



Agenda
City Council Regular Meeting
Tuesday, April 4, 2017
City Hall Council Chamber | 505 Swift Boulevard

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

Agenda Item:

1. Executive Session Per RCW 42.30.110 (1) (ii): Discuss Current or Potential Litigation with Legal Counsel (20 minutes)
 - Heather Kintzley, City Attorney
2. Discuss Meeting Agenda Items (10 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:

3. New Hire/Retirements (5 minutes)
 - Allison Jubb, Human Resources Director

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

4. Amending the 2017 Budget for the General Fund and the Capital Improvement Plan to Provide Additional Appropriations for the Swift Corridor, City Hall Project - Ordinance No. 12-17
 - Joe Schiessl, Parks and Public Facilities Director
5. Proposed Amendments to the 2017 Budget to Include the 2016 Budget Carryovers - Ordinance No. 13-17
 - Brandon Allen, Finance 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:

6. Approve the Minutes of the Council Meetings Held March 21 and 28, 2017
 - Heather Kintzley, City Attorney

Ordinances - First Reading:

7. Ordinance No. 10-17, Acceptance of Citizen Donation and Amendment to the 2017 Budget to Provide Additional Appropriations in the City's General Fund
 - Tom Huntington, Fire and Emergency Services Director

8. Ordinance No. 11-17, Amending RMC Title 23: Zoning, Official Zoning Map of the City
- Kerwin Jensen, Community Development Director
9. Ordinance No. 12-17, Amending the 2017 Budget for the General Fund and the Capital Improvement Plan to Provide Additional Appropriations for the Swift Corridor, City Hall Project
- Joe Schiessl, Parks and Public Facilities Director
10. Ordinance No. 13-17, Increasing 2017 Budget Appropriations to Include the 2016 Budget Carryovers
- Cathleen Koch, Administrative Services Director

Ordinances - Second Reading/Passage:

11. Ordinance No. 05-17, Amending RMC Title 17: Sewers
- Pete Rogalsky, Public Works Director
12. Ordinance No. 52-16, Authorizing Eminent Domain for Duportail Bridge
- Pete Rogalsky, Public Works Director

Resolutions – Adoption:

13. Resolution No. 34-17, Approving a Purchase and Sale Agreement with The Crown Group, Inc. for 4,950 Square Feet of Property
- Kerwin Jensen, Community Development Director
14. Resolution No. 47-17, Membership Appointment to the Richland Planning Commission
- Heather Kintzley, City Attorney
15. Resolution No. 59-17 Expressing Appreciation to Kit McBurney for Service on the Parks and Recreation Commission
- Heather Kintzley, City Attorney
16. Resolution No. 60-17, Expressing Appreciation to Viknesh Kasthuri for Service on the Richland Parks and Recreation Commission
- Heather Kintzley, City Attorney
17. Resolution No. 61-17, Expressing Appreciation to Naveena Bontha for Service on the Richland Parks and Recreation Commission
- Heather Kintzley, City Attorney
18. Resolution No. 62-17, Awarding Bid to Blackline, Inc. for the 2017 Slurry Seal Project
- Pete Rogalsky, Public Works Director
19. Resolution No. 63-17, Approval of Sale of Surplus Equipment
- Tom Huntington, Fire and Emergency Services Director
20. Resolution No. 64-17, Authorizing the Circulation of a Petition Proposing Annexation Along the East End of Jericho Road
- Kerwin Jensen, Community Development Director
21. Resolution No. 69-17, Authoring an Application for the Washington Auto Theft Prevention Authority Grant
- Chris Skinner, Police Services Director

22. Resolution No. 66-17, Authorizing Submittal of Transportation Grant Applications

- Pete Rogalsky, Public Works Director

Items for Approval:

23. Authorize Travel for Councilmember Lemley

- Cindy Reents, City Manager

Expenditures - Approval:

24. Expenditures from March 13, 2017 - March 24, 2017 for \$4,171,757.44 including Check Nos. 243243-243606, Wire Nos. 6394-6406, Payroll Check Nos. 117308-117820, and Payroll Wire/ACH Nos. 9850-9863

- 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 CL.RICHLAND.WA.US/CITYVIEW

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COUNCIL AGENDA ITEM COVERSHEET

Council Date: 04/04/2017

Agenda Category: Agenda Item

Key Element:

Subject:

Executive Session Per RCW 42.30.110 (1) (ii): Discuss Current or Potential Litigation with Legal Counsel (20 minutes)

Department:
City Attorney

Ordinance/Resolution Number:

Document Type:
Executive Session Item

Recommended Motion:

Summary:

Fiscal Impact:

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 04/04/2017

Agenda Category: Agenda Item

Key Element:

Subject:

Discuss Meeting Agenda Items (10 minutes)

Department:
City Manager

Ordinance/Resolution Number:

Document Type:
Presentation

Recommended Motion:

Summary:

Fiscal Impact:

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 04/04/2017

Agenda Category: Presentations

Key Element:

Subject:

New Hire/Retirements (5 minutes)

Department:

Administrative Services

Ordinance/Resolution Number:

Document Type:

Presentation

Recommended Motion:

Summary:

Newly hired employees and employee retirements that occurred within the last month will be presented to Council this evening.

Any new employees able to attend this evening will be introduced to Council.

Fiscal Impact:

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 04/04/2017

Agenda Category: Public Hearing

Key Element:

Subject:

Amending the 2017 Budget for the General Fund and the Capital Improvement Plan to Provide Additional Appropriations for the Swift Corridor, City Hall Project - Ordinance No. 12-17

Department:

Parks & Public Facilities

Ordinance/Resolution Number:

12-17

Document Type:

Public Hearing Item

Recommended Motion:

Summary:

State law requires that a public hearing be held prior to consideration of an ordinance to increase the appropriation of existing fund balance. Ordinance 12-17 will appropriate unbudgeted Industrial Development, General Fund Reserve, and Broadband Utility (as a transfer from General Fund Reserve) as revenue to the Swift Corridor: City Hall project.

Fiscal Impact:

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 04/04/2017

Agenda Category: Public Hearing

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Proposed Amendments to the 2017 Budget to Include the 2016 Budget Carryovers - Ordinance No. 13-17

Department:

Administrative Services

Ordinance/Resolution Number:

13-17

Document Type:

Ordinance

Recommended Motion:

Public hearing only, item is also included on the agenda as first reading of Ordinance No. 13-17.

Summary:

A public hearing is necessary for Ordinance No. 13-17, amending the 2017 Budget to include the 2016 budget carryovers.

The public hearing notice was posted on March 26, 2017. First reading of the ordinance amending the 2017 Budget will occur April 4, 2017, with the second reading and passage scheduled for the Council meeting, April 18, 2017.

Fiscal Impact:

No

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 04/04/2017

Agenda Category: Minutes

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Approve the Minutes of the Council Meetings Held March 21 and 28, 2017

Department:
City Attorney

Ordinance/Resolution Number:

Document Type:
Minutes

Recommended Motion:

Approve the minutes of the Council meetings held on March 21 and 28, 2017.

Summary:

None.

Fiscal Impact:

None.

Attachments:

1. March 21, 2017 Council Meeting Minutes
2. March 28, 2017 Council Workshop Minutes



MINUTES
RICHLAND CITY COUNCIL REGULAR MEETING
Richland City Hall ~ 505 Swift Boulevard
Tuesday, March 21, 2017

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 Anderson, Kent, Lemley, Luzzo Gilmour, and Rose were present.

Also present were City Manager Reents, Assistant City Manager Amundson, City Attorney Kintzley, Public Works Director Rogalsky, Community Development Director Jensen, Energy Services Director Hammond, Finance Director Allen, and Deputy City Clerk Barham.

Agenda Items:

- I. Proposed State Legislation - Small Cellular (15 minutes)
 - Bob Hammond, Energy Services Director

Energy Services Director Hammond briefed the Council on the current legislative efforts concerning 5G/Small Cell Deployment. Mr. Hammond indicated that the Association of Washington Cities (AWC) and the City's lobbyist, Mr. Dave Arbaugh, are actively working the issue. He gave a brief overview of the impact the bills would have on municipalities if they were approved, and indicated that more work is being done at the legislative level to find compromise between governmental agencies and telecommunications companies.

2. Jail Services Contract Negotiations (5 minutes)
 - Cindy Reents, City Manager

City Manager Reents explained that additional time was need to complete the negotiations with Benton County for a long-term agreement for jail services. She requested that Council add Resolution No. 58-17, authoring the first amendment to the short-term agreement for the use of jail facilities with Benton County for jail services through April 30, 2017, be placed on tonight's agenda as a business item.

3. Discuss Meeting Agenda Items (10 minutes)
 - City Council Members

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

Mayor Thompson provided a brief summary of a recent meeting he and the other area mayors had with Pacific Northwest National Laboratory (PNNL) staff. PNNL staff hope that the cities, and in particular the City of Richland, become more welcoming to PNNL's international staff and their families, who work at the laboratory, so they may better integrate within Richland and the greater Tri-Cities community. He also stated one of the largest challenges in welcoming this group is that they are in the United States for only 18 months with a work visa.

Regular Meeting:

Mayor Thompson called the Council meeting to order at 7:30 p.m. in the Council Chamber at City Hall.

Welcome and Roll Call:

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

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

Also present were City Manager Reents, Assistant City Manager Amundson, City Attorney Kintzley, Energy Services Director Hammond, Fire and Emergency Services Director Huntington, Community Development Director Jensen, Public Works Director Rogalsky, Parks and Public Facilities Director Schiessl, Police Services Director Skinner, Finance Director Allen, and Deputy City Clerk Barham.

Pledge of Allegiance:

Mayor Thompson led the Council and audience in the recitation of the Pledge of Allegiance.

Approval of Agenda:

MAYOR PRO TEM CHRISTENSEN MOVED AND COUNCILMEMBER LUZZO GILMORE SECONDED A MOTION TO APPROVE THE AGENDA AS AMENDED, TO INCLUDE A BUSINESS ITEM, ADOPTING A RESOLUTION APPROVING AN AMENDMENT TO THE SHORT-TERM AGREEMENT FOR JAIL SERVICES WITH BENTON COUNTY. THE MOTION CARRIED 7-0.

Presentations:

4. 2016 Annual Parks and Recreation Commission Report (10 minutes)
 - Joe Schiessl, Parks and Public Facilities Director

Parks and Recreation Commission (PRC) Chair Gutierrez introduced PRC member Michael Alvarez who was sitting in the audience. She then provided a brief summary of the PRC accomplishments in 2016 and an overview of the 2017 work plan. A copy of the 2017 work plan was distributed to Council.

Various Councilmembers expressed appreciation for the work accomplished and the goals set for 2017.

Mayor Pro Tem Christensen also asked about the Parks and Public Facilities User Fees. He encouraged the PRC to seek funding from a variety of sources including but not limited to the general fund, various grants, as well as Lodging Tax funding, in order to help further develop the multi-purpose sports centers within the City. Lastly, he asked for a status of the request submitted to the Economic Development Committee to obtain a \$40,000 grant for a consultant to development multi-purpose fields at three locations and asked if the grant application was formally reviewed by the PRC.

Ms. Gutierrez responded to Mayor Pro Tem Christensen's questions.

5. Proposed Annexation Located South of Keene Road and East of Brantingham Road (5 minutes)
 - Kerwin Jensen, Community Development Director

Development Services Manager Simon explained that Ed Shaw, the owner of a 17.2-acre tract located south of Keene Road and east of Brantingham Road has requested annexation into the City of Richland. State law (RCW 35.13.125) requires the City Council meet with the annexation proponents for the purpose of determining whether the City will accept, reject or geographically modify the annexation proposal. Should Council opt to accept this annexation proposal, Resolution No. 54-17, has been prepared and is part of Council's Consent Calendar. The proposed annexation is part of a larger unincorporated Benton County island. Staff contacted the seven property owners who are part of this island to gauge their interest in annexation. They all have declined to participate in the annexation.

Public Comments:

Deputy City Clerk Barham read the public comments procedure.

Ann Fraser, 570 Holly St., Richland. Ms. Fraser briefly commented on the proposed \$20 car tab fee. She then appealed to Council regarding the City's Values statement and encouraged the City to embrace diversity and provide a safe place for all individuals.

Cigdem Capan, 7704 Gray St., Richland. Ms. Capan stated she has been a resident for the past seven years, is green card holder, holds a PhD, and teaches physics at WSU, a job of her dreams. As of November 2016, she has felt unsafe and anxious. She encouraged Council to make a welcoming statement from the City.

Mayor Thompson expressed appreciation for the comments, concerns and fears of the speakers. He stated that the law applies to everyone and expressed his observations that the local communities are doing the best they can without infringing on the rights of others.

Nancy Washton, 405 Sierra St., Richland. Ms. Washton, also commented on diversity and inclusiveness. She encouraged the City to prepare a welcoming statement for all.

Jim Hanson, 2111 Howell Ave., Richland. Mr. Hanson distributed paper copies of his PowerPoint presentation to Council regarding the "Richland Transportation Benefit District – Is There a Need." He then started his presentation regarding the proposed Transportation Benefit District expressing concern about how the funding will be spent over the 20-year period.

Brandon Hoeft, 484 Satus St., Richland. Mr. Hoeft expressed concern about the increased congestion within the Queensgate and Duportail area and he asked if there is a master plan for that entire area.

Mayor Thompson referred Mr. Hoeft to Public Works Director Rogalsky regarding the master plan for the Queensgate and Duportail area.

Consent Calendar:

Deputy City Clerk Barham read the Consent Calendar.

Minutes:

6. Approve the Minutes of the Council Meeting Held March 7, 2017
- Heather Kintzley, City Attorney

Ordinances - First Reading:

7. Ordinance No. 05-17, Amending RMC Title 17, Sewers
- Pete Rogalsky, Public Works Director
8. Ordinance No. 07-17, Approving the North Stone Richland, LLC Zone Change
- Kerwin Jensen, Community Development Director

Ordinances - Second Reading/Passage:

9. Ordinance No. 02-17, Approving Formation of a Transportation Benefit District
- Pete Rogalsky, Public Works Director
10. Ordinance No. 04-17, Approving a Change in Zoning on 1.5 Acres Located at 1752 Buckskin Lane (Musser) (Closed Record)
- Kerwin Jensen, Community Development Director

11. Ordinance No. 06-17, Amending RMC Chapter 2.23, Related to Salaries to Establish City-Paid Premium Percentages for Councilmember Health Benefits
- Cindy Reents, City Manager

Resolutions – Adoption:

12. Resolution No. 39-17, Awarding Bid to Big D's Construction of Tri-Cities, Inc. for Schaeffer Street Construction Project
- Pete Rogalsky, Public Works Director
13. Resolution No. 43-17, Appointing Membership to the Richland Arts Commission
- Heather Kintzley, City Attorney
14. Resolution No. 44-17, Appointing Membership to the Richland Board of Adjustment
- Heather Kintzley, City Attorney
15. Resolution No. 45-17, Appointing Membership to the Richland Code Enforcement Board
- Heather Kintzley, City Attorney
16. Resolution No. 46-17, Appointing Membership to the Richland Parks and Recreation Commission
- Heather Kintzley, City Attorney
17. Resolution No. 49-17, Expressing Appreciation to Justin Raffa for Service on the City of Richland Arts Commission
- Heather Kintzley, City Attorney
18. Resolution No. 50-17, Awarding Distribution of Commercial Improvement Funds (CIP)
- Kerwin Jensen, Community Development Director
19. Resolution No. 52-17, Authorizing an Agreement with Huminsky's Heating and Cooling for Weatherwise Program Participation
- Bob Hammond, Energy Services Director
20. Resolution No. 53-17, Award of Bid and Execution of a Construction Contract to Sierra Electric, Inc. for \$533,839.75 for the Construction of a Fiber Optic Extension in the Horn Rapids Business and Industrial Parks
- Jon Amundson, Assistant City Manager

21. Resolution No. 54-17, Accepting a Request for Annexation of 17.2 Acres Located South of Keene Road and East of Brantingham Road
- Kerwin Jensen, Community Development Director
22. Resolution No. 55-17, Authorizing a Consulting Agreement with RGW Enterprises, P.C. for Engineering Services
- Kerwin Jensen, Community Development Director
23. Resolution No. 56-17, Authorizing Execution of a Crossing Agreement with Port of Benton for the Duportail Bridge Project
- Pete Rogalsky, Public Works Director
24. Resolution No. 57-17, Authorizing an Application to the Community Revitalization Board for a Planning Grant
- Kerwin Jensen, Community Development Director

Expenditures - Approval:

25. Expenditures from February 27, 2017 - March 10, 2017 for \$4,336,964.08 including Check Nos. 242823-243242, Wire Nos. 6380-6393, Payroll Check Nos. 116805-117307, and Payroll Wire/ACH Nos. 9829-9849
- Cathleen Koch, Administrative Services Director

COUNCILMEMBER KENT MOVED AND MAYOR PRO TEM CHRISTENSEN SECONDED A MOTION TO APPROVE THE CONSENT CALENDAR AS PUBLISHED. THE MOTION CARRIED 7-0

Items of Business:

1. Resolution No. 58-17, for Amendment No. 1 to the Short-Term Agreement for Jail Services with Benton County

City Manager Reents thanked Council for amending the agenda to include Resolution No. 58-17 for consideration. She explained that additional time is needed to continue negotiations with Benton County for a long-term agreement for jail services.

MAYOR PRO TEM CHRISTENSEN MOVED AND COUNCILMEMBER KENT SECONDED A MOTION TO ADOPT RESOLUTION NO. 58-17, APPROVING AMENDMENT NO. 1 TO THE SHORT-TERM AGREEMENT FOR JAIL SERVICES WITH BENTON COUNTY. THE MOTION CARRIED 7-0

Council, Ms. Reents and Police Services Director Skinner briefly discussed the bed days Richland's inmates utilize in the Benton County's jail.

Lastly, Ms. Reents stated the Cities of Kennewick, Prosser, and West Richland are also involved in the jail services negotiations along with the City of Richland.

Reports and Comments:

1. City Manager Reents had no comments.
2. Councilmember Kent commented on a recent ribbon cutting event she attended for UpAngle Drone Services.

Councilmember Luzzo Gilmour also commented on a recent ribbon cutting event she attended for Colonial Lawn and Garden. She also commented about participating in "Coffee with a Cop." She attended the Comprehensive Plan Open House on Monday evening, March 20. Lastly, she encouraged the public to attend the workshops where the plan for the newly passed Transportation Benefit District will be discussed.

Mayor Pro Tem Christensen also commented about the Comprehensive Plan Open House.

3. Mayor Thompson commented about the diversity of the City Council and that the key to the discussion of any issue is to have open and honest dialogue and not label individuals or groups.

Adjournment:

Mayor Thompson adjourned the meeting at 8:28 p.m.

Respectfully Submitted,

Debra C. Barham, Deputy City Clerk

FORM APPROVED:

Robert J. Thompson, Mayor

DATE APPROVED:

DATE PUBLISHED:



MINUTES
CITY COUNCIL WORKSHOP
Richland City Hall ~ 505 Swift Boulevard
Tuesday, March 28, 2017

City Council Workshop – 6:00 p.m.

Attendance:

Mayor Thompson, Mayor Pro Tem Christensen, Councilmembers Anderson, Kent, Lemley, and Luzzo Gilmour were present.

Also present were Assistant City Manager Amundson, City Attorney Kintzley, Administrative Services Director Koch, Finance Director Allen, Public Works Director Rogalsky, Parks and Public Facilities Director Schiessl and City Clerk Hopkins.

Agenda Items:

1. Regional Wayfinding and Signage Program (40 minutes)
- Joe Schiessl, Parks and Public Facilities Director

Mr. Schiessl introduced Kim Shugart from the Rivershore Enhancement Council and Glen Swantac with MERJE, a signage consultant, who are working on a Regional Wayfinding Signage Program for the Tri-Cities. Ms. Shugart said the Cities of Richland, West Richland, Kennewick and Pasco; Benton and Franklin Counties; the Ports of Kennewick and Benton; and Visit-Tri Cities are invested in the program. Ms. Shugart reviewed the background and gave updates on the Regional Wayfinding Program.

Mr. Swantac said the plan is intended to provide directions to various points of interest throughout the area in a coordinated visual presentation. He reviewed the development of the signage plan for the Tri-Cities and gave a presentation showing the location, design, and function type of the proposed signage for the Tri-Cities. He explained the next steps of the program.

Council had a question and answer period.

2. TRIDEC Update on the Status of the U.S. Army Corps of Engineers Land Conveyance Initiative (15 minutes)
- Brad Fisher, Gary Peterson

Mr. Schiessl introduced David Reeploeg, Brad Fisher and Gary Peterson who are working with TRIDEC on the U.S. Army Corps of Engineers Land Conveyance Initiative. Mr. Fisher said Doc Hastings and Carl Adrian, who were not able to attend the meeting, have also been at the forefront of this initiative. Mr. Peterson presented a video that

explained the riverfront land conveyance plan, discussed the response by the U.S. Corps of Engineers to Congress on this topic and explained the next steps of the initiative.

Council had a question and answer period.

- 3. Transportation Grant Opportunities (30 minutes)
- Pete Rogalsky, Public Works Director

Mr. Rogalsky said the five priority projects identified and approved in the Capital Improvement Plan are eligible for grant funding from the Rural County Capital Fund and the STP Funds. He presented a staff recommendation on how to best utilize the funding opportunities for the high priority projects and asked for Council their direction.

Council had a question and answer period including whether to use the funds for the Duportail Bridge project and defer the other projects.

Other Business:

Mr. Amundson said the American Empress Cruise ship will dock in Richland on April 7, at 4:30 p.m. The company asked if a Councilmember could be present to welcome the ship as April 7 will be its first arrival in Richland for the tourist season. Councilmembers Kent and Luzzo Gilmour said they will attend the ceremony.

Adjournment:

Mayor Thompson adjourned the workshop at 7:45 p.m.

Respectfully Submitted,

Marcia Hopkins, City Clerk

FORM APPROVED:

Robert J. Thompson, Mayor

DATE APPROVED:

DATE PUBLISHED:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 04/04/2017

Agenda Category: Ordinances - First Reading

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Ordinance No. 10-17, Acceptance of Citizen Donation and Amendment to the 2017 Budget to Provide Additional Appropriations in the City's General Fund

Department:

Fire & Emergency Services

Ordinance/Resolution Number:

10-17

Document Type:

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 2017 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 Richland Fire and Emergency Services Department. The donor wishes to remain anonymous.

Fiscal Impact:

Current appropriations in the General Fund will increase by \$6,000, thereby bringing the amended appropriation balance to \$56,711,792.

Attachments:

- I. Ord No. 10-17

ORDINANCE NO. 10-17

AN ORDINANCE of the City of Richland authorizing acceptance of a citizen donation and amending the 2017 Budget to provide for additional appropriations in the City's General Fund.

WHEREAS, on November 15, 2016, the Richland City Council approved Ordinance No. 60-16 approving the 2017 Budget; and

WHEREAS, in January of 2017, city staff was contacted by a citizen of Richland offering a donation to the Fire Department on behalf of her deceased husband; 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 \$6,000 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 2017 General Fund budget by the same amount to allow for purchase of the camera equipment.

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

Section 1. Amendment of the 2017 Budget. The 2017 Budget is hereby amended to provide additional appropriations in the General Fund from a citizen donation as follows:

General Fund

Current Appropriation: \$ 56,705,792

Increase in Appropriation: \$ 6,000

Amended Appropriation: \$ 56,711,792

Section 2. Donation accepted. Council hereby authorizes receipt of a donation to the Richland Fire Department in the amount of \$6,000 for the purchase of a thermal imaging camera from a citizen who wishes to remain anonymous.

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 _____, 2017.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

Date Published: _____



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 04/04/2017

Agenda Category: Ordinances - First Reading

Key Element: Key 3 - Economic Vitality

Subject:

Ordinance No. 11-17, Amending RMC Title 23: Zoning, Official Zoning Map of the City

Department:

Community & Development Services

Ordinance/Resolution Number:

11-17

Document Type:

Ordinance

Recommended Motion:

Give first reading, by title only, to Ordinance No. 11-17, Amending RMC Title 23: Zoning, amending Sectional Map No. 55B so as to change the zoning on 4 acres from Commercial Limited Business (C-LB) to General Business (C-3).

Summary:

Rezoning a 4-acre site fronting SR-240 from C-LB (Commercial Limited Business) to C-3 (General Business) as conditioned by a Property Use and Development Agreement.

Fiscal Impact:

None

Attachments:

1. Ordinance No. 11-17
2. Staff Report Z2017-100
3. Hearing Examiner Report

WHEN RECORDED RETURN TO:

Richland City Clerk's Office
505 Swift Boulevard, MS-05
Richland, WA 99352

ORDINANCE NO. 11-17

AN ORDINANCE of the City of Richland amending Title 23: Zoning Regulations of the Richland Municipal Code and the Official Zoning Map of the City by amending Sectional Map No. 55B so as to change the zoning on 4 acres from Commercial Limited Business (C-LB) to General Business (C-3); said property is located on the north side of SR-240 approximately 1,200 feet northwest of Kingsgate Way (Douglas).

WHEREAS, on February 23, 2017, the Richland Hearing Examiner held a properly advertised public hearing to consider a petition to change the zoning of the property hereafter described; and

WHEREAS, on March 10, 2017, the Richland Hearing Examiner issued a written report recommending approval of the requested rezone; and

WHEREAS, the Richland City Council has considered the record created at the February 23, 2017 public hearing, and has considered the written recommendation of the Richland Hearing Examiner.

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

Section 1. It is hereby found, as an exercise of the City's police power, that the best land use classification for the land described below is General Business (C-3) when consideration is given to the interest of the general public.

Section 2. Contingent upon the recording, as in Section 4 hereof, and within 90 days of the passage of this ordinance, a properly executed, delivered and accepted Property Use and Development Agreement shall be signed by the petitioner and the City. This agreement shall be substantially in the form attached hereto as Exhibit B and is intended to restrict the use and development of the property more particularly described as follows:

The land in the County of Benton, State of Washington, described as follows:

A portion of the Southwest ¼ of Section 21, Township 10 North, Range 28 East, W.M., City of Richland, Benton County, Washington, described as follows:

The Westerly 218.00 feet as measured perpendicular to the Westerly line of a Parcel described by Statutory Warranty Deed recorded under Auditor's File number 2016-001134, records of said County and State.

Containing 4.0 acres, more or less, according to the description above and as depicted on the attached Exhibit A.

Such land is rezoned from Commercial Limited Business (C-LB) to General Business (C-3).

Section 3. Title 23 of the City of Richland Municipal Code and the Official Zoning Map of the City, as adopted by Section 23.08.040 of said Title, are amended by amending Sectional Map No. 55B, which is one of a series of maps constituting said Official Zoning Map, as shown on the attached Sectional Map No. 55B and bearing the number and date of passage of this ordinance, and by this reference made a part of this ordinance and of the Official Zoning Map of the City.

Section 4. Upon receipt of a properly executed Property Use and Development Agreement, as contemplated in Section 2 hereof, the City Manager is authorized to accept the same for and on behalf of the City, and upon such acceptance is authorized and directed to indicate such acceptance thereon, and, to cause said agreement to be recorded in the records of the Benton County Auditor, and to file said recorded agreement with the City Clerk.

Section 5. The City Clerk is directed to file with the Auditor of Benton County, Washington, a copy of this ordinance and the attached amended Sectional Map No. 55B, duly certified by the Clerk as a true copy.

Section 6. This ordinance shall take effect on the day following the date of 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 _____, 2017

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

Date Published: _____

EXHIBIT "A"

17-018E

1-2108-300-0004-001
City of Richland
QCD AF# 2012-013268

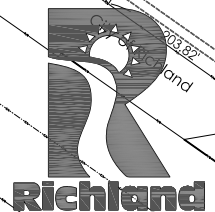
1-2808-100-0002-004
City of Richland

1-2808-100-0002-004
City of Richland

1-2808-200-0007-000
SWD AF# 2016-001134
JOHN H. & HEATHER N. DOUGLAS

35 foot Pathway Easement
32,882.1 S.F. +/- AFN 2016-020502

STATE ROUTE 240



DRPJRLS 03-17-17 10:30 AM
2014_KINGSGATE_WAY_FIRST_STREET_CP0900

Scale: 1"=200'

Date: 03-17-17

17-018E

Drawn: DRPJR

CHECKED: BJL

EXHIBIT B

PROPERTY USE AND DEVELOPMENT AGREEMENT

THIS AGREEMENT made and entered into this ____ day of _____, 2017, by and between the CITY OF RICHLAND and John H. Douglas (Petitioner).

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

WHEREAS, the City of Richland is currently entertaining an application by John H. Douglas, (hereinafter "Petitioner") for a change of zone covering a 4 acre site being a portion of Benton County Tax Parcel # 1-8082000007000 located at 2880 Kingsgate Way (hereinafter "Property") and more particularly described in Ordinance No. 11-17.

NOW, THEREFORE, it is agreed that if the subject Property is rezoned from C-LB – Commercial Limited Business to C-3 – General Business. Petitioner for himself and for and on behalf of his heirs, successors and assigns, covenants and agrees as follows:

- 1) Prior to development of the subject property the petitioner shall submit to the City of Richland Planning Department for review, a site landscaping plan. Said landscaping plan shall be approved by City Planning staff prior to issuance of a building permit for new construction on the property. Said plan shall consist of the following elements:
 - A. An irrigated landscape strip, 10 feet in width along the SR-240 frontage. The intent of landscaping in this area is to comply with the provisions of RMC 23.54.140 regarding landscaping of parking areas;
 - B. A minimum 10 foot wide, irrigated landscape strip shall be provided along the southeastern side of the site together with a six foot block wall or fence. Said wall or fence shall be installed along the southeast border of the site with landscaping installed outside of the wall or fence. The intent of landscaping within this area is to provide screening for the adjacent future development on the parcel;
- 2) All on-site driving surfaces shall be hard-surfaced with either asphalt or concrete.
- 3) To assure that probable, specific, identifiable impacts on nearby properties will be adequately mitigated, uses permitted in the C-3 (General Business) zone are restricted to mini-warehouses as defined by RMC 23.06.655. Performance standards and special requirements of the C-3 zone as set forth in RMC 23.22.020(C) remain in effect.
- 4) Other permitted commercial uses of the site include those land uses listed as permitted in the C-2 (Retail Business) zone (RMC23.22.030); subject to all performance standards and special requirements applicable to permitted uses in the C-2 zone.
- 5) Pursuant to RMC 23.42.170 use of the site for mini-warehouses is subject to the following requirements:

EXHIBIT B

- A. Any outdoor storage shall be conducted entirely within storage yards separate from buildings. Such storage yards shall conform to the standards set forth in RMC 23.42.180.
 - B. Lighting used to illuminate any interior traffic aisle, off-street parking area, loading or unloading area, or storage area, shall be shielded or so arranged as to reflect light away from adjoining premises.
 - C. Mini-warehouses shall be designed, landscaped, screened, or otherwise treated in a manner that will be aesthetically pleasing and compatible with surrounding uses.
 - D. Traffic aisles shall be of sufficient width so as to allow for loading and unloading, maneuvering and circulation of vehicles, and shall in no case be less than 20 feet in width.
 - E. Use of mini-warehouse compartments or yards for any purpose other than the storage of goods is prohibited.
- 6) Dumpster locations, refuse areas and mechanical equipment shall be located and/or screened from view of adjacent properties; including on-site residential development.

This agreement shall be placed of record and the terms and conditions thereof shall be a covenant running with the land and included in each deed and real estate contract executed by Petitioners with respect to the subject Property or any part thereof, until such time as the terms of the agreement are fulfilled. The City of Richland shall be deemed a beneficiary of this covenant without regard to whether it owns any land or interest therein in the locality of the subject Property and shall have the right to enforce this covenant in any court of competent jurisdiction.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands the day and year first above written.

CITY OF RICHLAND

Cynthia D. Reents, ICMA-CM
City Manager

John H. Douglas
Petitioner

APPROVED AS TO FORM:

Heather Kintzley
City Attorney

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

GENERAL INFORMATION:

PROPOSAL NAME: Douglas Rezone

LOCATION: North side of SR-240 approximately 1,200 feet north of Kingsgate Way

APPLICANT: John Douglas

FILE NO.: Z2017-100

DESCRIPTION: Request to change zoning on 4 acres from C-LB (Commercial Limited Business) to C-3 (General Business)

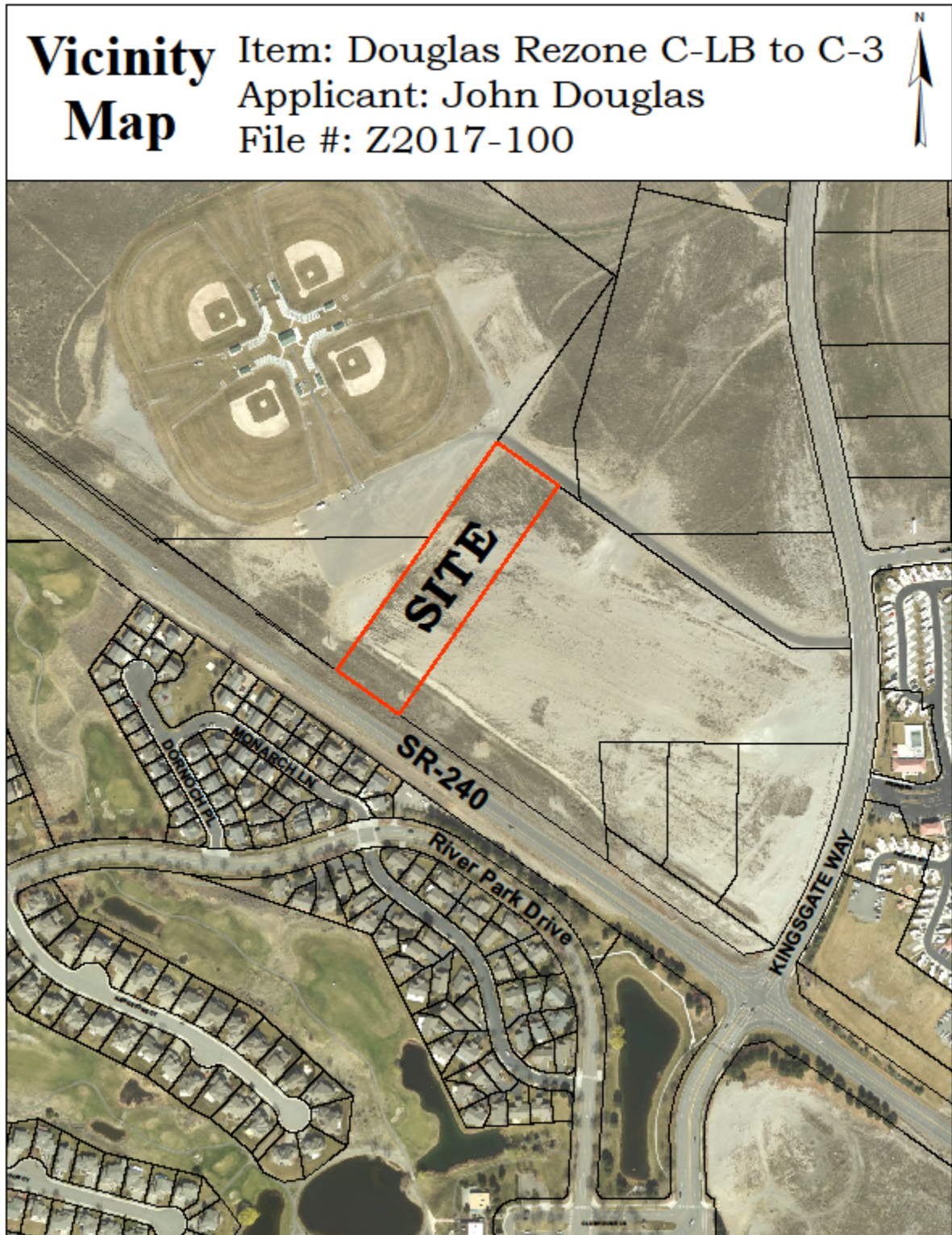
PROJECT TYPE: Type 3 Site-specific rezone

HEARING DATE: February 26, 2017

REPORT BY: Shane O'Neill, Senior Planner

RECOMMENDED ACTION: Approval, subject to provisions of a property use and development agreement

Figure 1 - Vicinity Map



DESCRIPTION OF PROPOSAL

John Douglas, has filed a rezone request to change the zoning classification of a 4 acre site from C-LB (Commercial-Limited Business) to C-3 (General Business) with the intent of commercial site development. Mr. Douglas has indicated specific intent to develop the site with a mini-storage facility available for general use by the public at large.

SITE DESCRIPTION & ADJACENT LAND USES

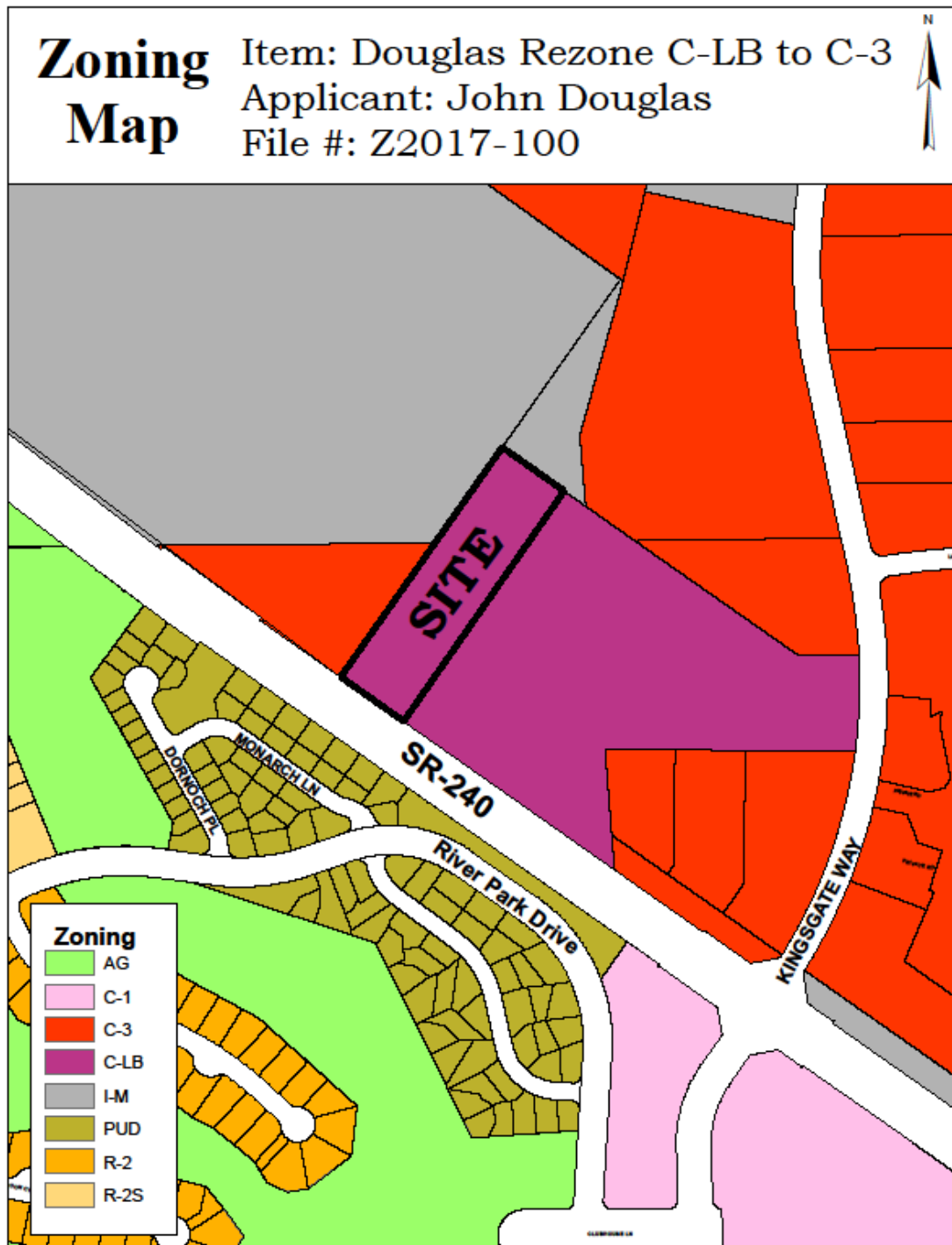
This 4-acre vacant site fronts SR-240 approximately 1,200 feet north of Kingsgate Way. In terms of topography, site can be characterized as flat or gently rolling. Approximately 120' inside the front property line, there is a bluff which rises up sharply for an approximate vertical height of six-feet. Beyond the bluff the site maintains a relatively consistent elevation.

With the exception of municipal electrical power transmission lines and poles running parallel to SR-240, the site is vacant of buildings or structures of any kind. Based on the vegetation patterns observed by staff, it appears that the site has previously been cleared. The site lacks big sagebrush (*Artemisia tridentata*), the keystone plant species which dominates the natural landscape on surrounding undisturbed land. The site was cleared of its natural vegetation several years ago in preparation for development that never occurred.

SURROUNDING LAND USES:

North –	Hanford Legacy Park Baseball Fields
East –	Vacant
South –	Single-Family Residences
West –	Highway SR-240 & Single-Family Residences

Figure 1 - Zoning Map



CURRENT ZONING:

The current C-LB zoning assignment would allow the site to be developed with up to 116 multi-family residential dwelling units or with a variety of office uses, generally. The Commercial Limited Business (C-LB) zone is designed to provide land for professional and business offices, motels/hotels and their accessory uses serving as an administrative district and acting as a buffer between residential areas and commercial and industrial districts.

With residential development existing to the south and industrially zoned land to the north the site could serve as the type of buffer described above. The C-LB zone however, is often used for high-density residential development which planners also often use to buffer between low-density residential areas and more intense commercial and industrial activities.

SURROUNDING ZONING DISTRICTS:

North –	C-3 (General Business) & I-M (Medium Industrial)
East –	Commercial-Limited Business
South –	PUD
West –	PUD

PROPOSED ZONING

The applicant proposes to convert the zoning to General Business (C-3) to allow a mini-storage/self-storage facility to be built on-site. According to Section 23.22.010(D) of the Richland Municipal Code (Exhibit 2) the purpose of the C-3 district is as follows:

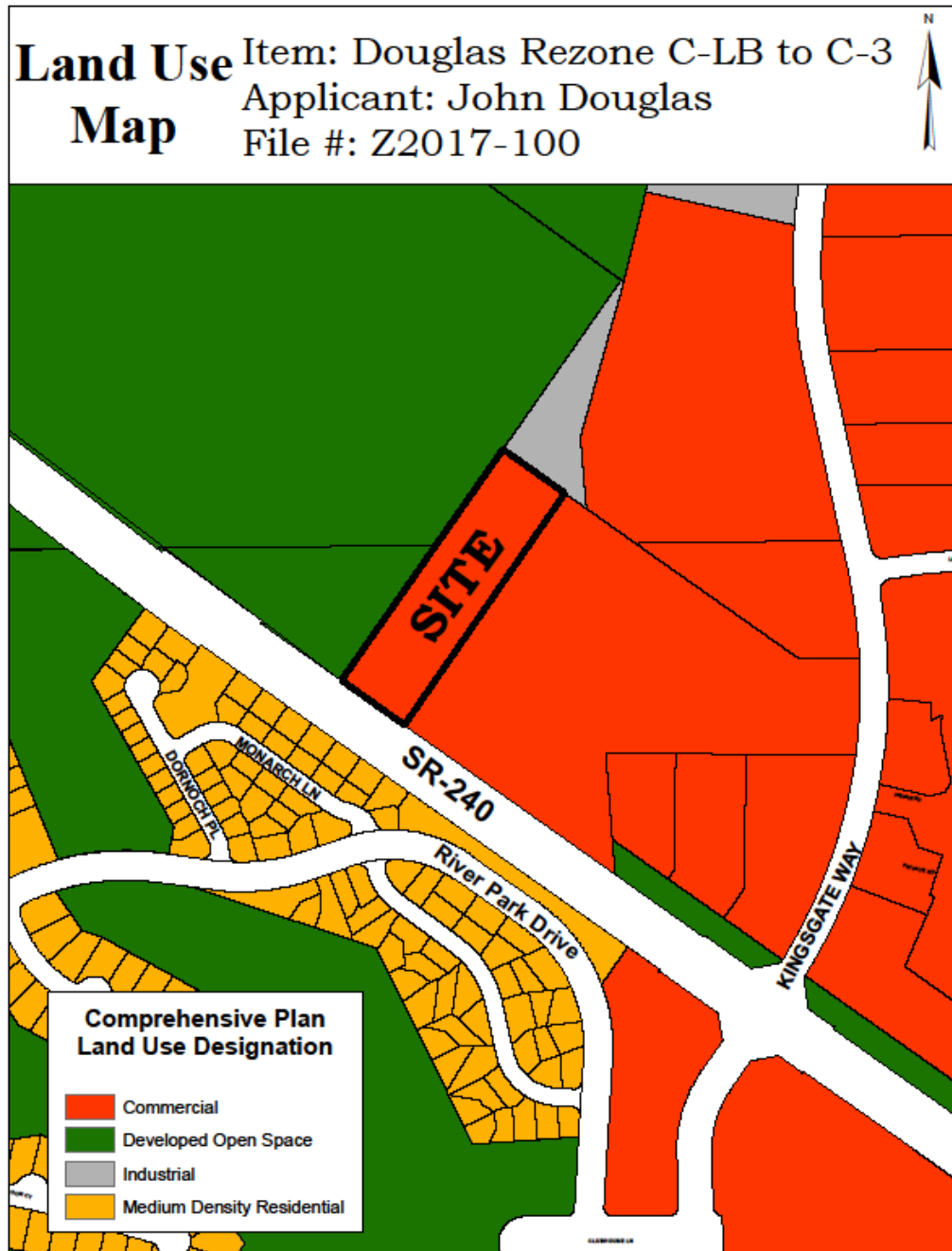
The general business use district (C-3) is a zone classification providing a use district for commercial establishments which require a retail contact with the public together with incidental shop work, storage and warehousing, or light manufacturing and extensive outdoor storage and display, and those retail businesses satisfying the essential permitted use criteria of the C-2 use district. This zoning classification is intended to be applied to some portions of the city that are designated commercial under the city of Richland comprehensive plan.

Allowed uses within the C-3 district include many, if not all, automotive related business types, light industrial and manufacturing businesses and all listed retail uses. Residential development of any kind is not permitted on C-3 zoned lands.

Performance standards and special requirements of the C-3 district [RMC 23.22.020(G)], include measures aimed at reducing nuisance conditions such as noise, dust and fumes experienced by adjacent land uses. Considering the balance of the parcel will remain C-LB, which permits multi-family residential development, staff proposes a property use and development agreement (Exhibit 1) limiting the permitted uses on-site to mini-storage and general retail uses while

also requiring all driving surfaces to be paved to reduce dust to the greatest extent possible. Additionally, a six foot high fence with a 10 foot wide landscaping strip is required along the adjoining property line to the southeast to provide a visual screen between the on-site commercial business activity and prospective adjacent residential housing.

Figure 2 – Comprehensive Plan Map



COMPREHENSIVE PLAN

The City's comprehensive plan designates the site as suitable for commercial land uses. This land use designation provides for a variety of heavy commercial and allows for some light industrial and manufacturing business types. As indicated in the "Proposed Zoning" section above, the C-3 district may be applied to commercially designated portions of the city under the city of Richland Comprehensive Plan. Below is a list of applicable goals and policies from the Comprehensive Plan.

COMMERCIAL/OFFICE GOALS & POLICIES

Land use goal #1 states: The City will establish land uses that encourage cost-effective development.

Policy 1 – The City will encourage new development consisting of a variety of land uses adjacent to existing development, which will take advantage of the existing infrastructure.

Land use goal #3 states: The City will promote commercial growth and revitalization that serves residents and strengthens and expands the tax base.

Pertinent policies within this goal are as follows:

Policy 1 – The City will accommodate all types of commercial land uses including retail and wholesale and services, and professional services.

Policy 2 – The City will create new land use and zoning designations to facilitate both new development and redevelopment where required to implement the City's goals.

Land use goal # 7 states: The City will address unique land use situations in the urban area with policies specific to those situations.

Policy 9 – Properties fronting onto arterial roadways may have the potential for transition to other uses. The City will consider such transitions only... to facilitate infill development.

- a. The City will adopt a commercial/residential transitional zoning district to be applied in areas of existing residential development where adjoining arterial streets no longer encourage a single-family environment. This transitional zoning district should preserve the visual character and appearance of the residential district while allowing for limited commercial uses that minimize adverse impacts upon the adjoining residential districts.

PUBLIC NOTICE

Application Date:	January 16, 2017
Notice of Application & Hearing Mailed:	February 1, 2017
Notice of Application & Hearing Published:	February 12 & 19, 2017
Notice of Application & Hearing Posted:	January 31, 2017
Public Hearing:	February 23, 2017

Notice of application and notice of hearing was provided through posting of the property, mailing of notice to property owners within 300 feet of the site and publication in the *Tri-City Herald* newspaper. Copies of the notices and affidavits are included in Exhibit 3. As of the date of this report, City staff has received two project inquiries via phone but no comments were made for the record.

UTILITY AVAILABILITY

Sewer service stubs to the east property line from an 8-inch main located in Kingsgate Way. The sewer stub will require extension leading to the subject project site located in the northwesterly portion of the parcel. The site benefits from a, 8-inch water main extending from a point in Kingsgate Way along the entire north boundary of the parcel. Said water main currently serves the baseball fields in Hanford Legacy Park and is sufficiently sized to serve the low demand of a mini-storage facility.

Underground electrical service lines run along the Kingsgate Way parcel frontage. Aboveground municipal electrical transmission lines traverse the site parallel to SR-240 but would not directly serve on-site development. All of the utility services necessary for site development are currently in place and are of adequate capacity to serve future site development.

TRANSPORTATION

State Route 240 (SR-240) is a partially-controlled limited access State Highway facility with a posted speed limit of 55 miles per hour. WSDOT has all access rights to the highway. Private direct access to SR-240 is prohibited.

Access to the project site will come from Kingsgate Way approximately 950-feet north of SR-240 where there is a paved access road leading to Hanford Legacy Park. Considering this existing access point traveling along the north property line of the site, it is likely that the site will be accessed via widening said access driveway.

SEPA

Pursuant to WAC 197-11-800(6) (c) the rezone application qualifies as a categorically exempt action by meeting the requisite circumstances; they are as follows:

Where an exempt project requires a rezone, the rezone is exempt only if:

- (i) The project is in an urban growth area in a city or county planning under RCW 36.70A.040;*
- (ii) The proposed rezone is consistent with and does not require an amendment to the comprehensive plan; and*
- (iii) The applicable comprehensive plan was previously subjected to environmental review and analysis through an EIS under the requirements of this chapter prior to adoption; and the EIS adequately addressed the environmental impacts of the rezone.*

In this case, the proposed project is located with the City and within Richland's urban growth area; the proposed action is consistent with the City's comprehensive plan; and the City's comprehensive plan was analyzed through the preparation of an environmental impact statement at the time of the plan's initial adoption in 1997.

ANALYSIS

The 'site' in this application is the north 218 feet of a larger parent parcel. This application is being proposed in light of a broader parcel-wide development proposal applicable to the remainder of the parcel lying southeast of the 'site'. Said development involves the construction of a multi-family residential housing complex, the details of which have yet to be presented to the city. In consideration of the applicants' stated intent to construct dwelling units adjacent to the subject rezone site, staff feels it may be appropriate to regulate use and aspects of development in the event a transition to C-3 zoning is granted.

To help address potential land use conflicts that could arise from the establishment of certain land uses permitted in the C-3 zone adjacent to residential dwelling units, staff has prepared a property use and development agreement (Exhibit 1) restricting most C-3 land uses and requiring certain site development conditions.

Both the C-LB and C-3 zones conform to the commercial land use designation under the Comprehensive Plan. Converting the zoning to C-3 remains in conformance with goals and policies of the Plan.

City water and sewer mains are located in close proximity to the subject site and could be extended to serve a new commercial use.

FINDINGS AND CONCLUSIONS

Staff has completed its review of the request for a change in zoning (Z2015-102) and recommends approval of the request subject to the property use and development agreement; based on the following:

1. The subject site is the north 218-feet of Benton County tax parcel # 1-28082000007000;
2. The subject of planning master file # Z2017-100 is a request to convert city zoning on the north 218-feet of parcel # 1-28082000007000 from Commercial Limited Business (C-LB) to General Business (C-3);
3. The City of Richland Comprehensive Plan designates the subject site as suitable for commercial uses;
4. In Richland's Zoning Code the purpose statement for the General Business district (C-3) states that the zone may be applied to portions of the city designated for commercial uses under the Comprehensive Plan;
5. Development of the site with certain commercial uses is consistent with the intent of the Comprehensive Plan;
6. Richland's Zoning Code contains site development regulations related to setbacks, building height and landscaping applicable to commercial development in the C-3 zone when adjacent to residences;
7. Rezone approval is conditioned upon the applicant entering into a development agreement with conditions addressing site development requirements and restrictions; and allowable uses of the site;
8. The site is immediately adjacent to State Highway SR-240;
9. Aboveground municipal electrical transmission lines exist on-site. The power lines parallel SR-240 50-feet interior to the parcel.
10. City water and sewer mains are in close proximity to the site and could be extended to serve the commercial development of the site;
11. The project is exempt from the provisions of the State Environmental Policy Act, as identified in WAC 197-11-800(6)(c).
12. Based on the above findings and conclusions, approval of the zone change request would be in the best interest of the community of Richland.

EXHIBIT LIST

1. Property use and development agreement
2. Commercial zoning regulations– Chapter 23.22
3. Affidavit of publication and public hearing notices
4. Site Photos
5. Zone Change Application

PROPERTY USE AND DEVELOPMENT AGREEMENT

THIS AGREEMENT made and entered into this ____ day of _____, 2017, by and between the CITY OF RICHLAND and John H. Douglas (Petitioner).

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

WHEREAS, the City of Richland is currently entertaining an application by John H. Douglas, (hereinafter "Petitioner") for a change of zone covering a 4 acre site being a portion of Benton County Tax Parcel # 1-8082000007000 located at 2880 Kingsgate Way (hereinafter "Property") and more particularly described in Ordinance No. _____.

NOW, THEREFORE, it is agreed that if the subject Property is rezoned from C-LB – Commercial Limited Business to C-3 – General Business. Petitioner for himself and for and on behalf of his heirs, successors and assigns, covenants and agrees as follows:

- 1) Prior to development of the subject property the petitioner shall submit to the City of Richland Planning Department for review, a site landscaping plan. Said landscaping plan shall be approved by City Planning staff prior to issuance of a building permit for new construction on the property. Said plan shall consist of the following elements:
 - A. An irrigated landscape strip, 10 feet in width along the SR-240 frontage. The intent of landscaping in this area is to comply with the provisions of RMC 23.54.140 regarding landscaping of parking areas;
 - B. A minimum 10 foot wide, irrigated landscape strip shall be provided along the southeastern side of the site together with a six foot block wall or fence. Said wall or fence shall be installed along the southeast border of the site with landscaping installed outside of the wall or fence. The intent of landscaping within this area is to provide screening for the adjacent future development on the parcel;
- 2) All on-site driving surfaces shall be hard-surfaced with either asphalt or concrete.
- 3) To assure that probable, specific, identifiable impacts on nearby properties will be adequately mitigated, uses permitted in the C-3 (General Business) zone are restricted to mini-warehouses as defined by RMC 23.06.655. Performance standards and special requirements of the C-3 zone as set forth in RMC 23.22.020(C) remain in effect.
- 4) Other permitted commercial uses of the site include those land uses listed as permitted in the C-2 (Retail Business) zone (RMC23.22.030); subject to all performance standards and special requirements applicable to permitted uses in the C-2 zone.
- 5) Pursuant to RMC 23.42.170 use of the site for mini-warehouses is subject to the following requirements:

- A. Any outdoor storage shall be conducted entirely within storage yards separate from buildings. Such storage yards shall conform to the standards set forth in RMC 23.42.180.
 - B. Lighting used to illuminate any interior traffic aisle, off-street parking area, loading or unloading area, or storage area, shall be shielded or so arranged as to reflect light away from adjoining premises.
 - C. Mini-warehouses shall be designed, landscaped, screened, or otherwise treated in a manner that will be aesthetically pleasing and compatible with surrounding uses.
 - D. Traffic aisles shall be of sufficient width so as to allow for loading and unloading, maneuvering and circulation of vehicles, and shall in no case be less than 20 feet in width.
 - E. Use of mini-warehouse compartments or yards for any purpose other than the storage of goods is prohibited.
- 6) Dumpster locations, refuse areas and mechanical equipment shall be located and/or screened from view of adjacent properties; including on-site residential development.

This agreement shall be placed of record and the terms and conditions thereof shall be a covenant running with the land and included in each deed and real estate contract executed by Petitioners with respect to the subject Property or any part thereof, until such time as the terms of the agreement are fulfilled. The City of Richland shall be deemed a beneficiary of this covenant without regard to whether it owns any land or interest therein in the locality of the subject Property and shall have the right to enforce this covenant in any court of competent jurisdiction.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands the day and year first above written.

CITY OF RICHLAND

Cindy Reents
City Manager

John H. Douglas
Petitioner

APPROVED AS TO FORM:

Heather Kintzley
City Attorney

Chapter 23.22

COMMERCIAL ZONING DISTRICTS

Sections:

- [23.22.010](#) Purpose of commercial use districts.
- [23.22.020](#) Performance standards and special requirements.
- [23.22.030](#) Commercial use districts permitted land uses.
- [23.22.040](#) Site requirements and development standards for commercial use districts.
- [23.22.050](#) Parking standards for commercial use districts.

23.22.010 Purpose of commercial use districts.

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

B. The neighborhood retail business use district (C-1) is a limited retail business zone classification for areas which primarily provide retail products and services for the convenience of nearby neighborhoods with minimal impact to the surrounding residential area. This zoning classification is intended to be applied to some portions of the city that are designated commercial under the city of Richland comprehensive plan.

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

D. The general business use district (C-3) is a zone classification providing a use district for commercial establishments which require a retail contact with the public together with incidental

shop work, storage and warehousing, or light manufacturing and extensive outdoor storage and display, and those retail businesses satisfying the essential permitted use criteria of the C-2 use district. This zoning classification is intended to be applied to some portions of the city that are designated commercial under the city of Richland comprehensive plan.

E. The waterfront use district (WF) is a special commercial and residential zoning classification providing for the establishment of such uses as marinas, boat docking facilities, resort motel and hotel facilities, offices, and other similar commercial, apartment, and multifamily uses which are consistent with waterfront oriented development, and which are in conformance with RMC Title [26](#), Shoreline Management, and with applicable U.S. Corps of Engineers requirements. This zoning classification encourages mixed special commercial and high-density residential uses to accommodate a variety of lifestyles and housing opportunities. Any combination of listed uses may be located in one building or one development (i.e., related buildings on the same lot or site). This zoning classification is intended to be applied to those portions of the city that are designated waterfront under the city of Richland comprehensive plan.

F. The central business district (CBD) is a special mixed use zoning classification designed to encourage the transformation of the central business district from principally a strip commercial auto-oriented neighborhood to a more compact development pattern. The central business district is envisioned to become a center for housing, employment, shopping, recreation, professional service and culture. The uses and development pattern will be integrated and complementary to create a lively and self-supporting district. Medium rise buildings will be anchored by pedestrian oriented storefronts on the ground floor with other uses including housing on upper floors. Projects will be well designed and include quality building materials. Appropriate private development will be encouraged via public investments in the streetscape and through reduction in off-street parking standards. Uses shall generally be conducted completely within an enclosed building, except that outdoor seating for cafes, restaurants, and similar uses and outdoor product display is encouraged. Buildings shall be oriented to the fronting street or accessway, to promote a sense of enclosure and continuity along the street or accessway. This zoning classification is intended for those portions of the city that are designated as central business district, as well as some properties designated as commercial and waterfront, under the Richland comprehensive plan. The central business district zone contains overlay districts titled medical, parkway, and uptown. The overlay districts implement varying site development requirements.

G. The commercial recreation district (CR) is a special commercial district providing for the establishment of such uses as marinas, boat docking facilities, resort motel and hotel facilities, and other commercial uses which are consistent with waterfront oriented development, and which are in conformance with RMC Title [26](#), Shoreline Management, and with the U.S. Corps of Engineers requirements, and providing for regulations to protect the business and residents of the city from objectionable influences, building congestion and lack of light, air and privacy. This zoning classification is intended for those portions of the city that are designated as waterfront or commercial under the Richland comprehensive plan.

H. The commercial winery use district (CW) is a zone classification designed to provide an area for the operation of commercial wineries, including all aspects of the wine making industry, from the raising of crops to the production, storage and bottling of wine and the retail sales of wine and related products. Other uses, which support winery-related tourism, such as restaurants, entertainment venues, retail services such as gift shops and bed and breakfast facilities are also permitted, along with other uses that are compatible with wineries. [Ord. 28-05 § 1.02; Ord. 04-09].

23.22.020 Performance standards and special requirements.

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

1. Minimum Yard Requirements.

- a. Front Yard. Twenty feet except as provided by footnote (3) of RMC [23.18.040](#);
- b. Side Yards. Each side yard shall provide one foot of side yard for each three feet or portion thereof of building height;
- c. Rear Yards. Twenty-five feet.

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

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

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

B. Neighborhood Retail Business. All uses permitted in a C-1 district must comply with the following performance standards:

1. All business, service, repair, processing, or merchandise display shall be conducted wholly within an enclosed building, except for off-street automobile parking, the sale of gasoline, and self-service car washes. Limited outdoor display of merchandise is permitted; provided, that such display shall include only those quantities sold in a day's operation.

2. Outdoor storage areas incidental to a permitted use shall be enclosed with not less than a six-foot-high fence and shall be visually screened from adjoining properties. All storage areas shall comply with building setbacks.

3. Not more than three persons shall be engaged at any one time in fabricating, repairing, cleaning, or other processing of goods other than food preparation in any establishment. All goods produced shall be primarily sold at retail on the premises where produced.

4. Lighting, including permitted illuminated signs, shall be shielded or arranged so as not to reflect or cause glare to extend into any residential districts, or to interfere with the safe operation of motor vehicles.

5. Noise levels resulting from the operation of equipment used in the conduct of business in the C-1 district shall conform to the requirements of Chapter 173-60 WAC, Maximum Environmental Noise Levels.

6. No single retail business, except for a food store, shall operate within a building space that exceeds 15,000 square feet in area, unless approved by the planning commission through the

issuance of a special use permit upon the finding that the proposed retail business primarily serves and is appropriately located within the surrounding residential neighborhoods.

C. General Business. All permitted commercial business uses may be located in the C-3 district, provided their performance is of such a nature that they do not inflict upon the surrounding residential areas, smoke, dirt, glare, odors, vibration, noise, excessive hazards or water pollution detrimental to the health, welfare or safety of the public occupying or visiting the areas. The maximum permissible limits of these detrimental effects shall be as herein defined and upon exceeding these limits they shall be as herein considered a nuisance, declared in violation of this title and shall be ordered abated.

1. Smokestacks shall not emit a visible smoke except for one 10-minute period each day, when a new fire is being started. During this period, the density of the smoke shall not be darker than No. 2 of the Ringlemann Chart as published by the U.S. Bureau of Mines.
2. No visible or invisible noxious gases, fumes, fly ash, soot or industrial wastes shall be discharged into the atmosphere from any continuous or intermittent operation except such as is common to the normal operations of heating plants or gasoline or diesel engines in cars, trucks or railroad engines.
3. Building materials with high light reflective qualities shall not be used in the construction of buildings in such a manner that reflected sunlight will throw intense glare to areas surrounding the C-3 district.
4. Odors of an intensity greater than that of a faint smell of cinnamon which can be detected by persons traveling the roads bordering the lee side of the C-3 district, when a 10 mph wind or less is blowing, are prohibited.
5. Machines or operations which generate air or ground vibration must be baffled or insulated to eliminate any sensation of sound or vibration outside the C-3 district.

D. Waterfront. It is the intent of this section that:

1. Uses should be oriented primarily to the waterfront and secondarily to the public street to facilitate public access to the waterfront; and

2. Public pedestrian access shall include clearly marked travel pathways from the public street through parking areas to primary building entries.

E. Central Business District. New buildings shall conform to the following design standards:

1. The maximum setback area shall only be improved with pedestrian amenities including but not limited to: landscaping, street furniture, sidewalks, plazas, bicycle racks, and public art.

2. Building facades facing streets shall include:

a. Glass fenestration on 50 percent to 80 percent of the ground floor of the building facade. A window display cabinet, work of art, decorative grille or similar treatment may be used to cover an opening for concealment and to meet this standard on those portions of the ground floor facade where the applicant can demonstrate that the intrusion of natural light is detrimental to the ground floor use. Examples of such uses include, but are not limited to, movie theaters, museums, laboratories, and classrooms.

b. At least two of the following architectural elements:

i. Awnings;

ii. Wall plane modulation at a minimum of three feet for every wall more than 50 feet in length;

iii. Pilasters or columns;

iv. Bays;

v. Balconies or building overhangs; or

vi. Upper story windows (comprising a minimum of 50 percent of the facade).

3. At least one pedestrian, nonservice entrance into the building will be provided on each street frontage or provided at the building corner.

4. Variation of exterior building material between the ground and upper floors of multi-story buildings.

5. All buildings with a flat roof shall use a modulated height parapet wall for wall lengths greater than 50 feet. The modulation of parapet heights is encouraged to identify building entrances.

6. All new buildings that utilize parapet walls shall include a projecting cornice detail to create a prominent edge.

7. Public street and sidewalk improvements are required per Richland Municipal Code to implement approved street cross-sections. Curb cuts are encouraged to be located adjacent to property lines and shared with adjacent properties, via joint access agreement.

8. Service bays, loading areas, refuse dumpsters, kitchen waste receptacles, outdoor storage locations, and rooftop mechanical equipment shall be located away from public rights-of-way via site planning and screened from view with landscaping, solid screening or combination.

9. Alternative Design. In the event that a proposed building and/or site does not meet the literal standards identified in this section, or the maximum setback standards set forth in RMC [23.22.040](#) or the maximum parking standards set forth in RMC [23.22.050](#), a project representative may apply to the Richland planning commission for a deviation from these site design standards. The Richland planning commission shall consider said deviation and may approve any deviation based on its review and a determination that the application meets the following findings:

a. That the proposal would result in a development that offers equivalent or superior site design than conformance with the literal standards contained in this section; and

b. The proposal addresses all applicable design standards of this section in a manner which fulfills their basic purpose and intent; and

c. The proposal is compatible with and responds to the existing or intended character, appearance, quality of development and physical characteristics of the subject property and immediate vicinity. [Ord. 28-05 § 1.02; Ord. 07-06; Ord. 04-09; Ord. 07-10 § 1.01; amended during 2011 recodification; Ord. 32-11 § 4].

23.22.030 Commercial use districts permitted land uses.

In the following chart, land use classifications are listed on the vertical axis. Zoning districts are listed on the horizontal axis.

A. If the symbol “P” appears in the box at the intersection of the column and row, the use is permitted, subject to the general requirements and performance standards required in that zoning district.

B. If the symbol “S” appears in the box at the intersection of the column and row, the use is permitted subject to the special use permit provisions contained in Chapter [23.46](#) RMC.

C. If the symbol “A” appears in the box at the intersection of the column and the row, the use is permitted as an accessory use, subject to the general requirements and performance standards required in the zoning district.

D. If a number appears in the box at the intersection of the column and the row, the use is subject to the general conditions and special provisions indicated in the corresponding note.

E. If no symbol appears in the box at the intersection of the column and the row, the use is prohibited in that zoning district.

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Agricultural Uses								
Raising Crops, Trees, Vineyards								P
Automotive, Marine and Heavy Equipment								
Automotive Repair – Major				P				
Automotive Repair – Minor		P	P	P	S			
Automotive Repair – Specialty Shop		S	P	P	S			
Automobile Service Station		P ₁	P ₁	P ₁	S ₁			

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Auto Part Sales		P	P	P	S			
Boat Building				P				
Bottling Plants				P				P ₂₈
Car Wash – Automatic or Self-Service		P ₂	P ₂	P ₂	S ₂			
Equipment Rentals			P	P				
Farm Equipment and Supplies Sales				P				
Fuel Station/Mini Mart	S	P	P	P	P			
Heavy Equipment Sales and Repair				P				
Manufactured Home Sales Lot				P				
Marinas						P	P	
Marine Equipment Rentals				P		P	P	
Marine Gas Sales						A	A	
Marine Repair				P		P	P	
Towing, Vehicle Impound Lots				S ₃				
Truck Rentals			P	P				
Truck Stop – Diesel Fuel Sales			S	P				
Truck Terminal				P				

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Vehicle Leasing/Renting			P ⁴	P	S ⁴			
Vehicle Sales			P ⁴	P	S ⁴			
Warehousing, Wholesale Use				P				
Business and Personal Services								
Animal Shelter				S ⁵				
Automatic Teller Machines	P	P	P	P	P	P		P
Commercial Kennel				P ⁵				
Contractors' Offices		P	P	P	P			
Funeral Establishments			P	P				
General Service Businesses	A	P	P	P	P	P		
Health/Fitness Facility	A	P	P	P	P	A	P	
Health/Fitness Center			P	P	P		P	
Health Spa		P	P	P	P	P		P
Hospital/Clinic – Large Animal				S ⁵				
Hospital/Clinic – Small Animal			S ⁵	P ⁵	P			
Laundry/Dry Cleaning, Com.				P	P ²⁹			
Laundry/Dry Cleaning, Neighborhood		P	P	P	P			

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Laundry/Dry Cleaning, Retail	P	P	P	P	P	P		
Laundry – Self-Service		P	P	P	P			
Mini-Warehouse				P ₆				
Mailing Service	P	P	P	P	P	P		
Personal Loan Business	P	P	P	P	P			
Personal Services Businesses	A	P	P	P	P	P		
Photo Processing, Copying and Printing Services	P	P	P	P	P	P		
Telemarketing Services	P		P	P	P			
Video Rental Store		P	P	P	P	P		P
Food Service								
Cafeterias	A		A	A	A	A	A	
Delicatessen	P	P	P	P	P	P	P	P
Drinking Establishments		P ₇	P	P	P	P	P	P
Micro-Brewery			P	P	P	P	P	P
Portable Food Vendors ²⁶	A ²⁷	A ²⁷	A ²⁷	A ²⁷	A ²⁷	A ²⁷	A ²⁷	A ²⁸
Restaurants/Drive-Through		S ₈	P ₈	P ₈	S _{8, 9}	S _{8, 9}		
Restaurants/Lounge		P ₇	P	P	P	P	P	P

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Public Campgrounds				S			S	
Public Parks	P	P	P	P	P		P	P
Schools	P ₁₂	P ₁₂	P ₁₂	P ₁₂	P ₁₂	P ₁₂		
Schools, Alternative	P ₁₃	P ₁₃	P ₁₃	P ₁₃	P ₁₃			
Special Events Including Concerts, Tournaments and Competitions, Fairs, Festivals and Similar Public Gatherings	P	P	P	P	P	P	P	P
Trail Head Facilities	P	P	P	P	P	P	P	P
Trails for Equestrian, Pedestrian, or Nonmotorized Vehicle Use	P	P	P	P	P	P	P	P
Recreational Uses								
Art Galleries			P	P	P	P	P	P
Arcades		P	P	P	P	P	P	
Boat Mooring Facilities						P	P	
Cinema, Indoor			P	P	P	P	P	
Cinema, Drive-In			P	P				
Commercial Recreation, Indoor		S ₇	P	P	P	P	P	
Commercial Recreation, Outdoor			P	P		P	P	

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
House Banked Card Rooms				P ₁₄	P ₁₄	P ₁₄	P ₁₄	
Recreational Vehicle Campgrounds				S ₁₅			S ₁₅	
Recreational Vehicle Parks				S ₁₆			S ₁₆	
Stable, Public				S ₁₇				
Theater		P ₇	P	P	P	P	P	P
Residential Uses								
Accessory Dwelling Unit		A	A	A	A	A		A
Apartment, Condominium (3 or more units)	P		P ₁₈		P	P		
Assisted Living Facility	P		P		P ₁₈	P		
Bed and Breakfast	P	P	P	P	P	P	P	P
Day Care Center	P ₁₉	P ₁₉	P ₁₉	P ₁₉	P ₁₉	P ₁₉		
Dormitories, Fraternities, and Sororities	P				P	P		
Dwelling, One-Family Attached						P ₂₅		
Dwelling, Two-Family Detached						P		
Dwelling Units for a Resident Watchman or Custodian				A				P ₂₈
Family Day Care Home	P ₁₉					P ₁₉		
Houseboats						P	P	

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Hotels or Motels	P		P	P	P	P	P	P
Nursing or Rest Home	P		P		P ₁₈	P		
Recreational Club	A				A	A		
Senior Housing	P				P ₁₈	P		
Temporary Residence	P ₂₀	P ₂₀	P ₂₀	P ₂₀	P ₂₀	P ₂₀		P
Retail Uses								
Adult Use Establishments				P ₂₁				
Apparel and Accessory Stores		P	P	P	P	P		P
Auto Parts Supply Store		P	P	P	P			
Books, Stationery and Art Supply Stores	A	P	P	P	P	P		P
Building, Hardware, Garden Supply Stores		P	P	P	P			
Department Store			P	P	P			
Drug Store/Pharmacy	A	P/S ²²	P	P	P	P		
Electronic Equipment Stores		P	P	P	P	P		
Food Stores		P	P	P	P	P		
Florist		P	P	P	P	P		P
Furniture, Home Furnishings and Appliance Stores		P	P	P	P			

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Landscaping Material Sales			A	P				
Lumberyards				P				
Nursery, Plant				P				P
Office Supply Store	A	P	P	P	P	P		
Outdoor Sales				P				
Parking Lot or Structure	P	P	P	P	A	P		P
Pawn Shop				P				
Pet Shop and Pet Supply Stores		P	P	P	P			
Retail Hay, Grain and Feed Stores				P				
Secondhand Store			P	P	P	P		
Specialty Retail Stores		P	P	P	P	P		P
Miscellaneous Uses								
Bus Station				P	P			
Bus Terminal				P	P			
Bus Transfer Station	P		P	P	P		P	
Cemetery	P		P	P				
Community Festivals and Street Fairs	P	P	P	P	P	P	P	P

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Convention Center	P		P	P	P	P	P	
Micro- and Macro-Antennas	P	P	P	P	P	P	P	P
Monopole			S ²³	P/S ²³	S ²³			
On-Site Hazardous Waste Treatment and Storage	A	A	A	A	A	A	A	A
Outdoor Storage		A ²⁴	A ²⁴	P ²⁴				
Storage in an Enclosed Building	A	A	A	A	A	A	A	A ²⁸

1. RMC [23.42.280](#)
2. RMC [23.42.270](#)
3. RMC [23.42.320](#)
4. RMC [23.42.330](#)
5. RMC [23.42.040](#)
6. RMC [23.42.170](#)
7. RMC [23.42.053](#)
8. RMC [23.42.047](#)
9. RMC [23.42.055](#)
10. RMC [23.42.050](#)
11. RMC [23.42.200](#)
12. RMC [23.42.250](#)
13. RMC [23.42.260](#)
14. RMC [23.42.100](#)
15. RMC [23.42.230](#)
16. RMC [23.42.220](#)
17. RMC [23.42.190](#)
18. Use permitted on upper stories of multi-story buildings, if main floor is used for commercial or office uses.
19. RMC [23.42.080](#)
20. RMC [23.42.110](#)
21. RMC [23.42.030](#)
22. Use permitted, requires special use permit with drive-through window.
23. Chapter [23.62](#) RMC
24. RMC [23.42.180](#)
25. RMC [23.18.025](#)
26. See definition, RMC [23.06.780](#)
27. RMC [23.42.185](#)
28. Activities permitted only when directly related to and/or conducted in support of winery operations.
29. Within the central business district (CBD), existing commercial laundry/dry cleaning uses, established and operating at the time the CBD district was established, are allowed as a permitted use. All use of the land and/or buildings necessary and incidental to that of the commercial laundry/dry cleaning use, and existing at the effective date of the CBD district, may be continued. Commercial laundry/dry cleaning uses not established and operating at the time the CBD district was established are prohibited.

23.22.040 Site requirements and development standards for commercial use districts.



In the following chart, development standards are listed on the vertical axis. Zoning districts are listed on the horizontal axis. The number appearing in the box at the intersection of the column and row represents the dimensional standard that applies to that zoning district.

Standard	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Minimum Lot Area	None	None	None	None	None	None	None	None
Maximum Density – Multifamily Dwellings (units/square feet)	1:1,500	N/A	N/A	N/A	None	1:1,500	N/A	N/A
Minimum Lot Width – One- Family Attached Dwellings	N/A	N/A	N/A	N/A	N/A	30 feet	N/A	N/A
Minimum Front Yard Setback ¹⁴	20 feet	45 feet ¹	0 feet ²	0 feet ²	CBD, Parkway, Uptown Districts: 0 feet min. – 20 feet max. ^{3, 11, 13} Medical District: 0 feet min.	Note 4,5	Note 4	20 feet
Minimum Side Yard Setback	0 feet ⁶	0 feet ⁷	None	None	0 feet ^{6,8}	0 feet ^{5,9}	0 feet	0 feet ^{6,8}
Minimum Rear Yard Setback	0 feet ^{6,8}	0 feet ⁷	None	None	0 feet ^{6,8}	0 feet ^{5,8,10}	0 feet	0 feet ^{6,8}
Maximum Building Height ¹⁴	55 feet	30 feet	80 feet	80 feet	CBD – 110 feet Medical – 140 feet Parkway – 50 feet Uptown – 50 feet	35/55 feet ¹²	35/55 feet ¹²	35 feet

Standard	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Minimum Dwelling Unit Size (in square feet, excluding porches, decks, balconies and basements)	500 feet	N/A	N/A	N/A	500 feet	500 feet	N/A	N/A

1. Each lot shall have a front yard 45 feet deep or equal to the front yards of existing buildings in the same C-1 district and within the same block.
2. No setback required if street right-of-way is at least 80 feet in width. Otherwise, a minimum setback of 40 feet from street centerline is required.
3. Unless a greater setback is required by Chapter [12.11](#) RMC, Intersection Sight Distance.
4. Front and Side Street. No building shall be closer than 40 feet to the centerline of a public right-of-way. The setback area shall incorporate pedestrian amenities such as increased sidewalk width, street furniture, landscaped area, public art features, or similar features.
5. In the case of attached one-family dwelling units, setback requirements shall be as established for attached dwelling units in the medium-density residential small lot (R-2S) zoning district. Refer to RMC [23.18.040](#).
6. In any commercial limited business (C-LB), central business (CBD) or in any commercial winery (CW) zoning district that directly abuts a single-family zoning district, the following buffer, setback and building height regulations shall apply to all structures:
 - a. Within the commercial limited business (C-LB), the central business district (CBD) and the commercial winery (CW) districts, buildings shall maintain at least a 35-foot setback from any property that is zoned for single-family residential use. Single-family residential zones include R-1-12 – single-family residential 12,000, R-1-10 – single-family residential 10,000, R-2 – medium-density residential, R-2S – medium-density residential small lot, or any residential planned unit development that is comprised of single-family detached dwellings.
 - b. Buildings that are within 50 feet of any property that is zoned for single-family residential use in commercial limited business (C-LB) and the commercial winery (CW) districts and buildings that are within 50 feet of any property that is zoned for and currently developed with a single-family residential

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

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

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

7. Side yard and rear yard setbacks are not required except for lots adjoining a residential development, residential district, or a street. Lots adjoining either a residential development or residential district shall maintain a minimum 15-foot setback. Lots adjoining a street shall maintain a minimum 20-foot setback. Required side or rear yards shall be landscaped or covered with a hard surface, or a combination of both. No accessory buildings or structures shall be located in such yards unless otherwise permitted by this title.

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

9. Side Yard. No minimum, except parking shall be set back a minimum of five feet, and buildings used exclusively for residences shall maintain at least one foot of side yard for each three feet or portion thereof of building height. Side yards adjoining a residential district shall maintain setbacks equivalent to the adjacent residential district.

10. No minimum, except parking shall be set back a minimum of five feet. Rear yards adjoining a residential district shall maintain setbacks equivalent to the adjacent residential district.

11. Commercial developments such as community shopping centers or retail centers over 40,000 square feet in size and typically focused around a major tenant, such as a supermarket grocery, department store or discount store, and supported with smaller “ancillary” retail shops and services

located in multiple building configurations, are permitted front and street side maximum setback flexibility for the largest building. Maximum setback standards on any other new buildings may be adjusted by the planning commission as part of the alternative design review as set forth in the performance standards and special requirements of RMC [23.22.020](#)(E)(9).

12. All buildings that are located in both the waterfront (WF) district and that fall within the jurisdictional limits of the Shoreline Management Act shall comply with the height limitations established in the Richland shoreline master program (RMC Title [26](#)). Buildings in the WF district that are not subject to the Richland shoreline master program shall not exceed a height of 35 feet; unless the planning commission authorizes an increase in building height to a maximum height of 55 feet, based upon a review of the structure and a finding that the proposed building is aesthetically pleasing in relation to buildings and other features in the vicinity and that the building is located a sufficient distance from the Columbia River to avoid creating a visual barrier.

13. Physical additions to existing nonconforming structures are not subject to the maximum front yard setback requirements.

14. The medical, uptown and parkway districts of the CBD zoning district are established as shown by Plates 23.22.040(1), (2) and (3).

PLATE NO. 1 - 23.22.040

PLATE 1



CBD - MEDICAL DISTRICT

PLATE NO. 2 - 23.22.040

PLATE 2



CBD - UPTOWN DISTRICT

PLATE NO. 3 - 23.22.040

PLATE 3



CBD - THE PARKWAY DISTRICT

23.22.050 Parking standards for commercial use districts.

A. Off-street parking space shall be provided in all commercial zones in compliance with the requirements of Chapter [23.54](#) RMC.

B. Central Business District Off-Street Parking. All uses have a responsibility to provide parking. The parking responsibility for any new use or change in use shall be determined in accordance with the requirements of Chapter [23.54](#) RMC. The maximum number of parking spaces provided on site shall not exceed 125 percent of the minimum required parking as specified in Chapter [23.54](#) RMC; provided, that any number of parking spaces beyond the established maximum may be approved by the planning commission subject to RMC [23.22.020](#)(E)(9) (Alternative Design).

1. The off-street parking requirement may be reduced as follows:

a. The planning commission may reduce the parking responsibility as provided by RMC [23.54.080](#), joint use; and/or

b. Within a 600-foot radius of the property, and within the CBD zoning district, a 25 percent credit will be provided for each on-street parking space and/or for each off-street parking space located in a city-owned public parking lot. The allowed combined reduction in required off-street parking shall not exceed 50 percent of the overall off-street parking requirement (including any reductions contained in RMC [23.54.080](#)).

Example: one off-street space will be credited if four on-street spaces are located within 600 feet of the property. Parking space dimensions are found in RMC [23.54.120](#). Only those streets designated for on-street parking shall be considered for the credit. Curb cuts, driveways, hydrant frontages, and similar restricted parking areas shall be excluded from the calculation.

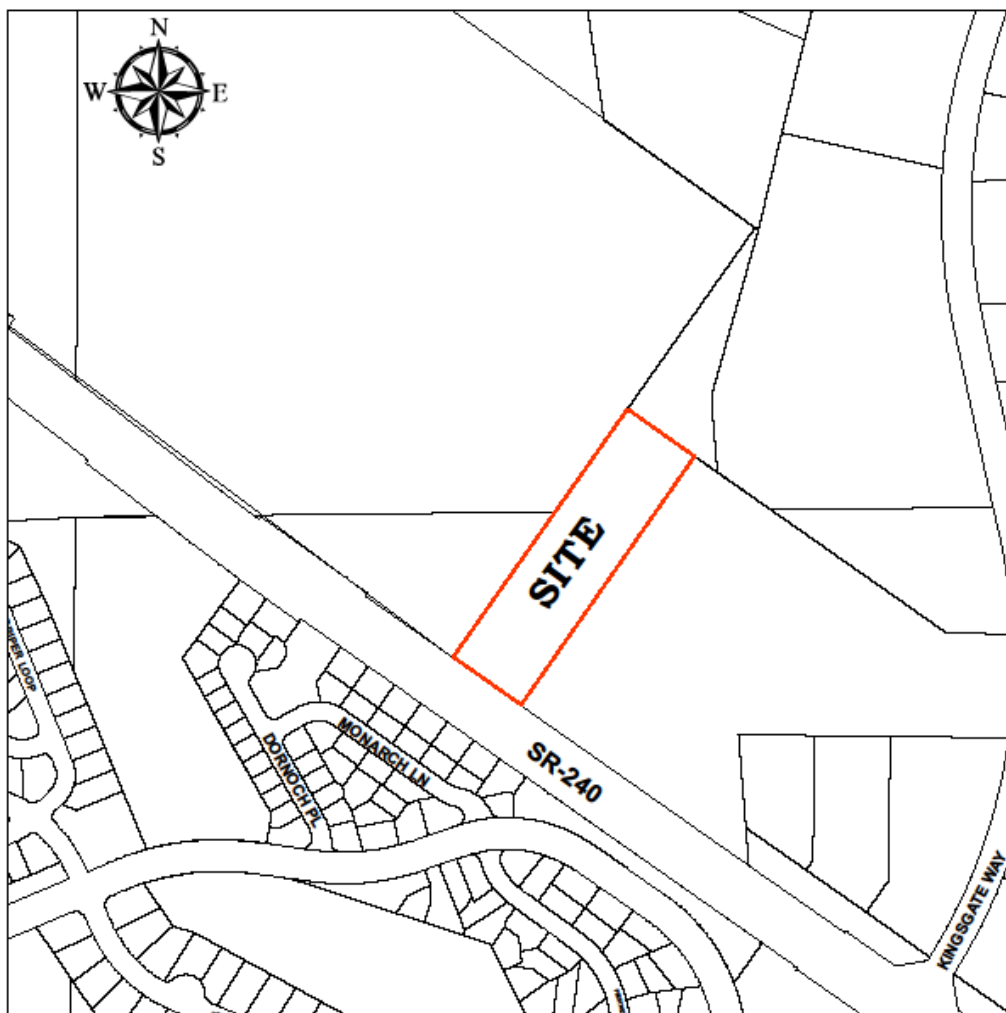
2. Any parking lot that has frontage on a public street or accessway shall be screened with a combination of trees planted at no less than 30 feet on center and shrubs planted to form a uniform hedge within five years. A masonry wall not lower than 18 inches and not higher than 36 inches may be substituted for the shrubs. The landscaping and masonry wall, if used, shall be at no greater setback than the maximum setback for a front or street side (RMC [23.22.040](#)). Masonry walls are subject to the performance standards found in RMC [23.22.020](#)(E), and must be granted approval by the public works director for compliance with vision clearance requirements for traffic safety before installation.

**CITY OF RICHLAND
NOTICE OF APPLICATION & PUBLIC HEARING**

Notice is hereby given that John Douglas has submitted an application to rezone a 4 acre site located on the north side of SR-240, lying approximately 1,200 feet northwest of the intersection of SR-240 and Kingsgate Way, from C-LB (Commercial Limited Business) to C-3 (General Business).

A public hearing on the proposed rezone will be held before the Hearing Examiner on Thursday, **February 23, 2017** at 6:00 pm in the Council Chambers, 505 Swift Blvd., Richland WA 99352.

Any person desiring more information, to express their views or to be notified of any decisions pertaining to these applications or the DNS should notify Shane O'Neill, Senior Planner, 840 Northgate Drive, P.O. Box 190, Richland, WA 99352. Ph. 509-942-7587, soneill@ci.richland.wa.us.



AFFIDAVIT OF POSTING

STATE OF WASHINGTON)
) ss.
 COUNTY OF BENTON)

COMES NOW, **Shane O'Neill**, who, being first duly sworn upon oath deposes and says:

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

2. On the 31st day of January, 2017, I posted the attached NOTICE OF PUBLIC HEARING, File Number Z2017-100 on the property at:

PIN # 1-28082000007000

[Handwritten Signature of Shane O'Neill]

Print Name: Shane O'Neill

SIGNED AND SWORN to before me this 3rd day of February, 2017 by SHANE O'NEILL.

[Handwritten Signature of October L. Follett]

Signature of Notary

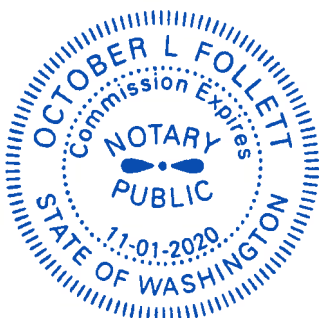
[Handwritten Name: October L. Follett]

Printed Name

Notary Public in and for the State of Washington,

Residing in West Richland

My appointment expires: 11-1-20



AFFIDAVIT OF MAILING

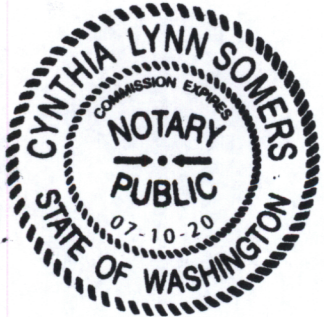
STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

COMES NOW, Kathy Anderson, who, being first duly sworn upon oath deposes and says:

- 1. I am an employee in the Planning & Development Department for the City of Richland.
- 2. On the 1st day of February, 2017, I mailed a copy of the attached NOTICE APPLICATION AND PUBLIC HEARING to the attached list of individuals via regular USPS or E-mail on the date indicated above. The Notice of Rezone is related to a four acre site located on the north side of SR-240, lying approximately 1,200 feet northwest of the intersection of SR-240 and Kingsgate Way, from C-LB (Commercial Limited Business) to C-3 (General Business).

Kathy L. Anderson
Signed Name: Kathy Anderson

SIGNED AND SWORN to before me this 1 day of February, 2017 by Kathy Anderson.



Cynthia Lynn Somers
Notary Public in and for the State of Washington,
Residing at Kennewick WA
My appointment expires: July 10 2020
Cynthia Lynn Somers
Signed

Looking North



Looking East



Looking South



Looking West





Planning & Development Services Division • Current Planning Section
 840 Northgate Drive • Richland, WA 99352
 General Information: 509/942-7794 • Fax: 509/942-7764
 www.ci.richland.wa.us

Petition for Change of Zoning District Classification

Application is hereby made to the City of Richland for a change of zone, pursuant to Section 23.82.190 of the City of Richland Municipal Code.

The following required information must be typed or printed legibly in the appropriate spaces.

SECTION I – APPLICANT INFORMATION			
Applicant's Name: <u>John A. Douglas</u>			
Address: <u>12111 Hill Crest Dr</u>			
City: <u>Pasco</u>	State: <u>WA</u>	Zip: <u>99301</u>	
Phone: <u>509-521-2607</u>	Fax:	Other and/or e-mail address: <u>John.douglas@DouglasFruit.com</u>	
Please check under what capacity you are filing:			
☒ Recorded owner of the property as of		☐ Purchasing under contract as of	
☐ The lessee as of		☐ The authorized agent of any of the foregoing, duly authorized in writing (written authorization must be attached to application).	
SECTION II – PROPERTY LOCATION AND GENERAL DESCRIPTION			
Street address(es) of property for which the zone change is requested, if applicable:			
<u>Southwest quarter of Section 21 And Northwest Quarter of Section 28, Township 10 North Range 28 East W.M.</u>			
Relationship to adjacent streets (i.e., west of Main Street between 1 st Avenue and 2 nd Avenue):			
General description of development status (i.e., vacant, agricultural, buildings, or miscellaneous improvement): <u>Vacant</u>			
Size of petition area <u>4</u> acres and		<u>174240</u> square feet	
SECTION III - CHANGE OF ZONE REQUEST			
A change of zone from <u>CL-B</u>		To <u>C-3</u>	
is requested for the property described in Section II of this application.			
SECTION IV – JUSTIFICATION			
State the reason(s) for the requested change of zone:			
<u>We are going to build a stand alone mini storage unit complex. It will lease to public.</u>			

Continued

I DECLARE UNDER PENALTY OF THE PERJURY LAWS THAT THE INFORMATION I HAVE PROVIDED ON THIS FORM/APPLICATION IS TRUE, CORRECT AND COMPLETE.

DATED THIS 16 DAY OF January, 2017.


Applicant's Signature

Applicant's Signature

12111 Hill Crest Dr
Address

Address

Pasco WA 99301
City, State, Zip

City, State, Zip

509-521-2607
Phone

Phone

FOR OFFICE USE ONLY

Date accepted for filing _____

Items enclosed: Filing fee and Title Insurance
Company Ownership Report showing all property
Owners of Record within 300-feet.

City Official's Signature

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

Regarding the Application to **Rezone** a)
vacant 4 acre site located at 2880)
Kingsgate Way from C-LB (Commercial)
Limited Business) to C-3 (General)
Business), submitted by the property)
owner)

File No. Z2017-100

John Douglas,)
Applicant,)
)
)
)

**FINDINGS OF FACT,
CONCLUSIONS AND
RECOMMENDATION**

I. SUMMARY OF RECOMMENDATION.

The applicant has met its burden of proof to demonstrate that its requested rezone merits approval. The site is already designated as suitable for Commercial land uses under the City's Comprehensive Plan, and the applicant is only seeking a change from one type of Commercial zone to another. After public notices provided in accord with law, there was no opposition. The applicant's justification statement provided in his rezone application explained that he intends to build a stand-alone mini storage unit complex on the site. So, to minimize potential land use conflicts that could arise from the establishment of certain land uses in the C-3 zone in close proximity to residential dwelling units, this **Recommendation of APPROVAL** is conditioned on the City Council's contemporaneous adoption of a Property Use and Development Agreement that will apply to the rezoned property (Exhibit 1), to limit the type of C-3 land uses permitted on the site and require compliance with appropriate site development conditions.

**FINDINGS OF FACT, CONCLUSIONS AND
RECOMMENDATION RE: DOUGLAS REZONE
APPLICATION TO CHANGE A 4-ACRE SITE
LOCATED AT 2880 KINGS_GATE WAY FROM C-LB
(COMMERCIAL LIMITED BUSINESS) TO C-3
(GENERAL BUSINESS) FILE NO. Z2017-100**

GARY N. MCLEAN
HEARING EXAMINER FOR THE CITY OF RICHLAND
CITY HALL - 505 SWIFT BOULEVARD
RICHLAND, WASHINGTON 99352

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Page 2 of 10

III. QUESTIONS PRESENTED.

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

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

Short Answer: Yes, the site is already designated as appropriate for Commercial land uses in the City's Comprehensive Plan, and the applicant is only seeking a change from one type of Commercial zoning designation to another.

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

Short Answer: With contemporaneous adoption of the proposed Property Use and Development Agreement, yes.

IV. RECORD.

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

Hearing Testimony: The following individuals presented testimony under oath at the duly noticed public hearing for the underlying application, held on February 23, 2017:

1. Shane O'Neill, Senior Planner for the City of Richland.

The applicant, Mr. Douglas, did not attend the hearing. No one from the general public was present at the public hearing, to observe or speak.

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

1. Proposed Property Use and Development Agreement;

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2. Commercial zoning regulations – RMC Chapter 23.22;
3. Affidavit of publication and public hearing notices;
4. Site photos; and
5. Application for Rezone, including justification statement, signed by Mr. Douglas, dated January 16, 2017.

No one submitted any written comments regarding the pending rezone application.

The Examiner visited the road network and vicinity of the proposed rezone on the day of the public hearing, and is fully advised on matters at issue herein, including without limitation adjacent developments and land uses, applicable law, application materials, and relevant comprehensive plan provisions.

V. FINDINGS OF FACT.

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

Application, Public Notice, and Review

1. On or about January 16, 2017, John Douglas, the current owner of the subject-property, submitted an application seeking to rezone a 4-acre portion of a larger tax parcel (Parcel No. 1-2808000007000) in the City of Richland, Benton County, Washington, from one Commercial zoning designation to another – specifically from C-LB (Commercial Limited Business) to C-3 (General Business). (*Exhibit 5, application form*). The proposed rezone would apply to the north 218-feet of the parent tax parcel, which is located at 2880 Kingsgate Way.

2. The application includes the following notation as “Justification” for the requested rezone: “*We are going to build a stand alone mini storage unit complex. It will lease to public.*” (*Ex. 5*).

3. Following receipt, City staff complied with all applicable public notice requirements for the rezone application and the public hearing held for the matter. (*Staff Report, Page 8, and Exhibit 3, copies of various public notices published and mailed*).

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4. Because staff deemed the application to be consistent with the City's Comprehensive Plan, which already designates the rezone site as suitable for Commercial land uses, and the City's plan was analyzed in an environmental impact statement at the time of its adoption, the pending application is categorically exempt from SEPA review as provided in WAC 197-11-800(6)(c). *Staff Report, page 9.*

5. Although notices were duly published, posted and mailed as required by law, no one provided any written comments regarding the pending application. Mr. O'Neill fielded two telephone inquiries regarding the application, but no one asked for any comments to be included as part of the Record. *Staff Report, page 8; Testimony of Mr. O'Neill.*

Site location, previous rezone for the same property, transportation concurrency.

6. The rezone site is currently vacant, undeveloped land fronting SR 240 to the south, and connecting with Kingsgate Way at a point about 1,200 feet to the southeast. Access will only come from Kingsgate Way, as the state will not permit access onto SR 240, a state highway. The access road is not yet fully developed, as it now only serves the temporary/irregular visitors using the Hanford Legacy Park (Richland Babe Ruth Complex), ball fields that are located to the northwest of the rezone site. The rezone site is the northerly 218 feet of a larger "parent parcel", which is the same property that was the subject of another rezone hearing and recommendation from the same Hearing Examiner in July of 2015, pursued by a previous owner, Coastal Community Bank, under File No. Z2015-105. The Examiner takes official notice of proceedings in the previous rezone application for the site.

7. In 2015, Coastal Community Bank requested and eventually received approval to rezone the entire parcel at issue from C-3 to C-LB, the opposite of what is now requested by the current owner, Mr. Douglas. The previous rezone applicant justified its request as a means "to develop the property for multi-family housing."²

8. The Richland City Council approved the previous rezone for the property through passage of Ordinance No. 45-15 on August 18, 2015.

9. Benton County Assessor online records confirm a busy sequence of ownership changes for the tax parcel at issue over the last few years. Since 2011, the online "Transfer" report provided for the tax parcel at issue lists the owners of record as follows: 1/31/2011, Benton County Sheriff; 9/29/2015, Coastal Community Bank; 10/9/2015, Transfer from City of Richland to John H. and Heather N. Douglas.

² *See Examiner's Recommendation for File No. Z2015-105, dated July 17, 2015, at page 4.*

1 10. While no one has submitted any land use applications that would be required for any
2 construction on the site, the Staff Report (on page 9) and Mr. O'Neill's testimony
3 established that the applicant, Mr. Douglas, has expressed his intent to build residential
4 dwelling units on the remainder of the same tax parcel that is not the subject of this rezone
5 request.

6 11. To minimize potential conflicts between any residential uses that are envisioned on
7 the property next door to the rezone site, where Mr. Douglas intends to build a mini-storage
8 facility, Staff recommends approval of a Property Use and Development Agreement that
9 will apply to the rezoned portion of the property. (*Ex. 1*). The proposed Agreement would
10 mandate compliance with appropriate setbacks, building height and landscaping
11 requirements that are generally applicable to C-3 commercial developments that are
12 adjacent to residential dwelling units. The City's reviewing staff is to be commended for
13 recommending conditions that would reduce potential dust and noise problems in the area,
14 which can be minimized through appropriate landscaping buffers, and the use of hard-
15 surfaced (i.e. not gravel) on-site driving surfaces within any future development on the site.

16 12. The rezone is not likely to have any material impact on capacity for the existing
17 local street system serving the property. Future building permits are likely to include
18 frontage improvement requirements to upgrade the access road to standard city street
19 standards.

20 *Summary of Public Hearing.*

21 13. At the public hearing, Mr. O'Neill made a brief presentation regarding the
22 application, the site, and his recommendation of approval, as explained in the Staff Report.
23 He noted that the applicant had full notice of the public hearing and received a copy of the
24 Staff Report, but Mr. Douglas never communicated to explain why he was not present. A
25 rezone application is not a simple matter that should be taken lightly. The applicant bears
26 the burden of proof to demonstrate that his/her proposal merits approval. In some
jurisdictions, an applicant's failure to appear at a public hearing is grounds for denial of the
requested action.

14. Because the applicant did not appear at the hearing, the Examiner relies upon Mr.
O'Neill's recommendation of approval, supported by his un rebutted testimony and the
Record, and concludes that the applicant failed to raise any objection to the factual
statements and proposed conditions reflected in the Staff Report.

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

15. As part of the review process, City staff confirms that adequate utilities, including without limitation water, power, and sewer, are in place and/or readily available to serve the portion of the parcel that is at issue in this matter. *Staff Report, page 8 and 10.*

Surrounding uses and zones.

16. The entire parcel is currently zoned C-LB, and the remainder of the parcel that is not the subject of the pending rezone request would continue to be zoned C-LB. Most properties along Kingsgate Way from the intersection with SR-240 to the north are zoned C-3. As noted above, the ball field facility is adjacent to the rezone site to the northwest, and such land is now zoned I-M. A triangular parcel to the west of the rezone site, which also fronts SR-240, is already zoned C-3. The Horn Rapids Community of single-family homes under various residential zoning designations and PUD approvals, is located to the south of the rezone site, across the busy SR-240 highway.

Relevant distinctions between zones.

17. The applicant's proposed use of the rezone-property, a mini-storage facility, is a permitted use under the C-3 zone. *Staff Report, page 5; RMC 23.22.010(D), purpose of C-3 zone expressly lists 'storage'.* Residential uses are not permitted on C-3 zoned properties. The existing C-LB zone permits multi-family residential development. The current C-LB zoning would allow the 4-acre site to be developed with up to 116 multi-family residential units or with a variety of general office uses. *Staff Report, page 5.* After the proposed rezone, the remaining 14.7 acres on the same tax parcel would still be zoned C-LB, which could be developed with numerous multi-family residences. Based on this possibility, which the applicant apparently acknowledges to be in his future plans, Staff has recommended adoption of a binding Property Use and Development Agreement to minimize conflicts between future residences and the proposed mini-storage or similar commercial use on the rezone site.

Consistency with City Codes and Comprehensive Plan.

18. As explained elsewhere in this Recommendation, the rezone site is already designated as "Commercial" in the City's Comprehensive Plan. Therefore, the rezone application is consistent with existing city codes, particularly RMC 23.22.010(D), which notes that the requested C-3 zoning classification is intended to be applied to some portions of the city that are designated commercial under the city's comprehensive plan. A

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substantially similar passage also appears in RMC 23.22.010(A), detailing the purpose of the existing C-LB zone.

19. Based on the record, particularly the various Commercial zoning classification options that are available for properties in the area of the rezone, the Examiner finds and concludes that the requested rezone from C-LB back to C-3 (as it was before 2015) is not different from or inconsistent with existing land uses located on or zoning designations assigned to surrounding properties in the area.

20. Standing alone, the requested rezone conforms to the Comprehensive Plan, because the plan already identifies the property as suitable for Commercial uses. The City's zoning code includes eight different zoning classifications available for portions of the City that are designated as suitable for Commercial uses in the City's Comprehensive Plan. *See RMC 23.22.020(A)-(H)*. The pending rezone would simply change the zoning classification from one type of Commercial zoning to another, permitting construction of the proposed mini-storage facility.

General findings.

21. The requested rezone bears a substantial relationship to the public health, safety, and general welfare. It allows for development of a commercial facility (mini-storage) that will offer services to the public, in an area surrounded by homeowners, an RV park, small businesses, and other potential customers for such facility.

22. The requested rezone is appropriate in the context of adjacent properties. In fact, the entire parcel was all zoned C-3 before 2015.

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

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

FINDINGS OF FACT, CONCLUSIONS AND
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VI. CONCLUSIONS.

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

1. The applicant has met its burden to demonstrate that the requested rezone conforms to, and in fact implements objectives of, the City's Comprehensive Plan. *Findings; Staff Report, at page 7.*

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

3. The Staff Report and testimony on the record demonstrate that the proposed rezone will not require new public facilities and that there is capacity within the transportation network, the utility system, and other public services, to accommodate the relatively small commercial facility (mini-storage) that the applicant envisions for the rezone site. Subject to compliance with development conditions proposed by Mr. O'Neill in the Staff Report, the rezoned property can provide for an appropriate level commercial service(s) in a manner that is compatible with the character of the existing uses and zoning districts surrounding the property.

4. The rezoned site will not be materially detrimental to uses or property in the immediate vicinity of the subject property

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

6. As required by RMC 19.50.010(C), the record includes staff assurances that the transportation system is sufficient to accommodate the type of development envisioned with the proposed rezone. The site visit to the area confirms that the road network is fully functional, and no transportation concurrency problems should arise as a result of the rezone for the site.

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

8. Approval of this rezone will not and does not constitute, nor does it imply any

FINDINGS OF FACT, CONCLUSIONS AND
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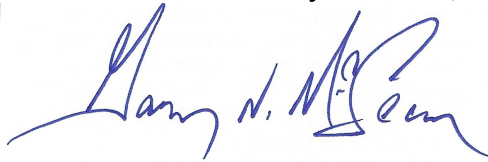
1 expectation of, approval of any permit or subsequent reviews that may be required for
2 development or other regulated activities on the site of the subject rezone.

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

5 **VII. RECOMMENDATION.**

6 Based upon the preceding Findings and Conclusions, the Hearing Examiner
7 recommends that the John Douglas application (File No. Z2017-100) to rezone a vacant 4-
8 acre site located at 2880 Kingsgate Way from C-LB (Commercial Limited Business) to C-3
9 (General Business), should be **APPROVED**, subject to the terms and conditions set forth in
10 the proposed Property Use and Development Agreement included in the Record as *Exhibit*
11 *I*.

12 ISSUED this 10th Day of March, 2017

13 

14 _____
15 Gary N. McLean
16 Hearing Examiner

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24 **FINDINGS OF FACT, CONCLUSIONS AND**
25 **RECOMMENDATION RE: DOUGLAS REZONE**
26 **APPLICATION TO CHANGE A 4-ACRE SITE**
LOCATED AT 2880 KINGSGATE WAY FROM C-LB
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COUNCIL AGENDA ITEM COVERSHEET

Council Date: 04/04/2017

Agenda Category: Ordinances - First Reading

Key Element: Key 1 - Financial Stability & Operational Effectiveness, Key 2 - Infrastructure & Facilities, Key 3 - Economic Vitality, Key 4 - Targeted Investments, Key 6 - Community Amenities

Subject:

Ordinance No. 12-17, Amending the 2017 Budget for the General Fund and the Capital Improvement Plan to Provide Additional Appropriations for the Swift Corridor, City Hall Project

Department:

Parks & Public Facilities

Ordinance/Resolution Number:

12-17

Document Type:

Ordinance

Recommended Motion:

Give first reading, by title only, to Ordinance No. 12-17, Amending the 2017 budget for the General Fund and the Capital Improvement Plan to provide additional appropriations for the Swift Corridor: City Hall Project.

Summary:

The City is under contract with Leone and Keeble (LKI) to design and build the Swift Corridor: City Hall project. Phase one of the agreement is complete and includes a "target budget" and scope of work. Phase two of their agreement will result in a detailed "guaranteed maximum price" for the project, and phase three will build the facility.

The existing Capital Improvement Plan (CIP) contemplated a design-build delivery method and included a concept budget for the project based on a pre-design study. The phase one LKI work has developed a more refined budget, and tonight's action is an effort to align the project agreement with the CIP.

Summary of proposed amendments to the CIP: 1. Add language to the CIP narrative allowing an "interest-only" period of debt repayment during construction (similar to a construction loan); 2. Add revenue from other sources that are better aligned for certain project elements including: Industrial Development Fund for demolition of the existing City Hall and preparation of the site for economic development opportunities; Broadband Utility for expenses related to relocating commercially leased broadband equipment from City Hall to the Library server room; General Fund for technology enhancements in Council Chambers and other conference rooms.

Accuracy in cost estimating is related to the percent of completed project design. At this stage of project planning (phase on validation), the progression of the budget is commensurate with the level of cost estimating and is within staff expectations. No additional revenue correction is expected for the project.

Approval of the action will not impact the capital needed for the planned municipal bond sale this June, nor the City's debt repayment expectations. The amendment principally attempts to align certain project expenses with the most appropriate revenue sources.

Fiscal Impact: Appropriation of additional revenue of \$308,000 from the Industrial Development Fund, \$225,000 from General Fund Reserves, and \$176,000 from the Broadband Utility received as a transfer from the General Fund Reserve. The sources are in better alignment with project elements.

Attachments:

1. Ordinance No. 12-17
2. Revised Capital Improvement Plan Project Sheet

ORDINANCE NO. 12-17

AN ORDINANCE of the City of Richland amending the 2017 Budget to provide for additional appropriations and declaring that a public emergency exists in the City's General Fund, Industrial Development Fund, Broadband Fund, and General Government Construction Fund and amending the 2017 Capital Improvement Plan.

WHEREAS, on November 15, 2016, the Richland City Council passed Ordinance No. 60-16 approving the 2017 Budget and Capital Improvement Plan (CIP); and

WHEREAS, on September 20, 2016, City Council approved Resolution No. 190-16 authorizing a design build contract to complete the Swift Corridor: City Hall capital improvement project; and

WHEREAS, phase one of the contract is a validation period for the project; and

WHEREAS, the validation period is now complete and financing terms have been refined and included in the revised CIP and additional and more appropriate revenue sources are identified to address certain elements of the project; and

WHEREAS, additional Industrial Development Fund resources (\$308,000) for the demolition of the existing City Hall and preparation of the site for economic development has been identified in the revised CIP and is appropriate because the fund will receive the economic development benefits; and

WHEREAS, additional General Fund Reserve resources (\$225,000) for security and technology improvements in the City Council Chambers and in certain conference rooms is identified in the revised CIP and is appropriate because the original scope of work only contemplated replacing existing technology. Existing technology has been determined by subject matter experts to be insufficient for future business need; and

WHEREAS, additional resources from the Broadband Utility Fund (\$176,000) for relocating retail broadband equipment from the existing City Hall is identified in the revised CIP and is appropriate because the retail equipment was not contemplated in the original scope of work and is an expense of the utility. The City's Broadband Utility Fund has insufficient capacity for the expense and will accept a transfer from the General Fund Reserve.

WHEREAS, a public hearing was held pursuant to RCW 35.33.091 on April 4, 2017, regarding the increase in appropriations from beginning fund balance in the City's General Fund, Industrial Development Fund, Broadband Fund, and General Government 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 2017 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 City's General Fund, Industrial Development Fund, Broadband Fund, and General Government Construction Fund.

Section 3. Amendment of the 2017 Budget. The 2017 Budget is hereby amended to provide additional appropriations in the City's General Fund, Industrial Development Fund, Broadband Fund, and General Government Construction Fund and amending the 2017 Capital Improvement Plan.

General Fund

Current Appropriation:	\$ 56,304,792
Increase in Appropriation:	<u>\$ 401,000</u>
Amended Appropriation:	<u>\$ 56,705,792</u>

Industrial Development Fund

Current Appropriation:	\$ 7,659,503
Increase in Appropriation:	<u>\$ 308,000</u>
Amended Appropriation:	<u>\$ 7,967,503</u>

Broadband Fund

Current Appropriation:	\$ 1,238,958
Increase in Appropriation:	<u>\$ 176,000</u>
Amended Appropriation:	<u>\$ 1,414,958</u>

General Government Construction Fund

Current Appropriation:	\$ 17,373,006
Increase in Appropriation:	<u>\$ 533,000</u>
Amended Appropriation:	<u>\$ 17,906,006</u>

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 _____, 2017.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

Date Published: _____, 2017

Swift Corridor: City Hall Replacement

Type of Project Waterfront		Partnership Project? NO	Waterfront Project? YES	Project # WF140003
Key # 4	Goal # 2	Strategic Leadership Plan Project? Yes		
PROJECT NAME: Swift Corridor: City Hall Replacement				
PROJECT ADMINISTRATION: Parks & Public Facilities				
PROJECT LOCATION: 625 Swift Boulevard				
PROJECT TIMELINE: 06/2011 - 12/2019				
RESPONSE TO *GMA LEVEL OF SERVICE? NO				

PROJECT DESCRIPTION

The Swift Corridor project is a multi-year, long-range economic development and infrastructure investment in the Central Business District. This project phase will replace three aging city buildings (Development Services, Administrative Annex and City Hall) into one approximately 44,000 square foot multistory structure in an effort to increase efficiencies and avoid costly building retrofits for ADA accessibility and other major system upgrades. The facility will be located on 1.8 acres purchased in 2016 on the northern portion of the GSA owned parking lot at the southwest corner of Swift Boulevard and Jadwin Avenue. The existing City Hall site will be cleared for economic development purposes consistent with the City's waterfront vision. Annual debt service estimated at \$893,719 would begin in 2017 and will be funded with savings resulting from the retirement of City Shops debt and from the approved 2016 increase in electric utility occupation tax to 8.5%.

PROJECT ASSUMPTIONS

3.5% interest on a 30 year general obligation bond, with interest only payments during the construction period, repaid from the authorized 2016 increase in electric utility occupation tax to the General Fund and retirement of the City Shops debt funded by REET. Washington state design-build project delivery authority will be utilized. The existing City Hall and Administrative Annex Building will be demolished to create a 1.5 acre site for economic development purposes. A reconfiguration of the GSA parking lot and parking lot management will be necessary. The Development Services Building will be excess to the City's needs.

BENEFITS

Municipal efficiency and better access to local government by combining three facilities into one. Avoidance of costly ADA and major system upgrades to each of the three facilities. Opportunity for economic development at the current location of Richland City Hall.

PROJECT COST ESTIMATE	Total Estimated Project Cost	Project Costs To-Date 12/31/15	Authorized Budget Remaining in 2016	2017	2018	2019	2020	2021	2022
PROJECT PLANNING INCL DEBT ISSUANCE	377,203	177,203	200,000						
REMODEL UB AREA&SWIFT/JADWIN SIGNL	104,079	31,528	72,551						
DESIGN BUILD	17,209,000	-	300,000	16,909,000					
LAND ACQUISITION	592,344		592,344						
OTHER ENG. SERVICES	340,430		-	340,430					
	-		-						
	-		-						
TOTAL	\$ 18,623,056	\$ 208,731	\$ 1,164,895	\$ 17,249,430	\$ -	\$ -	\$ -	\$ -	\$ -
RECOMMENDED FUNDING SOURCES	Total Estimated Project Revenues	Project Revenue To-Date 12/31/15	Authorized Budget Remaining in 2016	2017	2018	2019	2020	2021	2022
GENERAL FUND - FACILITY RESERVES	430,000	205,000		225,000					
LAND SALE (SWIFT & GWW)	111,205	111,205							
INDUSTRIAL DEVELOPMENT FUND	308,000	-		308,000					
LTGO 98 FUND	550,000	550,000							
CAPITAL IMPRVMT FUND (REET 1ST 1/4%)	463,200	250,000		213,200					
LIBRARY CONST FUND (ADDED PARKING)	250,000	250,000							
BOND PROCEEDS	15,000,000			15,000,000					
UTILITY OCCUPATION TAX INCREASES	1,334,651		467,316	360,395	253,470	253,470			
GF TRANS TO BROADBAND UTILITY	176,000			176,000					
TOTAL	\$ 18,623,056	\$ 1,366,205	\$ 467,316	\$ 16,282,595	\$ 253,470	\$ 253,470	\$ -	\$ -	\$ -
OPERATING & MAINTENANCE COSTS (IMPACTS)	Total Estimated Project Operating & Maint. Costs			2017	2018	2019	2020	2021	2022-2030
DEBT SERVICE (REET)	5,756,400			213,200	426,400	426,400	426,400	426,400	3,837,600
DEBT SERVICE (UTILITY TAX)	5,675,145			106,925	213,850	213,850	467,320	467,320	4,205,880
	-								
TOTAL	\$ 11,431,545	-	-	\$ 320,125	\$ 640,250	\$ 640,250	\$ 893,720	\$ 893,720	\$ 8,043,480

FOR FINANCE STAFF USE ONLY ALL 2017 PROJECTS MUST HAVE CODING AND IDENTIFIED AS CAPITAL/MAINTENANCE		
DESCRIPTION	2017	CODING
NON-CAPITAL ITEM	446,860	385-900-0004-594191-4117
CAPITAL ITEM	16,200,000	385-900-0006-594191-6403
TOTAL	\$ 16,646,860	TOTAL MUST EQUAL PROJECT COSTS FOR 2017 ABOVE



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 04/04/2017

Agenda Category: Ordinances - First Reading

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Ordinance No. 13-17, Increasing 2017 Budget Appropriations to Include the 2016 Budget Carryovers

Department:

Administrative Services

Ordinance/Resolution Number:

13-17

Document Type:

Ordinance

Recommended Motion:

Give first reading, by title only, to Ordinance No. 13-17, approving the identified carryovers and new revenues and authorize staff to make the necessary budget adjustments to appropriate these amounts into the 2017 budget, in the amount of \$27,148,575 for the various funds listed.

Summary:

All appropriations, in any current operating fund, lapse at the end of each fiscal year. RCW 35.33.151 sanctions the carryover of appropriations to the following year for payment of uncompleted programs or improvements in progress or on orders subsequently filled or claims subsequently billed for goods or services not completed by the fiscal year. The carryover of unexpended appropriations for uncompleted improvements in progress or for goods and services encumbered, but not received, at year end.

Ordinance No. 13-17 amends the 2017 budget to increase appropriations in the funds listed in the ordinance, for the proposed carryovers. The proposed 2016 budget carryover total of \$27,148,575 includes previously approved capital improvement projects (CIP), grant funded programs and encumbered goods and services not yet received at year end. The carryover ordinance also authorizes the appropriation of certain earned revenues not previously budgeted.

The sources of funds for the 2016 carryovers includes unrealized grants, loans, and contributions of \$11,150,711 and fund balance of \$15,997,864.

Staff recommends approval of Ordinance No. 13-17 for first reading. A public hearing was held on April 4, 2017, second reading and passage is currently scheduled for the Council meeting on April 18, 2017.

Fiscal Impact:

Yes

The total increase in appropriations to the 2017 operating budget is \$27,148,575. This includes the carryover of \$22,685,056 in approved CIP projects, \$1,004,617 in other grant funded programs and \$3,458,902 in encumbered goods and services.

Attachments:

1. Proposed Ordinance No. 13-17, 2016 Appropriation Carryovers
2. 2016 Appropriation Carryovers

ORDINANCE NO. 13-17

AN ORDINANCE of the City of Richland amending the 2017 Budget to provide for additional appropriations from the carryover of prior year budget to complete certain uncompleted capital projects and encumbered purchases of goods and services; and certain revenues not previously appropriated.

WHEREAS, on November 15, 2016, Richland City Council approved Ordinance No. 60-16 approving the 2017 Annual Budget, including the 2017-2030 Capital Improvement Plan; and

WHEREAS, it is necessary to carry over unexpended appropriations from the prior fiscal year to the current fiscal year for goods and services which had not yet been received by the end of the year, but were encumbered and committed in the prior year; and for uncompleted improvements in progress, including capital improvement and business license reserve projects, and grant related expenditures at the end of the year; and

WHEREAS, RCW 35.33.151 sanctions the carryover of appropriations to the following year for payment of uncompleted programs or improvements in progress or on orders subsequently filled or claims subsequently billed for goods or services not completed by the end of the fiscal year; and

WHEREAS, this funding appropriation enables the completion of unfinished capital improvement projects and encumbered goods and services not received by year end; and

WHEREAS, this funding authorization will also appropriate certain revenues previously awarded or earned but not appropriated. The appropriations include \$5,189 in the CDBG Fund for unanticipated program income received in 2016, and \$45,520 in the Water Fund for FEMA grant funding awarded on the Yakima River Crossing Pipeline Replacement project; and

WHEREAS, a public hearing was held pursuant to RCW 35.33.091 on April 4, 2017, regarding the increase in appropriations from beginning fund balance and new revenue as listed in the enclosed table.

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 2017 budget was approved. The increased appropriations contained within this ordinance total \$27,148,575 of which, \$27,097,866 was previously appropriated in the prior fiscal year's final budget and \$50,709 in previously unbudgeted appropriations as explained above. These appropriations are

necessary for completion of approved projects and purchases and are identified by fund in the following section.

Section 2. Declaration of Public Emergency. Due to circumstances described above, the City Council declares that a public emergency exists in the City's Funds described in Section 3 below.

Section 3. Amendment of the 2017 Budget. The 2017 Budget is hereby amended to provide additional appropriations. The sources of funds contained in this ordinance include unrealized grants, loans and contributions in the amount \$11,150,711 and fund balance in the amount of \$15,997,864. These balances are identified for each fund in the following table:

CHANGES IN APPROPRIATION FROM 2016 CARRYOVERS							
FUND #	FUND NAME	SOURCES OF FUNDS			USES OF FUNDS		
		CARRYOVER REVENUE	CARRYOVER APPROPRIATED FUND BALANCE	TOTAL INCREASE IN SOURCES OF FUNDS	CURRENT APPROVED APPROPRIATIONS	CHANGE IN APPROPRIATIONS	TOTAL AMENDED APPROPRIATIONS
001	General	\$ -	\$ 1,601,984	\$ 1,601,984	\$ 54,702,808	\$ 1,601,984	\$ 56,304,792
101	City Streets	-	7,000	7,000	3,061,814	7,000	3,068,814
112	Industrial Development	-	5,278,869	5,278,869	2,380,634	5,278,869	7,659,503
117	Criminal Justice Sales Tax	-	17,986	17,986	1,773,479	17,986	1,791,465
153	Community Dev. Block Grant	133,151	113,995	247,146	342,000	247,146	589,146
154	HOME	663,105	94,366	757,471	768,330	757,471	1,525,801
226	Special Assessment Debt Service	717,100	-	717,100	61,470	717,100	778,570
301	Streets Capital Construction	7,864,311	424,348	8,288,659	8,549,430	8,288,659	16,838,089
380	Park Project Construction	413,042	1,026,727	1,439,769	1,558,004	1,439,769	2,997,773
385	General Government Const.	-	726,146	726,146	16,646,860	726,146	17,373,006
399	Reata Road LID Const.	717,100	-	717,100	-	717,100	717,100
401	Electric Utility	-	2,066,316	2,066,316	84,857,604	2,066,316	86,923,920
402	Water Utility	45,520	2,487,876	2,533,396	17,146,553	2,533,396	19,679,949
403	Wastewater Utility	-	1,071,249	1,071,249	14,318,913	1,071,249	15,390,162
404	Solid Waste Utility	-	187,243	187,243	8,538,630	187,243	8,725,873
405	Storm Water Utility	-	39,632	39,632	2,005,239	39,632	2,044,871
408	Broadband Utility	597,382	199,927	797,309	441,649	797,309	1,238,958
503	Equipment Replacement	-	654,200	654,200	3,917,002	654,200	4,571,202
	Total	\$ 11,150,711	\$ 15,997,864	\$ 27,148,575	\$ 221,070,419	\$ 27,148,575	\$ 248,218,994

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 _____, 2017.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

Date Published: _____

CITY OF RICHLAND

2016 CARRYOVERS - ENCUMBERED, EXPANDED AND SPECIAL PROGRAMS

Expenditure Account	Date	Vendor	Description	P.O. #	Amount
001-102-0004-514710-4117			Risk Management plan development		\$ 1,905
001-130-0032-521220-2201	11/09/16	Galls, LLC	Uniform acquisition/tailoring	P057178	1,114
001-130-0034-521200-4202	11/09/16	Galls, LLC	Shipping charge for uniforms	P057178	49
001-210-0014-514140-4117	12/12/16	Kevin Wesley	HR contract 229-16	P057293	9,700
001-210-0014-514140-4117	12/12/16	Cabot Dow Associates Inc.	HR labor negotiations	P057294	9,700
001-211-0014-514230-4117	06/07/16	Matrix Consulting Group	Cost allocation consulting	S016955	4,774
001-213-0013-518884-3583	08/06/13	Caselle Inc	Caselle software upgrade	P053066	1,225
001-213-0013-518884-3583	03/10/16	Mobileguard, Inc.	Netguard software	P056351	1,130
001-213-0013-518885-3515	10/13/16	Cerium Networks Inc.	Firesight firewall security	P057088	8,811
001-213-0014-518884-4117	10/05/15	Harris Communications	Fixed Asset Conversion ERP	P055785	7,000
001-213-0014-518885-4107	12/06/16	Sycure Corp	Broadband services	P057269	1,412
001-213-0014-518885-4117	09/26/16	Dude Solutions, Inc.	Technology essentials	P057030	2,932
001-213-0014-518890-4117	05/20/16	Berry Dunn Mcneil	ERP consulting	P056590	31,320
001-213-0014-518890-4117	12/12/16	Chrysalis BTS LLLP	K2 PAF and travel request enhancements	S017208	31,518
001-213-0014-518885-4117			PCI vulnerabilities review		37,000
001-301-0074-558600-4117			GMA comprehensive plan review		19,684
001-302-0074-559220-4117			Waterfront study		11,402
001-303-0064-572500-4106	11/14/16	Design West Architects	Makerspace design services	P057191	6,375
001-303-0064-572500-4806			Makerspace development		231,088
001-335-0014-571510-4806	12/08/16	Scotco Construction	Repairs at CP Golf Course	S017199	2,036
001-900-0013-510000-3505			Chair replacement program		9,776
001-900-0014-510000-4117			ICMA administrative return		151,000
001-900-0074-559310-4924			Commercial Improvement Program		40,000
001-900-0074-559310-4925			Business License Reserve Program		57,122
TOTAL GENERAL FUND					678,073
101-401-0054-542701-4806	12/06/16	Tektoniks Corp	Soundwall panel replacement	P057272	7,000
TOTAL STREETS FUND					7,000
112-305-0074-559100-4102			Legal fees for railroad negotiations		7,584
112-305-0075-559100-5102			Port of Pasco MOU 2016-2017		5,000
112-306-0074-559300-4117			Land tranfer, groundwater sampling		58,775
112-306-0074-559300-4117	03/10/16	CTC Inc.	Steptoe -Tapteal signal alternative 35-16	P056352	7,307
112-306-0074-559300-4117	03/21/16	JUB Engineers	Steptoe -Tapteal split alternative 34-16	P056376	5,740
TOTAL INDUSTRIAL DEVELOPMENT FUND					84,406
117-131-0003-518887-3583			ITGC - 30 lead lines		1,950
117-131-0032-521220-2201	10/07/16	LN Curtis & Sons	Uniform acquisition	P057072	1,194
117-131-0032-521220-2201	11/09/16	Galls, LLC	Uniform acquisition/tailoring	P057178	559
TOTAL CRIMINAL JUSTICE SALES TAX FUND					3,703
401-501-0004-533610-4912	10/21/16	Northwest Line Jatc	NW Line JATC workbooks	P057104	3,170
401-502-0004-181501-4117	09/12/16	Relay Application Innov	Programming & schematics	P055597	18,115
401-502-0004-181518-4117	11/07/16	Energy Northwest	professional staffing services	P057168	13,516
401-502-0004-181530-4117	09/12/16	Relay Application Innov	Programming & schematics	P055597	11,916
401-502-0004-181563-4117	08/14/15	Relay Application Innov	Programming & schematics	P055597	15,950
401-502-0004-518887-4117	06/24/14	Geodigital International	FME Integration	P054139	15,500
401-502-0004-518887-4117	12/13/16	Geodigital International	Update FEM workbenches	P057295	33,820
401-502-0004-533610-4117	10/22/14	Ptarmigan Software Inc	Data conversion	S014917	56,932
401-503-0004-171401-4117	08/31/16	Hdr Engineering	Reata sub trans. Line easement	P056950	29,831
401-503-0004-176405-4117	07/18/16	D Hittle & Associates	Reata sub to Dallas Rd sub trans.	P056798	29,603
401-504-0004-181518-4117	04/18/16	Ares Corporation	Snyder substation expansion project	P056486	66,847
401-504-0004-181518-4117	07/26/16	Electric Power Systems	Snyder substation expansion project	P056820	252,617
401-504-0004-533701-4117	04/27/16	Utiliworks Consulting	Smart Grid project phase 2	P056517	123,252
401-504-0006-181501-6214	12/15/15	Schweitzer Engineering	Drilling template, SEL parts	P056039	439
401-504-0006-181506-6214	12/15/15	Schweitzer Engineering	Drilling template, SEL parts	P056039	58,971
401-504-0006-181512-6214	12/15/15	Schweitzer Engineering	Drilling template, SEL parts	P056039	220
401-504-0006-181518-6214	12/15/15	Schweitzer Engineering	Drilling template, SEL parts	P056039	26,234
401-504-0006-181524-6214	12/15/15	Schweitzer Engineering	Drilling template, SEL parts	P056039	60,026
401-504-0006-181530-6214	12/15/15	Schweitzer Engineering	Drilling template, SEL parts	P056039	60,026
401-504-0006-181543-6214	12/15/15	Schweitzer Engineering	Drilling template, SEL parts	P056039	32,738
401-504-0006-181563-6214	12/15/15	Schweitzer Engineering	Drilling template, SEL parts	P056039	879
401-505-0004-195003-4964	02/05/16	IWI Inc.	EE loan work	P056216	2,557
401-505-0004-195003-4964	09/20/16	IWI Inc.	Weatherwise loan improvements	P057010	1,269
401-505-0004-195003-4964	12/30/16	IWI Inc.	Weatherwise loan improvements	R060901	1,453

CITY OF RICHLAND

2016 CARRYOVERS - ENCUMBERED, EXPANDED AND SPECIAL PROGRAMS

Expenditure Account	Date	Vendor	Description	P.O. #	Amount
401-505-0004-195003-4965	09/20/16	IWI Inc.	Weatherwise loan improvements	P057014	2,954
401-505-0004-195003-4965	09/27/16	IWI Inc.	Weatherwise loan improvements	P057035	5,684
401-505-0004-195003-4965	10/31/16	Glass Nook Inc	Weatherwise loan improvements	P057147	6,388
401-505-0004-195003-4965	11/03/16	Perfection Glasss	Weatherwise loan improvements	P057160	5,982
401-505-0004-195003-4965	11/07/16	Roberts Construction	Weatherwise loan improvements	P057169	4,369
401-505-0004-195003-4965	11/16/16	Roberts Construction	Weatherwise loan improvements	P057185	5,077
401-505-0004-195003-4965	11/22/16	Perfection Glass	Weatherwise loan improvements	P057234	9,059
401-505-0004-195003-4965	12/30/16	Perfection Glass	Weatherwise loan improvements	P057362	8,758
401-505-0004-195003-4968	12/01/16	Bruce Inc	Weatherwise loan improvements	P057253	13,934
401-505-0004-195003-4968	12/09/16	Dayco Heating	Weatherwise loan improvements	P057287	8,344
401-505-0004-533115-4117	11/16/16	Financial Consulting Sol.	COSA and rate design support	P057201	61,530
401-505-0004-533135-4117	05/19/16	NW Intergovernmental Ene	Renewable power strategies	P056589	17,998
401-505-0004-534105-4888			Custom C/I projects-EEI		607,983
401-505-0004-534105-4894			C/I Deemed - EEI		167,212
401-505-0004-534105-4897			Residential Rebates - EEI		200,000
401-506-0003-533680-3501	12/27/16	Advanced Paging & Commun	VHF 5 watt radio & battery	P057311	1,498
401-506-0006-185701-6993	11/16/16	HERC Rentals	2016 Genie Model GS2032 & drop trailer	P057207	23,665
TOTAL ELECTRIC FUND					2,066,316
402-411-0004-534100-4117	09/24/15	RH2 Engineering	Water System plan 180-15	P055760	58,813
402-412-0003-518887-3583	10/07/15	Environmental Systems Reshr	GIS consulting services	P055802	1,534
402-412-0003-518887-3583			GIS consulting services		3,475
402-412-0003-534800-3138	12/02/16	Builders Hardware	Replace Badger Mtn pump	S017196	2,149
TOTAL WATER FUND					65,971
403-422-0003-518887-3582			ITGC - UPS monitor/tablet		3,476
403-420-0004-535100-4117	08/21/15	Wildlands, Inc.	Amon Basin revegetation project	P055619	28,655
403-422-0003-518887-3583	10/07/15	Environmental Systems Re	GIS consulting services	P055802	1,534
403-422-0003-535800-3138	12/08/16	Cole Industries	boiler HMI troubleshooting	P057283	3,965
403-422-0004-535800-4911	10/05/16	Als Group Usa	WWTP biosolids sampling	P057066	1,267
TOTAL WASTEWATER FUND					38,897
404-432-0003-537810-3514	11/09/16	Wastequip Inc	30 Cubic yrd standard duty container	S017174	22,498
404-433-0004-537820-4117	02/25/16	Parametrix Inc	Landfill monitoring, sampling	P056299	8,853
TOTAL SOLID WASTE FUND					31,351
408-460-0004-538920-4802	12/14/16	Paramount Communications	Emergency repair outdoor fiber cable	P057384	8,025
408-460-0006-538920-6421	10/12/16	Paramount Communications	Broadband fiber for HAPO stage	P057084	4,183
TOTAL BROADBAND FUND					12,208
503-215-0006-594480-6405	08/19/16	Atlantic Machinery Inc	2016 combo jet/vacuum truck	P056911	470,977
TOTAL EQUIPMENT REPLACEMENT FUND					470,977
TOTAL ENCUMBERED AND MISCELLANEOUS CARRYOVER					\$ 3,458,902
001-213-0014-518890-4107			CIP - ERP staff augmentation		247,200
001-213-0014-518890-4117			CIP - IT strategic plan		251,681
001-335-0014-571510-4806			CIP - Deferred Maintenance		25,030
001-900-510000-0016-6209			CIP - Animal Control Facility		400,000
TOTAL GENERAL FUND					923,911
112-305-0075-597000-5502			Transfer out - Street Const (Logan Rd LRF)		3,400,432
112-305-0075-597000-5543			Transfer out - Broadband Fund (N. Richland Fiber LRF)		597,382
112-306-0076-559300-6209			Horn Rapids/land sale development costs		951,612
112-306-0076-559312-6209			RAISE area infrastructure		245,037
TOTAL INDUSTRIAL DEVELOPMENT FUND					5,194,463
117-131-0006-518887-6401			ITGC- MDT carryover		14,283
TOTAL CRIMINAL JUSTICE SALES TAX FUND					14,283
226-908-0005-597000-5552			Transfer to LID Construction Fund		717,100
TOTAL LID DEBT SERVICE FUND					717,100
301-402-0044-595300-4117			CIP - Rachel Rd Study		78,794

CITY OF RICHLAND

2016 CARRYOVERS - ENCUMBERED, EXPANDED AND SPECIAL PROGRAMS

Expenditure Account	Date	Vendor	Description	P.O. #	Amount
301-402-0046-595300-6302			CIP - Duportail Bridge		732,802
301-402-0046-595300-6318			CIP - Traffic Impact Fees		2,367
301-402-0046-595300-6328			CIP - Queensgate/Col Prk Trail		150,000
301-402-0046-595300-6361			CIP - Annual LID incentive		120,250
301-402-0046-595300-6362			CIP - Pavement Management Program		138,723
301-402-0046-595300-6369			CIP - Center Parkway		2,324,046
301-402-0046-595300-6386			CIP - Tapteal Drive		82,161
301-402-0046-595300-6388			CIP - S GWW Safety/Mobility		139,744
301-402-0046-595300-6392			CIP - Duportail St Extension		470,970
301-402-0046-595300-6393			CIP - Stevens Dr S. Extension		151,990
301-402-0046-595300-6397			CIP - RAISE Area Infrastructure		3,400,432
301-402-0046-595300-6398			CIP - Englewood Dr Improvements		6,231
301-402-0046-595600-6356			CIP - Vantage Highway Pathway		268,854
301-402-0046-595600-6364			CIP - Queensgate Pathway		93,665
301-402-0046-595600-6399			CIP - Audible Pedestrian Signs		70,128
301-402-0046-595610-6309			CIP - Sidewalks		13,233
301-402-0046-595610-6363			CIP - Annual Sidewalk Repairs		9,753
301-402-0046-595610-6391			CIP - Curbs and Wheelchair Ramps		21,138
301-402-0046-595640-6371			CIP - GWW Street Signal Improvement		4,607
301-402-0046-595640-6379			CIP - Elementary St/Keene Rd Signal		8,771
TOTAL STREETS CONSTRUCTION FUND					8,288,659
380-337-0066-594515-6403			CIP - Keene Rd Improvements		109,193
380-337-0066-594524-6219			Memorial benches		53,655
380-337-0066-594524-6334			Signage		8,527
380-337-0066-594524-6359			Playground Equipment		1,689
380-337-0066-594567-6403			CIP - Craighill Park		3,804
380-337-0066-594571-6403			CIP - Shoreline Enhancement		27,869
380-337-0066-594590-6403			CIP - Gateway Improvements		134,174
380-337-0066-594599-6403			CIP - John Dam Plaza		39,824
380-337-0066-594774-6403			CIP - J Taylor Skate Park		94,718
380-337-0066-594777-6403			CIP - Howard Amon Sturgeon Cove		2,569
380-337-0066-594783-6403			CIP - Columbia Playfield Improvements		23,896
380-337-0066-594784-6403			CIP - ORV Improvements		225,774
380-337-0066-594785-6403			CIP - Gala Park Improvements		31,029
380-337-0066-594785-6403			CIP - Drollinger Park Improvements		31,644
380-337-0066-596791-6403			CIP - Columbia Park West		10,000
380-337-0066-596793-6209			CIP - Howard Amon Park Improvements		158,627
380-337-0066-596793-6403			CIP - Howard Amon Park Improvements		52,421
380-337-0066-596794-6209			CIP - Badger Mt Park Improvements		49,291
380-337-0066-596794-6403			CIP - Badger Mt Park Improvements		135,000
380-337-0066-596795-6403			CIP - Trailhead Park Improvements		3,640
380-337-0066-596797-6403			CIP - Columbia Point Marina Park Improvements		242,145
380-337-0066-596802-6403			Richland Community Garden		280
TOTAL PARKS PROJECT CONSTRUCTION FUND					1,439,769
385-900-0004-594191-4117			CIP - Swift Corridor Improvements		277,054
385-900-0006-594191-6403			CIP - Swift Corridor Improvements		444,716
385-900-0006-594194-6403			CIP - Community Center Modernization		4,376
TOTAL GENERAL GOVT CONSTRUCTION FUND					726,146
399-430-0007-591100-7311			Special Assessment Construction Loan		640,480
399-430-0008-592100-8307			Special Assessment Loan Interest		76,620
TOTAL LID CONSTRUCTION FUND					717,100
402-410-0003-594551-3403			CIP - Water system security Improvements		2,223
402-410-0006-594505-6403			CIP - Pump and storage renewals		9,971
402-410-0006-594507-6403			CIP - Irrigation Utility improvements		954,023
402-410-0006-594508-6403			CIP - Jason Lee Elementary Irrigation Well		144,337
402-410-0006-594535-6403			CIP - Completed Project Contingency		397,104
402-410-0006-594536-6403			CIP - Distribution system repair/replacement		203,898
402-410-0006-594550-6403			CIP - Harrison well improvement		75,000
402-410-0006-594554-6403			CIP - Water transmission line-2ND Yakima		268,608
402-410-0006-594560-6403			CIP - New S Richland source		400,828
402-410-0006-594563-6403			CIP - Sky Meadow transmission line		11,433

CITY OF RICHLAND

2016 CARRYOVERS - ENCUMBERED, EXPANDED AND SPECIAL PROGRAMS

Expenditure Account	Date	Vendor	Description	P.O. #	Amount
TOTAL WATER FUND					2,467,425
403-422-0006-518887-6480			ITGC - replace SCADA equipment		4,198
403-422-0006-518887-6481			ITGC - LINKO remote inspector		7,589
403-421-0003-594522-3403			CIP - Treatment facility renew/replacement		89,223
403-421-0004-594522-4403			CIP - Treatment facility renew/replacement		121,120
403-421-0006-594514-6403			CIP - Influent upgrades		99,765
403-421-0006-594517-6403			CIP - Solids upgrade		341,947
403-421-0006-594522-6403			CIP - Treatment facility renew/replacement		87,819
403-421-0006-594558-6403			CIP - Collection system renew/replacement		280,691
TOTAL WASTEWATER FUND					1,032,352
404-430-0003-594594-3403			CIP - Landfill facility improvements		14,148
404-430-0004-594528-4403			CIP - Groundwater assessment		63,327
404-430-0004-594592-4403			CIP - Landfill cell		307
404-430-0004-594593-4403			CIP - Disposal capacity improvements		15,578
404-430-0006-594559-6403			CIP - Landfill closure		62,532
TOTAL SOLID WASTE FUND					155,892
405-440-0006-594530-6403			CIP - Stormwater Rehab/replacement		38,244
405-440-0006-594545-6403			CIP - Stormwater quality retrofit		1,388
TOTAL STORMWATER FUND					39,632
408-460-0006-538920-6397			CIP - RAISE Area Infrastructure		597,382
408-460-0006-538920-6421			CIP - Fiber service		187,719
TOTAL BROADBAND FUND					785,101
503-215-0006-594480-6405			CIP - Sewer Jet Truck carryover		4,023
503-215-0006-594480-6405			CIP - Replace Forklift #7127		67,000
503-215-0006-594480-6405			CIP - Replace Cable Tensioner #6238		58,300
503-215-0006-594480-6405			CIP - Replace Cable Puller #6416		53,900
TOTAL EQUIPMENT REPLACEMENT FUND					183,223
TOTAL CIP AND CAPITAL PROJECT CARRYOVER					\$ 22,685,056
153-308-0074-559321-4943			OWNER OCCUPIED REHAB PROGRAM		58,611
153-308-0074-559321-4945			OWNER OCCUPIED REHAB REVOLVING		114,603
153-308-0075-597000-5502			CIP-AUDIBLE SIGNAL INSTALLATION		70,128
153-308-0075-597000-5528			CIP-CRAIGHILL PARK		3,804
TOTAL CDBG FUND GRANT CARRYOVER					247,146
154-309-0074-559321-4982			CHDO - RICHLAND		220,039
154-309-0074-559321-4988			ENTITLEMENT - RICHLAND		309,661
154-309-0074-559321-4989			ENTITLEMENT - KENNEWICK		168,317
154-309-0074-559321-4991			ENTITLEMENT - PASCO		38,865
154-309-0075-558101-5202			PASCO PROGRAM INCOME ADMIN		5,200
154-309-0075-558101-5203			KENNEWICK PROGRAM INCOME ADMIN		15,389
TOTAL HOME FUND GRANT CARRYOVER					757,471
TOTAL GRANT CARRYOVER					\$ 1,004,617
2016 ENCUMBERED/MISCELLANEOUS CARRYOVER					\$ 3,458,902
2016 CIP AND CONSTRUCTION CARRYOVER					\$ 22,685,056
2016 GRANT CARRYOVER					\$ 1,004,617
TOTAL 2016 CARRYOVER					\$ 27,148,575



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 04/04/2017

Agenda Category: Ordinances - Second Reading/Passage

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Ordinance No. 05-17, Amending RMC Title 17: Sewers

Department:
Public Works

Ordinance/Resolution Number:
05-17

Document Type:
Ordinance

Recommended Motion:

Give second reading and pass Ordinance No. 05-17, amending Title 17: Sewers

Summary:

The City Council adopted an update to the City's General Sewer Plan at its October 18, 2016 meeting. During preparation of the Plan, a rate model was prepared to forecast user rates for the upcoming five-year period. In addition to evaluating user rates, the rate study also included an update to connection fees and the development of high strength waste rates for use in industrial permitting. The results were reviewed by the Utility Advisory Committee (UAC) at its May 2016 meeting.

At the May 2016 UAC meeting, the rate study predicted the need for a nine percent (9%) user rate increase, effective in January 2018. The UAC deferred making a recommendation to City Council on that issue. The UAC supported staff's recommendation to codify the high strength waste rates for use in the industrial permitting program. The UAC recommended that Council increase sewer connection fees by the more aggressive of two options presented by staff. Following the UAC meeting, staff elected to defer presenting the UAC's recommendations to Council until the user rate increase was reconsidered by the UAC.

This past winter, staff reviewed the sewer rate model, specifically the structure of the planned revenue bond issues. The City's bond finance consultant supported the use of interest-only debt service as a means of long term-rate stabilization. At its January meeting, the UAC reviewed an updated sewer rate model, indicating that no user rate increases are needed for the coming four years. The UAC recommended adoption of this approach.

Staff presented the proposed connection fee updates to the Tri-Cities Homebuilders Association (HBA). The HBA prefers lower connection fees. Staff is now proposing that the UAC's May, 2016 recommendation for connection fees and high strength waste rates be codified, except that staff proposes that the lower of the two connection fee options be adopted.

First reading was given at the March 21, 2017 regular council meeting.

Fiscal Impact:

The proposed increase to sewer connection fees are anticipated to generate an additional \$75,000 in revenue for 2017, since they will become effective on July 1. In 2018 and after, the expected revenue increase will be \$150,000. This revenue must be directed to capital improvements. The proposed high strength waste rates are expected to have a very small effect on revenue, but will improve the flexibility of the City's industrial discharge permitting program.

Attachments:

1. Ord. No. 05-17 Amending Title 17 Sewers
2. May 2016 UAC Minutes
3. May 2016 UAC Presentation
4. January 2017 UAC Minutes

ORDINANCE NO. 05-17

AN ORDINANCE of the City of Richland Amending
Title 17: Sewers, of the Richland Municipal Code regarding
Richland Pretreatment Act and rates and charges.

WHEREAS, the City completed an update to its General Sewer Plan in 2016 which includes a recommended capital improvement plan for through the year 2036; and

WHEREAS, also in 2016, the City utilized the results of the General Sewer Plan update to update its rate model which calculates user rates and connection fees; and

WHEREAS, the City's financial policies for utility rate setting direct that utility costs be assigned to customer classes according to their cost of service; and

WHEREAS, Washington State law establishes a method for establishing the rates charged to new connections to a sewer system; and

WHEREAS, the updated rate model suggested adoption of wastewater constituent rates that may be applied through the City's pre-treatment program to permitted commercial and industrial customers; and

WHEREAS, the City's Utility Advisory Committee reviewed the updated rate model in May, 2016 and again in January, 2017; and

WHEREAS, the Utility Advisory Committee recommended that no changes in user rates be adopted, that wastewater constituent rates be established for selected commercial and industrial customers, and that new customer connection fees be increased; and

WHEREAS, staff conducted a review of Richland Municipal Code Title 17: Sewers, and are recommending revisions to the current language, increasing clarity and implementing the rate changes recommended by the Utility Advisory Committee.

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

Section 1. Richland Municipal Code (RMC) Chapter 17.30, entitled Richland Pretreatment Act, as enacted by Ordinance No. 35-84 and last modified by Ordinance No. 37-10, is hereby amended to read as follows:

Chapter 17.30
RICHLAND PRETREATMENT ACT

Sections:

- 17.30.010 Adoption of Richland pretreatment program.**
- 17.30.020 *Repealed.***
- 17.30.030 General provisions.**
- 17.30.040 General requirements.**
- 17.30.050 Wastewater discharge permit requirements.**
- 17.30.060 Reporting requirements.**
- 17.30.070 Sampling and analytical requirements.**
- 17.30.080 Compliance monitoring.**
- 17.30.090 Confidential information.**
- 17.30.100 Publication of users in significant noncompliance.**
- 17.30.110 Administrative enforcement remedies.**
- 17.30.120 Judicial enforcement remedies.**
- 17.30.130 Supplemental enforcement action.**
- 17.30.140 Affirmative defenses to discharge violations.**
- 17.30.150 Wastewater treatment rates.**
- 17.30.160 Miscellaneous provisions.**

17.30.010 Adoption of Richland pretreatment program.

The current Richland pretreatment program is hereby adopted and is fully set forth in this chapter. [Ord. 35-84; Ord. 7-96; Ord. 29-98; Ord. 07-04; Ord. 35-04; Ord. 39-09 § 1.03].

17.30.020 Table of contents – Richland pretreatment program. *Repealed* by Ord. 39-09. [Ord. 7-96; Ord. 35-04].

17.30.030 General provisions.

A. Purpose and Policy. This chapter sets forth uniform requirements for users of the publicly owned treatment works (POTW) for the city of Richland and enables the city to comply with all applicable state and federal laws, including the Clean Water Act (33 USC 1251 et seq.) and the General Pretreatment Regulations (40 CFR Part 403). The objectives of this chapter are:

1. To prevent the introduction of pollutants into the POTW that will interfere with the operation of the POTW;
2. To prevent the introduction of pollutants into the POTW which will pass through the POTW, inadequately treated, into receiving waters or otherwise be incompatible with the POTW;
3. To ensure that the quality of the wastewater treatment plant sludge is maintained at a level which allows its use and disposal in compliance with applicable statutes and regulations;
4. To protect POTW personnel who may be affected by wastewater and sludge in the course of their employment and to protect the general public; and
5. To improve the opportunity to recycle and reclaim wastewater and sludge from the POTW.

This chapter shall apply to all users of the POTW. The program authorizes the issuance of wastewater discharge permits; authorizes monitoring, compliance and enforcement activities; establishes administrative review procedures; requires user reporting; and provides for the setting of fees for the equitable distribution of costs resulting from the program established herein.

B. Administration. Except as otherwise provided herein, the public works director shall administer, implement and enforce the provisions of this chapter. Any powers granted to or duties imposed upon the public works director may be delegated by the public works director to other city personnel.

C. Definitions. Unless a provision explicitly states otherwise, the following terms and phrases, as used in this chapter, shall have the meanings hereinafter designated.

“Act” or “the Act” means the Federal Water Pollution Control Act, also known as the Clean Water Act, as amended, 33 USC 1251 et seq.

“Applicable pretreatment standards” means, for a specific pollutant, the more stringent of a city prohibitive discharge standard, local limit or categorical pretreatment standards, and any other applicable local, state or federal standard.

“Approval authority” means the State of Washington Department of Ecology.

“Authorized representative of the user” means:

1. If the user is a corporation:

a. The president, secretary, treasurer, or a vice-president of the corporation in charge of a principal business function, or any other person who performs similar policy or decision-making functions for the corporation; or

b. The manager of one or more manufacturing, production or operation facilities, provided the manager is authorized to make management decisions which govern the operation of the regulated facility including having the explicit or implicit duty of making major capital investment recommendations and initialing and directing other comprehensive measures to assure long-term environmental compliance with environmental laws and regulations; can ensure that the necessary systems are established or actions taken to gather complete and accurate information for control mechanism requirements; and where authority to sign documents has been assigned or delegated to the manager in accordance with corporate procedures;

2. If the user is a partnership or sole proprietorship: a general partner or proprietor, respectively;

3. If the user is a federal, state or local governmental facility: a director or highest official appointed or designated to oversee the operation and performance of the activities of the government facility, or his/her designee.

4. The individuals described in subsections (1) through (3) of this definition may designate another authorized representative if the authorization is in writing, the authorization specifies the individual or position responsible for the overall operation of the facility from which the discharge originates or having overall responsibility for environmental matters for the company and the written authorization is submitted to the city.

“Best management practices (BMPs)” is a term which means schedules of activities, prohibitions of practices, maintenance procedures, and other management practices to implement the prohibitions listed in Sections 403.5(a)(1) and (b) of the Act. BMPs also include treatment requirements, operating procedures, and practices to control plant site runoff, spillage or leaks, sludge or waste disposal, or drainage from raw materials storage.

“Biochemical oxygen demand (BOD5)” means the quantity of oxygen utilized in the biochemical oxidation of organic matter under standard laboratory procedures for five days at 20 degrees Celsius expressed as a concentration (milligrams per liter (mg/L)).

“Categorical pretreatment standard” or “categorical standard” means any regulation containing pollutant discharge limits promulgated by the U.S. EPA in accordance with Sections 307(b) and (c) of the Act (33 USC 1317) which apply to a specific category of users and which appear in 40 CFR Chapter I, Subchapter N, Parts 405 through 471.

“Categorical user” means a user covered by one of the EPA’s categorical pretreatment standards.

“City” means the city of Richland or the city council of the city of Richland.

“Color” means the optical density at the visual wavelength of maximum absorption, relative to distilled water. One hundred percent transmittance is equivalent to zero optical density.

“Composite sample” means the sample resulting from the combination of individual wastewater samples taken at selected intervals based on an increment of either flow or time.

Control Authority. The term refers to the city of Richland, Washington.

“Cooling water/noncontact cooling water” means water used for cooling which does not come into direct contact with any raw material, intermediate product, waste product or finished product. Cooling water may be generated from any use, such as air conditioning, heat exchangers, cooling or refrigeration, to which the only pollutant added is heat.

“Domestic user (residential user)” means any person who contributes, causes or allows the contribution of wastewater into the city POTW that is of a similar volume and/or chemical makeup as that of a residential dwelling unit. Discharges from a residential dwelling unit typically include up to 100 gallons per capita per day, 0.2 pounds of BOD per capita and 0.17 pounds of TSS per capita.

“Environmental Protection Agency (EPA)” means the U.S. Environmental Protection Agency or, where appropriate, the Regional Water Management Division Director or other duly authorized official of said agency.

Existing Source. For a categorical industrial user, an “existing source” is any source of discharge, the construction or operation of which commenced prior to the publication by EPA of proposed categorical pretreatment standards, which will be applicable to such source if the standard is thereafter promulgated in accordance with Section 307 of the Act.

Existing User. For noncategorical users an “existing user” is defined as any user which is discharging wastewater prior to the effective date of the ordinance codified in this chapter.

“Grab sample” means a sample which is taken from a waste stream on a one-time basis without regard to the flow in the waste stream and without consideration of time.

“Indirect discharge” or “discharge” means the introduction of pollutants into the POTW from any nondomestic source regulated under Section 307(b), (c), or (d) of the Act. The discharge into the POTW is normally by means of pipes, conduits, pumping stations, force mains, constructed drainage ditches, surface water intercepting ditches and all constructed devices and appliances appurtenant thereto.

“Interference” means a discharge which, alone or in conjunction with a discharge or discharges from other sources, either: (1) inhibits or disrupts the POTW, its treatment processes or operations; (2) inhibits or disrupts its sludge processes, use or disposal; or (3) is a cause of a violation of the city’s NPDES permit or of the prevention of sewage sludge use or disposal in compliance with any of the following statutory/regulatory provisions or permits issued thereunder (or more stringent state or local regulations): Section 405 of the Clean Water Act; the Solid Waste Disposal Act (SWDA), including Title II commonly referred to as the Resource Conservation and Recovery Act (RCRA); any state regulations contained in any state sludge management plan prepared pursuant to Subtitle D of the SWDA; the Clean Air Act; the Toxic Substances Control Act; and the Marine Protection, Research and Sanctuaries Act.

“Maximum allowable discharge limit” means the maximum concentration (or loading) of a pollutant allowed to be discharged by a regulated industrial user at any time, determined from the analysis of a discrete or composited sample collected, independent of the wastewater flow rate.

“Medical wastes” means isolation wastes, infectious agents, human blood and blood products, pathological wastes, sharps, body parts, contaminated bedding, surgical wastes, potentially contaminated laboratory wastes and dialysis wastes.

“NAICS” means a classification pursuant to the North American Industry Classification System used by the United States Office of Management and Budget.

“New source” means:

1. Any building, structure, facility or installation from which there is (or may be) a discharge of pollutants, the construction of which commenced after the publication of proposed pretreatment standards under Section 307(c) of the Act which will be applicable to such source if such standards are thereafter promulgated in accordance with that section; provided, that:

- a. The building, structure, facility or installation is constructed at a site at which no other source is located; or

- b. The building, structure, facility or installation totally replaces the process or production equipment that causes the discharge of pollutants at an existing source; or

- c. The production or wastewater generating processes of the building, structure, facility or installation are substantially independent of an existing source at the same site. In determining whether these are substantially independent, factors such as the extent to which the new facility is integrated with the existing plant and the extent to which the new facility is engaged in the same general type of activity as the existing source should be considered.

2. Construction on a site at which an existing source is located results in a modification rather than a new source if the construction does not create a new building, structure, facility or installation meeting the criteria of subsection (1)(b) or (c) of this definition but otherwise alters, replaces or adds to existing process or production equipment.

3. Construction of a new source as defined under this paragraph has commenced if the owner or operator has:

- a. Begun, or caused to begin as part of a continuous on-site construction program:

- i. Any placement, assembly, or installation of facilities or equipment; or

- ii. Significant site preparation work including clearing, excavation, or removal of existing buildings, structures, or facilities which is necessary for the placement, assembly, or installation of new source facilities or equipment; or

- b. Entered into a binding contractual obligation for the purchase of facilities or equipment which are intended to be used in its operation within a reasonable time. Options to purchase or contracts which can be terminated or modified without substantial loss and contracts for feasibility, engineering and design studies do not constitute a contractual obligation under this definition.

“New user” is a user that is not regulated under federal categorical pretreatment standards but applies to the city for a new building permit or occupies an existing building and plans to discharge wastewater to the city’s collection system after the effective date of the ordinance codified in this chapter. Any person that

buys an existing facility that is discharging nondomestic wastewater will be considered an existing user if no significant changes are made in the manufacturing operation.

“Pass through” means a discharge which exits the POTW into waters of the United States in quantities or concentrations which, alone or in conjunction with a discharge or discharges from other sources, is a cause of a violation of any requirement of the city’s NPDES permit (including an increase in the magnitude or duration of a violation).

“Permittee” means a person or user issued a wastewater discharge permit.

“Person” means any individual, partnership, co-partnership, firm, company, corporation, association, joint stock company, trust, estate, governmental entity, or any other legal entity; or their legal representatives, agents, or assigns. This definition includes all federal, state, or local governmental entities.

“pH” means a measure of the acidity or alkalinity of a substance, expressed in standard units.

“Pollutant” means any dredged spoil, solid waste, incinerator residue, sewage, garbage, sewage sludge, munitions, medical wastes, chemical wastes, biological materials, radioactive materials, heat, wrecked or discharged equipment, rock, sand, cellar dirt, agricultural and industrial wastes and the characteristics of the wastewater (i.e., pH, temperature, TSS, turbidity, color, BOD, chemical oxygen demand (COD), toxicity or odor).

“Pretreatment” means the reduction of the amount of pollutants, the elimination of pollutants, or the alteration of the nature of pollutant properties in wastewater prior to (or in lieu of) introducing such pollutants into the POTW. This reduction or alteration can be obtained by physical, chemical, or biological processes; by process changes; or by other means (except by diluting the concentration of the pollutants unless allowed by an applicable pretreatment standard).

“Pretreatment requirements” means any substantive or procedural requirement related to pretreatment imposed on a user, other than a pretreatment standard.

Pretreatment Standard or Standard. “Pretreatment standard” shall mean any regulation containing pollutant discharge limits, promulgated by the EPA in accordance with Section 307(b) and (c) of the Act, which applies to industrial users. This term includes prohibited discharge standards (RMC 17.30.040(A)), categorical pretreatment standards (40 CFR Chapter I, Subchapter N), local limits (RMC 17.30.040(E)) and BMPs established by the city.

“Prohibited discharge standards” or “prohibited discharges” means absolute prohibitions against the discharge of wastewater with specific pollutants or pollutant properties (RMC 17.30.040(A)).

“Public works director” means the person designated by the city to manage the operation of the POTW and who is charged with certain duties and responsibilities by this chapter, or a duly authorized representative.

“Publicly owned treatment works (POTW)” means a “treatment works,” as defined by Section 212 of the Act (33 USC 1292) which is owned by the city. This definition includes any devices or systems used in the collection, storage, treatment, recycling and reclamation of sewage or industrial wastes of a liquid nature and any conveyances which convey wastewater to a treatment plant. The term also means the city.

“Septic tank waste” means any sewage from holding tanks such as vessels, chemical toilets, campers, trailers and septic tanks.

“Sewage” means human excrement and gray water (household showers, dishwashing operations, etc.).

“Sewer” means any pipe, conduit, ditch, or other device used to collect and transport sewage from the generating source.

Shall, May. "Shall" is mandatory; "may" is permissive.

"Significant industrial user" means:

1. A user subject to categorical pretreatment standards; or
2. A user that:
 - a. Discharges an average of 25,000 gallons per day (gpd) or more of process wastewater to the POTW (excluding sanitary, noncontact cooling and boiler blow-down wastewater); or
 - b. Contributes a process waste stream which makes up five percent or more of the average dry weather hydraulic or organic capacity of the POTW treatment plant; or
 - c. Is designated as such by the city on the basis that it has a reasonable potential for adversely affecting the POTW's operation or for violating any pretreatment standard or requirement.
3. Upon a finding that a user meeting the criteria in subsection (2) of this definition has no reasonable potential for adversely affecting the POTW's operation or for violating any applicable pretreatment standard or requirement, the city may at any time, on its own initiative or in response to a petition received from a user, and in accordance with procedures in 40 CFR 403.8(f)(6), determine that such user should not be considered a significant industrial user.

"Slug load" means any discharge at a flow rate or concentration which could cause a violation of the discharge standards in RMC 17.30.040(A) through (D) or any discharge of a nonroutine, episodic nature, including but not limited to an accidental spill or a noncustomary batch discharge.

"Stormwater" means any flow that occurs during or follows any form of natural precipitation and results from such precipitation, including snowmelt.

"Total suspended solids" means the total suspended matter that floats on the surface of, or is suspended in, water, wastewater, or other liquid and which is removable by laboratory filtering.

"Treatment plant effluent" means the discharge from the POTW into waters of the United States.

"User" or "industrial user" means a source of indirect discharge. The source shall not include "domestic user" as defined herein.

"Wastewater" means liquid and water-carried industrial wastes and sewage from residential dwellings, commercial buildings, industrial and manufacturing facilities and institutions, whether treated or untreated, which are contributed to the POTW.

"Wastewater discharge permit (industrial wastewater discharge permit, discharge permit)" means an authorization or equivalent control document issued by the city to users discharging wastewater to the POTW. The permit may contain appropriate pretreatment standards and requirements as set forth in this chapter.

"Wastewater treatment plant" or "treatment plant" means that portion of the POTW which is designed to provide treatment of municipal sewage and industrial waste.

The use of the singular shall be construed to include the plural and the plural shall include the singular as indicated by the context of its use.

D. Abbreviations. The following abbreviations shall have the designated meanings:

1. ASPP – accidental spill prevention plan.
2. BOD – biochemical oxygen demand.
3. CFR – Code of Federal Regulations.
4. COD – chemical oxygen demand.
5. EPA – U.S. Environmental Protection Agency.
6. FOG – fats, oil and grease.
7. gpd – gallons per day.
8. L – liter.
9. LEL – lower explosive limit.
10. mg – milligrams.
11. mg/L – milligrams per liter.
12. NAICS – North American Industry Classification System.
13. NPDES – National Pollutant Discharge Elimination System.
14. O&M – operation and maintenance.
15. POTW – publicly owned treatment works.
16. RCRA – Resource Conservation and Recovery Act.
17. SIC – Standard Industrial Classifications.
18. SWDA – Solid Waste Disposal Act (42 USC 6901, et seq.).
19. TSS – total suspended solids.
20. USC – United States Code. [Ord. 39-09 § 1.03; Ord. 37-10 § 1.01].

17.30.040 General requirements.

A. Prohibited Discharge Standards.

1. General Prohibitions. No user shall introduce or cause to be introduced into the POTW any pollutant or wastewater which causes pass through or interference. These general prohibitions apply to all users of the POTW whether or not they are subject to a categorical pretreatment standard or any other national, state, or local pretreatment standard or requirement.
2. Specific Prohibitions. No user shall introduce or cause to be introduced into the POTW the following pollutants, substances, or wastewater:
 - a. Pollutants which create a fire or explosive hazard in the POTW, including, but not limited to, waste streams with a closed-cup flashpoint of less than 140 degrees Fahrenheit (60 degrees Celsius) using the test methods specified in 40 CFR 261.21;

- b. Wastewater having a pH less than 5.0 or more than 10.0, or otherwise causing corrosive structural damage to the POTW or equipment, unless specifically authorized by the city. In no case shall the discharge have a pH less than 5.0 at any time;
- c. Solid or viscous substances in amounts which will cause obstruction of the flow in the POTW resulting in interference;
- d. Pollutants, including oxygen-demanding pollutants (BOD, etc.), released in a discharge at a flow rate and/or pollutant concentration which, either singly or by interaction with other pollutants, will cause interference with the POTW;
- e. Wastewater having a temperature which will inhibit biological activity in the treatment plant resulting in interference, but in no case wastewater which causes the temperature at the introduction into the treatment plant to exceed 104 degrees Fahrenheit (40 degrees Celsius) unless the approval authority, upon the request of the POTW, approves alternate temperature limits;
- f. Petroleum oil, nonbiodegradable cutting oil, or products of mineral oil origin, in amounts that will cause interference or pass through;
- g. Pollutants which result in the presence of toxic gases, vapors, or fumes within the POTW in a quantity that may cause acute worker health and safety problems;
- h. Trucked or hauled pollutants, except at discharge points designated by the city;
- i. Noxious or malodorous liquids, gases, solids, or other wastewater which, either singly or by interaction with other wastes, are sufficient to create a public nuisance or a hazard to life, or to prevent entry into the sewers for maintenance or repair;
- j. Wastewater which imparts color which cannot be removed by the treatment process, such as, but not limited to, dye wastes and vegetable tanning solutions, which consequently imparts color to the treatment plant's effluent, thereby causing or contributing to a violation of the city's NPDES permit;
- k. Wastewater containing any radioactive wastes or isotopes except as specifically approved by the public works director in compliance with applicable state or federal regulations;
- l. Stormwater, surface water, ground water, artesian well water, roof runoff, subsurface drainage, condensate, deionized water, noncontact cooling water and unpolluted wastewater, unless specifically authorized by the public works director;
- m. Any sludges, screenings, or other residues from the pretreatment of industrial wastes or from industrial processes;
- n. Wastewater that causes or contributes to a failure of a toxicity test conducted on the POTW effluent;
- o. Detergents, surface-active agents, or other substances which may cause excessive foaming in the POTW or otherwise cause pass through or interference;
- p. Any liquids, solids, or gases which by reason of their nature or quantity are, or may be, sufficient either alone or by interaction with other substances to cause fire or explosion or be injurious in any other way to the POTW or to the operation of the POTW. At no time shall two successive readings on an explosion meter, at the point of discharge into the

system (or at any point in the system), be more than five percent nor any single reading over 10 percent of the lower explosive limit (LEL) of the meter;

q. Animal guts or tissues, paunch manure, bones, hair, hides or fleshings, entrails, feathers, ashes, cinders, sand, spent lime, stone or marble dusts, metal, glass, straw, shavings, grass clippings, rags, waste paper, wood, plastics, gas, tar asphalt residues, residues from the refining or processing of fuel or lubricating oil, mud or glass grinding or polishing wastes;

r. Any substance which will cause the POTW to violate its NPDES and/or other disposal system permits;

s. Any wastewater which in the opinion of the public works director can cause harm either to the sewers, sewage treatment process, or equipment; have an adverse effect on the receiving stream; or can otherwise endanger life, limb, public property, or constitute a nuisance, unless allowed under special agreement by the public works director (except that no special waiver shall be given from categorical pretreatment standards or a violation of an approved maximum allowable industrial load or that causes or contributes to pass through or interference);

t. The contents of any tank or other vessel owned or used by any person in the business of collecting or pumping sewage, effluent, septage, or other wastewater unless said person has first obtained testing and approval as may be generally required by the city of Richland and paid all fees assessed for the privilege of said discharge;

u. Persistent pesticides and/or pesticides regulated by the Federal Insecticide Fungicide Rodenticide Act (FIFRA) that will cause or contribute to pass through or interference;

v. Sewage sludge, except in accordance with the city's NPDES permit, providing that it specifically allows the discharge to surface water of sewage sludge pollutants.

w. The discharge of dry cleaning process wastes, including new and used tetrachloroethylene (synonyms: perchloroethylene, tetrachloroethene), still bottom oil and separator water, is prohibited entirely. Where necessary, the city may require that these wastes be physically prevented from discharging into the sanitary sewer system.

B. Wastes prohibited by this section shall not be processed or stored in such a manner that they could be discharged to the POTW except as authorized by an industrial user permit and/or this chapter. If the industrial user has a pretreatment facility, all floor drains located in process or materials storage areas must discharge to the industrial user's pretreatment facility or to sumps or tanks that do not have the potential for a discharge to the POTW before connecting with the POTW. The city may require other industrial users to contain or collect wastewater from floor drains to protect the POTW and meet the objectives of this chapter.

C. Federal Categorical Pretreatment Standards. The national categorical pretreatment standards as amended and promulgated by the EPA pursuant to the Act and as found in 40 CFR Chapter I, Subchapter N, Parts 405 through 471 are hereby incorporated and shall be enforceable under this chapter.

D. State Requirements. State requirements and limitations on discharges to the POTW shall be met by all users which are subject to such standards in any instance in which they are more stringent than federal requirements and limitations, or those in this chapter or other applicable ordinances.

E. Local Limits. The following pollutant limits are established to protect against pass through and interference. No permitted industrial user shall discharge wastewater that exceeds the following limits:

Pollutant	Symbol	Maximum Allowable Discharge Limit(1) in mg/L
Arsenic	As	0.14
Cadmium	Cd	0.155
Chromium	Cr	3.4
Copper	Cu	1.71
Lead	Pb	0.658
Mercury	Hg	0.0216
Molybdenum	Mo	0.34
Nickel	Ni	1.31
Selenium	Se	0.24
Silver	Ag	0.213
Oil and grease	–	100
Zinc	Zn	6.93
Tetrachloroethylene (synonyms: tetrachloroethene, perchloroethylene)	–	1.152
Benzene(2)	–	0.05
BTEX(2)(3)	–	0.75

1. All pollutants shown are total.
2. These pollutants and limits generally apply to wastewaters from the cleanup of petroleum or gasoline underground storage tanks. In addition, the pollutants may be required of other users or included in permits where sampling and analysis indicate that the wastewater contains concentrations of these pollutants in excess of the stated limits.
3. This is the sum of measured concentrations for benzene, toluene, ethylbenzene, and xylene.

The above limits apply at the point where the wastewater is discharged to the POTW (end of the pipe). The public works director may impose mass limitations in addition to (or in place of) the concentration-based limitations above. Where a user is subject to both categorical pretreatment standards and local limits for a given pollutant, the more stringent limit shall apply.

F. City's Right of Revision. The city reserves the right to establish, by ordinance or in wastewater discharge permits, more stringent standards or requirements on discharges to the POTW.

G. Special Agreement. The city reserves the right to enter into special agreements with users setting out special terms under which they may discharge to the POTW. In no case will a special agreement waive compliance with a categorical pretreatment standard or federal pretreatment requirement. However, the user may request a net gross adjustment to a categorical standard in accordance with 40 CFR 403.15. They may also request a variance from the categorical pretreatment standard from the approval authority in accordance with 40 CFR 403.13.

H. Dilution. No user shall ever increase the use of process water, or in any way attempt to dilute a discharge, as a partial or complete substitute for adequate treatment to achieve compliance with an applicable pretreatment standard or requirement unless expressly authorized by an applicable pretreatment standard or requirement. The public works director may impose mass limitations on users which he believes may be using dilution to meet applicable pretreatment standards or requirements, or in other cases when the imposition of mass limitations is appropriate.

I. Pretreatment Facilities. Users shall provide necessary wastewater treatment as required to comply with this chapter and shall achieve compliance with all applicable pretreatment standards and requirements set out in this chapter within the time limitations specified by the EPA, the state, or the public works director, whichever are more stringent. Any facilities required to pretreat wastewater to a level acceptable to the city shall be provided, operated and maintained at the user's expense. Detailed plans showing the pretreatment facilities and operating procedures shall be submitted to the city for review and shall be acceptable to the city before construction of the facility. The review of such plans and operating procedures will in no way relieve the user from the responsibility of modifying the facility as necessary to produce an acceptable discharge to the city under the provisions of this chapter.

J. Deadline for Compliance with Applicable Pretreatment Requirements. Compliance by existing users (categorical users) covered by categorical pretreatment standards shall be within three years of the date the standard is effective unless a shorter compliance time is specified in the appropriate standard. The city shall establish a final compliance deadline date for any existing user not covered by categorical pretreatment standards or for any categorical user when the local limits for said user are more restrictive than the EPA's categorical pretreatment standards.

New source dischargers and new users are required to comply with applicable pretreatment standards within the shortest feasible time (not to exceed 90 days from the beginning of discharge). New sources and new users shall install and have in operating condition and shall start up all pollution control equipment required to meet applicable pretreatment standards before beginning to discharge.

Any wastewater discharge permit issued to a categorical user shall not contain a compliance date beyond any deadline date established in the EPA's categorical pretreatment standards. Any other existing user or a categorical user that must comply with a more stringent local limit, which is in noncompliance with any local limits, shall be provided with a compliance schedule placed in an industrial wastewater permit to ensure compliance within the shortest time feasible.

K. Additional Pretreatment Measures.

1. Whenever deemed necessary, the public works director may require users to restrict their discharge during peak flow periods, designate that certain wastewater be discharged only into specific sewers, relocate and/or consolidate points of discharge, separate sewage waste streams from industrial waste streams and such other conditions as may be necessary to protect the POTW and determine the user's compliance with the requirements of this chapter.

2. Each user discharging to the POTW greater than 25,000 gallons per day or greater than five percent of the average daily flow into the POTW, whichever is less, may be required to install and maintain, on its property and at its expense, a suitable storage and flow-control facility to ensure equalization of flow over a 24-hour period. A wastewater discharge permit may be issued solely for flow equalization.

3. Grease, oil and sand interceptors shall be provided when, in the opinion of the public works director, they are necessary for the proper handling of wastewater containing excessive amounts of grease and oil, or sand; except that such interceptors shall not be required for residential users. All interception units shall be of type and capacity approved by the public works director and shall be so located to be easily accessible for cleaning and inspection.

Where installed, all grease, oil and sand traps (or interceptors) shall be maintained by the owner, at his expense, in continuously efficient operation at all times and subject to inspection. In the event the owner fails to properly maintain the grease trap (or interceptor), which in the opinion of the director causes clogging of the sewer lines and/or pump stations, the cost of the city, time and material, in cleaning the sewer lines and/or pump stations may be charged to the owner of the grease trap. For the purpose of this paragraph, the owner shall be the person, firm or corporation named on the sewer account.

The user shall maintain a written record of trap and/or interceptor maintenance for the past three years. All such records shall be available for inspection by the city of Richland, and shall be kept in accordance with the recordkeeping requirements of RMC 17.30.060.

4. Users with the potential to discharge flammable substances may be required to install and maintain an approved combustible gas detection meter.

L. Accidental Spill Prevention Plans/Slug Control Plans. The public works director may require any user to develop and implement an accidental spill prevention plan (ASPP)/slug control plan. Where deemed necessary by the city, facilities to prevent accidental discharge or slug discharges of pollutants shall be provided and maintained at the user's cost and expense. An accidental spill prevention plan or slug control plan showing facilities and operating procedures to provide this protection shall be submitted to the city for review and approval before implementation. The city shall determine which user is required to develop a plan and require said plan to be submitted within 120 days after notification by the city. Each user shall implement its ASPP as submitted or as modified after such plan has been reviewed and approved by the city. Review and approval of such plans and operating procedures by the city shall not relieve the user from the responsibility to modify its facility as necessary to meet the requirements of this section.

1. Any user required to develop and implement an accidental discharge/slug control plan shall submit a plan which addresses, at a minimum, the following:

- a. Description of discharge practices, including nonroutine batch discharges;
- b. Description of stored chemicals;
- c. Procedures for immediately notifying the POTW of any accidental or slug discharge. Such notification must also be given for any discharge which would violate any of the standards in subsections (A) through (D) of this section; and
- d. Procedures to prevent adverse impact from any accidental or slug discharge. Such procedures include, but are not limited to, inspection and maintenance of storage areas, handling and transfer of materials, loading and unloading operations, control of plant site runoff, worker training, building of containment structures or equipment, measures for containing toxic organic pollutants (including solvents) and/or measures and equipment for emergency response.

2. Users shall notify the city wastewater treatment plant immediately after the occurrence of a slug or accidental discharge of substances regulated by this chapter. The notification shall include location of discharge, date and time thereof, type of waste, concentration and volume and corrective actions. Any affected user shall be liable for any expense, loss, or damage to the POTW, in addition to the amount of any fines imposed on the city on account thereof under state or federal law.

3. Within five days following an accidental discharge, the user shall submit to the public works director a detailed written report describing the cause of the discharge and the measures to be taken by the user to prevent similar future occurrences. Such notification shall not relieve the user of any expense, loss, damage, or other liability which may be incurred as a result of damage to the POTW, fish kills, or any other damage to person or property. Nor shall such notification relieve the user of any fines, civil penalties, or other liability which may be imposed by this chapter or other applicable law.

4. Signs shall be permanently posted in conspicuous places on the user's premises advising employees whom to call in the event of a slug or accidental discharge. Employers shall instruct all employees who may cause or discover such a discharge with respect to emergency notification procedures.

M. Septic Tank Wastes.

1. Septic tank waste may be introduced into the POTW only at a designated receiving structure within the treatment plant area and at such times as are established by the public works director. Such wastes shall not violate this section or any other requirements established or adopted by the city. Wastewater discharge permits for individual vehicles to use such facilities shall be issued by the public works director.
2. Septic tank waste haulers may only discharge loads at locations specifically designated by the public works director. No load may be discharged without prior consent of the public works director. The public works director may collect samples of each hauled load to ensure compliance with applicable pretreatment standards. The public works director may require the hauler to provide a waste analysis of any load prior to discharge.
3. Septic tank waste haulers must provide a waste-tracking form for every load. This form shall include, at a minimum, the name and address of the waste hauler, permit number, truck identification, sources of waste and volume and characteristics of waste.
4. Fees for dumping hauled wastes will be established as part of the user fee system as authorized in RMC 17.30.160. [Ord. 39-09 § 1.03; Ord. 37-10 § 1.02].

17.30.050 Wastewater discharge permit requirements.

No significant industrial user shall discharge wastewater into the POTW without first obtaining a wastewater discharge permit from the public works director; the permit must be enforceable and contain all the elements as required by 40 CFR 403.8(t)(1)(iii)(B). Any violation of the terms and conditions of a wastewater discharge permit shall be deemed a violation of this chapter and subjects the wastewater discharge permittee to the sanctions set out in this chapter. Obtaining a wastewater discharge permit does not relieve a permittee of its obligation to comply with all federal and state pretreatment standards or requirements or At least 180 days prior to the anticipated start-up, unless specifically authorized by the public works director, any new source, sources that become a user subsequent to the promulgation of an applicable categorical pretreatment standard and “new users” considered by the city to fit the definition of SIU, shall apply for a wastewater discharge permit and will be required to submit to the city at least the information listed in subsections (E)(1) through (5) of this section. with any other requirements of federal, state and local law.

The public works director may require other users, including liquid waste haulers, to obtain wastewater discharge permits (as necessary) to carry out the purposes of this chapter.

A. Wastewater Discharge Permitting – Existing Significant Industrial User (SIU). Any SIU that was discharging wastewater into the POTW prior to the effective date of the ordinance codified in this chapter and that wishes to continue such discharges in the future shall, within 60 days after notification by the public works director, submit a permit application to the city in accordance with subsection (D) of this section and shall not cause or allow discharges to the POTW to continue after 90 days of the effective date of the ordinance codified in this chapter except in accordance with a wastewater discharge permit issued by the public works director.

B. Wastewater Discharge Permitting – New Source and New User. A new source or “new user” cannot discharge without first receiving a wastewater discharge permit from the city. New sources and “new users” shall also be required to include in their application information the method of pretreatment the user intends to use to meet applicable pretreatment standards. New sources and “new users” shall give estimates of the information requested in subsections (E)(4) and (5) of this section.

C. Pretreatment Equipment Modification. Before the construction, addition or modification of pretreatment equipment, the user must submit an engineering report to the city and/or WDOE for approval.

D. Wastewater Discharge Permitting – Extrajurisdictional Users. Any existing user located beyond the city limits who is required to obtain a wastewater discharge permit shall submit a wastewater discharge permit

application as outlined in subsection (A) of this section. New source and “new users” located beyond the city limits required to obtain a wastewater discharge permit shall comply with subsection (B) of this section.

E. Wastewater Discharge Permit Application Contents. All users required to obtain a wastewater discharge permit must submit, at a minimum, the following baseline information. The public works director shall approve a form to be used as a permit application. Categorical users submitting the following information shall have complied with 40 CFR 403.12(b).

1. Identifying Information. The user shall submit the name and address of the facility including the name of the operator and owners;

2. Permits. The user shall submit a list of any environmental control permits held by or for the facility;

3. Description of Operations. The user shall submit a brief description of the nature, average rate of production and standard industrial classification of the operation(s) carried out by such industrial user, including a list of all raw materials and chemicals used or stored at the facility which are, or could accidentally or intentionally be, discharged to the POTW; number of employees; hours of operation; each product produced by type, amount, process or processes and rate of production; type and amount of raw materials processed (average and maximum per day) and the time and duration of discharges. This description should also include a schematic process diagram which indicates points of discharge to the POTW from the regulated or manufacturing processes. Disclosure of site plans, floor plans, mechanical and plumbing plans and details to show all sewers, sewer connections, inspection manholes, sampling chambers and appurtenances by size, location and elevation.

4. Flow Measurement.

a. Categorical User. The user shall submit information showing the measured average daily and maximum daily flow, in gallons per day, to the POTW from each of the following:

i. Regulated or manufacturing process streams; and

ii. Other streams as necessary to allow use of the combined waste stream formula of 40 CFR 403.6(e).

b. Noncategorical User. The user shall submit information showing the measured average daily and maximum daily flow, in gallons per day, to the POTW from each of the following:

Total process flow, wastewater treatment plant flow, total plant flow or individual manufacturing process flow as required by the public works director.

The city may allow for verifiable estimates of these flows where justified by cost or feasibility considerations.

5. Measurements of Pollutants.

a. Categorical User.

i. The user shall identify the applicable pretreatment standards for each regulated or manufacturing process.

ii. In addition, the user shall submit the results of sampling and analysis identifying the nature and concentration (or mass where required by the categorical pretreatment standard or as required by the city) of regulated pollutants (including standards contained in RMC 17.30.040(A) through (E), as appropriate) in the discharge from each regulated or

manufacturing process. Both daily maximum and average concentration (or mass, where required) shall be reported. The sample shall be representative of daily operations and shall conform to sampling and analytical procedures outlined in RMC 17.30.070.

iii. The user shall take a minimum of one representative sample to compile that data necessary to comply with the requirements of this subsection.

iv. Where an alternate concentration or mass limit has been calculated in accordance with 40 CFR 403.6(e) for a categorical user covered by a categorical pretreatment standard this adjusted limit, along with supporting data, shall be submitted as part of the application.

b. Noncategorical User.

i. The user shall identify the applicable pretreatment standards for its wastewater discharge.

ii. In addition, the user shall submit the results of sampling and analysis identifying the nature and concentration (or mass where required by the city) of regulated pollutants contained in RMC 17.30.040(A) through (E), as appropriate in the discharge. Both daily maximum and average concentration (or mass, where required) shall be reported. The sample shall be representative of daily operations and shall conform to sampling and analytical procedures outlined in RMC 17.30.070.

iii. The user shall take a minimum of one representative sample to compile that data necessary to comply with the requirements of this subsection.

iv. Where the public works director developed alternate concentration or mass limits because of dilution, this adjusted limit along with supporting data shall be submitted as part of the application.

6. Certification. The user shall submit a statement, reviewed by an authorized representative of the user and certified by a qualified professional as outlined in subsection (F) of this section, indicating whether the applicable pretreatment standards are being met on a consistent basis, and, if not, whether additional operation and maintenance (O&M) and/or additional pretreatment is required for the user to meet the applicable pretreatment standards and requirements.

7. Compliance Schedule. If additional pretreatment and/or O&M will be required to meet the applicable pretreatment standards, the user will provide the shortest schedule by which the user will provide such additional pretreatment and/or O&M. The user's schedule shall conform to the requirements of RMC 17.30.060(D). The completion date in this schedule shall not be later than the compliance date established pursuant to RMC 17.30.040(J).

a. Where the user's categorical pretreatment standard has been modified by a removal allowance (40 CFR 403.7), the combined waste stream formula (40 CFR 403.6(e)), and/or a fundamentally different factors variance (40 CFR 403.13) at the time the user submits the report required by this subsection, the information required by subsections (E)(6) and (7) of this section shall pertain to the modified limits.

b. If the categorical pretreatment standard is modified by a removal allowance (40 CFR 403.7), the combined waste stream formula (40 CFR 403.6(e)), and/or a fundamentally different factors variance (40 CFR 403.13) after the user submits the report required by subsections (E)(6) and (7) of this section, a new report shall be submitted by the user within 60 days after the modified limit is approved.

8. The user shall submit any other information as may be deemed necessary by the public works director to evaluate the wastewater discharge permit application. Incomplete or inaccurate applications will not be processed and will be returned to the user for revision.

F. Signatory and Certification Requirement. All wastewater discharge permit applications and user reports must be signed by an authorized representative.

For the purpose of this section, a responsible officer or manager means:

1. A president, vice-president, secretary, or treasurer of the corporation in charge of a principal business function, or any other person who performs similar policy or decision-making functions for the corporation; or
2. The manager of one or more manufacturing, production, or operating facilities, provided the manager is authorized to make management decisions which govern the operation of the regulated facility including having the explicit or implicit duty of making major capital investment recommendations and initiating and directing other comprehensive measures to assure long-term environmental compliance with environmental laws and regulations; can ensure that the necessary information for control mechanism requirements; and where authority to sign documents has been assigned or delegated to the manager in accordance with corporate procedures. This authorization must be made in writing by the principal executive officer or ranking elected official and submitted to the approval authority prior to or together with the report being submitted of the user and contain the following certification statement:

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

A duly authorized representative is an individual designated by the responsible officer, manager, sole proprietor or general partner in writing. The written authorization must be submitted to the city and also specifies either an individual or a position having the responsibility of the overall operation of the facility from which the industrial discharge originates, such as the position of plant manager, operator of a well, or well field superintendent, or a position of equivalent responsibility, or having overall responsibility for environmental matters for the company. If an authorization in this section is no longer accurate because a different individual or position has responsibility for the overall operation of the facility, or overall responsibility for environmental matters for the company, a new authorization satisfying the requirements of this section must be submitted to the city prior to or together with any reports to be signed by an authorized representative.

G. Wastewater Discharge Permit Issuance Decisions. The public works director will evaluate the data furnished by the user and may require additional information. Within 90 days of receipt of a complete wastewater discharge permit application, the public works director will determine whether or not to issue a wastewater discharge permit. Upon a determination to issue, the permit shall be issued within 90 days of full evaluation and acceptance of the data furnished. The public works director may deny any application for a wastewater discharge permit.

Justifications for decisions made during the permitting process are summarized in an industrial user "fact sheet." A fact sheet briefly sets forth the principal facts and the significant legal, procedural and policy decisions considered in preparing an industrial wastewater permit. The fact sheet contains, at a minimum, the following components:

1. Description of industrial user;

2. Discharge information;
3. Basis for permit limits;
4. Special conditions in permit; and
5. Calculation used to derive each limit.

H. Wastewater Discharge Permit Contents. Wastewater discharge permits shall include such conditions as are reasonably deemed necessary by the public works director to prevent pass through or interference, protect the quality of the water body receiving the treatment plant's effluent, protect worker health and safety, facilitate sludge management and disposal and protect against damage to the POTW.

1. Wastewater discharge permits must contain the following conditions:

- a. A statement that indicates wastewater discharge permit duration, which in no event shall exceed five years;
- b. A statement that the wastewater discharge permit is nontransferable without prior notification to and approval from the city and provisions for furnishing the new owner or operator with a copy of the existing wastewater discharge permit;
- c. Applicable pretreatment standards and requirements, including any special state requirements;
- d. Self-monitoring, sampling, reporting, notification, submittal of technical reports, compliance schedules and record-keeping requirements. These requirements shall include an identification of pollutants to be monitored, sampling location, sampling frequency and sample type based on federal, state and local law;
- e. Requirement for immediate notification to the city where self-monitoring results indicate noncompliance;
- f. Requirement to report a bypass or upset of a pretreatment facility;
- g. Requirement to report immediately to the city all discharges, including slug loadings, that could cause problems to the POTW;
- h. Requirement for the SIU who reports noncompliance to repeat the sampling and analysis and submit results to the city within 30 days after becoming aware of the violation;
- i. A statement of applicable civil, criminal and administrative penalties for violation of pretreatment standards and requirements and any applicable compliance schedule;
- j. Requirements to control slug discharges, if determined by the POTW to be necessary.

2. Wastewater discharge permits may contain, but need not be limited to, the following conditions:

- a. Limits on the average and/or maximum rate of discharge, time of discharge, and/or requirements for flow regulation and equalization;
- b. Requirements for the installation of pretreatment technology, pollution control, or construction of appropriate containment devices, designed to reduce, eliminate, or prevent the introduction of pollutants into the treatment works;

c. Requirements for the development and implementation of spill control plans or other special conditions including management practices necessary to adequately prevent accidental, unanticipated, or routine discharges;

d. Development and implementation of waste minimization plans to reduce the amount of pollutants discharged to the POTW;

e. The unit charge or schedule of user charges and fees for the management of the wastewater discharged to the POTW;

f. Requirements for installation and maintenance of inspection and sampling facilities and equipment;

g. A statement that compliance with the wastewater discharge permit does not relieve the permittee of responsibility for compliance with all applicable federal and state pretreatment standards, including those which become effective during the term of the wastewater discharge permit;

h. Any special agreements the public works director chooses to continue or develop between the city and user; and

i. Other conditions as deemed appropriate by the public works director to ensure compliance with this chapter, and state and federal laws, rules and regulations.

I. Wastewater Discharge Permit Appeals. Any person, including the user, may petition the city to reconsider the terms of a wastewater discharge permit within 30 days of its issuance.

1. Failure to submit a timely petition for review shall be deemed to be a waiver of the administrative appeal.

2. In its petition, the appealing party must indicate the wastewater discharge permit provisions objected to, the reasons for this objection and the alternative condition, if any, it seeks to place in the wastewater discharge permit.

3. The effectiveness of the wastewater discharge permit shall not be stayed pending the appeal.

4. If the city fails to act within 30 days, a request for reconsideration shall be deemed to be denied. Decisions not to reconsider a wastewater discharge permit, not to issue a wastewater discharge permit, or not to modify a wastewater discharge permit, shall be considered final administrative actions for purposes of judicial review.

5. Aggrieved parties seeking judicial review of the final administrative wastewater discharge permit decision must do so by filing a complaint with the Benton County superior court for jurisdiction within two years of the denial of the permit.

J. Wastewater Discharge Permit Duration. Wastewater discharge permits shall be issued for a specified time period, not to exceed five years. A wastewater discharge permit may be issued for a period less than five years, at the discretion of the public works director. Each wastewater discharge permit will indicate a specific date upon which it will expire.

K. Wastewater Discharge Permit Modification. The public works director may modify the wastewater discharge permit for good cause including, but not limited to, the following:

1. To incorporate any new or revised federal, state, or local pretreatment standards or requirements;

2. To address significant alterations or additions to the user's operation, processes, or wastewater volume or character since the time of wastewater discharge permit issuance;
3. A change in the POTW that requires either a temporary or permanent reduction or elimination of the authorized discharge;
4. Information indicating that the permitted discharge poses a threat to the city's POTW, city personnel, or the receiving waters;
5. Violation of any terms or conditions of the wastewater discharge permit;
6. Misrepresentations or failure to fully disclose all relevant facts in the wastewater discharge permit application or in any required report;
7. Revision of or a grant of variance from categorical pretreatment standards pursuant to 40 CFR 403.13;
8. To correct typographical or other errors in the wastewater discharge permit; or
9. To reflect a transfer of the facility ownership and/or operation to a new owner/operator.

L. Wastewater Discharge Permit Transfer. Wastewater discharge permits may be reassigned or transferred to a new owner and/or operator only if the permittee gives at least 30 days' advance notice to the public works director and the public works director approves the wastewater discharge permit transfer. The notice to the public works director must include a written certification by the new owner and/or operator which:

1. States that the new owner and/or operator has no immediate intent to change the facility's operations and processes;
2. Identifies the specific date on which the transfer is to occur; and
3. Assumes full responsibility for complying with the existing wastewater discharge permit beginning on the date of transfer.

Failure to provide advance notice of a transfer renders the wastewater discharge permit voidable as of the date of facility transfer.

Provided that the above occurs and that there were no significant changes to the manufacturing operation or wastewater discharge, the new owner will be considered an existing user and be covered by the existing limits and requirements in the previous owner's permit.

M. Wastewater Discharge Permit Revocation. Wastewater discharge permits may be revoked for, but not limited to, the following reasons:

1. Failure to notify the city of significant changes to the wastewater prior to the changed discharge;
2. Failure to provide prior notification to the city of changed conditions;
3. Misrepresentation or failure to fully disclose all relevant facts in the wastewater discharge permit application;
4. Falsifying self-monitoring reports;
5. Tampering with monitoring equipment;
6. Refusing to allow the city timely access to the facility premises and records;

7. Failure to meet discharge limitations;
8. Failure to pay fines;
9. Failure to pay sewer charges;
10. Failure to meet compliance schedules;
11. Failure to complete a wastewater survey or the wastewater discharge permit application;
12. Failure to provide advance notice of the transfer of a permitted facility; or
13. If the city has to invoke its emergency provision as cited in RMC 17.30.110(G).
14. Violation of any pretreatment standard or requirement, or any terms of the wastewater discharge permit or this chapter.

Wastewater discharge permits shall be voidable upon cessation of operations or transfer of business ownership. All wastewater discharge permits issued to a particular user are void upon the issuance of a new wastewater discharge permit to that user.

N. Wastewater Discharge Permit Reissuance. A user who is required to have a wastewater discharge permit shall apply for wastewater discharge permit reissuance by submitting a complete wastewater discharge permit application, in accordance with subsection (E) of this section, a minimum of 180 days prior to the expiration of the user's existing wastewater discharge permit. A user whose existing wastewater discharge permit has expired and who has submitted its re-application in the time period specified herein shall be deemed to have an effective wastewater discharge permit until the city issues or denies the new wastewater discharge permit. A user whose existing wastewater discharge permit has expired and who failed to submit its re-application in the time period specified herein will be deemed to be discharging without a wastewater discharge permit.

O. Pretreatment Equipment Modification. Before the construction, addition or modification of pretreatment equipment, the user must submit an engineering report to the city for approval.

P. Public Notice. The city's pretreatment program encourages public involvement of permit development activities by publishing an announcement in the Tri-City Herald newspaper for two consecutive weeks prior to the issuance of an industrial wastewater permit. The publication describes the industrial user applying for a permit, the tentative determination of the permit process, and where interested persons can submit written comments and/or review proposed permits and related documents.

If the comments received indicate significant public interest in the proposed permit, or if useful information could be produced thereby, the public works director may hold a public hearing on the application. Public notice regarding any hearing will be circulated at least 30 days in advance of the public hearing.

If a small number of comments are received from the public, the city's pretreatment program will review them and respond in writing, either on an individual basis to each comment or comments in a single "Response to Comment" document issued at the same time as the final permit. [Ord. 39-09 § 1.03; amended during 2011 recodification].

17.30.060 Reporting requirements.

A. Baseline Monitoring Reports. Categorical users who submit permit applications as described in RMC 17.30.050(E) shall be considered to have complied with requirement in 40 CFR Section 403.12(b) to submit baseline monitoring reports.

B. Final Compliance Report (Initial Compliance Report).

1. Within 90 days following the date for final compliance by the significant industrial user with applicable pretreatment standards and requirements set forth in this chapter, in a wastewater discharge permit, or within 30 days following commencement of the introduction of wastewater into the POTW by a new source or new users considered by the city to fit the definition of SIU, the affected user shall submit to the city a report containing the information outlined in RMC 17.30.050(E)(4) through (6).

2. For users subject to equivalent mass or concentration limits established by the city in accordance with procedures established in 40 CFR 403.6(c), this report shall contain a reasonable measure of the user's long-term production rate. For all other users subject to categorical pretreatment standards expressed in terms of allowable pollutant discharge per unit of production (or other measure of operation), this report shall include the user's actual production during the appropriate sampling period.

C. Periodic Compliance Report.

1. Any user that is required to have an industrial waste discharge permit and performs self-monitoring shall submit to the city during the months of June and December, unless required on other dates or more frequently by the city, a report indicating the nature of the effluent over the previous reporting period. The frequency of monitoring shall be as prescribed within the industrial waste discharge permit. At a minimum, users shall sample their discharge at least twice per year.

2. The report shall include a record of the concentrations (and mass if specified in the wastewater discharge permit) of the pollutants listed in the wastewater discharge permit that were measured and a record of all flow measurements (average and maximum) taken at the designated sampling locations and shall also include any additional information required by this chapter or the wastewater discharge permit. Production data shall be reported if required by the wastewater discharge permit.

3. Both daily maximum and average concentration (or mass, where required) shall be reported. If a user sampled and analyzed more frequently than what was required by the city or by this chapter, using methodologies in 40 CFR Part 136, it must submit all results of sampling and analysis of the discharge during the reporting period.

4. Any user subject to equivalent mass or concentration limits established by the city or by unit production limits specified in the applicable categorical standards shall report production data as outlined in subsection (B)(2) of this section.

5. If the city calculated limits to factor out dilution flows or nonregulated flows, the user will be responsible for providing flows from the regulated process flows, dilution flows and nonregulated flows.

6. Flows shall be reported on the basis of actual measurement; provided, however, that the city may accept reports of average and maximum flows estimated by verifiable techniques if the city determines that an actual measurement is not feasible.

7. Discharges sampled shall be representative of the user's daily operations and samples shall be taken in accordance with the requirements specified in RMC 17.30.070.

8. The city may require reporting by users that are not required to have an industrial wastewater discharge permit if information or data is needed to establish a sewer charge, determine the treatability of the effluent or determine any other factor which is related to the operation and maintenance of the sewer system.

9. The city may require self-monitoring by the user or, if requested by the user, may agree to perform the periodic compliance monitoring needed to prepare the periodic compliance report required under this section. If the city agrees to perform such periodic compliance monitoring, it may charge the user for such monitoring, based upon the costs incurred by the city for the sampling and analyses. Any such charges shall be added to the normal sewer charge and shall be payable as part of the sewer bills. The city is under no obligation to perform periodic compliance monitoring for a user.

D. Compliance Schedule for Meeting Applicable Pretreatment Standards.

1. The schedule shall contain increments of progress in the form of dates for the commencement and completion of major events leading to the construction and operation of additional pretreatment required for the user to meet the applicable pretreatment standards (e.g., hiring an engineer, completing preliminary plans, completing final plans, executing contract for major components, commencing construction, completing construction, etc.).

2. No increment referred to in subsection (D)(1) of this section shall exceed nine months.

3. Not later than 14 days following each date in the schedule and the final date for compliance, the user shall submit a progress report to the city including, at a minimum, whether or not it complied with the increment of progress to be met on such date and, if not, the date on which it expects to comply with this increment of progress, the reason for delay and the steps being taken by the user to return the construction to the schedule established. In no event shall more than nine months elapse between such progress reports.

E. Notification of Significant Production Change. Any user operating under a wastewater discharge permit incorporating equivalent mass or concentration limits shall notify the city within two business days after the user has a reasonable basis to know that the production level will significantly change within the next calendar month. Any user not providing a notice of such anticipated change will be required to comply with the existing limits contained in its wastewater discharge permit.

F. Hazardous Waste Notification.

1. Any industrial user shall notify the city, in writing, of any discharge into the POTW of a substance which, if otherwise disposed of, would be hazardous waste under 40 CFR Part 261. Such notification to the city shall be made within the appropriate time frames specified in subsection (G) or (I) of this section, whichever is shorter. The notification requirement in this section does not apply to pollutants already reported under the self-monitoring requirements as specified in subsection (A), (B) or (C) of this section.

Such notification must include:

- a. The name of the hazardous waste as set forth at 40 CFR Part 261;
- b. The EPA hazardous waste number;
- c. The type of discharge (continuous, batch, or other);
- d. An identification of the hazardous constituents contained in the wastes;
- e. An estimation of the mass and concentration of such constituents in the waste stream discharged during that calendar month;
- f. An estimation of the mass of constituents in the wastestream expected to be discharged during the following 12 months;

g. Certification that the industrial user has a program in place to reduce the volume and toxicity of hazardous wastes generated to the degree it has determined to be economically practical; and

h. Signatory certification as required by RMC 17.30.050(F).

2. Any industrial user shall notify the EPA Regional Waste Management Division Director, and state hazardous waste authorities, in writing, of the discharge into the POTW of a substance which, if otherwise disposed of, would be hazardous waste under 40 CFR Part 261 and meets the reporting criteria specified at 40 CFR 403.12(p). Notification to the Washington State Department of Ecology and EPA is the responsibility of the industrial user and shall be made as required under 40 CFR 403.12(p). The industrial user shall copy the city on all notifications made to the state and EPA.

3. In the case of any new regulation under Section 3001 of the Resource Conservation and Recovery Act (RCRA) identifying additional characteristics of hazardous waste or listing any additional substance as hazardous waste, the industrial user must notify the city, the EPA Regional Waste Management Waste Division Director, and Washington State Department of Ecology hazardous waste authorities of the discharge of such substance within 90 days of the effective date of such regulations.

4. This provision does not create a right to discharge any substance not otherwise allowed to be discharged by this chapter, a permit issued hereunder, or any applicable federal or state law.

G. Notice of Potential Problems, Including Accidental Spills, Slug Loadings. Any user shall notify the city immediately of all discharges that could cause problems to the POTW, including any slug loadings, as defined in RMC 17.30.030(C). The notification shall include the concentration and volume and corrective action. Steps being taken to reduce any adverse impact should also be noted during the notification. Any user who discharges a slug (or slugs) of pollutants shall be liable for any expense, loss, or damage to the POTW, in addition to the amount of any fines imposed on the city under state or federal law.

H. Noncompliance Reporting. If sampling performed by a user indicates a violation, the user shall notify the city within 24 hours of becoming aware of the violation. The user shall also repeat the sampling within five days and submit the results of the repeat analysis to the city within 30 days after becoming aware of the violation. (Where the city has the sampling and analysis in lieu of the industrial user, the city must perform the repeat sampling and analysis unless it notifies the user of the violation and requires the user to perform the repeat analysis.) Resampling is not required if:

1. The city performs sampling at the user at a frequency of at least once per month; or
2. The city performs sampling at the user between the time when the user performs its initial sampling and the time when the user receives the results of this sampling.

I. Notification of Changed Discharge. All users shall promptly notify the city in advance of any substantial change in the volume or character of pollutants in their discharge, including significant regulated or manufacturing process changes, pretreatment modifications and the listed or characteristic hazardous wastes for which the user has submitted initial notification under 40 CFR 403.12(p).

J. Reports from Unpermitted Users. All users not required to obtain a wastewater discharge permit shall provide appropriate reports to the city as the public works director may require.

K. Record Keeping. Users subject to the reporting requirements of this chapter shall retain and make available for inspection and copying all records of information obtained pursuant to any monitoring activities required by this chapter and any additional records of information obtained pursuant to monitoring activities undertaken by the user independent of such requirements. Records shall include the date, exact place, method and time of sampling and the name of the person(s) taking the samples; the dates analyses were performed; who performed the analyses; the analytical techniques or methods used; and the results of such

analyses including documentation associated with BMPs. These records shall remain available for a period of at least three years. This period shall be automatically extended for the duration of any litigation concerning the user or POTW, or where the user has been specifically notified of a longer retention period by the public works director. [Ord. 39-09 § 1.03; Ord. 37-10 § 1.03].

17.30.070 Sampling and analytical requirements.

A. Sampling Requirements for Users.

1. The reports required for this section must be based upon data obtained through appropriate sampling and analysis performed during the period covered by the report, which data are representative of conditions occurring during the reporting period. The Control Authority shall require that frequency of monitoring necessary to assess and assure compliance by Industrial Users with applicable Pretreatment Standards and Requirements.

~~A minimum of four g~~Grab samples must be used for pH (unless performing continuous pH monitoring), cyanide, total phenols, oil and grease, sulfide and volatile organics. For all other pollutants, 24-hour composite samples must be obtained through flow-proportional composite sampling techniques, unless time-proportional composite sampling or grab sampling is authorized by the control authority. The sample must be representative of the discharge and the decision to allow alternative sampling must be documented in the industrial user file for that facility or facilities. Using protocols (including appropriate preservation) specified in 40 CFR Part 136 and appropriate EPA guidance, multiple grab samples collected during the 24-hour period may be composited prior to the analysis as follows: for cyanide, total phenols, and sulfides the samples may be composited in the laboratory or in the field; for volatile organics and oil and grease, the samples may be composited in the laboratory. Composite samples for other parameters unaffected by compositing procedures as documented in approved EPA methodologies may be authorized by the control authority, as appropriate.

2. For sampling required in support of baseline monitoring and 90-day compliance reports, a minimum of four grab samples must be used for pH (unless performing continuous pH monitoring), cyanide, total phenols, oil and grease, sulfide and volatile organic compounds for facilities for which historical sampling data do not exist; for facilities for which historical sampling data are available, the control authority may authorize a lower minimum. For the reports required by 40 CFR 403.12(e) and (h), the control authority shall require the number of grab samples necessary to assess and assure compliance by industrial users with applicable pretreatment standards and requirements.

3. Samples shall be taken immediately downstream from pretreatment facilities if such exist or immediately downstream from the regulated or manufacturing process if no pretreatment exists or as determined by the city and contained in the user's wastewater discharge permit. For categorical users, if other wastewaters are mixed with the regulated wastewater prior to pretreatment the user shall measure the flows and concentrations necessary to allow use of the combined waste stream formula of 40 CFR 403.6(e) in order to evaluate compliance with the applicable categorical pretreatment standards. For other SIUs, for which the city has adjusted its local limits to factor out dilution flows, the user shall measure the flows and concentrations necessary to evaluate compliance with the adjusted pretreatment standard(s).

4. All sample results shall indicate the time, date and place of sampling and methods of analysis and shall certify that the waste stream sampled is representative of normal work cycles and expected pollutant discharges from the user. If a user sampled and analyzed more frequently than what was required in its wastewater discharge permit, using methodologies in 40 CFR Part 136, it must submit all results of sampling and analysis of the discharge as part of its self-monitoring report.

B. Analytical Requirements. All pollutant analyses, including sampling techniques, shall be performed in accordance with the techniques prescribed in 40 CFR Part 136, unless otherwise specified in an applicable categorical pretreatment standard. If 40 CFR Part 136 does not contain sampling or analytical techniques for the pollutant in question, sampling and analyses must be performed in accordance with procedures approved by the EPA.

C. City Monitoring of User's Wastewater. The city will follow the same procedures as outlined in subsections (A) and (B) of this section. [Ord. 39-09 § 1.03].

17.30.080 Compliance monitoring.

A. Inspection and Sampling. The city shall have the right to enter the facilities of any user to ascertain whether the purpose of this chapter, and any wastewater discharge permit or order issued hereunder, is being met and whether the user is complying with all requirements thereof. Users shall allow the public works director ready access to all parts of the premises for the purposes of inspection, sampling, records examination and copying and the performance of any additional duties.

1. Where a user has security measures in force which require proper identification and clearance before entry into its premises, the user shall make necessary arrangements with its security guards so that, upon presentation of suitable identification, the public works director will be permitted to enter without delay for the purposes of performing specific responsibilities.

2. The public works director shall have the right to set up on the user's property, or require installation of, such devices as are necessary to conduct sampling and/or metering of the user's operations.

3. Any temporary or permanent obstruction to safe and easy access to the facility to be inspected and/or sampled shall be promptly removed by the user at the written or verbal request of the public works director and shall not be replaced. The costs of clearing such access shall be borne by the user.

4. Unreasonable delays in allowing the public works director access to the user's premises shall be a violation of this chapter.

B. Monitoring Facilities. Each user shall provide and operate at its own expense a monitoring facility to allow inspection, sampling and flow measurements of each sewer discharge to the city. Each monitoring facility shall be situated on the user's premises except, where such a location would be impractical or cause undue hardship on the user, the city may concur with the facility being constructed in the public street or sidewalk area, providing that the facility is located so that it will not be obstructed by landscaping or parked vehicles. The public works director, whenever applicable, may require the construction and maintenance of sampling facilities at other locations (for example, at the end of a manufacturing line, wastewater treatment system).

There shall be ample room in or near such sampling facility to allow accurate sampling and preparation of samples for analysis. The facility, sampling and measuring equipment shall be maintained at all times in a safe and proper operating condition at the expense of the user.

The public works director may require the user to install monitoring equipment as necessary. All monitoring facilities shall be constructed and maintained in accordance with all applicable local construction standards and specifications. All devices used to measure wastewater flow and quality shall be calibrated to ensure their accuracy.

C. Search Warrants. If the public works director has been refused access to a building, structure or property, or any part thereof, and is able to demonstrate probable cause to believe that there may be a violation of this chapter, or that there is a need to inspect as part of a routine inspection program of the city designed to verify compliance with this chapter or any wastewater discharge permit or order issued hereunder, or to protect the overall public health, safety and welfare of the community, then the public works director shall seek issuance of a search and/or seizure warrant from the superior court of Benton County. Such warrant shall be served at reasonable hours by the public works director in the company of a uniformed police officer of the city.

D. Vandalism. No person shall willfully or negligently break, damage, destroy, uncover, deface, tamper with, or prevent access to any structure, appurtenance or equipment, or other part of the POTW. Any person found in violation of this requirement shall be subject to the sanctions set out in this chapter. [Ord. 39-09 § 1.03].

17.30.090 Confidential information.

Information and data regarding a user obtained from reports, surveys, wastewater discharge permit applications, wastewater discharge permits and monitoring programs, and from city inspection and sampling activities, shall be available to the public without restriction, unless the user specifically requests, and is able to demonstrate to the satisfaction of the city, that the release of such information would divulge information, processes or methods of production entitled to protection as trade secrets under applicable state law. When requested and demonstrated by the user furnishing a report that such information should be held confidential, the portions of a report which might disclose trade secrets or secret processes shall not be made available for inspection by the public, but shall be made available immediately upon request to governmental agencies for uses related to the NPDES program or pretreatment program, and in enforcement proceedings involving the person furnishing the report. Wastewater constituents and characteristics and other "effluent data" as defined by 40 CFR 2.302 will not be recognized as confidential information and will be available to the public without restriction. [Ord. 39-09 § 1.03].

17.30.100 Publication of users in significant noncompliance.

The city shall publish annually, in a newspaper(s) of general circulation that provides meaningful public notice within the jurisdiction(s) served by the POTW, a list of the users which, during the previous 12 months, were in significant noncompliance with applicable pretreatment standards and requirements. For the purposes of this provision, an industrial user is in significant noncompliance if its violation meets one or more of the following criteria:

A. Chronic violations of wastewater discharge limits, defined here as those in which 66 percent or more of wastewater measurements taken during a six-month period exceed (by any magnitude) a numeric pretreatment standard or requirement, including instantaneous limits, as defined by 40 CFR 403.3(1);

B. Technical review criteria (TRC) violations, defined here as those in which 33 percent or more of wastewater measurements taken for each pollutant parameter during a six-month period equals or exceeds the product of the numeric pretreatment standard or requirement, including instantaneous limits, as defined by 40 CFR 403.3(1), multiplied by the TRC (TRC equals 1.4 for BOD, TSS, fats, oils and grease and 1.2 for all other pollutants except pH);

C. Any other discharge violation of a pretreatment standard or requirement as defined by 40 CFR 403.3(1) (daily maximum, longer-term average, instantaneous limit, or narrative standard) that the city believes has caused, alone or in combination with other discharges, interference or pass through (including endangering the health of city personnel or the general public);

D. Any discharge of pollutants that has caused imminent endangerment to the public or to the environment or has resulted in the city's exercise of its emergency authority to halt or prevent such a discharge;

E. Failure to meet, within 90 days of the scheduled date, a compliance schedule milestone contained in a wastewater discharge permit or enforcement order for starting construction, completing construction, or attaining final compliance;

F. Failure to provide, within 30 days after the due date, any required reports, including baseline monitoring reports, reports on compliance with categorical pretreatment standard deadlines, periodic self-monitoring reports and reports on compliance with compliance schedules;

G. Failure to accurately report noncompliance; or

H. Any other violation(s) which the city determines will adversely affect the operation or implementation of the local pretreatment program. [Ord. 39-09 § 1.03].

17.30.110 Administrative enforcement remedies.

A. Notification of Violation. When the public works director finds that a user has violated (or continues to violate) any provision of this chapter, a wastewater discharge permit or order issued hereunder, or any other pretreatment standard or requirement, the public works director may serve upon that user a written notice of violation (via certified letter). Within 30 days of the receipt of this notice, an explanation of the violation and a plan for the satisfactory correction and prevention thereof, to include specific required actions, shall be submitted by the user to the public works director. Submission of this plan in no way relieves the user of liability for any violations occurring before or after receipt of the notice of violation. Nothing in this section shall limit the authority of the city to take any action, including emergency actions or any other enforcement action, without first issuing a notice of violation.

B. Consent Orders. The public works director may enter into consent orders, assurances of voluntary compliance, or other similar documents establishing an agreement with any user responsible for noncompliance. Such documents will include specific action to be taken by the user to correct the noncompliance within a time period specified by the document. Such documents shall have the same force and effect as the administrative orders issued pursuant to subsections (D) and (E) of this section and shall be judicially enforceable. Use of a consent order shall not be a bar against, or prerequisite for, taking any other action against the user.

C. Show Cause Hearing. The public works director may order (via a certified letter) a user which has violated or continues to violate any provision of this chapter, a wastewater discharge permit or order issued hereunder, or any other pretreatment standard or requirement, to appear before the public works director and show cause why the proposed enforcement action should not be taken. Notice shall be served on the user specifying the time and place for the meeting, the proposed enforcement action, the reasons for such action and a request that the user show cause why the proposed enforcement action should not be taken. The notice of the meeting shall be served personally or by registered or certified mail (return receipt requested) at least 10 days prior to the hearing. Such notice may be served on any authorized representative of the user. A show cause hearing shall not be a bar against, or prerequisite for, taking any other action against the user.

D. Compliance Orders. When the public works director finds that a user has violated or continues to violate any provision of this chapter, a wastewater discharge permit or order issued hereunder, or any other pretreatment standard or requirement, the public works director may issue an order to the user responsible for the discharge directing that the user come into compliance within a time specified in the order. If the user does not come into compliance within the time specified in the order, sewer service may be discontinued until adequate treatment facilities, devices, or other related appurtenances are installed and properly operated. Compliance orders may also contain other requirements to address the noncompliance, including additional self-monitoring, and management practices designed to minimize the amount of pollutants discharged to the sewer. Issuance of a compliance order shall not be a bar against, or a prerequisite for, taking any other action against the user.

E. Cease and Desist Orders. When the public works director finds that a user has violated (or continues to violate) any provision of this chapter, a wastewater discharge permit or order issued hereunder, or any other pretreatment standard or requirement, or that the user's past violations are likely to recur, the public works director may issue an order to the user directing it to cease and desist all such violations and directing the user to:

1. Immediately comply with all requirements; and
2. Take such appropriate remedial or preventive action as may be needed to properly address a continuing or threatened violation, including halting operations and/or terminating the discharge.

Issuance of a cease and desist order shall not be a bar against, or a prerequisite for, taking any other action against the user.

F. Administrative Fine.

1. When the public works director finds that a user has violated or continues to violate any provision of this chapter, a wastewater discharge permit or order issued hereunder, or any other pretreatment standard or requirement, the public works director may fine such user in an amount not less than ~~\$5~~\$100.00 and not to exceed \$10,000. Such fines shall be assessed on a per violation, per day basis. In the case of monthly or other long-term average discharge limits, fines shall be assessed for each day during the period of violation.

2. Unpaid charges, fines and penalties shall, after 30 calendar days, be assessed an additional penalty of five percent of the unpaid balance, and interest shall accrue thereafter at a rate of one percent per month. A lien against the user's property will be sought for unpaid charges, fines and penalties.

3. Users desiring to dispute such fines must file a written request for the public works director to reconsider the fine along with full payment of the fine amount within 30 days of being notified of the fine. Where a request has merit, the public works director shall convene a hearing on the matter within 15 days of receiving the request from the user. In the event the user's appeal is successful, the payment, together with any interest accruing thereto, shall be returned to the user.

The city may add the costs of preparing administrative enforcement actions, such as notices and orders, to the fine.

4. Issuance of an administrative fine shall not be a bar against, or a prerequisite for, taking any other action against the user.

G. Emergency Suspensions. The public works director may immediately suspend a user's discharge (after informal notice to the user) whenever such suspension is necessary to stop an actual or threatened discharge which reasonably appears to present or cause an imminent or substantial endangerment to the health or welfare of persons. The public works director may also immediately suspend a user's discharge (after notice and opportunity to respond) that threatens to interfere with the operation of the POTW, or which presents or may present an endangerment to the environment.

1. Any user notified of a suspension of its discharge shall immediately stop or eliminate its contribution. In the event of a user's failure to immediately comply voluntarily with the suspension order, the public works director shall take such steps as deemed necessary, including immediate severance of the sewer connection, to prevent or minimize damage to the POTW, its receiving stream, or endangerment to any individuals. The water and waste utilities department shall allow the user to recommence its discharge when the user has demonstrated to the satisfaction of the city that the period of endangerment has passed, unless the termination proceedings in subsection (H) of this section are initiated against the user.

2. A user that is responsible, in whole or in part, for any discharge presenting imminent endangerment shall submit a detailed written statement describing the causes of the harmful contribution and the measures taken to prevent any future occurrence, to the public works director prior to the date of any show cause or termination hearing under subsections (C) and (H) of this section.

Nothing in this section shall be interpreted as requiring a hearing prior to any emergency suspension under this section.

H. Termination of Discharge (Nonemergency). In addition to the provisions in RMC 17.30.050(M), any user that violates the following conditions is subject to discharge termination:

1. Violation of wastewater discharge permit conditions;

2. Failure to accurately report the wastewater constituents and characteristics of its discharge;
3. Failure to report significant changes in operations or wastewater volume, constituents and characteristics prior to discharge;
4. Refusal of reasonable access to the user's premises for the purpose of inspection, monitoring or sampling; or
5. Violation of the pretreatment standards in RMC 17.30.040.

Such user will be notified of the proposed termination of its discharge and be offered an opportunity to show cause under subsection (C) of this section why the proposed action should not be taken. Exercise of this option by the city shall not be a bar to, or a prerequisite for, taking any other action against the user. [Ord. 39-09 § 1.03].

17.30.120 Judicial enforcement remedies.

A. Injunctive Relief. When the public works director finds that a user has violated (or continues to violate) any provision of this chapter, a wastewater discharge permit, or order issued hereunder, or any other pretreatment standard or requirement, the public works director may petition the Benton County superior court through the city's attorney for the issuance of a temporary or permanent injunction, as appropriate, which restrains or compels the specific performance of the wastewater discharge permit, order, or other requirement imposed by this program on activities of the user. The city may also seek such other action as is appropriate for legal and/or equitable relief, including a requirement for the user to conduct environmental remediation. A petition for injunctive relief shall not be a bar against, or a prerequisite for, taking any other action against a user.

B. Civil Penalties.

1. A user which has violated or continues to violate any provision of this chapter, a wastewater discharge permit, or order issued hereunder, or any other pretreatment standard or requirement, shall be liable to the city for a maximum civil penalty of \$10,000 per violation, per day. In the case of a monthly or other long-term average discharge limit, penalties shall accrue for each day during the period of the violation.
2. The public works director may recover reasonable attorneys' fees, court costs and other expenses associated with enforcement activities, including sampling and monitoring expenses and the cost of any actual damages incurred by the city.
3. In determining the amount of civil liability, the court shall take into account all relevant circumstances, including, but not limited to, the extent of harm caused by the violation, the magnitude and duration, any economic benefit gained through the user's violation, corrective actions by the user, the compliance history of the user and any other factor as justice requires.
4. Filing a suit for civil penalties shall not be a bar against, or a prerequisite for, taking any other action against a user.

C. Criminal and Civil Prosecution.

1. A user which has willfully or negligently violated any provision of this chapter, a wastewater discharge permit, or order issued hereunder, or any other pretreatment standard or requirement, shall have committed a civil infraction subject to a civil penalty as set forth in RMC 10.02.050(E).

Provided, if the same violator has been found to have committed an infraction violation for the same or similar conduct two separate times, with the violations occurring at the same location and involving the same or similar sections of the Richland Municipal Code or other similar codes, the third or subsequent violation shall constitute a misdemeanor, punishable as provided in RMC 1.30.010 for criminal offenses.

2. A user which has willfully or negligently introduced any substance into the POTW which causes personal injury or property damage shall have committed a civil infraction subject to a civil penalty as set forth in RMC 10.02.050(E). This penalty shall be in addition to any other cause of action for personal injury or property damage available under state law.

Provided, if the same violator has been found to have committed an infraction violation for the same or similar conduct two separate times, with the violations occurring at the same location and involving the same or similar sections of the Richland Municipal Code or other similar codes, the third or subsequent violation shall constitute a misdemeanor, punishable as provided in RMC 1.30.010 for criminal offenses.

3. A user who knowingly made any false statements, representations, or certifications in any application, record, report, plan, or other documentation filed, or required to be maintained, pursuant to this chapter, wastewater discharge permit, or order issued hereunder, or who falsified, tampered with, or knowingly rendered inaccurate any monitoring device or method required under this chapter, shall have committed a civil infraction subject to a civil penalty as set forth in RMC 10.02.050(E). In addition, the user shall be subject to:

- a. The provisions of 18 USC Section 1001 relating to fraud and false statements;
- b. The provisions of Section 309(c)(4) of the Clean Water Act, as amended governing false statements, representation or certification; and
- c. The provision of Section 309(c)(6) of the Clean Water Act, regarding responsible corporate officers.

D. Remedies Nonexclusive. The provisions in RMC 17.30.100 through 17.30.130 of this program are not exclusive remedies. The city reserves the right to take any, all, or any combination of these actions against a noncompliant user. Enforcement of pretreatment violations will generally be in accordance with the city's enforcement response plan. However, the city reserves the right to take other action against any user when the circumstances warrant. Further, the city is empowered to take more than one enforcement action against any noncompliant user. These actions may be taken concurrently. [Ord. 39-09 § 1.03; Ord. 06-10 § 1.30].

17.30.130 Supplemental enforcement action.

A. Performance Bonds. The public works director may decline to issue or reissue a wastewater discharge permit to any user which has failed to comply with any provision of this chapter, a previous wastewater discharge permit or order issued hereunder, or any other pretreatment standard or requirement unless such user first files a satisfactory bond, payable to the city, in a sum not to exceed a value determined by the public works director to be necessary to achieve consistent compliance.

B. Liability Insurance. The public works director may decline to issue or reissue a wastewater discharge permit to any user which has failed to comply with any provision of this chapter, a previous wastewater discharge permit or order issued hereunder, or any other pretreatment standard or requirement, unless the user first submits proof that it has obtained financial assurances sufficient to restore or repair damage to the POTW caused by its discharge.

C. Water Supply Severance. Whenever a user has violated or continues to violate any provision of this chapter, a wastewater discharge permit or order issued hereunder, or any other pretreatment standard or requirement, water service to the user may be severed. Service will only recommence, at the user's expense, after it has satisfactorily demonstrated its ability to comply.

D. Public Nuisances. A violation of any provision of this chapter, a wastewater discharge permit, or order issued hereunder, or any other pretreatment standard or requirement, is hereby declared a public nuisance and shall be corrected or abated as directed by the public works director. Any person(s) creating a public nuisance shall be subject to the provisions of Chapter 9.16 RMC governing such nuisances, including

reimbursing the city for any costs incurred in removing, abating, or remedying said nuisance. [Ord. 39-09 § 1.03].

17.30.140 Affirmative defenses to discharge violations.

A. Upset.

1. For the purposes of this section, “upset” means an exceptional incident in which there is unintentional and temporary noncompliance with applicable pretreatment standards because of factors beyond the reasonable control of the user. An upset does not include noncompliance to the extent caused by operational error, improperly designed treatment facilities, inadequate treatment facilities, lack of preventive maintenance, or careless or improper operation.

2. An upset shall constitute an affirmative defense to an action brought for noncompliance with applicable pretreatment standards if the requirements of subsection (A)(3) of this section are met.

3. A user who wishes to establish the affirmative defense of upset shall demonstrate, through properly signed, contemporaneous operating logs, or other relevant evidence that:

a. An upset occurred and the user can identify the cause(s) of the upset;

b. The facility was at the time being operated in a prudent and workman-like manner and in compliance with applicable operation and maintenance procedures; and

c. The user has submitted the following information to the POTW and treatment plant operator within 24 hours of becoming aware of the upset (if this information is provided orally, a written submission must be provided within five days):

i. A description of the indirect discharge and cause of noncompliance;

ii. The period of noncompliance, including exact dates and times or, if not corrected, the anticipated time the noncompliance is expected to continue; and

iii. Steps being taken and/or planned to reduce, eliminate and prevent recurrence of the noncompliance.

4. In any enforcement proceeding, the user seeking to establish the occurrence of an upset shall have the burden of proof.

5. Users will have the opportunity for a judicial determination on any claim of upset only in an enforcement action brought for noncompliance with applicable pretreatment standards.

6. Users shall control production of all discharges to the extent necessary to maintain compliance with applicable pretreatment standards upon reduction, loss, or failure of its treatment facility until the facility is restored or an alternative method of treatment is provided. This requirement applies in the situation where, among other things, the primary source of power of the treatment facility is reduced, lost, or fails.

B. Prohibited Discharge Standards. A user shall have an affirmative defense to an enforcement action brought against it for noncompliance with the prohibitions in RMC 17.30.040(A)(2)(a) through (g) and (B) if it can prove that it did not know, or have reason to know, that its discharge, alone or in conjunction with discharges from other sources, would cause pass through or interference and that either: (1) a local limit exists for each pollutant discharged and the user was in compliance with each limit directly prior to, and during, the pass through or interference; or (2) no local limit exists, but the discharge did not change substantially in nature or constituents from the user’s prior discharge when the city was regularly in compliance with its NPDES permit, and in the case of interference, was in compliance with applicable sludge use or disposal requirements.

C. Bypass.

1. For the purposes of this section:

a. "Bypass" means the intentional diversion of waste streams from any portion of a user's treatment facility.

b. "Severe property damage" means substantial physical damage to property, damage to the treatment facilities which causes them to become inoperable, or substantial and permanent loss of natural resources which can reasonably be expected to occur in the absence of a bypass. "Severe property damage" does not mean economic loss caused by delays in production.

2. A user may allow any bypass to occur which does not cause applicable pretreatment standards or requirements to be violated, but only if it also is for essential maintenance to assure efficient operation. These bypasses are not subject to the provisions of subsections (C)(3) and (4) of this section.

3. Notice of Bypass.

a. If a user knows in advance of the need for a bypass, it shall submit prior notice to the POTW, at least 10 days before the date of the bypass, if possible.

b. A user shall submit oral notice to the city of an unanticipated bypass that exceeds applicable pretreatment standards within 24 hours from the time it becomes aware of the bypass. A written submission shall also be provided within five days of the time the user becomes aware of the bypass. The written submission shall contain a description of the bypass and its cause; the duration of the bypass, including exact dates and times, and, if the bypass has not been corrected, the anticipated time it is expected to continue; and steps taken or planned to reduce, eliminate and prevent reoccurrence of the bypass. The POTW may waive the written report on a case-by-case basis if the oral report has been received within 24 hours.

4. Bypass Conditions.

a. Bypass is prohibited, and the POTW may take an enforcement action against a user for a bypass, unless:

i. Bypass was unavoidable to prevent loss of life, personal injury, or severe property damage;

ii. There were no feasible alternatives to the bypass, such as the use of auxiliary treatment facilities, retention of untreated wastes, or maintenance during normal periods of equipment downtime. This condition is not satisfied if adequate back-up equipment should have been installed in the exercise of reasonable engineering judgment to prevent a bypass which occurred during normal periods of equipment downtime or preventive maintenance; and

iii. The user submitted notices as required under subsection (C)(3) of this section.

b. The POTW may approve an anticipated bypass, after considering its adverse effects, if the POTW determines that it will meet the three conditions listed in subsection (C)(4)(a) of this section. [Ord. 39-09 § 1.03].

17.30.150 Wastewater treatment rates.

For commercial rates, please refer to Chapter 17.56 RMC. [Ord. 39-09 § 1.03].

17.30.160 Miscellaneous provisions.

A. Pretreatment Charges and Fees. The city may adopt reasonable fees for reimbursement of costs of setting up and operating the city's pretreatment program which may include:

1. Fees for wastewater discharge permit applications including the cost of processing such applications;
2. Fees for monitoring, inspection and surveillance procedures including the cost of collection and analyzing a user's discharge, and reviewing monitoring reports submitted by users;
3. Fees for reviewing and responding to accidental discharge procedures and construction;
4. Fees for filing appeals; and
5. Other fees as the city may deem necessary to carry out the requirements contained herein. These fees relate solely to the matters covered by this chapter and are separate from all other fees, fines and penalties chargeable by the city.

6. Annual Permit Fees. Permitted significant industrial users shall be charged 70 percent of the annual permit fee charged by the state of Washington for permitting industrial facilities per Chapter 173-224 WAC. Permitted zero discharge facilities shall be charged 70 percent of the base fee charged by the State of Washington per Chapter 173-224 WAC.

7. Any permit holder, with the exception of non-operating aggregate operations or a permitted potable facility, who has not been in continuous operation within a consecutive 18-month period or who commits to not being in operation for a consecutive 18-month period or longer, may have their permit fee reduced to twenty five percent of the fee that would otherwise be assessed. This non-operating mode must be verified by the appropriate City of Richland staff. Once operations resume, the permit fee will be returned to the full amount.

Facilities who commit to the minimum 18-month non-operating mode but resume operation during the same 18-month period will be assessed permit fees as if they were active during the entire period.

78. Sampling Fees.

a. The expenses for annual sample analysis required by the user's permit will be charged to the user. For analyses conducted by a third party commercial laboratory the permittee will be charged the actual fees charged by the laboratory. For analyses conducted by the city laboratory the permittee will be charged the actual cost of the analyses, not to exceed fees established by locally available commercial laboratories.

b. Any user establishing a pattern of noncompliance, or having a history of noncompliance, or suspected of being in noncompliance, may require additional monitoring visits as deemed appropriate by the public works director. Any additional analysis performed which detects noncompliance will be billed directly to the user.

89. A discharge authorization shall be \$250.00 for a one-time batch discharge.

910. Permit transfer fee: \$250.00.

101. Permit modification fee: \$500.00. Permit modification fees will only be charged in a case where changes in the user's operation require the modification, or when the user requests a modification.

112. High Strength Waste Fees.

- a. Users having effluent concentrations of BOD in excess of 240 mg/l and/or TSS in excess of 250 mg/l, and/or FOG concentrations in excess of 100 mg/l may be billed a high strength waste surcharge. ~~Surcharge rates will be established by the public works director, and based on cost of conveyance and treatment in the POTW.~~ A rate of \$0.41 per pound per day for BOD and \$0.58 per pound per day for TSS will apply to high strength discharges accepted under the terms of the permit. No rate has been established for high strength FOG concentrations.

Discharges of high strength waste above permitted limits allowed through a permit shall be assessed a penalty, calculated utilizing a rate equal to double the rate listed above.

- b. All fees or charges will be collected by direct billing. Unless the public works director has been made aware of extenuating circumstances that would prevent prompt payment, all fees are payable within 30 days of the billing. Fees past due will be considered a violation of this chapter. Users not paying fees within 60 days of the billing period will be subject to termination of service. The public works director may change existing or adopt new fees.

B. Severability. If any provision of this chapter is invalidated by any court of competent jurisdiction, the remaining provisions shall not be affected and shall continue in full force and effect.

C. Conflicts. All other ordinances and parts of other ordinances inconsistent or conflicting with any part of this chapter are hereby repealed to the extent of the inconsistency or conflict. [Ord. 39-09 § 1.03].

Section 2. Richland Municipal Code (RMC) Chapter 17.56, entitled Rates and Charges, as enacted by Ordinance No. 12-76 and last modified by Ordinance No. 39-09, is hereby amended to read as follows:

**Chapter 17.56
RATES AND CHARGES**

Sections:

- 17.56.010 Schedule I – Residences and multifamily residences.**
- 17.56.020 Schedule II – Commercial, etc.**
- 17.56.025 Economic development rate.**
- 17.56.028 Special residential rates – Low income senior citizens and low income disabled citizens.**
- 17.56.030 Applicability.**
- 17.56.040 Sewer facilities assessment.**
- 17.56.050 Latecomer agreements.**
- 17.56.060 Imposition of adjusted facilities assessment.**
- 17.56.010 Schedule I – Residences and multifamily residences.**

A. Billings shall be monthly, to the building owner and/or the tenant on the basis of one month in arrears and include applicable taxes.

B. Residences and condominiums will be billed the monthly residential charge.

C. The city may furnish sewer to customers at locations outside the corporate limits of the city. The monthly rates for sewer furnished to out-of-city customers shall be the rates set forth in this title for the applicable class of service plus 50 percent of such rates.

D. Residences with less than three living units shall be billed the monthly residential charge per month per living unit. These monthly charges are due whether the living unit is occupied or not.

Effective the first billing of December 2009, the multifamily residences will be billed a per unit charge for each living unit, whether occupied or not, plus consumption charges based on water usage. Sewer charges will be billed on the owner's/manager's monthly bill along with the associated water charges.

E. Rates shall be charged according to the following table:

Rate as of 1-01-2010	
Monthly residential charge:	\$25.60
Monthly multifamily per unit charge:	\$12.40
Monthly multifamily consumption charge:	\$2.15

[Ord. 77; Ord. 252; Ord. 610; Ord. 37-74; Ord. 63-77; Ord. 16-82; Ord. 6-83; Ord. 63-83; Ord. 42-84; Ord. 20-85; Ord. 32-85; Ord. 30-90; Ord. 6-92; Ord. 6-93; Ord. 18-93; Ord. 12-94; Ord. 54-94; Ord. 29-95; Ord. 34-96; Ord. 47-96; Ord. 29-98; Ord. 07-04; Ord. 28-08; Ord. 39-09 § 1.04].

17.56.020 Schedule II – Commercial, etc.

A. All commercial customers, including recreational vehicle parks, mixed-use and other customers not specifically included in Schedule I, shall be included in this schedule, except for industries which discharge chemical waste, food processing waste, other unusual waste, or unusual amounts of water. Industries discharging such wastes, if their waste is accepted for treatment by the city, shall be subject to individually negotiated contracts. Water usage will be used as the basis for computing monthly sewer charge. Sewer charges will be billed on the customer's monthly bill along with the associated water charges.

B. Billing shall be monthly to the owner or the tenant of the commercial establishment on the basis of one month in arrears and include applicable taxes. For the purposes of this section, "billing month" means the month which includes the last day of the period of water consumption for which the customer will be billed.

C. Rates shall be charged according to the following table:

Rate as of 1-01-2010	
Minimum monthly charge:	\$61.50
Additional charge – per 100 cubic feet:	\$2.15

D. Users billed under this schedule who use large volumes of water that is not returned to the sewer shall have the option of installing a separate water meter for the irrigation system or installing an effluent meter in a control manhole as specified in RMC 17.44.010. Separate water meters or effluent meters shall be installed at the owner's expense and in compliance with city standards. All meters shall be dedicated to the city for operation and maintenance. [Ord. 77; Ord. 252; Ord. 610; Ord. 37-74; Ord. 63-77; Ord. 16-82; Ord. 6-83; Ord. 63-83; Ord. 42-84; Ord. 20-85; Ord. 32-85; Ord. 8-90; Ord. 30-90; Ord. 6-92; Ord. 6-93; Ord. 18-93; Ord. 12-94; Ord. 54-94; Ord. 29-95; Ord. 31-96; Ord. 34-96; Ord. 47-96; Ord. 29-98; Ord. 07-04; Ord. 28-08; Ord. 39-09 § 1.04].

17.56.025 Economic development rate.

A. Terms and conditions of negotiated rate will be by contract.

B. Will be based upon the benefits derived from the new load and/or employment opportunities that expand the local economy.

C. Will utilize marginal costing concept. [Ord. 31-96; Ord. 39-09 § 1.04].

17.56.028 Special residential rates – Low income senior citizens and low income disabled citizens.

There shall be a 60 percent discount applied to rates specified in RMC 17.56.010(C) for sewer service supplied to residential customers qualifying as low income senior citizens or low income disabled citizens. [Ord. 63-77; Ord. 8-82; Ord. 16-82; Ord. 6-83; Ord. 32-85; Ord. 30-90; Ord. 14-91; Ord. 12-92; Ord. 29-98; Ord. 07-04; Ord. 39-09 § 1.04].

17.56.030 Applicability.

The monthly sewer service charge shall be charged to all residences and commercial establishments within the city having a sewer on the premises or within 300 feet of the property line, regardless of whether connection to the sewer system has been made. [Ord. 610; Ord. 63-76; Ord. 12-94; Ord. 39-09 § 1.04].

17.56.040 Sewer facilities assessment.

Sewer treatment, lift station, interceptor facilities and frontage charges shall be assessed and collected as a condition precedent to providing sewer service connections by the city of Richland according to the following table:

Size of Water Meter	Facilities Assessment	<u>Facilities Assessment effective 7-1-2017</u>	Frontage Charge
3/4"	\$1,995	<u>\$2,495</u>	\$3015 /ft
1"	\$1,995	<u>\$2,495</u>	\$3015 /ft
1 1/2"	\$6,643	<u>\$8,308</u>	\$3015 /ft
2"	\$10,633	<u>\$13,298</u>	\$3015 /ft
3"	\$19,950	<u>\$24,950</u>	\$3015 /ft
4"	By Contract	By Contract	\$3015 /ft
6"	By Contract	By Contract	By Contract

Duplexes, tri-plexes and four-plexes shall be assessed facility assessments for each residential unit regardless of the number of water meters installed.

The frontage fee shall apply to all connections to the public sewer system except:

A. When the existing main crosses the entire property frontage and was installed by the property owner or developer of the property; or

B. When the existing main crosses the entire property frontage and was included in an approved latecomer agreement pursuant to the Municipal Water and Sewer Facilities Act (Chapter 35.91 RCW).

For a corner lot, the frontage fee shall be calculated on the longest side of the lot.

The sewer facilities assessment may be waived by the Richland city council when providing a sewer service connection, or connections, to previously existing residences where the cost of providing a sewer service connection, or connections, is paid in whole or in part by a state or federal grant in aid of community rehabilitation, or to newly constructed residences where the cost of providing a sewer service connection, or connections, is paid in whole or in part by a state or federal grant to provide housing for low-income families or handicapped persons and may likewise be waived by the Richland city council when providing a sewer service connection or connections for new publicly funded facilities built for public use.

The charges set forth in this section assume normal chemical composition and biochemical oxygen demand based on residential sewage. The public works director may negotiate facilities assessment charges for waste with significantly different characteristics. [Ord. 12-76; Ord. 67-77; Ord. 11-91; Ord. 12-94; Ord. 54-94; Ord. 07-04; Ord. 28-08; Ord. 39-09 § 1.04].

17.56.050 Latecomer agreements.

Any developer using private funds to construct utility system improvements in the city or within the city's utility service area may request to enter into a latecomer agreement with the city in order to recover a pro

rata share of the costs of construction from other property owners that will later derive a benefit from the utility system improvements made by the developer. The procedure for entering into such an agreement is administered by the city and provided in Chapter 3.10 RMC. [Ord. 17-11 § 1.03].

17.56.060 Imposition of adjusted facilities assessment.

All existing customers, notwithstanding their exemption from the imposition of a facilities assessment by virtue of having received a side sewer connection prior to the effective date of the ordinance codified in RMC 17.56.040 and this section shall be required to pay an adjusted facilities assessment where an increased capacity sewer service connection permit is requested after March 15, 1994; provided, however, that in no event shall such an assessment be made where a side sewer inspection has been made prior to the effective date of the ordinance codified in RMC 17.56.040 and this section. The amount to be assessed in such instances shall be the difference between the facilities charge that would have been required for the earlier installed service and that charge imposed upon the size water service installed.

A customer having paid an initial sewer facilities assessment shall also be required to pay an adjusted facilities assessment where an increased capacity sewer service connection permit is obtained after the effective date of the ordinance codified in RMC 17.56.040 and this section. The adjusted facilities charge shall be determined as provided in this section. [Ord. 12-76; Ord. 12-94; Ord. 39-09 § 1.04].

Section 3. Revisions to Richland Municipal Code Chapter 17.30: Richland Pretreatment Act, shall take effect the day following the publication of this ordinance in the official newspaper of the City of Richland.

Section 4. Revisions to Richland Municipal Code Chapter 17.56: Rates and Charges, shall take effect beginning July 1, 2017.

PASSED by the City Council of the City of Richland, at a regular meeting on the 4th day of April, 2017.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

Date Published: April 9, 2017



MINUTES

UTILITY ADVISORY COMMITTEE REGULAR MEETING

**Development Services Center Conf. Rm. 104 ~ 840 Northgate Drive
May 17, 2016 ~ 3:00 p.m.**

CALL TO ORDER:

Chair Dagle called the meeting to order at 3:00 p.m.

ATTENDANCE:

Chair Jeff Dagle, Vice-Chair Roy Keck, Committee Members Steve Arneson, Dave Larkin, Charles LoPresti, and Dan Porter were present. Committee Member Ed Revell was absent. Also present were Council Liaison Lemley, Public Works Director Rogalsky, Public Works Administrative Supervisor Richards, Business Services Manager Edgemon, Engineering & Operations Manager Whitney, and Business Services Assistant Carpenter.

APPROVAL OF THE AGENDA:

MEMBER ARNESON MOVED AND MEMBER LOPRESTI SECONDED THE MOTION TO ADD BUSINESS ITEM NO. 5 – SCHEDULE OF UPCOMING MEETINGS AND APPROVE THE AGENDA AS AMENDED. THE MOTION CARRIED 6-0.

APPROVAL OF MINUTES:

MEMBER KECK MOVED AND MEMBER ARNESON SECONDED THE MOTION TO APPROVE THE MARCH 8, 2016, MEETING MINUTES AS PUBLISHED. THE MOTION CARRIED 6-0.

PUBLIC COMMENTS:

Sandi Edgemon, Business Services Manager, introduced Michelle Grout as the new Energy Services Executive Assistant.

ITEMS OF UNFINISHED BUSINESS:

There were no unfinished business items.

ITEMS OF BUSINESS:

1. General Sewer Plan and Rate Study Update

Staff Report:

Mr. Rogalsky introduced Angie Sanchez, FCS Group, who has been consulting with Public Works staff on the study.

The update consists of two parts: 1) an update overview of the recently completed General Sewer Plan (Plan); and 2) review of a Wastewater Utility Rate Study that compliments the Plan and forecasts rates for the coming five-year period. City staff presented the Plan update and was supported by the FCS Group, Inc. for the rate study review. Staff will be seeking the Utility Advisory Committee's (UAC) recommendation to the City Council regarding adoption of the Plan update. Staff will also seek the UAC's recommendation about implementation of the rate study recommendations.

The Plan update was guided by Washington State Administrative Code Chapter 173-240-050. The most recent Plan update was completed in 2004. To retain relevance staff recommended that this plan be updated at least every decade. This Plan update was launched by budget authorization in 2014.

Mr. Rogalsky presented key findings of the Plan with the following conclusions and recommendations:

1. Wastewater Treatment Capacity is adequate for the coming 20-year planning horizon.
2. Mechanical systems at the Wastewater Treatment Plant are reaching their end of service life and increased renewal and replacement effort is needed.
3. The collection system includes a large inventory of pipe approaching 75 years old. Increased renewal and replacement effort is needed.
4. Collection system bottlenecks that will be exposed by population growth were identified and capital improvements planned.
5. Trunk sewers to serve new growth areas were planned.
6. Toward the end of the 20-year planning period federal and state regulatory changes could require the City to make expensive treatment system upgrades.

The Plan's executive summary was provided in the agenda packet. Rate increases totaling almost 20% will be needed over the next four to five years to implement the Plan recommendations.

Ms. Sanchez reviewed the rate study findings, including revenue requirements, capital financing approach, cost of service analysis, and rate design alternatives..

The UAC Members discussed: the ongoing fiberglass pipe-lining program and technology; the regulatory programs in development that may drive future treatment plant upgrades; future pipe replacement costs by decade; cost-effectiveness of contracting versus increasing staff to replace the pipe; members requested the ability to review the existing debt structure pay-off profile; various rate increase options; other cities' facility fee comparisons; and evaluation of the economic impact of a pre-treatment rate structure.

MEMBER ARNESON MOVED AND MEMBER PORTER SECONDED A MOTION TO ENDORSE STAFF'S RECOMMENDATION THAT COUNCIL ADOPT THE GENERAL SEWER PLAN UPDATE. THE MOTION CARRIED 4-2.

MEMBER ARNESON MOVED AND MEMBER PORTER SECONDED A MOTION TO ENDORSE THE CONNECTION FEE OPTION 2. THE MOTION CARRIED 6-0.

The UAC expressed support for staff's recommended approach of codifying a waste strength rate structure to supplement its pre-treatment program. The rate structure will be used to collect appropriate cost of service payment from customers whose wastewater loadings exceed typical loadings. The rate will be available only through a pre-treatment program agreement.

The UAC expressed a preference to defer consideration of a user rate increase until 2017, at which time a possible rate increase for the 2018 year would be considered.

2. Solid Waste Disposal Alternatives and Rate Study Scope

Staff Report:

The purpose of this agenda item is to brief the UAC on the scope of work for the Solid Waste Disposal Alternatives Study and Solid Waste Utility Rate Study. At its April 5, 2016, meeting, Council authorized a consultant agreement with SCS Engineers for both studies. Staff conducted a project kick-off meeting on Monday, May 9, 2016.

The City's currently permitted landfill site will reach capacity in 2019 or 2020, according to current projections. A permit application to expand landfill capacity at the Horn Rapids Landfill was submitted in May, 2015. Consultations with Washington State Department of Ecology and the Benton Franklin Health District suggest that a permit will be issued in the next few months.

The City's 2011 Solid Waste Management Plan includes a recommendation to expand the Horn Rapids Landfill. This recommendation was based on a high level planning evaluation of costs and benefits. The current contract will produce a project feasibility study level analysis that will benefit from specific facility design cost estimates, operating cost estimates based on the rate study of current operations, surveys of regional vendors, and sensitivity analyses of key cost drivers. The rigorous cost analysis provided by SCS Engineers' work will provide a basis from which the City can plan the facilities and services that are necessary and desirable for the period after 2019.

The Solid Waste Utility rate study will evaluate the revenue requirements and cost of service for all solid waste services. In the first phase of the study the current service model's costs will be analyzed for the coming five-year period. Potential changes in collection services will also be evaluated. In a second phase, the rate model will be updated with costs projected for the selected disposal alternative. Staff is planning that the first phase will be completed for presentation at the July Utility Advisory Committee meeting.

3. Solid Waste Customer Survey Results and Service Options

Staff Report:

The purpose of this agenda item is to solicit Utility Advisory Committee guidance on alternative solid waste collection services to evaluate as part of the upcoming rate study. In preparation for this year's rate study, staff surveyed customers to solicit interest in changes to services and rate design. Two surveys were conducted during the first half of

2016. The first survey was focused on residential collection services and the second on landfill services. Detailed results were distributed in the UAC agenda packet.

The first survey, regarding residential collection was conducted from February 1st thru March 15th. An insert in February's utility bill was sent to all Richland residents with instructions on how to complete the survey. One thousand and nine (1,009) residents responded. Expanded yard waste service was the most requested service.

The landfill survey was conducted from March 1st thru the 31st. Staff collected 347 responses, of which 85% were Richland residents. The majority of respondents indicated they use the landfill 2-4 times per year, mostly to dispose of yard waste and organic material. The most requested service was for the landfill to accept latex paint, followed by hazardous waste drop off.

Based on the survey input, staff proposes to evaluate the following alternatives for residential collection services:

1. Current service model;
2. Current service model with curbside recycling included in base service;
3. Customized service allowing selection of containers and frequencies; and
4. Weekly green waste service.

Based on survey and ongoing customer feedback staff intends to expand collection of green cans, possibly year round.

For landfill services, no service changes are contemplated. The City will continue to rely on Benton County's Moderate Risk Waste program. Staff may, however, evaluate collection of latex paint as it is not classified as a hazardous waste and may have a use on the landfill site.

The UAC generally concurred with the items selected for study.

4. Landfill Groundwater Issue Update

Staff Report:

The purpose of this agenda item is to brief the Utility Advisory Committee on recent activities related to the groundwater contamination at the Horn Rapids Landfill. Groundwater beneath the Horn Rapids Landfill is contaminated with volatile organic contaminants that were first detected in the late 1990's. The Landfill Closure - Phase 1 project implemented the recommended remedial action strategy in 2011. Since that time staff and its consultant team have monitored the effectiveness of the remedial action strategy. Staff will report on the status of the site and its recent communications with the Washington State Department of Ecology about plans for future measures.

Mr. Rogalsky presented an overview of contamination issue and compliance process with applicable state law. The presentation focused on the pros and cons of three available compliance approaches:

1. Independent
2. Agreed Order

3. Enforcement Order

Staff, with support from consultant expertise, has initiated dialog with Ecology around the Agreed Order process. Staff's preliminary assessment is that this approach offers the best value to Richland. UAC members concurred with staff's assessment.

(Mr. Larkin left the meeting at 5:16 pm.)

5. Schedule of Upcoming Meetings

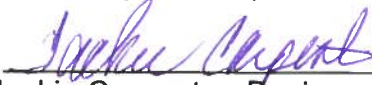
Chair Dagle requested the July 12th meeting be rescheduled so he and the Vice Chair4 could attend. Staff will look for a new date and send out a calendar update.

OTHER INFORMATION:

1. Latest News & Updates: BPA, NRU, PPC
2. Electric Utility Capital Projects Update
3. RES Department Organizational Structure and Position Vacancies Status

ADJOURNMENT

Chair Dagle adjourned the meeting at 5:23 p.m.

Respectfully submitted: 
Jackie Carpenter, Business Services Assistant

Reviewed by: Energy Services Director Bob Hammond

Minutes Approved On: July 5, 2016

City of Richland



Sewer Rate Study

Angie Sanchez Virnoche, Managing Principal

May 17, 2016

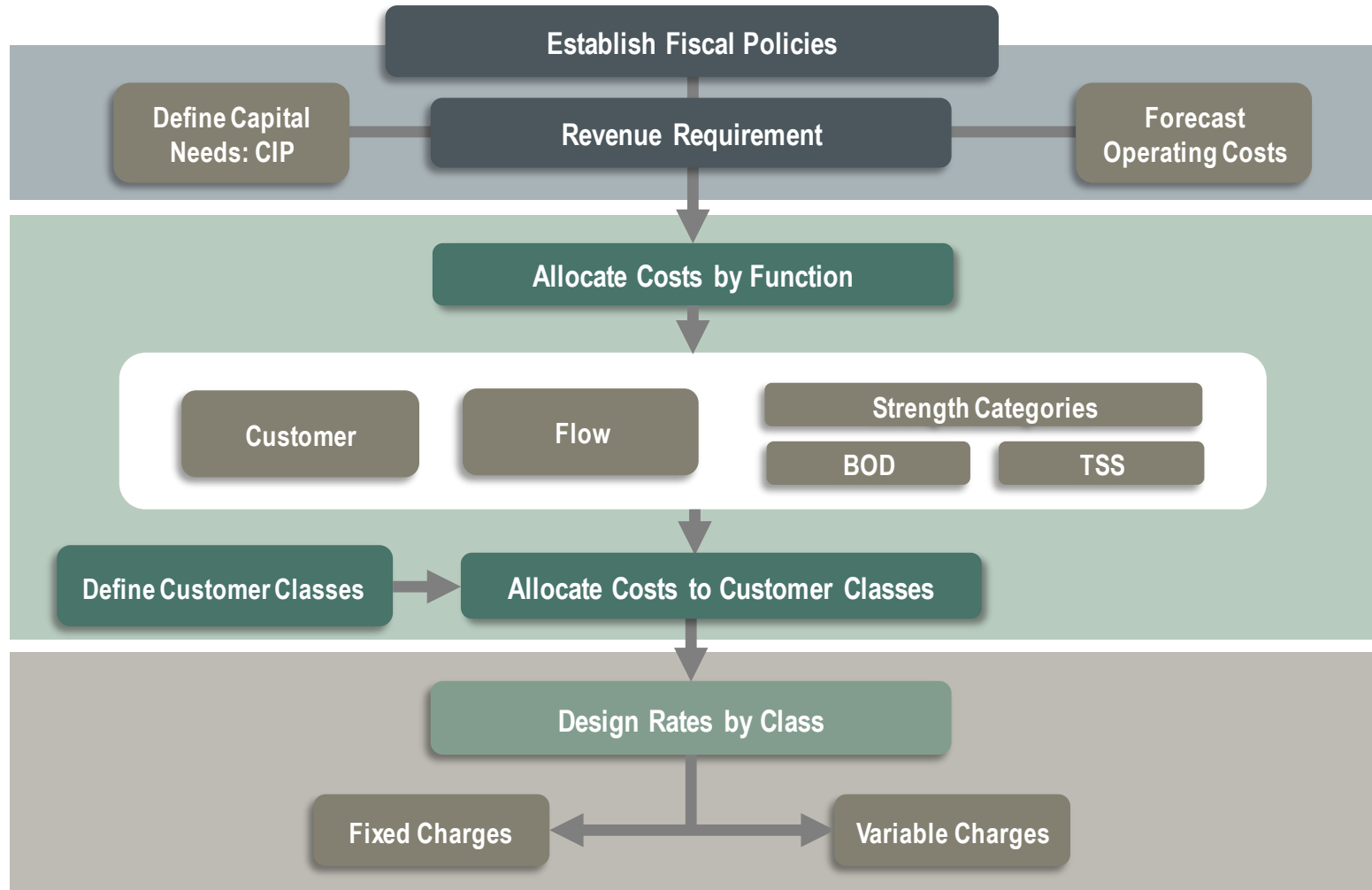


Overview

- ◆ **Sewer Rate Study Completed as extension of General Sewer Plan**
- ◆ **Rate Study results presented today include:**
 - ◆ Revenue Requirement – Establish Overall Revenue Needs
 - ◆ Cost-of-Service Analysis – Equity Evaluation
 - ◆ Rate Design – Revenue Collection
 - ◆ Facility Fee Update – New Customer Fee
- ◆ **UAC input/Feedback**



Overview of Rate Study Process





Revenue Requirement Key Factors

- ◆ **Analysis considers a multi-year period (20-years for GSP)**
 - Rate setting period 2017-2020
- ◆ **2016 operating budget used as baseline**
- ◆ **Account growth: 1.31% (~300 new ERUs per year)**
- ◆ **Existing Debt Service \$1.88 million per year**
- ◆ **Fiscal policies incorporated**
 - Operating fund balance 45 days of O&M
 - Capital Fund: \$100,000 minimum
 - Depreciation funding; phased in over period 40% start to 100% by 2020
 - Debt coverage target ratio of 1.25

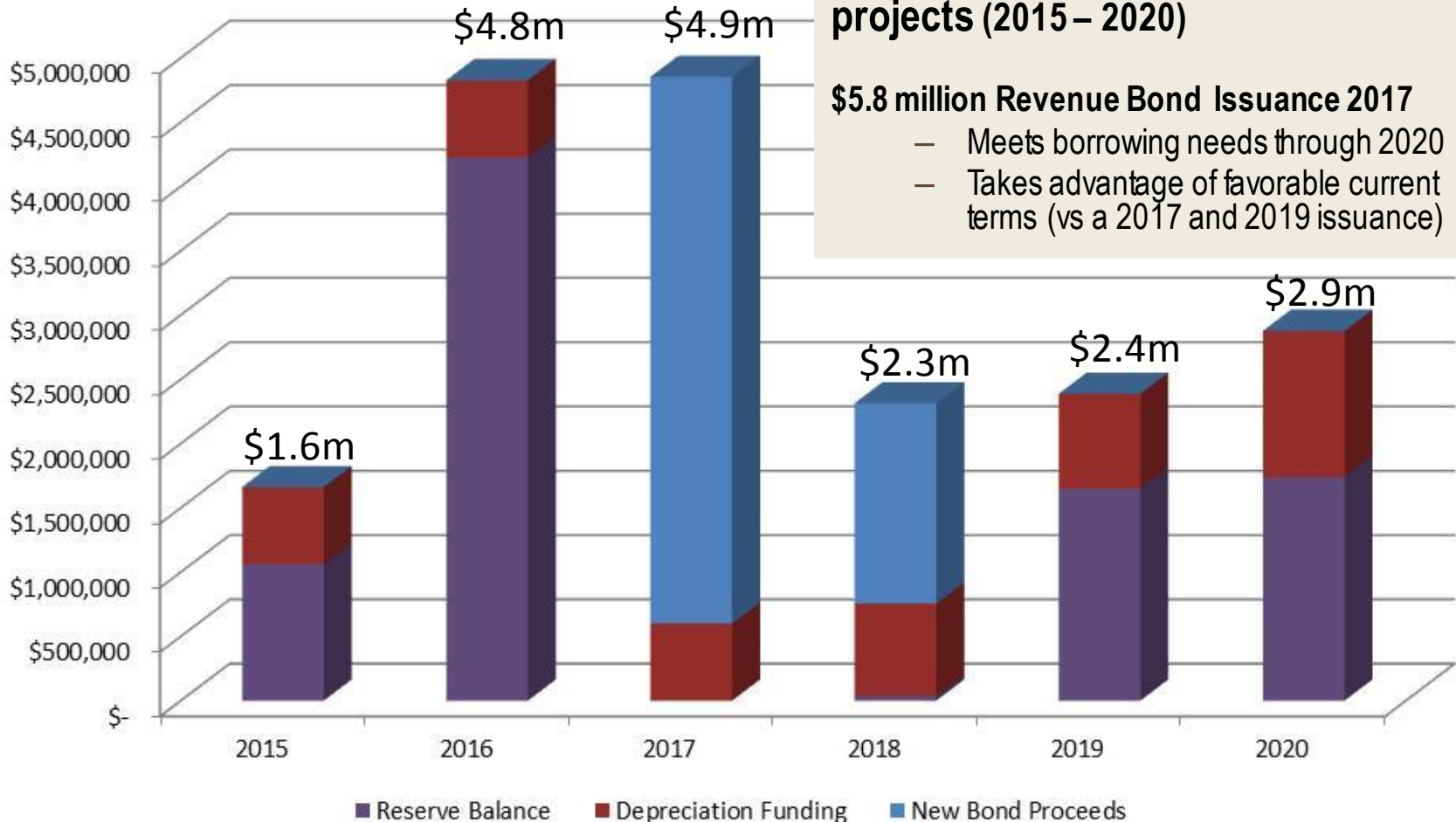


Key Factors: Capital & Debt

Total CIP: \$18.9 million in capital projects (2015 – 2020)

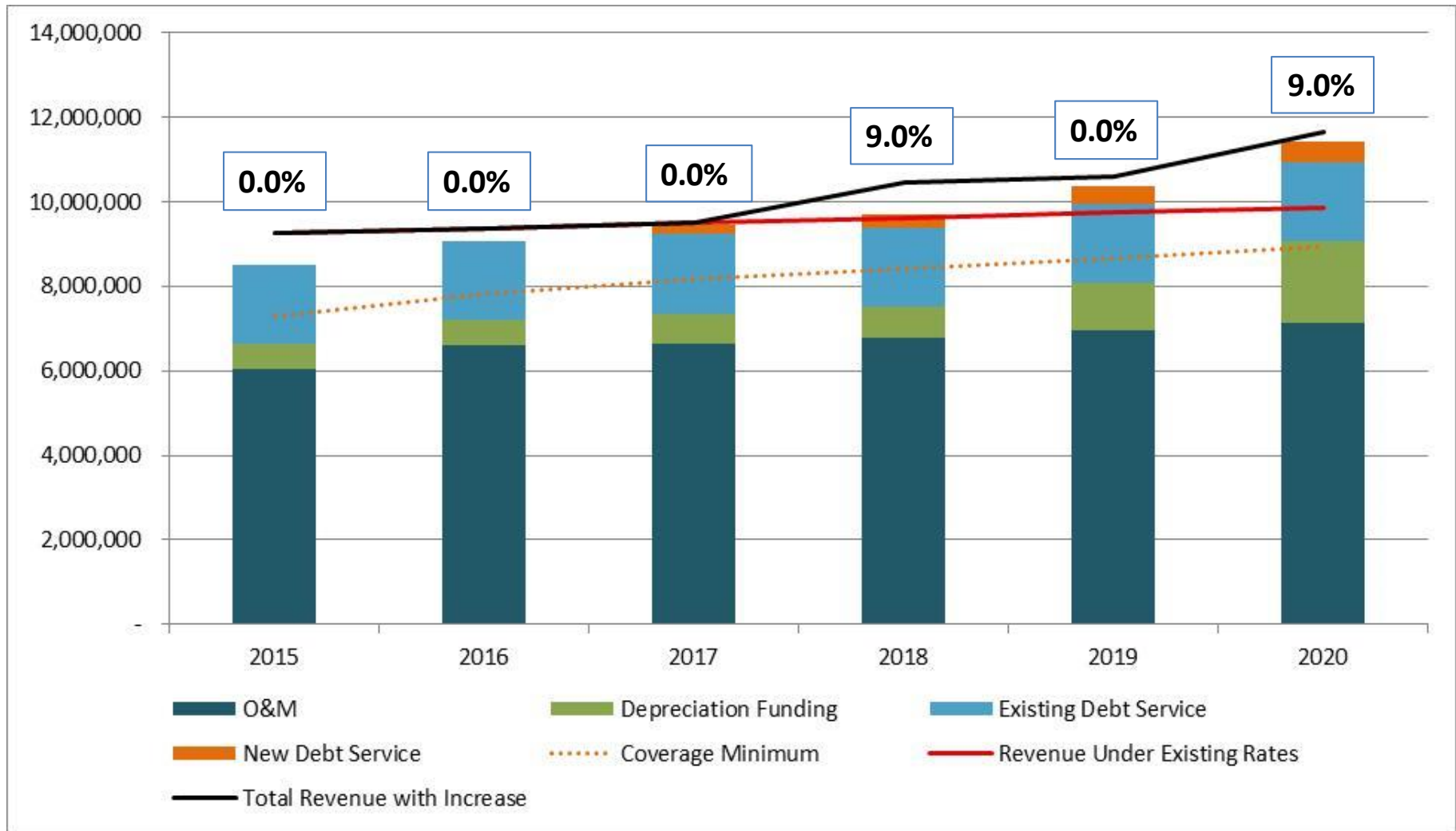
\$5.8 million Revenue Bond Issuance 2017

- Meets borrowing needs through 2020
- Takes advantage of favorable current terms (vs a 2017 and 2019 issuance)





Revenue Requirement – Baseline





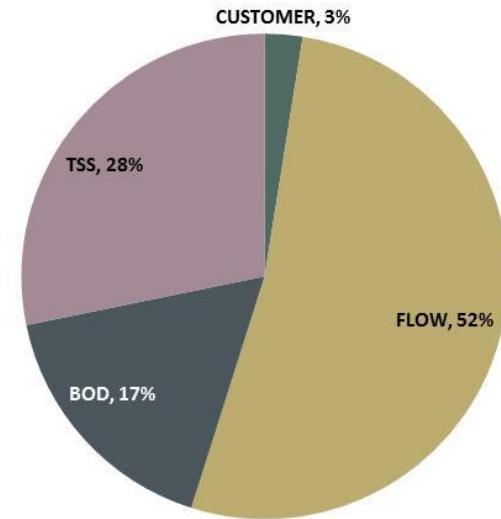
Rate Strategy Alternatives

	2017	2018	2019	2020
Baseline Strategy				
Annual	0.00%	9.00%	0.00%	9.00%
Cumulative	0.00%	9.00%	9.00%	18.81%
Alternative 1				
Annual	0.00%	5.00%	5.00%	8.00%
Cumulative	0.00%	5.00%	10.25%	19.07%
Alternative 2				
Annual	4.50%	4.50%	4.50%	4.50%
Cumulative	4.50%	9.20%	14.12%	19.25%

- ◆ Cost of service analysis uses Baseline Strategy : 2018 rate-setting and 9.0% revenue increase

Cost of Service

- ◆ Defines equitable shares of cost responsibility by customer class
- ◆ Allocates total utility cost by function**
- ◆ Develops allocation factors using customer facility requirements and usage characteristics
- ◆ Allocates costs to customer classes



Functional Categories:	Customer	Flow	BOD	TSS	Total
<i>Allocation Basis:</i>	<i>Accounts</i>	<i>Winter Use</i>	<i>Winter Use</i>	<i>Winter Use</i>	
Residential	92.3%	60.2%	60.2%	60.2%	61.0%
Multifamily	2.3%	10.8%	10.8%	10.8%	10.6%
Commercial	5.4%	29.0%	29.0%	29.0%	28.5%
TOTAL	100.0%	100.0%	100.0%	100.0%	100.0%

** Industry Standard Methodologies; Water Environment Federation Financing and Charges for Wastewater Systems Manual 27



Cost of Service Summary

Cost of Service				
Class	Existing Rates w/ 2018 Increase	COSA Adjusted 2018 Rates	% Difference (COSA Change)	Bill Impact with Increase & COSA
Residential	\$ 6,014,833	\$ 6,211,541	3.27%	12.56%
Multifamily	1,451,331	1,076,566	-25.82%	-19.15%
Commercial	2,720,049	2,898,106	6.55%	16.14%
Total	\$ 10,186,213	\$ 10,186,213	0.00%	9.00%

Existing Rates - Use to Bill Ratio	Winter Avg ccf	Bill
Single Family Residential	7.00	\$25.60
MultiFamily Residential	4.00	\$21.00
MFR share of SFR	57%	82%



Alternative Approach – 50% COS Target

Cost of Service				
Class	Existing Rates w/ 2018 Increase	50% of COSA Adj	Adjusted Revenue	Bill Impact with Increase & 50% COSA
Residential	\$ 6,014,833	1.64%	\$ 6,113,187	10.78%
Multifamily	1,451,331	-12.91%	1,263,949	-5.07%
Commercial	2,720,049	3.27%	2,809,078	12.57%
Total	\$ 10,186,213	0.00%	\$ 10,186,213	0.00%

- ♦ 2018 rate-setting
- ♦ Achieves 50% of Cost of Service target
- ♦ Revenue increase of 9.0%



2016 Existing Sewer Rates

Existing Rates	Base	Usage
Residential		
Residential - Inside	\$ 25.60	
Residential - Outside	\$ 38.40	
Senior/Disabled	\$ 10.24	
Duplex	\$ 51.20	
Multifamily	\$ 12.40	\$ 2.15
Commercial	\$ 61.50	\$ 2.15

- ◆ Last rate increase in 2010
- ◆ Single family residential and duplex customers have a fixed base charge.
- ◆ The multi-family and commercial classes have a fixed base charge, plus usage rate per ccf of water use (*with opportunity to install irrigation or other deduct meters associated with non-sewer water use*).
- ◆ Commercial contract rates are individually negotiated.

Rate Design (2018)

- ♦ COSA 50% target adjustment to classes and 9.0% system-wide rate increase applied.
 - Multifamily and Commercial
 - volume charge applied 9.0% system-wide rate increase
 - fixed charges set to achieve COSA target share of revenue

Rates with COSA & Rate Design

2018 Rates	Base	Usage	COSA	w/ Increase
Residential				
Residential - Inside	\$ 28.36		1.64%	10.78%
Residential - Outside	\$ 42.54		1.64%	10.78%
Senior/Disabled	\$ 11.34		1.64%	10.78%
Duplex	\$ 56.72		1.64%	10.78%
Multifamily	\$ 10.50	\$ 2.34	-12.91%	-5.07%
Commercial	\$ 73.99	\$ 2.34	3.27%	12.57%



Strength Rate Update

Strength Rate	FLOW	BOD	TSS	Total
Units	2,004,206	4,165,043	4,923,453	11,092,702
Allocation \$	\$ 5,334,046	\$ 1,721,663	\$ 2,874,438	\$ 9,930,147
Unit Cost/Rate	\$ 2.66	\$ 0.41	\$ 0.58	\$ 3.66

- ◆ Update to 2014 strength rate calculation
- ◆ Codifying strength rates for use in pretreatment program



Updated Residential Bill Ratio

Existing Rates - Use to Bill Ratio	Winter Avg ccf	Bill
Single Family Residential	7.00	\$25.60
MultiFamily Residential	4.00	\$21.00
MFR share of SFR	57%	82%

COSA 50% - Use to Bill Ratio	Winter Avg ccf	Bill
Single Family Residential	7.00	\$28.36
MultiFamily Residential	4.00	\$19.88
MFR share of SFR	57%	70%

- ◆ Improved equity among single family and multifamily by achieving 50% of target COSA
- ◆ Single Family rate increase of \$2.76 monthly (10.78%)



Sample Bills - Multifamily

Multifamily Bills	Units	Month Use	Fixed Chg.	Vol. Chgs	Bill
Existing					
Low	6	21	\$ 71.62	\$ 44.27	\$ 115.88
Average	12	48	\$ 143.23	\$ 104.16	\$ 247.39
High	23	111	\$ 286.47	\$ 239.56	\$ 526.03
COSA & RD					
Low	6	21	\$ 60.66	\$ 48.25	\$ 108.91
Average	12	48	\$ 121.31	\$ 113.53	\$ 234.84
High	23	111	\$ 242.62	\$ 261.12	\$ 503.74
\$ Change					
Low			\$ (10.96)	\$ 3.98	\$ (6.98)
Average			\$ (21.92)	\$ 9.37	\$ (12.55)
High			\$ (43.85)	\$ 21.56	\$ (22.29)
% Change					
Low			-15%	9%	-6.02%
Average			-15%	9%	-5.07%
High			-15%	9%	-4.24%



Sample Bills - Commercial

Commercial Bills	Month Use	Fixed Chg.	Vol. Chgs	Bill
Existing				
Low	31	\$ 61.50	\$ 66.77	\$ 128.27
Average	62	\$ 61.50	\$ 133.54	\$ 195.04
High	124	\$ 61.50	\$ 267.08	\$ 328.58
COSA & RD				
Low	31	\$ 73.99	\$ 72.78	\$ 146.77
Average	62	\$ 73.99	\$ 145.56	\$ 219.55
High	124	\$ 73.99	\$ 291.11	\$ 365.11
\$ Change				
Low		\$ 12.49	\$ 6.01	\$ 18.50
Average		\$ 12.49	\$ 12.02	\$ 24.51
High		\$ 12.49	\$ 24.04	\$ 36.53
% Change				
Low		20%	9%	14.42%
Average		20%	9%	12.57%
High		20%	9%	11.12%



Bill Comparison

Single Family Residential		
#	Jurisdiction	Monthly Wastewater Rate
	Kennewick	\$21.22
	Wenatchee	\$24.64
	Richland Existing	\$25.60
	Pasco	\$27.22
	Richland COSA 2018	\$28.36
	Ellensburg	\$33.72
	Moses Lake	\$33.75
	Pullman	\$38.15
	Yakima	\$40.96
	Cle Elum	\$44.65
	Walla Walla	\$52.10

*Assumes 6 ccf of flow where applicable

Facility Fee Update

- ♦ Authorized by RCW 35.92.025 to charge properties seeking to connect to the system “in order that such property owners shall bear their equitable share of the cost of such system.”

$$\text{Connection Charge} = \frac{\text{Existing System Cost} + \text{Upgrade and Expansion CIP}}{\text{Total System Capacity (MCEs)} + \text{Total System Capacity (MCEs)}} = \text{Unit Cost per MCE}$$



Facility Fee Calculation

Existing System	
Sewer Capital Assets	\$ 85,943,636
plus: 2014 asset additions	558,318
plus: Interest Accrued on Utility Funded Assets	42,783,253
less: Contributed Assets	(4,434,612)
less: Net Outstanding Debt Principal	(1,432,024)
TOTAL EXISTING SYSTEM AVAILABLE CAPACITY COSTS	\$ 123,418,571
Future System	
Total Capital Improvement Program (2015\$)	\$ 25,520,000
less: Repair and Replacement Projects	(21,164,500)
TOTAL FUTURE SYSTEM CAPACITY COSTS	\$ 4,355,500
Customer Base	
Existing Meter Capacity Equivalents (MCE)	22,575
Future MCEs	4,542
FUTURE AVAILABLE CAPACITY	27,116
Connection Fee	
Cost Basis	
Existing System Cost	\$ 123,418,571
Future System Cost	4,355,500
Total System Cost	\$ 127,774,071
Total MCEs	27,116
TOTAL CONNECTION FEE PER MCE	\$ 4,712
Existing Connection Fee	\$ 1,995



Facilities Fee Comparison

CITY										
	3/4"	1"	1 1/2"	2"	3"	4"	6"	8"	10"	12"
MOSES LAKE	\$ 392	\$ 667	\$ 1,324	\$ 2,129	\$ 4,008	\$ 8,015	\$16,709	\$31,693	\$48,514	
WENATCHEE	570	1,425	2,850	4,560	9,120	14,250	28,500	45,600		
PASCO	1,288	1,936	4,517	7,097	13,550	21,291	43,226	69,032	98,927	
RICHLAND - present	1,995	1,995	6,643	10,633	19,950	contract	contract	contract	contract	contract
YAKIMA	2,377	3,969	7,915	12,669	25,362	39,624	79,223	126,762	182,240	
RICHLAND - option 1	2,495	2,495	8,308	13,298	24,950	contract	contract	contract	contract	contract
WEST RICHLAND	2,525	2,400	4,500	6,000	12,000	15,000	TBD	TBD	TBD	TBD
RICHLAND - option 2	2,995	2,995	9,973	15,963	29,950	contract	contract	contract	contract	contract
WALLA WALLA	3,750	6,250	12,500	20,000	40,000	62,500	125,000	200,000	287,500	390,000
KENNEWICK	4,000	4,000	5,000	6,300	12,250	17,500	32,500	50,500		



Next Steps / Direction

- ◆ **Staff Recommendations:**

- Adjust rates in 2018:
 - 9.0% revenue increase
 - 50% of COSA target
- Update the Facility Fee
 - Increase within the recommended range for 2017 to \$2,500
 - Policy of annual inflationary adjustments (ENR/CCI)



MINUTES

UTILITY ADVISORY COMMITTEE REGULAR MEETING

Public Library Gallery Room ~ 955 Northgate Drive

January 10, 2017 ~ 3:00 p.m.

DRAFT

CALL TO ORDER:

Chair Dagle called the meeting to order at 3:00 p.m.

ATTENDANCE:

Committee Members Steve Arneson, Dave Larkin, Charles LoPresti, Dan Porter and James Sanders were present. Vice-Chair Roy Keck and Council Liaison Christensen were absent. Also present were Council Liaison Lemley, Staff Liaison and Energy Services Director Hammond, Public Works Director Rogalsky, and Public Works Administrative Supervisor Richards.

APPROVAL OF THE AGENDA:

MEMBER ARNESON MOVED AND MEMBER PORTER SECONDED THE MOTION TO APPROVE THE AGENDA AS PUBLISHED. THE MOTION CARRIED 6-0.

APPROVAL OF MINUTES:

The UAC Members discussed:

There appeared to be several areas throughout the November Minutes where language referenced the November meeting as still to come, causing some confusion.

Another paragraph in the Minutes regarding the October 3, 2016 Business Item Solid Waste Rate Study, seemed incomplete, as it referenced a clarification from staff on the yard waste collection item, without providing said clarification. October's Minutes were conditionally approved with the requested clarification. Members asked to have the amended October Minutes distributed in order to consider the matter closed.

November's Minutes are to be amended, correcting the reference to a future November meeting.

MEMBER ARNESON MOVED AND MEMBER PORTER SECONDED THE MOTION TO APPROVE THE NOVEMBER 9, 2016, MEETING MINUTES WITH THE REQUESTED AMENDMENTS. THE MOTION CARRIED 5-0.

ELECTION OF OFFICERS:

MEMBER ARNESON MOVED AND MEMBER LARKIN SECONDED THE MOTION TO NOMINATE MEMBER KECK AS THE 2017 CHAIR AND MEMBER PORTER AS VICE CHAIR.

THE MOTION CARRIED 5-0.

PUBLIC COMMENTS:

There were no public comments.

ITEMS OF BUSINESS:

1. NEMS Resource Management Agreement

Staff Report:

Richland Energy Services (RES) Director discussed the Northwest Intergovernmental Energy Supply (NIES) Master Resource Agreement, which would authorize NIES to enter into market purchases on behalf of RES. The new Agreement will allow NIES to respond more quickly to member requests and streamlines the purchasing process. Finance staff and Richland's City Attorney are reviewing associated documents in parallel to ensure Richland's legal and financial interests are covered.

The UAC Members discussed:

Changes made in the new Agreement are to our favor. Because RES Director Robert Hammond is also the current NIES president, Members discussed the option of having an alternate staff member, or potentially even a UAC Member be Richland's authorized representative during purchase negotiations to avoid any perceived conflicts of interest. Members appreciated the option to lock in low power prices.

MEMBER DAGLE MOVED AND MEMBER SANDERS SECONDED THE MOTION TO ENDORSE STAFF'S RECOMMENDATION TO SEEK CITY COUNCIL CONSIDERATION FOR APPROVAL TO AUTHORIZE NIES TO ENTER INTO MARKET PURCHASES ON BEHALF OF RES THROUGH THE RESOURCE MASTER AGREEMENT FORM AND ASSOCIATED DOCUMENTS.

THE MOTION CARRIED 5-0.

2. Wastewater Utility Capital Financing and Rate Model

Staff Report:

Staff provided an update to the Wastewater Rate Model previously reviewed at the May 2016 meeting. The model presented at that meeting suggested the need for two nine percent (9%) rate increases, with the first increase in 2018.

Late last year, staff initiated an update to the rate model based on an analysis of the Wastewater Utility's debt holdings. The existing debt holdings will be dramatically reduced between 2022 and 2024. Staff sought analysis and recommendation from the City's financial consultant, who provided the option of changing the planned structure of the upcoming bond issues to interest-only debt service until 2022, at which time principle repayment would begin. Including this option in the rate model indicates that no rate increases will be needed for the coming four years and likely only modest rate increases after that time.

The UAC Members discussed:

Members expressed general consensus that new structure is advantageous. The issue of whether to go with 20 or 30 year bonds has been discussed for some time. In the past, UAC took the approach of favoring long term bonds for long term assets. It appears the City's financial administration is however favoring shorter term bonds now. Members would like to know what the reason behind the change is, and ultimately create a policy indicating which term is truly in the residents' best interest. Staff responded that when evaluating general fund debt staff looks at total bond cost as one of the factors in determining which term to select, as well as how long the revenue is spoken for before the next item can be addressed. For utility infrastructure funding the UAC's criteria of asset life and customer equity are also considered. In the case of the recently proposed water utility revenue bonds staff concurred with the UAC's recommendation for a 30-year term.

MEMBER DAGLE MOVED AND MEMBER LARKIN SECONDED THE MOTION TO ENDORSE STAFF'S REPORT RECOMMENDING THE INTEREST-ONLY DEBT SERVICE FOR NEW REVENUE BONDS FOR THE WASTEWATER UTILITY, INCORPORATING SCENARIO 2 IN ATTACHED SPREADSHEET SIGNIFYING 30 YEAR DEBT SERVICE.

THE MOTION CARRIED 5-0.

OTHER INFORMATION:

- 1. Update on Latest News: BPA, NRU, PPC**
- 2. NEMS / NIES / NESC Status**
- 3. Major Electric Utility Projects Update**
- 4. RES 2017 Work Plan**
- 5. RES Staffing Update**

ADJOURNMENT

Vice-Chair Porter adjourned the meeting at 5:00 p.m.

Respectfully submitted: _____
Sabrina Melendrez, Executive Assistant

Reviewed by: Energy Services Director Bob Hammond

Minutes Approved On: _____



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 04/04/2017

Agenda Category: Ordinances - Second Reading/Passage

Key Element: Key 2 - Infrastructure & Facilities

Subject:

Ordinance No. 52-16, Authorizing Eminent Domain for Duportail Bridge

Department:
Public Works

Ordinance/Resolution Number:
52-16

Document Type:
Ordinance

Recommended Motion:

Give second reading and pass Ordinance No. 52-16, authorizing use of eminent domain litigation for the Duportail Bridge project.

Summary:

The Duportail Bridge project is the City's highest priority transportation system improvement. The project is scheduled to begin construction at the end of 2017. In order to begin construction, acquisition of property rights from several owners is required. Some of the acquisitions are in the form of easement rights, as is the case with the U.S. Army Corps of Engineers (Corps) and the Port of Benton. One remaining acquisition will involve purchase of a portion of an existing parcels.

Rights-of-way acquisitions follow legal requirements established in federal law, which requires negotiations based on fair market value of the property. State law empowers cities to condemn needed rights-of-way through litigation when negotiated agreements are not reached.

To date, twelve (12) of the fifteen (15) owners have executed negotiated agreements. Properties yet to be acquired include an easement from the Corps, an easement from one of the apartment complex properties, a property purchase for the proposed Tanglewood Street extension, and easement rights from Tri-City Railroad. The Port of Benton has approved an agreement with the City, but negotiations with TCRR have reached impasse.

The proposed ordinance authorizes eminent domain proceedings for the apartment complex property and the Tanglewood Street property. Staff is developing a recommended approach to the TCRR impasse, and will bring that forward in a separate action. The Corps parcel is not included because it is anticipated that the easement will be issued when the final environmental approval is granted this summer.

Council approved first reading of this ordinance on September 6, 2016. Since then, staff has negotiated a number of agreements, and has refined its approach to eminent domain. Staff will notify each owner of its intended action, and will continue negotiations with all owners as opportunities present themselves. Staff recommends approval.

Fiscal Impact:

The costs of eminent domain litigation are unknown at this time. The project budget includes a contingency for potential litigation expenses. Staff will brief Council periodically on the costs and budget status of the right-of-way acquisition activities, including litigation.

Attachments:

- I. Ord. No. 52-16 Duportail Bridge Eminent Domain

ORDINANCE NO. 52-16

AN ORDINANCE of the City of Richland, Washington, relating to property acquisition; authorizing the City to acquire certain real property interests by negotiated voluntary purchase under threat of condemnation, by condemnation, or by settlement for the purpose of completing the Duportail Street Project from Cottonwood Drive to Queensgate Drive; providing for severability; and establishing an effective date.

WHEREAS, in order to improve mobility, meet the current and planned travel demands of the City of Richland, and satisfy the current and future requirements and goals of the City of Richland Comprehensive Plan, it will be necessary for the City to modify existing segments of Duportail Street between Cottonwood Drive and Queensgate Drive and construct a new street segment called Duportail Street, including the Duportail Bridge, crossing the Yakima River and connecting the existing segments of Duportail Street; and

WHEREAS, the City, on the recommendation of its design engineer, has determined that the existing at-grade railroad crossing of the Port of Benton railroad at Duportail Street must be modified to meet the purposes of the Duportail Street project; and

WHEREAS, the City of Richland is a first class city and, under law including RCW 81.53.240, the City has authority to create, improve or modify rail crossings without review or approval of the Washington Utilities and Transportation Commission; and

WHEREAS, the City intends to exercise its authority to fund and complete the necessary modifications to the existing at-grade railroad crossing; and

WHEREAS, in order to complete the Duportail Street Project, the City of Richland has determined that it must acquire the property and property rights described in Exhibit 1 for the public use, including public travel; and

WHEREAS, Chapter 8.12 RCW, in addition to other law, authorizes the City to exercise the power of eminent domain for the purpose of condemning property for certain public needs; and

WHEREAS, the City of Richland has commissioned appraisals to determine the fair market value of the properties identified herein and will continue to negotiate in good faith with the owners of the properties authorized to be acquired with the intent of reaching agreements for the voluntary acquisition of the property for fair market value; and

WHEREAS, in the event voluntary negotiated agreements are not reached, eminent domain proceedings will be required to complete the required acquisitions; and

WHEREAS, the funds necessary to acquire the property by voluntary purchase, or to pay just compensation adjudged due after condemnation, shall be paid from City of Richland funds.

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

Section 1. Public Use and Necessity Declared: The City of Richland City Council finds construction of the Duportail Bridge Project to be a public use, specifically the construction of public streets. Further, the City Council finds construction of the Duportail Bridge Project to be necessary and in the best interests of the citizens and motorists within the City of Richland.

Section 2. City Manager Authorized: The City Manager is hereby authorized to negotiate and prepare such agreements as are customary and necessary for the acquisition of the real property interests described in Exhibit 1, said property to be used for the public use of construction of the Duportail Bridge Project. Execution of such final agreements by the City Manager shall occur only after approval by the Richland City Council at an open public meeting.

Section 3. Settlement: The City Manager is further authorized to settle condemnation litigation or enter administrative settlements (a settlement in lieu of initiating condemnation litigation) for the acquisition of the real property interests described in Exhibit 1. Such settlements shall be made only upon the recommendation of legal counsel, for amounts deemed to be a reasonable estimation of fair market value, and shall be subject to final approval by the Richland City Council at an open public meeting.

Section 4. Condemnation Proceedings Authorized: In addition to the authority granted to the City Manager in Sections 2 and 3 above, the City Manager may further authorize the City Attorney to commence any such condemnation proceedings and take such other actions as may be useful or necessary to acquire the properties and property rights described in the attached Exhibit 1.

Section 5. Property Descriptions: The City Manager is additionally authorized to make minor amendments to the legal descriptions of properties described in the attached Exhibit 1 as may be necessary to correct scrivener's errors or to conform any legal description to the precise boundaries of the property actually acquired for construction of the Duportail Bridge Project, whether by way of settlement, City stipulation, or other action.

Section 6. Funds: The funds necessary to acquire the property by purchase, or to pay just compensation adjudged due after condemnation, shall be paid from the City

of Richland's Capital Improvement Plan funds.

Section 7. Severability: Should any section, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be pre-empted by state or federal law or regulation, such decision or preemption shall not affect the validity of the remaining portions of this ordinance or its application to other persons or circumstances.

Section 8. Effective Date: 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 4th day of April, 2017.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

Date Published: _____

EXHIBIT 1

Property Descriptions

Portion of PID# 1-1698-100-0001-000 (Spencer)

A parcel of land located in the Northeast 1/4 of Section 16, Township 9 North, Range 28 East, Willamette Meridian, Benton County, Washington, and more particularly described as follows:

Commencing at Corp. of Engineers monument U-4 as shown on Amended Map of Record for the McNary Lock and Dam Project Boundary, recorded in Book 1 of Surveys, Page 2316, (records of Benton County, Washington) from which Corp. of Engineers monument U-5 bears South 70°55'36" East, 761.69 feet; thence along the McNary Lock and Dam Project Boundary North 51°15'22" West, 323.96 feet to THE POINT OF BEGINNING.

Thence continuing along said Project Boundary North 51°15'22" West, 137.12 feet;

Thence leaving said Project Boundary North 23°56'46" West, 362.63 feet to the Easterly boundary of TANGLEWOOD PHASE 1 recorded in Volume 15 of Plats, Page 78 (records of Benton County, Washington);

Thence along said Easterly boundary North 52°58'58" East, 55.44 feet;

Thence leaving said Easterly boundary South 23°56'46" East, 396.33 feet;

Thence 101.20 feet along the arc of a curve to the left having a radius of 573.00 feet, a delta of 10°07'11" and a long chord that bears South 29°00'21" East a chord distance of 101.07 feet to the POINT OF BEGINNING.

Containing 0.53 acres, more or less.

Together with and subject to covenants, easements, and restrictions of record.

Portion of PID# 1-1598-201-1748-011 (River Trails Club)

A Permanent Easement for access over a portion of Lot 1 as shown on Record Survey No. 4185 (Records of Benton County, Washington) located in the West 1/ 2 of Section 15, Township 9 North, Range 28 East, Willamette Meridian, Benton County, Washington, and more particularly described as follows:

COMMENCING at the most Southerly Southwest corner of said Lot 1 from which the most Easterly Southeast corner of said Lot 1 bears South 78°44'46" East, 1217.77 feet;

Thence along the boundary of said Lot 1 North 38°12'42" East, 126.58 feet to the POINT OF BEGINNING.

Thence continuing along said boundary North 38°12'42" East, 253.80 feet to an interior corner of said lot 1;

Thence along said boundary South 51°51'51" East, 30.00 feet;

Thence leaving said boundary South 38°12'42" West, 27.11 feet;

Thence South 51°56'30" East, 5.00 feet;

Thence South 38°12'42" West, 30.00 feet;

Thence North 51°56'30" West, 5.00 feet;

Thence South 38°12'42" West, 100.98 feet;

Thence South 10°42'53" West, 37.04 feet;

Thence North 78°41 '11" West, 19.17 feet;

Thence South 38°12'42" West, 40.52 feet;

Thence North 51°47'18" West, 22.35 feet;

Thence South 67°22'23" West, 15.70 feet to the POINT OF BEGINNING.

Containing 0.18 acres, more or less.

TOGETHER WITH AND SUBJECT TO covenants, easements, and restrictions of record.



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 04/04/2017

Agenda Category: Resolutions – Adoption

Key Element: Key 3 - Economic Vitality

Subject:

Resolution No. 34-17, Approving a Purchase and Sale Agreement with The Crown Group, Inc. for 4,950 Square Feet of Property

Department:

Community & Development Services

Ordinance/Resolution Number:

34-17

Document Type:

Resolution

Recommended Motion:

Adopt Resolution No. 34-17, authorizing the City Manager to sign and execute a purchase and sale agreement with The Crown Group, Inc. for 4,950 square feet of property located adjacent to 650 George Washington Way.

Summary:

The Crown Group, Inc., is currently under contract for the purchase and development of approximately 2.63 acres of City-owned property located at 650 George Washington Way. Due to existing site constraints of the property, The Crown Group, Inc. is seeking to purchase a strip of city-owned land to be used as parking for their proposed development.

The strip of land is located adjacent to the 650 George Washington Way site. City Council declared this property as surplus to the City's needs on February 7, 2017.

The proposed purchase price is \$7.00 per square foot, amounting to an estimated gross proceeds of \$34,650. The purchase price is consistent with the unit price negotiated between the City and The Crown Group, Inc. for the 2.63-acre property at 650 George Washington Way.

The anticipated use of the property is for the construction of 23 parking spaces to be included in the overall parking supply for the proposed mixed-use development on 650 George Washington Way, allowing the developer to take full advantage of developing additional multi-family residential units on the property.

Staff recommends approval.

Fiscal Impact:

The sale price for the 4,950 square foot property will be \$34,650. Total sale proceeds will be placed in the City's Park Reserve Fund.

Attachments:

1. Resolution No. 34-17
2. Purchase and Sale Agreement - TCG
3. Site Map

RESOLUTION NO. 34-17

A RESOLUTION of the City of Richland approving a Purchase and Sale Agreement by and between the City of Richland and The Crown Group, Inc. for 4,950 square feet of property located adjacent to 650 George Washington Way.

WHEREAS, the City of Richland is the record owner of 4,950 square feet of city-owned property, located within the boundaries of Howard Amon Park and adjacent to the property at 650 George Washington Way; 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 4,950 square feet of city-owned property is presently a landscape buffer along the west boundary of Howard Amon Park along Amon Park Drive; and

WHEREAS, The Crown Group, Inc. is currently under contract with the City to purchase the vacant City-owned property at 650 George Washington Way for their development of a mixed-use project containing a minimum of 5,000 square feet of Retail and a minimum of 60 multi-family units; and

WHEREAS, The Crown Group, Inc. has agreed to purchase the 4,950 square feet of City-owned property for the purpose of accommodating expanded parking for their mixed-use development on 650 George Washington Way and maximizing the full development potential of the 2.63-acre site; and

WHEREAS, the City has negotiated a land price that is in its best interest reflecting the intended use of the property for the development of additional parking for the 650 George Washington Way mixed-use development; and

WHEREAS, at their March 27, 2017 meeting, the Economic Development Committee provided a positive recommendation to the City Council for the sale of the 4,950 square feet of City-owned property to the Crown Group, Inc. for the total sale price of \$34,650.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Richland finds and declares that the 4,950 square feet of City-owned property, as depicted on Exhibit A, be sold to The Crown Group, Inc. at the negotiated price of \$7.00 per square foot, for a total sale price of \$34,650.

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 4th day of April, 2017.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

AGREEMENT FOR PURCHASE AND SALE OF REAL PROPERTY

This Agreement for Purchase and Sale of Real Property (the "Agreement") is made and entered into this ____ day of _____, 2017 between the **CITY OF RICHLAND**, a Washington municipal corporation ("Seller"), and **THE CROWN GROUP, INC.**, an Illinois corporation ("Purchaser").

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 depicted and legally described as follows:

SEE **EXHIBIT "A"** and **EXHIBIT "B"**

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 4,950 square foot Property shall be **seven dollars and no cents (\$7.00)** per square foot, for a total purchase price of **thirty-four thousand, six hundred fifty dollars and no cents (\$34,650)**.

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 on which 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 thirty (30) calendar days of approval from the Richland City Council. If signatures are not received by both parties within thirty (30) calendar 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 ten (10) business days after the Execution Date, Purchaser, at its sole cost and expense, shall order from Tri-City Title & Escrow 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 purchasing this Property in connection with Purchaser's acquisition of the adjacent 2.63 acre property (commonly referred to as 650 George Washington Way), which is currently under contract with Seller (See Contract No. 54-15). For purposes of determining a due diligence period, the Parties agree that, upon execution of this Agreement, the Property described in Section 1.1 herein shall be consolidated with the Property identified in Section 1.1. of the existing Purchase and Sale Agreement for 650 George Washington Way, and that the due diligence opportunities and schedule established under Contract No. 54-15 shall control both properties. In the event Purchaser does not close the transaction on 650 George Washington Way under Contract No. 54-15, Purchaser shall have no obligation to purchase the Property that is the subject of this Purchase and Sale Agreement.

3.4. Financing. Closing of this transaction is contingent upon Purchaser obtaining, prior to conclusion of the due diligence period described in Section 3.3 above, financing sufficient to close this transaction. If Purchaser cannot secure the necessary financing prior to conclusion of the established due diligence period, this Agreement shall automatically terminate and be of no further force and effect, at which time neither party shall have any obligation to the other party.

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 be without further obligation of either party to the other.

3.6. Simultaneous Closing. The closing of this transaction is contingent upon the simultaneous closing of the transaction between the City of Richland and The Crown Group, Inc. for the adjacent 2.63 acre property (commonly known as 650 George Washington Way), under Contract No. 54-15, as depicted in Record Survey No. 4577 in **Exhibit "C"**. In the event simultaneous closing on the transaction between the City of Richland and The Crown Group, Inc. does not occur, this Agreement shall 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 Tri-City Title & Escrow the Purchase Price for the Property in the form of a certified or cashier's check or a wire transfer. Seller shall deliver the Deed, as approved by Purchaser, to Tri-City Title & Escrow for placing in escrow. Tri-City Title & Escrow 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, Tri-City Title & Escrow 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 Tri-City Title & Escrow, and shall occur on a date specified by Tri-City Title & Escrow with written notice to Seller and Purchaser. Unless extended in writing by the parties, closing shall occur no later than sixty (60) days after conclusion or waiver of the due diligence provisions of Section 4 of Contract No. 54-15. Failure to close within sixty (60) days, or to extend the closing date other than 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 make all reasonable 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.

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.

8.1. Seller's Remedies. In the event of material breach of this Agreement by Purchaser, Seller shall have, as its sole remedy, the right to terminate this Agreement.

9. Miscellaneous.

9.1. 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.

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

9.3. 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
505 Swift Boulevard, MS #18
Richland, Washington 99352
Phone: (509) 942-7583

If to Purchaser: The Crown Group, Inc.
1564 West Algonquin Road
Hoffman Estates, Illinois 60192
Attn: Mark Lambert
Phone: (847) 934-2525
Fax: (348) 358-4591
MarkLambert@crownngroup.com

With a Copy to:

The Crown Group, Inc.
1564 West Algonquin Road
Hoffman Estates, Illinois 60192
Attn: Steve Isaacson, General Counsel
Phone: (847) 934-2525 x112
Fax: (348) 358-4591
Stevensaacson@crownngroup.com

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.

9.4. Assignments and Successors. Purchaser may not assign this Agreement without Seller's consent prior to the expiration of the Contingency Period as established under Contract No. 54-15 except to an entity owned or controlled by Purchaser or Mark Lambert. Any assignment made without Seller's consent is null and void, and does not relieve the Purchaser of any liability or obligation hereunder. Notwithstanding, this Agreement shall inure to the benefit of and shall be binding upon Purchaser and Seller, their respective heirs, executors, administrators, successors, assigns, grantees and legal

representatives. From and after the expiration of the Contingency Period as established under Contract No. 54-15, Purchaser may assign all of its rights and obligations under this Agreement, in whole or in part, or transfer its interest in the Property to any person(s) or entity, which person(s) or entity shall thereupon have all rights and obligations of Purchaser under this Agreement. From and after the date of any assignment, Purchaser shall have no further obligations under or pursuant to this Agreement.

9.5. 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.

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

9.7. 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.

9.8. 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.

9.9. 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.

9.10. 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.

9.11. 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.

9.12. 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.

9.13. 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.

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EXHIBIT "B"

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M., CITY OF RICHLAND, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHEASTERLY CORNER OF LOT 2, BLOCK 563, PLAT OF RICHLAND, RECORDED IN VOLUME 6 & 7 OF PLATS, RECORDS OF BENTON COUNTY, WASHINGTON: THENCE NORTH $74^{\circ}37'46''$ EAST 25.00 FEET; THENCE SOUTH $15^{\circ}22'44''$ EAST 198.00 FEET; THENCE SOUTH $74^{\circ}37'46''$ WEST 25.00 FEET TO A POINT ON THE EASTERLY LINE OF LOT 1 OF SAID BLOCK; THENCE NORTH $15^{\circ}22'44''$ WEST ALONG SAID EASTERLY LINE A DISTANCE OF 198.00 RETURNING TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO EASEMENT, RESERVATIONS, COVENANTS AND RESTRICTIONS OF RECORD AND IN VIEW.

CONTAINING 4,950 SQUARE FEET, MORE OR LESS, ACCORDING TO THE BEARINGS AND DISTANCES LISTED ABOVE.

EXHIBIT "C"

RECORD SURVEY NO. 4577 (650 GEORGE WASHINGTON WAY)

PG 1 of 2

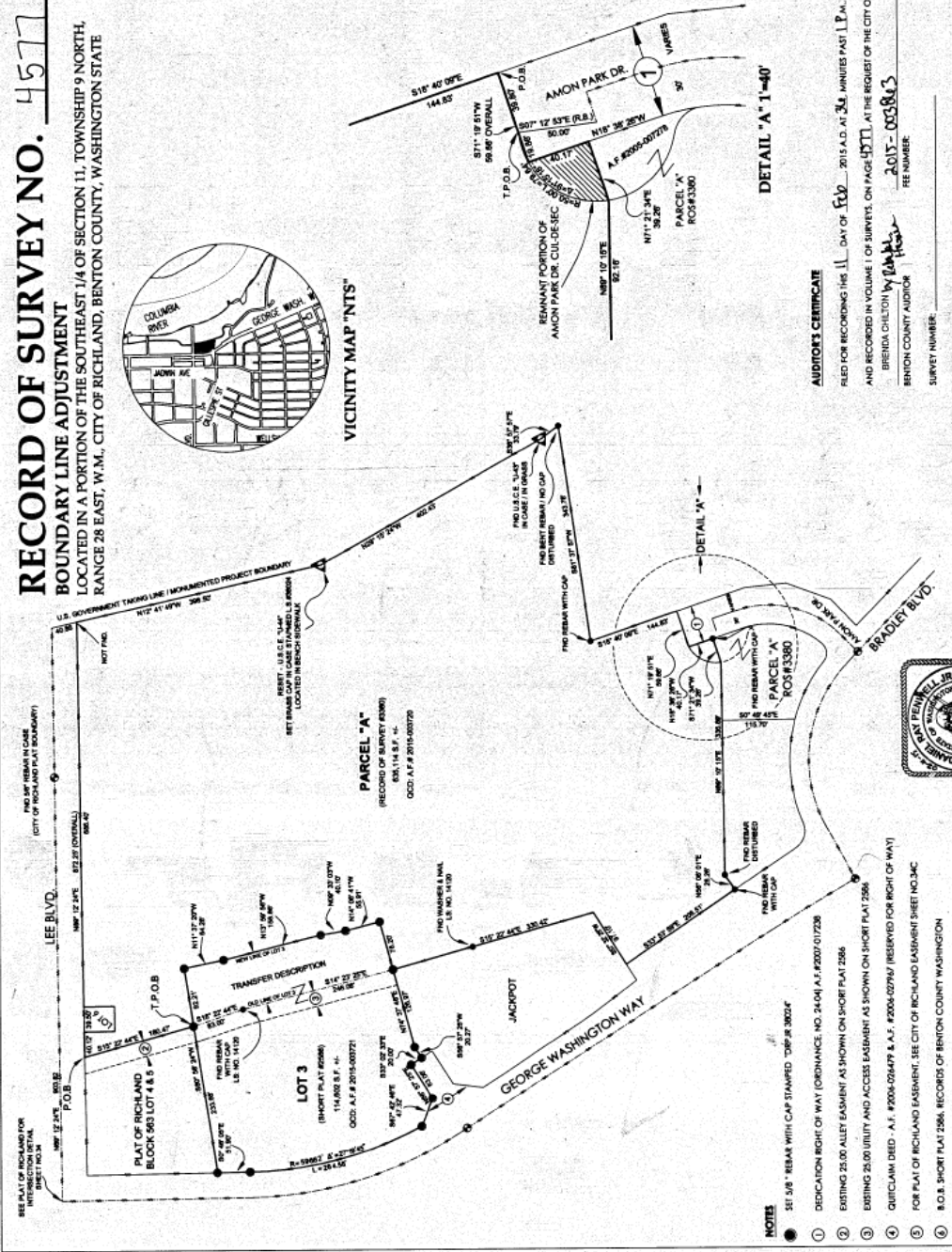
RECORD OF SURVEY NO. 4577

BOUNDARY LINE ADJUSTMENT

LOCATED IN A PORTION OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M., CITY OF RICHLAND, BENTON COUNTY, WASHINGTON STATE



VICINITY MAP "NTS"



AUDITOR'S CERTIFICATE

FILED FOR RECORDING THIS 11 DAY OF FEB 2015 A.D. AT 3:41 MINUTES PAST 1 P.M.
AND RECORDED IN VOLUME 1 OF SURVEYS ON PAGE 4577 AT THE REQUEST OF THE CITY OF RICHLAND
BRENDA CHILTON, Auditor
BENTON COUNTY AUDITOR
SURVEY NUMBER: 2015-003843

DETAIL "A" 1"=40'

CITY OF RICHLAND
840 NORTHGATE DRIVE
RICHLAND, WA 99352
OFFICE (509) 762-7312
FAX (509) 762-7474

CLIENT: Economic Development Department
PROJECT: Crest Museum Site

DRAWN BY: bhoppe
CHECKED BY: bhoppe
DATE: 02-11-15
SCALE: 1"=100'

PAGE 1/2



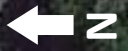
NOTES

- SET 5/8" REBAR WITH CAP STAMPED "DPR 28 30224"
- DEDICATION RIGHT OF WAY (ORDINANCE NO. 2404) A.J. #2007 07/28
- EXISTING 25.00 ALLEY EASEMENT AS SHOWN ON SHORT PLAT 2366
- EXISTING 25.00 UTILITY AND ACCESS EASEMENT AS SHOWN ON SHORT PLAT 2366
- QUITCLAIM DEED A.S. #2004-02447 & A.S. #2004-02448 (RESERVED FOR RIGHT OF WAY)
- FOR PLAT OF RICHLAND EASEMENT, SEE CITY OF RICHLAND EASEMENT SHEET NO.34C
- B.O.B. SHORT PLAT 2366, RECORDS OF BENTON COUNTY WASHINGTON

SURVEYOR'S CERTIFICATE

I, DANIEL RAY FENWICK, JR., A PROFESSIONAL LAND SURVEYOR IN THE STATE OF WASHINGTON, REG. NO. 36271, BASED ON THE FIELD NOTES AND PLANS SUBMITTED TO ME BY THE CITY OF RICHLAND, AND MY SUPERVISION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT, CHAPTER 56, LAWS OF 1973, AND THAT ALL BENCHMARKS, DISTANCES AND CALLS ARE CORRECT AND THAT ALL PARCEL CORNERS ARE STAKED ON THE GROUND AS SHOWN HEREON.

D4-076
1 of 2



AMON PARK DRIVE

LEE BLVD

JADWIN AVE

GEORGE WASHINGTON WAY

PROPOSED PURCHASE
4,950 SQ. FEET

ALLEY EASEMENT

650 GEO. WA. WAY
CITY OF RICHLAND
[PSA w/ THE CROWN GROUP]

Richland Food Mart
(GTJ Pacific Leasing)

GTJ
Pacific Leasing



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 04/04/2017

Agenda Category: Resolutions – Adoption

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Resolution No. 47-17, Membership Appointment to the Richland Planning Commission

Department:
City Attorney

Ordinance/Resolution Number:
47-17

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 47-17, appointing Michael Mealer to the Richland Planning Commission.

Summary:

The Planning Commission (PC) Position No. 1, previously held by Clifford Clark, expired on March 31, 2017.

Chair Wallner and Council Liaison Lemley are recommending the appointment of Michael Mealer to Position No. 1 with a term from April 4, 2017 to March 31, 2023.

Candidates Dino Besic, Clifford Clark, Jhoanna Jones, Ryan Lukson, Francesca Maier, Jessica Myer, Daniel Rutherford, and Margaret Smoot were also considered for the PC position.

Fiscal Impact:

None.

Attachments:

1. Resolution No. 47-17
2. PC Recommendation and Application

RESOLUTION NO. 47-17

A RESOLUTION of the City of Richland confirming the position appointment of Michael Mealer to the Planning Commission.

BE IT RESOLVED by the City Council of the City of Richland that the following position appointment to the Planning Commission is hereby confirmed:

<u>NAME</u>	<u>POSITION NO.</u>	<u>TERM ENDING</u>
Michael Mealer	1	3/31/23

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 4th day of April, 2017.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney



MEMORANDUM

TO: City Council

FROM: Planning Commission

DATE: March 17, 2017

SUBJECT: Planning Commission Vacancy Recommendation

On March 16, 2017 the Planning Commission interviewed interested candidates for the upcoming Position No. 1 vacancy.

The Planning Commission recommends Michael Mealer to fill this position effective April 4, 2017.

Thank you,

Amanda Wallner
Chairman – Planning Commission

Select the Board, Commission or Committee applying for:
Planning Commission

PERSONAL INFORMATION:

First Name Michael
Last Name Mealer
Street Address 352 Westmoreland Dr
City Richland
State WA
Zip 99354
Email: mlmealer@gmail.com
Contact Phone: (865) 603-4865
Alternate Phone Not answered
Length of Residency in the City of Richland 3 years 10 months
Occupation: Construction/Field Engineer

RECEIVED

FEB 10 2017

RICHLAND CITY CLERK

Arts Commission or Parks & Recreation Commission Applicants Only:

Adult Youth-Grade: Not answered

OCCUPATIONAL AND EDUCATIONAL BACKGROUND:

Education:
-B.S. Degree in Civil Engineering - University of Tennessee – Knoxville May 2009
Occupation:
-Construction / Field Engineer, 8 years
-Property Manager, Commercial Property, 4 years
-Home Construction, 4 years

EXPERIENCE:

Experience Applicable to the City Board, Commission or Committee to which you are applying.
While employed as a Field Engineer, I have gained experience and developed skills working with design requirements, codes, and regulations; much of this experience parallels the qualifications you are looking for in this position. I believe that with the combination of my education and experience, I can effectively contribute to the safe and mindful development of Richland.

Thank you for your consideration.

Are you currently serving on a City of Richland Board, Commission or Committee?
(An individual is limited to serve on two boards, commissions or committees at the same time)

No

If Yes, which one/s? Not Applicable

Otherwise, enter "Not Applicable" in the field provided

Have you served on a City of Richland Board, Commission or Committee before?

No

If Yes, which one/s? Not Applicable

**Otherwise, enter "Not
Applicable" in the field
provided**

Are you a City of Richland Employee?

Per Richland Municipal Code Section 2.28.520, no employee, during his or her term of service in City employment, shall be eligible, or be appointed, to serve on any City board, committee or commission performing an advisory function to the City Council.

No

By submitting this application, I hereby waive my right to privacy with respect to the information contained in my application and any supporting documents attached thereto. The City, its officials or employees are authorized to make my application and supporting documents available for public inspection, including inspection by members of the media. In addition, I certify that I am in compliance with the qualification requirements.

I accept

A resume is required to complete the application.

Michael Mealer.pdf

Michael Mealer | 352 Westmoreland Drive, Richland, WA 99354
865-603-4865 | mlmealer@gmail.com

Education

The University of Tennessee, Knoxville - Bachelor of Science in Civil Engineering

May 2009

Experience

Bechtel National

2009 -Present

- Civil / Mechanical Field Engineer – Vitrification Facility – Hanford, WA 2013-Present
 - Coordinate with Construction Supervision to plan and execute work activities in accordance with design requirements and safety regulations
 - Recommend Field Changes to Design Engineering
 - Prepare material purchase requisitions
 - Provides technical assistance and verification inspections to assure design requirements are met
- Project Controls Engineer / Estimator – Frederick, MD / Reston VA 2012-2013
 - Performed civil/structural/architectural estimates
- Construction Coordinator – Frederick, MD / Reston VA 2011-2012
 - Assisted the Chief Construction Engineer with Project Reviews, Training, and Automation Tools
- Field Engineer – K-25 Decontamination and Decommissioning – Oak Ridge, TN 2009-2011
 - Provided support for operational activities through development of work packages for craft activities, coordination with other support groups, performance of management assessments, and verification of field status.

Michael Mealer Property Management – Knoxville, TN

2007 -2011

- Established licensed, bonded, and insured property management business
- Increased leased space from 48% to 95%
- Implemented building-wide energy conservation measures to cut costs
- Responsible for maintenance and daily operations of commercial office space
- Maintain tenant relationships on behalf of property owner
- Hire, train, and supervise staff to achieve operational goals
- Determine lease pricing and remodeling expenses

Assistant to the General Contractor - Case Construction - Clinton, TN

2004 -2008

- Aided in all phases of custom home building
- Coordinated with customers to finalize and complete projects

Volunteer Experience

The University of Tennessee – Head Coach

2008 - 2009

- Men's and Women's Club Rowing Team

Oak Ridge Rowing Association – Varsity Coach

2002 - 2004

- Men's High School Team



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 04/04/2017

Agenda Category: Resolutions – Adoption

Key Element:

Subject:

Resolution No. 59-17 Expressing Appreciation to Kit McBurney for Service on the Parks and Recreation Commission

Department:
City Attorney

Ordinance/Resolution Number:
59-17

Document Type:
Resolution

Recommended Motion:

Adopt Resolution Nos. 59-17 expressing appreciation to Ms. McBurney for her service on the Parks and Recreation Commission.

Summary:

Kit McBurney was appointed to the Parks and Recreation Commission (PRC) on June 4, 2013 and served until her term expired on March 31, 2017.

Fiscal Impact:

Attachments:

- I. Resolution No. 59-17

RESOLUTION NO. 59-17

A RESOLUTION expressing the appreciation of the City of Richland and its citizens to Kit McBurney for the service she rendered to the City as a member of the Parks and Recreation 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 Kit McBurney, their appreciation for the service she rendered to the City during her tenure as a member of the Parks and Recreation 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 4th day of April, 2017.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 04/04/2017

Agenda Category: Resolutions – Adoption

Key Element:

Subject:

Resolution No. 60-17, Expressing Appreciation to Viknesh Kasthuri for Service on the Richland Parks and Recreation Commission

Department:
City Attorney

Ordinance/Resolution Number:
60-17

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 60-17, expressing appreciation to Viknesh Kasthuri for service on the Richland Parks and Recreation Commission.

Summary:

Viknesh Kasthuri was appointed to the Richland Parks and Recreation Commission on October 21, 2014, and served until his term expired on March 31, 2017.

Fiscal Impact:

None.

Attachments:

I. Resolution No. 60-17

RESOLUTION NO. 60-17

A RESOLUTION expressing the appreciation of the City of Richland and its citizens to Viknesh Kasthuri for the service he rendered to the City as a member of the Parks and Recreation 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 Viknesh Kasthuri, their appreciation for the service he rendered to the City during his tenure as a member of the Parks and Recreation 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 4th day of April, 2017.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 04/04/2017

Agenda Category: Resolutions – Adoption

Key Element:

Subject:

Resolution No. 61-17, Expressing Appreciation to Naveena Bontha for Service on the Richland Parks and Recreation Commission

Department:
City Attorney

Ordinance/Resolution Number:
61-17

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 61-17, expressing appreciation to Naveena Bontha for service on the Richland Parks and Recreation Commission.

Summary:

Naveena Bontha was appointed to the Richland Parks and Recreation Commission on November 3, 2015, and served until her term expired on March 31, 2017.

Fiscal Impact:

None.

Attachments:

I. Resolution No. 61-17

RESOLUTION NO. 61-17

A RESOLUTION expressing the appreciation of the City of Richland and its citizens to Naveena Bontha for the service she rendered to the City as a member of the Parks and Recreation 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 Naveena Bontha, their appreciation for the service she rendered to the City during her tenure as a member of the Parks and Recreation 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 4th day of April, 2017.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 04/04/2017

Agenda Category: Resolutions – Adoption

Key Element: Key 2 - Infrastructure & Facilities

Subject:

Resolution No. 62-17, Awarding Bid to Blackline, Inc. for the 2017 Slurry Seal Project

Department:
Public Works

Ordinance/Resolution Number:
62-17

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 62-17, authorizing the City Manager to sign and execute an agreement with Blackline, Inc. for the 2017 Slurry Seal Project.

Summary:

In 2013, the City evaluated the condition of the city streets and began using a Pavement Management System. The System assists staff in the delivery of a Pavement Preservation Program with the lowest life-cycle cost while meeting a selected system-wide pavement condition standard. Slurry Seals are one of the several treatments the City uses to preserve the street surfaces. A slurry seal is a pavement treatment that extends the life of the pavement and reduces the need for the more expensive rehabilitation projects. This year's project will be the fourth year of installation of slurry seal in the City since implementation of the Pavement Management System. City Staff have evaluated the results of previous projects and believe the slurry seal treatment should continue as a part of the City's program.

This year's project area is in the south end of Richland along with four Port of Benton Streets in north Richland. At the February 21, 2017 City Council meeting, an interlocal agreement with the Port of Benton was approved facilitating the partnership with the Port.

On March 16, 2017, five bids were received. The low bid was \$307,843.43 and the high bid was \$390,932.13. Engineer's estimate was \$370,917.67.

Installation of the slurry seal is scheduled for this summer, with the work taking about a week total to complete. City street crews have already started preparing the streets to be slurry sealed by completing crack sealing and other miscellaneous work. In addition, a public outreach program has been designed to support the project. The outreach program will include direct mail materials, web site content, and timely notices by the contractor. Staff recommends approval of Resolution 62-17.

Fiscal Impact:

Total 2017 Slurry Seal project costs are \$333,000.00 which include design, construction management and striping. The project will be funded from the City's Pavement Preservation Program and the Port of Benton. The Pavement Preservation Program budget was adopted with the 2017-2030 Capital Improvement Plan (CIP) by Council on November 15, 2016 in the amount of \$1,480,000. This project will utilize approximately \$285,000 of this budget with an additional \$48,770.15 coming from the Port of Benton to cover their streets.

Attachments:

1. Res. No. 62-17, Slurry Seal Bid Award
2. 2017 Slurry Seal Vicinity Map
3. 2017 Slurry Seal Bid Tab



RESOLUTION NO. 62-17

A RESOLUTION of the City of Richland authorizing the award of bid and execution of a construction contract to Blackline, Inc. for the 2017 Slurry Seal Project.

WHEREAS, the 2017–2031 Capital Improvement Plan (CIP) includes a fully-funded project titled the Pavement Preservation Program; and

WHEREAS, City staff have completed all project development and design work required to advance the 2017 project to construction; and

WHEREAS, City staff solicited bids in accordance with the City’s purchasing policies, receiving and opening five (5) bids on March 16, 2017; and

WHEREAS, Blackline, Inc. submitted the lowest responsible bid of the five (5) received; and

WHEREAS, the project budget is adequate to complete the project using the lowest responsible bid; and

WHEREAS, it is in the City’s best interest to complete the project in accordance with the CIP, project design and the lowest responsible bid.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City Manager is authorized to sign and execute a contract award to Blackline, Inc. in the amount of \$307,843.43 and to execute change orders up to the amount of \$50,000 to fulfill the project’s design intent.

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 4th day of April, 2017

ROBERT J. THOMPSON
Mayor

ATTEST:

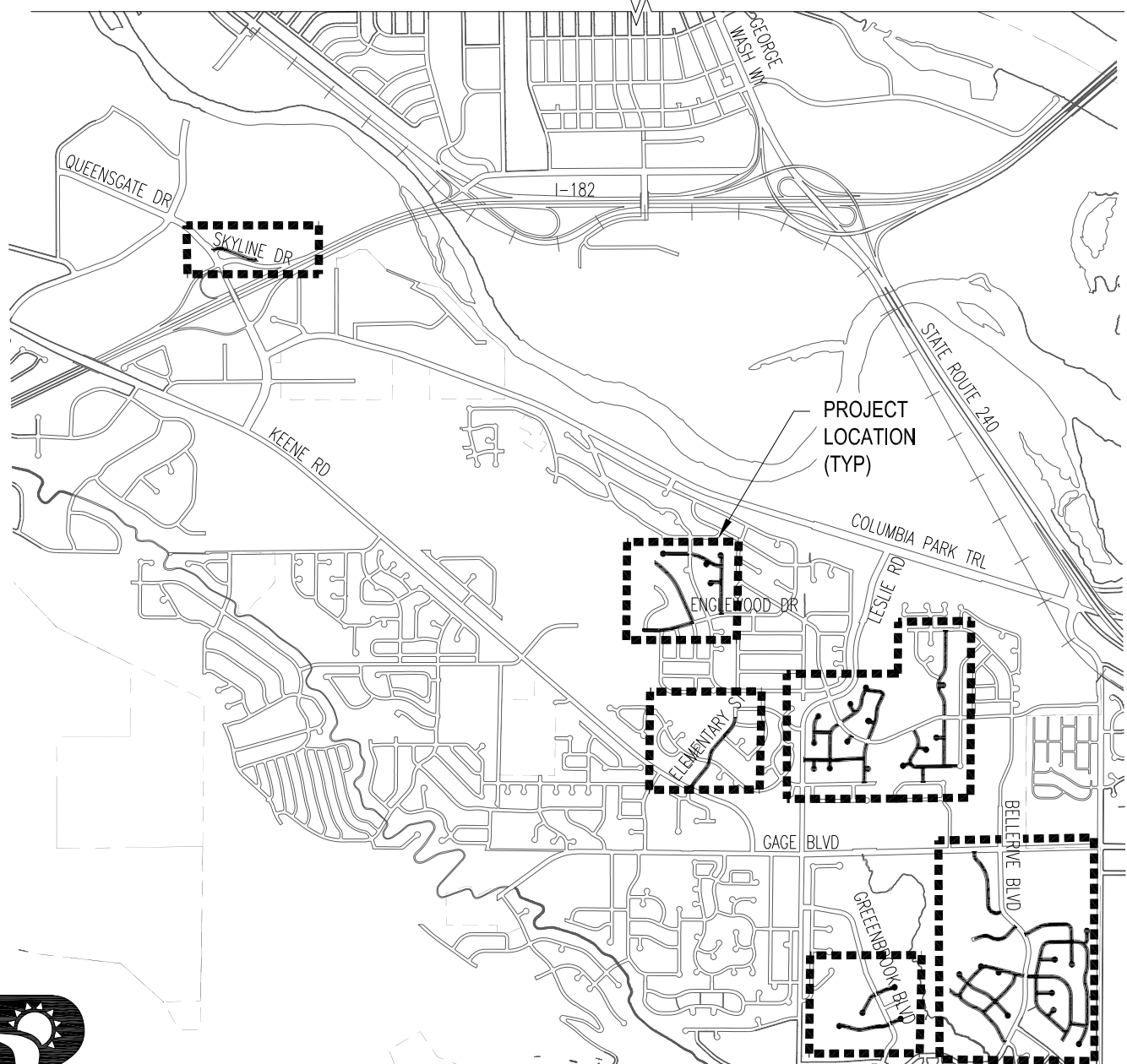
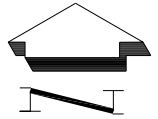
APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

Legend

- City Limits
- ++++ Railroad
- == City Road
- Slurry Seal



CITY OF RICHLAND

2017 SLURRY SEAL PROJECT

17-0005

DATE: 02-16-2017
 DRAWN BY: LD
 SCALE: NOT TO SCALE
 CAD DWG: o:\civil_projects - civil 3d\2017 pavement preservation projects_sow\01_engineering\6.0_drawings\2017 slurry seal_cover_recover.dwg

City of Richland

DATE BIDS OPENED: March 16, 2017

ITB # 17-0005

2017 SLURRY SEAL

				ENGINEER'S ESTIMATE		BLACKLINE INC VANCOUVER, WA		VSS INTERNATIONAL, INC W SACRAMENTO, CA	
Item	Description	Qty	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
	Schedule A: COR Slurry Seal Base Bid								
A-1	Mobilization.	1.0	LS	\$25,000.00	25,000.00	9,000.00	9,000.00	5,000.00	5,000.00
A-2	SPCC plan (all schedules).	1.0	LS	250.00	250.00	2,000.00	2,000.00	1,575.00	1,575.00
A-3	Project temporary traffic control.	1.0	LS	10,000.00	10,000.00	13,000.00	13,000.00	6,615.00	6,615.00
A-4	Flaggers & spotters.	80.0	HR	55.00	4,400.00	30.00	2,400.00	157.50	12,600.00
A-5	Type II slurry seal.	155,096.0	SY	1.70	263,663.20	1.43	221,787.28	1.62	251,255.52
A-6	Removing plastic line.	924.0	LF	0.75	693.00	2.50	2,310.00	2.10	1,940.40
A-7	Removing plastic crosswalk line & stop bar.	1,192.0	SF	3.00	3,576.00	3.00	3,576.00	3.05	3,635.60
A-8	Removing plastic traffic markings.	2.0	EA	80.00	160.00	150.00	300.00	131.25	262.50
A-9	Tree trimming.	1.0	LS	1,500.00	1,500.00	3,000.00	3,000.00	4,725.00	4,725.00
A-10	Portable changeable message sign.	200.0	HR	10.00	2,000.00	10.00	2,000.00	10.50	2,100.00
A-11	Temporary pavement markings.	350.0	LF	1.00	350.00	2.00	700.00	1.58	553.00
Schedule A: COR Slurry Seal Base Bid SUBTOTAL					\$311,592.20	\$260,073.28		\$290,262.02	
0% SALES TAX					-	-		-	
Schedule A: COR Slurry Seal Base Bid TOTAL					\$311,592.20	\$260,073.28		\$290,262.02	
	Schedule B: POB Slurry Seal Base Bid								
B-1	Mobilization.	1.00	LS	\$5,000.00	5,000.00	1,500.00	1,500.00	1,000.00	1,000.00
B-2	Project temporary traffic control.	1.00	LS	3,000.00	3,000.00	3,000.00	3,000.00	945.00	945.00
B-3	Flaggers & spotters.	40.00	HR	45.00	1,800.00	30.00	1,200.00	157.50	6,300.00
B-4	Type II slurry seal.	26,075.00	SY	1.70	44,327.50	1.43	37,287.25	1.62	42,241.50
B-5	Tree trimming.	1.00	LS	500.00	500.00	1,000.00	1,000.00	10.50	10.50
Schedule B: POB Slurry Seal Base Bid SUBTOTAL					\$54,627.50	\$43,987.25		\$50,497.00	
8.6% SALES TAX					4,697.97	3,782.90		4,342.74	
Schedule B: POB Slurry Seal Base Bid TOTAL					\$59,325.47	\$47,770.15		\$54,839.74	
Schedule A: COR Slurry Seal Base Bid					\$311,592.20	\$260,073.28		\$290,262.02	
Schedule B: POB Slurry Seal Base Bid					59,325.47	47,770.15		54,839.74	
GRAND TOTAL					\$370,917.67	\$307,843.43		\$345,101.76	

City of Richland

DATE BIDS OPENED: March 16, 2017

ITB # 17-0005

2017 SLURRY SEAL

				INTERMOUNTAIN SLURRY SEAL INC SPARKS, NV		BOSWELL ASPHALT PAVING SOLUTIONS INC MERIDIAN, ID		TELFER PAVMENT TECHNOLOGIES, LLC MCCLELLAN, CA	
Item	Description	Qty	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
	Schedule A: COR Slurry Seal Base Bid								
A-1	Mobilization.	1.0	LS	30,000.00	30,000.00	2,000.00	2,000.00	25,000.00	25,000.00
A-2	SPCC plan (all schedules).	1.0	LS	2,000.00	2,000.00	2,000.00	2,000.00	5,000.00	5,000.00
A-3	Project temporary traffic control.	1.0	LS	30,000.00	30,000.00	6,000.00	6,000.00	23,000.00	23,000.00
A-4	Flaggers & spotters.	80.0	HR	55.00	4,400.00	42.00	3,360.00	50.00	4,000.00
A-5	Type II slurry seal.	155,096.0	SY	1.40	217,134.40	1.80	279,172.80	1.75	271,418.00
A-6	Removing plastic line.	924.0	LF	2.00	1,848.00	5.00	4,620.00	2.00	1,848.00
A-7	Removing plastic crosswalk line & stop bar.	1,192.0	SF	2.90	3,456.80	5.00	5,960.00	2.90	3,456.80
A-8	Removing plastic traffic markings.	2.0	EA	125.00	250.00	400.00	800.00	125.00	250.00
A-9	Tree trimming.	1.0	LS	3,000.00	3,000.00	1,000.00	1,000.00	2,700.00	2,700.00
A-10	Portable changeable message sign.	200.0	HR	10.00	2,000.00	30.00	6,000.00	10.00	2,000.00
A-11	Temporary pavement markings.	350.0	LF	1.50	525.00	3.43	1,200.50	1.50	525.00
Schedule A: COR Slurry Seal Base Bid SUBTOTAL					\$294,614.20	\$312,113.30		\$339,197.80	
0% SALES TAX					-	-		-	
Schedule A: COR Slurry Seal Base Bid TOTAL					\$294,614.20	\$312,113.30		\$339,197.80	
	Schedule B: POB Slurry Seal Base Bid								
B-1	Mobilization.	1.00	LS	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00
B-2	Project temporary traffic control.	1.00	LS	10,700.00	10,700.00	2,000.00	2,000.00	3,775.00	3,775.00
B-3	Flaggers & spotters.	40.00	HR	55.00	2,200.00	42.00	1,680.00	50.00	2,000.00
B-4	Type II slurry seal.	26,075.00	SY	1.40	36,505.00	1.80	46,935.00	1.50	39,112.50
B-5	Tree trimming.	1.00	LS	1,000.00	1,000.00	300.00	300.00	750.00	750.00
Schedule B: POB Slurry Seal Base Bid SUBTOTAL					\$52,405.00	\$52,915.00		\$47,637.50	
8.6% SALES TAX					4,506.83	4,550.69		4,096.83	
Schedule B: POB Slurry Seal Base Bid TOTAL					\$56,911.83	\$57,465.69		\$51,734.33	
Schedule A: COR Slurry Seal Base Bid					\$294,614.20	\$312,113.30		\$339,197.80	
Schedule B: POB Slurry Seal Base Bid					56,911.83	57,465.69		51,734.33	
GRAND TOTAL					\$351,526.03	\$369,578.99		\$390,932.13	



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 04/04/2017

Agenda Category: Resolutions – Adoption

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Resolution No. 63-17, Approval of Sale of Surplus Equipment

Department:

Administrative Services

Ordinance/Resolution Number:

63-17

Document Type:

Resolution

Recommended Motion:

Adopt Resolution No. 63-17, declaring vehicle no. 5032 as surplus and authorize staff to dispose of the vehicle in a manner most advantageous to the City.

Summary:

This vehicle has reached the end of its useful life for the city and will be removed from service upon sale for disposal according to the RMC Chapter 3.08 Disposition of City-Owned Personal Property. RMC 3.08 requires Council approval for items with an estimated salvage value of over \$5,000 or if the items were purchased for use in a utility.

Vehicle no. 5032 in the resolution has been determined to be excess to the City.

Fiscal Impact:

Yes - Proceeds from the sale of this surplus item will be deposited into the Equipment Replacement Fund.

Attachments:

I. Resolution No. 63-17

RESOLUTION NO. 63-17

A RESOLUTION of the City of Richland declaring a certain vehicle surplus to the City's needs.

WHEREAS, the City Council, as legislative authority of the City of Richland, has declared a certain vehicle surplus to the City's needs.

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

Section 1. The City Council finds and declares that the vehicle used by Richland Fire Department and listed as vehicle no. 5032, a 2001 Ford F450 Brush Truck vehicle valued at \$20,000, is no longer needed and therefore is surplus to the City's needs.

Section 2. Staff is hereby authorized to sell or dispose of said vehicle on behalf of the City.

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 4th day of April, 2017.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 04/04/2017

Agenda Category: Resolutions – Adoption

Key Element: Key 3 - Economic Vitality

Subject:

Resolution No. 64-17, Authorizing the Circulation of a Petition Proposing Annexation Along the East End of Jericho Road

Department:

Community & Development Services

Ordinance/Resolution Number:

64-17

Document Type:

Resolution

Recommended Motion:

Adopt Resolution No. 64-17 authorizing the circulation of a petition to annex 13.2 acres located south of Columbia Park Trail, near the easterly terminus of Jericho Road.

Summary:

Council accepted a request for the annexation of 13.2 acres located south of Columbia Park Trail near the eastern terminus of Jericho Road through the adoption of Resolution No. 227-16 on December 6, 2016. Since then, the annexation proposal has been reviewed by both the Planning Commission for a determination of appropriate zoning, and the Benton County Boundary Review Board. The next step is for the applicants to submit a formal petition to Council. A draft petition has been prepared for Council review along with a draft resolution that would authorize the circulation of an annexation petition.

Staff recommends approval.

Fiscal Impact:

The fiscal impacts of the proposed annexation will be reviewed in a report that will be prepared at the time a public hearing is scheduled to review the proposed annexation.

Attachments:

1. Resolution 64-17
2. Annexation Petition

RESOLUTION NO. 64-17

A RESOLUTION of the City of Richland authorizing the circulation of a petition proposing annexation of approximately 13.2 acres located south of Columbia Park Trail along the east end of Jericho Road.

WHEREAS, the Richland City Council, by adoption of Resolution No. 227-16 on December 6, 2016, called for the annexation process of the 13.2 acre annexation of an area south of Columbia Park Trail and along the east end of Jericho Road to proceed; and

WHEREAS, City staff submitted an application to the Benton County Boundary Review Board for the annexation.

WHEREAS, the Chairman, on behalf of the Boundary Review Board, waived jurisdiction, thus approving the application on March 24, 2017; and

WHEREAS, the Richland Planning Commission held a public hearing on January 11, 2017 to consider appropriate zoning designations for the proposed annexation area, thus fulfilling the directives included in Resolution No. 227-16.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that circulation of the attached petition calling for the annexation of the 13.2 area located south of Columbia Park Trail along the east end of Jericho Road is authorized.

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 4th day of April, 2017.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

**PETITION FOR ANNEXATION
TO CITY OF RICHLAND, WASHINGTON**

Proposed Annexation Name: **Jericho Road Annexation**

The Honorable Mayor and City Council:

WE, the undersigned, who are the owners of not less than sixty percent (60%) in value, according to the assessed valuation for general taxation, of the real property geographically depicted on the map attached hereto as Attachment 1 and legally described in Attachment 2 attached hereto, lying contiguous to the City of Richland, Washington, do hereby petition that such territory be annexed to and made a part of the City of Richland under the provisions of RCW 35.13.130 et. seq. A list of all assessors' tax parcel numbers of the parcels within the proposed annexation area, the record owner of each parcel, and the assessed value of each parcel is set forth in Attachment 3.

Prior to the circulation of this petition, a meeting was held on the sixth day of December, 2016, between the initiating parties of this annexation and the Council of the City of Richland, at which time the Council passed Resolution No. 227-16, accepting the notice of intention to commence annexation proceedings for the real property geographically depicted on the map attached hereto as Attachment 1 and legally described in Attachment 2 attached hereto. Resolution No. 227-16 also (1) required the simultaneous adoption of the City's Comprehensive Plan to serve as the Comprehensive Plan for the proposed annexation area; (2) required the assumption of an appropriate share of all existing indebtedness of the City by the area to be annexed upon annexation authorized; (3) directed the planning commission to propose and forward a recommendation to the city council as to the most appropriate zoning designation for the area proposed to be annexed; and (4) authorized city staff to file an application with the Boundary Review Board for the proposed annexation.

On January 11, 2017, the Richland Planning Commission conducted a public hearing and recommended that R-1-10 Single Family Residential zoning was the most appropriate zoning designation for the proposed annexation area. A notice of intention to annex was duly filed with the Boundary Review Board. Jurisdiction of the Boundary Review Board was waived by the Chair of the Boundary Review Board on March 24, 2017. On April 4, 2017, the Council passed a resolution authorizing the circulation of an annexation petition for annexation of the real property geographically depicted on the map attached hereto as Attachment 1 and legally described in Attachment 2 attached hereto.

WHEREFORE, petitioners pray that the City Council of the City of Richland, Washington entertain this petition, fix a date for a public hearing hereon, and cause notice of the hearing to be published in one or more issues of a newspaper of general circulation in the City, and to post the notice in three public places within the area proposed for annexation specifying the time and place of the hearing and inviting all interested persons to appear and voice approval or disapproval of the annexation.

INSTRUCTIONS FOR SIGNING PETITION

The following conditions should be noted for those signing the petition as owners of property:

1. Each signature shall be executed in ink or indelible pencil and shall be followed by the name of the signer, the date of signing, and the property description of the property within the proposed annexation owned by the signor.
2. The signature of a record owner, as determined by the records of the county auditor, shall be sufficient without the signature of his or her spouse;
3. In the case of mortgaged property, the signature of the mortgagor shall be sufficient, without the signature of his or her spouse;
4. In the case of property purchased on contract, the signature of the contract purchaser, as shown by the records of the county auditor, shall be deemed sufficient, without the signature of his or her spouse;
5. Any officer of a corporation owning land within the area involved, who is duly authorized to execute deeds or encumbrances on behalf of the corporation, may sign under oath on behalf of such corporation, and shall attach to the petition a certified excerpt from the bylaws of such corporation showing such authority.
6. When property stands in the name of a deceased person or any person for whom a guardian has been appointed, the signature of the executor, administrator, or guardian, as the equivalent to the signature of the owner of the property; and
7. When a parcel of property is owned by multiple owners, the signature of an owner designated by the multiple owners is sufficient.

Assessor's Parcel Numbers: 1-2298-202-0005-010 & 1-2298-202-0005-011
Property Owners: Randy and Abbey Aust

Signature: By: _____ **Date:** _____

Name of Person Signing: _____

Signature: By: _____ **Date:** _____

Name of Person Signing: _____

Assessor's Parcel Numbers: 1-2298-202-0005-009 & 1-2298-202-0004-013
Property Owners: Kevin and Kathy Tucker

Signature: By: _____ **Date:** _____

Name of Person Signing: _____

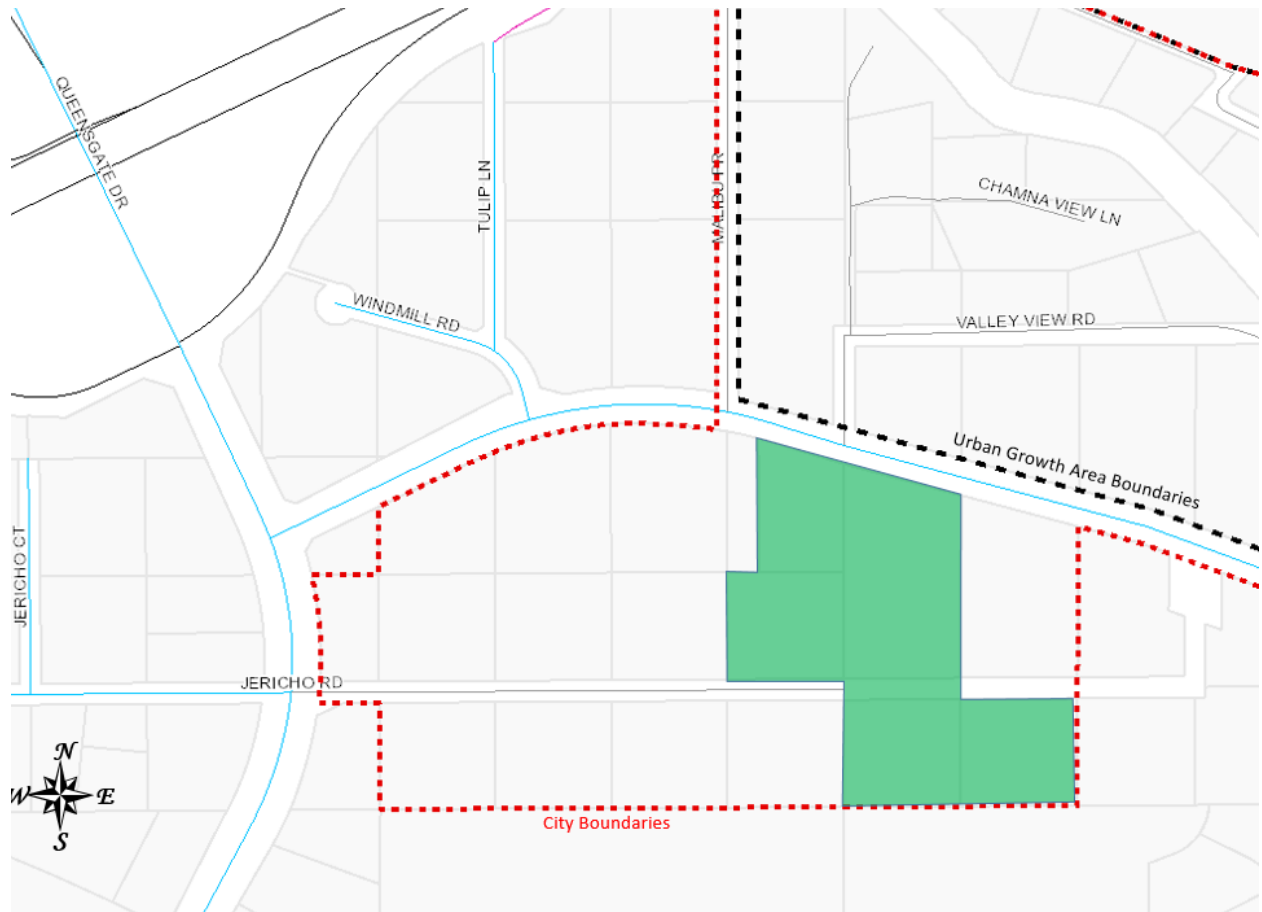
Signature: By: _____ **Date:** _____

Name of Person Signing: _____

Assessor's Parcel Numbers: 1-2298-202-0004-005
Property Owner: Mary Padgett

Signature: By: _____ **Date:** _____

Name of Person Signing: _____



Attachment 1
Proposed Jericho Road Annexation

Attachment 2
Legal Description for Proposed Jericho Road Annexation

The Jericho Road annexation consists of the following lots location within the plat of Badger Heights:

- The portion of Block 4, Lot 4 defined as follows: Beginning at the Southeast corner of Lot 4; Thence North a distance of 152.55 feet; Thence Northwesterly along the property line a distance of 250 feet along the property line; Thence South a distance of 219.5 feet to the South line; Thence east along south property line a distance of 240.89 feet to a Point of Beginning; Together with the portion of vacated road right of way per Resolution #91-1885, recorded 2/5/91;
- Block 4, Lot 5;
- Block 5, Lot 9 subject to right of way and easements 1-6-56 Together with the portion of vacated road right of way per resolution #91-026, recorded 2/5/91;
- Block 5, Lot 10 subject to easements and restrictions of record;
- Block 5, Lot 11 subject to easements and restrictions of record.

Together with the following segments of right of way:

- That portion of Jericho Road lying easterly and adjacent to the westerly line of Block 4, Lot 5 of Badger Heights to the easterly line of Block 5, Lot 11 of Badger Heights; and
- That portion of Columbia Park Trail extending from existing City limits (the right of way adjacent to the eastern boundary of Lot 4, Block 4 of Badger Heights) extending easterly to the easterly line of Block 5, Lot 9 of the Badger Heights.

This description includes the following **County Parcel Identification Numbers**:

1-2298-202-0005-010
1-2298-202-0005-011
1-2298-202-0005-009

1-2209-202-0004-013
1-2298-202-0004-005

Attachment 3
Proposed Jericho Road Annexation

Parcel ID #	Owner	Acres	Value		
			Land	Improvement	Total
122982020005010	Randy & Abbey Aust	2.3	123,000	298,540	421,540
122982020005011	Randy & Abbey Aust	2.29	92,900	0	92,900
122982020005009	Kevin Tucker	4.86	138,600	0	138,600
122982020004013	Kevin & Kathy Tucker	1.66	74,700	0	74,700
122982020004005	Mary Padgett	2.17	77,950	0	77,950
Totals		13.28	507,150	298,540	805,690



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 04/04/2017

Agenda Category: Resolutions – Adoption

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Resolution No. 69-17, Authoring an Application for the Washington Auto Theft Prevention Authority Grant

Department:
Police Services

Ordinance/Resolution Number:
69-17

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 69-17, Authorize staff to apply for the Washington Auto Theft Prevention Authority Grant for the purpose of purchasing two (2) automated license plate recognition systems.

Summary:

The Washington Auto Theft Prevention Authority (WATPA), through the Washington Association of Sheriffs and Police Chiefs (WASPC), is soliciting law enforcement agencies to apply for grant awards that address auto theft in their communities. Projects involving regional law enforcement activities, or engagement with multiple agencies on an auto theft-related project, will be given strong consideration. The Kennewick and Richland Police Departments will work together in an effort to reduce auto thefts.

Both Kennewick and Richland are experiencing higher incidents of auto theft. From 2015 to 2016, auto theft reports have climbed in Richland from 47 to 79, a 59% increase. Similarly in Kennewick, from 2015 to 2016, auto theft reports have climbed from 119 to 192, a 62% increase.

Research suggests that Automated License Plate Recognition (ALPR) systems, which scan license plates in their field of view and check the plates against a database, are a proven resource to support in the: recovery of stolen vehicles; assistance with AMBER Alerts and missions related to missing and exploited children; combating human trafficking; proactively removing suspended and revoked drivers from the road; development and maintenance of sexual predator hot lists; drug interdiction; and terrorist alerts.

The purpose of this grant is to apply for the purchase and implementation of the following: one (1) vehicle-mounted ALPR device to be used by KPD and deployed in Kennewick for use by the Field Operations Division; and one (1) trailer-mounted ALPR device to be used by RPD and deployed in Richland. The trailer will also be equipped with a speed detection radar unit and a large reader board that will allow the sharing of tips and information to citizens.

This grant would cover the entire cost for the purchase of the new equipment, estimated to be about \$68,818. No matching funds are required.

Fiscal Impact:

No costs are associated with applying for the grant.

Attachments:

I. RES 69-17

RESOLUTION NO. 69-17

A RESOLUTION of the City of Richland authorizing the submittal of a grant application to the Washington Association of Sheriffs and Police Chiefs (WASPC) to provide funding towards the purchase automated license plate recognition (ALPR) systems.

WHEREAS, the Washington Association of Sheriffs and Police Chiefs (WASPC) provides grant funding to be used to reduce the occurrence of auto thefts; and

WHEREAS, the City of Richland is eligible to apply for this grant and is not required to provide matching funds; and

WHEREAS, a grant from WASPC would assist with the purchase of a vehicle-mounted automated license plate recognition (ALPR) unit and a trailer-mounted ALPR unit;

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

Section 1. The designee of the Richland Police Department is authorized to make formal grant application to the Washington Association of Sheriffs and Police Chiefs.

Section 2. Any grant assistance received will be used solely for the purpose of the enhancement of public safety.

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 4th day of April, 2017.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 04/04/2017

Agenda Category: Resolutions – Adoption

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Resolution No. 66-17, Authorizing Submittal of Transportation Grant Applications

Department:
Public Works

Ordinance/Resolution Number:
66-17

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 66-17, authorizing staff to submit transportation grant applications.

Summary:

The 2017 - 2030 Capital Improvement Plan (CIP) and the 2017 - 2022 Transportation Improvement Program (TIP) include several high priority transportation system improvements. Among those projects are the Duportail Bridge, the Queensgate Drive / Columbia Park Trail Improvements, the Swift Boulevard Improvements, and the Columbia Park Trail Improvements - East. Each project is planned to make a substantial improvement to the City's transportation system.

The Duportail Bridge will complete the Duportail / Stevens Corridor improvement with many benefits. The Queensgate Drive / Columbia Park Trail Improvements will complete improvements between Keene Road and the eastbound I-182 ramps. A separate project is already fully funded to improve the I-182 / Queensgate intersection. The Swift Boulevard Improvements project is designed to compliment the City Hall construction project by changing the character of Swift Boulevard to support the City's downtown Waterfront District vision. The Columbia Park Trail Improvements - East will address deteriorating pavement, add pedestrian and bicycle features, add streetscape features, and improve stormwater management to support the City's vision for redevelopment of the Island View area. This project could leverage partnerships with the Port of Kennewick and the Washington State Department of Ecology.

Staff is aware of grant funding opportunities from the Washington State Transportation Improvement Board (TIB), the Benton Franklin Council of Governments (BFCOG), and the Benton County Rural Capital Fund (BCRCF). The BFCOG opportunity is a competitive process, while the TIB and BCRCF programs are not. Staff is proposing a program aligning the anticipated opportunities with the projects. Staff's recommended approach will allow all of the identified projects to proceed to completion when combined with a planned contribution of the Transportation Benefit District (TBD) to the Duportail Bridge.

Fiscal Impact:

The proposed grant applications may, if awarded, provide additional revenue to the City to complete important transportation system improvements. The BFCOG and TIB programs require local matching funds. Staff's analysis has determined that matching funds are available from existing revenues for all of the projects with the exception of the Duportail Bridge. It is assumed that matching funds for the Duportail Bridge will come from the Transportation Benefit District.

Attachments:

- I. Res No. 66-17 - updated 040417

RESOLUTION NO. 66-17

A RESOLUTION of the City of Richland authorizing the submittal of grant applications to Benton County, the Benton Franklin Council of Governments, and the Washington State Transportation Improvement Board for various transportation projects.

WHEREAS, the 2017–2022 Transportation Improvement Program and the 2017-2030 Capital Improvement Plan include transportation system improvements planned to improve the functionality of the City's streets system; and

WHEREAS, the City is highly dependent on grant funds to complete street system improvements other than the Pavement Preservation Program, which is funded entirely with local funds; and

WHEREAS, grant funding programs include award criteria and administrative requirements that should be considered when developing funding strategies for each prioritized project; and

WHEREAS, upcoming grant funding opportunities include the Rural County Capital Fund administered by Benton County, the Surface Transportation Program Funds Distribution administered by the Benton Franklin Council of Governments, and a large project award opportunity from the Washington State Transportation Improvement Board; and

WHEREAS, the Rural County Capital Fund program targets infrastructure supporting economic development; and

WHEREAS, the Rural County Capital Fund program has set aside a known funding amount for the City of Richland, thus there is no competitive process to securing these funds; and

WHEREAS, the Rural County Capital Fund is funded with a state-authorized local funding source that requires no matching funds and carries a relatively low administrative burden, enabling the funds to be deployed quickly; and

WHEREAS, the Surface Transportation Program funds are distributed federal funds that carry significant administrative burdens, especially when applied to complex projects involving rights of way acquisition and sensitive environmental issues; and

WHEREAS, the Surface Transportation Program funds are segregated into two programs, the Surface Transportation Block Grant Program and the Transportation Alternatives Program, each with specific eligible improvements; and

WHEREAS, the Surface Transportation Program funds are awarded through a regional competitive process that requires the City to align its project applications with regional project selection criteria; and

WHEREAS, the Surface Transportation Program funds distribution will award funds for the 2019–2021 federal fiscal years, the deployment of which must be coordinated with other local agencies in our region, and

WHEREAS, the Washington State Transportation Improvement Board administers an annual distribution of street improvement grants to local agencies; and

WHEREAS, the Transportation Improvement Board selects projects through a highly competitive process with specific and rigorous criteria; and

WHEREAS, the Transportation Improvement Board's typical annual programs award projects in several regions of the state, with funding capacity allocated to the regions based in part by population; and

WHEREAS, the Transportation Improvement Board's typical annual programs allow project awards of up to \$3,000,000 in our region; and

WHEREAS, the Transportation Improvement Board occasionally selects a special project for an off-program grant award; and

WHEREAS, the Transportation Improvement Board has awarded grant funds to each phase of the Duportail/Stevens Corridor Improvement Plan; and

WHEREAS, Transportation Improvement Board staff have indicated receptivity for an off-program grant award for the Duportail Bridge to enable completion of the Duportail/Stevens Corridor Plan; and

WHEREAS, the Transportation Improvement Board staff have indicated that a large grant award to Richland for the Duportail Bridge project will require local match and will require that the City forgo grant requests for several years; and

WHEREAS, staff recommends seeking Rural County Capital Funding for the Queensgate Drive/Columbia Park Trail Improvements as this easily-secured and flexible funding source will enable this project to develop in smooth coordination with the fully-funded I-182/Queensgate Eastbound Ramp Terminal Improvements project scheduled for 2017 construction; and

WHEREAS, staff recommends seeking Surface Transportation Program funds for the Swift Boulevard Improvements, the Columbia Park Trail Improvements – East, and the Duportail Bridge project. The Swift Boulevard Improvements and the Duportail Bridge are best suited for the Surface Transportation Block Grant program. The Columbia Park Trail Improvements – East is best suited for a combination of Surface Transportation

Block Grant Program funds and Transportation Alternatives Program funds. The scope of work for the Swift Boulevard Improvements and the Columbia Park Trail Improvements – East project lend themselves to relatively simple deployment of these funds and the matching funds requirements for these funds are low. Additionally, the Columbia Park Trail project presents an opportunity to leverage partnerships with State and local agencies to complete this project with a small City commitment. The Duportail Bridge project has already complied with federal requirements and the addition of additional federal funds will not increase the burden on the City to deliver this project; and

WHEREAS, staff recommends seeking a large grant award for the Duportail Bridge from the Transportation Improvement Board as a foundational funding source to make the project feasible.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland, that staff is authorized to complete and submit the following grant requests:

1. Duportail Bridge
 - a. Transportation Improvement Board special project award - \$9,000,000.
 - b. Surface Transportation Program - \$725,000.
2. Queensgate Drive – Rural County Capital Fund - \$2,000,000.
3. Swift Boulevard – Surface Transportation Program - \$847,700
4. Columbia Park Trail – Surface Transportation Program - \$1,124,500.

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 4th day of April, 2017.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 04/04/2017

Agenda Category: Items for Approval

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Authorize Travel for Councilmember Lemley

Department:
City Manager

Ordinance/Resolution Number:

Document Type:
General Business Item

Recommended Motion:

Authorize Travel for Councilmember Lemley to attend the Northwest Public Power Association Conference from May 7 - 10, 2017.

Summary:

Councilmember Lemley plans to attend the Northwest Public Power Association's (NWPPA) Annual Conference from May 7, 2017 to May 10, 2017 at Sunriver, Oregon.

Topics to be addressed at this conference include consumer communication, new technologies, unique partnerships to meet customer needs, training trends for expanding employment challenges, new ways to utilize big data, and a fresh look at nuclear. Expert speakers and panelists from the industry will share their experiences.

As an elected official, and a liaison to the Utilities Advisory Committee, Councilmember Lemley is encouraged to attend as he deepens his knowledge and understanding of Richland's Energy Services.

Richland Municipal Code Sections 1.01.040 and 2.26.062 require Council approval for travel which requires either an overnight stay, the use of commercial transportation to travel outside of Washington State or when expenses exceed \$500.

Although not required for Council authorization, Phil Lemley plans to attend the Association of Washington Cities (AWC) Lobby Day in Olympia on Monday, April 3rd.

Fiscal Impact:

Estimated expenses for Councilmember Lemley to attend the NWPPA conference are \$1,882. There are enough funds in Council's Travel and Tuition and Conference line items to cover expenses.

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 04/04/2017

Agenda Category: Expenditures - Approval

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Expenditures from March 13, 2017 - March 24, 2017 for \$4,171,757.44 including Check Nos. 243243-243606, Wire Nos. 6394-6406, Payroll Check Nos. 117308-117820, and Payroll Wire/ACH Nos. 9850-9863

Department:

Administrative Services

Ordinance/Resolution Number:

Document Type:

Expenditures

Recommended Motion:

Approve the expenditures from March 13, 2017, to March 24, 2017 in the amount of \$4,171,757.44.

Summary:

Breakdown of Expenditures:

Check Nos.	243243-243606	1,342,625.14
Wire Nos.	6394-6406	696,447.31
Payroll Check Nos.	117308-117820	22,829.38
Payroll Wires/ACH	9850-9863	2,109,855.61
TOTAL		\$4,171,757.44

Fiscal Impact:

Yes

Total Disbursements: \$4,171,757.44.

Attachments:

1. Wire Transfers
2. Voucher Listing Report

VOUCHER LISTING REPORT
SUMMARY OF WIRE TRANSFERS
MARCH 13 - MARCH 24, 2017

Payee	Wire Description	Amount
Claim Wires - Wire No. 6394 to 6406		
AW Rehn Insurance	Fire Health Reimbursement Account	315.00
Benton PUD	WSDOT Signal Lights Transfer	2,429.36
CIGNA Health/Matrix/QBE/VSP	Insurance Claims	471,571.03
Conover	Section 125	7,340.88
Department of Licensing	Firearms Online Pmt for Concealed Licenses	1,074.00
LEOFF Trust	Fire Health Premiums	76,260.71
Zenith Administrators	Insurance Claims	137,456.33
	Total Claim Wire Transfers	\$ 696,447.31
Payroll Wires & Direct Deposits (ACH) - Wire No. 9850 to 9863		
Payroll Wires *see description below	Total Payroll Wire Transfers & Deposits	\$ 2,109,855.61
Total Claim & Payroll Wires/ACH		\$ 2,806,302.92

*Payroll Wires - transactions represent; employee payroll, payment of benefits, payroll taxes and other related payroll benefits.



City Of Richland

VL-1 Voucher Listing

From: 3/13/2017 To: 3/24/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
FUND 001 GENERAL FUND					
Division: 000 UNASSIGNED					
BANK OF AMERICA		17020064093	243338	BANK ANALYSIS FEES	\$2,447.12
BOSHART, THOMAS		17-031 BOSHART	243544	17-031 LSAW CONFERENCE	\$558.95
CITY OF RICHLAND		031717	243455	CASHIER SHORTAGE-GOMEZ	\$0.10
				CASHIER SHORTAGE-IZAGUIRRE	\$2.00
				CASHIER SHORTAGE-HANE	\$20.00
KENNEWICK SCHOOL DISTRICT		2017-000109	243291	OVERPAYMENT BLDG PERMITS	\$10,238.25
RECWARE REFUND		0031517	243560	REFUND DAMAGE DEPOSIT	\$150.00
		030317	243567	REFUND CLASS FEES	\$112.00
		031517	243542	REFUND DAMAGE DEPOSIT	\$425.00
				REFUND DAMAGE DEPOSIT	\$200.00
			243572	REFUND DAMAGE DEPOSIT	\$425.00
				REFUND DAMAGE DEPOSIT	\$200.00
			243582	REFUND DAMAGE DEPOSIT	\$425.00
				REFUND DAMAGE DEPOSIT	\$200.00
RIVER WALK VILLAGE INVESTMENTS LLC		2016-002803	243307	OVERPAYMENT - BLDG PERMITS	\$418.44
WASHINGTON STATE PATROL		17005976	243531	BACKGROUND CHECKS-FEB 2017	\$672.00
WEBCHECK INC		5636	243331	WEBCHECK SRVC FEB 17	\$625.54
UNASSIGNED TOTAL ****					\$17,119.40
Division: 001 CITY COUNCIL					
BANK OF AMERICA		TXN00031569	243412	COSTCO WHSE-MTG SPLYS	\$62.79
		TXN00031577		ALASKA AIR-CREDIT-CLAC-PL	(\$218.40)
		TXN00031663		SAFEWAY-CM DIR RETRT-MTG SPLY	\$61.52
		TXN00031689		AWC-REG-CREDIT-PL-CLAC	(\$200.00)
		TXN00031718		PAYPAL-TRIDEC-ANNUAL MTG-TC	\$30.00
THOMPSON, ROBERT		17-106 THOMPSON	243321	17-106 ECA PEER EXCHANGE	\$1,593.96
VISIT TRI CITIES		155544	243385	REG WASTE MGT CONF-B. THOMPSON	\$430.00
CITY COUNCIL TOTAL ****					\$1,759.87
Division: 100 CITY MANAGER					
BANK OF AMERICA		TXN00031313	243412	ISLA BONITA-CR-BH MTG	\$33.39
		TXN00031456		CASA MIA-KENNEWICK_CR-MM	\$23.07
		TXN00031650		SQ STONE SOUP-CM DIR RETREAT	\$154.08
		TXN00031653		SAFEWAY-CM DIR RETRT-2-22	\$2.92
		TXN00031655		FRED-MEYER-CNTNRS-RETREAT	\$9.74
		TXN00031663		SAFEWAY-CM DIR RETRT-MTG SPLY	\$61.52
VERIZON WIRELESS	P057699	9781148199	243605	Verizon Bill March	\$38.66
CITY MANAGER TOTAL ****					\$323.38
Division: 102 CITY ATTORNEY					



City Of Richland

VL-1 Voucher Listing

From: 3/13/2017 To: 3/24/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00031307	243412	ALASKA AIR - E. SENNER	\$206.40
		TXN00031309		AGENT FEE - E. SENNER'S FLIGH	\$35.00
		TXN00031330		NCOURT - RECORDS FEE	\$5.00
		TXN00031397		NCOURT - RECORDS FEE	\$2.75
		TXN00031565		STAPLES - LABELS FOR RM PROJEC	\$74.92
		TXN00031740		ACT Washington State - WSAMA	\$255.00
KENYON DISEND PLLC		185172	243485	SALES TAX REVIEW	\$2,426.59
OGDEN MURPHY WALLACE, PLLC		732689	243495	MOBILITIE CONSORTIUM-FEB	\$1,086.24
SENNER, ERIC		17-069 SENNER	243310	17-069 WCIA RISK MANAGER'S	\$18.00
THOMSON REUTERS-WEST		835697226	243380	INFORMATION CHARGES-FEB 2017	\$2,171.87
VERIZON WIRELESS	P057699	9781148199	243605	Verizon Bill March	\$38.66
	P057699			Verizon Bill March	\$38.66
XEROX CORPORATION		088323544	243333	MX4-344681 BASE-FEB	\$83.02
CITY ATTORNEY TOTAL ****					\$6,442.11
Division:	110	ASSISTANT CITY MANAGER			
AYERS, JACKIE		JAN-FEB MILEAGE	243538	REIMB FOR MILEAGE & MTG EXP	\$8.45
BANK OF AMERICA		TXN00031408	243412	BODYGUARDZ-iPadCvr	\$65.11
		TXN00031532		PORTERS-BBQ-CORCH MTG	\$61.00
REACT SOLUTIONS		3102017	243376	LEADERSHIP TEAM TRAINING	\$1,415.44
VERIZON WIRELESS	P057699	9781148199	243605	Verizon Bill March	\$38.66
XEROX CORPORATION		088323544	243333	MX4-344681 BASE-FEB	\$236.68
				MX4-344681 BASE-FEB	\$81.78
ASSISTANT CITY MANAGER TOTAL ****					\$1,907.12
Division:	111	COMMUNICATIONS & MARKETING			
BANK OF AMERICA		TXN00031290	243412	CAN CANONUSA-REPAIR	\$185.98
		TXN00031356		STAPLES-TONER	\$175.69
		TXN00031392		GOVT SOCIAL MEDIA-REG-HL	\$185.00
		TXN00031423		STK SHUTTERSTOCK, INC	\$29.00
		TXN00031589		ALASKA AIR-GSM CNF-#17-084	\$425.60
		TXN00031603		GOVT SOCIAL MEDIA-MBRSHP-HL	\$645.00
PITNEY BOWES INC		3302936828	243499	1ST QTR 2017 PB SORTER/POSTAGE	\$8,702.12
VERIZON WIRELESS	P057699	9781148199	243605	Verizon Bill March	\$76.13
WEST COAST PAPER COMPANY		10011131	243332	PAPER 67# WHITE 60# WHITE	\$343.96
XEROX CORPORATION		088323563	243333	B35-458536 BASE-FEB	\$140.31
		088381473		BG2-946472 BASE-FEB	\$384.40
				BG2-946472 BASE-FEB	\$634.00
COMMUNICATIONS & MARKETING TOTAL ****					\$11,927.19
Division:	112	CABLE COMMUNICATIONS			
BANK OF AMERICA		TXN00031489	243412	AMAZON/MARDI GRAS SHIRT FOR BR	\$17.74
		TXN00031507		AMAZON/DREADLOCKS & STUFF SQUI	\$39.35



City Of Richland

VL-1 Voucher Listing

From: 3/13/2017 To: 3/24/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CABLE COMMUNICATIONS TOTAL ****					\$57.09
Division:	113	HANFORD COMMUNITIES			
BANK OF AMERICA		TXN00031710	243412	THE LIAISON-#17-018-PBL	\$833.56
LARSEN, PAM BROWN		17-120 LARSEN	243571	17-120 DOE WASTE MGMT CONF	\$1,253.56
XEROX CORPORATION		088323544	243333	MX4-344681 BASE-FEB	\$83.02
HANFORD COMMUNITIES TOTAL ****					\$2,170.14
Division:	120	FIRE			
BANK OF AMERICA		TXN00031287	243412	AMAZON - BOOT BRUSHES	\$42.09
				AMAZON - TIC SCREEN SHIELDS	\$27.15
		TXN00031322		HARBOR FREIGHT - TARPS	\$73.76
		TXN00031328		AMAZON - STA VACUUM	\$97.73
		TXN00031350		RANCH & HOME - BOOTS (CC, ZG)	\$461.43
		TXN00031360		DELTA AIR - TRUCK BUILD (LM)	\$826.80
		TXN00031362		AMAZON - DIFF CONV'S BOOKS	\$314.50
		TXN00031369		DELTA AIR - TRUCK BUILD (ZG)	\$826.80
		TXN00031373		TRAVEL LDRS - AGENT FEE (ZG)	\$35.00
		TXN00031387		DELTA AIR - TRUCK BUILD (LM)	\$35.00
		TXN00031412		STAPLES - STAPLER UNDELVD	(\$27.23)
		TXN00031416		HOME DEPOT - STA CO DETECTOR	\$54.27
		TXN00031441		CENTRAL HOSE - HOSE TST GAUGES	\$114.88
		TXN00031518		AMAZON - WINDEX	\$29.75
		TXN00031520		AMAZON - PLEDGE POLISH	\$18.32
		TXN00031539		CHARTER - STA INTERNET FEES	\$166.21
		TXN00031545		AMAZON - LYSOL CLEANER	\$9.10
		TXN00031550		AMAZON - TOILET CLEANER	\$37.68
		TXN00031611		AMAZON - CAR WASH	\$19.50
				AMAZON - SOAPS, CLEANERS	\$107.68
		TXN00031623		AMAZON - BATTERIES	\$54.78
				AMAZON - KITCHEN BRUSH	\$5.99
		TXN00031649		AMAZON - MOP HANDLE	\$15.93
		TXN00031657		AMAZON - MOP, CLEANERS	\$66.57
		TXN00031674		FF PRODUCTS - CHAIN SAW KIT	\$637.97
		TXN00031695		STARBUCKS - BLUE RUDDER TRNG	\$17.32
		TXN00031706		SPUDNUT SHOP - BLUE RUDDER	\$9.12
		TXN00031712		HARBOR FREIGHT - LASER THRMTR	\$23.45
		TXN00031729		AMAZON - BODY WASH, AIR FRESH	\$40.19
BENTON RURAL ELECTRIC ASSOCIATION		02/17-74170526	243252	COLLINS RD RADIO TOWER-ELECTRI	\$49.87
CITY OF RICHLAND		02/2017 FEB	243260	CITY UTILITY BILLS/FEB 2017	\$6,815.15
EAGLE PRINTING & GRAPHIC DESIGN INC	P057633	44803	243558	#CS415, CORNERSTONE SELECT	\$972.45
EMERGENCY REPORTING		2016_6499	243277	ERS SUBSCRIPTION-JAN	\$208.92



City Of Richland

VL-1 Voucher Listing

From: 3/13/2017 To: 3/24/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
EMERGENCY REPORTING		2017_0244	243277	ERS SUBSCRIPTION-JAN	\$208.92
		2017_0992		ERS SUBSCRIPTION-MAR	\$208.92
NORTHWEST SAFETY CLEAN		17-16544	243371	BUNKER COAT REPAIR	\$243.35
RICHLAND ACE HARDWARE		212891	243306	GAL BAR CHAIN OIL	\$15.19
SEA WESTERN INC	P057589	197218	243596	#MSA 630493, O RING	\$8.86
	P057589			ADJUST FOR TAX	\$0.01
	P057589			#MSA 635037, O RING, NITRILE	\$6.65
	P057589			SHIPPING	\$9.76
	P057589			#MSA 634669, O RING, FLUOROSIL	\$60.92
	P057589			#MSA 634664, FILTER	\$78.19
	P057589			#MSA 10018540, DIAPHRAGM ASSEM	\$374.67
	P057589			#MSA 10020784, SCREEN, 2ND STA	\$9.97
	P057589	197275		SHIPPING	\$9.76
	P057589			#MSA 10018965, SPRING	\$6.65
	P057589			#MSA 10018971, BYPASS INSERT	\$87.97
	P057589			#MSA 634669, O RING, FLUOROSIL	\$121.85
	P057589			ADJUST FOR TAX	(\$0.01)
	P057634	197321		ESTIMATED FREIGHT CHARGES	\$13.58
	P057634	197509		FREIGHT	\$20.47
	P057634			HAIX, FIRE HUNTER XTREME, 14"	\$390.96
	P057589	197608		#MSA 634667, O RING FLUOROSILI	\$17.72
	P057589			#MSA 10031192, SEAL RING,	\$60.92
	P057589			ADJUST FOR TAX	\$0.01
	P057589			SHIPPING	\$11.02
	P057589	197609		#MSA 10031192, SEAL RING,	\$304.62
	P057589			#MSA 10039172, DIAPHRAGM ASSY,	\$298.65
VERIZON WIRELESS	P057699	9781148199	243605	Verizon Bill March	\$810.17
	P057699			Verizon Bill March	\$336.10
FIRE TOTAL ****					\$15,903.98
Division:	130	POLICE			
911 SUPPLY LLC	P057426	47613	243403	8131-1-04-L BLAUER 8131-1 SS S	\$191.25
	P057426			SHIPPING	\$11.00
	P057426			TAX	\$23.20
	P057426			EMBROIDERY RICHLAND LOGO	\$67.50
AMERICAN MESSAGING SERVICES LLC		W4100724RC	243406	PAGER RENTAL MARCH 2017	\$46.16
AT&T LONG DISTANCE		239591	243410	TRAP AND TRACE	\$125.00
BANK OF AMERICA		TXN00031284	243412	EAGLE PRINTING INC - TRAINING	\$144.28
		TXN00031294		STAPLES -CUPS/PLATES	\$85.03
		TXN00031296		STAPLES - STAMP	\$74.12
		TXN00031298		AMAZON MKTPLACE PMTS - USB FLA	\$437.98
		TXN00031305		STAPLES - POST ITS/KEYBOARD/PA	\$389.34



City Of Richland

VL-1 Voucher Listing

From: 3/13/2017 To: 3/24/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00031320	243412	STAPLES - STENO BOOKS	\$48.59
		TXN00031323		FBI NATIONAL ACADEMY ASSO - DU	\$90.00
		TXN00031361		AMAZON MKTPLACE PMTS - UNIFORM	\$60.95
		TXN00031379		AMAZON-Kingston 32 GB USB	\$123.96
		TXN00031383		SUNWEST SPORTSWEAR - EMBROIDER	\$191.65
		TXN00031384		TEEL TECHNOLOGIES - EMATE PRO	\$165.00
		TXN00031394		FOUR POINTS SEATTLE AI - 17-07	\$155.11
		TXN00031395		FOUR POINTS SEATTLE AI - 17-07	\$155.11
		TXN00031401		ALASKA AIR - MUI 17-077	\$218.40
		TXN00031403		ALASKA AIR -PARISH 17-076	\$218.40
		TXN00031439		BEYOND CLOTHING - Credit	(\$323.03)
		TXN00031445		5.11 TACTICAL.COM - SABRE JACK	\$273.74
		TXN00031448		BIKEBANDIT COM - HELMETS	\$223.79
		TXN00031462		N AMERICA RESCUE PRODUCT - TOU	\$43.52
		TXN00031465		PAYPAL ACPI - REGISTRATION PE	\$1,250.00
		TXN00031467		SIERRATAC.COM - PADDED SLING	\$54.14
		TXN00031480		UPS 0000002654EE057	\$30.50
		TXN00031483		THE HOME DEPOT #4746 - SURGE P	\$199.48
		TXN00031495		STAPLES - STAMPS	\$136.73
		TXN00031496		THE HOME DEPOT #4746 - CREDIT	(\$35.74)
		TXN00031501		LASR TEAM - LASR STATION	\$395.00
		TXN00031508		THE HOME DEPOT #4746 - SURGE P	\$35.74
		TXN00031510		STAPLES - BUBBLE WRAP/USB STIC	\$356.20
		TXN00031514		AMAZON MKTPLACE PMTS - MARKERS	\$65.63
		TXN00031517		UPS 0000002654EE067	\$79.85
		TXN00031519		ALASKA AIR 0272133310097 - CL	\$629.60
		TXN00031522		SP IPTM PUBLICATIONS - TRAFFIC	\$39.97
		TXN00031535		PAYPAL CAL TRAINING INST-REG F	\$437.75
		TXN00031536		AMAZON MKTPLACE PMTS - EMOTION	\$59.70
		TXN00031542		HOTWIRE - HOTEL 17-040	\$222.15
		TXN00031543		SHOOT STEEL INC - TARGETS	\$299.97
		TXN00031546		HOTWIRE - HOTEL 17-040	\$172.70
		TXN00031549		HOTWIRE - HOTEL 17-040	\$172.70
		TXN00031557		IN HUMAN FACTOR RESEARCH - RE	\$750.00
		TXN00031573		CELLULAR CONNECTION -CHARGER A	\$92.29
		TXN00031585		AMAZON MKTPLACE PMTS - MAGNIFI	\$93.99
		TXN00031587		SUNWEST SPORTSWEAR - RPD KNIT	\$240.88
		TXN00031591		CO SPOKANE W2E PLANT - NARCOTI	\$22.12
		TXN00031595		LA POLICE GEAR - SUSPENDERS	\$41.97
		TXN00031597		BROWNELLS INC - PATCHES/WEAPON	\$104.01
		TXN00031604		AMAZON - TOOL REPAIR KIT/SCREW	\$49.00



City Of Richland

VL-1 Voucher Listing

From: 3/13/2017 To: 3/24/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00031616	243412	SANDYS TROPHIES INC - RETIREME	\$140.26
		TXN00031617		SANDYS TROPHIES INC - ANNUAL A	\$366.83
		TXN00031619		PAYPAL ACPI - Credit	(\$1,250.00)
		TXN00031621		ARLENE'S FLOWERS AND GIF - FLO	\$55.33
		TXN00031630		UPS 0000002654EE077	\$57.29
		TXN00031640		JOANN FABRIC #1688 - PIN BOXES	\$9.75
		TXN00031667		STAPLES - STAMP	\$23.20
		TXN00031670		WM SUPERCENTER #3261 - MICRO S	\$83.23
		TXN00031672		STAPLES - STAMP	\$23.20
		TXN00031676		HARBOR FREIGHT TOOLS 49 - WIRE	\$73.81
		TXN00031679		STAPLES - PAPER/ENVELOPES/DRY	\$325.31
		TXN00031693		SUNWEST SPORTSWEAR - RPD FAMIL	\$423.93
		TXN00031700		CELLEBRITE/TOUCH2 FOR BOB BENS	\$3,080.00
		TXN00031704		OXFORD SUITES -HAYTER 17-043	\$449.53
		TXN00031724		SQ STONE SOUP - INTERVIEW PAN	\$39.65
		TXN00031728		STAPLES - CERTIFICATE FRAMES	\$244.19
		TXN00031733		AMAZON -CAR MOUNT TABLET HOLDE	\$15.99
		TXN00031734		EB 2017 PACIFIC NORTH - REGIST	\$425.00
		TXN00031737		UPS 0000002654EE087	\$99.63
		TXN00031744		SOUND UNIFORM GROUP LLC - HEID	\$192.77
BENTON COUNTY SHERIFF'S OFFICE		02/17-CUSTODY	243447	CUSTODY COSTS-FEBRUARY 2017	\$62,422.36
		12/16-MEDICAL		MEDICAL SUPPLIES/SRVCS-DEC	\$485.73
		2016 YEAR END		YEAR END BILLING	\$3,800.00
CITY OF RICHLAND		02/2017 FEB	243260	CITY UTILITY BILLS/FEB 2017	\$2,450.89
		17-039 EDWARDS	243549	17-039 COLLISION INVESTIGAT	\$660.00
		17-040 DOSS		17-040 COLLISION INVESTIGAT	\$660.00
		17-044 MCCAULEY		17-044 REID INTERVIEW & INT	\$633.44
		17-081 CLARK		17-081 HFRG TPR TRAINER COU	\$941.75
DELTA HEATING & COOLING INC		24769	243465	RPLC DEFROST BAR/CAPACITOR	\$219.37
FRONTIER	S017346	03/17 2530035792	243475	TELEPHONE CHARGES 3/7/17 - 4/6	\$636.63
GALLS, LLC	P057514	BC0382263	243283	SPECIAL INSTRUCTION FOR LT. SM	\$16.29
	P057514	BC0386028		SHIPPING	\$28.23
	P057514			NP907 BLK BLACKHAWK X-26 TASER	\$27.14
	P057514			LE819 SIRCHIE TRAFFIC TEMPLATE	\$10.59
	P057514			TA019 BLK HEAVYWEIGHT HAND TRA	\$9.72
	P057514			ADJUST FOR TAX	\$0.01
	P057549	BC0389050	243562	FT901 BLK 12M UNDER ARMOUR 7"	\$173.75
	P057549			FT507 BLK 11 UNDER ARMOUR 7"	\$135.74
	P057549			SW724 RED LG 5.11 TACTICAL MEN	\$173.72
	P057549			TR666 MDNV 34 OB 5.11 TACTICAL	\$108.58
	P057549			SW724 RED XL 5.11 TACTICAL MEN	\$173.72



City Of Richland

VL-1 Voucher Listing

From: 3/13/2017 To: 3/24/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
GALLS, LLC	P057549	BC0389050	243562	SHIPPING	\$57.60
	P057549			TR618 NAV 36 OB MENS POLY WOOL	\$97.69
	P057549			NAME STRIP LAST NAME ONLY : HE	\$2.17
	P057549			TR980 BLK 20 LNG 5.11 TACTICAL	\$162.88
	P057549			SR611 MDNV LG REG 5.11 TACTICA	\$54.29
	P057549			NAME STRIP LAST NAME ONLY: HEN	\$2.17
	P057549			CUSTOMER SPECIFIC EMBLEM	\$2.17
	P057549			CUSTOMER SPECIFIC EMBLEM	\$2.17
	P057549			ADJUST FOR TAX	\$0.01
	P057549			SR612 MDNV LG REG 5.11 TACTICA	\$54.29
	P057549			NP907 BLK BLACKHAWK X26 TASER	\$27.14
GUNARAMA WHOLESALE INC	P057491	897856	243479	GLOCK G21 GEN4 13 ROUND MAGAZI	\$455.03
	P057491			FREIGHT CHARGE	\$16.29
LANGUAGE LINE SERVICES LLC		4022399	243486	NONEMERGENCY TRANSLATION-FEB	\$7.51
LARSEN GUNSMITHING & FIREARMS	P057642	9101	243366	50122 7D TACHYON BOOT -VERSTEE	\$124.89
	P057642			XT07 REMOTE DUAL SWITCH ASSEMB	\$179.19
	P057642			50122 8D TACHYON BOOT - DORKO	\$124.89
	P057642			CREDIT FROM INVOICE #9077 FOR	(\$107.51)
MISTER CAR WASH		123340	243489	RPD VEHICLE WASHES-FEB 2017	\$5.60
MOON SECURITY SERVICES INC		866355	243491	RPD RANGE MONITORING	\$59.90
RIVER CITY TOWING INC		15372	243504	TOW CHARGE	\$48.87
SAN DIEGO POLICE EQUIPMENT CO	P057510	626650	243309	SIM-5320761 SIMUNITION 9MM FX	\$260.61
	P057406	626664		FED-AE223J FEDERAL .223 55GR F	\$8,359.21
STOP STICK, LTD	P057568	0008480-IN	243316	9' STOP STICK KIT W/HOLSTER	\$628.79
	P057568			9' STOP STICK TRAINING KIT S90	\$532.14
	P057568			FREIGHT	\$38.00
VERIZON WIRELESS	P057699	9781148199	243605	Verizon Bill March	\$8,547.51
WA STATE CRIME PREVENTION ASSN		2017 DUES	243530	WSCPA 2017 DUES	\$50.00
WASHINGTON STATE PATROL		I17005976	243531	BACKGROUND CHECKS-FEB 2017	\$32.00
ZARC INTERNATIONAL, INC.	P057511	INV-171168	243535	T-3FTS-FA INERT MK3 FLIP TOP	\$288.00
	P057511			FREIGHT	\$13.16
POLICE TOTAL ****					\$108,009.60
Division:	210	ADMINISTRATIVE SERVICES			
BANK OF AMERICA		TXN00031430	243412	BOBS BURGERS-ASD MTG-CK/CR/JK/	\$62.11
		TXN00031580		DICKEYS BBQ-CATERING-ASD TEAM	\$299.74
		TXN00031608		WALMART-SUPPLIES-ASD TEAM BLDG	\$26.26
		TXN00031622		DOLLAR TREE-SUPPLIES-ASD TEAM	\$10.86
		TXN00031701		STARBUCKS-ASD TEAM BLDG MEETIN	\$25.90
		TXN00031705		COMCONCT-WEBINAR-NEW EMPL-CK	\$199.00
		TXN00031714		HOBBY-LOBBY-ASD TEAM BLDG MEET	\$13.55
		TXN00031716		AWC-LABOR RELATIONS INST-CKOCH	\$375.00



City Of Richland

VL-1 Voucher Listing

From: 3/13/2017 To: 3/24/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00031717	243412	DOLLAR TREE-ASD TEAM BLDG MEET	\$7.60
		TXN00031723		INTERNATIONAL-WEBINAR-NEW EMPL	\$1.59
		TXN00031726		HOMEGOODS-ASD TEAM BLDG MEETIN	\$15.16
		TXN00031727		FAIRCHILD CINEMAS-ASD TEAM BLD	\$40.00
VERIZON WIRELESS	P057699	9781148199	243605	Verizon Bill March	\$38.66
ADMINISTRATIVE SERVICES TOTAL ****					\$1,115.43
Division:	211	FINANCE			
ALLIED ENVELOPE	P057672	176662	243405	ADJUST FOR TAX	\$0.01
	P057672			INSIDE DELIVERY & STACKING OF	\$59.72
	P057672			UTILITY BILLING STATEMENT, 20#	\$406.98
	P057672	176663		ADJUST PRICE	\$0.01
	P057672			RETURN ENVELOPE WITH SECURITY	\$759.66
	P057672			INSIDE DELIVERY & STACKING OF	\$59.72
	P057672	176664		ADJUST FOR TAX	(\$0.01)
	P057672			INSIDE DELIVERY & STACKING OF	\$59.74
	P057672			WINDOW ENVELOPE, REVERSE FLAP,	\$571.25
BANK OF AMERICA		TXN00031351	243412	STAPLES-PHONE STAND-CSERV	\$25.30
		TXN00031372		STAPLES-ENVELOPES/PAPER/TISSUE	\$205.18
		TXN00031382		KRISPY KREME-FAC ASSIST W/RECO	\$21.48
		TXN00031427		STAPLES-CALCULATOR/BOXES/LABEL	\$212.55
				STAPLES-BANKER BOXES	\$104.52
		TXN00031444		STAPLES-CUBICLE CLIPS	\$13.65
		TXN00031473		STAPLES-CREDIT-RETURNED CALC R	(\$22.59)
		TXN00031481		NEWEGG-SCANNER	\$429.99
		TXN00031485		STAPLES-JAM ENVELOPES	\$19.55
		TXN00031491		WFOA-J WILLIS ANNUAL MEMBERSHI	\$50.00
		TXN00031523		Amazon-Logitech Wave Wireless	\$60.30
		TXN00031677		STAPLES-CREDIT RETURNED CHAIR	(\$96.21)
		TXN00031707		STAPLES-DESK CHAIR-JWILLIS	\$212.85
		TXN00031731		GANSON ENG-A/P CHECKS	\$408.00
COLUMBIA INDUSTRIES SUPPORT LLC		0045992	243265	ON SITE SHREDDING WO #0072498	\$32.45
				RECORDS RETENTION SHRED	\$194.67
		0046147		ON SITE SHREDDING WO #0072484	\$16.23
GARDA CL NORTHWEST INC		20212983	243563	EXCESS LIABILITY FEB 2017	\$158.76
REDSSON LTD		194849	243305	PORTAL SERVICE LOCATES-FEB	\$258.00
VERIZON WIRELESS	P057699	9781148199	243605	Verizon Bill March	\$51.10
	P057699			Verizon Bill March	\$38.66
XEROX CORPORATION		088323556	243333	MX4-346672 BASE-FEB	\$322.66
		088323557		LX5-692029 BASE-FEB	\$209.72
FINANCE TOTAL ****					\$4,843.90



City Of Richland

VL-1 Voucher Listing

From: 3/13/2017 To: 3/24/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
Division: 212 PURCHASING					
BANK OF AMERICA		TXN00031288	243412	FACEBK KAA89BEKW2-PRCHSNG	\$80.69
		TXN00031292		ALASKA AIR 0272125745994 - Cr	(\$218.20)
		TXN00031321		OFFICE DEPOT/SHT PROTECTORS,PA	\$61.00
CITY OF RICHLAND		02/2017 FEB	243260	CITY UTILITY BILLS/FEB 2017	\$777.82
COLUMBIA INDUSTRIES SUPPORT LLC		0046243	243350	ON SITE SHREDDING WO #0071824	\$84.98
ORKIN EXTERMINATING INC	S017270	154329885	243496	PEST CONTROL SERVICES FOR BLDG	\$27.15
	S017270			PEST CONTROL SERVICES FOR BLDG	\$27.15
VERIZON WIRELESS	P057699	9781148199	243605	Verizon Bill March	\$32.98
	P057699			Verizon Bill March	\$19.32
XEROX CORPORATION	S017272	088323559	243534	XEROX 7855 LEASE AND COPY CHAR	\$195.23
	S017272			XEROX 7855 LEASE AND COPY CHAR	\$48.81
PURCHASING TOTAL ****					\$1,136.93
Division: 213 INFORMATION TECHNOLOGY					
BANK OF AMERICA		TXN00031293	243412	PMI Institute-Membership Renew	\$154.00
		TXN00031301		AMAZON -DVD PORTABLE WRITER, A	\$82.94
		TXN00031332		2CO.COM SITEUPTIM - Credit	(\$48.00)
		TXN00031363		CABLES FOR LESS - PATCH CABLE	\$92.11
		TXN00031418		STAPLES - PAPER SUPPLY	\$119.12
		TXN00031452		THE COMPLETE LINE-Plotter Pape	\$269.18
		TXN00031627		AMAZON-INSTRUCTIONAL MATERIALS	\$59.89
		TXN00031635		PMI- Aaron Project Management	\$154.00
		TXN00031743		FS macroplant - iExplorer Sof	\$39.99
CASELLE INC	P057390	77252	243546	ANIMAL LICENSE SOFTWARE MONTHL	\$169.33
CITY OF RICHLAND		17-087 PIPKINS	243262	17-087 CBAP EXAM	\$225.57
FACILITYDUDE.COM	P057030	INV-01994	243468	TECHNOLOGY ESSENTIALS FOR DUDE	\$2,932.20
UNITED PARCEL SERVICE	S017342	000986641117	243527	WEIGHT CORRECTION FOR PKG TO C	\$0.26
	S017342			GROUND PKG TO CISCO SYSTEMS FO	\$16.01
VERIZON WIRELESS	P057699	9781148199	243605	Verizon Bill March	\$321.05
	P057699			Verizon Bill March	\$15.02
INFORMATION TECHNOLOGY TOTAL ****					\$4,602.67
Division: 220 HUMAN RESOURCES					
BANK OF AMERICA		TXN00031291	243412	AMAZON -PLANTRONICS HOOK SWITC	\$50.25
		TXN00031304		RUBBERSTAMPS-DATE STAMP/INK PA	\$105.70
		TXN00031315		VARIDESK-DESK ASSEMBLY-RETURNE	\$495.00
		TXN00031335		STAPLES-PAPER/PENCIL HOLDER	\$46.32
		TXN00031347		STAPLES-RECYCLE BINS/PEN HOLDE	\$41.07
		TXN00031357		AMAZON-EMP RECG BFASST-FRAMES	\$467.75
		TXN00031366		STAPLES-PAPER/OFFICE SUP	\$52.07
		TXN00031493		HARRINGTON'S-EE RECOG 2016 AWA	\$2,580.77



City Of Richland

VL-1 Voucher Listing

From: 3/13/2017 To: 3/24/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00031511	243412	WATCHCO-2 MENS-35 YEAR AWARDS	\$253.50
		TXN00031582		EMPLOYMENT SCREENING-BACKGROUN	\$194.00
		TXN00031610		STAPLES-BATTERIES/TONER/POST-I	\$188.89
		TXN00031626		STAPLES-LAMINATING POUCH/SCISS	\$68.15
		TXN00031643		AWC-SUPERVISOR TRAIN (KW/JF/CB	\$100.00
		TXN00031666		STAPLES-CALCULATOR/ENVELOPES	\$57.40
		TXN00031673		EMPLOYMENT SCREENING-BACKGROUN	\$82.00
		TXN00031696		STAPLES-LTR TRAY/SORTER/HOOK	\$57.88
		TXN00031725		CASTLE CATERING-EE REG 2016-DE	\$500.00
TANNER, WILLIAM		DEC 2016	243601	TANNER-DEC 2016 MILEAGE	\$37.26
		NOV 2016		TANNER- NOVEMBER 2016 MILEAGE	\$89.64
VERIZON WIRELESS	P057699	9781148199	243605	Verizon Bill March	\$52.32
WASHINGTON STATE TREASURER		031017 DRIVERS	243272	2016-DRIVER RECORD REQUEST	\$169.00
XEROX CORPORATION		088323558	243388	MX4-354245 BASE- FEB	\$368.07
HUMAN RESOURCES TOTAL ****					\$6,057.04
Division:	300	COMMUNITY &DEVELOPMENT SERVICE			
BANK OF AMERICA		TXN00031353	243412	DELL-24 MONITOR	\$187.33
		TXN00031365		GOTPRINT.COM-ECON DEV	\$118.10
		TXN00031374		DELL -USB MONTIOR SOUNDBAR	\$56.99
		TXN00031494		STAPLES - FOLDERS	\$12.28
		TXN00031540		ALBERTSONS - CPMA ANNUAL MTG	\$14.33
		TXN00031596		HILTON GARDEN INN -TRIP 17-038	\$348.39
		TXN00031624		STAPLES - FILE JACKETS	\$28.46
		TXN00031668		PAYPAL T.C.DEVE - ANNUAL MTG,	\$30.00
		TXN00031699		STAPLES - ENV, BINDERS, FILES	\$122.18
VERIZON WIRELESS	P057699	9781148199	243605	Verizon Bill March	\$72.98
	P057699			Verizon Bill March	\$79.09
XEROX CORPORATION		088323545	243333	MX4-343179 BASE-FEB	\$287.85
COMMUNITY &DEVELOPMENT SERVICE TOTAL ****					\$1,357.98
Division:	301	DEVELOPMENT SERVICES			
BANK OF AMERICA		TXN00031333	243412	IAPMO - MPE CERT RENEW, D. HIR	\$70.00
		TXN00031345		IAPMO - PPE CERT RENEW, D. HIR	\$70.00
JENNINGS, TYLER		030617	243290	REIMBURSE BLDG INSPCTR EXAM	\$199.00
JENSEN, KERWIN		031417	243568	BENTON CNTY HEARING UGA EXP	\$29.85
SIMON, RICK			243597	REIMB FOR MILEAGE PUB HEARI	\$29.85
VERIZON WIRELESS	P057699	9781148199	243605	Verizon Bill March	\$457.27
DEVELOPMENT SERVICES TOTAL ****					\$855.97
Division:	302	REDEVELOPMENT			
BANK OF AMERICA		TXN00031504	243412	CASCADE BICYCLE - TRIP 12-082,	\$120.00



City Of Richland

VL-1 Voucher Listing

From: 3/13/2017 To: 3/24/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00031659	243412	PAYPAL T.C.DEVE - ANNUAL MTG	\$90.00
SHANNON & WILSON INC		8230	243311	GROUNDWATER MONITORING-SHOPS	\$463.84
REDEVELOPMENT TOTAL ****					\$673.84
Division: 303 LIBRARY					
BANK OF AMERICA		TXN00031317	243412	INGRAM BOOKS	\$81.63
		TXN00031319		INGRAM BOOKS	\$109.02
		TXN00031334		INGRAM BOOKS	\$794.28
		TXN00031346		PASSPORTS	\$124.83
		TXN00031352		OFFICE SUPPLIES	\$184.02
		TXN00031355		MIDWEST HOOPLA DIGITAL	\$1,942.65
		TXN00031368		MIDWEST DVD	\$188.09
		TXN00031376		INGRAM BOOKS	\$252.17
		TXN00031377		STAPLE GUN	\$32.57
		TXN00031380		OVERDRIVE DIGITAL	\$232.82
		TXN00031381		INGRAM BOOKS	\$634.92
		TXN00031389		OVERDRIVE DIGITAL	\$270.87
		TXN00031399		OVERDRIVE DIGITAL	\$91.97
		TXN00031417		INGRAM BOOKS	\$240.31
		TXN00031432		INGRAM BOOKS	\$43.90
		TXN00031433		INGRAM BOOKS	\$43.37
		TXN00031434		INGRAM BOOKS	\$335.75
		TXN00031449		INGRAM BOOKS	\$1,546.54
		TXN00031461		INGRAM BOOKS	\$81.20
		TXN00031476		INGRAM BOOKS	\$167.67
		TXN00031477		INGRAM BOOKS	\$898.16
		TXN00031487		MIDWEST DVD	\$357.15
		TXN00031497		OVERDRIVE DIGITAL	\$142.92
		TXN00031499		BLACKSTONE AUDIO	\$137.70
		TXN00031515		INGRAM BOOKS	\$31.24
		TXN00031516		INGRAM BOOKS	\$92.69
		TXN00031530		BUBBLE MAILERS	\$88.17
		TXN00031534		BUBBLE MAILERS	\$88.93
		TXN00031537		STAPLES FOR STAPLE GUN	\$4.88
		TXN00031547		INGRAM BOOKS	\$108.98
		TXN00031548		INGRAM BOOKS	\$194.20
		TXN00031553		INGRAM BOOKS	\$98.41
		TXN00031570		INGRAM BOOKS	\$1,252.28
		TXN00031572		BLACKSTONE AUDIO	\$91.70
		TXN00031575		NEWSBANK DATABASE	\$5,280.00
		TXN00031592		INGRAM BOOKS	\$315.75
		TXN00031602		INGRAM BOOKS	\$184.64



City Of Richland

VL-1 Voucher Listing

From: 3/13/2017 To: 3/24/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00031614	243412	MIDWEST DVD	\$868.23
		TXN00031629		INGRAM BOOKS	\$41.26
		TXN00031631		INGRAM BOOKS	\$41.26
		TXN00031633		INGRAM BOOKS	\$119.16
		TXN00031642		INGRAM BOOKS	\$136.75
		TXN00031660		INGRAM BOOKS	\$740.01
		TXN00031664		INGRAM BOOKS	\$207.95
		TXN00031665		INGRAM BOOKS	\$74.88
		TXN00031678		INGRAM BOOKS	\$104.85
		TXN00031691		CONTACT CEMENT, BRUSH, TAPE	\$26.68
		TXN00031698		INGRAM BOOKS	\$12.88
		TXN00031722		INGRAM BOOKS	\$1,356.05
		TXN00031742		INGRAM BOOKS	\$127.93
CITY OF RICHLAND		02/2017 FEB	243260	CITY UTILITY BILLS/FEB 2017	\$3,324.64
ENVISION WARE INC		INV-US-30142	243467	MOBILE SERVICE SUBSCRIPTION	\$787.35
FRONTIER	S017346	03/17 5099433152	243475	TELEPHONE CHARGES 3/4/17 - 4/3	\$373.40
OCLC INC		0000519323	243494	CATALOGING SRVCS - FEB	\$1,004.55
TECHNOLOGY UNLIMITED INC		312451	243517	ANNUAL MAINT 4/17/17-4/16/18	\$966.54
VERIZON WIRELESS	P057699	9781148199	243605	Verizon Bill March	\$73.61
WASHINGTON STATE PATROL		I17005955	243531	VOLUNTEER BACKGROUND CHECKS	\$36.00
XEROX CORPORATION		088323565	243534	LX5-692917 BASE/PRINTS- FEB	\$320.70
		088411004		Lx5-692939 BASE/PRINTS- FEB	\$176.06
		088411005		LX5-692946 BASE/PRINTS-FEB	\$343.72
LIBRARY TOTAL ****					\$28,030.84
Division:	330	PARKS & RECREATION ADMIN			
VERIZON WIRELESS	P057699	9781148199	243605	Verizon Bill March	\$1,440.81
PARKS & RECREATION ADMIN TOTAL ****					\$1,440.81
Division:	331	PARKS & REC - RECREATION			
BANK OF AMERICA		TXN00031308	243412	GEORGE PATTON ASSOCIAT - SIGN	\$82.15
		TXN00031324		AMAZON MKTPLACE PMTS - Purchas	\$297.78
		TXN00031326		AMAZON MKTPLACE PMTS - Purchas	\$159.39
		TXN00031327		FAT OLIVES RESTAURANT - HAPO S	\$50.41
		TXN00031337		AMAZON MKTPLACE PMTS -FLAG FOO	\$18.99
		TXN00031340		AMAZON MKTPLACE PMTS - FLAG FO	\$118.10
		TXN00031342		Amazon.com - COVERS FOR DAILY	\$17.41
		TXN00031358		OFFICE DEPOT #2766 - OFFICE SU	\$29.63
		TXN00031436		STAPLES - PAPER, BATTERIES	\$53.28
		TXN00031478		JACKSON HIRSH INC - LAMINATING	\$79.30
		TXN00031554		IN ELIFEGUARD, INC. - RESCUE	\$75.16
		TXN00031560		OFFICE DEPOT #2766 - PAGE MARK	\$20.06



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From: 3/13/2017 To: 3/24/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00031568	243412	AMAZON.COM AMZN.COM/BILL - FAN	\$178.08
		TXN00031605		WM SUPERCENTER #3261 - FOOSBAL	\$5.06
		TXN00031615		THE UPS STORE 4420 - shipping	\$9.60
		TXN00031647		SPUDNUT SHOP - DONUTS FOR GARD	\$17.92
		TXN00031648		HARBOR FREIGHT TOOLS 49 - GLOV	\$17.32
		TXN00031686		COSTCO WHSE #0486 - BINDERS /H	\$43.84
		TXN00031720		OFFICE DEPOT #2766 - BINDER DI	\$7.05
BUCKSKIN GOLF CLUB		2017 REFEREES	243449	YOUTH BBALL REFEREES 2017	\$9,303.88
CAMARENA LATIN RHYTHMS		FEBRUARY 2017	243255	SALSA INSTRUCTOR-FEBRUARY	\$745.85
ELIZABETH E TROST			243275	FEBRUARY CLASS-5946	\$839.18
HOLIDAYGOO INC		15872	243566	EGGS FOR MR BUNNY 2017	\$1,449.50
MILLER, JO ANN		FEBRUARY 2017	243299	DANCE INSTRUCTOR-FEBRUARY	\$469.96
PEACEFUL PATHWAY		WINTER 2017	243498	PRESCHOOL CLASS #5972/5866	\$924.00
XEROX CORPORATION		088323543	243534	MX4-322135 BASE-FEB	\$231.35
				MX4-322135 BASE-FEB	\$135.04
PARKS & REC - RECREATION TOTAL ****					\$15,379.29
Division:	335	PARKS & REC - PARKS&FACILITIES			
AIREFCO INC		3751222	243244	V-BELT	\$25.26
AMERICAN ROCK PRODUCTS INC		300621	243245	FENCE	\$664.63
ARAMARK UNIFORM SERVICES INC	S017348	02/17-934962000	243408	LINEN CHARGES FOR FEBRUARY 201	\$462.20
AYERS, JACKIE		030917	243538	REIMB FOR MILEAGE & MTG EXP	\$27.70
BADGER MOUNTAIN IRRIGATION DISTRICT		2017 428 SUNDNC	243247	2017 BMID ASSESSMENT SUNDANCE	\$483.16
		2017 WESTCLIFFE		2017 BMID ASSESSMNT WESTCLIFFE	\$1,739.80
BANK OF AMERICA		TXN00031285	243412	WSU PESTICIDE EDUCATION - PARD	\$600.00
		TXN00031297		YOKES WEST RICHLAND - NEW HIRE	\$17.89
		TXN00031299		GRIGGS ACE RICHLAND - TRUCK SU	\$7.71
		TXN00031300		WSU PESTICIDE EDUCATION - SING	\$120.00
		TXN00031311		THE HOME DEPOT #4746 - JOHN DA	\$62.94
		TXN00031312		Amazon.com - FILTER AND REGULA	\$223.05
		TXN00031314		PARTS TOWN - SHOPS 200 REGULAT	\$294.06
		TXN00031329		THE HOME DEPOT #4746 - WINTER	\$48.95
		TXN00031341		THE HOME DEPOT #4746 - WINTER	\$35.77
		TXN00031344		GTS INTERIOR SUPPLY - SHOPS 10	\$22.18
		TXN00031385		GRIGGS ACE RICHLAND - FASTENER	\$5.86
		TXN00031388		GRIGGS ACE RICHLAND - RCC REPA	\$14.10
		TXN00031391		THE HOME DEPOT #4746 - SHOPS E	\$180.68
		TXN00031396		AmazonPrime Membership - SUPPL	\$11.94
		TXN00031400		GTS INTERIOR SUPPLY - CEILING	\$562.99
		TXN00031406		THE HOME DEPOT #4746 - TOOLS C	\$23.28
		TXN00031409		THE HOME DEPOT #4746 - JD WINT	\$33.50
		TXN00031410		THE HOME DEPOT #4746 - RCC	\$15.14



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From: 3/13/2017 To: 3/24/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00031411	243412	LOWES #02344 - WINTER WONDERLA	\$48.82
		TXN00031413		HARBOR FREIGHT TOOLS 49 - TRUC	\$92.30
		TXN00031419		GRIGGS ACE RICHLAND - WINTER W	\$57.51
		TXN00031421		GRIGGS ACE RICHLAND - RCC LIGH	\$4.88
		TXN00031425		GRIGGS ACE RICHLAND - TRUCK SU	\$33.51
		TXN00031426		WM SUPERCENTER #3261 - TRUCK S	\$21.46
		TXN00031428		OREILLY AUTO 00037077 - TRUCK	\$51.32
		TXN00031440		THE HOME DEPOT #4746 - WINTER	\$58.45
		TXN00031451		ACE HDWE - TRUCK SUPPLIES	\$4.07
		TXN00031453		THE HOME DEPOT #4746 - JD WINT	\$48.71
		TXN00031457		THE HOME DEPOT #4746 - AIR LIN	\$40.39
		TXN00031458		GRIGGS ACE RICHLAND - TRUCK SU	\$10.84
		TXN00031459		AMAZON.COM AMZN.COM/BILL - SHO	\$1,465.35
		TXN00031463		GTS INTERIOR SUPPLY -CEILING T	\$328.30
		TXN00031470		THE HOME DEPOT #4746 - TRUCK S	\$55.83
		TXN00031484		WWW.SHOPCROSS.COM - SHOPS 100	\$290.19
		TXN00031486		CARE.CITRIXONLINE.COM - GOTOME	\$20.64
		TXN00031488		THE HOME DEPOT #4746 - SHOPS E	\$60.54
		TXN00031500		DELL-Dell 24 Monitor	\$242.71
		TXN00031509		HOMEDEPOT.COM - TRAILER SUPPLI	\$98.22
		TXN00031513		THE HOME DEPOT #4746 - EQUIPME	\$48.76
		TXN00031524		NOR NORTHERN TOOL/6PC TOOL KIT	\$589.00
		TXN00031528		BC SALES CO INC - ORANGE VESTS	\$19.39
		TXN00031544		CDF DISTRIBUTORS - BUILDING RE	\$725.24
		TXN00031555		FRY SPECIALTY INC - PARTITIONS	\$2,195.00
		TXN00031556		THE HOME DEPOT #4746 - HORN RA	\$92.90
		TXN00031558		THE HOME DEPOT #4746 - GEORGE	\$214.93
		TXN00031562		HOMEDEPOT.COM - HORN RAPIDS RO	\$61.23
		TXN00031583		THE HOME DEPOT #4746 - HORN RA	\$59.60
		TXN00031586		LOWES #02344 - RCC ROOF REPAIR	\$64.96
		TXN00031588		WSU PESTICIDE EDUCATION - MERE	\$360.00
		TXN00031607		AMAZON MKTPLACE PMTS - HARPERS	\$293.68
		TXN00031620		ACOUSTICAL SOLUTIONS - PD	\$426.00
		TXN00031634		AMAZON MKTPLACE PMTS -HARPERS	\$78.30
		TXN00031680		THE HOME DEPOT #4746 - RCC ROO	\$42.27
		TXN00031692		THE HOME DEPOT #4746 - HVAC SH	\$152.49
		TXN00031702		THE HOME DEPOT #4746 - GRAFITT	\$58.36
		TXN00031709		THE HOME DEPOT #4746 - GRAFITT	\$128.72
		TXN00031711		LOWES #02344 - JOHN DAM DOOR R	\$63.79
		TXN00031732		GRIGGS ACE RICHLAND - FIRESTAT	\$36.83
		TXN00031735		ACE HDWE - SPRAY TANK SUPPLIES	\$49.89



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From: 3/13/2017 To: 3/24/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00031747	243412	GRIGGS ACE RICHLAND - SPRAY BU	\$5.30
BEAVER BARK & ROCK		798085	243248	ROCK MIDNIGHT	\$65.13
		798122		ROCK, MIDNIGHT	\$21.71
		798267		SOIL, DIRT FILL	\$43.40
		798294		SOIL DIRT FILL	\$173.59
BENTON COUNTY SHERIFF'S OFFICE		01/17-WORKCREW II	243250	WORKCREW II-JANUARY 2017	\$7,693.47
BUILDERS HARDWARE & SUPPLY CO INC	P057507	S3529041.001	243451	Vanderbilt VRCNX-M Reader for	\$2,135.49
CASCADE NATURAL GAS CORP		02/17 73638100005	243257	NAT GAS 500 AMON 01/20-2/15	\$1,882.00
		02/17-51897100007		NAT GAS 1005 SWIFT 01/20-02/15	\$10.85
		02/17-75226321539		NAT GAS 2710 DUPRT 01/19-2/14	\$1,052.30
		02/17-80577100003		NAT GAS 200 BLDG 01/19-02/14	\$2,941.19
		02/17-90577100002		NAT GAS 300 BLDG 01/19-2/14	\$2,694.71
		02/17-96738100005		NAT GAS 505 SWIFT 01/20-2/15	\$10.85
CENTRAL HOSE & FITTINGS INC		450610	243258	CONTITECH RED FRONTIER	\$16.42
CITY OF RICHLAND		02/2017 FEB	243260	CITY UTILITY BILLS/FEB 2017	\$1,138.77
				CITY UTILITY BILLS/FEB 2017	\$1,112.09
				CITY UTILITY BILLS/FEB 2017	\$23.77
				CITY UTILITY BILLS/FEB 2017	\$1,107.95
				CITY UTILITY BILLS/FEB 2017	\$1,107.72
				CITY UTILITY BILLS/FEB 2017	\$11.48
				CITY UTILITY BILLS/FEB 2017	\$1,181.11
				CITY UTILITY BILLS/FEB 2017	\$1,260.27
				CITY UTILITY BILLS/FEB 2017	\$1,336.56
				CITY UTILITY BILLS/FEB 2017	\$1,141.96
				CITY UTILITY BILLS/FEB 2017	\$2,008.03
				CITY UTILITY BILLS/FEB 2017	\$22.13
				CITY UTILITY BILLS/FEB 2017	\$19.60
				CITY UTILITY BILLS/FEB 2017	\$16.66
				CITY UTILITY BILLS/FEB 2017	\$16.55
				CITY UTILITY BILLS/FEB 2017	\$4,177.20
				CITY UTILITY BILLS/FEB 2017	\$3,372.33
				CITY UTILITY BILLS/FEB 2017	\$14.89
				CITY UTILITY BILLS/FEB 2017	\$880.55
				CITY UTILITY BILLS/FEB 2017	\$22.51
				CITY UTILITY BILLS/FEB 2017	\$22.95
				CITY UTILITY BILLS/FEB 2017	\$10.29
				CITY UTILITY BILLS/FEB 2017	\$10.12
				CITY UTILITY BILLS/FEB 2017	\$1,768.43
				CITY UTILITY BILLS/FEB 2017	\$7.34
				CITY UTILITY BILLS/FEB 2017	\$1,559.50
				CITY UTILITY BILLS/FEB 2017	\$1,391.58



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From: 3/13/2017 To: 3/24/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CITY OF RICHLAND		02/2017 FEB	243260	CITY UTILITY BILLS/FEB 2017	\$22.45
				CITY UTILITY BILLS/FEB 2017	\$10.71
				CITY UTILITY BILLS/FEB 2017	\$154.83
				CITY UTILITY BILLS/FEB 2017	\$255.46
				CITY UTILITY BILLS/FEB 2017	\$239.70
				CITY UTILITY BILLS/FEB 2017	\$253.44
				CITY UTILITY BILLS/FEB 2017	\$160.60
				CITY UTILITY BILLS/FEB 2017	\$112.81
				CITY UTILITY BILLS/FEB 2017	\$28.69
				CITY UTILITY BILLS/FEB 2017	\$39.30
				CITY UTILITY BILLS/FEB 2017	\$89.19
				CITY UTILITY BILLS/FEB 2017	\$191.85
				CITY UTILITY BILLS/FEB 2017	\$819.20
				CITY UTILITY BILLS/FEB 2017	\$106.92
				CITY UTILITY BILLS/FEB 2017	\$84.45
				CITY UTILITY BILLS/FEB 2017	\$81.93
				CITY UTILITY BILLS/FEB 2017	\$81.89
				CITY UTILITY BILLS/FEB 2017	\$73.22
				CITY UTILITY BILLS/FEB 2017	\$25.41
				CITY UTILITY BILLS/FEB 2017	\$147.75
				CITY UTILITY BILLS/FEB 2017	\$37.64
				CITY UTILITY BILLS/FEB 2017	\$102.51
				CITY UTILITY BILLS/FEB 2017	\$104.46
				CITY UTILITY BILLS/FEB 2017	\$192.75
				CITY UTILITY BILLS/FEB 2017	\$172.32
				CITY UTILITY BILLS/FEB 2017	\$40.62
				CITY UTILITY BILLS/FEB 2017	\$196.03
				CITY UTILITY BILLS/FEB 2017	\$197.90
				CITY UTILITY BILLS/FEB 2017	\$103.00
				CITY UTILITY BILLS/FEB 2017	\$30.60
				CITY UTILITY BILLS/FEB 2017	\$210.80
				CITY UTILITY BILLS/FEB 2017	\$31.83
				CITY UTILITY BILLS/FEB 2017	\$131.40
				CITY UTILITY BILLS/FEB 2017	\$221.95
				CITY UTILITY BILLS/FEB 2017	\$30.61
				CITY UTILITY BILLS/FEB 2017	\$234.54
				CITY UTILITY BILLS/FEB 2017	\$235.35
				CITY UTILITY BILLS/FEB 2017	\$101.77
				CITY UTILITY BILLS/FEB 2017	\$95.00
				CITY UTILITY BILLS/FEB 2017	\$206.85
				CITY UTILITY BILLS/FEB 2017	\$117.44



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CITY OF RICHLAND		02/2017 FEB	243260	CITY UTILITY BILLS/FEB 2017	\$450.04
				CITY UTILITY BILLS/FEB 2017	\$484.75
				CITY UTILITY BILLS/FEB 2017	\$57.28
				CITY UTILITY BILLS/FEB 2017	\$530.61
				CITY UTILITY BILLS/FEB 2017	\$50.22
				CITY UTILITY BILLS/FEB 2017	\$142.12
				CITY UTILITY BILLS/FEB 2017	\$88.20
				CITY UTILITY BILLS/FEB 2017	\$402.05
				CITY UTILITY BILLS/FEB 2017	\$626.84
				CITY UTILITY BILLS/FEB 2017	\$519.47
				CITY UTILITY BILLS/FEB 2017	\$681.45
				CITY UTILITY BILLS/FEB 2017	\$703.07
				CITY UTILITY BILLS/FEB 2017	\$29.82
				CITY UTILITY BILLS/FEB 2017	\$46.51
				CITY UTILITY BILLS/FEB 2017	\$45.83
				CITY UTILITY BILLS/FEB 2017	\$45.77
				CITY UTILITY BILLS/FEB 2017	\$745.10
				CITY UTILITY BILLS/FEB 2017	\$42.93
				CITY UTILITY BILLS/FEB 2017	\$48.03
				CITY UTILITY BILLS/FEB 2017	\$322.97
				CITY UTILITY BILLS/FEB 2017	\$126.90
				CITY UTILITY BILLS/FEB 2017	\$261.43
				CITY UTILITY BILLS/FEB 2017	\$73.08
				CITY UTILITY BILLS/FEB 2017	\$25.30
				CITY UTILITY BILLS/FEB 2017	\$23.27
				CITY UTILITY BILLS/FEB 2017	\$71.30
				CITY UTILITY BILLS/FEB 2017	\$59.98
				CITY UTILITY BILLS/FEB 2017	\$144.55
				CITY UTILITY BILLS/FEB 2017	\$280.29
				CITY UTILITY BILLS/FEB 2017	\$320.36
				CITY UTILITY BILLS/FEB 2017	\$29.74
				CITY UTILITY BILLS/FEB 2017	\$325.81
		02/2017-24	243261	#24 LANDFILL FEES	\$529.29
COLUMBIA FITNESS	P057158	170102-2	243264	C/O #1 PROVIDE SEALANT FOR NEW	\$760.20
COMPLETE CLEANING SYSTEMS		74135	243266	MACHINE SCRUB WAREHOUSE	\$175.00
CONSOLIDATED ELECTRICAL DISTRIBUTORS INC		3629-569960	243268	TRANSFORMER	\$515.63
CONSOLIDATED SUPPLY CO		S8130658.001	243269	SLOAN MIX-MECHANICAL MIXING	\$165.53
EWING IRRIGATION PRODUCTS INC		2880249	243279	50LB TURFACE MVP	\$3,025.60
		2880250		STAKING FLAGS	\$18.51
FERGUSON ENTERPRISES INC		5006241	243280	TUBE BENDER	\$151.85
FRONTIER FENCE INC		0054012	243282	FENCING SUPPLIES	\$5,260.69



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
GARCIA, TOMMY		021717 WSDA	243284	REIMB FOR WSDA PESTICIDE TE	\$58.00
GENSCO INC		846686359	243285	HVAC	\$557.78
GRAINGER	S017340	9381720169	243477	STENCIL ITEM #36A551	\$332.07
	S017340	9382944107		BLOWER ITEM #1TDP7	\$90.60
	S017340	9387911325		MOTOR START ITEM #2MEU1	\$127.94
GROUND SOURCE SUPPLY INC		1162	243286	REPLACEMENT COMPRESSOR	\$1,263.00
HERC RENTALS INC		29122266-001	243287	BOBCAT	\$233.49
		29136032-001		RAMMER JUMPING JACK	\$76.02
LIBERTY LAWN & SAW SHOP		832	243295	AIR FLOW ECHO PRE	\$82.53
		846		HANDLE VIB CUSHION	\$80.60
MID AMERICAN RESEARCH CHEMICAL		0601640-IN	243297	WAVE 3D URINAL SCREENS	\$326.20
MILLER PAINT COMPANY INC		29930595	243298	PARGRAY STONE FLOORS	\$118.10
		29963376		VELVET ACCENT BASE	\$80.25
		29983832		PITT FLEX - GRAFFITI PAINT	\$130.37
		29992313		PARGRAY PASTEL	\$236.21
MONARCH MACHINE & TOOL CO INC		F188448	243300	MOUNT SANA PRO SPRAY TANK	\$68.71
MOON SECURITY SERVICES INC		864220	243301	BASIC FIRE MONITORING	\$33.00
				BASIC FIRE MONITORING	\$36.00
OXARC INC		R472492	243303	CYLINDER RENTAL-FEBRUARY	\$69.80
		R472493		CYLINDER RENTAL-FEBRUARY	\$130.87
		R472496		CYLINDER RENTAL-FEBRUARY	\$89.11
PLATT ELECTRIC SUPPLY		L418531	243304	ARMORED CABLE	\$3.23
RICHLAND ACE HARDWARE		55249	243306	COUPLE PVC	\$11.21
		55278		FASTENERS	\$0.33
		55291		ADHESIVE POWDER GRAB	\$8.67
		55294		CONCRETE MIX	\$87.87
		55339		SPPLY SS	\$6.51
		55372		PAD KNEE FLEX GEL	\$29.31
		55390		LINK CHAIN/SPRING SNAP	\$96.58
		55401		ROUGHNECK BUCKET	\$32.54
		55433		KEY STEM/FASTENERS	\$16.15
STEEBER'S LOCK SERVICE		015298	243313	LOCK FOR GATE	\$16.24
STONEWAY ELECTRIC SUPPLY		S101926731.001	243315	PHILIPS HALOGEN LAMP	\$19.37
		S101932554.001		PHILIPS HALOGEN LAMP	\$22.11
		S101935874.001		PLATE	\$2.93
SUNBELT RENTALS INC		66945797-001	243318	PLATE TAMPER 200LB CLASS	\$77.21
TACOMA SCREW PRODUCTS INC		22168284	243319	BIT HOLDER/NYLOC NUT	\$9.44
THE DRAIN SURGEON		36230	243320	SNAKE MAIN LINE-840 NORTHGATE	\$157.47
THE PERSONAL TOUCH CLEANING INC		69511	243519	JANITOR SERVICES-BLDG 100-FEB	\$2,276.31
		69512		JANITOR SERVICES-BLDG 200-FEB	\$676.14
		69513		JANITOR SERVICES-BLDG 300-FEB	\$531.65



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
THE PERSONAL TOUCH CLEANING INC		69572	243519	JANITOR SERVICES-RCC-FEB	\$3,401.14
		69573		JANITOR SERVICES-LIBRARY-FEB	\$5,620.26
PARKS & REC - PARKS&FACILITIES TOTAL ****					\$99,472.78
Division:	338	PARKS & REC - PROJECT ADMIN			
BANK OF AMERICA		TXN00031418	243412	STAPLES - PAPER SUPPLY	\$85.09
		TXN00031656		WASHINGTON RECREATION AND - JA	\$65.00
		TXN00031662		WASHINGTON RECREATION AND - WR	\$389.00
PARKS & REC - PROJECT ADMIN TOTAL ****					\$539.09
Division:	900	NON-DEPARTMENTAL			
ARBAUGH & ASSOCIATES INC		1588	243537	ARBAUGH CONTRACT FEES-FEB 17	\$1,470.00
STATE AUDITOR'S OFFICE		L119154	243598	AUDIT SERVICES-FEB 2017	\$4,668.54
NON-DEPARTMENTAL TOTAL ****					\$6,138.54
GENERAL FUND Total ***					\$337,264.99
FUND 101	CITY STREETS				
Division:	401	STREETS MAINTENANCE			
ADVANCED SIGNAL & CONTRACTING LLC	P057465	2549	243404	2017 RAILROAD XING INSPECTIONS	\$340.00
BANK OF AMERICA		TXN00031402	243412	BUDS CUSTOM UPHOL - TRAFFIC SI	\$238.92
		TXN00031431		EVERGREEN SAFETY - FLAGGER REC	\$65.00
		TXN00031526		SIMMONS-BOARDMAN - RAILROAD MA	\$393.02
		TXN00031625		OFFICE DEPOT - TONER - SIGN SH	\$266.73
BC SALES CO INC		B421784	243444	BOOTS- ADRIAN	\$161.71
		B422256		BOOTS-SHINES	\$151.99
		B422332		BOOTS- CURD	\$151.99
CITY OF RICHLAND		02/2017 FEB	243260	CITY UTILITY BILLS/FEB 2017	\$946.17
				CITY UTILITY BILLS/FEB 2017	\$85.31
ENVIROTECH SERVICES INC	S017338	CD201710592-D	243466	28.21 TONS OF DEICER / 5037	\$5,591.09
	S017338	CD201710593		25.24 TONS OF DEICER / 4506	\$4,904.58
INLAND ASPHALT CO	P057677	2384099	243482	COLD MIX	\$675.06
	P057677	2384186		COLD MIX	\$1,546.25
LAKESIDE INDUSTRIES INC	S017299	3266572MB	243293	COLD PATCH MATERIAL, EZ STREET	\$733.05
	S017299			COLD PATCH MATERIAL, EZ STREET	\$287.79
	S017299			FREIGHT	\$267.16
RICHLAND ACE HARDWARE		55484	243503	CATCH MAGNET	\$12.08
TOTEM PACIFIC CORP	S017339	70969	243523	35.21 TONS OF ROAD SALT	\$3,054.84
	S017339	70970		35.39 TONS OF ROAD SALT	\$3,070.46
	S017339	70978		35.68 TONS OF ROAD SALT	\$3,095.62
	S017339	70979		36.16 TONS OF ROAD SALT	\$3,137.26
	S017339	70980		34.73 TONS OF ROAD SALT	\$3,013.19
	S017349	70986	243604	35.55 TONS OF ROAD SALT	\$3,084.34



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
TRAFFIC SAFETY SUPPLY CO INC	S017297	125285	243524	CONE, TRAFFIC, 28", FLUORESCEN	\$1,531.26
VALMONT INDUSTRIES INC	P057208	CD289000918	243529	LOCKABLE HAND HOLD COVER - HIN	\$255.21
VERIZON WIRELESS	P057699	9781148199	243605	Verizon Bill March	\$262.54
STREETS MAINTENANCE TOTAL ****					\$37,322.62
CITY STREETS Total ***					\$37,322.62
FUND 112	INDUSTRIAL DEVELOPMENT FUND				
Division:	305	ECONOMIC DEVELOPMENT			
ARBAUGH & ASSOCIATES INC		1588	243537	ARBAUGH CONTRACT FEES-FEB 17	\$150.00
BANK OF AMERICA		TXN00031365	243412	GOTPRINT.COM-ICSC	\$22.93
		TXN00031552		TC REG. CHAMBER - FEB. NETWK L	\$66.00
		TXN00031636		EB ELGL17 REG.- TRIP 17-099, Z	\$153.00
		TXN00031682		TC HISPANIC CHAM - MEETING, Z	\$50.00
		TXN00031736		ALASKA AIR-TRIP 17-099, Z. RAT	\$448.60
CITY OF RICHLAND		02/2017 FEB	243260	CITY UTILITY BILLS/FEB 2017	\$236.89
SHANNON & WILSON INC		8234	243311	RAIL LOOP MITIGATION	\$1,310.00
TRI CITY REGIONAL CHAMBER OF COMMERCE		46584	243323	TCRCC MEMBER DUES 2017	\$5,250.00
XEROX CORPORATION		088323545	243333	MX4-343179 BASE-FEB	\$69.25
ECONOMIC DEVELOPMENT TOTAL ****					\$7,756.67
Division:	306	ECONOMIC DEVELOPMENT PROJECTS			
CITY OF RICHLAND		02/2017 FEB	243260	CITY UTILITY BILLS/FEB 2017	\$115.35
ECONOMIC DEVELOPMENT PROJECTS TOTAL ****					\$115.35
INDUSTRIAL DEVELOPMENT FUND Total ***					\$7,872.02
FUND 117	CRIMINAL JUSTICE SALES TAX				
Division:	131	CJST POLICE ACTIVITY			
ANDERSON, LEWIS		17-090 ANDERSON	243536	17-090 BASIC ACADEMY PT TES	\$20.00
BANK OF AMERICA		TXN00031581	243412	BIG 5 SPORTING GOODS - WRESTLI	\$54.29
		TXN00031669		MULTI-HEALTH SYSTEMS - ANDERSO	\$60.00
CROSKREY, TOM		17-123 CROSKREY	243554	17-123 CANDIDATE BACKGROUND	\$56.00
GALLS, LLC	P057514	BC0386028	243283	ST175 NAV MD JERZEES CREWNECK	\$13.01
	P057514			ST882 NAV MD JERZEES 8 OZ	\$17.35
	P057514			ZA2730 NAV MD REG RED KAP UTIL	\$61.74
	P057514			CUSTOMER SPECIFIC EMBLEM	\$6.52
	P057514			LAST NAME ONLY: ANDERSON	\$32.58
	P057514			TR643 DKNV MD REG 5.11 TACTICA	\$146.58
	P057514			LAST NAME ONLY: ANDERSON	\$10.86
	P057514			ST291 NAV MD SPORT TEK JERSEY	\$52.06
	P057514			TS530 WHT MD HANES SHORT SLEEV	\$29.26



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
MATHENY, RODNEY C		17-091 MATHENY	243575	17-091 BASIC ACADEMY PT TES	\$20.00
MENKE JACKSON BEYER LLP		02/2017-065	243488	GENERAL (CITY ATTY)	\$1,894.50
CJST POLICE ACTIVITY TOTAL ****					\$2,474.75
CRIMINAL JUSTICE SALES TAX Total ***					\$2,474.75
FUND 150		HOTEL/MOTEL FUND			
Division:	307	HOTEL/MOTEL TAX			
TRI CITIES VISITOR & CONVENTION BUREAU		155462	243383	TCVCB MONTHLY DUES-FEB'17	\$17,604.03
HOTEL/MOTEL TAX TOTAL ****					\$17,604.03
HOTEL/MOTEL FUND Total ***					\$17,604.03
FUND 151		SPECIAL LODGING ASSESSMENT			
Division:	339	TOURISM PROMOTION AREA			
TRI CITIES VISITOR & CONVENTION BUREAU		FEB 2017	243383	SPECIAL LODGING ACCESS FEB'17	\$28,098.95
TOURISM PROMOTION AREA TOTAL ****					\$28,098.95
SPECIAL LODGING ASSESSMENT Total ***					\$28,098.95
FUND 153		COMMUNITY DEV BLOCK GRANT			
Division:	000				
US DEPARTMENT OF HUD		2016 RLF INTEREST	243326	2016 CDBG INTEREST EARNINGS	\$794.75
UNASSIGNED TOTAL ****					\$794.75
Division:	308	CDBG PROGRAM			
BANK OF AMERICA		TXN00031494	243412	STAPLES - COPY PAPER	\$42.95
CDBG PROGRAM TOTAL ****					\$42.95
COMMUNITY DEV BLOCK GRANT Total ***					\$837.70
FUND 154		HOME FUND			
Division:	309	HOME PROGRAM			
COLUMBIA TITLE COMPANY SEWA INC		17-01	243459	HOME DPA-ATKINS-403 ROSSELL	\$10,000.00
TRI COUNTY PARTNERS HABITAT FOR HUMANITY		C171-16/DRAW 1	243324	KENNEWICK GARDEN COURT	\$81,937.97
HOME PROGRAM TOTAL ****					\$91,937.97
HOME FUND Total ***					\$91,937.97
FUND 226		SPECIAL ASSESSMENT DEBT SERVIC			
Division:	908	POST-CONSTRUCTION LID'S EXPEND			
CASHMERE VALLEY BANK		120000757-APR 17	243547	INTEREST PMT-REATA LID	\$3,474.21
POST-CONSTRUCTION LID'S EXPEND TOTAL ****					\$3,474.21
SPECIAL ASSESSMENT DEBT SERVIC Total ***					\$3,474.21



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
FUND 301		STREETS CAPITAL CONSTRUCTION			
Division:	402	ARTERIAL STREETS			
ABADAN INC		ARIN071318	243334	PLAN PRINTING-VANTAGE PATHWAY	\$117.29
BANK OF AMERICA		TXN00031474	243412	GRAZE (PARKWAY) - Rachel Rd St	\$212.39
BEAVER BARK & ROCK		799237	243445	CONCRETE	\$108.58
BERGER ABAM ENGINEERS INC	S054546	317731	243541	CO #1 FINAL DESIGN & BID DOCUM	\$95,874.45
BRINKERHOFF, RALPH		500854	243545	1512 BIRCH-SIDEWALK RPR REIMB	\$312.22
CHARLES LAGGAN	P057631	R-2017-3A	243454	CENTER PARKWAY EXTENSION -	\$233.33
CULBERT CONSTRUCTION INC	P056906	C164-16/PMT 5	243270	CO #4B - OVERAGE OF CONTRACT	\$5,876.68
DAILY JOURNAL OF COMMERCE	S017345	346779	243463	CALL FOR BIDS "2017 SLURRY SEA	\$284.00
DAVID EVANS & ASSOCIATES INC	P057508	393628	243556	CENTER PARKWAY - SIDING RELOCA	\$781.09
KINTZLEY, HEATHER		17-079 KINTZLEY	243292	17-079 WAMS MEDIATION	\$74.00
ROGALSKY, PETER		17-080 ROGALSKY	243308	17-080 WAMS MEDIATION	\$288.19
THE LANGDON GROUP	P056990	0106003	243518	RACHEL ROAD ALIGNMENT STUDY -	\$18,765.51
ARTERIAL STREETS TOTAL ****					\$122,927.73
STREETS CAPITAL CONSTRUCTION Total ***					\$122,927.73
FUND 317		FIRE STATION 74 CONSTRUCTION			
Division:	900	NON-DEPARTMENTAL			
BANK OF AMERICA		TXN00031594	243412	THE HOME DEPOT #4746 - FIRESTA	\$13.78
		TXN00031600		THE HOME DEPOT #4746 - FIRESTA	\$506.76
		TXN00031628		THE HOME DEPOT #4746 - FIRESTA	\$105.73
		TXN00031652		THE HOME DEPOT #4746 - FIRESTA	\$49.47
		TXN00031684		GRIGGS ACE RICHLAND - FIRESTAT	\$23.98
		TXN00031687		THE HOME DEPOT #4746 - FIRESTA	\$75.37
FIRE CONTROL SPRINKLER SYSTEMS CO INC		020117	243281	REPLACE FIRE SPRINKLER PIPE	\$546.13
RICHLAND ACE HARDWARE		212829	243306	ACE SPIKE NAIL	\$21.71
NON-DEPARTMENTAL TOTAL ****					\$1,342.93
FIRE STATION 74 CONSTRUCTION Total ***					\$1,342.93
FUND 380		PARK PROJECT CONSTRUCTION			
Division:	337	PARKS & REC PROJECTS			
FAMILY FARMS DBA	P055767	Q15-0135\PYMNT 3	243469	2015 FENCING AND CONCRETE IMP	\$1,405.82
	P055767			C/O #1 ADDED GATE CLOSURES,	\$1,436.78
PARKS & REC PROJECTS TOTAL ****					\$2,842.60
PARK PROJECT CONSTRUCTION Total ***					\$2,842.60
FUND 385		GENERAL GOVT CONSTRUCTION			
Division:	900	NON-DEPARTMENTAL			



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00031371	243412	STONEWAY ELEC SUPPLY 204 - RCC	\$92.76
		TXN00031529		SELECTBLINDS - BLINDS FOR RCC	\$592.11
BENJAMIN'S CARPET ONE		CG604961	243249	CARPET FOR COMMUNITY CENTER	\$3,450.42
HILL INTERNATIONAL INC	P056666	C81-16/0000009	243288	DESIGN-BUILD OVERSIGHT SERVICE	\$3,715.69
SCHIESSL, JOE		17-097 SCHIESSL	243595	17-097 CITY HALL MTG W/LEON	\$34.00
SWEENEY, DARRIN		17-098 SWEENEY	243599	17-098 CITY HALL MTG W/LEON	\$34.00
NON-DEPARTMENTAL TOTAL ****					\$7,918.98
GENERAL GOVT CONSTRUCTION Total ***					\$7,918.98
FUND 401	ELECTRIC UTILITY FUND				
Division:	501	BUSINESS SERVICES			
ABADAN INC		ARIN070976	243243	ENGINEERING COPIES	\$437.88
ARBAUGH & ASSOCIATES INC		1588	243537	ARBAUGH CONTRACT FEES-FEB 17	\$840.00
BANK OF AMERICA		TXN00031338	243412	OFFICE DEPOT - WIRELESS MOUSE	\$43.43
		TXN00031339		STONE SOUP - CONSULTANT MTG/ST	\$106.78
		TXN00031404		QDOBA MEXICAN GRILL-SMARTGRID	\$22.05
		TXN00031418		STAPLES - PAPER SUPPLY	\$85.09
		TXN00031454		FASTSIGNS - TRADE SHOW BOOTH D	\$424.63
		TXN00031492		NEWEGG-Wireless Ergonomic Keyb	\$43.99
		TXN00031498		STAPLES - COPY PAPER	\$100.57
		TXN00031521		Amazon.com - SPACE HEATERS	\$125.96
		TXN00031571		CARE.CITRIXONLINE-GOTOMTG MONT	\$20.64
		TXN00031606		ALBERTSONS-SAFETY DEMO HOT DOG	\$5.08
		TXN00031675		DELTA AIR -TRIP 14-104 SCHENNU	\$616.60
		TXN00031741		AMER PUBLIC POWER ASSOC-BOND R	\$350.00
CITY OF RICHLAND		02/2017 FEB	243260	CITY UTILITY BILLS/FEB 2017	\$968.93
		17-048 WHITNEY	243549	17-048 PPC MEETING	\$453.87
		17-072 HAMMOND		17-072 NEMS MEETING	\$278.19
		17-073 LARKIN		17-073 NEMS/NRU MEETING	\$404.04
		17-104 SCHENNUM		17-104 TRANSFORMER TESTING	\$414.71
NORTHWEST PUBLIC POWER ASSOCIATION		31208	243580	CONFERENCE REG-HAMMOND	\$370.00
VERIZON WIRELESS	P057699	9781148199	243605	Verizon Bill March	\$320.20
XEROX CORPORATION	P057357	088323550	243333	XEROX LEASES FOR 2017: WORK CE	\$275.14
	P057357	088323551		XEROX LEASES FOR 2017: WORK CE	\$408.55
BUSINESS SERVICES TOTAL ****					\$7,116.33
Division:	502	ELECTRICAL ENGINEERING			
BANK OF AMERICA		TXN00031563	243412	ENERGY CENTRAL-ADV ELEC ENG PO	\$415.00
		TXN00031576		BENTON CO AUDITOR - Electrical	\$83.00
CABLE HUSTON BENEDICT HAAGENSEN & LLOYD LLP	P057432	374262	243254	Draft O&M Agreement for Leslie	\$4,365.00
DAILY JOURNAL OF COMMERCE	S017334	3322402	243271	PREQUALIFICATIONS OF ELECTRICA	\$115.00



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VERIZON WIRELESS	P057699	9781148199	243605	Verizon Bill March	\$199.77
WA STATE DEPT OF TRANSPORTATION		RE-JE5719L009	243330	ELEC BURIED PWR-REVV&INSPECT	\$247.33
ELECTRICAL ENGINEERING TOTAL ****					\$5,425.10
Division:	503	POWER OPERATIONS			
BANK OF AMERICA		TXN00031331	243412	THE HOME DEPOT/BRASS ADAPTERS	\$53.11
		TXN00031354		DUPUS BOOMERS-CO F161090	\$69.22
		TXN00031407		HOME DEPOT/WATCH BATTERIES	\$6.48
		TXN00031442		STERLING'S-CO F161090	\$141.17
		TXN00031464		FARWEST/HARDHAT CLIP & LIGHT	\$43.52
		TXN00031503		HOME DEPOT/SAWZALL BLADES	\$107.35
		TXN00031505		STERLING'S-CO F161090	\$97.73
		TXN00031632		STERLING'S-CO F161090	\$158.37
		TXN00031683		WALMART-BOTTLED WATER	\$6.66
		TXN00031690		DENNY'S-CO F161090	\$33.80
		TXN00031730		APPLEBEES-CO F161090	\$97.42
		TXN00031738		STERLING'S-CO B170009	\$101.29
		TXN00031748		STERLING'S-CO B170009	\$89.24
BENTON PUD	P057495	56	243251	SAFETY TRAINING PER CONTRACT	\$2,906.68
	P057425	58		PRE-NOTIFICATION SERVICES FOR	\$344.04
CITY OF RICHLAND		02/2017 FEB	243260	CITY UTILITY BILLS/FEB 2017	\$72.27
				CITY UTILITY BILLS/FEB 2017	\$2,670.22
GRAINGER	S017340	9382781103	243477	CLAMP METER ITEM #6FXH7	\$268.79
PLATT ELECTRIC SUPPLY	S017325	L589684	243500	ADJUST FOR TAX	\$0.01
	S017325			KLEIN #44004 LOCKBACK KNIFE 2-	\$201.09
	S017325			KLEIN #44005 LOCKBACK KNIFE 2-	\$213.82
	S017325	L604509		KLEIN #44007 LIGHTWEIGHT LOCKB	\$272.94
	S017325			FREIGHT	\$16.29
VERIZON WIRELESS	P057699	9781148199	243605	Verizon Bill March	\$407.40
POWER OPERATIONS TOTAL ****					\$8,378.91
Division:	504	SYSTEMS DIVISION			
ARES CORPORATION	P056486	6730301-11	243409	SNYDER SUB EXPANSION PROJECT	\$1,310.80
CITY OF RICHLAND		02/2017 FEB	243260	CITY UTILITY BILLS/FEB 2017	\$1,503.92
ELECTRIC POWER SYSTEMS INC	P056820	011994	243274	SNYDER SUB BANK 2 EXPANSION	\$22,086.81
	P057572	012149	243559	LESLIE RD SUBSTATION DESIGN AN	\$3,125.82
ELR CONSULTING INC	P057428	2996	243276	SCADA System integration suppo	\$1,886.88
ENERGY NORTHWEST	P057480	O&M00594	243357	STAFFING SERVICES, CLINT	\$3,859.90
	P057480			STAFFING SERVICES, CLINT	\$3,859.90
	P057480			STAFFING SERVICES, CLINT	\$3,950.91
	P057480			PRICE ADJUST	(\$0.01)
	P057480			STAFFING SERVICE ELAINE JONES	\$1,744.06



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ENERGY NORTHWEST	P057480	O&M00594	243357	STAFFING SERVICES ELAINE JONES	\$1,744.06
	P057480			STAFFING SERVICES ELAINE JONES	\$1,744.07
SCHWEITZER ENGINEERING LABORATORIES INC	P056039	INV-000132229	243508	SEL Part No.9163XXXX2031-3 Rem	\$73.21
	P056039			SEL Part No.9163XXXX2031-3 Rem	\$146.39
	P056039			SEL Part No.9163XXXX2031-3 Rem	\$109.82
	P056039			SEL Part No.9163XXXX2031-3 Rem	\$73.21
	P056039			SEL Part No.9163XXXX2031-3 Rem	\$109.82
	P056039			SEL Part No.9163XXXX2031-3 Rem	\$36.61
	P056039			SEL Part No.9163XXXX2031-3 Rem	\$36.61
	P056039			SEL Part No.9163XXXX2031-3 Rem	\$36.61
	P056039	INV-000132632		SEL Part No.9163XXXX2031-1 Bre	\$4,335.69
	P056039			SEL Part No.9163XXXX2031-1 Bre	\$8,671.39
	P056039			SEL Part No.9163XXXX2031-1 Bre	\$8,671.40
	P056039			SEL Part No.9163XXXX2031-1 Bre	\$9,755.31
	P056039			SEL Part No.9163XXXX2031-1 Bre	\$5,419.62
UTILITIES UNDERGROUND LOCATION CENTER		7020199	243327	UTILITIES LOCATE SERVICE	\$214.78
UTILIWORKS CONSULTING LLC	P056517	4911	243328	SMART GRID PROJECT PHASE 2 PER	\$12,758.00
	P056517	4912	243528	SMART GRID PROJECT PHASE 2 PER	\$2,103.32
VERIZON WIRELESS	P057699	9781148199	243605	Verizon Bill March	\$257.48
SYSTEMS DIVISION TOTAL ****					\$99,626.39
Division:	505	ENERGY POLICY MGMT			
AIR TIGHT REMODELING		170-367	243335	527 SMITH-REBATE-WINDOWS	\$399.00
BENTON COUNTY AUDITOR/WEATHERWISE	P057675	1320240 LIEN	243446	RECORD LIEN: AUBERRY, 1680	\$73.00
	P057675	202160 RELEASE		RELEASE LIEN: HINKLEY, 1106 CE	\$73.00
	P057675	210840 LIEN		RECORD LIEN: POST, 1315	\$73.00
	P057648	2120001 RELEASE		RELEASE LIEN: H. MATHHEWS, 310	\$73.00
	P057675	301600 LIEN		RECORD LIEN: LEUNG, 1509 MARSH	\$73.00
	P057675	352840 RELEASE		RELEASE LIEN: OVENS, 1900 HOWE	\$73.00
	P057675	612480 LIEN		RECORD LIEN: CHAFFEE, 1885	\$73.00
	P057675	740700 LIEN-		RECORD LIEN: HUTCHINSON, 1479	\$73.00
	P057675	740700 RELEASE		RELEASE LIEN: HUTCHINSON, 1479	\$73.00
	P057675	774000 LIEN		RECORD LIEN: SEMMENS, 2401 MAR	\$73.00
	P057675	784240 LIEN		RECORD LIEN: KATAYAMA, 1988	\$73.00
	P057675	792520 LIEN		RECORD LIEN: SKINNER, 2716	\$73.00
	P057648	82180 RELEASE		RELEASE LIEN; K. COTTRELL, 223	\$73.00
	P057675	844792 LIEN		RECORD LIEN: ICAYAN, 1226 COUN	\$73.00
	P057675	890880 RELEASE		RELEASE LIEN: HARRIS, 109 BREM	\$73.00
CITY OF RICHLAND		301600	243347	1509 MARSHALL-REBATE-HP	\$1,000.00
		774000		2401 MARK-REBATE-HP	\$1,000.00
COLUMBIA COMMUNITY CHURCH		09ES-11128-FY2017	243349	150 GAGE-REBATE-COMM LIGHTING	\$30,634.00
DAYCO HEATING & AIR	P057661	006455-1	243464	WEATHERWISE LOAN: ICAYAN, 1226	\$10,649.99



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DAYCO HEATING & AIR	P057661	006455-1	243464	ADJUST FOR TAX	\$0.01
		54105	243354	1603 BIRCH-REBATE-HP	\$1,000.00
	P057526	54904	243557	WEATHERWISE LOAN: FRYE, 1104	\$7,735.83
		54933		1110 COUNTRY RIDGE-REBATE-HP	\$1,000.00
		55620	243354	733 REDWOOD-REBATE-HP	\$1,000.00
DELTA HEATING & COOLING INC		24763	243355	38 VISTA CT-REBATE-HP	\$1,000.00
EFFICIENCY SOLUTIONS LLC	P057389	2-17	243273	COMMERCIAL ENERGY EFFICIENCY	\$3,638.00
ENERGY INCENTIVES INC	P057388	CORFEB2017	243278	RESIDENTIAL ENERGY EFFICIENCY	\$3,376.25
GRIGGS DEPARTMENT STORE		09ES-11128-FY2017	243565	103 KEENE RD-REBATE-COMM LIGHT	\$10,040.00
JACOBS & RHODES INC	P057626	37410	243289	WEATHERWISE LOAN: J LEUNG; 150	\$8,138.48
M CAMPBELL & COMPANY INC		102401	243367	1607 PUTNAM-REBATE-DUCT SEAL	\$250.00
	P057540	104449		WEATHERWISE LOAN: SEMMENS, T.	\$6,009.92
		105320		321 CULLUM-REBATE-HP	\$1,000.00
		99194		1005 SYMONS B-REBATE-HP	\$1,000.00
MACY'S DEPARTMENT STORE		09ES-11128-FY2017	243573	1310 TAPTEAL-REBATE-COMM LIGHT	\$2,201.00
MR INSULATION CO INC		106150	243370	1338 SACRAMENTO-REBATE-INS	\$1,224.00
NW INTERGOVERNMENTAL ENERGY SUPPLY	P056589	363	243302	RENEWABLE POWER STRATEGIES	\$3,843.81
PERFECTION GLASS		9993654586	243374	42 MERCURY DR-REBATE-WINDOWS	\$66.57
RAY POLAND & SONS INC		C21-17/ RETAINAGE	243586	C21-17 RELEASE RETAINAGE	\$618.25
ENERGY POLICY MGMT TOTAL ****					\$97,920.11
Division:	506	TECHNICAL SERVICES			
BANK OF AMERICA		TXN00031609	243412	HOME DEPOT- JIG SAW BLADES	\$27.05
CITY OF RICHLAND		02/2017 FEB	243260	CITY UTILITY BILLS/FEB 2017	\$1,213.92
VERIZON WIRELESS	P057699	9781148199	243605	Verizon Bill March	\$144.95
TECHNICAL SERVICES TOTAL ****					\$1,385.92
ELECTRIC UTILITY FUND Total ***					\$219,852.76
FUND	402	WATER UTILITY FUND			
Division:	000				
HD FOWLER COMPANY INC	P057601	I4443610	243480	ADJUST TAX	(\$0.01)
	P057601			SADDLE ROMAC 202S-7.60 X 2"IP,	\$145.42
	P057601			VALVE, MJ KIT 6" MEGALUG 1106	\$209.54
	P057601			COUPLING, ROMAC 8"AC X 8"PVC	\$319.07
	P057601			SADDLE ROMAC 202S-9.80 X 2"IP,	\$450.15
	P057601			COUP ROMAC 501-7.20X7.20X5	\$322.25
HD SUPPLY WATERWORKS LTD	P057559	G795391	243481	FREIGHT	\$5.43
	P057559			TYLER BOX PENTAGON BRASS SCREW	\$72.11
UNASSIGNED TOTAL ****					\$1,523.96
Division:	410	WATER CAPITAL PROJECTS			
ABADAN INC		ARIN071319	243334	PLAN PRINTING-DUP WTR TRANS	\$62.55



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BERGER ABAM ENGINEERS INC	S054546	317731	243541	CO #2 WATER LINE DESIGN	\$8,180.07
WATER CAPITAL PROJECTS TOTAL ****					\$8,242.62
Division: 411 WATER ADMINISTRATION					
ARBAUGH & ASSOCIATES INC		1588	243537	ARBAUGH CONTRACT FEES-FEB 17	\$540.00
WATER ADMINISTRATION TOTAL ****					\$540.00
Division: 412 WATER OPERATIONS					
ARAMARK UNIFORM SERVICES INC	S017348	02/17-934962000	243408	LINEN CHARGES FOR FEBRUARY 201	\$59.73
BANK OF AMERICA		TXN00031349	243412	HACH COMPANY - DPD FREE CHLORI	\$136.39
		TXN00031390		FISHER - FILTERS	\$311.85
		TXN00031398		PACIFICNORT-ADVERT WATER MGR P	\$90.00
		TXN00031414		AWWA-ADVERT WATER MGR POSTING	\$249.00
		TXN00031437		FISHER - STIRRER	\$289.53
		TXN00031472		JUMP START TRAINING - DD, VE,	\$750.00
		TXN00031613		ZTOONE COM-WATER QUAL-PW	\$246.71
CITY OF RICHLAND		02/2017 FEB	243260	CITY UTILITY BILLS/FEB 2017	\$32,237.70
COLUMBIA ELECTRIC SUPPLY	S017266	5858-779843	243458	POWER POLE, AB #150-FPP135B	\$3,212.39
SENSKE LAWN & TREE CARE INC		7682585	243509	WTP PEST CONTROL	\$543.00
		7682607		INTAKE PEST CONTROL	\$97.69
		7682650		UV PEST CONTROL	\$97.69
UNITED PARCEL SERVICE	S017342	000986641117	243527	NDA PKG TO LAB/COR FOR WATER	\$22.77
VERIZON WIRELESS	P057699	9781148199	243605	Verizon Bill March	\$170.69
WATER OPERATIONS TOTAL ****					\$38,515.14
Division: 413 WATER MAINTENANCE					
AMERICAN ROCK PRODUCTS INC	P057679	299584	243407	5/8" MINUS TOP COURSE	\$397.62
	P057678	300937		5/8" MINUS TOP COURSE	\$129.20
	P057684	301094		5/8" MINUS TOP COURSE	\$385.38
	P057684			PRICE ADJUSTMENT	(\$0.01)
	P057684	301246		5/8" MINUS TOP COURSE	\$685.29
AT&T WIRELESS		01/17-28724328888	243336	287243288881 12/27-01/26/17	\$57.81
		02/17-28724328888		287243288881 01/27-02/26/17	\$57.81
BANK OF AMERICA		TXN00031286	243412	BRICK HOUSE PIZZA - SNOW REMOV	\$81.21
				BRICK HOUSE PIZZA - 15% TIP	\$13.19
		TXN00031306		WAL-MART - LOVE'S RETIREMENT C	\$26.33
		TXN00031343		GATE DEPOT - ADJUSTMENT CAMS -	\$45.46
		TXN00031370		BCRS EQUIPMENT - 2" TRASH PUMP	\$1,129.00
		TXN00031418		STAPLES - PAPER SUPPLY	\$51.05
		TXN00031420		PAYPAL SAFETYSIGN - STOP / SL	\$224.97
		TXN00031472		JUMP START TRAINING - GD, SO,	\$750.00
		TXN00031538		HARRINGTON'S - PLAQUE - SIEFKE	\$179.73
		TXN00031559		USA BLUE BOOK - GAUGES	\$640.83



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BANK OF AMERICA		TXN00031694	243412	HOME DEPOT - LASER LEVEL	\$118.37
		TXN00031719		WALMART - WATER	\$10.00
CITY OF RICHLAND		02/2017 FEB	243260	CITY UTILITY BILLS/FEB 2017	\$114.69
				CITY UTILITY BILLS/FEB 2017	\$30.60
				CITY UTILITY BILLS/FEB 2017	\$37.76
				CITY UTILITY BILLS/FEB 2017	\$28.92
				CITY UTILITY BILLS/FEB 2017	(\$0.98)
				CITY UTILITY BILLS/FEB 2017	\$65.62
				CITY UTILITY BILLS/FEB 2017	\$853.02
FASTENAL COMPANY		WARIC64023	243471	BOLTS	\$3.70
FERGUSON ENTERPRISES INC		5063048	243472	BRASS FITTINGS	\$54.02
GC SYSTEMS, INC		34481	243476	4" REPAIR KIT-BMID DEDUCT MTR	\$339.54
GRAINGER	S017340	9374579424	243477	PLEATED CARTRIDGE ITEM #4PAY2	\$234.44
	S017340	9383468452		V-BELT ITEM #1A100	\$13.04
RICHLAND ACE HARDWARE		55510	243503	GALVANIZED ELBOWS	\$18.18
		55536		PVC CUTTER/RETURN CUTTER	\$6.52
		55562		PAINT/FASTENERS	\$9.98
SENSKE LAWN & TREE CARE INC		7682610	243509	HR INTAKE PEST CONTROL	\$97.69
STONEMAN ELECTRIC SUPPLY		S101947491.001	243514	WIRE/FILTER-GALL HEATER	\$102.59
UTILITIES UNDERGROUND LOCATION CENTER		7020199	243327	UTILITIES LOCATE SERVICE	\$35.80
VERIZON WIRELESS	P057699	9781148199	243605	Verizon Bill March	\$422.70
WATER MAINTENANCE TOTAL ****					\$7,451.07
WATER UTILITY FUND Total ***					\$56,272.79
FUND 403	WASTEWATER UTILITY FUND				
Division:	421	SEWER CAPITAL PROJECTS			
CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	P057569	3627-572902	243268	FREIGHT	\$33.05
	P057569			ONE (1) EATON 10HP 480V VARIAB	\$1,357.50
	P057585	3627-573020	243460	THREE (3) 15 HP 480V VARIABLE	\$4,235.40
	P057585			16-25A MANUAL MOTOR PROTECTOR,	\$254.12
GRAY & OSBORNE INC	P057512	17006.00-1	243478	WWTF INFLUENT UPGRADES - DESIG	\$4,067.85
PARAMOUNT SUPPLY COMPANY	P057576	491931	243497	PIPE VIBRATION ISOLATION RING-	\$896.82
	P057576			FREIGHT	\$44.18
SEWER CAPITAL PROJECTS TOTAL ****					\$10,888.92
Division:	422	SEWER OPERATIONS			
BANK OF AMERICA		TXN00031302	243412	SPUDNUT SHOP - DONUTS MTG STF	\$18.03
		TXN00031310		AWWA - WASTE WATER OPERATOR BO	\$178.50
		TXN00031316		HARBOR FREIGHT TOOLS 49 - OPS	\$290.60
		TXN00031318		Amazon.com - OPS FRAMES AND SH	\$59.52
		TXN00031359		TFS FISHERSCI ECOM HUS - CARBO	\$353.65



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00031386	243412	KENNEWICK RANCH & HOME - CHEST	\$423.51
		TXN00031393		HARBOR FREIGHT TOOLS 49 - WRNC	\$87.90
		TXN00031415		TFS FISHERSCI ECOM HUS - SNSRC	\$440.35
		TXN00031482		THE HOME DEPOT #4746 - PLANT/L	\$345.11
		TXN00031490		FRED-MEYER #0286 - BLEACH 4 GA	\$12.55
		TXN00031525		GRIGGS ACE RICHLAND - CLDWTHR	\$138.96
		TXN00031527		ACE HDWE - CLDWTHR GLVS 2 PR	\$69.48
		TXN00031564		STAPLES - 40W BLBS GAL BAGS FI	\$59.31
		TXN00031566		TFS FISHERSCI ECOM HUS - SNSRC	\$185.30
		TXN00031579		THE HOME DEPOT #4746 - WWTP LM	\$50.08
		TXN00031593		GREEN RIVER COMMUNITY CO - WOW	\$225.00
		TXN00031599		GREEN RIVER COMMUNITY CO - WOW	\$225.00
		TXN00031618		HACH COMPANY - SS STRAINER FR	\$220.20
		TXN00031639		USA BLUE BOOK - REFUSE HOOK FR	\$122.13
		TXN00031645		AMAZON MKTPLACE PMTS - ELEC HO	\$189.99
		TXN00031661		BC SALES CO INC - WTRPRF BTS 1	\$108.55
		TXN00031681		THE HOME DEPOT #4746 - NSHRNKG	\$42.26
		TXN00031708		THE HOME DEPOT #4746 - CONCRET	\$13.52
		TXN00031746		LOWES #02344 - SEALNT SAUCRS C	\$26.11
BEAVER BARK & ROCK		798147	243539	CONCRETE	\$162.88
BLUEROOM		2209895	243543	POL SERVICE-WWTP-FEBRUARY 2017	\$81.00
CENTRAL HOSE & FITTINGS INC		452003	243548	FITTINGS	\$83.02
CITY OF RICHLAND		02/2017 FEB	243260	CITY UTILITY BILLS/FEB 2017	\$20,913.84
NORCO INC	P057494	20484426	243493	DUST FILTER/WATER STOP, ITEM #	\$59.73
	P057494			GAS MONITOR, VTS-K1232101101;	\$679.43
	P057494			SLIDE-ON PUMP FOR VENTIS MX4,	\$437.80
	P057494			ITX LI-ION BATTERY PACK;	\$262.70
	P057494			FREIGHT	\$18.02
PASCO MACHINE COMPANY INC		83555	243583	PLANT PUMP INSPECT AND REPAIR	\$1,979.78
SOLENIIS LLC	P057587	131131196	243510	POLYMER, PRAESTOL K295FL, IN 2	\$5,471.27
	P057587			POLYMER, PRAESTOL K260FL, IN 1	\$2,735.63
TACOMA SCREW PRODUCTS INC		22165484	243600	FITTINGS	\$24.79
TECH POWER SOLUTIONS INC	P057593	53429	243602	HP DL360 Gen9 8SFF CTO Server	\$9,466.43
UNITED PARCEL SERVICE	S017332	000986641107	243325	NDA PKG TO ALS FOR WWTP OPS 3	\$41.43
	S017332			ADDITIONAL HANDLING FOR NDA PK	\$10.85
VERIZON WIRELESS	P057699	9781148199	243605	Verizon Bill March	\$160.75
SEWER OPERATIONS TOTAL ****					\$46,474.96
Division:	423	SEWER MAINTENANCE			
AT&T WIRELESS		01/17-28724328888	243336	287243288881 12/27-01/26/17	\$42.95
		02/17-28724328888		287243288881 01/27-02/26/17	\$42.95
BANK OF AMERICA		TXN00031443	243412	KENNEWICK RANCH & HOME - MUCK	\$282.25



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00031697	243412	AMAZON MKTPLACE PMTS - LT BARS	\$56.97
		TXN00031749		HARBOR FREIGHT TOOLS 49 - FTGS	\$116.76
COLUMBIA RIGGING CORP		29936	243551	WW SHOP TRUCK-LIFTING STRAPS	\$84.06
MAHAFFEY, FLOYD		031617	243574	REIMB FOR CDL ENDORSEMENT F	\$102.00
RIGGLE PLUMBING INC		33810	243592	505 TAYLOR-SNAKE MAIN LINE	\$461.55
UTILITIES UNDERGROUND LOCATION CENTER		7020199	243327	UTILITIES LOCATE SERVICE	\$35.80
VERIZON WIRELESS	P057699	9781148199	243605	Verizon Bill March	\$161.51
WHITNEY EQUIPMENT COMPANY INC		71625	243387	COST SHARE FLYGT SS CASING	(\$624.45)
		82229		FLYGT CASING/OUTER SS	\$1,248.90
SEWER MAINTENANCE TOTAL ****					\$2,011.25
WASTEWATER UTILITY FUND Total ***					\$59,375.13
FUND 404	SOLID WASTE UTILITY FUND				
Division:	431	SOLID WASTE ADMINISTRATION			
GEOTECH ENVIRONMENTAL EQUIPMENT INC		514709	243564	RENT GAS MONITOR EQUIP-LANDFIL	\$277.19
SOLID WASTE ADMINISTRATION TOTAL ****					\$277.19
Division:	432	SOLID WASTE COLLECTION			
CITY OF RICHLAND		02/2017 FEB	243260	CITY UTILITY BILLS/FEB 2017	\$196.85
CLAYTON WARD COMPANY		101506	243456	2016 DROP BOX RECYCLING SERVIC	\$7,000.00
		984302		CURBSIDE RECYCLING-DECEMBER	\$6,631.90
ROUTEWARE INC	P057663	98075	243505	2017 ROUTEWARE SUPPORT FEES (1	\$2,762.78
	P057663			2017 CAMERA SYSTEM FEE (1 UNIT	\$16.29
TOTER INC	S017296	65449434	243322	TOTER 96 GALLON EVE II	\$25,835.94
	S017296			LID HOT STAMP INSERT - READ FR	\$141.18
	S017296			FREIGHT	\$2,212.61
	S017284	65449606		LID HOT STAMP INSERT - READ FR	\$141.18
	S017284			SHIPPING	\$2,212.61
	S017284			TOTER 96 GALLON EVR II	\$25,835.94
VERIZON WIRELESS	P057699	9781148199	243605	Verizon Bill March	\$715.71
SOLID WASTE COLLECTION TOTAL ****					\$73,702.99
Division:	433	SOLID WASTE DISPOSAL			
ARAMARK UNIFORM SERVICES INC	S017348	02/17-934962000	243408	LINEN CHARGES FOR FEBRUARY 201	\$128.93
BANK OF AMERICA		TXN00031561	243412	STAPLES - WIPES,DUSTOFF,CLIPS,	\$117.06
		TXN00031644		SWANA OREGON - FOR T REED SWAN	\$1,249.00
		TXN00031651		SUNRIVER RESORT LODGE - FOR T	\$525.28
BENTON FRANKLIN HEALTH DISTRICT		2017-LANDFILL	243540	2017 SW LANDFILL OP PERMIT	\$3,500.00
BLUEROOM		2209893	243340	POL SERVICE-LANDFILL-FEB 2017	\$82.00
CITY OF RICHLAND		02/2017 FEB	243260	CITY UTILITY BILLS/FEB 2017	\$3,837.84
COMPLETE PEST PREVENTION INC		32816	243352	PEST CONTROL SRVCS-FEBRUARY	\$97.74
		32932	243552	PEST CONTROL SRVCS-MARCH	\$97.74



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COYOTE RIDGE CORRECTIONS CENTER		CRCC1702.413	243462	WORK CREW FEBRUARY 2017	\$187.58
FASTENAL COMPANY		WARIC63936	243358	GREASE TUBES	\$18.44
GRAINGER	S017340	8376002045	243477	RETURNED CB RADIO ITEM #31FM92	(\$106.37)
ORRCO		395377	243372	USED OIL TESTING/PICK-UP/HAUL	\$150.00
RICHLAND ACE HARDWARE		55415	243377	2-WAY RADIO	\$45.60
		55476		2-WAY RADIO	\$91.20
SUAREZ, VALERIE		JAN-FEB 2017	243317	SUAREZ-MILEAGE 1/3 - 2/28	\$59.92
VERIZON WIRELESS	P057699	9781148199	243605	Verizon Bill March	\$55.35
XEROX CORPORATION		088323521	243388	LX5-694777 BASE-FEB	\$226.85
SOLID WASTE DISPOSAL TOTAL ****					\$10,364.16
SOLID WASTE UTILITY FUND Total ***					\$84,344.34
FUND 405	STORMWATER UTILITY FUND				
Division:	441	STORMWATER			
BANK OF AMERICA		TXN00031703	243412	QUALITY LOGO PRODUCTS - BASS S	\$576.94
		TXN00031713		EWING IRRIGATION PRD 181 - SLD	\$132.37
BENTON FRANKLIN HEALTH DISTRICT	P057680	2017 DECANT	243448	2017 SOLID WASTE PERMIT for 2	\$1,100.00
CITY OF RICHLAND		02/2017 FEB	243260	CITY UTILITY BILLS/FEB 2017	\$331.43
VERIZON WIRELESS	P057699	9781148199	243605	Verizon Bill March	\$28.71
STORMWATER TOTAL ****					\$2,169.45
STORMWATER UTILITY FUND Total ***					\$2,169.45
FUND 407	MEDICAL SERVICES FUND				
Division:	121	AMBULANCE			
AUSTIN, STEVE		120616	243246	REIMB FOR ACLS AND PALS BOO	\$75.45
BANK OF AMERICA		TXN00031539	243412	CHARTER - STA INTERNET FEES	\$168.72
BOUND TREE MEDICAL LLC		70238801	243341	ELECTRODES RETURNED	(\$303.87)
		82398381	243253	GERMICIDAL WIPES/SANI-HANDS	\$70.72
		82399882		IV SETS/EMESIS BAG/STETHOSCOPE	\$899.17
		82401350		IV SETS/GLOVES/ENDOTRACH TBS	\$455.96
		82401351		IV SET/SALINE/GLUCOSE STRIPS	\$1,099.56
		82407997		ENDOTRACHEAL TUBE/BANDAGES	\$194.16
		82407998	243341	SALINE/IV DRESSING/SYRINGE LOC	\$603.63
		82413364	243253	STETHOSCOPE BLACK	\$64.06
		82413365		GLOVES/BVM/O2 TUBING	\$537.63
		82414713		FENTANYL	\$158.97
		82418530		MEGAMOVER/IV SET/EXT SETS	\$1,218.23
CARDINAL HEALTH 411 INC		1759599	243256	NALOXONE/LIDOCAINE/DEXTROSE	\$539.70
CITY OF RICHLAND		02/2017 FEB	243260	CITY UTILITY BILLS/FEB 2017	\$1,202.67
EAGLE PRINTING & GRAPHIC DESIGN INC	P057633	44803	243558	#CS415, CORNERSTONE SELECT	\$416.76



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EMERGENCY REPORTING		2016_6499	243277	ERS SUBSCRIPTION-JAN	\$348.20
		2017_0244		ERS SUBSCRIPTION-FEB	\$348.20
		2017_0992		ERS SUBSCRIPTION-MAR	\$348.20
OXARC INC		37568PP	243373	MEDICAL OXYGEN	\$43.80
SEA WESTERN INC	P057634	197321	243596	HAIX, AIRPOWER XR-1 8" LEATHER	\$586.44
STERICYCLE INC		3003763704	243314	BIO WASTE DISPOSAL FEE	\$10.36
TRITECH SOFTWARE SYSTEMS		20170301	243384	SUPPORT RENEWAL 5/2017-5/2018	\$7,671.98
VERIZON WIRELESS	P057699	9781148199	243605	Verizon Bill March	\$35.10
	P057699			Verizon Bill March	\$224.06
AMBULANCE TOTAL ****					\$17,017.86
MEDICAL SERVICES FUND Total ***					\$17,017.86
FUND 408	BROADBAND FUND				
Division:	460	BROADBAND ADMINISTRATION			
CITY OF RICHLAND		02/2017 FEB	243260	CITY UTILITY BILLS/FEB 2017	\$218.50
BROADBAND ADMINISTRATION TOTAL ****					\$218.50
BROADBAND FUND Total ***					\$218.50
FUND 501	CENTRAL STORES FUND				
Division:	000				
FISHER SCIENTIFIC COMPANY, LLC	P057603	1434566	243474	GLOVES, DISPOSABLE NITRILE,MD	\$371.98
	P057603			GLOVES, DISPOSABLE NITRILE,LG	\$1,115.93
UNASSIGNED TOTAL ****					\$1,487.91
CENTRAL STORES FUND Total ***					\$1,487.91
FUND 502	EQUIPMENT MAINTENANCE FUND				
Division:	214	EQUIPMENT MAINTENANCE			
ARAMARK UNIFORM SERVICES INC	S017348	02/17-934962000	243408	LINEN CHARGES FOR FEBRUARY 201	\$170.83
B AND B TRAILERS LLC		1922	243411	DIODE VEH 3283 WO 46106	\$13.03
BANK OF AMERICA		TXN00031303	243412	GLOBAL INDUSTRY - FLOOR SCRUBB	\$103.60
		TXN00031435		AmazonPrime - REFUND FOR CANCE	(\$107.51)
		TXN00031446		AmazonPrime Membership	\$107.51
		TXN00031460		STAPLES - LABELS,STICKETS,PENS	\$431.90
		TXN00031466		HOMEDEPOT - VEH2382	\$17.28
		TXN00031468		AMAZON - MILWAUKEE BATT + TICK	\$77.99
		TXN00031469		AMAZON - MILWAUKEE BATT + TICK	\$83.16
		TXN00031506		SEARS - SHOP TOOLS	\$972.96
		TXN00031512		AMAZON - VEH5040 MAGLITE CHARG	\$40.30
		TXN00031567		MAINGATE - ASE PATCHES	\$66.24
		TXN00031601		WA DOL - #4163 VEH LIC	\$40.75



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00031612	243412	WA DOL LIC - VEH4163 DOL LIC F	\$2.00
		TXN00031654		CARBS UNLIMITED - VEH6543 CARB	\$132.98
		TXN00031715		HOMEDEPOT - VEH3321 BOARDS	\$35.34
		TXN00031721		HARBORFREIGHT - SHOP TOOLS	\$22.76
CASCADE FIRE EQUIPMENT CORP DBA		214210	243452	ENFO III VEH 5033 WO 45412	\$1,082.74
		214211		O RING VEH 5038 WO 45866	\$65.16
		214212		SEAT BELT VEH 5039 WO 45673	\$197.65
CENTRAL HOSE & FITTINGS INC		453402	243453	HYD HOSE VEH 7136 WO 46030	\$111.80
		453516		PARTS VEH 3212 WO 45936	\$88.94
		453601		HYD HOSE VEH 7144 WO 46110	\$102.93
CITY OF RICHLAND		02/2017 FEB	243260	CITY UTILITY BILLS/FEB 2017	\$2,799.46
COAST CRANE COMPANY		DI/084481	243550	WINCH CABLE VEH 3313 WO 46133	\$3,740.91
		DI/084641		INSPECT VEH 3251 WO 45985	\$1,501.25
COLEMAN OIL COMPANY		0435285-IN	243263	LANDFILL DYED DIESEL	\$3,449.05
		CL71653	243348	CARD LOCK FUEL 03/06-03/12/17	\$12,925.58
		CL72847	243457	CARD LOCK FUEL 03/13-03/19/17	\$12,939.42
COMMERCIAL TIRE INC		235714	243351	TIRES VEH 3311 WO 46101	\$2,212.37
		235716		TIRES VEH 3333 WO 46102	\$1,043.95
CONNELL OIL INC		0174275-IN	243553	LUBE PRODUCTS	\$1,589.94
		0174674-IN	243267	SYN 75W/90 VEH 5042 WO 46024	\$457.15
		C167507-IN	243353	LUBE PRODUCTS	\$1,279.31
CORWIN OF PASCO LLC		395561	243461	ORD BUMPER VEH 2399 WO 46127	\$854.15
		395596		PARTS VEH 2399 WO 46092	\$300.39
		395605		PARTS VEH 5041 WO 46085	\$56.15
		395611		PARTS VEH 5041 WO 46085	\$90.68
		395644		CYLINDER VEH 2399 WO 46092	\$136.73
FAST SIGNS		139-54856	243470	VEH NUMBERS VEH 6607 WO 46100	\$35.97
		139-54874		VEH NUMBERS VEH 7136 WO 46030	\$27.15
FINAL TOUCH UPHOLSTERY		29847	243473	SEAT REPAIR VEH 2380 WO 46116	\$244.35
		29849		TUBE STEPS VEH 2459 WO 45908	\$257.65
GENUINE AUTO GLASS OF TRI CITIES LLC		619856	243360	DOOR TINT VEH 9500 WO 46083	\$135.11
JIM'S PACIFIC GARAGES INC		X100065575	243483	HARNESS VEH 3321 WO 45677	\$222.47
		X100065796	243362	BELT VEH 7146 WO 46029	\$233.61
		X100066140		COUPLER VEH 3213 WO 46042	\$73.79
		X100067023	243569	ANTI SAIL VEH 3332 WO 45989	\$41.68
		PASCM11083941	243363	CORE RETURN	(\$203.63)
KENWORTH SALES COMPANY		PASCM11083959		CORE RETURN	(\$610.87)
		PASIN2093167		SHOP TOOLS	\$19.52
		PASIN2103022		HEADLAMP VEH 3310 WO 45182	\$10.23
		PASIN2125445		CHAMBER VEH 3320 WO 45173	\$36.87
		PASIN2126017		HEADLAMP VEH 3310 WO 45182	\$10.23



City Of Richland

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From: 3/13/2017 To: 3/24/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
KENWORTH SALES COMPANY		PASIN2126166	243363	SHOP TOOLS TRANS DRAIN FUNNEL	\$125.07
		PASIN2132272		BACKUP ALARM VEH 3284 WO 45217	\$33.32
		PASIN2137084		HEADLAMP VEH 3333 WO 45258	\$7.46
		PASIN2146625		HEADLAMP VEH 3296 WO 45375	\$7.46
		PASIN2151644		CHAMBER VEH 3320 WO 45419	\$37.82
		PASIN2158381		HEADLAMP VEH 5033 WO 45475	\$7.46
		PASIN2158741		LOCKOUT KIT VEH 3312 WO 45269	\$198.69
		PASIN2174260		FILL TUBE VEH 5033 WO 45396	\$4.30
		PASIN2175453		SEALED BEAM VEH 3280 WO 45638	\$32.46
		PASIN2186041		SHUTOFF VLV VEH 7143 WO 45553	\$130.97
		PASIN2207065		HEADLAMP VEH 3312 WO 45709	\$7.46
		PASIN2211398		EXHST CLAMP VEH 3283 WO 45874	\$13.84
		PASIN2214001		GOVERNOR VEH 5039 WO 45673	\$113.32
		PASIN2228445	243484	PARTS VEH 5029 WO 45940	\$2,600.64
		PASIN2232103		HEATER/BOLT VEH 5029 WO 445940	\$123.09
		PASIN2236102	243363	CLAMPS VEH 3213 WO 45042	\$45.99
		PASIN2238096	243484	NUT VEH 5029 WO 45900	\$10.08
MCCURLEY CHEVROLET		433297	243368	CSCT VEH 2417 WO 46010	\$285.62
		434117	243576	DETAIL VEH 2359 WO 46112	\$58.64
		434120		MINI DETAIL VEH 2363 WO 46114	\$58.64
		919934	243296	MODULE VEH 3299 WO 46037	\$105.61
		919964	243368	HEADLAMP VEH 1102 WO 46038	\$801.88
		920103		ARMS VEH 1202 WO 46082	\$283.92
		920158	243487	SEAL VEH 2408 WO 46111	\$21.29
		920341		FILTER VEH 2381 WO 46108	\$44.11
		920469		BELT KIT VEH 3288 WO 46128	\$120.82
		1270610009	243369	THROTTLE RTN VEH 3244	(\$405.76)
MOBILE FLEET SERVICE INC		1270610034		TORQUE ROD VEH 3212 WO 45936	\$339.06
		1270720043		TP VALVE VEH 3213 WO 46042	\$259.85
		F188887	243490	SHAFT VEH 6571 WO 46032	\$48.89
MONARCH MACHINE & TOOL CO INC					
MPH INDUSTRIES INC	P057502	674119	243492	SALES TAX	\$649.99
	P057502			2017 SPEED PATROL 18" RADAR	\$7,558.00
PETERSON PACIFIC CORP		CI-000048709	243585	SRVC/PARTS VEH 7143 WO 46152	\$9,793.86
RDO EQUIPMENT CO		P34902	243501	STARTER RETURN VEH 6587	(\$377.56)
		P36966		PARTS VEH 6595 WO 45875	\$338.80
		P37302		PAPER PART VEH 6595 WO 45880	\$28.51
		P37303		MNTC KIT VEH 6600 WO 45912	\$173.93
		381108	243587	GASKET VEH 7069 WO 45873	\$1.31
RICHLAND NAPA		381330		FILTER VEH 2402 WO 45881	\$32.18
		381331		FILTER VEH 2403 WO 45882	\$42.71
		381334		FILTER VEH 2456 WO 45885	\$29.64



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From: 3/13/2017 To: 3/24/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
RICHLAND NAPA		381335	243587	FILTER VEH 3317 WO 45886	\$16.44
		381336		FILTER VEH 7127 WO 45964	\$97.35
		381496		FILTER VEH 3252 WO 45898	\$8.68
		381541		FILTER VEH 2402 WO 45881	\$23.88
		381633		SWITCH VEH 7150 WO 45997	\$9.88
		381663		OIL VEH 7150 WO 45996	\$14.11
		381707		WIPERS VEH 2402 WO 45881	\$36.46
		381708		WIPERS VEH 2403 WO 45882	\$36.46
		381709		FILTER VEH 3268 WO 46001	\$5.42
		381710		FILTER VEH 3268 WO 46001	\$21.69
		381731		SUPPLIES VEH 7150 WO 45400	\$53.70
		381804		PENETRANT VEH 3292 WO 45995	\$76.17
		381805		ATF REFILL VEH 7146 WO 4602	\$295.76
		381806		OIL/SUPP VEH 2378 WO 46019	\$151.39
		381807		ID 3 POST VEH 4162 WO 46013	\$84.27
		381814		BATTERY VEH 2411 WO 46017	\$127.05
		381819		BATTERY VEH 9500 WO 46018	\$160.47
		381829		WIPERS VEH 3331 WO 46015	\$22.78
		381833		WIPERS VEH 5042 WO 45507	\$45.57
		381845		WIPERS VEH WARRANTY WO WARR	(\$11.39)
		381851		MISC SUPP VEH 2418 WO 46020	\$73.67
		381863		WIPERS VEH 3256 WO 46021	\$20.61
		381872		FILTER VEH 5042 WO 45507	(\$35.96)
		381881		WIPERS VEH 3266 WO 46025	\$22.78
		381885		FILTER VEH 2411 WO 46023	\$18.44
		381887		OIL VEH 6580 WO 45970	\$12.77
		381888		OIL VEH 6558 WO 45965	\$12.77
		381917		FILTER VEH 7136 WO 45979	\$59.70
		381923		FILTER VEH CREDIT WO CREDIT	(\$5.14)
		381925		FILTER VEH 6558 WO 45965	\$40.67
		381929		FILTER VEH 6580 WO 45970	\$40.67
		381932		FILTER VEH 7136 WO 45979	\$41.25
		381971		OIL VEH 6561 WO 46033	\$9.64
		382022		CIR BRK VEH 3299 WO 46037	\$5.81
		382117		FILTER VEH 2441 WO 46049	\$21.14
		382123		BATTERY VEH 6561 WO 45966	\$85.48
		382124		HOOK VEH 2360 WO 46050	\$92.17
		382141		FILTER VEH 1105 WO 46053	\$20.61
		382150		BRK CLN VEH 5032 WO 46030	\$29.19
		382177		MISC SUPP VEH 2416 WO 46055	\$165.70
		382179		WIPERS VEH 3289 WO 45900	\$41.25



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From: 3/13/2017 To: 3/24/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
RICHLAND NAPA		382181	243587	WIPERS VEH 3222 WO 46036	\$22.78
		382185		BRK CLN VEH 5029 WO 45940	\$87.58
		382187		FILTER VEH 6561 WO 45966	\$21.13
		382193		BRK CONT VEH 3264 WO 45957	\$113.47
		382213		WIPERS VEH 2416 WO 46055	\$22.78
		382237		ROTOR WIPES VEH 1202 WO 460	\$40.03
		382243		HEADLAMP VEH 5041 WO 46085	\$15.29
		382274		MISC SUPP VEH 3309 WO 46084	\$25.49
		382275		WIRE VEH 4113 WO 46104	\$33.64
		382290		MISC PTS VEH 3213 WO 46042	\$22.20
		382292		BRAKE PTS VEH 1202 WO 46082	\$221.57
		382318		BRK CLN VEH 2399 WO 46092	\$14.60
		382320		BRK CLN VEH 2399 WO CREDIT	(\$2.43)
		382332		FILTER VEH 2380 WO 46041	\$8.68
		382335		FILTER VEH 3328 WO 46095	\$18.44
		382337		BATTERY VEH 7139 WO 46094	\$101.64
		382410		BRAKE FL VEH 2399 WO 46092	\$17.03
		382472		MISC SUPP VEH 2381 WO 46108	\$176.90
ROWAND MACHINERY CO	223188		243506	WIPER BLADE VEH 7144 WO 46110	\$36.65
	223966		243593	COUNTERWGHT VEH 7157 WO 46153	\$8,121.11
RUSS DEAN INC	567650		243594	BULBD VEH 5040 WO 46125	\$39.51
	567661			AUTO DEMAND VEH 7146 WO 46131	\$112.28
RWC INTERNATIONAL LTD	17526		243507	RELAY VEH 5032 WO 46109	\$213.45
	17555			CRANK TEST VEH 5032 WO 46109	\$258.27
SOLID WASTE EQUIPMENT COMPANY	0094110-IN		243511	DOOR FRAME VEH 7152 WO 45851	\$914.28
SPECIAL ASPHALT PRODUCTS INC	INVC073491		243512	LINING RETNR VEH 6585 WO 45938	\$225.37
	INVC073506			SWIVEL DISK VEH 6585 WO 45938	\$130.32
STEEBER'S LOCK SERVICE	695449		243513	DUP CHIP VEH 2417 WO 46105	\$54.30
TACOMA SCREW PRODUCTS INC	22170839		243516	PARTS VEH 5029 WO 45900	\$59.74
THERMO KING NORTHWEST, INC DBA	2357297		243520	HUBS VEH 6571 WO 46032	\$3,881.86
TIRE FACTORY INC	03-120586		243381	FLAT REPAIR VEH 3336 WO 46097	\$38.55
	03-120778			FLAT REPAIR VEH 3333 WO 46077	\$52.91
	03-120800			SERVICE CALL VEH 6000 WO 46058	\$138.47
	03-120871			TIRES VEH 2417 WO 46074	\$688.31
	03-120914			CHANGE OVER VEH 2411 WO 46067	\$82.32
	03-120916			CHANGE OVER VEH 1202 WO 46066	\$73.63
	03-120918			CHANGE OVER VEH 1203 WO 46065	\$73.63
	03-120920			CHANGE OVER VEH 2327 WO 46064	\$82.32
	03-120921			CHANGE OVER VEH 1205 WO 46063	\$73.63
	03-120922			CHANGE OVER VEH 2314 WO 46062	\$73.63
	03-120923			CHANGE OVER VEH 2412 WO 46061	\$82.32



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From: 3/13/2017 To: 3/24/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
TIRE FACTORY INC		03-120925	243381	CHANGE OVER VEH 1209 WO 46060	\$73.63
		03-120931		CHANGE OVER VEH 1208 WO 46059	\$73.63
		03-120949		CHANGE OVER VEH 1103 WO 46072	\$73.63
		03-120950		CHANGE OVER VEH 1211 WO 46071	\$82.32
		03-120957		CHANGE OVER VEH 1207 WO 46070	\$73.63
		03-120958		CHANGE OVER VEH 1102 WO 46069	\$73.63
		03-120960		CHANGE OVER VEH 1210 WO 46068	\$82.32
		03-120972		CHANGE OVER VEH 1204 WO 46073	\$73.63
		03-120976		TIRES VEH 3292 WO 46080	\$1,366.80
		03-120982	243521	TIRES VEH 3320 WO 46121	\$3,431.33
		03-120983		WHEEL SWITCH VEH 3333 WO 46102	\$1,636.91
		03-121026	243381	TIRES VEH 2418 WO 46081	\$833.88
		03-121029		TIRES VEH 2441 WO 46076	\$659.31
		03-121032		TIRES VEH 2446 WO 46078	\$659.31
		03-121033		TIRES VEH 1204 WO 46075	\$406.92
		03-121078	243521	REPAIR VEH 2303 WO 46119	\$18.41
		03-121080		WHEEL CHG VEH 2452 WO 46120	\$82.32
		03-121101		WHEEL SWITCH VEH 3311 WO 46101	\$369.24
		03-121129	243603	TIRES VEH 2409 WO 46118	\$624.37
		03-121132		CHANGE OVER VEH 1106 WO 46117	\$73.63
		03-121134		THRUST ALGN VEH 2418 WO 46137	\$60.22
TITAN TRUCK EQUIPMENT		1167256	243522	UNDERBED BOX VEH 3330 WO 45724	\$404.86
		C73603		RTN BOX VEH 3330 WO 45725	(\$377.71)
TRUCKPRO HOLDING CORPORATION		06 244576	243526	DRAIN PLUG VEH 7136 WO 46030	\$3.62
VERIZON WIRELESS	P057699	9781148199	243605	Verizon Bill March	\$38.66
	P057699			Verizon Bill March	\$205.81
WESTERN PETERBILT INC		H273255	243532	FILTER VEH 3332 WO 45784	\$71.65
		H273335		CAP VEH 3332 RETURNED	\$9.11
		H273336		CREDIT FOR CAP VEH 3332	(\$9.11)
		H273337		CAP FILLER VEH 3332 WO 45989	\$33.00
		H273354		FILTER VEH 7150 WO 45996	\$29.30
		H273355		RETURN WRONG PART VEH 3312	(\$252.59)
		H273525		CAP VEH 3333 WO 46005	\$19.32
		H273891		BRAKE KIT VEH 3212 WO 45936	\$137.50
		H273918		O-RING VEH 5029 WO 45900	\$5.19
WESTERN STATES EQUIPMENT COMPANY		IN000285217	243386	COUPLING VEH 7141 WO 45998	\$7.30
		IN000285219		PLUGS VEH 2360 WO 45913	\$19.43
		IN000285222		COUPLING VEH 7141 WO 45998	\$28.80
		IN000288286		RPLC BELT VEH 7104 WO 46057	\$13,130.83
		IN000288371		TRANS REPR VEH 7131 WO 46056	\$2,532.20
WESTERN SYSTEMS & FABRICATION INC		18315	243533	BELT VEH 3309 WO 46084	\$155.71



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
EQUIPMENT MAINTENANCE TOTAL ****					\$119,103.32
EQUIPMENT MAINTENANCE FUND Total ***					\$119,103.32
FUND 503	EQUIPMENT REPLACEMENT FUND				
Division:	215	EQUIPMENT REPLACEMENT			
SUNBELT RENTALS INC	P057503	67422560-001	243515	SALES TAX	\$5,399.80
	P057503			2017 GENIE LIFT MODEL Z40/23NR	\$62,788.35
EQUIPMENT REPLACEMENT TOTAL ****					\$68,188.15
EQUIPMENT REPLACEMENT FUND Total ***					\$68,188.15
FUND 505	PUBLIC WORKS ADMIN & ENGINEER				
Division:	450	PW ADMIN & ENGINEERING			
AT&T WIRELESS		01/17-28724328888	243336	287243288881 12/27-01/26/17	\$62.68
				287243288881 12/27-01/26/17	\$93.02
		02/17-28724328888		287243288881 01/27-02/26/17	\$93.02
				287243288881 01/27-02/26/17	\$62.68
BANK OF AMERICA		TXN00031289	243412	SOLID WASTE ASSOCIA SOL - SWAN	\$850.00
		TXN00031348		STAPLES - tape,surge protector	\$77.79
		TXN00031364		STAPLES - e-acto knife	\$4.33
		TXN00031367		FHWA - MISC PAYMENTS -web clas	\$25.00
		TXN00031375		DELTA AIR 0067943548834 - Sw	\$294.60
		TXN00031378		FHWA - MISC PAYMENTS - web cla	\$25.00
		TXN00031422		ATLANTIS CASINO RESORT-SwanaPa	\$374.64
		TXN00031424		STAPLES - surge protector	\$12.74
		TXN00031438		FHWA - MISC PAYMENTS-slurry se	\$25.00
		TXN00031447		FHWA - MISC PAYMENTS-Field Ins	\$50.00
		TXN00031471		FHWA - MISC PAYMENTS - Pipe in	\$50.00
		TXN00031475		FHWA - MISC PAYMENTS-Pipe inst	\$50.00
		TXN00031531		STAPLES - 3hole punch, date st	\$55.07
		TXN00031574		STERLING'S RESTAURANT -Streets	\$288.91
		TXN00031576		BENTON CO AUDITOR - PW recordi	\$77.93
		TXN00031578		CROWS NEST BAR & GRILL - Good	\$25.72
		TXN00031584		STERLING'S RESTAURANT - Solid	\$323.63
		TXN00031598		STERLING'S RESTAURANT - PW Dir	\$21.90
		TXN00031638		PAYPAL WUCC - 811 MTG - DAHLI	\$78.50
		TXN00031646		AMAZON MKTPLACE PMTS - magnify	\$97.19
		TXN00031685		AED SUPERSTORE - stat padz II	\$76.00
		TXN00031688		FLW INC - Alnor 9535 anemomete	\$278.00
BOSHART, THOMAS		17-031 BOSHART	243544	17-031 LSAW 2017 CONFERENCE	\$223.36
CITY OF RICHLAND		02/2017 FEB	243260	CITY UTILITY BILLS/FEB 2017	\$1,349.58



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CITY OF RICHLAND		17-031 BOSHART	243549	17-031 LSAW 2017 CONFERENCE	\$558.95
IMT INC		8250	243361	WHITE BLUFFS PH4 M17028	\$532.50
MELTON, MARK		031017	243578	REIMB LUNCH EWSG MEETING	\$14.00
PENWELL, DAN			243584	REIMB FOR BENTON COUNTY TAX	\$16.93
VERIZON WIRELESS	P057699	9781148199	243605	Verizon Bill March	\$575.09
PW ADMIN & ENGINEERING TOTAL ****					\$6,743.76
PUBLIC WORKS ADMIN & ENGINEER Total ***					\$6,743.76
FUND 520	HEALTH CARE/BENEFITS PLAN				
Division:	222	EMPLOYEE BENEFIT PROGRAM			
MERCER (US) INC	P057474	102210003132	243579	PROVIDE BENEFITS CONSULTING AN	\$7,083.33
REHN & ASSOCIATES INC		03092017	243502	HRA PLAN RENEWAL 1/1-12/31/17	\$250.00
VERDE SERVICES INC		1164974	243329	1ST QTR 2017 FLEX BENEFIT PLAN	\$810.00
EMPLOYEE BENEFIT PROGRAM TOTAL ****					\$8,143.33
HEALTH CARE/BENEFITS PLAN Total ***					\$8,143.33
FUND 611	FIREMAN'S PENSION				
Division:	216	FIRE PENSION			
BAKER, MARSHALL R		013017	243389	NON COVERED DENTAL	\$35.00
COLUMBIA INDUSTRIES SUPPORT LLC		0046147	243265	ON SITE SHREDDING WO #0072484	\$8.11
LAHTI, ROGER P		020717	243396	NON COVERED RX	\$125.97
		022517		NON COVERED MEDICAL	\$390.00
MILL PLAIN MEDICAL & PHARMACY		022817HC	243399	NON COVERED RX	\$1,279.67
RX PHARMACY		011617HJ	243401	NON COVERED RX	\$283.32
		012417NJ		NON COVERED RX	\$5.00
		013017CE		NON COVERED RX	\$1,006.57
FIRE PENSION TOTAL ****					\$3,133.64
FIREMAN'S PENSION Total ***					\$3,133.64
FUND 612	POLICEMEN'S PENSION				
Division:	217	POLICE PENSION			
CASE, MIKE		012317	243390	NON COVERED RX	\$41.33
CENTER VISION & CONTACT LENS CLINIC INC		120516DS	243391	NON COVERED VISION	\$482.00
COLUMBIA INDUSTRIES SUPPORT LLC		0046147	243265	ON SITE SHREDDING WO #0072484	\$8.11
COLUMBIA POINT VISION		120716DD	243392	NON COVERED VISION	\$208.47
DUCHEMIN, ROGER		021517	243393	NON COVERED VISION	\$508.50
HEASTON & THOMPSON VISION CLINIC		021717RC	243394	NON COVERED VISION	\$60.00
LAGERGREN, KENNETH E DDS		121516RT	243395	NON COVERED DENTAL	\$150.00
MALLEY'S PHARMACY		012017MC	243397	NON COVERED RX	\$218.00
MATHESON, HAN & GIESA PLLC		020617LB	243398	NON COVERED DENTAL	\$580.33



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From: 3/13/2017 To: 3/24/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
MORGAN, JEFFREY DMD		010417RW	243400	NON COVERED DENTAL	\$1,131.70
RX PHARMACY		010717WC	243401	NON COVERED RX	\$14.00
		012517JC		NON COVERED RX	\$716.52
		012917GT		NON COVERED RX	\$28.53
		120216RT		NON COVERED RX	\$229.35
UPTOWN VISION CENTER		030117LC	243402	NON COVERED VISION	\$660.00
POLICE PENSION TOTAL****					\$5,036.84
POLICEMEN'S PENSION Total ***					\$5,036.84
FUND 641	SOUTHEAST COMMUNICATIONS CTR				
Division:	600	SECOMM OPERATIONS GENERAL			
BANK OF AMERICA		TXN00031429	243412	ACT ACCIS/DEGRAAF REGISTRATION	\$250.00
		TXN00031533		C&C SMART FOOD52305752/COFFEE	\$39.13
		TXN00031541		COSTCO WHSE #0486/COFFEE, PLAT	\$284.19
				COSTCO WHSE #0486/PAPER TOWELS	\$240.60
		TXN00031750		IDENTISYS INC. - Credit/CREDIT	(\$318.25)
BENTON COUNTY TREASURER		2017/651 TRUMAN	243339	NOXIUS WEED TAX/651 TRUMAN	\$6.53
CENTURYLINK		0317/509-786-2112	243344	GENERAL 03/6-04/5/17	\$93.57
CERIUM NETWORKS INC		060136	243259	REMOTE SYSTEM PROGRAMMING SVCS	\$651.60
CITY OF RICHLAND		4243145	243346	BCES UTILITY SRVC 02/01-3/01	\$2,360.05
EMERSON NETWORK POWER, LIEBERT SERVICES, INC	P057447	57385765	243356	UPS SERVICE CONTRACT	\$2,956.09
FRONTIER		03/17 2061882381	243561	GENERAL 03/10-04/09/17	\$241.35
		03/17 5096281472	243359	GENERAL FOR 03/04-04/03/2017	\$70.42
		03/17 5096282600	243561	LONG DISTANCE 03/10-04/9/16	\$979.23
		03/17 5096282608	243359	GENERAL 03/7-04/06/17	\$81.36
SOLARWINDS INC	P057662	IN317083	243312	SOLARWINDS NETWORK CONFIGURATI	\$312.04
TANGENT	P057350	SI090447	243379	MICROSOFT OFFICE 365 INSTALLME	\$1,016.67
VERIZON WIRELESS		9781569231	243605	CELL PHONES 02/7-03/6/17	\$522.87
SECOMM OPERATIONS GENERAL TOTAL****					\$9,787.45
Division:	601	E911 OPERATIONS			
BANK OF AMERICA		TXN00031325	243412	INTERGRAPH S.G.N.I./HAMILTON H	\$749.00
		TXN00031502		UNITED/MAP WORKFLOW BOOTCAMP H	\$941.60
		TXN00031590		INTERGRAPH CORP/HUSA REGISTRAT	\$1,500.00
		TXN00031637		ALASKA AIR/HEXAGON CONF AIRFAR	\$301.60
		TXN00031641		ALASKA AIR/HEXAGON CONF AIRFAR	\$301.60
		TXN00031658		INTERGRAPH/ HEXAGON REGISTRATI	(\$50.00)
FRONTIER		03/17 2061882381	243561	GENERAL 03/10-04/09/17	\$241.35
		03/17 5097352383	243359	GENERAL 03/7-04/6/17	\$160.70
LANGUAGE LINE SERVICES LLC		4028544	243294	E911 TRANSLATION-FEB	\$7.84
OLLERMAN, TRACEY		17-071 OLLERMAN	243581	17-071 ST PUB ED SUBCOMMITT	\$83.27



City Of Richland

VL-1 Voucher Listing

From: 3/13/2017 To: 3/24/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
VERIZON WIRELESS		9781569231	243605	CELL PHONES 02/7-03/6/17	\$150.67
E911 OPERATIONS TOTAL ****					\$4,387.63
Division:	602	SECOMM AGENCY			
BANK OF AMERICA		TXN00031551	243412	ACE HDWE/ICE MELT AND HOSE REE	\$51.58
BUILDERS HARDWARE & SUPPLY CO INC	P057658	S3532143.001	243450	HID MAXI PROX GATE READER	\$965.96
SECOMM AGENCY TOTAL ****					\$1,017.54
SOUTHEAST COMMUNICATIONS CTR Total ***					\$15,192.62
FUND	642	800 MHZ PROJECT			
Division:	610	800 MHZ			
BANK OF AMERICA		TXN00031450	243412	ELTEK, INC/DPR FLATPACK 48V 15	\$270.00
EMERSON NETWORK POWER, LIEBERT SERVICES, INC	P057447	57385765	243356	UPS SERVICE CONTRACT	\$2,956.09
KLICKITAT COUNTY PUD		02/17-69552623	243365	GOLGATHA UTILITIES 01/31-02/28	\$250.31
SOLARWINDS INC	P057662	IN317083	243312	SOLARWINDS NETWORK CONFIGURATI	\$312.04
TANGENT	P057350	SI090447	243379	MICROSOFT OFFICE 365 INSTALLME	\$1,016.67
UNITED PARCEL SERVICE	S017332	000986641107	243325	GROUND PKG TO MOETIVATIONS FOR	\$4.31
	S017332			GROUND PKG TO MOTOROLA Solutio	\$15.80
	S017332			WEIGHT CORRECTION FOR GROUND P	\$10.19
	S017332			GRPUND PKG TO ELTEK-ATS FOR BC	\$6.46
800 MHZ TOTAL ****					\$4,841.87
800 MHZ PROJECT Total ***					\$4,841.87
FUND	643	EMERGENCY MANAGEMENT			
Division:	620	STATE / LOCAL ASSISTANCE			
BANK OF AMERICA		TXN00031455	243412	STAPLES/IASER POINTER, NOTEBOO	\$63.79
		TXN00031541		COSTCO WHSE #0486/PAPER TOWELS	\$10.62
CITY OF RICHLAND		4243145	243346	BCES UTILITY SRVC 02/01-3/01	\$393.34
EMERSON NETWORK POWER, LIEBERT SERVICES, INC	P057447	57385765	243356	UPS SERVICE CONTRACT	\$985.37
FRONTIER		03/17 5096282600	243561	LONG DISTANCE 03/10-04/9/16	\$244.80
SOLARWINDS INC	P057662	IN317083	243312	SOLARWINDS NETWORK CONFIGURATI	\$78.68
TANGENT	P057350	SI090447	243379	MICROSOFT OFFICE 365 INSTALLME	\$338.89
VERIZON WIRELESS		9781569231	243605	CELL PHONES 02/7-03/6/17	\$98.80
STATE / LOCAL ASSISTANCE TOTAL ****					\$2,214.29
Division:	621	RADIOLOGICAL EMGCY PREPAREDNES			
BANK OF AMERICA		TXN00031455	243412	STAPLES/MOUSE	\$37.96
		TXN00031479		IN MEDICUS HEALTH/STICKY PRE-	\$90.63
		TXN00031541		COSTCO WHSE #0486/PAPER TOWELS	\$10.62
		TXN00031671		COSTCO WHSE #0486/WATER AND SN	\$81.42



City Of Richland

VL-1 Voucher Listing

From: 3/13/2017 To: 3/24/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00031745	243412	YOKES WEST RICHLAND/DONUTS AND	\$29.87
CITY OF RICHLAND		4243145	243346	BCES UTILITY SRVC 02/01-3/01	\$393.34
EMERSON NETWORK POWER, LIEBERT SERVICES, INC	P057447	57385765	243356	UPS SERVICE CONTRACT	\$985.37
FRONTIER		03/17 5096282600	243561	LONG DISTANCE 03/10-04/9/16	\$244.81
SOLARWINDS INC	P057662	IN317083	243312	SOLARWINDS NETWORK CONFIGURATI	\$78.68
TANGENT	P057350	SI090447	243379	MICROSOFT OFFICE 365 INSTALLME	\$338.89
TRI TECH CATERING MGMT		E01462	243525	CGS DRILL LUNCH-3/14/17	\$555.00
VERIZON WIRELESS		9781569231	243605	CELL PHONES 02/7-03/6/17	\$98.80
RADIOLOGICAL EMGCY PREPAREDNESS TOTAL ****					\$2,945.39
Division:	622	DOE EMERGENCY PREPAREDNESS			
BANK OF AMERICA		TXN00031541	243412	COSTCO WHSE #0486/PAPER TOWELS	\$10.61
CITY OF RICHLAND		4243145	243346	BCES UTILITY SRVC 02/01-3/01	\$393.34
EMERSON NETWORK POWER, LIEBERT SERVICES, INC	P057447	57385765	243356	UPS SERVICE CONTRACT	\$985.37
	P057447			ADJUST FOR TAX	\$0.01
FRONTIER		03/17 5096282600	243561	LONG DISTANCE 03/10-04/9/16	\$244.80
SOLARWINDS INC	P057662	IN317083	243312	SOLARWINDS NETWORK CONFIGURATI	\$78.68
TANGENT	P057350	SI090447	243379	MICROSOFT OFFICE 365 INSTALLME	\$338.88
DOE EMERGENCY PREPAREDNESS TOTAL ****					\$2,051.69
Division:	623	JURISIDITION			
BANK OF AMERICA		TXN00031405	243412	WSEMA/ANNUAL MEMBERSHIP DUES-D	\$80.00
		TXN00031533		C&C SMART FOOD52305752/COFFEE	\$6.91
		TXN00031541		COSTCO WHSE #0486/PAPER TOWELS	\$10.61
				COSTCO WHSE #0486/COFFEE, PLAT	\$50.15
		TXN00031551		ACE HDWE/ICE MELT AND HOSE REE	\$51.57
CITY OF RICHLAND		4243145	243346	BCES UTILITY SRVC 02/01-3/01	\$393.35
FRONTIER		03/17 5096282600	243561	LONG DISTANCE 03/10-04/9/16	\$244.81
SOLARWINDS INC	P057662	IN317083	243312	SOLARWINDS NETWORK CONFIGURATI	\$76.01
JURISIDITION TOTAL ****					\$913.41
Division:	630	HOMELAND SECURITY PREPAREDNESS			
BANK OF AMERICA		TXN00031295	243412	YOKES WEST RICHLAND/BEVERAGES	\$13.83
		TXN00031336		GREEK ISLAND CUISINE INC/LUNCH	\$150.74
HOMELAND SECURITY PREPAREDNESS TOTAL ****					\$164.57
EMERGENCY MANAGEMENT Total ***					\$8,289.35
FUND	803	UTILITY BILL CLEARING FUND			
Division:	000				
ADVANCED UTILITY ACCOUNTS PAYABLE INVOICES		CISPAY13365	243342	Customer Refund	\$563.92



City Of Richland

VL-1 Voucher Listing

From: 3/13/2017 To: 3/24/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
ADVANCED UTILITY ACCOUNTS PAYABLE INVOICES		CISPAY13365	243342	Customer Refund	\$121.71
		CISPAY13366	243343	Customer Refund	\$34.67
		CISPAY13367	243337	Customer Refund	\$40.91
		CISPAY13368	243375	Customer Refund	\$10.00
		CISPAY13369	243378	Customer Refund	\$50.00
		CISPAY13370	243345	Customer Refund	\$87.00
		CISPAY13371	243577	Customer Refund	\$92.13
		CISPAY13372	243570	Customer Refund	\$104.04
		CISPAY13373	243555	Customer Refund	\$96.07
		CISPAY13374	243606	Customer Refund	\$93.59
UNASSIGNED TOTAL ****					\$1,294.04
UTILITY BILL CLEARING FUND Total ***					\$1,294.04



City Of Richland

VL-1 Voucher Listing

From: 3/13/2017 To: 3/24/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
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Invoice Total: ****

\$1,342,625.14

Number of Invoices

Amount

Vouchers In Richland	161	\$172,017.90
Vouchers In Tri Cities	112	\$268,850.92
Vouchers In WA	184	\$261,567.13
Vouchers Outside WA	1001	\$640,189.19
Vouchers Final Total.....	1458	\$1,342,625.14

Ob ject Category	Title	Total	Percentage
1	SALARIES	\$788.24	0.06%
2	BENEFITS	\$23,123.85	1.72%
3	SUPPLIES	\$316,542.71	23.58%
4	OTHER SERVICES & CHARGES	\$655,280.31	48.81%
5	INTERGOVERNMENTAL SERVICES	\$74,408.09	5.54%
6	CAPITAL PROJECTS	\$168,877.88	12.58%
	MACHINERY & EQUIPMENT	\$77,654.58	5.78%
8	INTEREST	\$3,474.21	0.26%
	REFUNDS	\$1,294.04	0.1%
9	INTERFUND SERVICES	\$255.21	0.02%
	INVENTORY PURCHASES	\$20,926.02	1.56%
	Total	\$1,342,625.14	



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 04/04/2017

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

Council Date: 04/04/2017

Agenda Category: Reports and Comments

Key Element:

Subject:
City Council

Department:
City Council

Ordinance/Resolution Number:

Document Type:
Presentation

Recommended Motion:

Summary:

Fiscal Impact:

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 04/04/2017

Agenda Category: Reports and Comments

Key Element:

Subject:
Mayor

Department:
City Council

Ordinance/Resolution Number:

Document Type:
Presentation

Recommended Motion:

Summary:

Fiscal Impact:

Attachments: