contract. This agreement is contingent upon Purchaser obtaining financing sufficient to close within the thirty (30) business days allowed per the Due Diligence period in Section 3.4 of this Purchase and Sale Agreement.

6.3.2 Purchaser further represents that the property will be developed as a nursery operation with required landscaping per the Horn Rapids Master Plan and Development Standards. Deviation from this intended use after Purchaser acquires the Property must be authorized by the Seller in writing or be subject to the Reversionary Clause in Section 10.13. This Agreement does not relieve the Purchaser from its obligations to obtain the necessary approvals, authorizations or permits required for the development of property for said use.

6.3.3. Purchaser agrees that pole buildings are prohibited in the Horn Rapids Industrial Park and Business Center, and will not be constructed on Property.

6.4 Survival of Covenants. The covenants, representations, and warranties contained in Section 6 of this Agreement shall survive the delivery and recording of the Deed from the Seller to the Purchaser.

7 Irrigation Water. Seller agrees to allow Purchaser to use water from a City-held water right, to be determined by the City, during the length of Purchaser's operation of the Property as an active nursery operation. Termination of nursery operations, or suspension of nursery operations for a period exceeding two growing seasons, shall be grounds for the City to terminate Purchaser's use of the City's water right. The allowed use of the City's water right is not transferrable to any other user or owner without the express written approval of the City's Public Works Director.

7.1 Purchaser shall pay for the installation of the groundwater well, and all necessary permits, regulatory approvals, infrastructure and equipment, for the purposes of irrigation on Purchaser's property. The location of the well must be approved by the City prior to installation so as to confirm with the City's water right. The City shall bear no cost associated with the installation or maintenance of the well necessary to irrigate Purchaser's property. The well shall be the property of the Purchaser, and any regulatory obligations associated with the well, other than those directly associated with the City's water right, shall be the responsibility of the Purchaser.

7.2 Purchaser shall install a water meter, as specified by the City, and the City shall have unrestricted access to the property during normal business hours to read the water meter.

7.3 The initial cost for the use of water shall be seven hundred fifty dollars ($750.00) for fifteen (15) acre-feet of water, or a portion thereof, per irrigation season, payable by April 1st of each year. Additional water, as required, will be invoiced at a similar rate per acre-foot at the end of the irrigation season based on metered water use. The City shall have the option, no more than once every five years, to update the value of the water right and associated rate.

7.4 Purchaser shall be responsible for the costs and expenses associated with the usage of the well, infrastructure and equipment, including, but not limited to, repair and maintenance.

7.5 Purchaser agrees that it accepts the water from the well "AS IS" and without warranty of any kind. The City of Richland hereby disclaims all warranties, including merchantability and fitness, express or implied, on all water used and applied by Purchaser. Purchaser specifically represents that it has solely relied upon its own investigation into the quality of the water and its availability for usage.

7.6 The water withdrawn from the well is anticipated not to exceed fifteen (15) acre-feet per year, and shall conform to any limitations imposed by the City's water right. Additional water usage, if required, will be at an additional cost at the same cost per acre-foot.

7.7 Purchaser agrees to hold harmless and indemnify the City of Richland from any and all claims, liens, suits, damages and costs arising from its usage of water from the City's water right. Purchaser further agrees to hold harmless and indemnify the City against any and all claims that may arise from a regulatory or legal action effecting the validity of the City's water right.

7.8 Purchaser's Commitments. The commitments of Purchaser contained in Section 7 of this Agreement shall survive the delivery and recording of the Deed from the Seller to the Purchaser.

8 Casualty and Condemnation.

8.1 Material Casualty or Condemnation. If, prior to the closing date: (i) the Property shall sustain damage caused by casualty which would cost ten thousand dollars ($10,000.00) or more to repair or replace; or (ii) if a taking or condemnation of any portion of the Property has occurred, or is threatened, which would materially affect the value of the Property, either Purchaser or Seller may, at its option, terminate this Agreement by providing written notice to the other party within two (2) days' notice of such event. If, prior to the closing date, neither party provides said termination notice within such two-day period, the closing shall take place as provided herein with a credit against the Purchase

Price in an amount equal to any insurance proceeds or condemnation awards actually collected by Seller. At closing, Seller shall assign to Purchaser Seller's full interest in any insurance proceeds or condemnation awards which may be due but unpaid to Seller on account of such occurrence.

8.2 Immaterial Casualty or Condemnation. If, prior to the closing date, the Property shall sustain damage caused by casualty which is not described in Section 8.1, or a taking or condemnation has occurred, or is imminently threatened, which is not described in Section 8.1, neither Purchaser nor Seller have the right to terminate this Agreement. Closing shall take place as provided herein with a credit against the Purchase Price equal to the cost to repair that portion of the Property so damaged by insured casualty, or an amount equal to the anticipated condemnation award, as applicable. At closing, Purchaser shall assign to Seller all rights or interest in and to any insurance proceeds or condemnation awards which may be due on account of any such occurrence.

9 Purchasers' Remedies. In the event of material breach of this Agreement by Seller, Purchaser shall have, as their sole remedies: (a) the right to pursue specific performance of this Agreement, (b) the right to terminate this Agreement and (c) all remedies presently or hereafter available at law or in equity. Purchaser hereby waives all other remedies on account of a breach hereof by Seller.

10 Miscellaneous.

10.1 Finder's Fee. Purchaser and Seller each agree that a real estate finder's fee ("Real Estate Compensation") is not due to each other or to any third party. Each party hereby agrees to indemnify and defend the other against and hold the other harmless from and against any and all loss, damage, liability or expense, including costs and reasonable attorney's fees, resulting from any claims for Real Estate Compensation by any person or entity other than provided herein. The provisions of this section shall survive the closing.

10.2 Time of the Essence. Time is of the essence of every provision of this Agreement.

10.3 Notices. Whenever any party hereto shall desire to give or serve upon the other any notice, demand, request or other communication, each such notice, demand, request or other communication shall be in writing and shall be given or served upon the other party by personal delivery (including delivery by written electronic transmission) or by certified, registered or express United States mail, or Federal Express or other commercial courier, postage prepaid, addressed as follows:

TO SELLER:	**TO PURCHASER**:
City of Richland Attn: Economic Development 505 Swift Boulevard, P.O. Box 190 Richland, Washington 99352 Phone: (509) 942-7582	D.E. Properties, LLC Attn: Eric McCrea 1941 Saint Street Richland, Washington 99352 Phone: (509) 948-5875

Any such notice, demand, request or other communication shall be deemed to have been received upon the earlier of personal delivery thereof or two (2) business days after having been mailed as provided above, as the case may be.

10.4 Assignments and Successors. Purchaser may not assign this Agreement without Seller's consent. Any assignment made without Seller's consent is null and void, and does not relieve the Purchaser of any liability or obligation hereunder.

10.5 Captions. Paragraph titles or captions contained herein are inserted as a matter of convenience and for reference, and in no way define, limit, extend or describe the scope of this Agreement.

10.6 Exhibits. All exhibits attached hereto shall be incorporated by reference as if set out in full herein.

10.7 Binding Effect. Regardless of which party prepared or communicated this Purchase and Sale Agreement, this Purchase and Sale Agreement shall be of binding effect between Purchaser and Seller only upon its execution by an authorized representative of each such party.

10.8 Construction. The parties acknowledge that each party and its counsel have reviewed and revised this Purchase and Sale Agreement, and that the normal rule of construction providing that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of this Purchase and Sale Agreement or any amendment or exhibits hereto.

10.9 Counterparts. This Purchase Agreement may be executed in several counterparts, each of which shall be an original, but all of such counterparts shall constitute one such Agreement.

10.10 Cooperation and Further Assurances. Each party shall cooperate with the other in good faith to achieve the objectives of this Agreement. The parties shall not unreasonably withhold responses to requests for information, approvals, or consents provided for in this Agreement. The parties agree to take further action and execute further documents, both jointly or within their respective powers and authority, as may be reasonably necessary to implement the intent of this Agreement.

10.11 Merger. The delivery of the Deed and any other documents and instruments by Seller and the acceptance and recordation thereof by Purchaser shall effect a merger, and be deemed the full performance and discharge of every obligation on the part of Purchaser and Seller to be performed hereunder, except those clauses, covenants, warranties and indemnifications specifically provided herein to survive the closing.

10.12 Governing Law. This Agreement shall be governed by, and construed in accordance with, the laws of the State of Washington. The parties agree that Benton County is the appropriate venue for filing of any civil action arising out of this Agreement, and both parties expressly agree to submit to personal jurisdiction in Benton County Superior Court.

10.13 Reversionary Clause and Option to Repurchase/Reclaim. This Property is being sold to Purchaser in anticipation of a nursery operation. If Purchaser fails to submit an application to Seller for approval of building plans within six (6) months of Closing, the Seller reserves the right to reclaim title to this Property. If Purchaser does not initiate construction of structures, as authorized by the issuance of a building permit, within eighteen (18) months of Closing, Seller reserves the right to reclaim title to this Property. The Seller shall reclaim this Property by refunding the original Purchase Price, as provided in Section 2 Purchase Price above, without interest. The Purchaser will pay for all closing costs related to the repurchase of the property. Other than closing costs, the Seller will not assume any liability for expenses incurred by Purchaser in conducting this transaction. Purchaser agrees to re-convey title to the Seller within sixty (60) days of receipt of notification of Seller's decision to seek re-conveyance of Property. This reversionary right is exclusive to the Seller and shall be exercised at the sole discretion of the Seller. This reversionary right survives forty-eight (48) months after Closing or until such time as building commences, whichever is earlier. The Seller shall be under no obligation to exercise this reversionary right. Purchaser agrees that Seller must grant approval to any resale of the Property by Purchasers to any third party within the forty-eight (48) month reversionary period. This reversionary clause shall survive the delivery of the Deed.

10.14 Scrivener. The party drafting this Agreement is the City of Richland. The City of Richland makes no representations regarding the rights or responsibilities of Seller under this Agreement. Seller is encouraged to review the completed contract with counsel before signing this Agreement.

[Signature page to follow]

IN WITNESS WHEREOF, the Purchaser has executed this Agreement on the date shown next to its signature, and Seller has accepted on the date shown next to its signature.

CITY OF RICHLAND – SELLER	**D.E. PROPERTIES – PURCHASER**
______________________ ______ By: Cynthia D. Reents Date Its: City Manager	______________________ ______ By: Eric McCrea Date Its: Member
APPROVED AS TO FORM:	
______________________ ______ By: Heather Kintzley Date Its: City Attorney	______________________ ______ By: Name Date Its: Member

<u>EXHIBIT A</u>

RECORD SURVEY NO. 4758

RECORD OF SURVEY NO. 4758

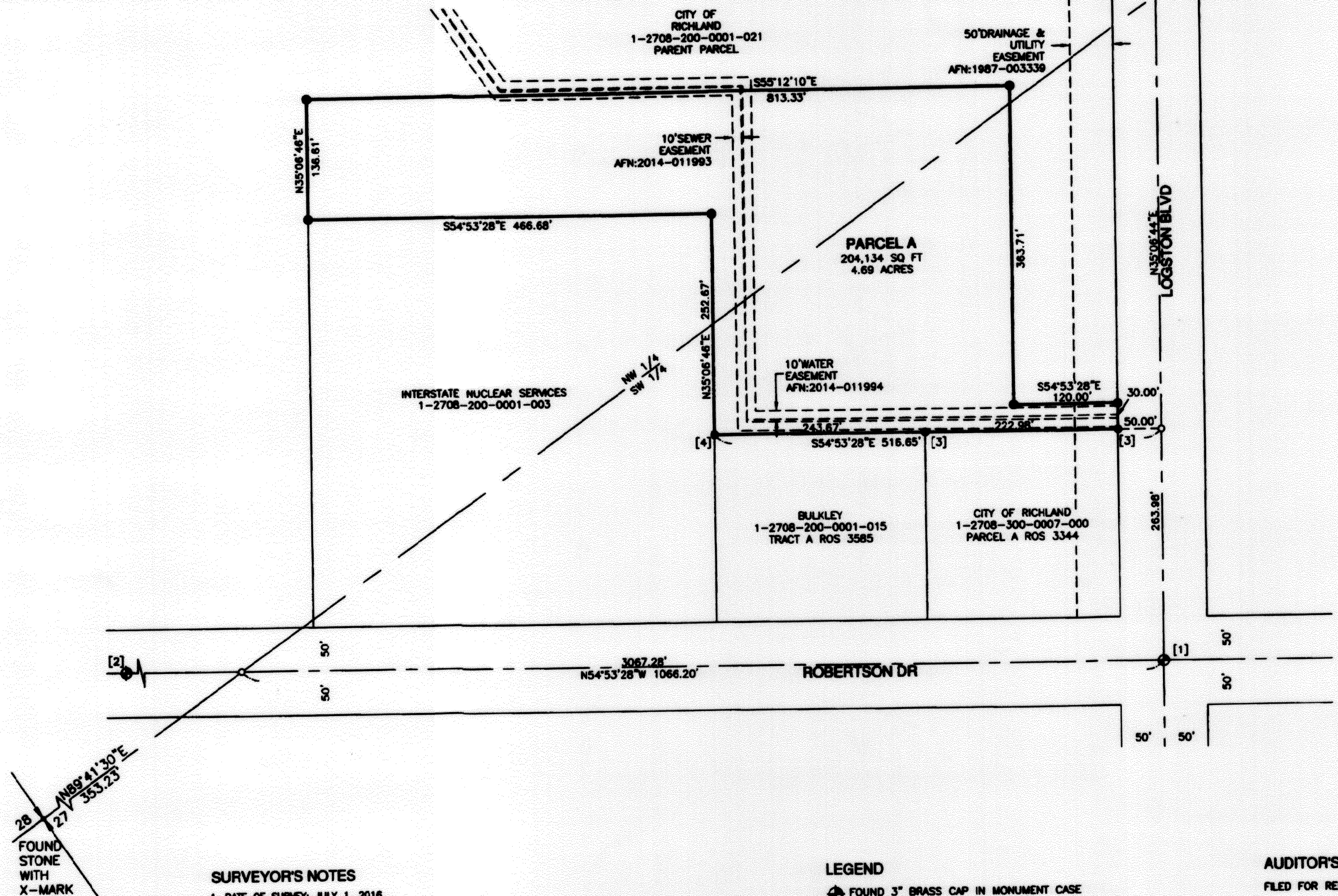
APPENDING HORN RAPIDS BUSINESS CENTER BINDING SITE PLAN (BSP 95-100) RECORD OF SURVEY 2056
PORTIONS OF THE NW 1/4 OF SECTION 27, TOWNSHIP 10 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, WASHINGTON

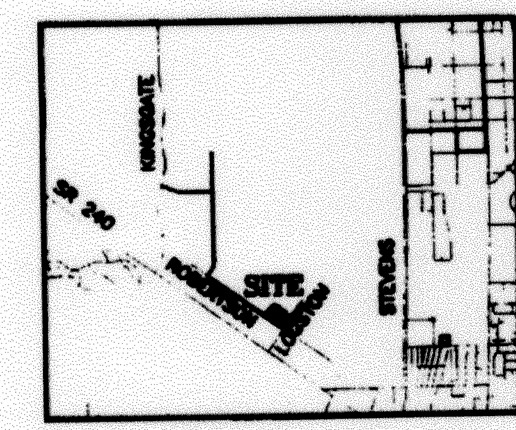
DESCRIPTION

THAT PORTION OF THE WEST HALF OF SECTION 27, TOWNSHIP 10 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 27; THENCE NORTH 89°41'30" EAST 353.28 FEET TO THE CENTERLINE OF ROBERTSON DRIVE; THENCE SOUTH 54°53'28" EAST ALONG SAID CENTERLINE 1066.29 FEET TO THE CENTERLINE OF LOGSTON BOULEVARD; THENCE NORTH 35°06'44" EAST ALONG SAID CENTERLINE 264.00 FEET; THENCE LEAVING SAID CENTERLINE NORTH 54°53'28" WEST 50.00 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY MARGIN OF SAID LOGSTON BOULEVARD AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 54°53'28" WEST 466.69 FEET; THENCE NORTH 35°06'46" EAST 252.69 FEET; THENCE NORTH 54°53'28" WEST 466.72 FEET; THENCE NORTH 35°06'46" EAST 136.63 FEET; THENCE SOUTH 55°12'16" EAST 813.41 FEET; THENCE SOUTH 35°06'44" WEST 363.74 FEET; THENCE SOUTH 54°53'28" EAST 120.01 FEET TO THE SAID NORTHWESTERLY RIGHT-OF-WAY MARGIN OF LOGSTON BOULEVARD; THENCE SOUTH 35°06'44" WEST 30.00 FEET ALONG THE NORTHWESTERLY LINE THEREOF TO THE TRUE POINT OF BEGINNING.





VICINITY MAP
NTS

GRAPHIC SCALE
0 100' 200'
1 INCH = 100' FT.

SURVEYOR'S NOTES

1. DATE OF SURVEY: JULY 1, 2016.
2. BASIS OF BEARING: NAD83(2011) WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.
3. UNITS OF MEASURE: US SURVEY FEET GRID DISTANCES. MULTIPLY GRID DISTANCES BY A COMBINED SCALE FACTOR OF 1.000092267 TO ACHIEVE GROUND DISTANCES. LEGAL DESCRIPTION, REFERENCE SURVEYS AND SQUARE FOOTAGE ARE GROUND DISTANCES. MULTIPLY GROUND DISTANCES BY A COMBINED SCALE FACTOR OF 0.999907742 TO ACHIEVE SURVEYED GRID DISTANCES.
4. EQUIPMENT/PROCEDURES: TOPCON GR3 GNSS, RTK METHOD. LINEAR CLOSURES MEET OR EXCEED STANDARDS CONTAINED IN WAC 332-130-090.

LEGEND

- FOUND 3" BRASS CAP IN MONUMENT CASE
- FOUND CORNER AS NOTED
- CALCULATED POINT, NOT FOUND OR SET
- SET 5/8" REBAR & CAP "PERMIT SURVEY PLS 45774"

MONUMENT NOTES

[1] FOUND 3" BRASS CAP IN MONUMENT CASE
[2] FOUND 3" BRASS CAP IN MONUMENT CASE "PLS 45774"
[3] FOUND 5/8" REBAR & CAP "LS 28240"
[4] FOUND 5/8" REBAR & CAP "RSI-JAB 21384"

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 5th DAY OF July, 2016 A.D. AT 4:32 P M., AND RECORDED IN VOLUME 01 OF SURVEY'S, PAGE 4758 AT THE REQUEST OF CHRISTOPHER C. AMMANN.

BENTON COUNTY AUDITOR Brenda Chilton by Myriam Gutierrez Deputy

FEE NO. 2016-019346

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF RGW ENTERPRISES IN DECEMBER 2015.

45774

PERMIT SURVEYING INC
2245 Robertson Drive
Richland, Washington 99354
OFFICE 509-375-4123
FAX 509-371-0999

DATE:	07/01/16
SCALE:	1"=100'
DRAWN BY:	ADG
APPROVED BY:	CCA
15118	

RGW ENTERPRISES
CITY OF RICHLAND
LOGSTON BLVD PARCEL SEGREGATION
RICHLAND WASHINGTON

SHEET 1 OF 1

2016-019346 B: 01 P: 4758 SUR
07/05/2016 04:32:00 PM Pages: 1 Fee: $157.00
Benton County Public Works
Benton County, Benton County Auditor's Office


Robertson Dr
D.E. PROPERTIES
4.69 ACRES
Logston Blvd

COUNCIL AGENDA ITEM COVERSHEET

Council Date: 08/16/2016

Agenda Category: Resolutions – Adoption

Key Element: Key 1 - Financial Stability & Operational Effectiveness

Subject:

Resolution No. 160-16, Appointing Ron Anderson to the Tri-City Regional Hotel-Motel Commission

Department:	Ordinance/Resolution Number:	Document Type:
City Attorney	160-16	Resolution

Recommended Motion:

Adopt Resolution No. 160-16, appointing Ron Anderson to the Tri-City Regional Hotel-Motel Commission.

Summary:

The term for Position No. 1 on the Tri-City Regional Hotel-Motel Commission, held by Ian Napier is expiring on August 31, 2016.

The Tri-Cities Hotel and Lodging Tax Association is recommending the appointment of Ron Anderson, the new General Manager for Red Lion Hotel Richland Hanford House to Position No. 1 for a two-year term expiring on August 31, 2018.

Fiscal Impact:

None.

Attachments:

1. Proposed Resolution
2. Recommendation

RESOLUTION NO. 160-16

A RESOLUTION of the City of Richland confirming the position appointment of Ron Anderson to the Tri-City Regional Hotel-Motel Commission.

BE IT RESOLVED by the City Council of the City of Richland that the following reappointment to the Tri-City Regional Hotel-Motel Commission is hereby confirmed:

NAME	POSITION NO.	TERM ENDING
Ron Anderson	1	8/31/18

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

ADOPTED by the City Council of the City of Richland, at a regular meeting on the 16th day of August 2016.

ROBERT J. THOMPSON
Mayor

ATTEST:

MARCIA HOPKINS
City Clerk

APPROVED AS TO FORM:

HEATHER KINTZLEY
City Attorney

Tri-Cities
Hotel & Lodging Association

P.O. Box 1739
Richland, WA 99352

Received
AUG 04 2016
City Manager's Office

August 4, 2016

Ms. Cindy Reents
City of Richland
505 Swift Blvd.
Richland, WA 99352

Dear Ms. Reents:

On behalf of the Tri-City Hotel & Lodging Association, I would like to submit our preferred candidate for the Tri-City Hotel-Motel Commission term set to expire on August 31, 2016. The length of the new term is two years, beginning September 1, 2016 and expiring August 31, 2018.

This position is currently held by Ian Napier of the Red Lion Hotel Richland Hanford House. Mr. Napier is no longer the General Manager of this Richland property; therefore, the Tri-Cities Hotel & Lodging Association nominates Ron Anderson, who is the current General Manager for the Red Lion Hotel Richland Hanford House, to serve as a TPA Commissioner to represent the City of Richland. Linda Hendricks from the Hampton Inn Richland is the nominee for an alternate candidate.

If you have any questions regarding this issue, please do not hesitate to contact me at 509-820-3026.

Sincerely,

Kathy Moore

Kathy Moore
President
Tri-Cities Hotel & Lodging Association

cc: Kris Watkins, President/CEO, Visit TRI-CITIES

COUNCIL AGENDA ITEM COVERSHEET

Council Date: 08/16/2016

Agenda Category: Resolutions – Adoption

Key Element: Key 1 - Financial Stability & Operational Effectiveness

Subject:
Resolution No. 161-16, Expressing Appreciation to Ian Napier for Service on the Tri-City Regional Hotel-Motel Commission

Department:	Ordinance/Resolution Number:	Document Type:
City Attorney	161-16	Resolution

Recommended Motion:
Adopt Resolution No. 161-16, expressing appreciation to Ian Napier for his service on the Tri-City Regional Hotel-Motel Commission.

Summary:
Mr. Napier was appointed to the Tri-City Hotel-Motel Commission effective September 1, 2014, and he will serve until his term expires August 31, 2016.

Fiscal Impact: None.

Attachments:
1. Proposed Resolution

RESOLUTION NO. 161-16

A RESOLUTION expressing the appreciation of the City of Richland and its citizens to Ian Napier for the service he rendered to the City as a member of the Tri-City Regional Hotel-Motel Commission.

BE IT RESOLVED by the City Council of the City of Richland, Washington, that the City and its citizens express publicly and formally to Ian Napier, their appreciation for the service he rendered to the City during his tenure as a member of the Tri-City Regional Hotel-Motel Commission.

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

ADOPTED by the City Council of the City of Richland at a regular meeting on the 16th day of August 2016.

ROBERT J. THOMPSON
Mayor

ATTEST:

MARCIA HOPKINS
City Clerk

APPROVED AS TO FORM:

HEATHER KINTZLEY
City Attorney

COUNCIL AGENDA ITEM COVERSHEET

Council Date: 08/16/2016 | Agenda Category: Items for Approval

Key Element: Key 1 - Financial Stability & Operational Effectiveness

Subject:
Authorize Travel for Mayor Thompson

Department:	Ordinance/Resolution Number:	Document Type:
City Manager		General Business Item

Recommended Motion:
Authorize travel for Mayor Thompson to attend the 2016 Intergovernmental meeting from November 16-18, 2016 in New Orleans, Louisiana

Summary:
Mayor Thompson plans to attend the 2016 Intergovernmental Meeting with the U.S. Department of Energy (DOE) from November 16-18, 2016. The purpose of the meeting is to provide opportunities for increased communication and coordination with DOE and among states, tribes and local communities affected by the ongoing cleanup of the nuclear weapons complex. Meeting attendees will have the opportunity to hear from and have discussions with officials from DOE's Office of Environmental Management (EM) and other senior officials wihin the DOE and other relevant federal agencies.

The meeting will feature a variety of presentations and round-table discussions among state, tribal, local and federal government representatives on a variety of topics related to the cleanup of the DOE nuclear weapons complex.

Richland Municipal Code, Sections 1.01.040 and 2.26.062, require Council approval when Councilmembers request permission for out-of-state travel, when expenses exceed $500, or when travel requires an overnight stay.

Fiscal Impact:	Estimated expenses for Mayor Thompson to Attend the Intergovernmental meeting are $1,855. The Energy Communities Alliance (ECA) will reimburse airline and hotel expenses. There are enough funds in Council's travel and tuition line items to cover any expenses not reimbursed.

Attachments:

COUNCIL AGENDA ITEM COVERSHEET

Council Date: 08/16/2016

Agenda Category: Expenditures - Approval

Key Element: Key 1 - Financial Stability & Operational Effectiveness

Subject:
Expenditures from July 25, 2016 - August 5, 2016 for $7,147,861.19 including Check Nos. 236249-236685, Wire Nos. 6218-6226, Payroll Check Nos. 108460-109017, and Payroll Wire/ACH Nos. 9539-9552

Department:
Administrative Services

Ordinance/Resolution Number:

Document Type:
Expenditures

Recommended Motion:
Approve the expenditures from July 25, 2016, to August 5, 2016 in the amount of $7,147,861.19.

Summary:
Breakdown of Expenditures:

Check Nos.	236249-236685	1,486,516.66
Wire Nos.	6218-6226	3,528,809.91
Payroll Check Nos.	108460-109017	28,744.94
Payroll Wires/ACH	9539-9552	2,103,789.68
TOTAL		$7,147,861.19

Fiscal Impact:
Yes

Total Disbursements: $7,147,861.19. Disbursements (wire transfers) include $3,185,696.00 for purchase power.

Attachments:
1. Wire Transfers
2. Voucher Listing Report

VOUCHER LISTING REPORT
SUMMARY OF WIRE TRANSFERS
JULY 25, 2016 - AUGUST 5, 2016

Payee	Wire Description		Amount
Claim Wires - Wire No. 6218 to 6226			
AW Rehn Insurance	Fire Health Reimbursement Account		20,812.50
Bonneville Power Administration	Purchase Power		3,185,696.00
Conover	Section 125		1,798.92
HRA VEBA	IAFF VEBA		4,125.00
Richland Golf Management Corporation	Col. Pt. Operating Reimb		141,118.08
Zenith Administrators/Matrix	Insurance Claims		175,259.41
	Total Claim Wire Transfers	$	3,528,809.91
Payroll Wires & Direct Deposits (ACH) - Wire No. 9539 to 9552			
Payroll Wires *see description below	Total Payroll Wire Transfers & Deposits	$	2,103,789.68
	Total Claim & Payroll Wires/ACH	**$**	**5,632,599.59**

*Payroll Wires - transactions represent; employee payroll, payment of benefits, payroll taxes and other related payroll benefits.

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
FUND 001 GENERAL FUND					
Division: 000 UNASSIGNED					
BANK OF AMERICA		16060064924	236264	BANK ANALYSIS FEES	$2,822.61
BENTON FRANKLIN COMMUNITY ACTION COMMITTEE		JUNE 2016	236649	HELPING HANDS 2ND QTR 2016	$1,468.32
CITY OF RICHLAND		062916	236470	CASHIER SHORTAGE-GOMEZ	$8.87
RECWARE REFUND		070116	236661	REFUND-CUST COMPLAINT	$70.50
		070616	236673	REFUND-DAMAGE DEPOSIT	$500.00
		070716	236679	REFUND-DAMAGE DEPOSIT	$425.00
			236683	REFUND-DAMAGE DEPOSIT	$425.00
WA STATE DEPARTMENT OF REVENUE		Q2-16LHT	236404	LEASEHOLD TAX-2ND QTR 2016	$40,863.36
WASHINGTON STATE PATROL		I16009256	236407	BACKGROUND CHECKS-JUNE 2016	$840.75
				UNASSIGNED TOTAL****	**$47,424.41**
Division: 001 CITY COUNCIL					
PITNEY BOWES PURCHASE POWER		0616/14823173	236370	POSTAGE 06/01/16 TO 06/30/16	$0.94
				CITY COUNCIL TOTAL****	**$0.94**
Division: 101 CITY CLERK					
PITNEY BOWES PURCHASE POWER		0616/14823173	236370	POSTAGE 06/01/16 TO 06/30/16	$72.24
				CITY CLERK TOTAL****	**$72.24**
Division: 102 CITY ATTORNEY					
BENTON COUNTY TREASURER		JUNE 2016	236446	DISTRICT COURT/OPD COSTS JUNE	$49,970.04
PITNEY BOWES PURCHASE POWER		0616/14823173	236370	POSTAGE 06/01/16 TO 06/30/16	$1.61
				CITY ATTORNEY TOTAL****	**$49,971.65**
Division: 110 ASSISTANT CITY MANAGER					
DEPARTMENT OF COMMERCE		082216-NW ED CORS	236655	NW ED COURSE REG-AMUNDSON	$845.00
				ASSISTANT CITY MANAGER TOTAL****	**$845.00**
Division: 111 COMMUNICATIONS & MARKETING					
LOGAN, HOLLIE		072216	236342	3/14-7/22/16 MILEAGE	$125.28
				COMMUNICATIONS & MARKETING TOTAL****	**$125.28**
Division: 112 CABLE COMMUNICATIONS					
INGHAM, MARK		JUNE 2016	236326	INGHAM MILEAGE 6/13-7/11/16	$36.18
VECTOR BROADCAST LLC	S016713	4012	236402	QUARTERLY MAINTENANCE FOR CABL	$1,859.78
				CABLE COMMUNICATIONS TOTAL****	**$1,895.96**
Division: 113 HANFORD COMMUNITIES					
PITNEY BOWES PURCHASE POWER		0616/14823173	236370	POSTAGE 06/01/16 TO 06/30/16	$0.95
				POSTAGE 06/01/16 TO 06/30/16	$66.51
				HANFORD COMMUNITIES TOTAL****	**$67.46**
Division: 120 FIRE					
BENTON COUNTY FIRE DIST 1		2016-36	236444	ERS CAD MAINT FEES 8/16-7/17	$120.00

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BENTON COUNTY FIRE DIST 1		FTC2016-27	236444	TRI-CO FIRE TRNG LOGO DESIGN	$66.50
BENTON RURAL ELECTRIC ASSOCIATION		06/16-74170526	236271	COLLINS RD RADIO TOWER-ELECTRI	$28.60
CHAPLAIN SERVICES NETWORK		RFD-06302016	236466	CHAPLAIN SRVCS APR-JUN 2016	$236.25
D&D TELECOMMUNICATION PROPERTIES LLC		255	236488	PERRY MONUMENT RD RENT-AUGUST	$737.93
FIANDER & ASSOCIATES LLC DBA		160630-4	236656	TREADMILL RPR- ST 73	$167.35
		160630-6		ELLIPTICAL REPR-ST 73	$114.21
FRONTIER		07/16 2530045365	236517	SILVER CLOUD PHONE LINE	$66.64
LN CURTIS & SONS	P056515	INV36354	236341	#33553G GLOBE MILLENIA XTL	$26,021.65
	P056515			#33553G GLOBE MILLENIA XTL	$1,876.61
	P056515			ADJUST FOR TAX	($0.01)
	P056515			#33553G GLOBE MILLENIA XTL	$16,486.57
NW AIR & SAFETY		1937	236573	COMPRESSOR REPAIR/OIL	$1,295.76
PARADISE BOTTLED WATER CO		06/16-FIRE ST 71	236357	BOTTLED WATER-JUNE	$65.56
		06/16-FIRE ST 72		BOTTLED WATER-JUNE	$79.29
		06/16-FIRE ST 73		BOTTLED WATER-JUNE	$83.86
		06/16-FIRE ST 74		BOTTLED WATER-JUNE	$70.14
PITNEY BOWES PURCHASE POWER		0616/14823173	236370	POSTAGE 06/01/16 TO 06/30/16	$7.22
PUBLIC SAFETY TESTING INC		2016-6903	236367	2ND QTR 2016 SUBSCRIPTION FEES	$283.60
XEROX CORPORATION	P056821	085276951	236641	ST 71 MFD - ANNUAL MAINT PLAN	$126.15
	P056821	085276992		OFFICE COPIER LEASE/USAGE (JUN	$376.91
	P056821	085276993		ST 73 MFD - 2ND QTR MAINT PLAN	$32.58
				FIRE TOTAL****	**$48,343.37**

Division: 130 POLICE

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
101 CLEANERS		06/16-9427360	236249	UNIFORM LAUNDRY SRVCS-JUNE	$394.52
ACTION TARGET INC		93509-1	236252	TRACK RUNNER MOTOR	$529.40
AMERICAN MESSAGING SERVICES LLC		W4100724QG	236256	PAGER RENTAL JULY 2016	$46.20
BENTON COUNTY PROSECUTOR'S OFFICE		2ND QTR 2016	236269	KIDS HAVEN 2ND QTR 2016	$2,680.72
BENTON COUNTY SHERIFF'S OFFICE		06/16-CUSTODY	236445	CUSTODY COSTS-JUNE 2016	$50,180.63
CASCADE NATURAL GAS CORP		0716-75997100005	236651	NAT GAS 871 GW WAY 06/17-7/19	$282.97
CITY OF KENNEWICK		012409	236287	BIPIN COMP SUPPORT MNT-3RD QTR	$10,589.00
DAY MANAGEMENT CORPORATION DBA	P056734	187999	236490	MOTOROLA NTN9862 (OEM)IMPRESS	$1,191.89
	P056734			SHIPPING	$19.55
DOMESTIC VIOLENCE SERVICES		23670	236303	DOMESTIC VIOLENCE SRVCS-JUN'16	$888.50
FIANDER & ASSOCIATES LLC DBA		160603-2	236656	PREV MAINT SERVICE	$108.60
FRONTIER	S017036	08/16 2061882614	236517	TELEPHONE CHARGE 7/19/16-8/18/	$65.48
HANSON, DANETTE		16-254 HANSON	236320	16-254 NIBRS TRAINING	$28.00
HOGUE, ERIN		16-255 HOGUE	236324	16-255 NIBRS TRAINING	$28.00
LARSEN GUNSMITHING & FIREARMS	P056729	8818	236338	PEERLESS HINGED HANDCUFFS 4801	$152.04
	P056729			BIANCHI BELT KEEPERS #15635	$162.90
MOON SECURITY SERVICES INC		830770	236350	RPD RANGE MONITORING	$59.90
NET TRANSCRIPTS INC		0008288-IN	236353	TRANSCRIPTION SRVS - JUNE	$189.05

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
NORTH AMERICAN RESCUE LLC	P056733	IN221893	236354	FREIGHT	$20.00
	P056733			TOURNIQUET, COMBAT APPLICATION	$588.00
	P056733			HEMOSTATIC BANDAGE, COMBAT GAU	$699.00
OXARC INC		R423613	236356	CYLINDER RENTAL	$7.76
PITNEY BOWES PURCHASE POWER		0616/14823173	236370	POSTAGE 06/01/16 TO 06/30/16	$429.07
PORTABLE COMPUTER SYSTEMS, INC	P056651	50278	236364	TABLET, INTEL CORE I7, ITEM	$17,929.86
	P056651			OFFICE DOCK STATION WITH AC	$1,857.06
	P056651			PROTECTION PLUS+ EXT WARRANTY-	$3,051.66
	P056651			F110 DETACHABLE KEYBOARD, ITEM	$435.49
RIVER CITY TOWING INC		14802	236373	TOW CHARGE	$48.87
		14805		TOW CHARGE	$48.87
		14824	236590	TOW CHARGE	$48.87
		14961	236373	TOW CHARGE	$48.87
		14962		TOW CHARGE	$48.87
SOUND UNIFORM GROUP LLC	P056634	19253	236605	SHIPPING	$16.83
	P056634			ZIP OFF LEG PANTS P-ZSCM2LTDN	$321.46
TELCO WIRING & REPAIR INC		21485	236388	REPAIR ROBOT BROKEN FIBER	$184.62
TREASURE VALLEY COFFEE CO		106503	236622	RPD COFFEE DELIVERY	$115.90
TTB, LLC DBA		3050	236398	VEHICLE WASHES-JUNE (86)	$451.50
VER STEEG, CARMEN K		16-159 VER STEEG	236403	16-159 NARCOTICS DISPOSAL	$34.00
WASHINGTON STATE PATROL		I16009256	236407	BACKGROUND CHECKS-JUNE 2016	$153.75
XEROX CORPORATION		085276982	236414	W7225PT BASE CHRG/PRINTS-JUNE	$216.63
		085276983		W7225PT BASE CHRG/PRINTS-JUNE	$235.18
		085276984		W7225PT BASE CHRG/PRINTS-JUNE	$237.74
		085276985		W7855PT BASE CHG/PRINTS-JUNE	$463.23
		085276986		W7845PT BASE CHG/PRINTS-JUNE	$226.29
				POLICE TOTAL****	**$95,516.73**

Division: 211 FINANCE

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
ALLIED ENVELOPE	P056811	170290	236255	WINDOW ENVELOPE, REVERSE FLAP,	$620.92
	P056811			INSIDE DELIVERY & STACKING OF	$59.74
	P056811			ADJUST FOR TAX	($0.01)
	P056811	170291		PRICE ADJUSTMENT FOR FREIGHT	$0.01
	P056811			INSIDE DELIVERY & STACKING OF	$59.72
	P056811			UTILITY BILLING STATEMENT, 20#	$406.98
	P056811	170293		RETURN ENVELOPE WITH SECURITY	$759.66
	P056811			ADJUST FOR TAX	$0.01
	P056811			INSIDE DELIVERY & STACKING OF	$59.72
BENTON FRANKLIN COMMUNITY ACTION COMMITTEE		2ND QTR 2016 HH	236649	HHANDS APPLICATIONS 2QTR 2016	$660.00
GARDA CL NORTHWEST INC		20164145	236657	EXCESS LIABILITY JUNE 2016	$520.20
GROUT, MICHELLE		JAN-JUN 2016	236658	MILEAGE REIMBURSEMENT-GROUT	$48.06

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
MATRIX CONSULTING GROUP, LTD	S016955	16-44	236553	COST ALLOCATION STUDY	$9,392.00
MID COLUMBIA ENGINEERING INC	S016917	ST008662	236347	MELISSA HECKMAN, ACCOUNTING	$864.00
	S016917	ST008678	236558	MELISSA HECKMAN, ACCOUNTING	$1,053.00
PITNEY BOWES INC		1001318493	236581	INK-RED/BLACK	$220.98
PITNEY BOWES PURCHASE POWER		0616/14823173	236370	POSTAGE 06/01/16 TO 06/30/16	$900.64
				POSTAGE 06/01/16 TO 06/30/16	$3,016.69
XEROX CORPORATION		085276987	236685	W7855PT BASE CHG/PRINTS-JUNE	$364.92
				FINANCE TOTAL****	**$19,007.24**
Division: 212 PURCHASING					
CALIPER CORPORATION		I1477562	236457	PERSONALITY PROFILE-BUYER II	$175.00
				PERSONALITY PROFILE-BUYER II	$175.00
GRAINGER	S017013	9159146183	236317	TIE-DOWN STRAP ITEM #2VKP9	$126.56
	S017013	9162157003		DECKING, WIRE MESH ITEM #21Y42	$2,021.07
MID COLUMBIA ENGINEERING INC	S016902	ST008661	236347	RACHAEL BALTHAZOR - BUYER 1	$1,188.00
	S016902	ST008677	236558	RACHAEL BALTHAZOR - BUYER 1	$950.40
ORKIN EXTERMINATING INC	S016751	111573294	236575	PEST CONTROL SERVICES FOR BLDG	$27.15
	S016751			PEST CONTROL SERVICES FOR BLDG	$27.15
PITNEY BOWES PURCHASE POWER		0616/14823173	236370	POSTAGE 06/01/16 TO 06/30/16	$4.65
				PURCHASING TOTAL****	**$4,694.98**
Division: 213 INFORMATION TECHNOLOGY					
BERRY DUNN MCNEIL & PARKER, LLC	P056590	358642	236273	ERP CONSULTING SERVICES CONTRA	$19,800.00
	P056590	359416		ERP CONSULTING SERVICES CONTRA	$8,280.00
CASELLE INC	P056083	72287	236284	ANIMAL LICENSING MONTHLY LICEN	$169.33
	P056083	73514		ANIMAL LICENSING MONTHLY LICEN	$169.33
ENVIRONMENTAL SYSTEMS RESEARCH INSTITUTE INC	P056032	93139703	236308	LRS DATA ASSESSMENT	$3,433.93
	P056032			ADJUST FOR TAX	$0.01
MELISSA DATA CORPORATION	P056768	2732561	236556	MAILERS+4 ANNUAL MNTNC RENEWAL	$2,335.00
PARAMOUNT COMMUNICATIONS INC	P056646	31594	236579	INSTALL COMMUNICATIONS CABLING	$814.50
PITNEY BOWES PURCHASE POWER		0616/14823173	236370	POSTAGE 06/01/16 TO 06/30/16	$8.03
TROUTMAN-CURTISS, TRACY		042716	236397	ERP MEETING EXPENSE 4/27/16	$85.62
		APRIL 2016		ERP MEETING EXPENSE 4/25-4/	$335.23
		JUNE 2016		ERP MEETING EXPENSE 6/6/16	$54.20
		MAY 2016		ERP MEETING EXPENSE 5/9-5/1	$177.94
XEROX CORPORATION		085276979	236641	W7855PT BASE CHG/PRINTS-JUNE	$189.68
				INFORMATION TECHNOLOGY TOTAL****	**$35,852.80**
Division: 220 HUMAN RESOURCES					
HARRINGTON'S TROPHIES		75696	236321	PLAQUE-SRVS RCGNTN-PALMQUIST	$71.68
HYAS GROUP LLC		1713	236531	RHS CONSULT FEE 100115-033116	$2,500.00
MID COLUMBIA ENGINEERING INC	S016901	ST008680	236558	LORI HENDERSON - CLERICAL ASSI	$648.00

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
MOON, TAE-IM PHD		070716	236351	PSYCH EVALUATION-RICHMAN	$800.00
NORTHWEST PUBLIC POWER ASSOCIATION		17538	236572	AD-ENGINEERING TECH I	$110.00
PITNEY BOWES PURCHASE POWER		0616/14823173	236370	POSTAGE 06/01/16 TO 06/30/16	$2.95
SUMMIT LAW GROUP PLLC		79646	236383	LABR/EMPLYMNT NEWSLETTER-JULY	$275.00
TANNER, WILLIAM		16-295 TANNER	236387	16-295 LAT POLICE BACKGROUN	$51.84
TRANS UNION LLC		06651269	236394	CREDIT REPORTS-JUNE	$54.30
WASHINGTON ASN OF BUILDING OFFICIALS		32533	236405	BLDG OFFICAL JOB POSTING AD	$50.00
WORLD AT WORK		4202424	236413	WAW DUES - JUBB	$245.00
XEROX CORPORATION		085276979	236641	W7855PT BASE CHG/PRINTS-JUNE	$6.60
YAKIMA WORKER CARE PLLC		16749	236415	PRE EMPLOYMNT PHYSICAL-HETRICK	$125.00
		16830	236642	PRE EMPLOYMNT PHYSICAL-DOT	$300.00
				PRE EMPLOYMNT PHYSICAL-DOT	$100.00
				HUMAN RESOURCES TOTAL****	**$5,340.37**
Division: 301 DEVELOPMENT SERVICES					
MENKE JACKSON BEYER LLP		06/2016-088	236346	NESS AND PAULSON CASE	$2,524.77
PITNEY BOWES PURCHASE POWER		0616/14823173	236370	POSTAGE 06/01/16 TO 06/30/16	$54.24
				POSTAGE 06/01/16 TO 06/30/16	$7.86
WATER SOLUTIONS INC		13815	236408	3 WTR MACHINES - JULY 2016	$39.63
				3 WTR MACHINES - JULY 2016	$16.29
				DEVELOPMENT SERVICES TOTAL****	**$2,642.79**
Division: 302 REDEVELOPMENT					
PITNEY BOWES PURCHASE POWER		0616/14823173	236370	POSTAGE 06/01/16 TO 06/30/16	$6.07
				REDEVELOPMENT TOTAL****	**$6.07**
Division: 303 LIBRARY					
BIBLIOTHECA ITG LLC		SI0015208-US	236449	LIBRARY PADS FOR CHECKOUT	$3,720.00
CASCADE NATURAL GAS CORP		07/15-61897100006	236461	NAT GAS 955 NRTHGT 06/18-07/18	$37.63
MIDWEST TAPE		94112043	236559	DATABASES	$1,608.38
OCLC INC		0000473433	236574	CATALOGING SRVCS - JUNE	$971.69
PITNEY BOWES PURCHASE POWER		0616/14823173	236370	POSTAGE 06/01/16 TO 06/30/16	$480.71
THE GALE GROUP INC		58317089	236615	BOOKS-3 TITLES	$72.96
		58317840		BOOKS-1 TITLES	$28.12
		58325814		BOOKS-6 TITLES	$147.44
				LIBRARY TOTAL****	**$7,066.93**
Division: 331 PARKS & REC - RECREATION					
FRONTIER	S017036	08/16 2061882614	236517	TELEPHONE CHARGE 7/19/16-8/18/	$187.21
MILLER, JO ANN		JUNE 2016	236349	DANCE INSTRUCTOR-JUNE	$450.05
PITNEY BOWES PURCHASE POWER		0616/14823173	236370	POSTAGE 06/01/16 TO 06/30/16	$3.02
QUICKSILVER AUDIO LTD		28964	236584	PA SPEAKER FUSE	$27.15
SZENDRE, JOLENE		JUNE 2016	236385	YOGA CLASS #10418-JUNE 2016	$53.55
		MAY 2016		YOGA CLASS #10418-MAY 2016	$86.12

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
UNITED PARCEL SERVICE	S017026	000986641306	236399	GROUND PKG TO NORTHWEST ORGAN	$18.73
				PARKS & REC - RECREATION TOTAL****	**$825.83**
Division: 335 PARKS & REC - PARKS&FACILITIES					
AQUATIC SPECIALTY SERVICES INC	S016993	11333	236260	DIATOMACEOUS EARTH SP GRADE, 5	$931.79
	S016993			DISCHARGE VALVE ASSEMBLY, ITEM	$25.79
	S016993			DISCHARGE VALVE ENHANCEMENT	$43.44
	S016993			CALCIUM HARDNESS (CALICOL) AP2	$96.30
	S016993			BRIQUETTE SCREEN ASSEMBLY FOR	$103.44
	S016993			STAINLESS STEEL SCREW, ITEM #S	$1.09
	S016993			STAINLESS STEEL WASHER 3/16" X	$1.09
	S016993			FREIGHT FOR PULSAR PARTS	$17.38
	S016993			ADJUST TAX	($0.01)
ARAMARK UNIFORM SERVICES INC	S017008	06/16-934962000	236261	LINEN CHAGRES FOR JUNE, 2016	$462.20
BEAVER BARK & ROCK		462652	236266	ROCK-COCOA	$130.28
		463396		SOD BY THE ROLL	$142.87
		743610		CONCRETE TRAILER	$307.99
		753572		CONCRETE TRAILER	$192.88
		758740		CONCRETE TRAILER	$186.33
		762559		ROCK-COCOA	$99.87
		762640		ROCK-COCOA	$65.14
EWING IRRIGATION PRODUCTS INC		1730136	236309	RAINBIRD PLASTIC	$208.38
		1747697		CARSON JUMBO LID	$194.75
		1781972		PVC-COUPLING/UNION/TEFLON TAPE	$220.60
FRONTIER	S017036	08/16 2061882614	236517	TELEPHONE CHARGE 7/19/16-8/18/	$30.76
	S017036			TELEPHONE CHARGE 7/19/16-8/18/	$1,080.51
GRAINGER	S017013	9159022434	236317	V-BELT/SHEAVE ITEM #10Y311	$168.95
	S017013	9163608582		LIMIT SWITCH ARM ITEM #49A951	$67.48
LIBERTY LAWN & SAW SHOP		565	236668	DIFFERENTIAL LOCK CABLE	$29.32
		569	236339	MAG GATORLINE SPOOL	$99.67
PITNEY BOWES PURCHASE POWER		0616/14823173	236370	POSTAGE 06/01/16 TO 06/30/16	$10.57
POOL CARE PRODUCTS INC		125874	236363	SODA ASH/TEST SOL	$57.56
		126015		50LB TABS	$192.12
RICHLAND ACE HARDWARE		211620	236372	LITHIUM BATTERY	$4.88
		51987		SPADE GARDEN FIBER/CLEANER	$43.42
		51988		FELT ROOFING PAPER	$49.93
		52012		BARK WESTERN MED	$141.01
		52015		BARK WESTERN MED	$78.09
		52079	236589	PRIMER/ROLLER/PAINT SPRAY	$29.07
		52089	236372	BY-PASS PRUNER	$56.45
		52091		TOP SOIL	$7.58
		52097	236589	TOP SOIL	$3.79

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
RICHLAND ACE HARDWARE		52120	236589	TIES-MOUNT/CABLE	$41.24
SPRAGUE PEST SOLUTIONS		2915574	236607	SPRAY EXTERIOR AT PD	$162.90
		2918239	236379	SPRAY EXTERIOR-ADMIN BLDG	$146.61
		2918577		SPRAY EXTERIOR-ADMIN BLDG	$146.61
STONEWAY ELECTRIC SUPPLY		S101683253.001	236382	METAL HALIDE LAMP/PHOTO CONTR	$188.15
		S101685753.001		MINIATURE CIRCUIT	$86.30
THE DRAIN SURGEON		35176	236389	COLUMBIA POINT-SNAKE SHOWER	$146.61
		35181		STATION 1 SNAKE DRAIN LINE	$183.53
TOTAL FILTRATION SERVICES INC	S016998	PSV1515160	236621	AIR FILTER, 20 X 20 X 2, MERV	$270.02
	S016998			AIR FILTER, 16 X 20 X 2, MERV	$198.61
	S016998			AIR FILTER, 20 X 25 X 2, MERV	$312.90
	S016998			AIR FILTER, 24 X 24 X 2, MERV	$145.05
WILBUR ELLIS COMPANY	S016991	10178605	236638	FOUNDATION 2.5 GAL JUGS	$1,661.58
	S016991			IN-PLACE 2.5 GAL JUGS	$323.09
	S016991			R-11 2.5 GAL JUGS	$304.08
	S017007	10197455		FOUNDATION 1 GAL JUGS	$1,368.36
	S017007			RANGER PRO 2.5 GAL JUGS	$360.77
	S017007	10197695		FOUNDATION 1 GAL JUGS	$684.18
	S017007			PENDULUM - AQUACAP 2.5 GAL JUG	$890.52
				PARKS & REC - PARKS&FACILITIES TOTAL**	**$13,203.87**

Division: 338 PARKS & REC - PROJECT ADMIN

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
XEROX CORPORATION		085276979	236641	W7855PT BASE CHG/PRINTS-JUNE	$121.98
				PARKS & REC - PROJECT ADMIN TOTAL**	**$121.98**

Division: 900 NON-DEPARTMENTAL

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
ARBAUGH & ASSOCIATES INC		1541	236437	ARBAUGH CONTRACT FEES-JUNE'16	$1,499.87
CLOVERDAYLE LLC		072916 PERFORM	236290	HCS FNL PAYMNT CONCERT 072916	$1,500.00
GRACIN, JOSH			236316	HCS FNL PYMNT CONCERT 072916	$4,500.00
PITNEY BOWES PURCHASE POWER		0616/14823173	236370	POSTAGE 06/01/16 TO 06/30/16	$28.80
STATE AUDITOR'S OFFICE		L115583	236678	AUDIT SERVICES-JUNE 2016	$32,597.21
THE OBSERVER		2346115	236681	THE OBSERVER-TRSM-JUNE	$750.00
UPTOWN BUSINESS IMPROVEMENT DISTRICT		BLRF2016-00024	236400	THEATER MURAL	$5,340.00
		BLRF2016-00025		COMPLETION OF THEATER MURAL	$3,560.00
WAMBEKE, FRAZER		080516	236631	PERFORM ON 8-5-16 HAPO STAGE	$200.00
WASHINGTON CITIES INSURANCE AUTHORITY		JUNE 2016	236406	WCIA CLAIMS PAID-JUNE 2016	$31,935.50
				NON-DEPARTMENTAL TOTAL**	**$81,911.38**
				GENERAL FUND Total * **	**$414,937.28**

FUND 101 CITY STREETS

Division: 401 STREETS MAINTENANCE

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
ADVANCED SIGNAL & CONTRACTING LLC	P056301	2477	236253	RAILROAD CROSSING INSPECTIONS-	$360.00

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
ADVANCED SIGNAL & CONTRACTING LLC	P056301	2482	236253	C/O #2 INSPECTION BOOKS FOR	$20.00
	P056301			RAILROAD CROSSING INSPECTIONS-	$320.00
AMERICAN ROCK PRODUCTS INC	P056819	278482	236434	5/8" MINUS TOP COURSE 6	$141.05
	P056819	278615		5-1/2 SACK CONCRETE MIX, 3/4	$390.96
	P056819			CONTRACTOR STANDBY TIME	$62.99
	P056819			ENVIRONMENTAL FEE, INV: 278615	$4.34
	P056819	278788		5-1/2 SACK CONCRETE MIX, 3/4	$390.96
	P056819			ENVIRONMENTAL FEE, INV: 278944	$4.34
	P056819	278944		ENVIRONMENTAL FEE, INV: 278788	$4.34
	P056819			5-1/2 SACK CONCRETE MIX, 3/4	$390.96
	P056819	279621		ADJUST TAX	$0.01
BEAVER BARK & ROCK		764435	236441	CONCRETE	$162.88
BENTON PUD		07/16 72866300000	236270	WYE LIGHTS-BADGER REPEATER	$58.74
BIRD, JIM		051716	236274	REIMBURSE HAZMAT LIC/TEST F	$114.00
CULVER COMPANY INC		51924	236487	CITY FAIR 2016 GIVE AWAYS	$751.94
FRONTIER	S017036	08/16 2061882614	236517	TELEPHONE CHARGE 7/19/16-8/18/	$30.76
	S017036			TELEPHONE CHARGE 7/19/16-8/18/	$55.55
GRAINGER	S017013	9167279091	236317	IR THERM ITEM #20AZ68	$89.92
HERC RENTALS INC		28735695-001	236323	LIQUID PROPANE	$52.00
WESTERN CONCRETE ACCESSORIES		24313	236410	MUSHROOM CAPS	$24.44
				STREETS MAINTENANCE TOTAL****	**$3,430.18**
				CITY STREETS Total ***	**$3,430.18**

FUND 112 INDUSTRIAL DEVELOPMENT FUND

Division: 305 ECONOMIC DEVELOPMENT

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
ARBAUGH & ASSOCIATES INC		1541	236437	ARBAUGH CONTRACT FEES-JUNE'16	$153.05
FLETCHER & SIPPEL LLC		35731	236515	TCRY LITIGATION-LEGAL FEES	$10,295.50
FOSTER PEPPER PLLC		1137682	236516	TCRY LITIGATION-LEGAL FEES	$2,431.50
RGW ENTERPRISES PC	P056316	06/16-AFCO	236371	PROJECT MANAGEMENT AND ENGINEE	$250.00
	P056316	06/16-CONAGRA		PROJECT MANAGEMENT AND ENGINEE	$1,525.00
	P056316	06/16-CWCP		PROJECT MANAGEMENT AND ENGINEE	$1,000.00
	P056316	06/16-FRMR SHOPS		PROJECT MANAGEMENT AND ENGINEE	$400.00
	P056316	06/16-HR RAILROAD		PROJECT MANAGEMENT AND ENGINEE	$400.00
	P056316	06/16-HR RESIDENT		PROJECT MANAGEMENT AND ENGINEE	$500.00
	P056316	06/16-HRBC		PROJECT MANAGEMENT AND ENGINEE	$200.00
	P056316	06/16-LRF PROJECT		PROJECT MANAGEMENT AND ENGINEE	$1,400.00
	P056316	06/16-NW SEAPORTS		PROJECT MANAGEMENT AND ENGINEE	$250.00
				ECONOMIC DEVELOPMENT TOTAL****	**$18,805.05**

Division: 306 ECONOMIC DEVELOPMENT PROJECTS

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
PERMIT SURVEYING INC		14037-9	236361	HRBIC BINDING SITE PLAN	$162.00

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
PERMIT SURVEYING INC		15118-3	236361	LOGSTON RD SURVEY	$1,007.00
				ECONOMIC DEVELOPMENT PROJECTS TOTAL****	**$1,169.00**
				INDUSTRIAL DEVELOPMENT FUND Total ***	**$19,974.05**
FUND 117	**CRIMINAL JUSTICE SALES TAX**				
Division: 131	CJST POLICE ACTIVITY				
PITNEY BOWES PURCHASE POWER		0616/14823173	236370	POSTAGE 06/01/16 TO 06/30/16	$67.10
PUBLIC SAFETY TESTING INC		2016-6903	236367	2ND QTR 2016 SUBSCRIPTION FEES	$412.50
				CJST POLICE ACTIVITY TOTAL****	**$479.60**
				CRIMINAL JUSTICE SALES TAX Total ***	**$479.60**
FUND 150	**HOTEL/MOTEL FUND**				
Division: 307	HOTEL/MOTEL TAX				
TRI CITIES VISITOR & CONVENTION BUREAU		154669	236395	TCVCB MONTHLY DUES-JUNE'16	$16,850.53
				HOTEL/MOTEL TAX TOTAL****	**$16,850.53**
				HOTEL/MOTEL FUND Total ***	**$16,850.53**
FUND 151	**SPECIAL LODGING ASSESSMENT**				
Division: 339	TOURISM PROMOTION AREA				
TRI CITIES VISITOR & CONVENTION BUREAU		JUNE 2016	236395	SPECIAL LODGING ACCESS JUNE'16	$47,985.49
				TOURISM PROMOTION AREA TOTAL****	**$47,985.49**
				SPECIAL LODGING ASSESSMENT Total ***	**$47,985.49**
FUND 153	**COMMUNITY DEV BLOCK GRANT**				
Division: 308	CDBG PROGRAM				
PITNEY BOWES PURCHASE POWER		0616/14823173	236370	POSTAGE 06/01/16 TO 06/30/16	$7.28
TRI CITY HERALD	S017016	2479586	236396	PUBLIC HEARING NOTICE HOUSING	$72.83
				CDBG PROGRAM TOTAL****	**$80.11**
				COMMUNITY DEV BLOCK GRANT Total ***	**$80.11**
FUND 154	**HOME FUND**				
Division: 309	HOME PROGRAM				
PITNEY BOWES PURCHASE POWER		0616/14823173	236370	POSTAGE 06/01/16 TO 06/30/16	$1.57
TRI CITY HERALD	S017016	2479586	236396	PUBLIC HEARING NOTICE HOUSING	$72.84
				HOME PROGRAM TOTAL****	**$74.41**
				HOME FUND Total ***	**$74.41**
FUND 301	**STREETS CAPITAL CONSTRUCTION**				
Division: 000					

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
DREAM BUILDERS LLC		2ND QTR2016	236304	TRAFFIC IMPACT FEES-QTR 2'16	$920.14
PERMIT REFUND		16-001230\001284	236381	TRAFFIC IMPACT REFUND	$1,533.56
				UNASSIGNED TOTAL****	**$2,453.70**
Division: 402 ARTERIAL STREETS					
ARROW CONSTRUCTION SUPPLY INC	S016930	175669	236263	MILLING MACHINE RENTAL - CAT P	$21,720.00
	S016930			DELIVERY CHARGE	$1,911.36
BERGER ABAM ENGINEERS INC	S054546	315367	236272	DUPORTAIL BRIDGE -	$76,904.69
	S054546	315423	236448	CO #1 FINAL DESIGN & BID DOCUM	$28,717.86
CAPELLE, DAVID		2490	236282	SIDEWALK RPR-1995 PENNY ROYAL	$81.45
CENTRAL MANUFACTURING INC		2083	236464	ASPHALT	$2,120.40
		2136		ASPHALT	$639.78
CONSTRUCTION AHEAD INC DBA		25129-01	236294	2016 FLAGGING & TRAFFIC CONTRO	$850.82
CULBERT CONSTRUCTION INC		164-16/PMT 1	236486	DUPORTAIL ST EXTENSION PMT 1	$139,781.07
CULTURAL RESOURCE CONSULTANTS INC	P056644	2016-062	236298	LOGAN ST & HAGEN RD UTILITIES	$4,576.17
HAMILTON CONSTRUCTION CO	P056745	57473	236319	KEENE RD BRIDGE DECK RESURFACI	$2,686.50
HERC RENTALS INC		28749149-001	236526	LIQUID PROPANE	$82.33
IMT INC		7459	236325	SLURRY SEAL TESTING M16226	$275.00
		7467		DUPORTAIL EXTENSION M16234	$1,635.00
		7475		SLURRY SEAL TESTING M16244	$167.50
INLAND ASPHALT CO	P056818	2281094	236532	5/8 ASPHALTIC CONCRETE HOT MIX	$287.79
	P056818	2282448		5/8 ASPHALTIC CONCRETE HOT MIX	$889.27
	P056818	2283446		5/8 ASPHALTIC CONCRETE HOT MIX	$1,034.89
	P056818	2284719		5/8 ASPHALTIC CONCRETE HOT MIX	$115.69
	P056818	2289539		SS 1 ASPHALT TACK COAT WILL CA	$1,648.17
	P056818	2289546		SS 1 ASPHALT TACK COAT WILL CA	$1,405.39
	P056818	2291142		SS 1 ASPHALT TACK COAT WILL CA	$1,584.26
	P056818	2292724		SS 1 ASPHALT TACK COAT WILL CA	$511.02
	P056818	2292730		5/8 ASPHALTIC CONCRETE HOT MIX	$471.98
	P056818	280545		5/8 ASPHALTIC CONCRETE HOT MIX	$287.79
	P056818	284127		SS 1 ASPHALT TACK COAT WILL CA	$421.64
	P056818	286432		SS 1 ASPHALT TACK COAT WILL CA	$1,137.10
LANGFORD, DAVID		210178	236337	SIDEWALK REPAIR-1338 SACRAMENT	$271.50
TACOMA SCREW PRODUCTS INC		22149997	236386	HEX SCREWS	$127.79
TERRA SCULPTURE	P056571	1601 RETAINAGE	236614	JOY SCULPTURE, WEATHERED STEEL	$1,975.00
	P056571			SHIPPING TO RICHLAND	$150.00
	P056570	1602 RETAINAGE		KISMET SCULPTURE, WEATHER STEE	$1,800.00
	P056570			SHIPPING TO RICHLAND	$300.00
	P056570			KISMET SCULPTURE, STAINLESS ST	$3,450.00
THE ORCHARDS HOA		788662	236390	SIDEWALK RPR-THE ORCHARDS HOA	$1,904.57
WICKS, MEL		062116	236637	SIDEWALK REPR-2081 NEWHAVEN LP	$190.05
				ARTERIAL STREETS TOTAL****	**$302,113.83**

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
				STREETS CAPITAL CONSTRUCTION Total ***	**$304,567.53**
FUND 380		**PARK PROJECT CONSTRUCTION**			
Division: 337 PARKS & REC PROJECTS					
BEDROCK SPECIALTY STONE PRODUCTS	P056525	47492	236443	FURNISH & DELIVER FOUR PARK EN	$12,999.42
DESERT GREEN TURF INC	P056526	7561 RETAINAGE	236495	PURCHASE & INSTALL SOD FOR FIE	$4,268.50
				PARKS & REC PROJECTS TOTAL****	**$17,267.92**
				PARK PROJECT CONSTRUCTION Total ***	**$17,267.92**
FUND 401		**ELECTRIC UTILITY FUND**			
Division: 000					
CARLSON SALES METERING SOLUTIONS LLC	S016976	CSM-3190	236459	METER, FRM 2S, 240V,CL200,1PH,	$3,256.96
	S016976	CSM-3190-1		METER, FM3S, 240V, CL20, KWH	$1,025.18
CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	P056706	3627-563214	236480	METER,SOCKET 13 TERM BLANK HUB	$2,652.01
	P056706			METER,SOCKET 6 TERM, CT RATED,	$566.24
ESSEX GROUP INC	P056774	4295757	236506	LUBRICANT, SILICONE, DOW #4	$1,560.34
GENERAL PACIFIC INC	P056658	1260810	236520	CONDUCTOR, CU, #2 7 STR BARE	$774.32
GRAYBAR ELECTRIC CO INC	S016957	986126157	236523	CROSSARM BRACE ALLEY ARM, 7 FT	$216.98
H2 PRE-CAST INC	P056562	130816	236318	VAULT RISER/EXTENSION V3, 12"	$271.50
	P056562			VAULT, SWITCH RING, DEADFRONT	$651.60
LLOYD, EARL R		REFUND2015-002546	236340	2228 REDWOOD-MTR FEE REFUND	$225.00
MCFARLAND CASCADE HOLDINGS INC DBA	P056662	UMI-025497	236345	POLE, WOOD 25 FT CLASS 3,CEDAR	$843.82
	P056662			POLE, WOOD 60 FT CLASS 3,CEDAR	$1,155.50
	P056662			POLE, WOOD 55 FT CLASS 3,CEDAR	$2,922.43
	P056662			POLE, WOOD 35 FT CLASS 3,CEDAR	$4,322.28
	P056662			POLE, WOOD 40 FT CLASS 3,CEDAR	$5,582.04
	P056662			POLE, WOOD 45 FT CLASS 3,CEDAR	$10,393.02
	P056662			POLE, WOOD 30 FT CLASS 3,CEDAR	$2,577.08
MT HOOD FASTENER COMPANY	P056747	174454	236352	SS BOLT, ASSEMBLY, 1/2-13 X 1-	$555.00
	P056747			FREIGHT	$26.43
STONEWAY ELECTRIC SUPPLY	S016994	S101691368.001	236612	HANDHOLE LARGE, POLY CONCRETE,	$1,980.86
				TOTAL****	**$41,558.59**
Division: 501 BUSINESS SERVICES					
ARBAUGH & ASSOCIATES INC		1541	236437	ARBAUGH CONTRACT FEES-JUNE'16	$857.07
FRONTIER	S017036	08/16 2061882614	236517	TELEPHONE CHARGE 7/19/16-8/18/	$90.18
HARRINGTON'S TROPHIES		75758	236321	NAME PLATE\TAG-PAINE	$30.41
NEWSDATA CORPORATION		7142039DP	236570	NEWSDATA 1-YR SUBSCRIPTION	$4,887.00
PITNEY BOWES PURCHASE POWER		0616/14823173	236370	POSTAGE 06/01/16 TO 06/30/16	$0.47
				POSTAGE 06/01/16 TO 06/30/16	$70.73
UNITED PARCEL SERVICE	S017026	000986641306	236399	GROUND PKG TO BUCKINGHAM FOR P	$11.00

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
WATER SOLUTIONS INC		13815	236408	3 WTR MACHINES - JULY 2016	$30.97
XEROX CORPORATION		085276979	236641	W7855PT BASE CHG/PRINTS-JUNE	$93.52
				BUSINESS SERVICES TOTAL****	**$6,071.35**
Division: 502 ELECTRICAL ENGINEERING					
SOFTWARE ONE INC	P056758	US-PSI-501330	236603	VISIO STD LICENSE, NO.	$175.05
				ELECTRICAL ENGINEERING TOTAL****	**$175.05**
Division: 503 POWER OPERATIONS					
A CORE INC		354118	236250	C262-15 CONCRETE CUTTING	$221.00
ANIXTER INC	S016919	3231104-00	236257	CHANCE TERMINAL BLOCK 4 WAY #G	$124.78
	S016919	3231104-01		CHANCE 3-PH GROUND SET, 15KV	$4,087.70
	S016919			CHANCE CARRYING AND STORAGE BA	$436.79
	S016919			HASTINGS GROUNDING SET #6716	$1,206.76
	S016975	3270504-00	236436	SPEED SYSTEM STRIPPER #1542-2C	$519.11
	S016919	3278533-00	236257	DUCKBILLS FOR HASTING GROUNDIN	($317.11)
BENTON PUD		07/16 72866300000	236270	WYE LIGHTS-BADGER REPEATER	$13.64
BOYD'S TREE SERVICE LLC	P056239	4693	236278	TREE PRUNING SERVICE FROM	$7,410.76
	P056239	4707		TREE PRUNING SERVICE FROM	$3,705.38
CITY OF RICHLAND		06/2016-28	236288	#28 RHLD COMM TONS	$30.00
		06/2016-60		#60 RHLD COMM TONS	$62.19
		07/2016-1901		#1901 DROP BOX DISP/HAULING	$820.91
CONSTRUCTION AHEAD INC DBA		25129-02	236481	2016 FLAGGING & TRAFFIC CONTRO	$1,000.75
GENERAL PACIFIC INC	S016973	1260770	236520	SALISBURY #900E-2 36X36 CLASS	$863.11
GRAINGER	S017013	9165737306	236317	BUCKET TOOL ORGANIZER ITEM #32	$22.76
H2 PRE-CAST INC	S016965	130818	236524	2 TONE BURKE CLUTCH	$271.50
KELLEY'S TELE-COMMUNICATIONS INC	P056120	022407012016	236335	AFTER HOURS EMERGENCY CALL SVC	$207.00
	P056120	022408012016	236542	AFTER HOURS EMERGENCY CALL SVC	$460.65
RICHLAND ACE HARDWARE		52096	236372	LIQUID SUPER GLUE	$8.68
STEEBER'S LOCK SERVICE		477107	236380	2 DUPLICATE KEYS	$8.58
TYNDALE ENTERPRISES INC	P056096	1088804	236626	FIRE RETARDANT CLOTHING-2016	$490.18
	P056096	1099901		FIRE RETARDANT CLOTHING-2016	$698.08
				POWER OPERATIONS TOTAL****	**$22,353.20**
Division: 504 SYSTEMS DIVISION					
ARES CORPORATION	P056486	6730301-03	236262	SNYDER SUB EXPANSION PROJECT	$7,791.08
DSD CAPITAL LLC		1943492	236500	POL SERVICE-1032 UNIVERSITY DR	$81.00
FASTENAL COMPANY		WARIC58262	236310	DIOPTER	$16.25
GENERAL PACIFIC INC	S017006	1260811	236520	SENTINEL/VECTRON BATTERY FOR I	$162.90
OXARC INC		R423580	236577	CYLINDER RENTAL	$61.79
US LINEN & UNIFORM DBA	P056762	161973	236627	PC55 PORT & CO 50/50 COTTON/PO	$37.88
	P056762			PC55 PORT & CO 50/50 COTTON/PO	$32.57
	P056762			PC55 PORT & CO 50/50 COTTON/PO	$37.88

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
US LINEN & UNIFORM DBA	P056762	161973	236627	PC55 PORT & CO 50/50 COTTON/PO	$32.57
	P056762			PC55 PORT & CO 50/50 COTTON/PO	$47.44
	P056762			ADJUST FOR TAX	($0.01)
	P056762			ADDITIONAL CHARGE FOR "CITY OF	$35.84
	P056762			PC55 PORT & CO 50/50 COTTON/PO	$36.06
UTILITIES UNDERGROUND LOCATION CENTER		6060195	236401	UTILITIES LOCATE SERVICE	$237.03
				SYSTEMS DIVISION TOTAL****	**$8,610.28**
Division: 505 ENERGY POLICY MGMT					
AIR TIGHT REMODELING	P056685	170-270	236254	EE LOAN: W GOWEY, 95 JADWIN -	$6,903.62
APOLLO SHEET METAL INC		260072-164821	236259	347 COTTONWOOD-REBATE-HP	$1,000.00
BENTON COUNTY AUDITOR/WEATHERWISE	P056797	100600 RELEASE	236267	S NIKESON-RELEASE LIEN; AC# 10	$73.00
	P056797	170400 LIEN		A TARANTINO-RECORD LIEN; AC#	$73.00
	P056797	20680 RELEASE		C SLOCOMBE-RELEASE LIEN; AC# 2	$73.00
	P056797	400280 LIEN		K KESTERSON-RECORD LIEN; AC#	$73.00
	P056797	60380 RELEASE		W WOODS TRUSTEES-RELEASE LIEN;	$73.00
	P056797	641760 RELEASE		M GILLER-RELEASE LIEN; AC# 641	$73.00
	P056797	692740 RELEASE		K ALBERTSON-RELEASE LIEN; AC#	$73.00
	P056797	851830 RELEASE		M TAYLOR-RELEASE LIEN; AC# 851	$73.00
	P056797	852260 LIEN		T DROUBAY-RECORD LIEN; AC# 852	$73.00
	P056797	881300 LIEN		S KHABIR-RECORD LIEN; AC# 8813	$73.00
	P056797	890860 RELEASE		D NORDWALL-RELEASE LIEN; AC#	$73.00
	P056797	910510 RELEASE		E THARET-RELEASE LIEN; AC# 910	$73.00
BENTON PUD		07/16-3287762373	236447	ELECTRIC SRVCS 06/19-07/21/16	$561.57
BRUCE INC		16-0513.2	236280	619 THAYER-REBATE-HP	$1,000.00
CITY OF RICHLAND		122120	236289	620 COTTONWOOD-REBATE-WINDOW	$503.84
		242300	236471	1406 WRIGHT-REBATE-PTCS	$1,000.00
		33600	236289	95 JADWIN-REBATE-HP	$377.00
		652640		1763 DULUTH-REBATE-HP	$1,000.00
		913380	236471	1061 ALLENWHITE-REBATE-PTCS	$1,000.00
DAYCO HEATING & AIR		49746	236300	1217 ADAIR-REBATE-HP	$1,000.00
		49763		103 CANYON-REBATE-HP	$1,000.00
	P056806	49803	236491	EE LOAN: M GRIMES, 1061 ALLENW	$12,272.89
DELTA HEATING & COOLING INC		24386	236301	411 BASSWOOD-REBATE-HP	$1,000.00
		24387		1955 BIRCH-REBATE-HP	$1,000.00
		24418	236493	703 COMSTOCK-REBATE-HP	$1,000.00
		24419		2468 MULLET CT-REBATE-HP	$1,000.00
		24420		416 WRIGHT-REBATE-DHP	$800.00
	P056707	24422		EE LOAN: W COLEMAN, 1406 WRIGH	$6,260.79
GLASS NOOK INC	P056454	71682	236315	EE LOAN: T POYNOR, 620 COTTONW	$5,129.88
INTERLOCKING ASSOCIATES, LLC		09ES-11128-FY2016	236327	2952 GWW-REBATE-COMM LIGHTING	$2,850.00
IWI INC		84426	236328	2539 DAVISON-REBATE-INSULATION	$444.84

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
JACOBS & RHODES INC	P056682	36307	236329	EE LOAN: D ALFORD, 1763 DULUTH	$6,786.41
M CAMPBELL & COMPANY INC		78134	236552	832 BRETZ PR NE-REBATE-HP	$1,000.00
		78293		421 DOUGLASS-REBATE-HP	$1,000.00
		78628		2113 HARRIS-RBATE-HP	$1,000.00
		78729		430 BROADMOOR-REBATE-HP	$1,000.00
		79879		2013 AUSTIN PL-REBATE-HP	$1,000.00
PERFECTION GLASS		9939649649	236580	1484 RIMROCK-REBATE-WINDOWS	$600.00
		9939649656	236360	391 COTTONWOOD-REBATE-WINDOWS	$90.00
		9939649991	236580	2301 FRANZ CT-REBATE-WINDOWS	$558.51
		9939649995		1402 N WESTWOOD CT-REBATE-WIND	$483.48
		9939649997		1100 CATSKILL-REBATE-WINDOWS	$135.00
TOTAL ENERGY MANAGEMENT INC		55304WWR	236620	2855 HAWKSTONE CT-REBATE-HP	$1,000.00
		55454WWR	236392	1537 HALL RD-REBATE-HP	$1,000.00
		55527WWR	236620	2144 CRESTVIEW-REBATE-HP	$1,000.00
		55531WWR		2855 HAWEKSTONE CT-REBATE-HP	$1,000.00
		55563WWR		1928 EVERETT-REBATE-HP	$1,000.00
				ENERGY POLICY MGMT TOTAL****	**$66,633.83**
				ELECTRIC UTILITY FUND Total ***	**$145,402.30**

FUND 402 WATER UTILITY FUND

Division: 000

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
PERMIT REFUND		16-001230\001284	236381	WTR METER FEE REFUND	$487.00
				TEMP WTR FEE REFUND	$50.00
				WTR FACILITIES ASSEMNT REFUND	$1,839.00
				UNASSIGNED TOTAL****	**$2,376.00**

Division: 410 WATER CAPITAL PROJECTS

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BUILDERS HARDWARE & SUPPLY CO INC		S3446688.006	236281	KEYPAD\TRIM FOR WTP CHL BLDG	$1,028.10
DAILY JOURNAL OF COMMERCE	S017031	3315637	236489	CALL FOR BID HORN RAPIDS	$358.80
EA ENGINEERING SCIENCE AND TECHNOLOGY INC PBC	P056581	104480	236502	DUPORTAIL WELL - HYDROGEOLOGIC	$14,156.89
ENERGY NORTHWEST		ENV02845	236504	KEYPAD/TRIM FOR WTP CHL BLDG	$552.00
				WATER CAPITAL PROJECTS TOTAL****	**$16,095.79**

Division: 411 WATER ADMINISTRATION

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
ARBAUGH & ASSOCIATES INC		1541	236437	ARBAUGH CONTRACT FEES-JUNE'16	$550.97
RH2 ENGINEERING INC	P056226	65375	236588	WATER HYDRAULIC MODELING ON-CA	$334.15
	P055760	65376		WATER SYSTEM PLAN-2015: #180-	$8,581.87
				WATER ADMINISTRATION TOTAL****	**$9,466.99**

Division: 412 WATER OPERATIONS

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
ARAMARK UNIFORM SERVICES INC	S017008	06/16-934962000	236261	LINEN CHAGRES FOR JUNE, 2016	$43.43
CORRECT EQUIPMENT INC	S017000	33469	236483	CHLORINATION TABLETS, 55LB PAI	$5,755.20

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CORRECT EQUIPMENT INC	S017000	33469	236483	FREIGHT- ESTIMATED, WILL BE	$292.00
EMERALD SERVICES INC DBA		I411736	236307	REMOVE DIESEL-HR PUMP STATION	$357.80
ENVIRONMENTAL SYSTEMS RESEARCH INSTITUTE INC	P055802	93155558	236505	GIS CONSULTING SERVICES TO ASS	$137.00
FIELD INSTRUMENTS & CONTROLS INC	S016989	162286	236512	JUNCTION BOX POWER SUPPLY	$606.67
	S016989			FREIGHT	$19.07
	S016989	162305		FREIGHT	$14.12
	S016989			MOISTURE PROTECTION REFERENCE	$169.42
	S016989			ADJUST FOR TAX	($0.01)
KEMIRA WATER SOLUTIONS INC	S016702	9017507140	236543	ANNUAL PO FOR THE PURCHASE OF	$14,652.96
PICARD CORPORATION	S017019	T400678	236362	FREIGHT ON INVOICE #T405672	$1,818.44
	S017019			BULK, SODIUM CHLORIDE (NACL)	$854.52
	S017019	T405672		BULK, SODIUM CHLORIDE (NACL)	$879.05
PITNEY BOWES PURCHASE POWER		0616/14823173	236370	POSTAGE 06/01/16 TO 06/30/16	$48.30
STONEWAY ELECTRIC SUPPLY		S101693728.001	236612	CORD-WWTP SLUDGE PUMP	$38.03
UNITED PARCEL SERVICE	S017026	000986641306	236399	WEIGHT CORRECTION FOR PKG TO	($1.08)
	S017026			NDA PKG TO LAB/COR FOR WATER	$22.42
XEROX CORPORATION		085277000	236414	W7225PT BASE CHRG/PRINTS-JUNE	$128.50
				WATER OPERATIONS TOTAL****	**$25,835.84**

Division: 413 WATER MAINTENANCE

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
AMERICAN ROCK PRODUCTS INC	P056819	278614	236434	5/8" MINUS TOP COURSE 6	$271.67
	P056819	279621		5/8" MINUS TOP COURSE 6	$620.69
BEAVER BARK & ROCK		762849	236441	CONCRETE	$162.88
E H WACHS COMPANY		INV124111	236306	DIAMOND WIRE	$818.58
GRAINGER	S017013	9156592777	236317	SOLENOID VALVE ITEM #20HP09	$173.31
	S017013	9164507155		PUMP, MAGNETIC DRIVE ITEM #2P0	$263.31
HD FOWLER COMPANY INC		I14269499	236525	HYDRANT DRAIN VALVE	$59.51
		I4258456	236322	LATCHES	$54.34
		I4261261		RBBR GASKET/NIPPLES/STIFFENER	$200.54
HERC RENTALS INC		28727880-001	236323	WWTP-HOIST RENTAL FOR SALT	$97.74
OXARC INC		R423577	236356	CYLINDER RENTAL	$71.30
RICHLAND ACE HARDWARE		211628	236372	POLE SOCKET/MOUNTING TAPE	$11.16
		52182	236589	RIVETS	$10.82
		52601	236372	WATCH/CALCULATOR BATTERY	$5.42
TWIN CITY METALS INC		94708	236625	STEEL	$288.05
UTILITIES UNDERGROUND LOCATION CENTER		6060195	236401	UTILITIES LOCATE SERVICE	$39.51
XEROX CORPORATION		085276979	236641	W7855PT BASE CHG/PRINTS-JUNE	$60.82
				WATER MAINTENANCE TOTAL****	**$3,209.65**
				WATER UTILITY FUND Total ***	**$56,984.27**

FUND 403 WASTEWATER UTILITY FUND

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
Division: 000					
PERMIT REFUND		16-001230\001284	236381	SEWER FACILITY FEE REFUND	$1,843.00
				UNASSIGNED TOTAL****	**$1,843.00**
Division: 421 SEWER CAPITAL PROJECTS					
APGN INC	P056620	5021	236258	REPAIR BLOWER CORE #2, RICHLAN	$26,525.00
QUALITY COATINGS INSPECTION & CONSULTING INC	P056816	10977	236583	Primary Clarifier & Digester T	$3,505.20
				SEWER CAPITAL PROJECTS TOTAL****	**$30,030.20**
Division: 422 SEWER OPERATIONS					
A CORE INC		354153	236432	CORE DRILLING-WWTP	$162.90
BDP INDUSTRIES INC	P056713	8225	236265	FREIGHT	$14.05
	P056713			PALL FILTER ELEMENT FOR	$489.40
CENTRAL HOSE & FITTINGS INC		438963	236463	6" CAM LOCK	$50.26
COMPLETE PEST PREVENTION INC		31323	236479	WWTP-RODENT/INSECT TREATMENT	$130.32
ENVIRONMENTAL SYSTEMS RESEARCH INSTITUTE INC	P055802	93155558	236505	GIS CONSULTING SERVICES TO ASS	$137.00
FEDERAL EXPRESS CORP		5-474-59631	236311	COOLER RETRN PSF SE 062116	$8.38
FERGUSON ENTERPRISES		4427039	236510	WWTP-1" CPVC S80 SXS 90 ELL	$25.46
FERGUSON ENTERPRISES INC		4411875	236312	CPVC PIPE	$172.26
		4411911		WWTP VALVE/PIPE/COUPLER	$273.36
		4416214		CPVC 1" TEE	$6.11
		4418417		CVPC UNION	$19.82
HD FOWLER COMPANY INC		I4266333	236525	WWTP-PVC CEMENT	$26.94
KENNEWICK INDUSTRIAL & ELECTRICAL SUPPLY		128965	236336	WWTP-VALVE/TEE/COUPLER/FITTING	$163.52
MIDWEST LABORATORIES INC	P056597	810220	236348	SHIPPING	$31.64
	P056597			SELF-HAUL/DIMENSIONAL LUMBER -	$75.00
	P056597			COR LANDFILL COMPOST FACILITY	$75.00
MOON SECURITY SERVICES INC		824152	236563	SVC CALL-CODE ACCESS/CHANGES	$119.31
		832891	236350	WWTP-SRVS CALL-SIGNAL DROP OFF	$93.13
NORTH COAST ELECTRIC COMPANY		S7271419.001	236355	GE TCAL43 LUG KIT	$230.21
PICARD CORPORATION	S017019	T405672	236362	FREIGHT ON INVOICE #T405672	$1,818.44
PITNEY BOWES PURCHASE POWER		0616/14823173	236370	POSTAGE 06/01/16 TO 06/30/16	$2.98
RICHLAND ACE HARDWARE		52039	236372	WWTP-TEST PLUG 3"	$6.51
SERV-A-PURE COMPANY	P056716	103077	236599	DI WATER SYSTEM, TO INCLUDE:	$3,665.00
STONEWAY ELECTRIC SUPPLY		S101685556.001	236382	T3-1/4 MINIATURE BAYONET	$52.60
TACOMA SCREW PRODUCTS INC		22149927	236386	WWTP-SELLARS TOOLBOX WHITE RAG	$49.84
		22150840	236613	WWTP-CENTER PULL TOWELS	$149.51
		22150869		GATE VALVE/PIPE FITTING-NIPPLE	$42.80
TIMKEN MOTOR AND CRANE SERVICES LLC DBA		15019-A	236618	REPAIR MOTOR AND BRAKE	$1,798.00
USA BLUEBOOK		997598	236628	WWTP-CHLORINE SENSOR KIT	$1,205.53
				SEWER OPERATIONS TOTAL****	**$11,095.28**

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
Division: 423 SEWER MAINTENANCE					
BEAVER BARK & ROCK		762676	236266	WWTP-CONCRETE	$152.02
CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	P056718	3627-563303	236480	66A SOFT START, EATON #S811+N6	$3,464.34
	P056718			1PH 240VAC PWR-SUPPLY, EATON	$647.26
GRAINGER	S017013	9166067992	236317	CIRCUIT PROTECTOR ITEM #2DC69	$182.86
H2 PRE-CAST INC	P056504	130815	236524	HOIST SLEEVE	$1,250.68
	P056504			18" X 40" DAVIT ARM BASE	$1,954.80
HERC RENTALS INC		28739628-001	236323	LIQUID PROPANE	$29.03
KENNEWICK INDUSTRIAL & ELECTRICAL SUPPLY		126861	236336	WATTS RUBBER KIT	$158.23
MOON SECURITY SERVICES INC		824152	236563	SVC CALL-CODE ACCESS/CHANGES	$119.30
		832891	236350	WWTP-SRVS CALL-SIGNAL DROP OFF	$93.12
REXEL INC DBA		J867078	236587	CODING TAPE/POWER BLOCK	$151.57
STONEWAY ELECTRIC SUPPLY		S101682419.001	236382	WWTP-ANGLE PLATE/PIPE CLAMP	$18.33
THE DRAIN SURGEON		35232	236389	SNAKE MAIN LINE-810 SMITH AVE	$173.76
UTILITIES UNDERGROUND LOCATION CENTER		6060195	236401	UTILITIES LOCATE SERVICE	$39.51
				SEWER MAINTENANCE TOTAL****	**$8,434.81**
				WASTEWATER UTILITY FUND Total ***	**$51,403.29**
FUND 404 SOLID WASTE UTILITY FUND					
Division: 000					
WASTEWORKS REFUND		WW11186	236440	REFUND WW ACCT 11186	$1,668.04
				UNASSIGNED TOTAL****	**$1,668.04**
Division: 430 CAPITAL PROJECTS					
METALFAB INC	P056484	41734	236557	LANDFILL IMPROVEMENTS - WATER	$3,038.63
	P056484			C/O #1 ADD FINISH COAT/PAINTIN	$347.52
SCS ENGINEERS	P056479	0279072	236375	SOLID WASTE DISPOSAL ALTERNATI	$6,914.88
				CAPITAL PROJECTS TOTAL****	**$10,301.03**
Division: 431 SOLID WASTE ADMINISTRATION					
SCS ENGINEERS	P056479	0279072	236375	SOLID WASTE RATE STUDY: 72-16	$3,720.00
				SOLID WASTE ADMINISTRATION TOTAL****	**$3,720.00**
Division: 432 SOLID WASTE COLLECTION					
PITNEY BOWES PURCHASE POWER		0616/14823173	236370	POSTAGE 06/01/16 TO 06/30/16	$198.00
				SOLID WASTE COLLECTION TOTAL****	**$198.00**
Division: 433 SOLID WASTE DISPOSAL					
ARAMARK UNIFORM SERVICES INC	S017008	06/16-934962000	236261	LINEN CHAGRES FOR JUNE, 2016	$128.93
CAROLINA SOFTWARE	P055791	61294	236283	ONSITE INSTALLATION, TRAINING,	$150.00
COYOTE RIDGE CORRECTIONS CENTER		CRCC1606.318	236297	WORK CREW JUNE 2016	$217.00
DSD CAPITAL LLC		1943486	236305	POL SERVICE-WWTP-JUN'16	$81.00
FRONTIER	S017036	08/16 2061882614	236517	TELEPHONE CHARGE 7/19/16-8/18/	$121.74

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
GRAINGER	S017013	9161700530	236317	MOTOR START CAPACITOR ITEM #2M	$38.21
PARAMETRIX INC	P056299	01-77145	236358	2016 LANDFILL MONITORING,SAMPL	$1,994.21
	P056299	01-77303	236578	2016 LANDFILL MONITORING,SAMPL	$5,649.41
SOLID WASTE ASN OF NORTH AMERCIA		2017-739529	236377	SWANA 2017 DUES-CHIDESTER	$212.00
		2017-955442		SWANA 2017 DUES-MARLOW	$257.00
				SOLID WASTE DISPOSAL TOTAL****	**$8,849.50**
				SOLID WASTE UTILITY FUND Total ***	**$24,736.57**

FUND 405 STORMWATER UTILITY FUND

Division: 441 STORMWATER

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
REESE CONCRETE PRODUCTS MFG	P056600	002179	236369	432 FRAME ONLY	$1,086.00
	P056600			817 STORM LID ONLY	$1,629.00
	P056600			432-B2C GRATE ONLY (BI-DIRECTI	$4,751.25
	S056600	002230		432 D2 GRATE ONLY, ITEM CODE	$2,986.50
	S056600			817 COVER ONLY- DRAIN	$543.00
				STORMWATER TOTAL****	**$10,995.75**
				STORMWATER UTILITY FUND Total ***	**$10,995.75**

FUND 407 MEDICAL SERVICES FUND

Division: 121 AMBULANCE

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BOUND TREE MEDICAL LLC		82135751	236275	UTILITY DRIPAD MEDIUM	$72.65
		82135752		YOKE SEAL WASHER/BRASS VITON	$17.15
		82135753		PELVIC SLING/IV ARM BOARD	$219.78
		82135754		SAFETY GLASSES/BP CUFF/O-RING	$209.53
		82138347		IV SETS/SUCTION CUPS LUCAS	$927.36
		82139814		SICK BAG/GLUCOSE STRIPS/TAPE	$713.90
		82144055		UNDERPAD/BVM'S/FLEX SPLINT	$179.27
		82150865		SALINE/SUCTION TIPS	$88.76
		82152161		FASPLINT SM/MED/LRG SPLINT KIT	$194.38
		82159946		IV EXTENSION SET	$6.03
		82161292		COLLARS/SALINE/LARYNGOSCOPE	$660.55
		82161293		GLOVES LG/XL	$103.72
		82161294		SALINE/LANCETS/GLUCOSE STRIPS	$395.63
		82161986		CATHETER IV SETS	$19.47
		82171208		BVM/IV EXTENSION SET/IV SETS	$637.52
		82171209		COLD PACKS	$16.83
		82171210		GLUCOSE GEL STRAWBERRY	$74.28
		82172851		IV CATHETERS	$157.00
		82174378		IV SETS/SALINE/SAFETY GLASSES	$707.32
		82175780		VACUTAINER/SAFETY GLASSES	$103.38

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BOUND TREE MEDICAL LLC		82182961	236275	IV CATHETERS/ELECTRODES	$1,353.68
		82182962		IV SETS/ELECTRODES/SALINE	$1,088.17
		82182963		LARYNGOSCOPE BLADES/HANDLES	$97.30
		82188404		KETAMINE	$133.97
		82193782		IV SETS/ECG PADS/ELECTRODES	$1,352.55
		82195306		SHARPS CONTAINERS	$21.48
		82195307		SHARPS CONTAINERS	$21.48
		82195308		SHARPS CONTAINERS	$21.48
		82195309		SHARPS CONTAINER	$28.62
		82195310		SHARPS CONTAINERS	$35.78
		82195311		SALINE	$32.20
		82195312		EXTENSION RESTRAINT STRAP	$12.58
CHAPLAIN SERVICES NETWORK		RFD-06302016	236466	CHAPLAIN SRVCS APR-JUN 2016	$1,338.75
COLUMBIA BASIN COLLEGE	P056834	27246	236476	ALS OTEP FEES - SUMMER QTR 201	$1,243.20
	P056834			PARAMEDIC STUDENT FEES - SUMME	$697.42
COLUMBIA INDUSTRIES SUPPORT LLC		0037067	236477	ON SITE SHREDDING WO #51798	$31.11
OXARC INC		13079PP	236577	MEDICAL OXYGEN	$67.09
		13889PP		MEDICAL OXYGEN	$67.09
		14597PP		MEDICAL OXYGEN	$67.09
		15297PP		MEDICAL OXYGEN	$43.80
		R423608		CYLINDER RENTAL	$33.67
PARADISE BOTTLED WATER CO		06/16-FIRE ST 71	236357	BOTTLED WATER-JUNE	$21.86
		06/16-FIRE ST 72		BOTTLED WATER-JUNE	$26.43
		06/16-FIRE ST 73		BOTTLED WATER-JUNE	$27.96
		06/16-FIRE ST 74		BOTTLED WATER-JUNE	$23.38
PITNEY BOWES PURCHASE POWER		0616/14823173	236370	POSTAGE 06/01/16 TO 06/30/16	$98.00
PUBLIC SAFETY TESTING INC		2016-6903	236367	2ND QTR 2016 SUBSCRIPTION FEES	$128.90
SEA WESTERN INC	P056728	192466	236376	HAIX AIRPOWER XR1, 8" LEATHER	$564.72
	P056728			ESTIMATED SHIPPING	$13.58
STERICYCLE INC		3003474477	236611	BIO WASTE DISPOSAL FEE	$20.72
XEROX CORPORATION	P056821	085276943	236641	AMB BILLING - 2ND QTR MAINT PL	$32.58
				AMBULANCE TOTAL****	**$14,251.15**
				MEDICAL SERVICES FUND Total ***	**$14,251.15**

FUND 408 BROADBAND FUND

Division: 460 BROADBAND ADMINISTRATION

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
FRONTIER FENCE INC	P056760	38468	236518	THAYER HUT GATE FENCE REPAIR P	$860.11
PARAMOUNT COMMUNICATIONS INC	P056637	31566	236579	FIBER FROM RSD AT 295 BRADLEY	$1,655.45
	P056430	31567		Fiber Backbone Extension -Swif	$13,830.21
				BROADBAND ADMINISTRATION TOTAL****	**$16,345.77**

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
				BROADBAND FUND Total ***	**$16,345.77**
FUND 501		**CENTRAL STORES FUND**			
Division: 000					
FISHER SCIENTIFIC COMPANY, LLC	P056766	0067156	236514	GLOVES, DISPOSABLE NITRILE,LG	$1,458.63
	P056766			GLOVES, DISPOSABLE NITRILE,XL	$708.94
GRAINGER	P056767	9164425937	236522	HEARING BAND QUIET BAND, UNDER	$67.66
	P056767			HEARING PROTECTOR, MUFF-STYLE,	$278.12
HORIZON DISTRIBUTION INC	P056765	934448	236528	EAR PLUG, FOAM, NRR33, HOWARD	$193.09
	P056765			JUG THERMAL, 1 GALLON, BAIL	$164.59
	P056765			JUG, WATER COOLER, 3 GALLON,	$154.54
PROFESSIONAL AUTOMOTIVE PAINT DIST LLC DBA	P056748	S9-2070059	236366	ANTISEIZE PIPE COMPOUND TEFLON	$289.14
				UNASSIGNED TOTAL****	**$3,314.71**
				CENTRAL STORES FUND Total ***	**$3,314.71**
FUND 502		**EQUIPMENT MAINTENANCE FUND**			
Division: 214 EQUIPMENT MAINTENANCE					
ARAMARK UNIFORM SERVICES INC	S017008	06/16-934962000	236261	LINEN CHAGRES FOR JUNE, 2016	$150.00
CENTRAL HOSE & FITTINGS INC		438482	236285	COUPLER/PLUG VEH 7114 WO 43159	$230.93
		438803	236463	PR WASH HOSE VEH 3291 WO 43242	$225.35
COLEMAN OIL COMPANY		0416785-IN	236475	LANDFILL DIESEL CLEAR	$1,226.74
		0416962-IN		LANDFILL DIESEL CLEAR	$888.38
		1355040-IN	236291	LANDFILL DIESEL DYED	$3,195.79
		CL07145		CARD LOCK FUEL 07/11-7/17/16	$14,159.47
		CL07907	236475	CARD LOCK FUEL 07/18-7/25/16	$14,321.19
COMMERCIAL TIRE INC		226233	236292	TIRE DSP FEE VEH 3333 WO 43421	$7.50
		226234		TIRE MT/DMT VEH 3333 WO 43420	$981.72
		226353	236478	FLAT REPAIR VEH 7152 WO 43438	$45.07
		226354		FLAT REPAIR VEH 3311 WO 43470	$45.07
		226355		TIRE DISP VEH 3333 WO 43465	$7.50
		226375		TIRE REPAIR VEH 3296 WO 43468	$1,577.85
		226377		FLAT REPAIR VEH 3204 WO 43469	$45.07
CONNELL OIL INC		0151601-IN	236293	SYNTH GR LB VEH 5042 WO 43388	$450.42
CORWIN OF PASCO LLC		383523	236296	PUSH VEH 2449 WO 43585	$25.24
		384077		KEY CUTTER VEH 2433 WO 43419	$339.24
		384305	236484	INDICATOR VEH 2428 WO 43515	$3.19
		384395		BREAK PADS VEH 2399 WO 43464	$135.68
CUMMINS NORTHWEST LLC		002-24367	236299	SEAL VEH 3213 WO 43586	$15.01
FAST SIGNS		139-53570	236508	NUMBERS VEH 2464 W0 43510	$27.11
FINAL TOUCH UPHOLSTERY		28331	236313	STRUTS VEH 2387 WO 43412	$86.83

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
FINAL TOUCH UPHOLSTERY		28371	236513	SEATS VEH 5039 WO 43461	$814.50
GENUINE AUTO GLASS OF TRI CITIES LLC		615147	236521	REINSTALL WS VEH 3315 WO 43439	$108.60
HOTSY OF SPOKANE		22030	236529	475 GAL CARBOR-ATE PLUS SOAP	$2,223.04
JIM'S PACIFIC GARAGES INC		X100036320	236330	SHOP TOOLS-STRAP	$38.79
		X100036919		HOSE/ELBW VEH 3205 WO 43356	$145.32
		X100037210		VALVE VEH 3205 WO 43356	$100.48
JT AUTOMOTIVE PARTS INC DBA		363393	236663	GAGE VEH 9500 WO 43648	$23.87
		364045	236331	LAMP VEH 5029 WO 43413	$12.90
		364052		CONN VEH 4122 WO 43418	$31.52
		364105		LAMP VEH 5033 WO 43455	$12.65
		364141		BULB VEH 2408 WO 43458	$14.54
		364179		TUBING VEH 7108 WO 43509	$1.06
		364206		MIRROR VEH 3268 WO 43494	$338.85
		364213		FILTER VEH 1103 WO 43482	$19.48
		364217		FILTER VEH 3280 WO 43417	$22.91
		364245		CAP VEH 1103 WO 43483	$13.98
		364253		BLADES VEH 2325 WO 43249	$22.78
		364279		SILICONE VEH 3333 WO 43516	$63.14
		364283		MISC PTS VEH 2351 WO 43488	$259.97
		364286		FLR DRY VEH 7092 WO 43541	$157.36
		364287		SWITCH VEH 3291 WO 43242	$36.50
		364290		FILTER VEH 7146 WO 43446	$20.57
		364342		FILTER VEH 3269 WO 43576	$136.80
		364343		FILTER VEH 3309 WO 43500	$125.44
		364377		MISC PTS VEH 3332 WO 43457	$54.84
		364395		FILTER VEH 7145 WO 43497	$122.08
		364405		LAMP VEH 3240 WO 43499	$8.70
		364408		FILTER VEH 7145 WO 43497	$6.31
		364433		PINION VEH 2351 WO 43488	$468.36
		364435		FILTER VEH 3310 WO 43503	$125.44
		364437		FILTER VEH 3311 WO 43518	$125.44
		364445		FILTER VEH 1204 WO 43503	$19.48
		364447		FILTER VEH 3312 WO 43377	$49.03
		364527		FILTER VEH 3285 WO 43552	$134.07
		364528	236663	FILTER VEH 3240 WO 43593	$189.59
		364529	236331	FILTER VEH 3222 WO 43578	$170.74
		364530	236663	FILTER VEH 3283 WO 43594	$134.07
		364532	236331	LIGHT VEH 3320 WO 43507	$16.88
		364534		FILTER VEH 2420 WO 43520	$16.56
		364535		LIGHT VEH 3320 WO 43507	$56.39
		364557		BATT VEH 2359 WO 43519	$120.69

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
JT AUTOMOTIVE PARTS INC DBA		364560	236331	FILTER VEH 3292 WO 43569	$215.93
		364562		FILTER VEH 3320 WO 43579	$158.10
		364563		STROBE VEH 3248 WO 43508	$576.47
		364568		BLADES VEH 1204 WO 43511	$25.49
		364577		FILTER VEH 3330 WO 43555	$126.89
		364578	236663	FILTER VEH 2345 WO 43591	$16.87
		364581		FILTER VEH 2346 WO 43588	$20.09
		364584		FILTER VEH 2381 WO 43600	$18.36
		364585		FILTER VEH 2395 WO 43592	$34.98
		364587		FILTER VEH 3218 WO 43601	$12.17
		364589		FILTER VEH 3317 WO 43602	$16.39
		364590		FILTER VEH 2364 WO 43589	$16.44
		364591		FILTER VEH 2365 WO 43604	$16.44
		364592	236331	FILTER VEH 2436 WO 43580	$16.22
		364593	236663	FILTER VEH 2376 WO 43603	$16.44
		364594	236331	FILTER VEH 3319 WO 43577	$16.44
		364596	236663	FILTER VEH 3306 WO 43590	$82.43
		364605		PINION VEH 2351 WO 43488	$27.15
		364609	236331	ALARM VEH 3212 WO 43528	$86.86
		364611		ALARM VEH 3212 WO 43528	$43.43
		364661		FILTER VEH 7092 WO 43541	$59.97
		364684		GASKET VEH CREDIT WO CREDIT	($0.87)
		364690		BATT VEH 7141 WO 43551	$466.25
		364713		FLASHER VEH 3211 WO 43548	$13.02
		364742		FILTER VEH CREDIT WO CREDIT	($29.12)
		364778		PEDAL VEH 3301 WO 43331	$10.26
		364784		FILTER VEH 2419 WO 43553	$16.56
		364811		STEER PTS VEH CREDIT WO CRE	($134.69)
		364839		FLR DRY VEH WO 43547	$34.97
		364860		FILTER VEH 3293 WO 43563	$16.44
		364861	236663	FILTER VEH 3248 WO 43508	$66.78
		364865	236331	COUPLER VEH 3257 WO 43571	$17.33
		364868		BRK CLN VEH 3212 WO 43549	$37.86
		364870		SPARK PL VEH 3293 WO 42994	$107.08
		364885		STEER PTS VEH 3257 WO 43571	$282.92
		364897		FILTER VEH 3257 WO 43571	$75.25
		364913		BRK CLN VEH 3283 WO 43561	$86.64
		364914		ARM ASY VEH CREDIT WO CREDI	($41.26)
		364919		KIT VEH 3293 WO 42994	$90.70
		364967	236663	FILTER VEH 6554 WO 43545	$10.38
		364976		FILTER VEH 2454 WO 43549	$34.80

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
JT AUTOMOTIVE PARTS INC DBA		364978	236663	BRK CLN VEH 6545 WO 43137	$10.82
		364979		FILTER VEH 2463 WO 43598	$19.33
		365013		ADAP VEH 3257 WO 43571	$130.83
		365135		BATT VEH 5043 WO 43613	$183.01
		365136		BLADES VEH 2418 WO 43327	$22.78
		365137		CONN VEH 3257 WO 43571	$18.40
		365142		FILTER VEH 6554 WO 43545	$14.77
		365200		BATT VEH 5043 WO 43613	$183.01
		365223		FILTER VEH 2383 WO 43618	$16.57
		365270		TAPE VEH 3142 WO 43038	$17.96
		365291		FILTER VEH 6566 WO 43640	$6.31
		365315		FILTER VEH 6566 WO 43593	$59.60
		365316		DEF VEH 3333 WO 43465	$186.78
		365317		DEF VEH 3335 WO 43466	$143.68
		365318		LAMP VEH 2362 WO 43536	$48.21
		365326		STROBE VEH 2365 WO 43634	$193.63
		365335		CORE VEH CREDIT WO CREDIT	($120.65)
		365351		CONTACT VEH 3320 WO 43631	$82.44
		365389		BRAKE HSG VEH 1207 WO 43638	$8.68
		365428		DISC PAD VEH 2364 WO 43647	$75.43
		365429		DEF VEH 7152 WO 43646	$14.37
		365436		BLADES VEH 3306 WO 43590	$22.78
		365450		BELT VEH 2355 WO 43652	$127.67
		365492		FILTER VEH 1211 WO 43654	$16.93
		365496		FILTER VEH 7069 WO 43673	$4.84
		365498		LAMP VEH 3240 WO 43612	$8.70
		365520		DISC PAD VEH 2346 WO 43659	$56.58
		365522		MISC PTS VEH 2345 WO 43660	$724.71
		365524		ATF VEH 2345 WO 43661	$40.59
		365548		BRK CLN VEH 6594 WO 43653	$27.04
		365552		BATT VEH 2364 WO 43667	$89.35
		365554		BRAKES VEH 2346 WO 43659	$37.94
		365563		ALT/BAT VEH 3187 WO 43668	$253.94
		365574		CORE VEH CREDIT WO CREDIT	($64.62)
		365656		BATT VEH 2398 WO 43671	$183.01
		365677		BATT VEH 3253 WO 43632	$155.42
		365701		FILTER VEH 2440 WO 43679	$35.01
		365716		BATT VEH 2440 WO 43677	$117.65
MASCOTT EQUIPMENT CO INC		370080	236343	SHOP SUPPLIES- HAZ MAT DECAL	$107.21
MCCURLEY CHEVROLET		411241	236344	REPAIRS VEH 3297 WO 43425	$868.27
		411343	236554	RPR BRK LINE VEH 3289 WO 43357	$1,216.23

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
MCCURLEY CHEVROLET		905780	236344	CAPS VEH 1207 WO 43376	$12.54
		905902		HARNESS VEH 2359 WO 43389	$58.59
		906235	236554	MOTORS VEH 3289 WO 43437	$149.72
		906358		HANDLE VEH 2363 WO 43463	$100.73
		906409		HOSE/ARM VEH 1103 WO 43483	$136.21
MOBILE FLEET SERVICE INC		1261930064	236562	RING VEH 3212 WO 43487	$26.51
NESCO LLC		P007321	236569	FLITERS VEH 6593 WO 43387	$819.13
OXARC INC		16503PP	236577	BRACKET VEH 3301 WO 43331	$139.55
RDO EQUIPMENT CO		P19868	236368	MULCHING VEH 6594 WO 43341	$360.23
RIVER CITY TOWING INC		14812	236373	TOW CHARGE VEH 1201 WO 43485	$167.24
RMT EQUIPMENT		T40285	236592	SPRING VEH 6580 WO 43535	$213.69
ROWAND MACHINERY CO		206123	236596	FILTERS VEH 7142 WO 43491	$548.06
		206124		WSHR/BOLT VEH 7142 WO 43445	$250.22
		206281		SPRINKLER VEH 7108 WO 43509	$794.05
RUSS DEAN INC		555953	236597	PAINT/ISO VEH 3142 WO 43629	$6,127.76
RWC INTERNATIONAL LTD		22915Y	236374	CONNECTR VEH 3211 WO 43414	$547.43
		22959Y		TRANS/CORE VEH 3312 WP 43377	$7,795.81
SNAP ON INDUSTRIAL		ARV/29560700	236602	RMVL TOOL VEH 2325 WO 43459	$340.95
SOLID WASTE SYSTEMS INC		0087729-IN	236604	CAMERA SYS VEH 7146 WO 42713	$70.21
SPECIAL ASPHALT PRODUCTS INC		INVC071692	236378	MANIFOLD VEH 6545 WO 43137	$1,150.05
TACOMA SCREW PRODUCTS INC		22150160	236386	SHOP SUPPLIES-RETURN CREDIT	($11.08)
TIRE FACTORY INC DBA		03-114149	236619	REPAIR VEH 7131 WO 43625	$1,425.64
		03-114220		MT/DSMT VEH 3205 WO 43624	$141.57
		03-115340		SPARE VEH 3247 WO 43524	$8.69
		03-115489	236391	ALIGNMENT VEY 2432 WO 43410	$75.97
		03-115662	236619	THRST ALIGN VEH 51313 WO 43459	$54.25
TOYOTA OF TRI-CITIES		191891	236393	AWMAT/DKGRFM VEH 1381 WO 43392	$157.04
TRI CITIES DIESEL INJECTION SERVICE INC		00052496	236623	HOSES VEH 7112 WO 43467	$96.74
WESTERN CASCADE CONTAINER LLC		WCCI16266	236409	TARP VEH 3320 WO 43306	$542.48
WESTERN INTEGRATED TECHNOLOGIES INC		1477882	236633	FLTR ELEMENT VEH 7141 WO 43411	$109.90
WESTERN PETERBILT INC		H261045	236411	GOVERNOR VEH 3205 WO 43356	$16.50
		H261223	236634	DRYER ASSY VEH 3205 WO 43356	$293.21
		H261224		CORE CHARGE VEH 3205 WO 43356	$260.64
		H261276		CORE CREDIT VEH 3205 WO 43356	($260.64)
		H261339		GLASS-W/S VEH 3315 WO 43439	$129.87
		H261488		MODULATOR VEH 3312 WO 43377	$110.76
WESTERN STATES EQUIPMENT COMPANY		IN000071349	236635	COUPLINGS VEH 3312 WO 43347	$45.25
		IN000071365		COUPLINGS VEH 3244 WO 43060	$18.53
		IN000071410		GASKET VEH 3205 WO 43356	$48.64
		IN000071877		KEY VEH 6591 WO 43486	$17.54
		IN000071904		CMPRESR/GSKT VEH 3205 WO 43356	$730.72

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
WESTERN STATES EQUIPMENT COMPANY		IN000072021	236635	COUPLING VEH 3312 WO 43347	$14.13
		IN000072023		COUPLINGS VEH 3244 WO 43060	$27.29
		IN000078509		PLUG/SOCKET VEH 3312 WO 43377	$23.19
		IN000079689		TUBE/HOSE VEH 7130 WO 43479	$120.96
WESTERN SYSTEMS & FABRICATION INC		15761	236412	TUBE ASSY VEH 3309 WO 43342	$276.19
		15780		GRABBER ASSY VEH 3283 WO 43176	$939.86
		15823	236636	TWIN CLAMP VEH 3309 WO 43484	$189.29
				EQUIPMENT MAINTENANCE TOTAL****	**$78,275.95**
				EQUIPMENT MAINTENANCE FUND Total ***	**$78,275.95**

FUND 503 EQUIPMENT REPLACEMENT FUND

Division: 215 EQUIPMENT REPLACEMENT

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
MCCURLEY CHEVROLET	P056241	815329	236344	LICENSE AND DOC FEES	$57.50
	P056241			ADD WINDOW OPTION BOTH SIDES A	$325.00
	P056241			SALES TAX @ 8.6%	$2,168.23
	P056241			ONE (1) NEW 2016 CHEVROLET EXP	$24,887.03
				EQUIPMENT REPLACEMENT TOTAL****	**$27,437.76**
				EQUIPMENT REPLACEMENT FUND Total ***	**$27,437.76**

FUND 505 PUBLIC WORKS ADMIN & ENGINEER

Division: 000

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
PERMIT REFUND		16-001230\001284	236381	ROW PERMIT FEE REFUND	$75.00
				UNASSIGNED TOTAL****	**$75.00**

Division: 450 PW ADMIN & ENGINEERING

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
ABADAN INC		ARIN064987	236251	ASBUILTS	$16.83
		ARIN065095		ASBUILTS	$22.15
FEDERAL EXPRESS CORP		5-489-42969	236509	SHIPPING-JULY 2016	$16.83
GRAINGER	S017013	9167279083	236317	MEASURING WHEEL ITEM #21LP40	$50.05
IMT INC		7421	236325	CLEARWATER CREEK TEST M16093	$712.50
		7431		SUNSHINE RIDGE TESTING M16167	$405.00
		7435		GREYHAWK PH1 TESTING M16178	$1,625.00
		7466		SR240 SEWER LINE M16227	$1,162.50
PENWELL, DAN		071516	236359	REIMBURSE EXCISE FEE RECORD	$10.00
PITNEY BOWES PURCHASE POWER		0616/14823173	236370	POSTAGE 06/01/16 TO 06/30/16	$38.80
WATER SOLUTIONS INC		13815	236408	3 WTR MACHINES - JULY 2016	$76.01
ZIMMERMAN, ALEX		476	236416	CESCL TRAINING	$430.00
				PW ADMIN & ENGINEERING TOTAL****	**$4,565.67**
				PUBLIC WORKS ADMIN & ENGINEER Total ***	**$4,640.67**

FUND 520 HEALTH CARE/BENEFITS PLAN

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
Division: 222 EMPLOYEE BENEFIT PROGRAM					
LIFE INSURANCE COMPANY OF NORTH AMERICA		08/2016-FLI051384	236548	FLI051384 PREMIUMS-AUG	$9,287.30
		08/2016-LK030278		LK030278 PREMIUMS-AUG	$10,570.36
		08/2016-OK807703		OK807703 PREMIUMS-AUG	$2,024.88
				EMPLOYEE BENEFIT PROGRAM TOTAL****	**$21,882.54**
				HEALTH CARE/BENEFITS PLAN Total ***	**$21,882.54**
FUND 611 FIREMAN'S PENSION					
Division: 216 FIRE PENSION					
BAKER, MARSHALL R		AUGUST 2016	236438	MEDICARE PREMIUM/BAKER	$104.90
BOWLS, DAVID		070416	236419	NON COVERED MEDICAL	$320.00
		AUGUST 2016	236452	MEDICARE PREMIUM/BOWLS	$104.90
BUNCH, KRISTINA DDS PS DBA		060816MO	236420	NON COVERED DENTAL	$92.80
CANFIELD, HARRY R		AUGUST 2016	236458	MEDICARE PREMIUM/CANFIELD	$104.90
CARRICK, HENRY			236460	MEDICARE PREMIUM/CARRICK	$104.90
CLARK, FRANK M			236472	MEDICARE PREMIUM/CLARK	$104.90
DOWNS, DANNY			236498	MEDICARE PREMIUM/DOWNS	$121.80
ELIASON, CURTIS			236503	MEDICARE PREMIUM/ELIASON	$104.90
ESTY, RAYMOND J		060216RE	236423	NON COVERED MEDICAL	$1,799.99
		AUGUST 2016	236507	MEDICARE PREMIUM/ESTY	$104.90
EYECARE ASSOCIATES OF WEST RICHLAND		062916MB	236424	NON COVERED VISION	$657.00
FERRIANS, ALLEN LARRY		AUGUST 2016	236511	MEDICARE PREMIUM/FERRIANS	$105.80
HOUCHIN, EARL			236530	MEDICARE PREMIUM/HOUCHIN	$104.90
JOHNSON, NEILS E			236536	MEDICARE PREMIUM/JOHNSON	$104.90
JONES, HAROLD			236537	MEDICARE PREMIUM/JONES	$104.90
KEYS, JACK D			236544	MEDICARE PREMIUM/KEYS	$129.30
LAHTI, ROGER P		060716RL	236427	NON COVERED RX	$78.69
		060716RL-		NON COVERED MEDICAL	$260.00
		AUGUST 2016	236546	MEDICARE PREMIUM/LAHTI	$104.90
MITCHELL, RAYMOND L			236561	MEDICARE PREMIUM/MITCHELL	$105.80
MULROY, JAMES P			236566	MEDICARE PREMIUM/MULROY	$121.80
MURRAY, DAVID			236567	MEDICARE PREMIUM/MURRAY	$104.90
MYERS, EDWARD A			236568	MEDICARE PREMIUM/MYERS	$104.90
OWEN, MICHAEL			236576	MEDICARE PREMIUM/OWEN	$104.90
PITNEY BOWES PURCHASE POWER		0616/14823173	236370	POSTAGE 06/01/16 TO 06/30/16	$32.00
POLLARD, JAMES		AUGUST 2016	236582	MEDICARE PREMIUM/POLLARD	$104.90
RKSO LLC DBA		071316HC	236429	NON COVERED RX	$1,673.37
RODGERS, GARY H		AUGUST 2016	236594	MEDICARE PREMIUM/RODGERS	$121.80
RONEY, LARRY			236595	MEDICARE PREMIUM/RONEY	$104.90
SIEMENS, DONALD			236601	MEDICARE PREMIUM/SIEMENS	$104.90

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
UPTOWN VISION CENTER		053116MO	236430	NON COVERED VISION	$213.00
WEST RICHLAND FAMILY DENTAL CTR		060216CW	236431	NON COVERED DENTAL	$150.00
WEST, ROYAL		AUGUST 2016	236632	MEDICARE PREMIUM/WEST	$104.90
WILLIAMSON, CRAIG E			236639	MEDICARE PREMIUM/WILLIAMSON	$104.90
				FIRE PENSION TOTAL****	**$7,976.25**
				FIREMAN'S PENSION Total ***	**$7,976.25**

FUND 612 POLICEMEN'S PENSION

Division: 217 POLICE PENSION

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
ANDERS, PETER		AUGUST 2016	236435	MEDICARE PREMIUM/ANDERS	$104.90
ANDERSON DENTAL		051016DS	236417	NON COVERED DENTAL	$17.00
AUDIOLOGY CENTER INC DBA		070616RT	236418	NON COVERED MEDICAL	$3,598.00
BATES, LAURIE VERN JR		AUGUST 2016	236439	MEDICARE PREMIUM/BATES	$104.90
BEDEN, LARRY			236442	MEDICARE PREMIUM/BEDEN	$104.90
BOLSTAD, BARRY			236451	MEDICARE PREMIUM/BOLSTAD	$121.80
BRADFORD, LARRY		070116	236279	MEDICARE PREM MAY-JUNE 2016	$365.40
BRUNSON, DALE A		AUGUST 2016	236455	MEDICARE PREMIUM/BRUNSON	$104.90
BUSH, LEE			236456	MEDICARE PREMIUM/BUSH	$104.90
CASE, MIKE			236462	MEDICARE PREMIUM/CASE	$121.80
CENTER VISION & CONTACT LENS CLINIC INC		062216RT	236421	NON COVERED VISION	$735.00
		071316JG		NON COVERED VISION	$572.00
CLEAVENGER, WILL J		AUGUST 2016	236473	MEDICARE PREMIUM/CLEAVENGER	$105.80
CLEMENTS, JOHN M			236474	MEDICARE PREMIUM/CLEMENTS	$104.90
COUCH, LARRY			236485	MEDICARE PREMIUM/COUCH	$104.90
DEMYER, JAMES J		072016JD	236422	NON COVERED MEDICAL	$211.00
		AUGUST 2016	236494	MEDICARE PREMIUM/DEMYER	$104.90
DRIVER, DOUGLAS D			236499	MEDICARE PREMIUM/DRIVER	$121.80
DUCHEMIN, ROGER			236501	MEDICARE PREMIUM/DUCHEMIN	$104.90
GANLEY, JOHN M			236519	MEDICARE PREMIUM/GANLEY	$104.90
HEASTON & THOMPSON VISION CLINIC		020916MC	236425	NON COVERED VISION	$75.00
HENAGER BLACK DENTISTRY		050616JG	236426	NON COVERED DENTAL	$115.00
HIGGINS, FRED C		AUGUST 2016	236527	MEDICARE PREMIUM/HIGGINS	$104.90
LARSON, SCOTT K		070416SL	236428	NON COVERED RX	$776.17
LEWIS, DAVID L		AUGUST 2016	236547	MEDICARE PREMIUM/LEWIS	$105.80
LOHDEFINCK, RICHARD N			236551	MEDICARE PREMIUM/LOHDEFINCK	$104.90
MOORE, ROBERT			236565	MEDICARE PREMIUM/MOORE	$104.90
PITNEY BOWES PURCHASE POWER		0616/14823173	236370	POSTAGE 06/01/16 TO 06/30/16	$32.00
SPARKS, DAVID W		AUGUST 2016	236606	MEDICARE PREMIUM/SPARKS	$104.90
THOMAS, GERALD D			236617	MEDICARE PREMIUM/THOMAS	$104.90
TURNER, ROY			236624	MEDICARE PREMIUM/TURNER	$104.90
WILMOTH, ROD			236640	MEDICARE PREMIUM/WILMOTH	$104.90

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
ZIMMERMAN, GERALD		AUGUST 2016	236644	MEDICARE PREMIUM/ZIMMERMAN	$71.10
				POLICE PENSION TOTAL****	**$8,927.97**
				POLICEMEN'S PENSION Total ***	**$8,927.97**
FUND 641		**SOUTHEAST COMMUNICATIONS CTR**			
Division: 600		SECOMM OPERATIONS GENERAL			
CENTURYLINK		0716/509-786-2112	236286	GENERAL 07/6-08/5/16	$114.83
		0716-509-624-3863	236465	GENERAL 07/16-08/16/16	$7.31
CHARTER COMMUNICATIONS		0716-180070706114	236467	CABLE SERVICE 07/30-08/29/16	$28.09
CORPORATE TRANSLATION SERVICES INC		91545	236295	TRANSLATION SRVCS-JUN 2016	$141.17
FRONTIER		07/16 2061881060	236517	GENERAL 07/19-08/18/16	$826.54
		07/16 2061882381	236314	GENERAL 7/10-8/09/16	$241.51
		07/16 5096282600		TELEPHONE CHARGE 7/10-8/09/16	$983.15
MOON, TAE-IM PHD		071116	236564	PSYCH EVALUATION-HORD	$400.00
RER ENTERPRISES INC DBA	P056744	30152098	236586	ADJUST FOR TAX	$0.01
	P056744			NM MOBILITY PREMIUM MAINTENANC	$12,836.79
STATE AUDITOR'S OFFICE		L115664	236608	AUDIT SERVICES-JUNE 2016	$437.57
SYSTEM TOOLS SOFTWARE INC	P056750	1607023S	236384	HYENA-2 ADMINISTRATOR LICENSE	$110.00
UNITED PARCEL SERVICE	S017026	000986641306	236399	GROUND PKG TO BUSINESS TELECOM	$6.27
				SECOMM OPERATIONS GENERAL TOTAL****	**$16,133.24**
Division: 601		E911 OPERATIONS			
APOLLO SHEET METAL INC	P056815	42620A	236259	HVAC MAINTENANCE - COOLING	$1,416.27
FRONTIER		07/16 2061882381	236314	GENERAL 7/10-8/09/16	$241.50
MOON, TAE-IM PHD		071116	236564	PSYCH EVALUATION-HORD	$400.00
				E911 OPERATIONS TOTAL****	**$2,057.77**
Division: 602		SECOMM AGENCY			
DESERTGREEN LAWN & TREE CARE LLC		158262	236302	FERTLIZER APPLICATION AT RANGE	$25.66
INTERGRAPH CORPORATION	S015867	P160001441	236533	ADJUST FOR TAX	$0.09
	S015867			ADDING FOR TAX RATE CHANGE FRO	$3,276.07
	S015867			I/CAD & MOBILE TO MPS UPGRADE	$142,478.89
PRINGLES POWER-VAC	S016900	202906 RETAINAGE	236365	DUCT CLEANING AT 911 CALL CENT	$2,237.50
				SECOMM AGENCY TOTAL****	**$148,018.21**
				SOUTHEAST COMMUNICATIONS CTR Total ***	**$166,209.22**
FUND 642		**800 MHZ PROJECT**			
Division: 610		800 MHZ			
STATE AUDITOR'S OFFICE		L115664	236608	AUDIT SERVICES-JUNE 2016	$437.57
SYSTEM TOOLS SOFTWARE INC	P056750	1607023S	236384	HYENA-2 ADMINISTRATOR LICENSE	$110.00
UNITED PARCEL SERVICE	S017026	000986641306	236399	WEIGHT CORRECTION FOR PKG TO	$3.78
	S017026			GROUND PKG W/INSURANCE TO COBH	$216.98

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
				800 MHZ TOTAL****	**$768.33**
				800 MHZ PROJECT Total ***	**$768.33**
FUND 643	**EMERGENCY MANAGEMENT**				
Division: 620	STATE / LOCAL ASSISTANCE				
CHARTER COMMUNICATIONS		0716-180070706114	236467	CABLE SERVICE 07/30-08/29/16	$28.09
FRONTIER		07/16 5096282600	236314	TELEPHONE CHARGE 7/10-8/09/16	$245.79
SYSTEM TOOLS SOFTWARE INC	P056750	1607023S	236384	HYENA-2 ADMINISTRATOR LICENSE	$27.50
				STATE / LOCAL ASSISTANCE TOTAL****	**$301.38**
Division: 621	RADIOLOGICAL EMGCY PREPAREDNES				
CHARTER COMMUNICATIONS		0716-180070706114	236467	CABLE SERVICE 07/30-08/29/16	$28.09
FRONTIER		07/16 5096282600	236314	TELEPHONE CHARGE 7/10-8/09/16	$245.78
SYSTEM TOOLS SOFTWARE INC	P056750	1607023S	236384	HYENA-2 ADMINISTRATOR LICENSE	$27.50
				RADIOLOGICAL EMGCY PREPAREDNES TOTAL****	**$301.37**
Division: 622	DOE EMERGENCY PREPAREDNESS				
CHARTER COMMUNICATIONS		0716-180070706114	236467	CABLE SERVICE 07/30-08/29/16	$28.09
FRONTIER		07/16 5096282600	236314	TELEPHONE CHARGE 7/10-8/09/16	$245.78
STATE AUDITOR'S OFFICE		L115664	236608	AUDIT SERVICES-JUNE 2016	$218.78
SYSTEM TOOLS SOFTWARE INC	P056750	1607023S	236384	HYENA-2 ADMINISTRATOR LICENSE	$27.50
				DOE EMERGENCY PREPAREDNESS TOTAL****	**$520.15**
Division: 623	JURISIDICTION				
APOLLO SHEET METAL INC	P056815	42620A	236259	HVAC MAINTENANCE - COOLING	$1,416.29
CHARTER COMMUNICATIONS		0716-180070706114	236467	CABLE SERVICE 07/30-08/29/16	$28.08
DESERTGREEN LAWN & TREE CARE LLC		158262	236302	FERTLIZER APPLICATION AT RANGE	$25.65
FRONTIER		07/16 5096282600	236314	TELEPHONE CHARGE 7/10-8/09/16	$245.79
PRINGLES POWER-VAC	S016900	202906 RETAINAGE	236365	DUCT CLEANING AT 911 CALL CENT	$2,237.50
STATE AUDITOR'S OFFICE		L115664	236608	AUDIT SERVICES-JUNE 2016	$218.79
SYSTEM TOOLS SOFTWARE INC	P056750	1607023S	236384	HYENA-2 ADMINISTRATOR LICENSE	$27.50
				JURISIDICTION TOTAL****	**$4,199.60**
Division: 630	HOMELAND SECURITY PREPARDNESS				
BENTON COUNTY FIRE DIST 2		2016-05	236268	BCFPD2 IPADS (SHSP GRANT)	$6,874.24
DELL COMPUTER CORPORATION	P056632	XJXTCFFW2	236492	LAT, 7202, LIVINGSTONE	$4,644.34
	P056632			ADJUST FOR TAX	($0.01)
				HOMELAND SECURITY PREPARDNESS TOTAL****	**$11,518.57**
				EMERGENCY MANAGEMENT Total ***	**$16,841.07**
FUND 803	**UTILITY BILL CLEARING FUND**				
Division: 000					

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
ADVANCED UTILITY ACCOUNTS PAYABLE INVOICES		CISPAY12425	236571	Customer Refund	$40.49
				Customer Refund	$251.82
		CISPAY12426	236433	Customer Refund	$12.98
		CISPAY12427	236598	Customer Refund	$253.35
		CISPAY12428	236630	Customer Refund	$38.37
		CISPAY12429	236450	Customer Refund	$199.67
		CISPAY12430	236643	Customer Refund	$125.31
		CISPAY12431	236549	Customer Refund	$32.91
		CISPAY12432	236550	Customer Refund	$22.45
		CISPAY12433	236560	Customer Refund	$89.67
		CISPAY12434	236454	Customer Refund	$109.10
		CISPAY12435	236482	Customer Refund	$20.93
		CISPAY12436	236469	Customer Refund	$13.00
		CISPAY12437	236629	Customer Refund	$183.30
		CISPAY12438	236538	Customer Refund	$1.06
		CISPAY12439	236616	Customer Refund	$38.22
				Customer Refund	$9.80
		CISPAY12440	236593	Customer Refund	$71.82
		CISPAY12441	236591	Customer Refund	$2.94
		CISPAY12442	236535	Customer Refund	$119.80
		CISPAY12443	236585	Customer Refund	$37.87
		CISPAY12444	236609	Customer Refund	$136.65
		CISPAY12445	236610	Customer Refund	$95.32
		CISPAY12446	236539	Customer Refund	$69.84
		CISPAY12447	236555	Customer Refund	$92.51
		CISPAY12448	236534	Customer Refund	$94.96
		CISPAY12449	236600	Customer Refund	$74.13
		CISPAY12450	236541	Customer Refund	$41.68
		CISPAY12451	236453	Customer Refund	$138.73
		CISPAY12452	236540	Customer Refund	$33.87
		CISPAY12453	236497	Customer Refund	$76.97
		CISPAY12454	236545	Customer Refund	$49.31
		CISPAY12455	236468	Customer Refund	$82.02
		CISPAY12456	236496	Customer Refund	$24.34
		CISPAY12457	236652	Customer Refund	$329.91
		CISPAY12458	236662	Customer Refund	$38.00
		CISPAY12459	236659	Customer Refund	$3.47
		CISPAY12460	236677	Customer Refund	$146.80
		CISPAY12461	236675	Customer Refund	$28.38
		CISPAY12463	236684	Customer Refund	$71.77

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
ADVANCED UTILITY ACCOUNTS PAYABLE INVOICES		CISPAY12464	236650	Customer Refund	$34.42
				Customer Refund	$30.13
		CISPAY12465	236671	Customer Refund	$14.70
		CISPAY12466	236670	Customer Refund	$32.24
		CISPAY12467	236682	Customer Refund	$8.52
		CISPAY12468	236667	Customer Refund	$39.84
		CISPAY12469	236647	Customer Refund	$56.28
		CISPAY12470	236648	Customer Refund	$53.59
		CISPAY12471	236653	Customer Refund	$89.47
		CISPAY12472	236680	Customer Refund	$98.19
		CISPAY12473	236674	Customer Refund	$100.00
		CISPAY12474	236669	Customer Refund	$17.81
		CISPAY12475	236660	Customer Refund	$52.88
		CISPAY12476	236645	Customer Refund	$7.66
		CISPAY12477	236646	Customer Refund	$100.00
		CISPAY12478	236672	Customer Refund	$114.36
		CISPAY12479	236676	Customer Refund	$52.38
		CISPAY12480	236654	A/R PYMNT APPLIED IN ERROR	$270.00
				UNASSIGNED TOTAL****	**$4,475.99**
				UTILITY BILL CLEARING FUND Total ***	**$4,475.99**

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
				Invoice Total: ****	**$1,486,516.66**

	Number of Invoices	Amount
Vouchers In Richland	259	$106,928.27
Vouchers In Tri Cities	140	$405,046.46
Vouchers In WA	193	$424,932.13
Vouchers Outside WA	399	$549,609.80
Vouchers Final Total.................	991	$1,486,516.66

Ob ject Category	Title	Total	Percentage
2	BENEFITS	$84,339.11	5.67%
3	SUPPLIES	$207,015.87	13.93%
4	OTHER SERVICES & CHARGES	$447,033.06	30.07%
5	INTERGOVERNMENTAL SERVICES	$115,883.89	7.8%
6	CAPITAL PROJECTS	$338,318.08	22.76%
	MACHINERY & EQUIPMENT	$188,678.47	12.69%
	REFUNDS	$4,475.99	0.3%
9	INTERFUND SERVICES	$58.74	0%
	INVENTORY PURCHASES	$100,713.45	6.78%
	Total	$1,486,516.66	

COUNCIL AGENDA ITEM COVERSHEET

Council Date: 08/16/2016

Agenda Category: Reports and Comments

Key Element:

Subject:
City Manager

Department:
City Manager

Ordinance/Resolution Number:

Document Type:
Presentation

Recommended Motion:

Summary:

Fiscal Impact:

Attachments:

COUNCIL AGENDA ITEM COVERSHEET

Richland Washington

Council Date: 08/16/2016

Agenda Category: Reports and Comments

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COUNCIL AGENDA ITEM COVERSHEET

Council Date: 08/16/2016

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Mayor

Department:
City Council

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