



Agenda  
City Council Regular Meeting  
Tuesday, May 16, 2017  
City Hall Council Chamber | 505 Swift Boulevard

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

**Agenda Item:**

1. Horn Rapids Solar, Storage and Training Projects (HRSST) - Energy Northwest (10 minutes)
  - Bob Hammond, Energy Services Director
2. Discuss Meeting Agenda Items (20 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:**

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

3. Amending 2017 - 2022 Transportation Improvement Program - Resolution No. 89-17
  - Pete Rogalsky, Public Works 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:**

4. Approve the Minutes of the Meetings Held on April 18 and 25, 2017
  - Marcia Hopkins, City Clerk

**Ordinances - First Reading:**

5. Ordinance No. 19-17, Amending RMC Title 23: Zoning Regulations (McDonald) (Closed Record)
  - Kerwin Jensen, Community Development Director

**Ordinances - Second Reading/Passage:**

6. Ordinance No. 08-17, Issuance of 2017 Limited Tax General Obligation (LTGO) Bonds
  - Cathleen Koch, Administrative Services Director
7. Ordinance No. 09-17, Sale of 2017 Waterworks Utility Revenue and Refunding Bonds
  - Cathleen Koch, Administrative Services Director

8. Ordinance No. 18-17, Authorizing Use of Eminent Domain for Duportail Bridge  
- Pete Rogalsky, Public Works Director

Resolutions – Adoption:

9. Resolution No. 87-17, Acceptance of Richland Public Library Donor Plaque  
- Joe Schiessl, Parks and Public Facilities Director
10. Resolution No. 88-17, Authorizing the Submittal of a Washington State Department of Transportation Grant  
- Pete Rogalsky, Public Works Director
11. Resolution No. 89-17, Amending the 2017 - 2022 Transportation Improvement Program  
- Pete Rogalsky, Public Works Director
12. Resolution No. 90-17, Authorizing an Amendment to Purchase Order Agreement with GeoDigital, Inc.  
- Bob Hammond, Energy Services Director
13. Resolution No. 91-17, Approving the Final Plat of Rancho Del Ray 9  
- Kerwin Jensen, Community Development Director
14. Resolution No. 92-17, Awarding Bid to Wheeler Excavation, LLC for Keene Village Water Service Replacement and Miscellaneous Utility Repairs  
- Pete Rogalsky, Public Works Director

Items for Approval:

15. Authorize Travel for Councilmember Lemley  
- Cindy Reents, City Manager

Expenditures - Approval:

16. Expenditures from April 24, 2017 - May 5, 2017 for \$10,563,098.60 including Check Nos. 244435-244824, Wire Nos. 6437-6453, Payroll Check Nos. 118863-119392, and Payroll Wire/ACH Nos. 9910-9931  
- Cathleen Koch, Administrative Services Director

**Items of Business:**

**Reports and Comments:**

1. City Manager
2. City Council
3. Mayor

**Adjournment**

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# COUNCIL AGENDA ITEM COVERSHEET

Council Date: 05/16/2017

Agenda Category: Agenda Item

Key Element:

Subject:

Horn Rapids Solar, Storage and Training Projects (HRSST) - Energy Northwest (10 minutes)

Department:

Energy Services

Ordinance/Resolution Number:

Document Type:

Presentation

Recommended Motion:

Summary:

Fiscal Impact:

Attachments:





# COUNCIL AGENDA ITEM COVERSHEET

Council Date: 05/16/2017

Agenda Category: Agenda Item

Key Element:

Subject:

Discuss Meeting Agenda Items (20 minutes)

Department:

City Manager

Ordinance/Resolution Number:

Document Type:

Presentation

Recommended Motion:

Summary:

Fiscal Impact:

Attachments:



## COUNCIL AGENDA ITEM COVERSHEET

Council Date: 05/16/2017

Agenda Category: Public Hearing

Key Element: Key 2 - Infrastructure & Facilities

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**Subject:**

Amending 2017 - 2022 Transportation Improvement Program - Resolution No. 89-17

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**Department:**  
Public Works

**Ordinance/Resolution Number:**  
89-17

**Document Type:**  
Public Hearing Item

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**Recommended Motion:**

None

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**Summary:**

A public hearing will be held to receive testimony on proposed Resolution No. 89-17 amending the 2017-2022 Transportation Improvement Program.

Refer to Resolution No. 89-17 on the Consent Calendar.

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**Fiscal Impact:**

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**Attachments:**



## COUNCIL AGENDA ITEM COVERSHEET

Council Date: 05/16/2017

Agenda Category: Minutes

Key Element: Key I - Financial Stability & Operational Effectiveness

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**Subject:**

Approve the Minutes of the Meetings Held on April 18 and 25, 2017

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**Department:**  
City Attorney

**Ordinance/Resolution Number:**

**Document Type:**  
Minutes

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**Recommended Motion:**

Approve the minutes of the Council meetings held on April 18 and 25, 2017

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**Summary:**

None.

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**Fiscal Impact:**

None.

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**Attachments:**

1. Draft 041817 Minutes
2. Draft 042517 Minutes



## **MINUTES**

### **RICHLAND CITY COUNCIL REGULAR MEETING**

**Richland City Hall ~ 505 Swift Boulevard**

**Tuesday, April 18, 2017**

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#### **Pre-Meeting:**

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

#### **Attendance:**

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

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

1. Columbia Park West Marina (10 minutes)
  - Joe Schiessl, Parks and Public Facilities Director

Mr. Schiessl gave an update on the Washington State Department of Fish and Wildlife's proposal to remove of the land bridge to Bateman Island. He discussed how that would impact the nearby marina and what options he is evaluating regarding the proposal.

2. Land Sale for Readiness Center (10 minutes)
  - Kerwin Jensen, Community Development Director

Mr. Jensen gave details on proposed Resolution No. 16-17, Purchase and Sale Agreement with the Washington State Military Department at the Horn Rapids Industrial Park for a National Guard Readiness Center.

Mr. Amundson said the City will be sending the Washington State legislators a letter requesting the removal of Section 938 of Senate-passed Operating Budget (ESSB 5048) related to Fire Insurance Premium Tax Distributions. The letter will stress how the Fire Insurance Premium Tax distributions assist the City with LEOFF 1 medical costs in the approximate amount of \$70,000 and how that will impact the City if that funding was lost.

3. Discussion of Council Meeting Agenda Items

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

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

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

**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 KENT SECONDED A MOTION TO APPROVE THE AGENDA AS PUBLISHED. THE MOTION CARRIED 7-0.**

**Presentations:**

1. Expression of Appreciation to Clifford Clark for Service on the Planning Commission (Resolution No. 77-17)  
- Robert Thompson, Mayor

Mayor Thompson read the resolution and presented it to Mr. Clark. Mr. Clark expressed his appreciation for the opportunity to serve the City.

2. Planning Commission Annual Report (5 minutes)  
- Kerwin Jensen, Community Development Director

Mr. Jensen introduced Amanda Wallner, Planning Commission Chair, who gave an overview of the Planning Commission's 2016 achievements including: financial stability; infrastructure; economic vitality; targeted investments; neighborhoods; construction values; and the 2017 projects.

3. Community and Economic Development First Quarter Update (10 minutes)  
- Kerwin Jensen, Community Development Director

Mr. Jensen gave the first quarter update that included: building permits; land use and subdivisions; and the comprehensive plan. Mr. Ratki gave an update on economic development including: Horn Rapids area; Central Business District; Queensgate and the

South Richland area; Inland Port; Ask Richland Business project; Business License Reserve Fund; and the Capital Improvement Program.

4. CityView Video: Snyder Substation Expansion  
- Sandi Edgemon, Energy Services Business Services Manager

Ms. Edgemon introduced the video about the City's 16<sup>th</sup> transformer installed at the Snyder Substation.

**Public Hearing:**

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

1. Amending the 2017 Budget for the General Fund to Provide Additional Appropriations for the Development of an Environmental Impact Statement for the Comprehensive Plan Update - Ordinance No. 16-17  
- Kerwin Jensen, Community Development Director

Mr. Jensen said as part of the city's current comprehensive plan amendment process, the future potential land uses for the Columbia Point South area will be considered.

The process of addressing Columbia Point South as part of the City's current effort will require a more detailed and expanded environmental analysis and will require additional funding to complete. Additionally, this expanded process will prolong the anticipated adoption date by approximately six weeks.

Additional costs associated with the expanded environmental analysis is expected to be up to \$50,000. Staff is recommending that the City's general fund be utilized to offset this shortfall.

Mayor Thompson opened the public hearing at 7:59 p.m. and closed the public hearing at 7:59:15 p.m. as there were no comments.

2. Relinquishment of an Easement lying within 1820 Davison Avenue, Resolution No. 74-17  
- Pete Rogalsky, Public Works Director

Mr. Rogalsky said the property owners at 1820 Davison Avenue have requested the relinquishment of an existing utility easement lying within their property. The easement was created with the recording of the Plat of Richland in 1956 and contained a water line. The water line was taken out of service in 2008 when a new water line was installed in the existing street right-of-way.

In reviewing the request, staff has determined that the existing easement is no longer necessary. State law provides for the disposal of surplus property originally required for public utility purposes.

Mayor Thompson opened the public hearing at 8:00 p.m. and closed the public hearing at 8:00:15 p.m. as there were no comments.

**Public Comments:**

Police Chief Skinner said at the last several Council meetings, he has heard public comments from citizens that are feeling a lack of safety and security. He said he agrees that some instances of inappropriate behavior have occurred in the community that he knows about and some that he probably doesn't know about, as they are not reported. He is gathering data and working on a strategy to address hate crimes and has met with ACLU to review the City's immigration policies, spoke with citizens that have experienced hate crimes and encouraged citizens to speak with him about instances or concerns regarding hate crimes. He reviewed the reported hate crimes since 2012 and to date there are 19 on record.

Rick Jones, 1854 Marshall, Richland, WA, said the City of Richland has had three hate crime assaults in the past 12 years. He talked with the local school districts and since the November 2016 election, there have been no hate crime reported to the schools. He believes Richland has diversity and is against the inclusiveness resolution because he believes federal funding will be withheld from the City, if the resolution is approved.

Ann Fraser, 570 Holly Street, Richland, WA, said she is a teacher and has seen a change in her classroom since the election. She said speaking to the marginalized population, would be a method to understand their feelings of a lack of safety and security. She noted the resolution does not have any language regarding immigration and therefore, the federal funds would not jeopardized.

Barbara Chinn, 2528 Harris Avenue, Richland, WA, said she does not see any downside in signing the inclusiveness resolution, it is intended to make people feel welcome and would be a big plus to the City.

Laura Newberry, 618 Muriel Street, Richland, WA, presented a sign "Hate Has No Home Here" that was torn up in a citizen's yard. She said it was not reported to the police and stated hate crime incidents are going on in the community that are not being reported and gave some reasons why they are not reported. She suggested the City work to be proactive against hate crimes before problems arise.

Kathy Sally, 1893 Young Grade Road, Yakima, WA, requested Council reconsider the ban on cannabis. She would like to come to Richland to open a cannabis business. She asked that Council look at how cannabis businesses are operated and regulated and consider the updated information about cannabis.

Martin Newberry, 618 Muriel Street, Richland, WA, said that he has spoken with several people who have had hate crime issues, but did not report them.

Paul Weaver, 1893 Young Grade Road, Yakima, WA, invited Councilmembers to visit his cannabis business to see how it is operated. He said it is time to review the ban on cannabis by considering the two-year operations and regulations history of the cannabis business.

Adriana Widen, 4301 English Court, (no city was stated) said she lived in southern California and never experience racial bigotry. She said after she moved here and got a job with the Richland School District, she was subject to racial bigotry and left the Richland

School District and moved to the Kennewick School District. She said that even though the reported hate crimes are low, it is an environment of segregation towards the low social status and non-English speaking populations.

**Consent Calendar:**

City Clerk Hopkins read the Consent Calendar.

Minutes:

1. Approve the Minutes for the Meeting Held April 4, 2017  
- Heather Kintzley, City Attorney

Ordinances - First Reading:

2. Ordinance No. 15-17, Acceptance of Funds and Amendment to the 2017 Budget to Provide Additional Appropriations in the City's Industrial Development Fund  
- Kerwin Jensen, Community Development Director
3. Ordinance No. 16-17, Amending the 2017 Budget for Additional Appropriation to the General Fund for the Development of an Environmental Impact Statement for the Comprehensive Plan Update  
- Kerwin Jensen, Community Development Director

Ordinances - Second Reading/Passage:

4. Ordinance No. 10-17, Accepting a Citizen Donation and Amending the 2017 Budget to Provide Additional Appropriations in the City's General Fund  
- Tom Huntington, Fire and Emergency Services Director
5. Ordinance No. 11-17, Amending RMC Title 23: Zoning, Official Zoning Map of the City  
- Kerwin Jensen, Community Development Director
6. 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
7. Ordinance No. 13-17, Increasing 2017 Budget Appropriations to Include the 2016 Budget Carryovers  
- Cathleen Koch, Administrative Services Director

Resolutions – Adoption:

8. Resolution No. 16-17, Authorizing the City Manager to Sign and Execute a Purchase and Sale Agreement with the Washington State Military Department at the Horn Rapids Industrial Park  
- Kerwin Jensen, Community Development Director



9. Resolution No. 51-17, Awarding Distribution of 2017 Business License Reserve Funds (BLRF)  
- Kerwin Jensen, Community Development Director
10. Resolution No. 65-17, Approving a Purchase and Sale Agreement with Treasure Valley Coffee Company  
- Kerwin Jensen, Community Development Director
11. Resolution No. 70-17, Awarding Distribution of Commercial Improvement Funds (CIP)  
- Kerwin Jensen, Community Development Director
12. Resolution No. 71-17, Authorizing a Second Amendment to the EVITA Interlocal Agreement to add Kittitas County PUD and City of Ellensburg  
- Bob Hammond, Energy Services Director
13. Resolution No. 72-17, Authorizing Two Purchase and Sale Agreements with Steven Mansfield for the Reata-to-Dallas Transmission Line  
- Bob Hammond, Energy Services Director
14. Resolution No. 74-17, Authorizing Relinquishment of an Easement within 1820 Davison Avenue  
- Pete Rogalsky, Public Works Director
15. Resolution No. 77-17, Expressing Appreciation to Clifford Clark for Service on the Richland Planning Commission  
- Heather Kintzley, City Attorney
16. Resolution No. 78-17, Awarding Bid to Boswell Asphalt Paving Solutions, Inc. for the 2017 Microsurfacing Project  
- Pete Rogalsky, Public Works Director

Expenditures - Approval:

17. Expenditures from March 27, 2017 - April 7, 2017 for \$7,890,465.19 including Check Nos. 243607-243949, Wire Nos. 6407-6411, Payroll Check Nos. 117821-118324, and Payroll Wire/ACH Nos. 9864-9885  
- 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. 79-17, Authorizing an Agreement with Benton County for use of Jail Facilities  
- Cindy Reents, City Manager

Police Chief Skinner said at the March 21, 2017, pre-meeting, City Manager Reents provided Council an update on the jail contract negotiations with Benton County and asked that Council approve a one-month extension to the short-term jail agreement in order for the cities and the county to complete their negotiations. At that time, it was expected to reach an agreement that was mutually beneficial to all parties.

On the following day, March 22, the cities, along with their respective Chiefs of Police, met with Benton County Commissioner Jerome Delvin and Deputy County Administrator Loretta Smith Kelty, where several scenarios were discussed. In preparation for that meeting, the City of Kennewick provided the county and cities with the costs associated with each scenario that had previously been discussed based on actual bed days for the past several years and net operating costs for 2016 that were provided to the cities by the county. At the conclusion of that meeting, the county agreed to run scenarios based on discussions and provide that information to the cities by March 27 in preparation for a follow-up meeting on April 10.

The cities received no communication from the county until the City of Kennewick sent an email on April 6 inquiring about an agenda and the scenarios in order to prepare for the follow-up meeting on April 10. The response received from the county was that they had received direction at the commissioners' meeting on March 28 to move forward with the attached contract that was similar to a previous contract they had presented on March 3. They also canceled the meeting for April 10 since a decision had been made by the county that, according to their March 28 minutes, it is a 'take it or leave it' offer and there would be no further negotiations.

Given that the county has ended discussions and the City has no other options for housing prisoners at this time, City Manager Reents recommends approval of the agreement.

**MAYOR PRO TEM CHRISTENSEN MOVED AND COUNCILMEMBER KENT SECONDED A MOTION TO ADOPT RESOLUTION NO. 79-17, AUTHORIZING AN AGREEMENT WITH BENTON COUNTY FOR USE OF JAIL FACILITIES.**

Mayor Thompson said he will not vote in favor of this resolution as he believes the negotiations with the Benton County Commissioners was not equitable or fair to the City.

Mayor Pro Tem Christensen asked what will happen if the Council does not adopt the resolution. Police Chief Skinner said the City has no alternative but to adopt the resolution as the City does not have any viable options at this time.

Mr. Amundson said most of the cities included in the jail facilities agreement have to accept the agreement as they have no other options.

**THE MOTION CARRIED 4-3. MAYOR THOMPSON AND COUNCILMEMBERS ANDERSON AND ROSE OPPOSED.**

**Reports and Comments:**

1. Assistant City Manager Amundson announced two upcoming events: the Coffee with a Cop event at Ethos Bakery at 11:30 a.m. on April 19; and the Queensgate

Corridor Improvement public open house held at the City Shops at 4:00 p.m. on April 19.

2. Council:

Councilmember Luzzo Gilmour said the Richland Library received a large donation that will be used for interactive panels. She also said she has reached out to the community to promote inclusiveness and recently took two immigrants that are new to the City on a tour to show them the area.

Councilmember Anderson said he appreciated the public comments. He has never experienced anything out of the norm in Richland and he expects the Richland Police to uphold the laws that protect people from hate crimes. He said unfortunately, some bad people will always be in the community. He assured the citizens that the City takes this topic very seriously is working to develop a strategy to address this issue.

Councilmember Kent said she appreciated the public's comments. She believes the City is looking at real solutions to address the issue of hate crimes.

Mayor Pro Tem Christensen said he attended the City's open house on the Racheal Road development options and was impressed with the quality of the presentation.

3. Mayor Thompson said what the downside of the resolution of inclusiveness give the city a chance to work and resolve the issues.

**Adjournment:**

Mayor Thompson adjourned the meeting at 8:55 p.m.

Respectfully Submitted,

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Marcia Hopkins, City Clerk

**FORM APPROVED:**

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Robert J. Thompson, Mayor

**DATE APPROVED:**

**DATE PUBLISHED:**



**MINUTES**  
**CITY COUNCIL WORKSHOP**  
**Richland City Hall ~ 505 Swift Boulevard**  
**Tuesday, April 25, 2017**

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**City Council Workshop – 6:00 p.m.**

**Attendance:**

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

Also present were City Manager Reents, Assistant City Manager Amundson, Public Works Director Rogalsky, Parks and Public Facilities Director Schiessl, Development Services Manager Simon and City Clerk Hopkins.

**Agenda Items:**

1. Complete Streets (10 minutes)  
- Pete Rogalsky, Public Works Director

Mr. Rogalsky said the goal of the workshop session was to provide Council with a first touch for an anticipated ordinance being prepared by staff. Complete Streets is a transportation planning concept with an increasing following. Richland's Comprehensive Land Use Plan and 2005 Transportation Plan include the features sought through a Complete Streets program. These features generally make streets accessible and usable for pedestrians, bicyclists and transit users.

The Washington State Transportation Improvement Board (TIB) is the most prominent granting agency providing street improvement funds to cities across Washington. The TIB promotes Complete Streets programs and recently has begun awarding funds to incentivize Complete Streets programs among recipient cities. The TIB requires adoption of a Complete Streets ordinance into a local code. Since Richland's adopted plans and street improvement standards include Complete Streets features already, staff sees no risk in adopting a Complete Streets ordinance and seeking TIB grant funds to advance our street system goals. Staff will share a sample ordinance and discuss possible uses of the grant funds with Council.

Councilmembers had a brief question and answer period with Mr. Rogalsky.

2. Duportail Bridge Architectural Features (10 minutes)  
- Pete Rogalsky, Public Works Director

Mr. Rogalsky said the purpose of the workshop was to present the visual design elements developed by the Arts Commission for the Duportail Bridge. The Duportail

Bridge engineering design is approaching ninety percent complete. For the past several months, Public Works Engineering staff, its engineering consultant, and the Arts Commission have been working together to enhance the engineering form of various project elements. Following the Council review of these concepts, staff and the Arts Commission intend on sharing their work in a public open house.

Jeff Kissel, Arts Commission Chair, presented the design concepts and discussed how they were developed.

Councilmembers had a question and answer period with Mr. Rogalsky.

3. Comprehensive Plan Update Discussion (30 minutes)  
- Rick Simon, Development Services Manager

Mr. Simon introduced the consultants from Oneza and Associates who presented information related to the draft of the comprehensive plan update. They reviewed the City's Comprehensive Plan including: various goals and policies; requirements from the state's Growth Management Act; several maps and illustrations relative to current and future land use; supporting analysis containing numerous maps, charts, and illustrations that help support the findings contained in the comprehensive plan. They also reviewed the written comments received to date from the public via workshops and online comments. Lastly, they discussed the next steps in the project.

Councilmembers had a question and answer with the Oneza staff and Mr. Simon.

**Other Business:**

Ms. Reents said she sent Councilmembers an email regarding the National Public Radio (NPR) article that aired earlier in the day. KONA Radio contacted the City and asked if we wanted to give a rebuttal. Mayor Thompson accepted the offer and recorded a statement, which she emailed as well.

**Adjournment:**

Mayor Thompson adjourned the workshop at 6:46 p.m.

**Respectfully Submitted,**

\_\_\_\_\_  
Marcia Hopkins, City Clerk

**FORM APPROVED:**

\_\_\_\_\_  
Robert J. Thompson, Mayor

**DATE APPROVED:**

**DATE PUBLISHED:**



## COUNCIL AGENDA ITEM COVERSHEET

Council Date: 05/16/2017

Agenda Category: Ordinances - First Reading

Key Element: Key 3 - Economic Vitality

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**Subject:**

Ordinance No. 19-17, Amending RMC Title 23: Zoning Regulations (McDonald) (Closed Record)

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**Department:**

Community & Development Services

**Ordinance/Resolution Number:**

19-17

**Document Type:**

Ordinance

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**Recommended Motion:**

Give first reading, by title only, to Ordinance No. 19-17, amending Title 23: Zoning Regulations, of the Richland Municipal Code and the Official Zoning Map of the City so as to change the zoning on 14.5 acres from R1-10 Single Family Residential (R1-10) to General Business (C-3) for property located south of and adjacent to Reata Road, approximately .4 miles west of Leslie Road

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**Summary:**

In 2016, Steven and Susan McDonald applied for and were granted an amendment to the comprehensive plan, designating their 14.5 acre property as suitable for commercial land uses. Now they have applied to change the zoning on their property from R1-10 Single Family Residential zoning to C-3 General Commercial zoning. On March 23, 2017, the Richland Hearing Examiner held a public hearing to consider their application and has recommended approval.

Ordinance No. 19-17 has been drafted for Council consideration and would grant the requested zoning change.

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**Fiscal Impact:**

There is no direct fiscal impact associated with the approval of this rezone application.

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**Attachments:**

1. Ordinance No. 19-17
2. Hearing Examiner's Recommendation
3. Staff Report to Hearing Examiner

WHEN RECORDED RETURN TO:

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

ORDINANCE NO. 19-17

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 so as to change the zoning on 14.5 acres from R1-10 Single Family Residential (R1-10) to General Business (C-3); said property is located south of and adjacent to Reata Road, approximately .4 miles west of Leslie Road (McDonald).

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

WHEREAS, the Richland City Council has considered the record created at the March 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. Said property is more particularly described as follows:

*The northerly 14.5 acres of the following described tract:*

*All that portion of the Northwest Quarter of Section 11, Township 8 North, Range 28 E.W.M. Benton County Washington, lying northerly of SR 82 right-of-way and lying east of the following described line:*

*Commencing at the Northeast corner of said Northwest Quarter which lies North 89°54'43" East 2681.96 Feet from the Northwest corner of said Section; thence South 89°54'43" West along said Section 685.16 feet to the True Point of Beginning of said line;*

*Thence South 24°43'36" West 983.12 feet to the North right of way of said SR 82 and the end of said line.*

*Except that portion of a public road known as Reata Road deeded to Benton County for road purposes recorded under Auditor's File No. 2004-019421.*

Section 3. Such land is rezoned from R1-10 Single Family Residential (R1-10) to General Business (C-3).

Section 4. 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 said Official Zoning Map, as shown on Exhibit A, attached hereto 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 5. The City Clerk is directed to file with the Auditor of Benton County, Washington, a copy of this ordinance and the attached amended zoning map, 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:

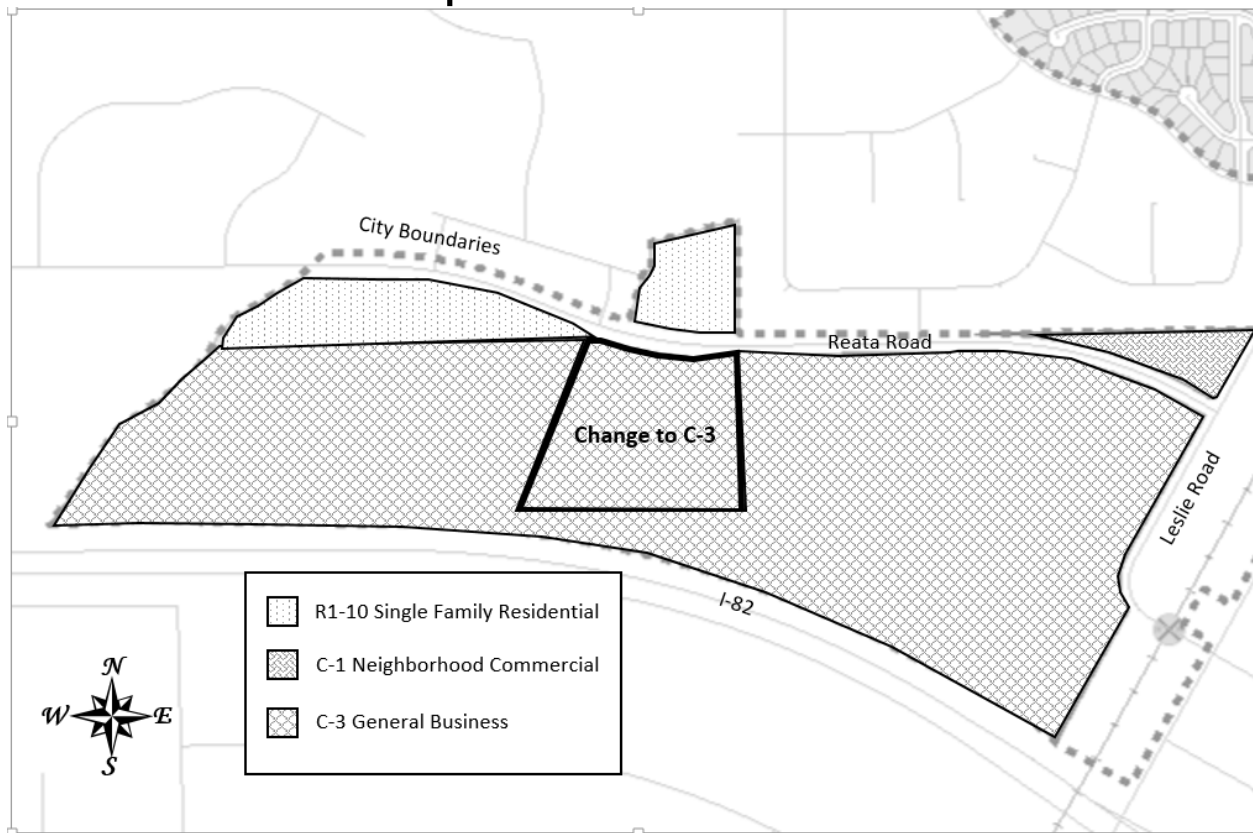
\_\_\_\_\_  
MARCIA HOPKINS  
City Clerk

\_\_\_\_\_  
HEATHER KINTZLEY  
City Attorney

Date Published: \_\_\_\_\_

# Exhibit A

## Map of Rezone Area



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

Regarding the Application to *Rezone* a )  
vacant 14.5 acre site located at 225 Reata )  
Road from R1-10 (Single Family )  
Residential) to C-3 (General Business), ) **File No. Z2017-101**  
submitted by the property owners )  
 )  
**Steven and Susan McDonald,** ) **FINDINGS OF FACT,**  
Applicants, ) **CONCLUSIONS AND**  
 ) **RECOMMENDATION**  
\_\_\_\_\_ )

**I. SUMMARY OF RECOMMENDATION.**

The property owners, Steven and Susan McDonald, can meet the burden of proof to demonstrate that their requested rezone merits approval. The site is now designated as suitable for Commercial land uses under the City's Comprehensive Plan, after an amendment adopted by the Richland City Council in December of 2016.

The current Residential zoning for the site was based on the McDonald's previous plans to create a residential subdivision on the site after it was annexed into the City of Richland in 2013. At the time of annexation, for a larger area south of Reata Road, most of the other newly annexed properties surrounding the McDonald's parcel were assigned Commercial zoning, so the pending rezone will make the zoning south of Reata Road more consistent. After public notices provided in accord with law, there was no opposition.

**FINDINGS OF FACT, CONCLUSIONS AND  
RECOMMENDATION RE: MCDONALD REZONE  
APPLICATION TO CHANGE A 14.5-ACRE SITE  
LOCATED AT 225 REATA ROAD FROM R1-10  
(SINGLE FAMILY RESIDENTIAL) TO C-3  
(GENERAL BUSINESS) FILE NO. Z2017-101**

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

## II. BACKGROUND and APPLICABLE LAW.

In this matter, the Hearing Examiner has jurisdiction to conduct an open record public hearing on the site-specific rezone application at issue, and is directed to issue a written recommendation for consideration and final action by the Richland City Council. *See* Richland Municipal Code (RMC) 19.20.010(C)(2)(identifies “site-specific rezone” as a Type III permit application); RMC 19.20.030(jurisdiction to conduct public hearing, issue recommendation); RMC 19.25.110(authority for Examiner actions, including conditions of approval on applications or appeals); and RCW 35A.63.170(state statute regarding hearing examiner system).

The applicant bears the burden of proof to show that its application conforms to the relevant elements of the city’s development regulations and comprehensive plan, and that any significant adverse environmental impacts have been adequately addressed. RMC 19.60.060. And, because a site-specific rezone application is a Type III matter, the City’s code mandates that a concurrency review must be undertaken to determine the transportation impacts (if any) that could be created by the proposed action. RMC 19.50.010(C).

Finally, Washington Courts apply three basic rules when reviewing appeals of rezone applications: (1) there is no presumption favoring the rezone request; (2) the proponent of a rezone must demonstrate that there has been a change of circumstances since the original zoning, PROVIDED if a proposed rezone implements the policies of a comprehensive plan, a showing of changed circumstances is usually not required<sup>1</sup>; and (3) the rezone must have a substantial relationship to the public health, safety, morals, or general welfare. *Woods v. Kittitas County*, 162 Wn.2d 597 (2007), citing *Citizens for Mount Vernon*, 133 Wn.2d 861, at 875 (1997); *Parkridge v. City of Seattle*, 89 Wn.2d 454, 462 (1978).

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<sup>1</sup> *Save Our Rural Env't v. Snohomish County*, 99 Wn.2d 363, 370-71 (1983); *Henderson v. Kittitas County*, 124 Wn. App. 747, 754 (Div. III, 2004); *Bjarnson v. Kitsap County*, 78 Wn. App. 840, 846 (Div. III, 1995).

**FINDINGS OF FACT, CONCLUSIONS AND  
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### 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 R1-10 (Single Family Residential) zoning was adopted for the site?

*Short Answer:* Yes. After an amendment approved by the City Council late last year, following a request from the applicants for the pending rezone, the site is now designated as appropriate for Commercial land uses in the City's Comprehensive Plan.

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

*Short Answer:* Yes. The rezone would make zoning for the site fully consistent with the Comprehensive Plan designation for the property.

### 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 March 23, 2017:

1. Rick Simon, Development Services Manager for the City of Richland.

The applicants, Mr. and Mrs. McDonald, Douglas, attended the hearing, and fully supported the staff recommendation to approve the rezone. No one opposed the requested rezone.

**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. Commercial zoning regulations – RMC Chapter 23.22;
2. Affidavit of publication and public hearing notices;
3. Site photos; and

FINDINGS OF FACT, CONCLUSIONS AND  
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1 4. Application for Rezone, including justification statement that reads “surrounding  
2 property is Commercial”, signed by both Steven and Susan McDonald, dated February 27,  
3 2017.

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

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

## 9 **V. FINDINGS OF FACT.**

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

### 11 ***Application, Public Notice, and Review***

12 1. On or about February 23, 2017, the current owners of the subject-property, Steven and  
13 Susan McDonald, submitted an application seeking to rezone a vacant 14.5 acre site located at 225  
14 Reata Road from R1-10 (Single Family Residential) to C-3 (General Business). The property is  
15 identified as Benton County Parcel No. 1-11882000005004.

16 2. The application includes the following notation as “Justification” for the requested rezone:  
17 “*Surrounding property is Commercial.*” (Ex. 5).

18 3. Following receipt, City staff complied with all applicable public notice requirements for the  
19 rezone application and the public hearing held for the matter. (*Staff Report, Page 6; and Exhibit 2,*  
20 *copies of various public notices published and mailed*).

21 4. Because staff deemed the application to be consistent with the City’s Comprehensive Plan,  
22 which already designates the rezone site as suitable for Commercial land uses, and the City’s plan  
23 was analyzed in an environmental impact statement at the time of its adoption, the pending  
24 application is categorically exempt from SEPA review as provided in WAC 197-11-800(6)(c). *Staff*  
25 *Report, page 7.*

26 5. Although notices were duly published, posted and mailed as required by law, no one  
provided any written comments regarding the pending rezone. *Staff Report, page 6.*

6. The rezone is not likely to have any material impact on capacity for the existing local street  
system serving the property.

FINDINGS OF FACT, CONCLUSIONS AND  
RECOMMENDATION RE: MCDONALD REZONE  
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RICHLAND, WASHINGTON 99352

1 ***Summary of Public Hearing.***

2 7. At the public hearing, Mr. Simon made a brief presentation regarding the application, the  
3 site, and his recommendation of approval, as explained in the Staff Report. The McDonalds  
4 expressed their support for the staff recommendation of approval. No one testified to express  
concerns with or opposition to the McDonald's rezone application.

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

6 8. As part of the review process, City staff confirms that adequate utilities, including without  
7 limitation water, power, and sewer, are in place and/or readily available to serve the parcel that is at  
8 issue in this matter. *Staff Report, pages 7-8.*

9 ***Surrounding uses and zones.***

10 9. The entire parcel is currently zoned Single Family Residential, based on the preferences of  
11 the McDonalds at the time their property was annexed into the City of Richland in 2013. Since  
then, they changed their minds, and now wish for their property to be rezoned to a Commercial  
classification, like most all other properties in the vicinity located south of Reata Road.

12 ***Consistency with City Codes and Comprehensive Plan.***

13 10. As explained elsewhere in this Recommendation, since an amendment requested by the  
14 McDonalds and approved by the City Council in December of last year, the rezone site is now  
15 designated as "Commercial" in the City's Comprehensive Plan.

16 11. Based on the record, the Examiner finds and concludes that the requested rezone from a  
17 Residential classification to C-3, General Business, i.e. a Commercial zoning classification already  
18 assigned to most adjacent properties located south of Reatta Road, means that the C-3 is not  
different from or inconsistent with existing land uses located on or zoning designations assigned to  
surrounding properties in the area.

19 12. Standing alone, the requested rezone conforms to the Comprehensive Plan, because the plan  
20 already identifies the property as suitable for Commercial uses.

21 ***General findings.***

22 13. The requested rezone bears a substantial relationship to the public health, safety, and  
23 general welfare. The requested rezone is appropriate in the context of adjacent properties, most all  
of which are already zoned Commercial.

24 **FINDINGS OF FACT, CONCLUSIONS AND**  
25 **RECOMMENDATION RE: MCDONALD REZONE**  
26 **APPLICATION TO CHANGE A 14.5-ACRE SITE**  
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14. The Development Services Division Staff Report, prepared by Mr. Simon, 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.

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

## VI. CONCLUSIONS.

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

1. The 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.*

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 commercial uses on the rezone site. The rezone from Residential to Commercial will make the property more compatible with the character of the existing uses and zoning districts surrounding the site.

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 transportation system is sufficient to accommodate the type of development envisioned with the proposed rezone, subject to frontage improvements and other infrastructure upgrades possibly required as conditions for developing various types of commercial uses on the site. The site visit to the area confirms that the road network is fully functional, and no transportation concurrency problems are likely to arise as a result of the rezone for the site.

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RECOMMENDATION RE: MCDONALD REZONE  
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RICHLAND, WASHINGTON 99352



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

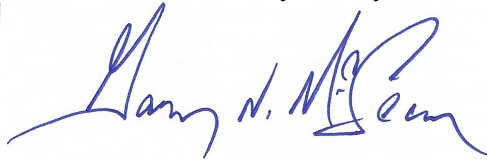
2 8. Approval of this rezone will not and does not constitute, nor does it imply any expectation  
3 of, approval of any permit or subsequent reviews that may be required for development or other  
regulated activities on the site of the subject rezone.

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

6  
7 **VII. RECOMMENDATION.**

8 Based upon the preceding Findings and Conclusions, the Hearing Examiner recommends  
9 that the McDonald's application (File No. Z2017-101) to rezone a vacant 14.5-acre site located at  
225 Reata Road, from R1-10 (Single Family Residential) to C-3 (General Business), should be  
**APPROVED.**

10  
11 ISSUED this 2<sup>nd</sup> Day of May, 2017

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15 \_\_\_\_\_  
Gary N. McLean  
Hearing Examiner

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24 **FINDINGS OF FACT, CONCLUSIONS AND**  
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**CITY OF RICHLAND DEVELOPMENT SERVICES DIVISION  
STAFF REPORT TO THE HEARING EXAMINER**

**GENERAL INFORMATION:**

PROPOSAL NAME: McDonald Rezone

LOCATION: South side of Reata Road, approximately .4 miles west of Leslie Road

APPLICANT: Steven and Susan McDonald

FILE NO.: Z2017-101

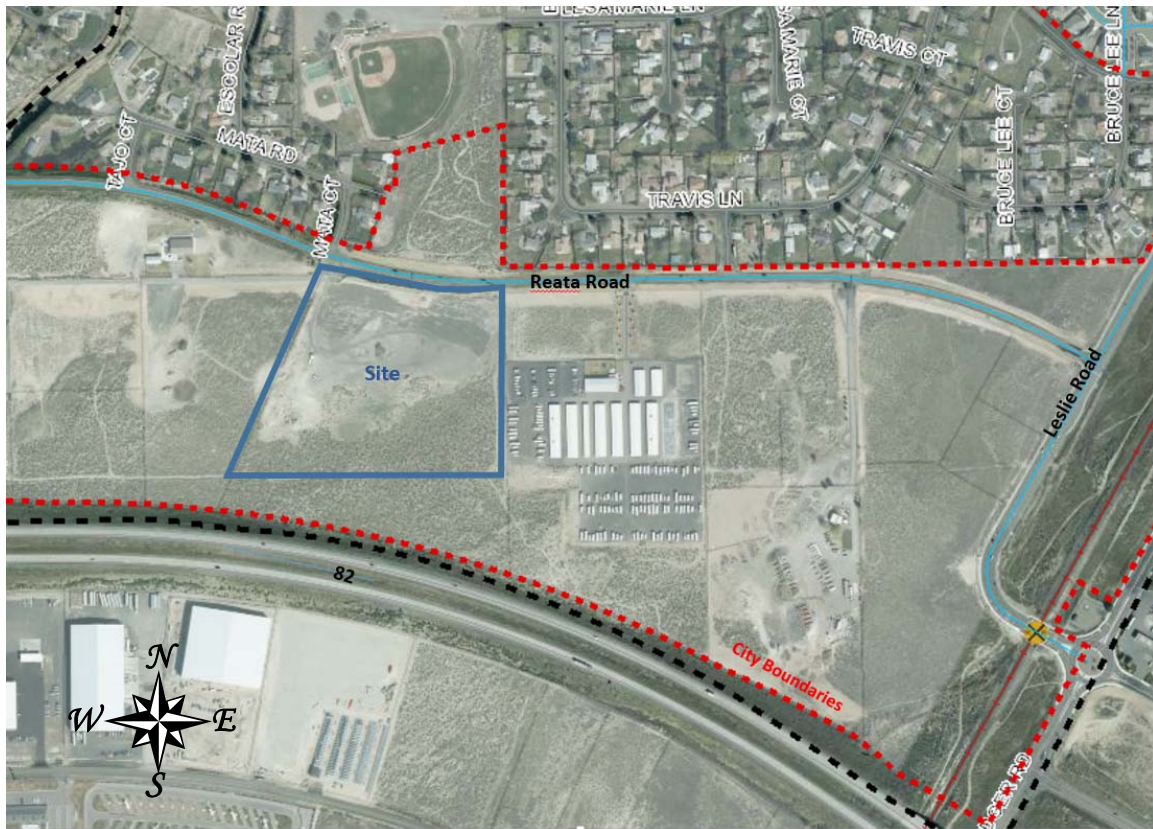
DESCRIPTION: Request to change zoning on 14.5 acres from R1-10 (Single Family Residential) to C-3 (General Business)

PROJECT TYPE: Type 3 Site-specific rezone

HEARING DATE: March 23, 2017

REPORT BY: Rick Simon, Development Services Manager

RECOMMENDED ACTION: Approval.



**Figure 1 - Vicinity Map**

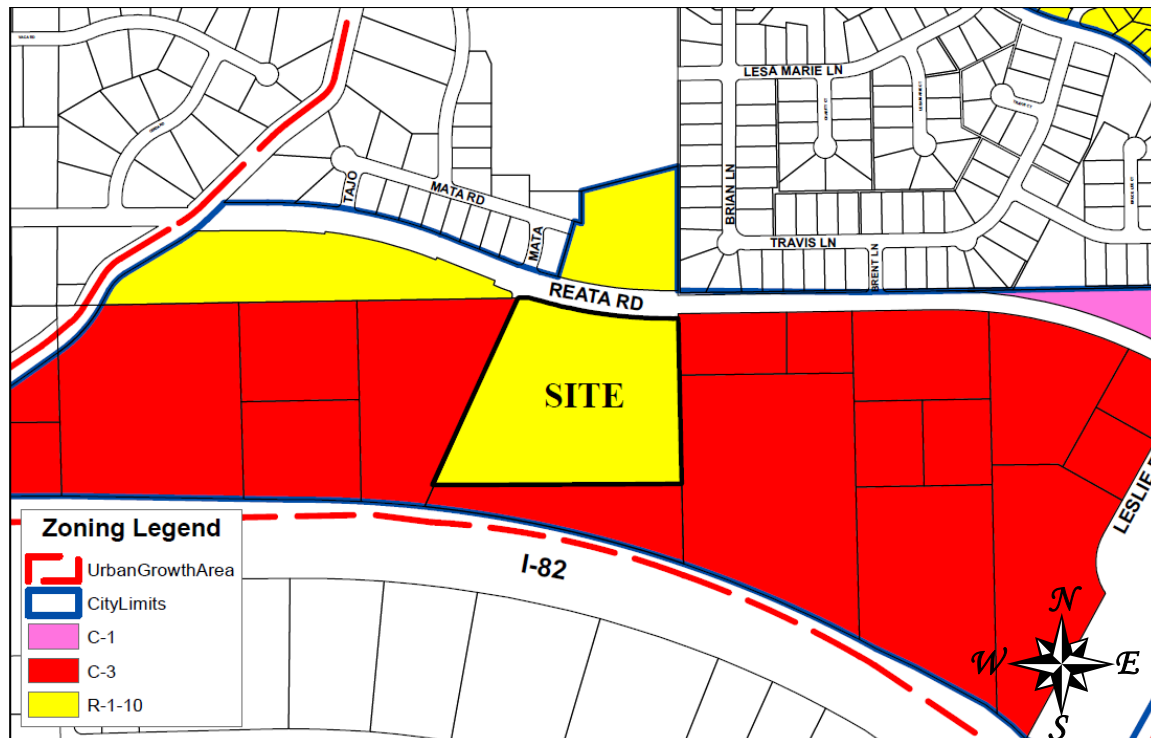
### DESCRIPTION OF PROPOSAL

Steven and Susan McDonald have filed a rezone request to change the zoning classification of a 14.5 acre site from R1-10 Single Family Residential to C-3 General Business with the intent of commercial site development. The McDonalds have not yet identified any specific plans for their property.

### SITE DESCRIPTION & ADJACENT LAND USES

This 14.5 acre site fronts Reata Road for approximately 675 feet. The site has been graded flat, as it has been used in the past to provide topsoil sales. There are minor quantities of soil stockpiled onsite along with an equipment storage building. A gravel access drive along the western boundary of the site provides access to the property. Existing land uses adjacent to the site include:

- North – Across Reata Road, this vacant parcel is under development as a single family residential subdivision.
- East – Mini-storage facility.
- South – Vacant parcel and I-82.
- West – Vacant parcel.



**Figure 1 - Zoning Map**

#### SURROUNDING ZONING AND LAND USE DESIGNATIONS

- North -** North of the site, across Reata Road, lies a single parcel within Richland City limits; the parcel is currently vacant but is undergoing residential platting. The parcel is designated for low-density residential land uses in the Comprehensive Plan; as such R-1-10 zoning is applied to the site. Lying generally north of the site is a single family residential neighborhood developed with homes on lots ranging in area from 14,000 to 16,000 square feet with the exception of a few parcels at or above one acre.
- East -** Badger Mountain Storage, a 16-acre storage facility, dominates the landscape to the east. Land fronting Reata Road east of the site is vacant and land further east is undergoing development with another personal storage facility. All parcels to the east extending to the City limits, at about Leslie Road, are zoned C-3 (General Business) in alignment with their commercial land use designation.
- South-** The southerly boundary of the subject parcel is formed by Highway I-82, which also forms the City's southernmost boundary. Properties south of Highway I-82 are designed for light industrial uses under Benton County zoning regulations. Although the south line subject parcel extends to the highway right-of-way the subject

site falls short the south line due to existing commercial land use designation.

**West -** The westerly boundary of the site is formed by an adjacent vacant parcel designated for commercial land uses; as such is zoned C-3.

#### CURRENT ZONING:

The current R1-10 Single Family Residential district is a zone classification requiring a low density of population, providing protection against hazards, objectionable influences, building congestion, and lack of light, air and privacy. Certain essential and compatible public service facilities and institutions are permitted in this district. This zoning classification is intended to be applied to some portions of the city that are designated as low density residential under the comprehensive plan.

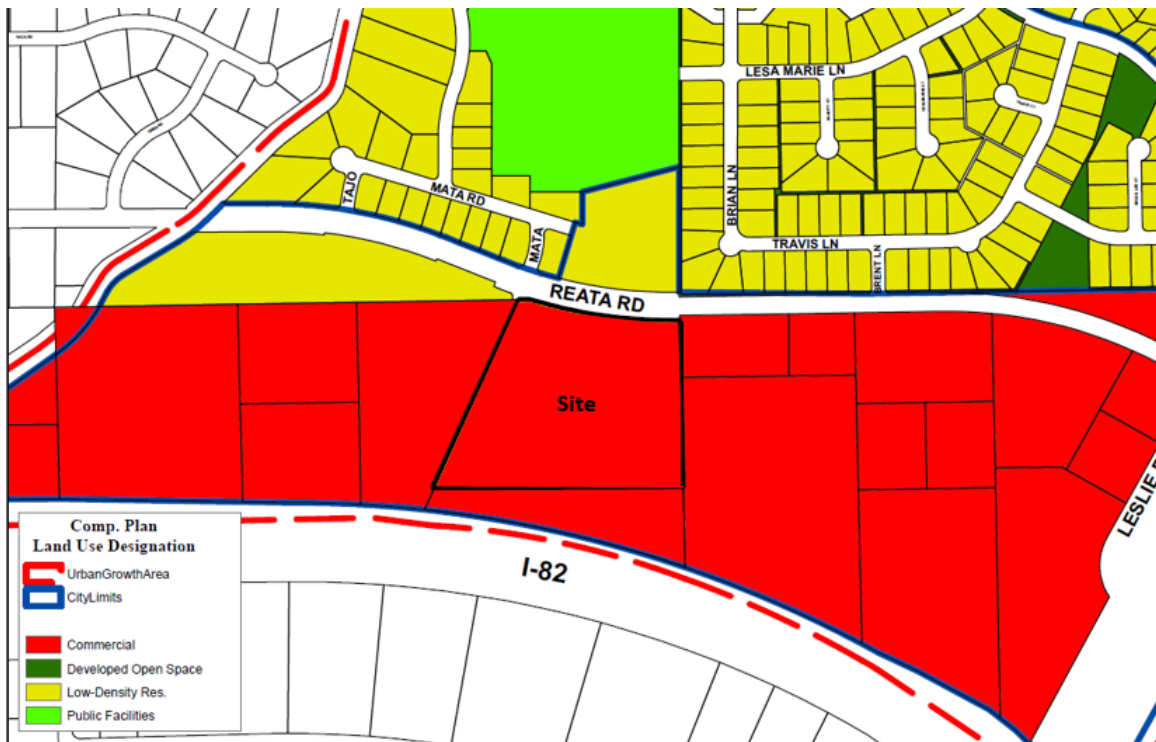
#### PROPOSED ZONING

The applicant proposes to convert the zoning to General Business (C-3). 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.



**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.

### PUBLIC NOTICE

|                                            |                |
|--------------------------------------------|----------------|
| Notice of Application & Hearing Mailed:    | March 8, 2017  |
| Notice of Application & Hearing Published: | March 12, 2017 |
| Notice of Application & Hearing Posted:    | March 10, 2017 |
| Public Hearing:                            | March 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 not received any comments.

### PROJECT HISTORY

Beginning with the goal of having water and sewer services extended along Reata Road, a group of land owners owning land south of Reata Road approached the city to request utility extensions. Before such an LID could be entertained the city required the area requesting to be served be incorporated into the city via annexation.

In 2013 annexation proceedings for the area south of Reata Road were initiated. As part of the annexation process a city zoning classification was assigned to the area being annexed. During the zoning determination process a majority of land owners within the annexation area stated their preference for commercial zoning with the exception of the McDonald's site. With the intent of creating a residential subdivision the McDonald's requested residential zoning be applied to their parcel. Their request was honored and the site was zoned R-1-10 (Ord 16-13).

Since that time the McDonald's have apparently changed their intent from developing the site residentially to having commercial development goals. They filed an application in 2016 to change the comprehensive plan on the site to a commercial land use designation. This request was granted by the City Council in December of 2016.

## UTILITY AVAILABILITY

Sewer and water services are available in Reata Road, adjacent to the site. The City is in the process of building an electrical substation near the intersection of Reata and Leslie Roads. Once, completed, the City will have electrical lines installed to serve this property.

## 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 EIS in 1997.

## ANALYSIS

The area surrounding the site is assigned C-3 (General Business) zoning providing for heavier commercial and large-scale retail land uses. Currently residentially designated, the subject site acts as a barrier or a break in land use continuity; thereby restricting the possibility of a broader land purchase for large scale commercial planning and development. When designing land use and zoning boundaries sound planning methods call for promoting predictable boundaries. Approval of this application is a crucial step toward ensuring the Reata Road commercial area is uniform. Furthermore, residential development on the site would hinder commercial development on adjacent commercial sites by triggering requirements for expensive buffers and wasteful setbacks.



With the exception of the subject site, the Reata Road vicinity is a hub of commercially zoned land in the southernmost portion of Richland. Other lands assigned General Business zoning are in the Tapteal Drive area which is approximately 3.5 miles away from the Reata Road area in Richland. Due to the area's adjacent proximity to Highway I-82 and distance from other C-3 zoned lands the Reata Road commercial land presents significant opportunity to become another commercial center providing services on a regional scale. The application at hand is an important step towards creating a cohesive area in south Richland able to meet the commercial and heavy commercial needs of the larger surrounding community coming from various jurisdictions. Fostering commercial development in this particular area is important in meeting the commercial needs of surrounding residents and the region.

Another important issue to consider is the impact of commercial development on nearby properties. The site is adjacent to the Highway I-82 along its southern boundary, so future commercial development will not negatively impact properties in that direction. To the north, there are existing single family residential lots in the Meadow Springs Ranch and Rancho Del Rey subdivisions. However, those lots are separated from the proposed commercial area by Reata Road, a principal arterial roadway. Impacts of commercial development may be somewhat ameliorated by noise, dust, fumes, light and glare produced from vehicle traffic on Reata Road. As previously mentioned, sites to the east and west already carry a C-3 zoning assignment.

The C-3 zone is the most intensive commercial district contained in the City's zoning code and is intended to be applied to properties adjacent to highways and/or principal arterial roadways for ease of access and to eliminate the need for commercially associated traffic to travel through residential areas. The subject site meets these locational conditions.

Future site development will be required to complete right-of-way infrastructure and site improvements such as perimeter and interior landscaping thereby further enhancing the character of Reata Road which will be enjoyed by the surrounding residents and passersby.

#### FINDINGS AND CONCLUSIONS

Staff has completed its review of the request for a change in zoning (Z2017-101) and recommends approval of the request based on the following:

1. The subject site is the northerly 14.5 acres of Benton County tax parcel # 1-11882000005004;

2. The subject of planning master file # Z2017-101 is a request to convert city zoning on the subject site from R1-10 Single Family Residential to C-3 General Business;
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. Properties immediately adjacent to the east, west and south already carry a C-3 General Commercial zoning designation;
7. The site is adjacent to Interstate 82;
8. City water and sewer mains are in close proximity to the site and could be extended to serve the commercial development of the site;
9. The project is exempt from the provisions of the State Environmental Policy Act, as identified in WAC 197-11-800(6)(c).
10. 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. Commercial zoning regulations– Chapter 23.22
2. Affidavit of publication and public hearing notices
3. Site Photos
4. Zone Change Application

## **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              |
|-----------------------------------------------|------|----------------|----------------|----------------|----------------|----|----|-----------------|
| <b>Agricultural Uses</b>                      |      |                |                |                |                |    |    |                 |
| Raising Crops, Trees, Vineyards               |      |                |                |                |                |    |    | P               |
| <b>Automotive, Marine and Heavy Equipment</b> |      |                |                |                |                |    |    |                 |
| Automotive Repair – Major                     |      |                |                | P              |                |    |    |                 |
| Automotive Repair – Minor                     |      | P              | P              | P              | S              |    |    |                 |
| Automotive Repair – Specialty Shop            |      | S              | P              | P              | S              |    |    |                 |
| Automobile Service Station                    |      | P <sup>1</sup> | P <sup>1</sup> | P <sup>1</sup> | S <sup>1</sup> |    |    |                 |
| Auto Part Sales                               |      | P              | P              | P              | S              |    |    |                 |
| Boat Building                                 |      |                |                | P              |                |    |    |                 |
| Bottling Plants                               |      |                |                | P              |                |    |    | P <sup>28</sup> |
| Car Wash – Automatic or Self-Service          |      | P <sup>2</sup> | P <sup>2</sup> | P <sup>2</sup> | S <sup>2</sup> |    |    |                 |
| Equipment Rentals                             |      |                | P              | P              |                |    |    |                 |
| Farm Equipment and Supplies Sales             |      |                |                | P              |                |    |    |                 |
| Fuel Station/Mini Mart                        | S    | P              | P              | P              | P              |    |    |                 |



| Land Use                              | C-LB | C-1 | C-2            | C-3            | CBD            | WF | CR | CW |
|---------------------------------------|------|-----|----------------|----------------|----------------|----|----|----|
| 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 <sup>3</sup> |                |    |    |    |
| Truck Rentals                         |      |     | P              | P              |                |    |    |    |
| Truck Stop – Diesel Fuel Sales        |      |     | S              | P              |                |    |    |    |
| Truck Terminal                        |      |     |                | P              |                |    |    |    |
| Vehicle Leasing/Renting               |      |     | P <sup>4</sup> | P              | S <sup>4</sup> |    |    |    |
| Vehicle Sales                         |      |     | P <sup>4</sup> | P              | S <sup>4</sup> |    |    |    |
| Warehousing, Wholesale Use            |      |     |                | P              |                |    |    |    |
| <b>Business and Personal Services</b> |      |     |                |                |                |    |    |    |
| Animal Shelter                        |      |     |                | S <sup>5</sup> |                |    |    |    |
| Automatic Teller Machines             | P    | P   | P              | P              | P              | P  |    | P  |
| Commercial Kennel                     |      |     |                | P <sup>5</sup> |                |    |    |    |
| 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  |    |

| Land Use                                        | C-LB            | C-1             | C-2             | C-3             | CBD             | WF              | CR              | CW              |
|-------------------------------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| Health/Fitness Center                           |                 |                 | P               | P               | P               |                 | P               |                 |
| Health Spa                                      |                 | P               | P               | P               | P               | P               |                 | P               |
| Hospital/Clinic – Large Animal                  |                 |                 |                 | S <sup>5</sup>  |                 |                 |                 |                 |
| Hospital/Clinic – Small Animal                  |                 |                 | S <sup>5</sup>  | P <sup>5</sup>  | P               |                 |                 |                 |
| Laundry/Dry Cleaning, Com.                      |                 |                 |                 | P               | P <sup>29</sup> |                 |                 |                 |
| Laundry/Dry Cleaning, Neighborhood              |                 | P               | P               | P               | P               |                 |                 |                 |
| Laundry/Dry Cleaning, Retail                    | P               | P               | P               | P               | P               | P               |                 |                 |
| Laundry – Self-Service                          |                 | P               | P               | P               | P               |                 |                 |                 |
| Mini-Warehouse                                  |                 |                 |                 | P <sup>6</sup>  |                 |                 |                 |                 |
| 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               |
| <b>Food Service</b>                             |                 |                 |                 |                 |                 |                 |                 |                 |
| Cafeterias                                      | A               |                 | A               | A               | A               | A               | A               |                 |
| Delicatessen                                    | P               | P               | P               | P               | P               | P               | P               | P               |
| Drinking Establishments                         |                 | P <sup>7</sup>  | P               | P               | P               | P               | P               | P               |
| Micro-Brewery                                   |                 |                 | P               | P               | P               | P               | P               | P               |
| Portable Food Vendors <sup>26</sup>             | A <sup>27</sup> | A <sup>27</sup> | A <sup>27</sup> | A <sup>27</sup> | A <sup>27</sup> | A <sup>27</sup> | A <sup>27</sup> | A <sup>28</sup> |

| Land Use                                          | C-LB | C-1               | C-2            | C-3            | CBD               | WF               | CR | CW              |
|---------------------------------------------------|------|-------------------|----------------|----------------|-------------------|------------------|----|-----------------|
| Restaurants/Drive-Through                         |      | S <sup>8</sup>    | P <sup>8</sup> | P <sup>8</sup> | S <sup>8,9</sup>  | S <sup>8,9</sup> |    |                 |
| Restaurants/Lounge                                |      | P <sup>7</sup>    | P              | P              | P                 | P                | P  | P               |
| Restaurants/Sit Down                              | A    | P                 | P              | P              | P                 | P                | P  | P               |
| Restaurants/Take Out                              |      | P                 | P              | P              | P                 | P                |    | P               |
| Restaurants with Entertainment/Dancing Facilities |      | P <sup>7</sup>    | P              | P              | P                 | P                | P  | P               |
| Wineries – Tasting Room                           |      | P <sup>7</sup>    | P              | P              | P                 | P                | P  | P               |
| <b>Industrial/Manufacturing Uses</b>              |      |                   |                |                |                   |                  |    |                 |
| Laundry and Cleaning Plants                       |      |                   |                | P              |                   |                  |    | P <sup>28</sup> |
| Light Manufacturing Uses                          |      |                   |                | P              |                   |                  |    | P <sup>28</sup> |
| Warehousing and Distribution Facilities           |      |                   |                | P              |                   |                  |    | P <sup>28</sup> |
| Wholesale Facilities and Operations               |      |                   |                | P              |                   |                  |    | P <sup>28</sup> |
| Wineries – Production                             |      |                   |                | P              |                   |                  |    | P               |
| <b>Office Uses</b>                                |      |                   |                |                |                   |                  |    |                 |
| Financial Institutions                            | P    | P/S <sup>22</sup> | P              | P              | P/S <sup>22</sup> | P                |    |                 |
| Medical, Dental and Other Clinics                 | P    | P                 | P              | P              | P                 | P                |    |                 |
| Newspaper Offices and Printing Works              |      |                   | P              | P              | P                 |                  |    |                 |
| Office – Consulting Services                      | P    | P                 | P              | P              | P                 | P                |    | P <sup>28</sup> |
| Office – Corporate                                | P    |                   | P              | P              | P                 | P                |    | P <sup>28</sup> |
| Office – General                                  | P    | P                 | P              | P              | P                 | P                |    | P <sup>28</sup> |
| Office – Research and Development                 | P    |                   | P              | P              | P                 |                  |    | P <sup>28</sup> |
| Radio and Television Studios                      |      |                   | P              | P              | P                 |                  |    |                 |

| Land Use                                                                                                        | C-LB            | C-1             | C-2             | C-3             | CBD             | WF              | CR              | CW              |
|-----------------------------------------------------------------------------------------------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| Schools, Commercial                                                                                             | P               |                 | P               | P               | P               | P               |                 |                 |
| Schools, Trade                                                                                                  |                 |                 | P               | P               | P               |                 |                 | P <sup>28</sup> |
| Travel Agencies                                                                                                 | P               | P               | P               | P               | P               | P               |                 |                 |
| <b>Public/Quasi-Public Uses</b>                                                                                 |                 |                 |                 |                 |                 |                 |                 |                 |
| Churches                                                                                                        | P <sup>10</sup> | P <sup>10</sup> | P <sup>10</sup> | P <sup>10</sup> | P               | P <sup>10</sup> |                 |                 |
| Clubs or Fraternal Societies                                                                                    | P <sup>10</sup> | P <sup>10</sup> | P <sup>10</sup> | P <sup>10</sup> | P <sup>10</sup> | P <sup>10</sup> |                 |                 |
| Cultural Institutions                                                                                           | P <sup>10</sup> | P <sup>10</sup> | P <sup>10</sup> |                 | P <sup>10</sup> | P <sup>10</sup> |                 | P <sup>10</sup> |
| General Park O&M Activities                                                                                     | P               | P               | P               | P               | P               | P               | P               | P               |
| Hospitals                                                                                                       | P               |                 | P               | P               | P               |                 |                 |                 |
| Homeless Shelter                                                                                                |                 |                 |                 | P               |                 |                 |                 |                 |
| Passive Open Space Use                                                                                          | P               | P               | P               | P               | P               | P               | P               | P               |
| Power Transmission and Irrigation Wasteway Easements and Utility Uses                                           | P <sup>11</sup> | P <sup>11</sup> | P <sup>11</sup> | P <sup>11</sup> | P <sup>11</sup> | P <sup>11</sup> | P <sup>11</sup> | P <sup>11</sup> |
| Public Agency Buildings                                                                                         | P               | P               | P               | P               | P               | P               | P               |                 |
| Public Agency Facilities                                                                                        | P <sup>11</sup> | P <sup>11</sup> | P <sup>11</sup> | P <sup>11</sup> | P <sup>11</sup> | P <sup>11</sup> | P <sup>11</sup> | P <sup>11</sup> |
| Public Campgrounds                                                                                              |                 |                 |                 | S               |                 |                 | S               |                 |
| Public Parks                                                                                                    | P               | P               | P               | P               | P               |                 | P               | P               |
| Schools                                                                                                         | P <sup>12</sup> | P <sup>12</sup> | P <sup>12</sup> | P <sup>12</sup> | P <sup>12</sup> | P <sup>12</sup> |                 |                 |
| Schools, Alternative                                                                                            | P <sup>13</sup> | P <sup>13</sup> | P <sup>13</sup> | P <sup>13</sup> | P <sup>13</sup> |                 |                 |                 |
| 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               |

| Land Use                                                       | C-LB            | C-1             | C-2             | C-3             | CBD             | WF              | CR              | CW |
|----------------------------------------------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|----|
| Trails for Equestrian, Pedestrian, or Nonmotorized Vehicle Use | P               | P               | P               | P               | P               | P               | P               | P  |
| <b>Recreational Uses</b>                                       |                 |                 |                 |                 |                 |                 |                 |    |
| 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 <sup>7</sup>  | P               | P               | P               | P               | P               |    |
| Commercial Recreation, Outdoor                                 |                 |                 | P               | P               |                 | P               | P               |    |
| House Banked Card Rooms                                        |                 |                 |                 | P <sup>14</sup> | P <sup>14</sup> | P <sup>14</sup> | P <sup>14</sup> |    |
| Recreational Vehicle Campgrounds                               |                 |                 |                 | S <sup>15</sup> |                 |                 | S <sup>15</sup> |    |
| Recreational Vehicle Parks                                     |                 |                 |                 | S <sup>16</sup> |                 |                 | S <sup>16</sup> |    |
| Stable, Public                                                 |                 |                 |                 | S <sup>17</sup> |                 |                 |                 |    |
| Theater                                                        |                 | P <sup>7</sup>  | P               | P               | P               | P               | P               | P  |
| <b>Residential Uses</b>                                        |                 |                 |                 |                 |                 |                 |                 |    |
| Accessory Dwelling Unit                                        |                 | A               | A               | A               | A               | A               |                 | A  |
| Apartment, Condominium (3 or more units)                       | P               |                 | P <sup>18</sup> |                 | P               | P               |                 |    |
| Assisted Living Facility                                       | P               |                 | P               |                 | P <sup>18</sup> | P               |                 |    |
| Bed and Breakfast                                              | P               | P               | P               | P               | P               | P               | P               | P  |
| Day Care Center                                                | P <sup>19</sup> | P <sup>19</sup> | P <sup>19</sup> | P <sup>19</sup> | P <sup>19</sup> | P <sup>19</sup> |                 |    |
| Dormitories, Fraternities, and Sororities                      | P               |                 |                 |                 | P               | P               |                 |    |

| Land Use                                            | C-LB            | C-1               | C-2             | C-3             | CBD             | WF              | CR | CW              |
|-----------------------------------------------------|-----------------|-------------------|-----------------|-----------------|-----------------|-----------------|----|-----------------|
| Dwelling, One-Family Attached                       |                 |                   |                 |                 |                 | p <sup>25</sup> |    |                 |
| Dwelling, Two-Family Detached                       |                 |                   |                 |                 |                 | P               |    |                 |
| Dwelling Units for a Resident Watchman or Custodian |                 |                   |                 | A               |                 |                 |    | p <sup>28</sup> |
| Family Day Care Home                                | p <sup>19</sup> |                   |                 |                 |                 | p <sup>19</sup> |    |                 |
| Houseboats                                          |                 |                   |                 |                 |                 | P               | P  |                 |
| Hotels or Motels                                    | P               |                   | P               | P               | P               | P               | P  | P               |
| Nursing or Rest Home                                | P               |                   | P               |                 | p <sup>18</sup> | P               |    |                 |
| Recreational Club                                   | A               |                   |                 |                 | A               | A               |    |                 |
| Senior Housing                                      | P               |                   |                 |                 | p <sup>18</sup> | P               |    |                 |
| Temporary Residence                                 | p <sup>20</sup> | p <sup>20</sup>   | p <sup>20</sup> | p <sup>20</sup> | p <sup>20</sup> | p <sup>20</sup> |    | P               |
| <b>Retail Uses</b>                                  |                 |                   |                 |                 |                 |                 |    |                 |
| Adult Use Establishments                            |                 |                   |                 | p <sup>21</sup> |                 |                 |    |                 |
| 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 <sup>22</sup> | 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               |

| Land Use                                         | C-LB | C-1 | C-2             | C-3               | CBD             | WF | CR | CW |
|--------------------------------------------------|------|-----|-----------------|-------------------|-----------------|----|----|----|
| Furniture, Home Furnishings and Appliance Stores |      | P   | P               | P                 | P               |    |    |    |
| 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  |
| <b>Miscellaneous Uses</b>                        |      |     |                 |                   |                 |    |    |    |
| 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  |
| Convention Center                                | P    |     | P               | P                 | P               | P  | P  |    |
| Micro- and Macro-Antennas                        | P    | P   | P               | P                 | P               | P  | P  | P  |
| Monopole                                         |      |     | S <sup>23</sup> | P/S <sup>23</sup> | S <sup>23</sup> |    |    |    |

| Land Use                                      | C-LB | C-1             | C-2             | C-3             | CBD | WF | CR | CW              |
|-----------------------------------------------|------|-----------------|-----------------|-----------------|-----|----|----|-----------------|
| On-Site Hazardous Waste Treatment and Storage | A    | A               | A               | A               | A   | A  | A  | A               |
| Outdoor Storage                               |      | A <sup>24</sup> | A <sup>24</sup> | P <sup>24</sup> |     |    |    |                 |
| Storage in an Enclosed Building               | A    | A               | A               | A               | A   | A  | A  | A <sup>28</sup> |

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.

[Ord. 28-05 § 1.02; Ord. 15-07; Ord. 04-09; Ord. 07-10 § 1.02; amended during 2011 recodification; Ord. 32-11 § 5].



### 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 <sup>14</sup>                                                       | 20 feet               | 45 feet <sup>1</sup> | 0 feet <sup>2</sup> | 0 feet <sup>2</sup> | CBD, Parkway, Uptown Districts: 0 feet min. – 20 feet max. <sup>3, 11, 13</sup><br><br>Medical District: 0 feet min. | Note 4,5                 | Note 4                   | 20 feet               |
| Minimum Side Yard Setback                                                                      | 0 feet <sup>6</sup>   | 0 feet <sup>7</sup>  | None                | None                | 0 feet <sup>6,8</sup>                                                                                                | 0 feet <sup>5,9</sup>    | 0 feet                   | 0 feet <sup>6,8</sup> |
| Minimum Rear Yard Setback                                                                      | 0 feet <sup>6,8</sup> | 0 feet <sup>7</sup>  | None                | None                | 0 feet <sup>6,8</sup>                                                                                                | 0 feet <sup>5,8,10</sup> | 0 feet                   | 0 feet <sup>6,8</sup> |
| Maximum Building Height <sup>14</sup>                                                          | 55 feet               | 30 feet              | 80 feet             | 80 feet             | CBD – 110 feet<br>Medical – 140 feet<br>Parkway – 50 feet<br>Uptown – 50 feet                                        | 35/55 feet <sup>12</sup> | 35/55 feet <sup>12</sup> | 35 feet               |
| 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**

[Ord. 28-05 § 1.02; Ord. 04-09; Ord. 07-10 § 1.03; amended during 2011 recodification; Ord. 32-11 § 6].

### **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.

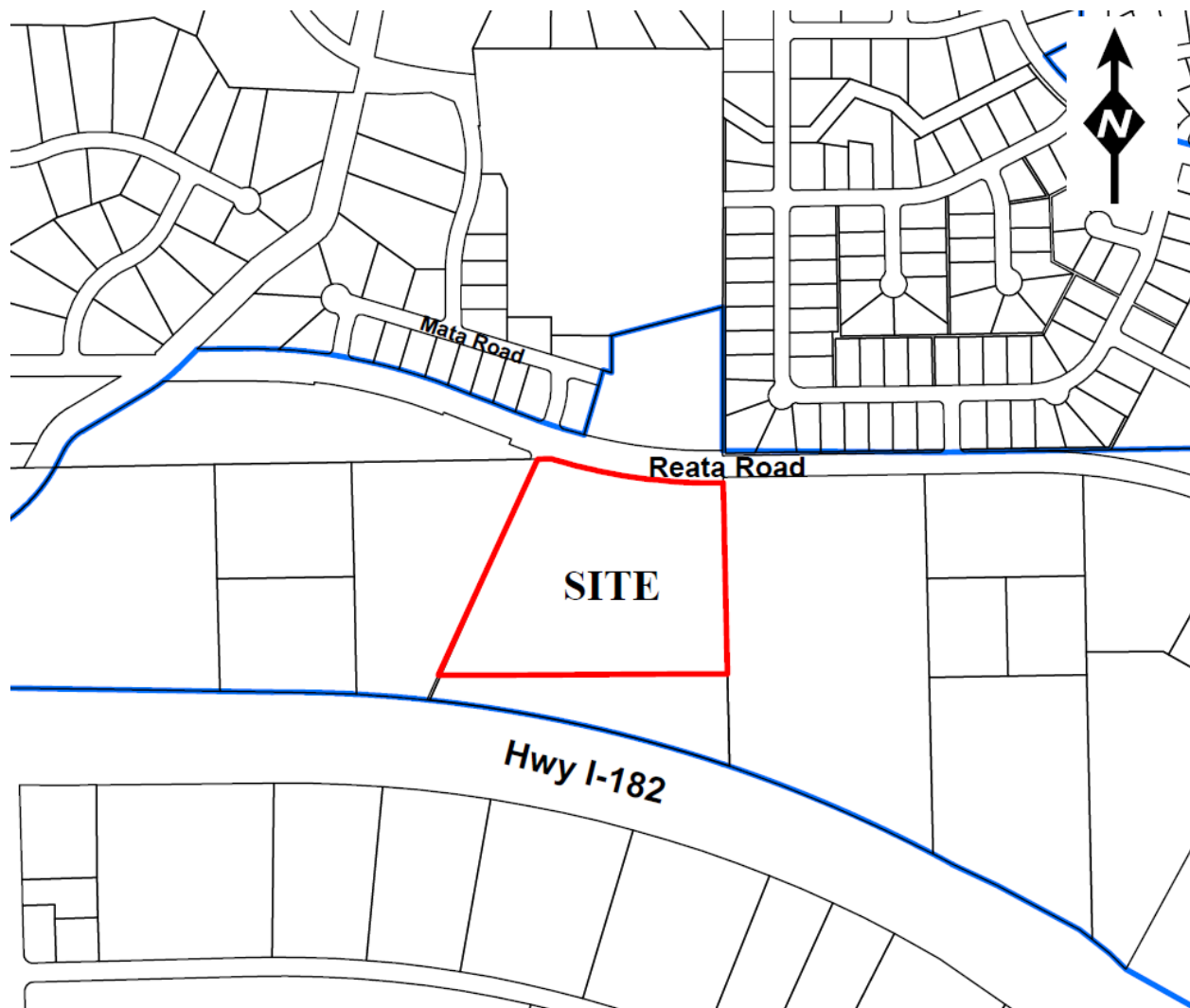
2. Any parking lot that has frontage on a public street or accessway shall be screened with a combination of trees planted at no less than 30 feet on center and shrubs planted to form a uniform hedge within five years. A masonry wall not lower than 18 inches and not higher than 36 inches may be substituted 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. [Ord. 28-05 § 1.02; Ord. 04-09; Ord. 07-10 § 1.02; amended during 2011 recodification].

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

Notice is hereby given that Steve and Susan McDonald have submitted an application to rezone a 14.5 acre site located south of Reata Road, approximately .4 mile west of Leslie Road from R1-10 Single Family Residential to C-3 General Commercial.

A public hearing on the proposed rezone will be held before the Hearing Examiner on Thursday, **March 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 Rick Simon, Development Services Manager, 840 Northgate Drive, Richland, WA 99352. Ph. 509-942-7596, [rsimon@ci.richland.wa.us](mailto:rsimon@ci.richland.wa.us).





AFFIDAVIT OF MAILING

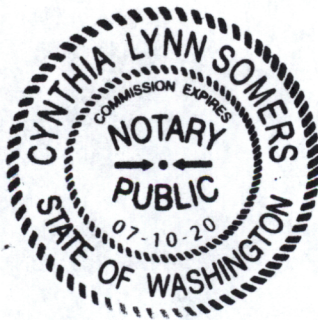
STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF BENTON )

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 8th day of March, 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 application to rezone a 14.5 acre site located south of Reata Road, approximately .4 mile west of Leslie Road from R1-10 Single Family Residential to C-3 General Commercial.

Kathy L. Anderson  
Signed Name: Kathy Anderson

SIGNED AND SWORN to before me this 8th day of March, 2017 by Kathy Anderson.



Cynthia Lynn Somers  
Notary Public in and for the State of Washington,  
Residing at Kennedy Court  
My appointment expires: July 10, 2020  
Cynthia Lynn Somers  
Printed Name

**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.

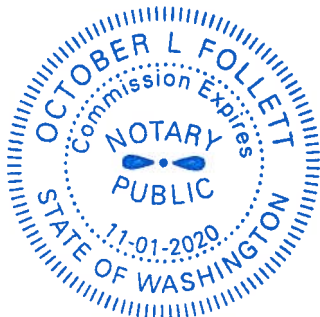
2. On the 10<sup>th</sup> day of March, 2017, I posted the attached NOTICE OF PUBLIC HEARING, File Number Z2017-101 on the property at:

225 Reata Road  
PIN # 1- 11882000005004



Print Name: Shane O'Neill

SIGNED AND SWORN to before me this 10<sup>th</sup> day of March, 2017 by SHANE O'NEILL.



Signature of Notary

October L. Follett

Printed Name

Notary Public in and for the State of Washington,

Residing in West Richland

My appointment expires: 11-1-2020

## **CITY OF RICHLAND NOTICE OF APPLICATION AND PUBLIC HEARING**

Steven and Susan McDonald have filed an application to rezone 14.5 acres from R1-10 Single Family Residential to C-3 General Commercial on property that is located south of Reata Road, approximately .4 miles west of Leslie Road.

The Richland Hearings Examiner, on Thursday March 21, 2017, will conduct a public hearing to review this application beginning at 6:00 p.m. in the Richland City Hall Council Chambers, 505 Swift Boulevard. All interested parties are invited to attend and present testimony at the public hearing.



**Looking West**





# Looking South

Hwy I-82  
↓





Looking North





Looking North







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.

|                                                                                                                                                             |                                                                                                                                                            |                                                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|
| <b>SECTION I – APPLICANT INFORMATION</b>                                                                                                                    |                                                                                                                                                            |                                                     |
| Applicant's Name: <u>Steven R - Susan K. McDonald</u>                                                                                                       |                                                                                                                                                            |                                                     |
| Address: <u>371 Keene Ct.</u>                                                                                                                               |                                                                                                                                                            |                                                     |
| City: <u>Richland</u>                                                                                                                                       | State: <u>WA</u>                                                                                                                                           | Zip: <u>99352</u>                                   |
| Phone: <u>509-627-1153</u>                                                                                                                                  | Fax: <u>948-0162</u>                                                                                                                                       | Other and/or e-mail address: <u>ssmcdon@msn.com</u> |
| Please check under what capacity you are filing:                                                                                                            |                                                                                                                                                            |                                                     |
| <input checked="" type="checkbox"/> Recorded owner of the property as of <u>2007</u>                                                                        | <input type="checkbox"/> Purchasing under contract as of                                                                                                   |                                                     |
| <input type="checkbox"/> The lessee as of                                                                                                                   | <input type="checkbox"/> The authorized agent of any of the foregoing, duly authorized in writing (written authorization must be attached to application). |                                                     |
| <b>SECTION II – PROPERTY LOCATION AND GENERAL DESCRIPTION</b>                                                                                               |                                                                                                                                                            |                                                     |
| Street address(es) of property for which the zone change is requested, if applicable:<br><u>225 Keata Road</u>                                              |                                                                                                                                                            |                                                     |
| <u>Richland, WA</u>                                                                                                                                         |                                                                                                                                                            |                                                     |
| Relationship to adjacent streets (i.e., west of Main Street between 1 <sup>st</sup> Avenue and 2 <sup>nd</sup> Avenue):<br><u>off Leslie Rd to West 2nd</u> |                                                                                                                                                            |                                                     |
| <u>near Mata Court</u>                                                                                                                                      |                                                                                                                                                            |                                                     |
| General description of development status (i.e., vacant, agricultural, buildings, or miscellaneous improvement):<br><u>Vacant land</u>                      |                                                                                                                                                            |                                                     |
| Size of petition area                                                                                                                                       | acres and                                                                                                                                                  | square feet                                         |
| <u>15 Acres</u>                                                                                                                                             |                                                                                                                                                            |                                                     |
| <b>SECTION III - CHANGE OF ZONE REQUEST</b>                                                                                                                 |                                                                                                                                                            |                                                     |
| A change of zone from <u>Residential</u> To <u>Commercial-C3</u>                                                                                            |                                                                                                                                                            |                                                     |
| is requested for the property described in Section II of this application.                                                                                  |                                                                                                                                                            |                                                     |
| <b>SECTION IV – JUSTIFICATION</b>                                                                                                                           |                                                                                                                                                            |                                                     |
| State the reason(s) for the requested change of zone:<br><u>Surrounding property is commercial</u>                                                          |                                                                                                                                                            |                                                     |
|                                                                                                                                                             |                                                                                                                                                            |                                                     |
|                                                                                                                                                             |                                                                                                                                                            |                                                     |



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 27 DAY OF February 2017.

[Signature]  
Applicant's Signature

[Signature]  
Applicant's Signature

371 Keene Ct.  
Richland, WY 82801  
Address

Address

City, State, Zip

City, State, Zip

627-1153  
Phone

Phone

FOR OFFICE USE ONLY

Date accepted for filing

2/27/17

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

[Signature]  
City Official's Signature



## COUNCIL AGENDA ITEM COVERSHEET

Council Date: 05/16/2017

Agenda Category: Ordinances - Second Reading/Passage

Key Element: Key I - Financial Stability & Operational Effectiveness

**Subject:**

Ordinance No. 08-17, Issuance of 2017 Limited Tax General Obligation (LTGO) Bonds

**Department:**

Administrative Services

**Ordinance/Resolution Number:**

08-17

**Document Type:**

Ordinance

**Recommended Motion:**

Give second reading and pass Ordinance No. 08-17, for the issuance of Limited Tax General Obligation (LTGO) Bonds, 2017

**Summary:**

The 2017-2030 Capital Improvement Plan includes a project to construct a new City Hall building and related improvements, as part of the multi-year Swift Corridor project for long-range economic development and infrastructure investment in the Central Business District that will be partially bond financed. Total bond financing for this project is \$15 million.

At current interest rates, there is also opportunity to refund the 2006 and 2010 LTGO bonds. The eligible amount from the 2006 issuance is \$3,505,000, with an anticipated net present value savings of approximately \$279,104, or 7.96%. The eligible amount from the 2010 issuance is \$4,840,000, with an anticipated net present value savings of approximately \$25,203, or 0.52%. The decision to refund the eligible amounts of the noted bonds will depend on market conditions at the time of sale.

As noted in the proposed bond ordinance, the total anticipated bonds to be issued is not to exceed \$25,595,000, which takes into account financing costs and current interest rates. Depending on the economic climate on the day of the bond sale, the bond amount may be some lower amount.

The proposed ordinance enables Council to appoint the Administrative Services Director as the City's designated representative to approve the final terms of the sale and issuance of the bonds within designated parameters approved by Council. This allows the pricing of the bonds to be timed to best meet market conditions. The parameters are outlined in Exhibit A and B of the ordinance.

Council gave first reading to Ordinance 08-17 on May 2, 2017, and no exceptions were taken. Staff recommends approval of Ordinance No. 08-17.

**Fiscal Impact:**  
Yes

The actual amount of the bonds is anticipated to be no more than \$25,595,000. The annual principal and interest payments on the proposed bonds will be funded from the General Fund. Debt service was anticipated in the 2017 budget.

**Attachments:**

- I. Proposed Ord. No. 08-17; LTGO Bond

CITY OF RICHLAND, WASHINGTON

ORDINANCE NO. 08-17

AN ORDINANCE of the City of Richland, Washington, relating to contracting indebtedness; providing for the issuance, sale and delivery of not to exceed \$25,595,000 principal amount limited tax general obligation bonds to provide funds (1) to design and construct a new City Hall building and related improvements, as part of the multi-year Swift Corridor project for long-range economic development and infrastructure investment in the Central Business District, (2) to carry out the refunding of certain of the City's outstanding general obligation bonds (the "Refunding Candidates") depending on market conditions, and (3) to pay the administrative costs of such refunding and the costs of issuance and sale of the bonds; fixing or setting parameters with respect to certain terms and covenants of the bonds; appointing the City's designated representative to approve the Bond Sale Terms of the sale of the bonds; and providing for other related matters.

Passed May 16, 2017

*This document prepared by:*

*Stradling Yocca Carlson & Rauth PC  
999 Third Avenue, Suite 3610  
Seattle, Washington  
(206) 829-3000*

## TABLE OF CONTENTS

|                                                                                       | <u>Page</u> |
|---------------------------------------------------------------------------------------|-------------|
| Section 1. Definitions .....                                                          | 1           |
| Section 2. Findings and Determinations .....                                          | 6           |
| Section 3. Authorization of Bonds.....                                                | 8           |
| Section 4. Appointment of Designated Representative; Description of the<br>Bond ..... | 8           |
| Section 5. Bond Registrar; Registration and Transfer of Bonds .....                   | 8           |
| Section 6. Form and Execution of Bonds.....                                           | 9           |
| Section 7. Payment of Bond .....                                                      | 10          |
| Section 8. Bond Debt Service [Fund/Account]. .....                                    | 10          |
| Section 9. Use of New Money Bond Proceeds; Project Fund .....                         | 10          |
| Section 10. Use of Refunding Proceeds; the Refunding Plan.....                        | 11          |
| Section 11. Redemption Provisions and Purchase of Bonds.....                          | 12          |
| Section 12. Pledge of Taxes.....                                                      | 13          |
| Section 13. Failure To Pay Bonds .....                                                | 14          |
| Section 14. Refunding or Defeasance of the Bonds .....                                | 14          |
| Section 15. Tax Covenants.....                                                        | 14          |
| Section 16. Sale and Delivery of the Bonds.....                                       | 15          |
| Section 17. Official Statement; Continuing Disclosure.....                            | 16          |
| Section 18. Supplemental and Amendatory Ordinances .....                              | 16          |
| Section 19. General Authorization and Ratification.....                               | 16          |
| Section 20. Severability .....                                                        | 17          |
| Section 21. Effective Date of Ordinance .....                                         | 17          |
| Exhibit A Parameters for Bond Sale Terms                                              |             |
| Exhibit B Form of Continuing Disclosure Undertaking                                   |             |



CITY OF RICHLAND, WASHINGTON

ORDINANCE NO. 08-17

AN ORDINANCE of the City of Richland, Washington, relating to contracting indebtedness; providing for the issuance, sale and delivery of not to exceed \$25,595,000 principal amount limited tax general obligation bonds to provide funds (1) to design and construct a new City Hall building and related improvements, as part of the multi-year Swift Corridor project for long-range economic development and infrastructure investment in the Central Business District, (2) to carry out the refunding of certain of the City's outstanding general obligation bonds (the "Refunding Candidates") depending on market conditions, and (3) to pay the administrative costs of such refunding and the costs of issuance and sale of the bonds; fixing or setting parameters with respect to certain terms and covenants of the bonds; appointing the City's designated representative to approve the Bond Sale Terms of the sale of the bonds; and providing for other related matters.

BE IT ORDAINED BY THE CITY OF RICHLAND as follows:

Section 1. Definitions. As used in this ordinance, the following capitalized terms shall have the following meanings:

(a) "*Acquired Obligations*" means those United States Treasury Certificates of Indebtedness, Notes, and Bonds—State and Local Government Series and/or other Government Obligations (as that term is defined in the Refunded Bond Ordinance), as identified in a Refunding Trust Agreement, purchased to accomplish the refunding of the Refunded Bonds as authorized by this ordinance.

(b) "*Authorized Denomination*" means \$5,000 or any integral multiple thereof within a maturity of a Series.

(c) "*Beneficial Owner*" means, with respect to a Bond, the owner of any beneficial interest in that Bond.

(d) "*Bond*" means each bond issued pursuant to and for the purposes provided in this ordinance.

(e) "*Bond Counsel*" means the firm of Stradling Yocca Carlson & Rauth, PC, its successor, or any other attorney or firm of attorneys selected by the City with a nationally recognized standing as bond counsel in the field of municipal finance.

(f) “*Bond Fund*” means the general obligation bond fund of the City previously created and maintained for the payment of the principal of and interest on the Bond and other outstanding limited tax general obligation bonds of the City.

(g) “*Bond Purchase Agreement*” means an offer to purchase a Series of the Bonds, setting forth certain terms and conditions of the issuance, sale and delivery of those Bonds, which offer is authorized to be accepted by the Designated Representative on behalf of the City, consistent with this ordinance. In the case of a competitive sale, the official notice of sale, the Purchaser’s bid and the award by the City shall constitute the Bond Purchase Agreement for purposes of this ordinance.

(h) “*Bond Register*” means the books or records maintained by the Bond Registrar for the purpose of identifying ownership of each Bond.

(i) “*Bond Registrar*” means the Fiscal Agent, or any successor bond registrar selected by the City.

(j) “*Bond Sale Terms*” means the terms and conditions for the sale of the Bonds including the amount, date, interest rate or rates (or mechanism for determining interest rate or rates), payment dates, final maturity, redemption rights, price, and other terms, conditions or covenants, including a minimum savings target for carrying out the Refunding Plan.

(k) “*City*” means the City of Richland, Washington, a municipal corporation duly organized and legally existing as charter city of the first class under the laws of the State.

(l) “*City Contribution*” means money of the City from sources other than proceeds of the Bonds that legally available and allocated to carrying out the Refunding Plan.

(m) “*City Council*” means the legislative authority of the City, as duly and regularly constituted from time to time.

(n) “*Code*” means the United States Internal Revenue Code of 1986, as amended, and applicable rules and regulations promulgated thereunder.

(o) “*DTC*” means The Depository Trust Company, New York, New York, or its nominee.

(p) “*Designated Representative*” means the officer of the City appointed in Section 4 of this ordinance to serve as the City’s designated representative in accordance with RCW 39.46.040(2).

(q) “*Finance Director*” means the person who holds the office or has the official responsibilities of Finance Director of the City or successor office.

(r) “*Fiscal Agent*” means the fiscal agent of the State, as the same may be designated by the State from time to time.

(s) “*Government Obligations*” has the meaning given in RCW 39.53.010, as now in effect or as may hereafter be amended.

(t) “*Issue Date*” means, with respect to a Bond, the date of initial issuance and delivery of that Bond to the Purchaser in exchange for the purchase price of that Bond.

(u) “*Letter of Representations*” means the Blanket Issuer Letter of Representations between the City and DTC, dated February 2, 1998, as it may be amended from time to time, and any successor or substitute letter relating to the operational procedures of the Securities Depository.

(v) “*MSRB*” means the Municipal Securities Rulemaking Board.

(w) “*Official Statement*” means an offering document, disclosure document, private placement memorandum or substantially similar disclosure document provided to purchasers and potential purchasers in connection with the initial offering of a Series of the Bonds in conformance with Rule 15c2-12 or other applicable regulations of the SEC.

(x) “*Owner*” means, without distinction, the Registered Owner and the Beneficial Owner.

(y) “*Project*” means the design and construction of a City Hall building and related facilities, and other capital purposes, as deemed necessary and advisable by the City. Incidental costs incurred in connection with carrying out and accomplishing the Project, consistent with RCW 39.46.070, may be included as costs of the Project. The Project includes acquisition, construction and installation of all necessary furniture, equipment, apparatus, accessories, fixtures and appurtenances. The term “land,” when used in connection with the Project, includes all real property and all appurtenant improvements, structures and interests therein.

(z) “*Project Fund*” means the City’s General Government Construction Fund, which has been designated for the purpose of carrying out the Project.

(aa) “*Purchaser*” means the corporation, firm, association, partnership, trust, bank, financial institution or other legal entity or group of entities selected by the Designated Representative to serve as purchaser in a private placement, underwriter or placement agent in a negotiated sale or awarded as the successful bidder in a competitive sale of any Series of the Bonds.

(bb) “*Rating Agency*” means any nationally recognized rating agency then maintaining a rating on the Bonds at the request of the City.

(cc) “*Record Date*” means the Bond Registrar’s close of business on the 15th day of the month preceding an interest payment date. With respect to redemption of a Bond prior to its maturity, the Record Date shall mean the Bond Registrar’s close of business on the date on which the Bond Registrar sends the notice of redemption in accordance with Section 9.

(dd) “*Redemption Date*” means the date or dates selected by the Designated Representative for the call, payment and redemption of the Refunded Bonds, as set forth in the Refunding Plan.

(ee) “*Refunded Bond Ordinance*” means an ordinance that authorized the issuance and sale of an issue of Refunded Bonds, as described below.

(ff) “*Refunded Bonds*” means those maturities or portions of maturities of the Refunding Candidates selected by the Finance Director to be refunded pursuant to the authorization set forth in this ordinance.

(gg) “*Refunding Candidates*” means the following outstanding limited tax general obligation bonds maturing on the dates, in the amounts, and bearing interest at the rates set forth below, the refunding of which has been provided for in this ordinance.

#### 2006 Refunding Candidates

*Limited Tax General Obligation Improvement and Refunding Bonds, 2006*  
(Ordinance No. 36-06, passed on December 12, 2006)

| Maturity<br>(Dec. 1) | Principal Amounts | Interest<br>Rates | Earliest Possible<br>Redemption Dates<br>(at par) |
|----------------------|-------------------|-------------------|---------------------------------------------------|
| 2018<br>**           | \$805,000<br>**   | 4.25%<br>**       | 6/1/2017                                          |
| 2020<br>**           | 880,000<br>**     | 4.25<br>**        | 6/1/2017                                          |
| 2022<br>**           | 715,000<br>**     | 4.25<br>**        | 6/1/2017                                          |
| 2024<br>**           | 530,000<br>**     | 4.25<br>**        | 6/1/2017                                          |
| 2026                 | 575,000           | 4.25              | 6/1/2017                                          |

#### 2010 Refunding Candidates

*Limited Tax General Obligation Improvement and Refunding Bonds, 2010*  
(Ordinance No. 13-10, passed on July 30, 2010)

| Maturity<br>(Dec. 1) | Principal Amounts | Interest<br>Rates | Redemption Dates<br>(at par) |
|----------------------|-------------------|-------------------|------------------------------|
| 2020<br>**           | \$ 175,000<br>**  | 4.00%<br>**       | 6/1/2020                     |
| 2025<br>**           | 1,000,000<br>**   | 4.50<br>**        | 6/1/2020                     |
| 2030<br>**           | \$1,250,000<br>** | 4.50%<br>**       | 6/1/2020                     |
| 2039                 | 2,415,000         | 4.30              | 6/1/2020                     |



(hh) “*Refunding Plan*” means (as further described in the Refunding Trust Agreement):

(1) the deposit with the Refunding Trustee of proceeds of the Bonds, together with the City Contribution (if any), in an amount sufficient to acquire the Acquired Obligations, if any, and establish a beginning cash balance;

(2) the receipt by the Refunding Trustee of the maturing principal of and interest on the Acquired Obligations, and the application of such amounts (together with any other cash balance held by it) (i) to the payment of principal of and interest on the Refunded Bonds (if any) as the same become due, and (ii) on their respective Redemption Date(s), to the call, payment and redemption of the Refunded Bonds at a price equal to 100% of the principal amount to be redeemed plus accrued interest to that date; and

(3) at the direction of the City’s Designated Representative, the payment of the costs of issuing the refunding portion of the Bonds and the costs of carrying out the foregoing elements of the Refunding Plan, if payment of such costs is so specified in the Refunding Trust Agreement.

(ii) “*Refunding Trust Agreement*” means a refunding trust agreement between the City and the Refunding Trustee, providing for the carrying out of the Refunding Plan.

(jj) “*Refunding Trustee*” means the trustee, or any successor trustee, selected by the Designated Representative to serve as refunding trustee to carry out the Refunding Plan.

(kk) “*Registered Owner*” means, with respect to a Bond, the person in whose name that Bond is registered on the Bond Register. For so long as the City utilizes the book-entry only system for the Bonds under the Letter of Representations, Registered Owner shall mean the Securities Depository.

(ll) “*Rule 15c2-12*” means Rule 15c2-12 promulgated by the SEC under the Securities Exchange Act of 1934, as amended.

(mm) “*SEC*” means the United States Securities and Exchange Commission.

(nn) “*Securities Depository*” means DTC, any successor thereto, any substitute securities depository selected by the City that is qualified under applicable laws and regulations to provide the services proposed to be provided by it, or the nominee of any of the foregoing.

(oo) “*Series of the Bonds*” or “*Series*” means a series of the Bonds issued pursuant to this ordinance.

(pp) “*State*” means the State of Washington.

(qq) “*System of Registration*” means the system of registration for the City’s bonds and other obligations set forth in Ordinance No. 1-87 of the City.

(rr) “*Term Bond*” means each Bond designated as a Term Bond and subject to mandatory redemption in the years and amounts set forth in the Bond Purchase Agreement.

(ss) “*Undertaking*” means the undertaking to provide continuing disclosure entered into pursuant to Section 15 of this ordinance.

Section 2. Findings and Determinations. The City takes note of the following facts and makes the following findings and determinations:

(a) *Authority and Description of Project.* The City is in need of a new City Hall and related facilities (the “Project”). The total expected cost of the Project is estimated to be approximately \$18,500,000, which is expected to be paid from proceeds of the Bonds and other available money of the City. Because the City does not have sufficient funds currently available and budgeted for this Project, the City Council finds that it is in the best interests of the City to issue the Bonds to carry out the Project.

(b) *Findings With Respect to the Refunding.* Pursuant to Chapter 39.53 RCW and other applicable State law, the City is authorized to carry out the Refunding Plan. Pursuant to the Refunded Bond Ordinances, the City previously issued the following Refunding Candidates:

(1) The 2006 Refunding Candidates were issued for the purposes of: (i) funding the costs of traffic signal and street improvements, certain land purchases for parks purposes; (ii) to providing funds to carry out the advance refunding of the callable portion of the City’s then-outstanding Limited Tax General Obligation Bonds, 2002; and (ii) to pay the costs of issuance and administrative costs of carrying out the refunding. In the ordinance authorizing the 2006 Refunding Candidates, the City reserved the right to redeem the Refunding Candidates prior to their maturity at any time on or after June 1, 2017.

(2) The 2010 Refunding Candidates were issued for the purposes of: (i) constructing a facility for information technology operations; (ii) carrying out a current refunding of the Golf Enterprise Adjustable Rate Revenue Bonds, 1996; (iii) carrying out a current refunding of the City’s Limited Tax General Obligation Improvement and Refunding Bonds, 1998 Series A; and (iv) paying the costs of issuance and the administrative costs of the refundings. In the ordinance authorizing the 2006 Refunding Candidates, the City reserved the right to redeem the Refunding Candidates prior to their maturity at any time on or after June 1, 2020.

The Refunding Candidates that are to be refunded shall be selected by the Designated Representative such that a savings equal to or exceeding the savings target set forth in Exhibit A will be effected by the difference between the principal and interest

cost over the life of the portion of the Bonds allocated to such refunding and the principal and interest cost over the life of the Refunded Bonds to be refunded by such allocated portion of the Bonds.

Therefore, after due consideration, it appears to the City Council that, in order to realize a debt service savings to the City, it is in the best interest of the City to authorize the Designated Representative to take such steps as are necessary or convenient to carry out the refunding of all or a portion of the Refunding Candidates, as selected by the Finance Director (the "Refunded Bonds"), by the issuance and sale of the refunding portion of the Bonds authorized herein.

(c) *Plan of Financing.* Pursuant to applicable law, including without limitation chapters 35.37, 35.40, 39.36, 39.44, 39.46, 39.52 and 39.53 RCW, the City is authorized to issue general obligation bonds for the purpose of financing the Project and carry out the refunding of the Refunded Bonds, subject to meeting the savings target set forth in Exhibit A.

(d) *Debt Capacity.* The maximum amount of indebtedness authorized by this ordinance is not to exceed \$25,595,000 (including both new money and refunding components). Based on the following facts, this amount is to be issued within the amount permitted to be issued by the City for general municipal purposes without a vote:

(1) The assessed valuation of the taxable property within the City as ascertained by the last preceding assessment for City purposes (i.e., for collection in the calendar year 2017) is \$5,930,681,465.

(2) As of March 1, 2017, the City has limited tax general obligation indebtedness, consisting of bonds, notes, public works trust fund loans and City guarantees outstanding in the principal amount of \$25,272,823, which is incurred within the limit of up to 1½% of the value of the taxable property within the City permitted for general municipal purposes without a vote. This amount includes the Refunding Candidates.

(3) As of March 1, 2017, the City has unlimited tax general obligation indebtedness for capital purposes only outstanding in the principal amount of \$13,875,000 for general municipal purposes, and no other unlimited tax general obligation debt outstanding. The indebtedness described in this paragraph has been incurred with the approval of the requisite proportion of the City's qualified voters at an election meeting the minimum turnout requirements, within the limit of up to 2½% of the value of the taxable property within the City for general municipal purposes (when combined with the outstanding limited tax general obligation indebtedness), 2½% for utility purposes and 2½% for open space, parks and economic development purposes.

(e) *The Bonds.* For the purpose of providing the funds necessary to carry out the Project, to carry out the refunding of the Refunding Candidates (market conditions permitting), and to pay the costs of issuance and sale of the Bonds, the City Council finds that it is in the best interests of the City and its taxpayers to issue and sell the Bonds to

the Purchaser, pursuant to the terms set forth in the Bond Purchase Agreement as approved by the City's Designated Representative consistent with this ordinance.

Section 3. Authorization of Bonds. The City is authorized to borrow money on the credit of the City and issue negotiable limited tax general obligation improvement and refunding bonds evidencing indebtedness in the amount of not to exceed \$25,595,000 to provide funds necessary to carry out the Project, to carry out the refunding of the Refunding Candidates (market conditions permitting) and to pay the administrative costs of such refunding and the costs of issuance and sale of the Bonds. The proceeds of the Bonds allocated to paying the cost of the Project shall be deposited as set forth in Section 8 of this ordinance and shall be used to carry out the Project, or a portion of the Project, in such order of time as the City determines is advisable and practicable.

Section 4. Appointment of Designated Representative; Description of the Bond. The Administrative Services Director is appointed as the Designated Representative of the City and is authorized and directed to conduct the sale of the Bonds in the manner and upon the terms deemed most advantageous to the City, and to approve the Bond Sale Terms of each Series of the Bonds, with such additional terms and covenants as the Designated Representative deems advisable, within the parameters set forth in Exhibit A, which is attached to this ordinance and incorporated by this reference.

Section 5. Bond Registrar; Registration and Transfer of Bonds.

(a) *Registration of Bonds.* Each Bond shall be issued only in registered form as to both principal and interest and the ownership of each Bond shall be recorded on the Bond Register.

(b) *Bond Registrar; Duties.* The Fiscal Agent is appointed as initial Bond Registrar. The Bond Registrar shall keep, or cause to be kept, sufficient books for the registration and transfer of the Bonds, which shall be open to inspection by the City at all times. The Bond Registrar is authorized, on behalf of the City, to authenticate and deliver Bonds transferred or exchanged in accordance with the provisions of the Bonds and this ordinance, to serve as the City's paying agent for the Bonds and to carry out all of the Bond Registrar's powers and duties under this ordinance and the System of Registration. The Bond Registrar shall be responsible for its representations contained in the Bond Registrar's Certificate of Authentication on each Bond. The Bond Registrar may become an Owner with the same rights it would have if it were not the Bond Registrar and, to the extent permitted by law, may act as depository for and permit any of its officers or directors to act as members of, or in any other capacity with respect to, any committee formed to protect the rights of Owners.

(c) *Bond Register; Transfer and Exchange.* The Bond Register shall contain the name and mailing address of each Registered Owner and the principal amount and number of each Bond held by each Registered Owner. A Bond surrendered to the Bond Registrar may be exchanged for a Bond or Bonds in any Authorized Denomination of an equal aggregate principal amount and of the same Series, interest rate and maturity. A Bond may be transferred only if endorsed in the manner provided thereon and

surrendered to the Bond Registrar. Any exchange or transfer shall be without cost to the Owner or transferee. The Bond Registrar shall not be obligated to exchange any Bond or transfer registered ownership during the period between the applicable Record Date and the next upcoming interest payment or redemption date.

(d) *Securities Depository; Book-Entry Only Form.* If a Bond is to be issued in book-entry form, DTC shall be appointed as initial Securities Depository and each such Bond initially shall be registered in the name of Cede & Co., as the nominee of DTC. Each Bond registered in the name of the Securities Depository shall be held fully immobilized in book-entry only form by the Securities Depository in accordance with the provisions of the Letter of Representations. Registered ownership of any Bond registered in the name of the Securities Depository may not be transferred except: (i) to any successor Securities Depository; (ii) to any substitute Securities Depository appointed by the City; or (iii) to any person if the Bond is no longer to be held in book-entry only form. Upon the resignation of the Securities Depository, or upon a termination of the services of the Securities Depository by the City, the City may appoint a substitute Securities Depository. If (i) the Securities Depository resigns and the City does not appoint a substitute Securities Depository, or (ii) the City terminates the services of the Securities Depository, the Bonds no longer shall be held in book-entry only form and the registered ownership of each Bond may be transferred to any person as provided in this ordinance. Neither the City nor the Bond Registrar shall have any obligation to participants of any Securities Depository or the persons for whom they act as nominees regarding accuracy of any records maintained by the Securities Depository or its participants. Neither the City nor the Bond Registrar shall be responsible for any notice that is permitted or required to be given to a Registered Owner except such notice as is required to be given by the Bond Registrar to the Securities Depository.

#### Section 6. Form and Execution of Bonds.

(a) *Form of Bond; Signatures and Seal.* Each Bond shall be prepared in a form consistent with the provisions of this ordinance and State law. Each Bond shall be signed by the Mayor and the City Clerk, either or both of whose signatures may be manual or in facsimile, and the seal of the City or a facsimile reproduction thereof shall be impressed or printed thereon. If any officer whose manual or facsimile signature appears on a Bond ceases to be an officer of the City authorized to sign bonds before the Bond bearing his or her manual or facsimile signature is authenticated by the Bond Registrar, or issued or delivered by the City, that Bond nevertheless may be authenticated, issued and delivered and, when authenticated, issued and delivered, shall be as binding on the City as though that person had continued to be an officer of the City authorized to sign bonds. Any Bond also may be signed on behalf of the City by any person who, on the actual date of signing of the Bond, is an officer of the City authorized to sign bonds, although he or she did not hold the required office on its Issue Date.

(b) *Authentication.* Only a Bond bearing a Certificate of Authentication in substantially the following form, manually signed by the Bond Registrar, shall it be valid or obligatory for any purpose or entitled to the benefits of this ordinance: "Certificate of Authentication. This Bond is one of the fully registered City of Richland, Washington,



Limited Tax General Obligation [Improvement and Refunding] Bonds, 2017.” The authorized signing of a Certificate of Authentication shall be conclusive evidence that the Bond so authenticated has been duly executed, authenticated and delivered and is entitled to the benefits of this ordinance.

Section 7. Payment of Bond. Principal of and interest on each Bond shall be payable in lawful money of the United States of America. Principal of and interest on each Bond registered in the name of the Securities Depository is payable in the manner set forth in the Letter of Representations. Interest on each Bond not registered in the name of the Securities Depository is payable by electronic transfer on the interest payment date, or by check or draft of the Bond Registrar mailed on the interest payment date to the Registered Owner at the address appearing on the Bond Register on the Record Date. However, the City is not required to make electronic transfers except pursuant to a request by a Registered Owner in writing received on or prior to the Record Date and at the sole expense of the Registered Owner. Principal of each Bond not registered in the name of the Securities Depository is payable upon presentation and surrender of the Bond by the Registered Owner to the Bond Registrar. The Bonds are not subject to acceleration under any circumstances.

Section 8. Bond Debt Service Fund. The Bond Fund has been previously created as a special fund of the City for the sole purpose of paying principal of and interest on the Bonds and other limited tax general obligation bonds of the City. Bond proceeds (if any) in excess of the amounts needed to carry out the Refunding Plan, to pay the costs of the Project, and to pay the costs of issuance shall be deposited into the Bond Fund. All amounts allocated to the payment of the principal of and interest on the Bonds shall be deposited in the Bond Fund as necessary for the timely payment of amounts due with respect to the Bonds. The principal of and interest on the Bonds shall be paid out of the Bond Fund. Until needed for that purpose, the City may invest money in the Bond Fund temporarily in any legal investment, and the investment earnings shall be retained in the Bond Fund and used for the purposes of that Fund.

Section 9. Use of Bond Proceeds.

(a) *Project Fund.* The General Government Construction Fund of the City has been designated by the City as the Project Fund to be used for the purpose of paying the costs of the Project. Proceeds received from the sale and delivery of the Bonds and allocated to the Project shall be deposited into the Project Fund and used to pay the costs of the Project and costs of issuance of the Bonds. Until needed to pay such costs, the City may invest those proceeds temporarily in any legal investment, and the investment earnings shall be retained in the Project Fund and used for the purposes of that Fund, except that earnings subject to a federal tax or rebate requirement (if applicable) may be withdrawn from the Project Fund and used for those tax or rebate purposes.

(b) *Refunding Plan.* The proceeds of the Bonds allocated to carrying out the Refunding Plan shall be deposited as set forth in Section 10 and in a Refunding Trust Agreement with a Refunding Trustee for the purpose of carrying out the Refunding Plan.

Section 10. Use of Refunding Proceeds; the Refunding Plan. Subject to the condition of meeting the minimum savings target set forth in Exhibit A, pursuant to Section 4 of this ordinance, the Designated Representative is authorized to carry out the refunding of the Refunded Bonds, consistent with the following:

(a) *Appointment of Refunding Trustee.* The Designated Representative is authorized and directed to appoint a financial institution to serve as Refunding Trustee and to perform the duties of Refunding Trustee under this ordinance.

(b) *Use of Bond Proceeds; Acquisition of Acquired Obligations.* On the Issue Date, sufficient proceeds of the sale of the Bonds, plus the City Contribution (if any), shall be deposited with the Refunding Trustee and used to discharge the obligations of the City relating to the Refunded Bonds by carrying out the Refunding Plan in accordance with the Refunding Trust Agreement. To the extent practicable, such obligations shall be discharged fully by the Refunding Trustee's simultaneous purchase of the Acquired Obligations, bearing such interest and maturing as to principal and interest in such amounts and at such times so as to provide, together with a beginning cash balance, if necessary, for the payment of the amounts required to be paid by the Refunding Plan. The Acquired Obligations, if any, shall be listed and more particularly described in a schedule attached to the Refunding Trust Agreement. Any Bond proceeds or other money deposited with the Refunding Trustee not needed to carry out the Refunding Plan shall be returned to the City for deposit in the Bond Fund to pay interest on the Bonds on the next upcoming interest payment date.

(c) *Refunding Trust Agreement; Administration of Refunding Plan.* The Designated Representative is authorized and directed to execute a Refunding Trust Agreement setting forth the duties, obligations and responsibilities of the Refunding Trustee in connection with carrying out the Refunding Plan. The Refunding Trust Agreement shall, among other things, authorize and direct the Refunding Trustee to purchase the Acquired Obligations and to make the payments required to be made by the Refunding Plan. All Acquired Obligations and the money deposited with the Refunding Trustee and any income therefrom shall be held irrevocably, invested and applied in accordance with the provisions of the Refunded Bond Ordinance, this ordinance, chapter 39.53 RCW and other applicable State law. All administrative costs (including without limitation all necessary and proper fees, compensation, and expenses of the Refunding Trustee for the Bond and all other costs incidental to the setting up of the escrow to accomplish the Refunding Plan) and costs of issuance of the Bonds may be paid out of the amounts deposited with the Refunding Trustee or other available money of the City, in accordance with the Refunding Trust Agreement.

(d) *Call for Redemption of the Refunded Bonds.* The Designated Representative is authorized to call the Refunded Bonds for redemption on their respective Redemption Dates at their redemption prices, plus accrued interest. Such call for redemption shall identify the Refunded Bonds, the maturity dates, the Redemption Date and redemption price (expressed as a percentage of par, plus accrued interest), and shall be irrevocable after the Bonds are delivered to the Purchaser. The Designated Representative is authorized and directed to give or cause to be given such notices as

required, at the times and in the manner required, pursuant to the Refunded Bond Ordinance, and to take all other actions necessary to effect the redemption of the Refunded Bonds on the Redemption Date.

(e) *Additional Findings with Respect to Refunding.* Prior to approving the sale of the Bond, the Designated Representative shall make the following determinations in writing if in his or her judgment the following conditions are met:

(1) The savings that will be effected (as measured by the difference between the principal and interest cost over the life of the Bond and the principal and interest cost over the life of the Refunded Bonds, but for such refunding) shall be equal to at least the percentage savings set forth in Exhibit A, subsection (i)(2). In making such determination, the Designated Representative shall give consideration to the fixed maturity of the Bond and the Refunded Bonds, the costs of issuance of the Bond and the known earned income from the investment of the proceeds of the Bond pending redemption of the Refunded Bonds.

(2) The Refunding Plan will provide sufficient funds to discharge and satisfy the obligations of the City under the Refunded Bond Ordinance. In making such determination, the Designated Representative may rely upon a verification by a nationally recognized independent certified public accounting firm or (with respect to a current refunding only) a certificate of sufficiency of escrow by the City's financial advisor.

#### Section 11. Redemption Provisions and Purchase of Bonds.

(a) *Optional Redemption.* The Bonds shall be subject to redemption at the option of the City on terms acceptable to the Designated Representative, as set forth in the Bond Purchase Agreement, consistent with the parameters set forth in Exhibit A.

(b) *Mandatory Redemption.* Each Bond that is designated as a Term Bond in the Bond Purchase Agreement, except as set forth below, shall be called for redemption at a price equal to the stated principal amount to be redeemed, plus accrued interest, on the dates and in the amounts as set forth in the Bond Purchase Contract. If a Term Bond is redeemed under the optional redemption provisions, defeased or purchased by the City and surrendered for cancellation, the principal amount of the Term Bond so redeemed, defeased or purchased (irrespective of its actual redemption or purchase price) shall be credited against one or more scheduled mandatory redemption installments for that Term Bond. The City shall determine the manner in which the credit is to be allocated and shall notify the Bond Registrar in writing of its allocation prior to the earliest mandatory redemption date for that Term Bond for which notice of redemption has not already been given.

(c) *Selection of Bonds for Redemption; Partial Redemption.* If fewer than all of the outstanding Bonds are to be redeemed at the option of the City, the City shall select the Series and maturities to be redeemed. If fewer than all of the outstanding Bonds of a maturity of a Series are to be redeemed, the Securities Depository shall select Bonds

registered in the name of the Securities Depository to be redeemed in accordance with the Letter of Representations, and the Bond Registrar shall select all other Bonds to be redeemed randomly in such manner as the Bond Registrar shall determine. All or a portion of the principal amount of any Bond that is to be redeemed may be redeemed in any Authorized Denomination. If less than all of the outstanding principal amount of any Bond is redeemed, upon surrender of that Bond to the Bond Registrar, there shall be issued to the Registered Owner, without charge, a new Bond (or Bonds, at the option of the Registered Owner) of the same Series, maturity and interest rate in any Authorized Denomination in the aggregate principal amount to remain outstanding.

(d) *Notice of Redemption.* Notice of redemption of each Bond registered in the name of the Securities Depository shall be given in accordance with the Letter of Representations. Notice of redemption of each other Bond, unless waived by the Registered Owner, shall be given by the Bond Registrar not less than 20 nor more than 60 days prior to the date fixed for redemption by first-class mail, postage prepaid, to the Registered Owner at the address appearing on the Bond Register on the Record Date. The requirements of the preceding sentence shall be satisfied when notice has been mailed as so provided, whether or not it is actually received by an Owner. In addition, the redemption notice shall be mailed or sent electronically within the same period to the MSRB (if required under the Undertaking), to each Rating Agency, and to such other persons and with such additional information as the Finance Director shall determine, but these additional mailings shall not be a condition precedent to the redemption of any Bond.

(e) *Rescission of Optional Redemption Notice.* In the case of an optional redemption, the notice of redemption may state that the City retains the right to rescind the redemption notice and the redemption by giving a notice of rescission to the affected Registered Owners at any time prior to the scheduled optional redemption date. Any notice of optional redemption that is so rescinded shall be of no effect, and each Bond for which a notice of optional redemption has been rescinded shall remain outstanding.

(f) *Effect of Redemption.* Interest on each Bond called for redemption shall cease to accrue on the date fixed for redemption, unless either the notice of optional redemption is rescinded as set forth above, or money sufficient to effect such redemption is not on deposit in the Bond Fund or in a trust account established to refund or defease the Bond.

(g) *Purchase of Bonds.* The City reserves the right to purchase any or all of the Bonds offered to the City at any time at any price acceptable to the City plus accrued interest to the date of purchase.

Section 12. Pledge of Taxes. The Bonds constitute a general indebtedness of the City and are payable from tax revenues of the City and such other money as is lawfully available and pledged by the City for the payment of principal of and interest on the Bonds. For as long as any of the Bonds are outstanding, the City irrevocably pledges that it shall, in the manner provided by law within the constitutional and statutory limitations provided by law without the assent of the voters, include in its annual property

tax levy amounts sufficient, together with other money that is lawfully available, to pay principal of and interest on the Bonds as the same become due. The full faith, credit and resources of the City are pledged irrevocably for the prompt payment of the principal of and interest on the Bonds and such pledge shall be enforceable in mandamus against the City.

Section 13. Failure To Pay Bonds. If the principal of any Bond is not paid when the Bond is properly presented at its maturity or date fixed for redemption, the City shall be obligated to pay interest on that Bond at the same rate provided in the Bond from and after its maturity or date fixed for redemption until that Bond, both principal and interest, is paid in full or until sufficient money for its payment in full is on deposit in the Bond Fund, or in a trust account established to refund or defease the Bond, and the Bond has been called for payment by giving notice of that call to the Registered Owner.

Section 14. Refunding or Defeasance of the Bonds. The City may issue refunding bonds pursuant to State law or use money available from any other lawful source to carry out a refunding or defeasance plan, which may include (a) paying when due the principal of and interest on any or all of the Bonds (the “defeased Bonds”); (b) redeeming the defeased Bonds prior to their maturity; and (c) paying the costs of the refunding or defeasance. If the City sets aside in a special trust fund or escrow account irrevocably pledged to that redemption or defeasance (the “trust account”), money and/or Government Obligations maturing at a time or times and bearing interest in amounts sufficient to redeem, refund or defease the defeased Bonds in accordance with their terms, then all right and interest of the Owners of the defeased Bonds in the covenants of this ordinance and in the funds and accounts obligated to the payment of the defeased Bonds shall cease and become void. Thereafter, the Owners of defeased Bonds shall have the right to receive payment of the principal of and interest on the defeased Bonds solely from the trust account and the defeased Bonds shall be deemed no longer outstanding. In that event, the City may apply money remaining in any fund or account (other than the trust account) established for the payment or redemption of the defeased Bonds to any lawful purpose. Unless otherwise specified by the City in a refunding or defeasance plan, notice of refunding or defeasance shall be given, and selection of Bonds for any partial refunding or defeasance shall be conducted, in the manner prescribed in this ordinance for the redemption of Bonds.

Section 15. Tax Covenants.

(a) *Preservation of Tax Exemption for Interest on Bonds.* The City covenants that it will take all actions necessary to prevent interest on the Bonds from being included in gross income for federal income tax purposes, and it will neither take any action nor make or permit any use of proceeds of the Bonds or other funds of the City treated as proceeds of the Bonds that will cause interest on the Bonds to be included in gross income for federal income tax purposes. The City also covenants that it will, to the extent the arbitrage rebate requirements of Section 148 of the Code are applicable to the Bonds, take all actions necessary to comply (or to be treated as having complied) with those requirements in connection with the Bonds.



(b) *Post-Issuance Compliance.* The Finance Director is authorized and directed to review and update the City's written procedures to facilitate compliance by the City with the covenants in this ordinance and the applicable requirements of the Code that must be satisfied after the Issue Date to prevent interest on the Bonds from being included in gross income for federal tax purposes.

Section 16. Sale and Delivery of the Bonds.

(a) *Manner of Sale of Bonds; Delivery of Bonds.* The Designated Representative is authorized to sell each Series of the Bonds by negotiated sale, private placement, or by competitive sale in accordance with a notice of sale consistent with this ordinance, based on the assessment of the Designated Representative of market conditions, in consultation with appropriate City officials and staff, Bond Counsel and other advisors. In determining the method of sale of a Series and accepting the Bond Sale Terms, the Designated Representative shall take into account those factors that, in the judgment of the Designated Representative, may be expected to result in the lowest true interest cost to the City.

(b) *Procedure for Negotiated Sale or Private Placement.* If the designated Representative determines that the Bonds are to be sold by negotiated sale or private placement, the Designated Representative shall select one or more Purchasers with which to negotiate such sale. The Bond Purchase Agreement for each Series of the Bonds shall set forth the Bond Sale Terms. The Designated Representative is authorized to execute the Bond Purchase Agreement on behalf of the City, so long as the terms provided therein are consistent with the terms of this ordinance.

(c) *Procedure for Competitive Sale.* If the Designated Representative determines that the Bonds are to be sold by competitive sale, the Designated Representative shall cause the preparation of an official notice of bond sale setting forth parameters for the Bond Sale Terms and any other bid parameters that the Designated Representative deems appropriate consistent with this ordinance. Bids for the purchase of the Bonds shall be received at such time or place and by such means as the Designated Representative directs. On the date and time established for the receipt of bids, the Designated Representative (or the designee of the Designated Representative) shall open bids and shall cause the bids to be mathematically verified. The Designated Representative is authorized to award, on behalf of the City, the winning bid and accept the winning bidder's offer to purchase the Bonds, with such adjustments to the aggregate principal amount and principal amount per maturity as the Designated Representative deems appropriate, consistent with the terms of this ordinance. The Designated Representative may reject any or all bids submitted and may waive any formality or irregularity in any bid or in the bidding process if the Designated Representative deems it to be in the City's best interest to do so. If all bids are rejected, the Bonds may be sold pursuant to negotiated sale or in any manner provided by law as the Designated Representative determines is in the best interest of the City, within the parameters set forth in this ordinance.

(d) *Preparation, Execution and Delivery of the Bonds.* The Bonds will be prepared at City expense and will be delivered to the Purchaser in accordance with the Bond Purchase Agreement, together with the approving legal opinion of Bond Counsel regarding the Bonds.

Section 17. Official Statement; Continuing Disclosure.

(a) *Preliminary Official Statement Deemed Final.* The Designated Representative shall review and, if acceptable to him or her, approve the preliminary Official Statement prepared in connection with each sale of a Series of the Bonds to the public or through a Purchaser acting as a placement agent. For the sole purpose of the Purchaser's compliance with paragraph (b)(1) of Rule 15c2-12, the Designated Representative is authorized to deem that preliminary Official Statement final as of its date, except for the omission of information permitted to be omitted by Rule 15c2-12. The City approves the distribution to potential purchasers of the Bonds of a preliminary Official Statement that has been approved by the Designated Representative and been deemed final, if applicable, in accordance with this subsection.

(b) *Approval of Final Official Statement.* The City approves the preparation of a final Official Statement for each Series of the Bonds to be sold to the public in the form of the preliminary Official Statement that has been approved and deemed final in accordance with subsection (a), with such modifications and amendments as the Designated Representative deems necessary or desirable, and further authorizes the Designated Representative to execute and deliver such final Official Statement to the Purchaser if required under Rule 15c2-12. The City authorizes and approves the distribution by the Purchaser of the final Official Statement so executed and delivered to purchasers and potential purchasers of a Series of the Bonds.

(c) *Undertaking to Provide Continuing Disclosure.* If necessary to meet the requirements of paragraph (b)(5) of Rule 15c2-12, as applicable to the Purchaser acting as a participating underwriter for a Series of the Bonds, the Designated Representative is authorized to execute a written undertaking to provide continuing disclosure for the benefit of holders of a Series of the Bonds in substantially the form attached as Exhibit B.

Section 18. Supplemental and Amendatory Ordinances. The City may supplement or amend this ordinance for any one or more of the following purposes without the consent of any Owners of the Bonds:

(a) To add covenants and agreements that do not materially adversely affect the interests of Owners, or to surrender any right or power reserved to or conferred upon the City.

(b) To cure any ambiguities, or to cure, correct or supplement any defective provision contained in this ordinance in a manner that does not materially adversely affect the interest of the Beneficial Owners of the Bonds.

Section 19. General Authorization and Ratification. The Designated Representative and other appropriate officers of the City are severally authorized to take

such actions and to execute such documents as in their judgment may be necessary or desirable to carry out the transactions contemplated in connection with this ordinance, and to do everything necessary for the prompt delivery of each Series of the Bonds to the Purchaser thereof and for the proper application, use and investment of the proceeds of the Bonds. All actions taken prior to the effective date of this ordinance in furtherance of the purposes described in this ordinance and not inconsistent with the terms of this ordinance are ratified and confirmed in all respects.

Section 20. Severability. The provisions of this ordinance are declared to be separate and severable. If a court of competent jurisdiction, all appeals having been exhausted or all appeal periods having run, finds any provision of this ordinance to be invalid or unenforceable as to any person or circumstance, such offending provision shall, if feasible, be deemed to be modified to be within the limits of enforceability or validity. However, if the offending provision cannot be so modified, it shall be null and void with respect to the particular person or circumstance, and all other provisions of this ordinance in all other respects, and the offending provision with respect to all other persons and all other circumstances, shall remain valid and enforceable.

Section 21. Effective Date of Ordinance. This ordinance shall take effect and be in force on the day following the date of its publication in the official newspaper of the City.

PASSED by the City Council of the City of Richland, Washington, at a regular open public meeting thereof, this 16<sup>th</sup> day of May, 2017, and signed in authentication of its passage this 16<sup>th</sup> day of May, 2017.

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ROBERT J. THOMPSON  
Mayor

AUTHENTICATED:

APPROVED AS TO FORM:

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MARCIA HOPKINS  
City Clerk

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HEATHER KINTZLEY  
City Attorney

Date Published: May 21, 2017

**EXHIBIT A**  
**DESCRIPTION OF THE BOND**

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- |     |                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-----|---------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (a) | Principal Amount.         | The Bonds may be issued in one or more Series and shall not exceed the aggregate principal amount of \$25,595,000.                                                                                                                                                                                                                                                                                                                                           |
| (b) | Date or Dates.            | Each Bond shall be dated its Issue Date, which date may not be later than one year after the effective date of this ordinance.                                                                                                                                                                                                                                                                                                                               |
| (c) | Denominations, Name, etc. | The Bonds shall be issued in Authorized Denominations and shall be numbered separately in the manner and shall bear any name and additional designation as deemed necessary or appropriate by the Designated Representative.                                                                                                                                                                                                                                 |
| (d) | Interest Rate(s).         | Each Bond shall bear interest at a fixed rate per annum (computed on the basis of a 360-day year of twelve 30-day months) from the Issue Date or from the most recent date for which interest has been paid or duly provided for, whichever is later. One or more rates of interest may be fixed for the Bonds. No rate of interest for any Bond may exceed 5.25%, and the true interest cost to the City for each Series of the Bonds may not exceed 5.00%. |
| (e) | Payment Dates.            | Interest shall be payable semiannually on dates acceptable to the Designated Representative. Principal payments shall commence on a date acceptable to the Designated Representative and shall be payable at maturity (or in mandatory redemption installments) on dates acceptable to the Designated Representative.                                                                                                                                        |
| (f) | Final Maturity.           | The Bonds shall mature no later than December 1, 2049.                                                                                                                                                                                                                                                                                                                                                                                                       |
| (g) | Redemption Rights.        | The Designated Representative may approve in the Bond Purchase Agreement provisions for the optional and mandatory redemption of Bonds, subject to the following:                                                                                                                                                                                                                                                                                            |

- (1) Optional Redemption. Any Bond may be designated as being (A) subject to redemption at the option of the City prior to its maturity date on the dates and at the prices set forth in the Bond Purchase Agreement; or (B) not subject to redemption prior to its maturity date. If a Bond is subject to optional redemption prior to its maturity, it must be subject to such redemption on one or more dates occurring not more than 10½ years after the Issue Date.
- (2) Mandatory Redemption. Any Bond may be designated as a Term Bond, subject to mandatory redemption prior to its maturity on the dates and in the amounts set forth in the Bond Purchase Agreement.

(h) Price.

The purchase price for each Series of the Bonds may not be less than 98% or more than 125% of the stated principal amount of that Series.

(i) Other Terms and Conditions.

- (1) A Series of the Bonds may not be issued if it would cause the indebtedness of the City to exceed the City's legal debt capacity on the Issue Date.
- (2) The Designated Representative shall select the Refunded Bonds from among the Refunding Candidates for which the minimum savings target is met. The minimum savings target requires a minimum net present value savings of 4.00% of the Refunded Bonds.
- (2) The Designated Representative may determine whether it is in the City's best interest to provide for bond insurance or other credit enhancement; and may accept such additional terms, conditions and covenants as he or she may determine are in the best interests of the City, consistent with this ordinance.



## **EXHIBIT B**

**[Form of]**

### **UNDERTAKING TO PROVIDE CONTINUING DISCLOSURE**

**City of Richland, Washington**

**Limited Tax General Obligation [Improvement and Refunding] Bonds, 2017**

The City of Richland, Washington (the “City”), makes the following written Undertaking for the benefit of holders of the above-referenced bonds (the “Bonds”), for the sole purpose of assisting the Purchaser in meeting the requirements of paragraph (b)(5) of Rule 15c2-12, as applicable to a participating underwriter for the Bonds. Capitalized terms used but not defined below shall have the meanings given in Ordinance No. 08-17 of the City (the “Bond Ordinance”).

(a) Undertaking to Provide Annual Financial Information and Notice of Listed Events. The City undertakes to provide or cause to be provided, either directly or through a designated agent, to the MSRB, in an electronic format as prescribed by the MSRB, accompanied by identifying information as prescribed by the MSRB:

(i) Annual financial information and operating data of the type included in the final official statement for the Bonds and described in paragraph (b) (“annual financial information”);

(ii) Timely notice (not in excess of 10 business days after the occurrence of the event) of the occurrence of any of the following events with respect to the Bonds: (1) principal and interest payment delinquencies; (2) non-payment related defaults, if material; (3) unscheduled draws on debt service reserves reflecting financial difficulties; (4) unscheduled draws on credit enhancements reflecting financial difficulties; (5) substitution of credit or liquidity providers, or their failure to perform; (6) adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notice of Proposed Issue (IRS Form 5701 – TEB) or other material notices or determinations with respect to the tax status of the Bonds, or other material events affecting the tax status of the Bonds; (7) modifications to rights of holders of the Bonds, if material; (8) bond calls (other than scheduled mandatory redemptions of Term Bonds), if material, and tender offers; (9) defeasances; (10) release, substitution, or sale of property securing repayment of the Bonds, if material; (11) rating changes; (12) bankruptcy, insolvency, receivership or similar event of the City, as such “Bankruptcy Events” are defined in Rule 15c2-12; (13) the consummation of a merger, consolidation, or acquisition involving the City or the sale of all or substantially all of the assets of the City other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material; and (14) appointment of a successor or additional trustee or the change of name of a trustee, if material.

(iii) Timely notice of a failure by the City to provide required annual financial information on or before the date specified in paragraph (b).

(b) Type of Annual Financial Information Undertaken to be Provided. The annual financial information that the City undertakes to provide in paragraph (a):

(i) Shall consist of (1) annual financial statements prepared (except as noted in the financial statements) in accordance with applicable generally accepted accounting principles applicable to local governmental units of the State such as the City, as such principles may be changed from time to time, which statements may be unaudited, provided, that if and when audited financial statements are prepared and available they will be provided; (2) principal amount of general obligation bonds outstanding at the end of the applicable fiscal year; (3) assessed valuation for that fiscal year; and (4) property tax levy amounts and rates for that fiscal year;

(ii) Shall be provided not later than the last day of the ninth month after the end of each fiscal year of the City (currently, a fiscal year ending December 31), as such fiscal year may be changed as required or permitted by State law, commencing with the City's fiscal year ending December 31, 2016; and

(iii) May be provided in a single or multiple documents, and may be incorporated by specific reference to documents available to the public on the Internet website of the MSRB or filed with the SEC.

(c) Amendment of Undertaking. This Undertaking is subject to amendment after the primary offering of the Bonds without the consent of any holder of any Bond, or of any broker, dealer, municipal securities dealer, participating underwriter, Rating Agency or the MSRB, under the circumstances and in the manner permitted by Rule 15c2-12. The City will give notice to the MSRB of the substance (or provide a copy) of any amendment to the Undertaking and a brief statement of the reasons for the amendment. If the amendment changes the type of annual financial information to be provided, the annual financial information containing the amended financial information will include a narrative explanation of the effect of that change on the type of information to be provided.

(d) Beneficiaries. This Undertaking shall inure to the benefit of the City and the holder of each Bond, and shall not inure to the benefit of or create any rights in any other person.

(e) Termination of Undertaking. The City's obligations under this Undertaking shall terminate upon the legal defeasance of all of the Bonds. In addition, the City's obligations under this Undertaking shall terminate if the provisions of Rule 15c2-12 that require the City to comply with this Undertaking become legally inapplicable in respect of the Bonds for any reason, as confirmed by an opinion of Bond Counsel delivered to the City, and the City provides timely notice of such termination to the MSRB.

(f) Remedy for Failure to Comply with Undertaking. As soon as practicable after the City learns of any failure to comply with this Undertaking, the City will proceed with due diligence to cause such noncompliance to be corrected. No failure by the City or other obligated person to comply with this Undertaking shall constitute a default in respect of the Bonds. The sole remedy of any holder of a Bond shall be to take action to

compel the City or other obligated person to comply with this Undertaking, including seeking an order of specific performance from an appropriate court.

(g) Designation of Official Responsible to Administer Undertaking. The Finance Director or his or her designee is the person designated, in accordance with the Bond Ordinance, to carry out the Undertaking in accordance with Rule 15c2-12, including, without limitation, the following actions:

(i) Preparing and filing the annual financial information undertaken to be provided;

(ii) Determining whether any event specified in paragraph (a) has occurred, assessing its materiality, where necessary, with respect to the Bonds, and preparing and disseminating any required notice of its occurrence;

(iii) Determining whether any person other than the City is an “obligated person” within the meaning of Rule 15c2-12 with respect to the Bonds, and obtaining from such person an undertaking to provide any annual financial information and notice of listed events for that person required under Rule 15c2-12;

(iv) Selecting, engaging and compensating designated agents and consultants, including financial advisors and legal counsel, to assist and advise the City in carrying out this Undertaking; and

(v) Effecting any necessary amendment of this Undertaking.

## **CERTIFICATION**

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

1. The attached copy of Ordinance No. 08-17 (the "Ordinance") is a full, true and correct copy of an ordinance duly passed at a regular meeting of the City Council of the City held at the regular meeting place thereof on May 16, 2017, as that ordinance appears on the minute book of the City.

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

Dated: May 16, 2017.

CITY OF RICHLAND, WASHINGTON

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MARCIA HOPKINS  
City Clerk



## COUNCIL AGENDA ITEM COVERSHEET

Council Date: 05/16/2017

Agenda Category: Ordinances - Second Reading/Passage

Key Element: Key I - Financial Stability & Operational Effectiveness

**Subject:**

Ordinance No. 09-17, Sale of 2017 Waterworks Utility Revenue and Refunding Bonds

**Department:**

Administrative Services

**Ordinance/Resolution Number:**

09-17

**Document Type:**

Ordinance

**Recommended Motion:**

Give second reading and pass Ordinance No. 09-17, for the sale of Waterworks Utility Revenue and Refunding Bonds, 2017

**Summary:**

The 2017-2030 Capital Improvement Plan includes projects for both the Water Fund and the Sewer Fund that are scheduled to be bond financed. Water fund projects include replacement of the Yakima River Crossing Pipeline and other improvements to the water system. Sewer fund projects include Influent Upgrades. Total bond financing needed for these projects is approximately \$10.7 million.

The Water and Sewer Funds collectively have outstanding 2009 revenue bonds with 21 years of debt service remaining, \$2,445,000 of which is eligible for advance refunding. At current interest rates, there is an opportunity to advance refund these bonds at a savings to the City. Anticipated net present value savings from refunding is approximately \$190,315, or approximately 7.78%. In 2015, the City utilized a bank line of credit to interim finance the water and sewer improvements in Local Improvement District No. 197 at Reata Road. The final assessment roll was approved by Council on August 16, 2016. After assessment prepayments, approximately \$408,000 remains in the line of credit to be financed by bonds over the 15-year life of the LID assessments.

The total bonds to be issued is not to exceed \$14,575,000, which takes into account financing costs and current interest rates. Depending on the economic climate on the day of the bond sale, the actual bonds sold may be a lower amount. The refunding bonds will not extend the term of the original debt.

The ordinance enables Council to appoint the Administrative Services Director as the City's designated representative to approve the final terms of the sale and issuance of the bonds within designated parameters approved by Council. This allows the pricing of the bonds to be timed to best meet market conditions. The parameters are outlined in Exhibit A and B of the ordinance. Council gave first reading to Ordinance 09-17 on May 2, 2017, and no exceptions were taken. Staff recommends approval of Ordinance No. 09-17.

**Fiscal Impact:**

Yes

The actual amount of the bonds is anticipated to be no more than \$14,575,000. The annual principal and interest payments on the proposed bonds are anticipated in the Water and Sewer Funds' most recent rate studies.

**Attachments:**

- I. Proposed Ord. No. 09-17; Waterworks Bond



CITY OF RICHLAND

ORDINANCE NO. 09-17

AN ORDINANCE relating to the combined waterworks utility of the City, including the water, wastewater and stormwater systems; providing for the issuance, sale and delivery of not to exceed \$14,575,000 aggregate principal amount of combined waterworks utility improvement and refunding revenue bonds (1) to pay a portion of the cost of the Projects, (2) to pay and redeem the City's outstanding Waterworks Utility Revenue Bond Anticipation Note, 2015 (ULID No.197), (3) depending on market conditions, to carry out the refunding of certain of the City's outstanding waterworks utility revenue bonds, (4) to make a deposit to the Reserve Account (if necessary), and (5) to pay the administrative costs of such refunding and the costs of issuance and sale of the bonds; adopting a system or plan of additions and betterments to and extensions of the existing water and wastewater portions of the combined waterworks utility and ordering the carrying out of such plan of additions, which includes the Projects; fixing or setting parameters with respect to certain terms and covenants of the bonds; and appointing the City's designated representative to approve the Bond Sale Terms of the sale of the bonds and providing for other related matters.

Passed: May 16, 2017

*This document prepared by*

*STRADLING YOCCA CARLSON & RAUTH, PC  
999 Third Avenue, Suite 3610  
Seattle, Washington  
(206) 829-3000*

## TABLE OF CONTENTS

|                                                                                             |                                     |
|---------------------------------------------------------------------------------------------|-------------------------------------|
| ARTICLE I DEFINITIONS .....                                                                 | <b>Error! Bookmark not defined.</b> |
| Section 1.01    Definitions .....                                                           | 1                                   |
| ARTICLE II FINDINGS AND DETERMINATIONS.....                                                 | 12                                  |
| Section 2.01    Findings and Determinations .....                                           | 12                                  |
| ARTICLE III AUTHORIZATION AND ISSUANCE OF BONDS; DESIGNATED<br>REPRESENTATIVE .....         | 14                                  |
| Section 3.01    Authorization of Bonds .....                                                | 14                                  |
| Section 3.02    Description of the Bonds; Appointment of Designated<br>Representative ..... | 14                                  |
| Section 3.03    Bond Registrar; Registration and Transfer of Bonds.....                     | 14                                  |
| Section 3.04    Redemption Provisions and Purchase of Bonds .....                           | 15                                  |
| Section 3.05    Failure To Pay Bonds.....                                                   | 17                                  |
| ARTICLE IV FORM AND EXECUTION OF BONDS; MANNER OF PAYMENT .....                             | 17                                  |
| Section 4.01    Form of Bonds; Signatures and Seal .....                                    | 17                                  |
| Section 4.02    Authentication .....                                                        | 17                                  |
| Section 4.03    Payment of Bonds.....                                                       | 17                                  |
| ARTICLE V PLEDGE; FLOW OF FUNDS; SPECIAL FUNDS AND ACCOUNTS.....                            | 18                                  |
| Section 5.01    Pledge of Revenues and Lien Position of Bonds .....                         | 18                                  |
| Section 5.02    Flow of Funds.....                                                          | 18                                  |
| Section 5.03    Bond Fund .....                                                             | 19                                  |
| Section 5.04    Rate Stabilization Account .....                                            | 21                                  |
| ARTICLE VI USE OF BOND PROCEEDS; REFUNDING OF REFUNDED BONDS ....                           | 22                                  |
| Section 6.01    Disposition and Use of Bond Proceeds.....                                   | 22                                  |
| Section 6.02    Refunding of the Refunded Bonds .....                                       | 22                                  |
| Section 6.03    City Findings with Respect to Refunding.....                                | 24                                  |
| ARTICLE VII BOND AND TAX COVENANTS; FUTURE PARITY BONDS.....                                | 24                                  |
| Section 7.01    Bond Covenants.....                                                         | 24                                  |
| Section 7.02    Authorization of Future Parity Bonds; Subordinate Bonds .....               | 26                                  |
| Section 7.03    Separate Utility Systems .....                                              | 26                                  |
| Section 7.04    Contract Resource Obligations .....                                         | 27                                  |
| Section 7.05    Tax Covenants.....                                                          | 28                                  |
| ARTICLE VIII OFFICIAL STATEMENT; CONTINUING DISCLOSURE .....                                | 28                                  |
| Section 8.01    Preliminary Official Statement Deemed Final.....                            | 28                                  |

|                                                                  |                                                    |                                     |
|------------------------------------------------------------------|----------------------------------------------------|-------------------------------------|
| Section 8.02                                                     | Approval of Final Official Statement .....         | 28                                  |
| Section 8.03                                                     | Undertaking to Provide Continuing Disclosure ..... | 28                                  |
| ARTICLE IX AMENDMENTS; DEFAULTS AND REMEDIES .....               |                                                    | 29                                  |
| Section 9.01                                                     | Amendatory and Supplemental Ordinances.....        | 29                                  |
| Section 9.02                                                     | Defaults and Remedies .....                        | 31                                  |
| ARTICLE X MISCELLANEOUS .....                                    |                                                    | 35                                  |
| Section 10.01                                                    | Refunding or Defeasance of the Bonds .....         | 35                                  |
| Section 10.02                                                    | Sale and Delivery of the Bonds.....                | <b>Error! Bookmark not defined.</b> |
| Section 10.03                                                    | General Authorization and Ratification .....       | 35                                  |
| Section 10.04                                                    | Severability .....                                 | 37                                  |
| Section 10.05                                                    | Effective Date of Ordinance .....                  | 37                                  |
| Exhibit A – Outstanding Parity Bonds                             |                                                    |                                     |
| Exhibit B – Parameters for Bond Sale Terms                       |                                                    |                                     |
| Exhibit C – Parity Bond Test                                     |                                                    |                                     |
| Exhibit D – Plan of Additions; Description of the Projects       |                                                    |                                     |
| Exhibit E – Form of Undertaking to Provide Continuing Disclosure |                                                    |                                     |

CITY OF RICHLAND, WASHINGTON

ORDINANCE NO. 09-17

AN ORDINANCE relating to the combined waterworks utility of the City, including the water, wastewater and stormwater systems; providing for the issuance, sale and delivery of not to exceed \$14,575,000 aggregate principal amount of combined waterworks utility improvement and refunding revenue bonds (1) to pay a portion of the cost of the Projects, (2) to pay and redeem the City's outstanding Waterworks Utility Revenue Bond Anticipation Note, 2015 (ULID No.197), (3) depending on market conditions, to carry out the refunding of certain of the City's outstanding waterworks utility revenue bonds, (4) to make a deposit to the Reserve Account (if necessary), and (5) to pay the administrative costs of such refunding and the costs of issuance and sale of the bonds; adopting a system or plan of additions and betterments to and extensions of the existing water and wastewater portions of the combined waterworks utility and ordering the carrying out of such plan of additions, which includes the Projects; fixing or setting parameters with respect to certain terms and covenants of the bonds; and appointing the City's designated representative to approve the Bond Sale Terms of the sale of the bonds and providing for other related matters.

BE IT ORDAINED BY THE CITY OF RICHLAND as follows:

ARTICLE I  
DEFINITIONS

Section 1.01 Definitions. As used in this ordinance the following words shall have the following meanings:

(a) "2009 Bonds" means the City's Water and Sewer Improvement and Refunding Revenue Bonds, 2009, as described in Exhibit A to this ordinance.

(b) "2012 Bonds" means the City's Water and Sewer Improvement and Refunding Revenue Bonds, 2009, as described in Exhibit A to this ordinance.

(c) "2014 Bonds" means the City's Water and Sewer Improvement and Refunding Revenue Bonds, 2009, as described in Exhibit A to this ordinance.

(d) "Acquired Obligations" means those United States Treasury Certificates of Indebtedness, Notes and Bonds-State and Local Government Series and other direct, noncallable obligations of the United States of America purchased to accomplish the refunding of the Refunded Bonds as authorized by this ordinance.

(e) *“Adjusted Net Revenue”* means Net Revenue. ***From and after the redemption or defeasance of all of the 2009 and 2012 Bonds,*** *“Adjusted Net Revenue” shall mean Net Revenue, plus withdrawals from the Rate Stabilization Account, less deposits to the Rate Stabilization Account.*

(f) *“Adjusted Annual Debt Service”* means Annual Debt Service. ***From and after the redemption or defeasance of the outstanding 2009, 2012 and 2014 Bonds,*** *“Adjusted Annual Debt Service” shall mean Annual Debt Service, less the amount scheduled to be received as a Tax Credit Subsidy Payment in each calendar year.*

(g) *“Annual Debt Service”* for the applicable series of Parity Bonds for any Fiscal Year means all the interest, plus all principal (except principal of Term Bonds due in any Term Bond Maturity Year which Term Bonds are subject to either mandatory prior redemption or sinking fund requirements), and plus all mandatory redemption installments and Sinking Fund Installments for that Fiscal Year, less all bond interest payable from the proceeds of any such bonds in that Fiscal Year. Calculations of Annual Debt Service shall exclude Parity Bonds that have been defeased or are no longer outstanding.

(h) *“Assessment Bonds”* means a portion of the original principal amount of any issue of Parity Bonds equal to the total remaining unpaid principal amount (at the time of passage of the ordinance providing for the issuance and sale of those bonds) of ULID Assessments on any final assessment roll or rolls of one or more ULIDs formed in connection with the improvements being financed by that issue of Parity Bonds (or bonds being refunded by those Parity Bonds). The original principal amount of such issue of bonds in excess of Assessment Bonds shall be referred to as “bonds that are not Assessment Bonds.” Assessment Bonds shall be allocated to each \$5,000 of bonds in proportion to their percentage of the entire issue of bonds. When a bond of any issue of bonds containing Assessment Bonds is redeemed, purchased, defeased or retired, the same percentage of that bond as the percentage of Assessment Bonds is to that total issue of bonds shall be treated as being redeemed, purchased, defeased or retired.

(i) *“Authorized Denomination”* means \$5,000 or any integral multiple thereof within a maturity of the Bonds.

(j) *“Average Annual Debt Service”* means the sum of the Adjusted Annual Debt Service for the remaining Fiscal Years to the last scheduled maturity of the applicable series of Parity Bonds divided by the number of those Fiscal Years.

(k) *“Beneficial Owner”* means, with respect to a Bond, the owner of any beneficial interest in that Bond.

(l) *“Bond”* means each bond authorized in Section 3.01 of this ordinance, and issued pursuant to and for the purposes provided in this ordinance.

(m) *“Bond Counsel”* means the firm of Stradling Yocca Carlson & Rauth, PC, its successor, or any other attorney or firm of attorneys selected by the City with a nationally recognized standing as bond counsel in the field of municipal finance.



(n) *“Bond Fund”* means that special fund of the City known as the Water and Sewer Revenue Refunding Bond Fund, 1986, created by Ordinance No. 29-86 for the payment of the principal of and interest on the Outstanding Parity Bonds, the Bonds and any Future Parity Bonds.

(o) *“Bond Purchase Agreement”* means an offer to purchase the Bonds, setting forth certain terms and conditions of the issuance, sale and delivery of the Bonds, which offer is authorized to be accepted by the Designated Representative on behalf of the City, if consistent with this ordinance.

(p) *“Bond Register”* means the books or records maintained by the Bond Registrar for the purpose of identifying ownership of each Bond.

(q) *“Bond Registrar”* means the Fiscal Agent, or any successor bond registrar selected by the City.

(r) *“Bond Sale Terms”* means the terms and conditions for the sale of the Bonds including the amount, date or dates, denominations, interest rate or rates (or mechanism for determining interest rate or rates), payment dates, final maturity, redemption rights, price, and other terms or covenants, including minimum savings for refunding bonds (if the refunding bonds are issued for savings purposes).

(s) *“City”* means the City of Richland, Washington, a duly organized and legally existing charter city of the first class under the laws of the State.

(t) *“City Contribution”* means money of the City from sources other than proceeds of the Bonds that legally available and allocated to carrying out the Refunding Plan.

(u) *“City Council”* means the legislative authority of the City, as duly and regularly constituted from time to time.

(v) *“Code”* means the United States Internal Revenue Code of 1986, as amended, and applicable rules and regulations promulgated thereunder.

(w) *“Contract Resource Obligation”* means an obligation of the City designated as a Contract Resource Obligation and entered into in accordance with Section 7.04 of this ordinance.

(x) *“Coverage Requirement”* means annual Net Revenue of the Waterworks Utility at least equal to 1.25 times actual Annual Debt Service on all outstanding Parity Bonds that are not Assessment Bonds, and ULID Assessments, plus Net Revenue remaining after satisfying the preceding clause, at least equal to Annual Debt Service on all outstanding Parity Bonds that are Assessment Bonds. For purposes of testing whether the Coverage Requirement is met, the coverage ratio shall be calculated using Adjusted Net Revenue and Adjusted Annual Debt Service.

(y) *“Covered Bonds”* means

(1) All Outstanding 2009 Parity Bonds, 2012 Parity Bonds and 2014 Parity Bonds;

(2) Each series of Future Parity Bonds that the City designates as a series of Covered Bonds pursuant to the terms of the issuance and sale to the initial purchaser of such Future Parity Bonds, provided that all Future Parity Bonds shall be deemed to be Covered Bonds until such time as the 2009 Parity Bonds, 2012 Parity Bonds and 2014 Parity Bonds are no longer outstanding, at which time any Future Parity Bonds not designated as Covered Bonds shall cease to be secured by the Reserve Account; and

(3) For so long as the 2009 Bonds, 2012 Bonds and 2014 Bonds remain outstanding, the Bonds authorized hereunder. In approving the Bond Sale Terms for the Bonds, the Designated Representative may make determination that, upon the redemption or defeasance of the 2009 Bonds, 2012 Bonds and 2014 Bonds, the Bonds authorized shall no longer be designated as Covered Bonds, in which event the Bonds shall cease to be secured by the Reserve Account.

(z) “DTC” means The Depository Trust Company, New York, New York, or its nominee.

(aa) “*Designated Representative*” means the officer of the City appointed in Section 3.02 of this ordinance to serve as the City's designated representative in accordance with RCW 39.46.040(2).

(bb) “*Finance Director*” means the person who holds the office or has the official responsibilities of Finance Director of the City or successor office.

(cc) “*Fiscal Agent*” means the fiscal agent of the State, as the same may be designated by the State from time to time.

(dd) “*Fiscal Year*” means a year beginning January 1 and ending December 31, or such other fiscal year as may later be fixed by law.

(ee) “*Future Parity Bonds*” means all combined waterworks utility revenue bonds of the City issued after the date of the issuance of the Bonds and having a lien and charge upon the Net Revenue of the Waterworks Utility and ULID Assessments on a parity with the lien and charge upon such Net Revenue and ULID Assessments of the Outstanding Parity Bonds and the Bonds for the payment of the principal thereof and interest thereon.

(ff) “*Government Obligations*” has the meaning given in RCW 39.53.010, as now in effect or as may hereafter be amended.

(gg) “*Gross Revenue of the Waterworks Utility*” or “*Gross Revenue*” means all of the earnings and revenues received by the City from the maintenance and operation of the Waterworks Utility and all earnings from the investment of money on deposit in the Bond Fund. Gross Revenue excludes: ULID Assessments; government grants; City

taxes; principal proceeds of bonds; earnings or proceeds from any investments in a trust, defeasance or escrow fund created to defease or refund Waterworks Utility obligations until commingled with other earnings and revenues of the Waterworks Utility; and all amounts held in a special account for the purpose of paying a rebate to the United States Government under the Code.

(hh) *“Independent Consulting Engineer”* means either (1) an independent professional engineer experienced in the design, construction or operation of municipal utilities of comparable size and character to the Waterworks Utility, or (2) an independent certified public accountant or other professional consultant experienced in the development of rates and charges for municipal utilities of comparable size and character to the Waterworks Utility.

(ii) *“Interest Payment Date”* means each semiannual date fixed by the Designated Representative for the payment of interest on the Bonds.

(jj) *“Issue Date”* means, with respect to a Bond, the date of initial issuance and delivery of that Bond to the Purchaser in exchange for the purchase price of that Bond.

(kk) *“Letter of Representations”* means the Blanket Issuer Letter of Representations between the City and DTC, dated February 2, 1998, as it may be amended from time to time, and any successor or substitute letter relating to the operational procedures of the Securities Depository.

(ll) *“MSRB”* means the Municipal Securities Rulemaking Board.

(mm) *“Maintenance and Operation Expense”* means all reasonable expenses incurred by the City in causing the Waterworks Utility to be operated and maintained in good repair, working order and condition, but shall not include depreciation, amortization or other similar recognitions of non-cash expense items made for accounting purposes only; or any City levied taxes or payments to the City in lieu of taxes. The cost of insurance shall be considered a Maintenance and Operation Expense.

(nn) *“Maximum Annual Debt Service”* means the maximum amount of Adjusted Annual Debt Service which will mature or come due in the current Fiscal Year or any future Fiscal Year.

(oo) *“Maximum Reserve Requirement”* means the maximum dollar amount permitted by the Code to be allocated to a debt service reserve fund from tax-exempt or tax-advantaged bond proceeds, without requiring such amounts to be invested at a restricted yield.

(pp) *“Net Revenue of the Waterworks Utility”* or *“Net Revenue”* means the Gross Revenue less the Maintenance and Operation Expense.

(qq) “*Official Statement*” means an offering document, disclosure document, private placement memorandum or substantially similar disclosure document provided to purchasers and potential purchasers in connection with the initial offering of the Bonds in conformance with Rule 15c2-12 or other applicable regulations of the SEC.

(rr) “*Outstanding Parity Bonds*” means the 2009 Bonds, 2012 Bonds and 2014 Bonds, as defined in Exhibit A. Upon the issuance of the Bonds, the “Outstanding Parity Bonds” shall exclude the Refunded Bonds.

(ss) “*Owner*” means, without distinction, the Registered Owner and the Beneficial Owner.

(tt) “*Parity Bond Test*” means (1) with respect to the issuance of the Bonds, the conditions for issuing Future Parity Bonds, as set forth in the applicable ordinances authorizing the Outstanding Parity Bonds; and (2) with respect to the issuance of Future Parity Bonds, the conditions for issuing Future Parity Bonds, as set forth in Exhibit C of this ordinance, which is incorporated by this reference.

(uu) “*Parity Bonds*” means the Outstanding Parity Bonds, the Bonds and any Future Parity Bonds.

(vv) “*Permitted Investments*” means the following to the extent the same are legal for the investment of money of the City, and unless expressly provided, stripped securities are permitted only if they have been stripped by the agency itself: (1) any bonds or other obligations which as to principal and interest constitute direct obligations (including obligations issued or held in book-entry form on the books of the Department of the Treasury, and CATS and TGRS) of, or are unconditionally guaranteed by, the United States, including obligations of any of the federal agencies set forth in clause (2) below to the extent unconditionally guaranteed by the United States; (2) obligations of the Export-Import Bank of the United States, the Government National Mortgage Association, the Federal National Mortgage Association to the extent guaranteed by the Government National Mortgage Association, the Federal Financing Bank, the Farmers Home Administration, the Federal Home Loan Bank (senior debt obligations) and the Federal Home Loan Mortgage Association, or any agency or instrumentality of the Federal Government which shall be established for the purposes of acquiring the obligations of any of the foregoing or otherwise providing financing therefor; (3) new housing authority bonds issued by public agencies or municipalities and fully secured as to payment of both principal and interest by a pledge of annual contributions under an annual contributions contract or contracts with the United States, or project notes issued by public agencies or municipalities and fully secured as to payment of both principal and interest by a requisition or payment agreement with the United States; (4) direct and general obligations of any State of the United States, to the payment of the principal of and interest on which the full faith and credit of such State is pledged, and if, at the time of their purchase, such obligations are rated in one of the two highest rating categories by either Moody’s Investors Service, Inc., or Standard & Poor’s; (5) certificates of deposit, whether negotiable or nonnegotiable, issued by any bank or trust company organized under the laws of any State of the United States of America or any national banking association, if

such certificates of deposit shall be (i) continuously and fully insured by the Federal Deposit Insurance Corporation, or (ii) issued by any bank or trust company or any savings and loan association which is a recognized qualified public depository of the State of Washington under chapter 39.58 RCW, as it may be amended, or (iii) continuously and fully secured by such securities as are described in clauses (1) and (2) above, which shall have a market value (exclusive of accrued interest) at all times at least equal to the principal amount of such certificates of deposit and such securities are in possession of the City or a qualified trustee for the City; (6) any repurchase agreement with any bank or trust company organized under the laws of any State of the United States or any national banking association, which is secured by such securities as described in clauses (1) and (2) above with a market value determined weekly equal to 104% of the face amount of the repurchase agreement and which bank, trust company or national banking association has outstanding (or which has a related holding company, which has outstanding) long term obligations rated “A” or better by Moody’s Investors Service, Inc., or “A-3” or better by Standard & Poor’s, or whose commercial paper is rated “P-2” or better by Moody’s Investors Service, Inc., or “A-2” or better by Standard & Poor’s and which securities serving as such collateral are in possession of the City or a qualified trustee for the City; and (7) any other investments or investment agreements permitted under the laws of the State of Washington as amended from time to time and that are on the then approved investment list of, or otherwise approved by, the insurer of any Outstanding Parity Bonds. ***Upon the redemption or defeasance of all of the 2009 Bonds and 2012 Bonds, the definition of “Permitted Investments” shall read as follows:*** “Permitted Investments” means any investment that is permitted under state law as a legal investment for the money of the City at the time of such investment.

(ww) “Plan of Additions” means the plan of additions, betterments and extensions to the combined waterworks utility and related facilities as set forth in the City’s Capital Improvement Plan (2017-2030), adopted by Ordinance No. 60-16, as the same may be amended from time to time. The Plan of Additions also includes the Projects identified in in Exhibit D to this ordinance.

(xx) “Principal and Interest Account” means the account of that name created in the Bond Fund for the payment of the principal of and interest on the Parity Bonds.

(yy) “Principal Payment Date” means each annual date fixed for the payment of principal of the Bonds, whether at maturity or in mandatory redemption payments for any Term Bonds.

(zz) “Projects” means the Water and Wastewater elements of the Plan of Additions, as identified in Exhibit D to this ordinance, and as such projects may be adjusted from time to time by the City to include other elements of the City’s then-current Capital Improvement Plan.

(aaa) “Purchaser” means the corporation, firm, association, partnership, trust, bank, financial institution or other legal entity or group of entities selected by the Designated Representative to serve as purchaser in a private placement, underwriter for a negotiated sale or awarded as the successful bidder in a competitive sale of the Bonds.

(bbb) “*Rate Stabilization Account*” means the Waterworks Utility Rate Stabilization Account to be created and established pursuant to Section 5.04 of this ordinance.

(ccc) “*Rating Agency*” means any nationally recognized rating agency then maintaining a rating on the Bonds at the request of the City.

(ddd) “*Record Date*” means the Bond Registrar's close of business on the 15th day of the month preceding an interest payment date. With respect to redemption of a Bond prior to its maturity, the Record Date shall mean the Bond Registrar's close of business on the date on which the Bond Registrar sends the notice of redemption in accordance with Section 3.04.

(eee) “*Redemption Date*” means the date or dates selected by the Designated Representative for the call, payment and redemption of the Refunded Bonds, as set forth in the Refunding Plan.

(fff) “*Refunded Bond Ordinance*” means the ordinance that authorized the issuance and sale of the Refunded Bonds.

(ggg) “*Refunded Bonds*” means all or a portion of the Refunding Candidates selected by the Designated Representative to be refunded pursuant to the authorization set forth in this ordinance.

(hhh) “*Refunding Candidates*” means any or all of the following principal portions of the callable maturities of the 2009 Bonds, which portions were previously allocated to the new money portion of the 2009 Bonds, and the refunding of which has been provided for in this ordinance:

*Water and Sewer Improvement and Refunding Revenue Bonds, 2009*

| Maturity<br>(Dec. 1) | Principal<br>Amounts | Interest<br>Rates | Maturity<br>(Dec. 1) | Principal<br>Amounts | Interest<br>Rates |
|----------------------|----------------------|-------------------|----------------------|----------------------|-------------------|
| 2019                 | \$75,000             | 5.000%            | 2029*                | \$500,000            | 5.000%            |
| 2020                 | 75,000               | 5.000             | 2029*                | 305,000              | 4.500             |
| 2021                 | 80,000               | 5.000             | **                   | **                   | **                |
| **                   | **                   | **                | 2038                 | 1,410,000            | 5.125             |

*\*Bifurcated maturity*



(iii) “*Refunding Plan*” means (as further set forth in the Refunding Trust Agreement):

(1) the deposit with the Refunding Trustee of proceeds of the Bonds together with the City Contribution (if any), in an amount sufficient to acquire the Acquired Obligations, of any, and establish a beginning cash balance;

(2) the purchase by the Refunding Trustee of the maturing principal of and interest on the Acquired Obligations and the application of such amounts (together with any other cash balance held by it) (i) to the payment of principal of and interest on the Refunded Bonds (if any) as the same become due, and (ii) on their respective Redemption Date(s), to the call, payment and redemption of the Refunded Bonds at a price equal to 100% of the principal amount to be redeemed plus accrued interest to that date; and

(3) at the direction of the City’s Designated Representative, the payment of the costs of issuing the refunding portion of the Bonds and the costs of carrying out the foregoing elements of the Refunding Plan.

(jjj) “*Refunding Trust Agreement*” means a refunding trust agreement between the City and the Refunding Trustee providing for the carrying out of the Refunding Plan.

(kkk) “*Refunding Trustee*” means the trustee, or any successor trustee, selected by the Designated Representative to serve as refunding trustee pursuant to Section 6.02.

(lll) “*Registered Owner*” means, with respect to a Bond, the person in whose name that Bond is registered on the Bond Register. For so long as the City utilizes the book-entry only system for the Bonds under the Letter of Representations, Registered Owner shall mean the Securities Depository.

(mmm) “*Reserve Account*” means the common debt service reserve account previously created and maintained within the Bond Fund to secure the payment of the principal of and interest on the Parity Bonds that are Covered Bonds.

(nnn) “*Reserve Account Instrument*” shall mean, by way of example and not of limitation, letters of credit, bond insurance policies and surety bonds, issued by a Reserve Insurer that is rated at the time of delivery of such Reserve Account Instrument, in one of the two highest categories of each of Moody’s Investors Service, Inc., and Standard & Poor’s (without regard to any gradations within a single category). ***Upon the redemption or defeasance of all of the 2009 Bonds, 2012 Bonds and 2014 Bonds, a Reserve Insurer (as defined in the preceding sentence) must be rated, at the time of delivery of the Reserve Account Instrument, in one of the two highest categories (without regard to any gradations within a single category) by at least one nationally recognized rating agency.***

(ooo) “*Reserve Insurer*” means, with respect to any Future Parity Bonds, the issuer (or successor thereto) of each Reserve Account Instrument obtained in connection with the issuance of those Future Parity Bonds.

(ppp) “*Reserve Requirement*” means the least of (1) Maximum Annual Debt Service on all bonds secured by the Reserve Account or an applicable subaccount therein, (2) 1.25 times Average Annual Debt Service on all bonds secured by the Reserve Account or an applicable subaccount therein, and (3) 10% of the issue price of all bonds secured by the Reserve Account or an applicable subaccount therein. ***Upon the redemption or defeasance of all of the 2009 Bonds, 2012 Bonds and 2014 Bonds, the Reserve Requirement for the Covered Bonds shall mean the sum of the amounts required to be deposited into the common reserve in respect of each series of Covered Bonds then outstanding (as determined pursuant to the authorizing ordinance for each such series) such that the total Reserve Requirement does not exceed the Maximum Reserve Requirement.***

(qqq) “*Revenue Fund*” means, collectively, the Water Utility Fund, the Wastewater Utility Fund and the Stormwater Utility Fund established and created by City Ordinances Nos. 80, 77 and 9-98, respectively.

(rrr) “*Rule 15c2-12*” means Rule 15c2-12 promulgated by the SEC under the Securities Exchange Act of 1934, as amended.

(sss) “*SEC*” means the United States Securities and Exchange Commission.

(ttt) “*Securities Depository*” means DTC, any successor thereto, any substitute securities depository selected by the City that is qualified under applicable laws and regulations to provide the services proposed to be provided by it, or the nominee of any of the foregoing.

(uuu) “*Separate Utility System*” means any water, wastewater, stormwater or other utility service or facilities that may be created, acquired or constructed by the City as provided in Section 7.03 of this ordinance.

(vvv) “*Series of the Bonds*” or “*Series*” means a series of the Bonds issued pursuant to this ordinance.

(www) “*Sinking Fund Installment*” or “*Sinking Fund Installments*” means the amount required to be paid for the mandatory redemption of the principal of a Term Bond prior to maturity (or to be paid into a sinking fund account within the Bond Fund to be used for the redemption of a Term Bond at maturity), as set forth in the ordinance or Bond Purchase Agreement authorizing that Term Bond.

(xxx) “*State*” means the State of Washington.

(yyy) “*System of Registration*” means the system of registration for the City's bonds and other obligations set forth in Ordinance No. 1-87 of the City.

(zzz) “*Tax Credit Subsidy Bond*” means any Parity Bond that is designated by the City as a Tax Credit Subsidy Bond, pursuant to Section 54AA of the Code or any substantially similar taxable tax credit bond program, and which is further designated by the City as a “qualified bond” with respect to which the City is eligible to receive a tax credit payable by the United States Treasury under Section 6431 or a substantially similar provision of the Code.

(aaaa) “*Tax Credit Subsidy Payments*” means those amounts which the City is scheduled to receive from the United States Treasury in respect of any Tax Credit Subsidy Bonds.

(bbbb) “*Term Bond Maturity Year*” means any Fiscal Year in which Term Bonds are scheduled to mature.

(cccc) “*Term Bond*” means each Bond designated as a Term Bond and subject to mandatory redemption in the years and amounts set forth in the Bond Purchase Agreement, and those Parity Bonds designated as Term Bonds in the ordinances or bond purchase agreements authorizing the issuance of those bonds.

(dddd) “*ULID*” means any utility local improvement district now existing or hereafter created for the acquisition or construction of additions, extensions or betterments of any portion of the Waterworks Utility, which additions, extensions or betterments are financed through the issuance of Parity Bonds. As used in this ordinance, the term ULID does not include any utility local improvement district created for the financing of additions, extensions or betterments by methods other than the issuance of Parity Bonds.

(eeee) “*ULID Assessments*” means the assessments levied in any ULID, including installment payments of any assessment as well as the interest and penalties (if any) thereon, less any prepaid assessments permitted by law to be paid into a construction fund or account.

(ffff) “*ULID Bond Anticipation Note*” or “*ULID BAN*” means the outstanding Waterworks Utility Revenue Bond Anticipation Note, 2015 (ULID No. 197) issued to provide interim financing for ULID No. 197.

(gggg) “*ULID No. 197*” means the local improvement district created pursuant to Ordinance No. 18-15, passed on April 21, 2015, and converted to a utility local improvement district by Ordinance No. 60-15, passed on October 6, 2015.

(hhhh) “*Undertaking*” means the undertaking to provide continuing disclosure entered into pursuant to Section 8.03 of this ordinance.

(iiii) “*Waterworks Utility*” means the combined water utility, wastewater utility and stormwater utility of the City as the same may be added to, improved and extended for as long as any of the Parity Bonds are outstanding, and may include any solid waste or other utility systems hereafter combined with the Waterworks Utility.

## ARTICLE II FINDINGS AND DETERMINATIONS

Section 2.01 Findings and Determinations. The City Council takes note of the following facts and makes the following findings and determinations:

(a) *Combined Waterworks Utility*. The City now owns, operates and maintains a water system, a wastewater system and a storm drainage system. Pursuant to Ordinance No. 26-08 passed December 2, 2008, the City combined its previously combined water and wastewater utilities and its stormwater utility into a combined utility system, known as the Waterworks Utility, pursuant to RCW 35.67.320.

(b) *Description of the Projects*. By Ordinance No. 60-16, the City specified and adopted a plan of additions, betterments and extensions to the water and wastewater systems and related facilities, as set forth in its Capital Improvement Plan (2017-2030), a portion of which includes the Projects, all as described in Exhibit D which is incorporated by this reference, in accordance with the plans and specifications prepared by the City's engineers and consulting engineers. The City reserves the right to modify the details of the Projects where, in its judgment, it appears advisable if such modifications do not substantially alter the purposes of that system or plan. The life of the improvements comprising the Projects is declared to be at least equal to the term of the Bonds.

(c) *Outstanding Parity Bonds*. Pursuant to Ordinance No. 29-86 passed December 1, 1986, the City issued and sold its Water and Sewer Revenue Refunding Bonds, 1986 (the "1986 Bonds") (all of which have been paid and retired), and reserved the right to issue waterworks utility revenue bonds having a lien and charge on the Net Revenue and ULID Assessments on a parity with the lien and charge upon such Net Revenue and ULID Assessments of the 1986 Bonds if certain conditions (the "Parity Bond Test") were met. The City subsequently issued various Parity Bonds, of which the Outstanding Parity Bonds identified in Exhibit A remain outstanding. Pursuant to the Outstanding Parity Bond Ordinances, the City issued the Outstanding Parity Bonds and reserved the right to issue additional waterworks utility system revenue bonds which would constitute a lien and charge upon the gross revenues of the combined waterworks utility system on a parity with the Outstanding Parity Bonds if the Parity Bond Test is met.

(d) *Parity Conditions Met*. The Bonds are to be issued on a parity of lien with the Outstanding Parity Bonds if, as of the Issue Date, the Parity Bond Test is met. The Designated Representative is authorized and directed to provide a certificate so finding if, in his or her determination, no default exists in the payment of the principal of and interest on any outstanding waterworks utility revenue bonds of the City, and that the amounts required to have been paid into the Bond Fund for the Outstanding Parity Bonds have been paid and maintained as required therein, and that all other conditions for the issuance of the Bonds as Future Parity Bonds under the Parity Bond Test will have been met and satisfied.

(e) *Sufficiency of Gross Revenue*. The City Council finds and determines that the Gross Revenue and benefits to be derived from the operation and maintenance of the

Waterworks Utility at the rates to be charged for services from the Waterworks Utility will be more than sufficient to meet all Maintenance and Operation Expense and to permit the setting aside into the Bond Fund out of the Gross Revenue of amounts sufficient to pay the principal of and interest on the Outstanding Parity Bonds and the Bonds when due. The City Council declares that in fixing the amounts to be paid into the Bond Fund under this ordinance it has exercised due regard for Maintenance and Operation Expense and has not obligated the City to set aside and pay into the Bond Fund a greater amount of Gross Revenue of the Waterworks Utility than in its judgment will be available over above such Maintenance and Operation Expense.

(f) *Repayment of the ULID Bond Anticipation Note.* Pursuant to chapter 35.45 RCW and other applicable State law, the City is authorized to repay and redeem the ULID BAN in order to provide long-term financing for the improvements constructed within ULID No. 197. Pursuant to the Ordinance No. 60-15, passed on October 6, 2015, the City previously issued the ULID BAN for the purpose of providing interim financing for the improvements within the ULID, with the intent to refinance the ULID BAN through the issuance of the Bonds. The ULID improvements were completed and the assessment roll was confirmed, pursuant to Ordinance 39-16, adopted on August 16, 2016, in the total amount of \$612,634.37. The prepayment period closed on October 4, 2016, leaving \$426,530.78 principal amount of assessments outstanding. Upon issuance of the Bonds, the Finance Director is authorized and directed to take the actions set forth in Section 6.01(b) of this ordinance for the repayment of the ULID BAN and to designate a portion of the Bonds as Assessment Bonds, in accordance with the definition of that capitalized term. From and after the issuance of the Bonds, all ULID Assessments shall be paid into the Bond Fund in accordance with Sections 5.02 and 7.01(b) of this ordinance.

(g) *Findings With Respect to the Refunding of the 2009 Bonds.* Pursuant to chapter 39.53 RCW and other applicable State law, the City is authorized to carry out the Refunding Plan. Pursuant to the Refunded Bond Ordinance, the City previously issued the 2009 Bonds for the purposes of (1) carrying out a Plan of Additions identified therein; (2) carrying out the current refunding of its then-outstanding Water and Sewer Improvement and Refunding Revenue bonds, 1999; (3) carrying out an advance refunding of all of its then-outstanding Storm Water Revenue Bonds, 1999; and (4) paying the costs of issuance and administrative costs of the refundings. In the Refunded Bond Ordinance, the City reserved the right to redeem the 2009 Bonds prior to their maturity at any time on or after June 1, 2019, at a price of par plus accrued interest to the date fixed for redemption.

Therefore, after due consideration, it appears to the City Council that all or a portion of the Refunding Candidates may be refunded by the issuance and sale of the Bonds authorized herein in order to effect a savings that meets or exceeds the savings target set forth in Exhibit B, as measured by the difference between the principal and interest cost over the life of the Bonds allocated to carrying out such refunding and the principal and interest cost over the life of the Refunded Bonds. The City Council further finds that, if market conditions are such that the refunding savings target can be met, it is in the best interests of the City and its ratepayers to authorize the Designated Representative to select those Refunding Candidates that may be refunded in order to effect a savings that

meets the refunding target, to designated them as the Refunded Bonds, and to issue and sell the Bonds for the purpose of carrying out the Refunding Plan consistent with this ordinance and chapter 39.53 RCW.

Section 2.02 Issuance of the Bonds. For the purpose of providing the funds necessary (a) to pay a portion of the cost of the Plan of Additions, (b) to carry out the Refunding Plan, including paying the administrative costs of such refunding, (c) to make a deposit to the Reserve Account (if necessary), and (d) to pay the costs of issuance of the Bonds, the City Council finds that it is in the best interests of the City and its ratepayers to issue and sell the Bonds to the Purchaser, pursuant to the terms set forth in the Bond Purchase Agreement as approved by the City's Designated Representative consistent with this ordinance.

### ARTICLE III AUTHORIZATION AND ISSUANCE OF BONDS; DESIGNATED REPRESENTATIVE

Section 3.01 Authorization of Bonds. For the purpose of providing funds with which (a) to pay a portion of the cost of the Projects, (b) to repay and redeem the ULID Bond Anticipation Note, (c) to carry out the Refunding Plan, including paying the administrative costs of such refunding, (d) to make a deposit to the Reserve Account (if necessary), and (e) to pay the costs of issuance of the Bonds, the City shall issue the Bonds in the aggregate principal amount of not to exceed \$14,575,000.

Section 3.02 Description of the Bonds; Appointment of Designated Representative. The Administrative Services Director is appointed as the Designated Representative of the City and is authorized and directed to conduct the sale of the Bonds in the manner and upon the terms deemed most advantageous to the City, and to approve the Bond Sale Terms, with such additional terms and covenants as the Designated Representative deems advisable, within the parameters set forth in Exhibit B, which is attached to this ordinance and incorporated by this reference.

#### Section 3.03 Bond Registrar; Registration and Transfer of Bonds.

(a) *Registration of Bonds*. Each Bond shall be issued only in registered form as to both principal and interest and the ownership of each Bond shall be recorded on the Bond Register.

(b) *Bond Registrar; Duties*. The Fiscal Agent is appointed as initial Bond Registrar. The Bond Registrar shall keep, or cause to be kept, sufficient books for the registration and transfer of the Bonds, which shall be open to inspection by the City at all times. The Bond Registrar is authorized, on behalf of the City, to authenticate and deliver Bonds transferred or exchanged in accordance with the provisions of the Bonds and this ordinance, to serve as the City's paying agent for the Bonds and to carry out all of the Bond Registrar's powers and duties under this ordinance and the System of Registration. The Bond Registrar shall be responsible for its representations contained in the Bond Registrar's Certificate of Authentication on each Bond. The Bond Registrar may become



an Owner with the same rights it would have if it were not the Bond Registrar and, to the extent permitted by law, may act as depository for and permit any of its officers or directors to act as members of, or in any other capacity with respect to, any committee formed to protect the rights of Owners.

(c) *Bond Register; Transfer and Exchange.* The Bond Register shall contain the name and mailing address of each Registered Owner and the principal amount and number of each Bond held by each Registered Owner. A Bond surrendered to the Bond Registrar may be exchanged for a Bond or Bonds in any Authorized Denomination of an equal aggregate principal amount and of the same interest rate and maturity. A Bond may be transferred only if endorsed in the manner provided thereon and surrendered to the Bond Registrar. Any exchange or transfer shall be without cost to the Owner or transferee. The Bond Registrar shall not be obligated to exchange any Bond or transfer registered ownership during the period between the applicable Record Date and the next upcoming interest payment or redemption date.

(d) *Securities Depository; Book-Entry Only Form.* DTC is appointed as initial Securities Depository. Each Bond initially shall be registered in the name of Cede & Co., as the nominee of DTC. Each Bond registered in the name of the Securities Depository shall be held fully immobilized in book-entry only form by the Securities Depository in accordance with the provisions of the Letter of Representations. Registered ownership of any Bond registered in the name of the Securities Depository may not be transferred except: (1) to any successor Securities Depository; (2) to any substitute Securities Depository appointed by the City; or (3) to any person if the Bond is no longer to be held in book-entry only form. Upon the resignation of the Securities Depository, or upon a termination of the services of the Securities Depository by the City, the City may appoint a substitute Securities Depository. If (1) the Securities Depository resigns and the City does not appoint a substitute Securities Depository, or (2) the City terminates the services of the Securities Depository, the Bonds no longer shall be held in book-entry only form and the registered ownership of each Bond may be transferred to any person as provided in this ordinance.

Neither the City nor the Bond Registrar shall have any obligation to participants of any Securities Depository or the persons for whom they act as nominees regarding accuracy of any records maintained by the Securities Depository or its participants. Neither the City nor the Bond Registrar shall be responsible for any notice that is permitted or required to be given to a Registered Owner except such notice as is required to be given by the Bond Registrar to the Securities Depository.

#### Section 3.04 Redemption Provisions and Purchase of Bonds.

(a) *Optional Redemption.* The Bonds shall be subject to redemption at the option of the City on terms acceptable to the Designated Representative, as set forth in the Bond Purchase Agreement, consistent with the parameters set forth in Exhibit B.

(b) *Mandatory Redemption.* Each Bond that is designated as a Term Bond in the Bond Purchase Agreement shall be called for redemption at a price equal to the stated principal amount to be redeemed, plus accrued interest, on the dates and in the amounts

as set forth in the Bond Purchase Agreement. If a Term Bond (or a portion thereof) is redeemed under the optional redemption provisions, defeased or purchased by the City and surrendered for cancellation, the principal amount so redeemed, defeased or purchased (irrespective of its actual redemption or purchase price) shall be credited against one or more scheduled mandatory redemption installments for that Term Bond. The City shall determine the manner in which the credit is to be allocated and shall notify the Bond Registrar in writing of its allocation prior to the earliest mandatory redemption date for that Term Bond for which notice of redemption has not already been given.

(c) *Selection of Bonds for Redemption; Partial Redemption.* If fewer than all of the outstanding Bonds are to be redeemed at the option of the City, the City shall select the maturities to be redeemed. If fewer than all of the outstanding Bonds are to be redeemed, the Securities Depository shall select Bonds registered in the name of the Securities Depository to be redeemed in accordance with the Letter of Representations, and the Bond Registrar shall select all other Bonds to be redeemed randomly in such manner as the Bond Registrar shall determine. All or a portion of the principal amount of any Bond that is to be redeemed may be redeemed in any Authorized Denomination. If less than all of the outstanding principal amount of any Bond is redeemed, upon surrender of that Bond to the Bond Registrar, there shall be issued to the Registered Owner, without charge, a new Bond (or Bonds, at the option of the Registered Owner) of the same maturity and interest rate in any Authorized Denomination in the aggregate principal amount to remain outstanding.

(d) *Notice of Redemption.* Notice of redemption of each Bond registered in the name of the Securities Depository shall be given in accordance with the Letter of Representations. Notice of redemption of each other Bond, unless waived by the Registered Owner, shall be given by the Bond Registrar not less than 20 nor more than 60 days prior to the date fixed for redemption by first-class mail, postage prepaid, to the Registered Owner at the address appearing on the Bond Register on the Record Date. The requirements of the preceding sentence shall be satisfied when notice has been mailed as so provided, whether or not it is actually received by an Owner. In addition, the redemption notice shall be mailed or sent electronically within the same period to the MSRB (if required under the Undertaking), to each Rating Agency, and to such other persons and with such additional information as the Finance Officer shall determine, but these additional mailings shall not be a condition precedent to the redemption of any Bond.

(e) *Rescission of Optional Redemption Notice.* In the case of an optional redemption, the notice of redemption may state that the City retains the right to rescind the redemption notice and the redemption by giving a notice of rescission to the affected Registered Owners at any time on or prior to the date fixed for redemption. Any notice of optional redemption that is so rescinded shall be of no effect, and each Bond for which a notice of redemption has been rescinded shall remain outstanding.

(f) *Effect of Redemption.* Interest on each Bond called for redemption shall cease to accrue on the date fixed for redemption, unless either the notice of optional redemption is rescinded as set forth above, or money sufficient to effect such redemption

is not on deposit in the Bond Fund or in a trust account established to refund or defease the Bond.

(g) *Purchase of Bonds.* The City reserves the right to purchase any or all of the Bonds offered to the City at any time at any price acceptable to the City plus accrued interest to the date of purchase.

Section 3.05 Failure To Pay Bonds. If the principal of any Bond is not paid when the Bond is properly presented at its maturity or date fixed for redemption, the City shall be obligated to pay, from the sources pledged herein, interest on that Bond at the same rate provided in the Bond from and after its maturity or date fixed for redemption until that Bond, both principal and interest, is paid in full or until sufficient money for its payment in full is on deposit in the Bond Fund, or in a trust account established to refund or defease the Bond, and the Bond has been called for payment by giving notice of that call to the Registered Owner.

#### ARTICLE IV FORM AND EXECUTION OF BONDS; MANNER OF PAYMENT

Section 4.01 Form of Bonds; Signatures and Seal. Each Bond shall be prepared in a form consistent with the provisions of this ordinance and State law. Each Bond shall be signed by the Mayor and the City Clerk, either or both of whose signatures may be manual or in facsimile, and the seal of the City or a facsimile reproduction thereof shall be impressed or printed thereon. If any officer whose manual or facsimile signature appears on a Bond ceases to be an officer of the City authorized to sign bonds before the Bond bearing his or her manual or facsimile signature is authenticated by the Bond Registrar, or issued or delivered by the City, that Bond nevertheless may be authenticated, issued and delivered and, when authenticated, issued and delivered, shall be as binding on the City as though that person had continued to be an officer of the City authorized to sign bonds. Any Bond also may be signed on behalf of the City by any person who, on the actual date of signing of the Bond, is an officer of the City authorized to sign bonds, although he or she did not hold the required office on its Issue Date.

Section 4.02 Authentication. Only a Bond bearing a Certificate of Authentication in substantially the following form, manually signed by the Bond Registrar, shall be valid or obligatory for any purpose or entitled to the benefits of this ordinance: "Certificate of Authentication. This Bond is one of the fully registered City of Richland, Washington, Waterworks Utility Refunding and Improvement Revenue Bonds, 2017." The authorized signing of a Certificate of Authentication shall be conclusive evidence that the Bond so authenticated has been duly executed, authenticated and delivered and is entitled to the benefits of this ordinance.

Section 4.03 Payment of Bonds. Principal of and interest on each Bond shall be payable in lawful money of the United States of America. Principal of and interest on each Bond registered in the name of the Securities Depository is payable in the manner set forth in the Letter of Representations. Interest on each Bond not registered in the name

of the Securities Depository is payable by electronic transfer on the interest payment date, or by check or draft of the Bond Registrar mailed on the interest payment date to the Registered Owner at the address appearing on the Bond Register on the Record Date. However, the City is not required to make electronic transfers except pursuant to a request by a Registered Owner in writing received on or prior to the Record Date and at the sole expense of the Registered Owner. Principal of each Bond not registered in the name of the Securities Depository is payable upon presentation and surrender of the Bond by the Registered Owner to the Bond Registrar. The Bonds are not subject to acceleration under any circumstances.

## ARTICLE V

### PLEDGE; FLOW OF FUNDS; SPECIAL FUNDS AND ACCOUNTS

Section 5.01 Pledge of Revenues and Lien Position of Bonds. The Net Revenue of the Waterworks Utility and ULID Assessments are pledged to the payment of the Outstanding Parity Bonds, the Bonds and any Future Parity Bonds, and the Outstanding Parity Bonds, the Bonds and such Future Parity Bonds, if any, shall constitute a lien and charge upon the Net Revenue of the Waterworks Utility and ULID Assessments prior and superior to any other charges whatsoever.

The Bonds shall not be or constitute a general obligation or a pledge of the faith, credit or taxing power of the City, the State or any political subdivision thereof or a lien upon any property owned by or situated within the City or the Waterworks Utility, except for the lien and charge upon the Net Revenue of the Waterworks Utility and ULID Assessments, as provided in this ordinance. The Owners of the Bonds never shall have the right to require or compel the City, the State or any political subdivision thereof to levy any tax to pay the principal of or premium, if any, or interest on the Bonds. No covenant or agreement contained in this ordinance shall be deemed to be a covenant or agreement of any member of the City Council, official, agent or employee of the City in his or her individual capacity, and neither the members of the City Council nor any official executing the Bonds shall be liable personally on the Bonds or be subject to any personal liability or accountability by reason of the issuance of the Bonds.

Section 5.02 Flow of Funds. The Gross Revenue of the Waterworks Utility, except for earnings in the Bond Fund and except for ULID Assessments (which shall be paid into the Bond Fund as provided in Section 5.03), shall be credited to the Revenue Fund of the City as it is collected. The Revenue Fund shall be held separate and apart from other funds and accounts of the City. Money in the Revenue Fund shall be used for the following purposes only and shall be applied in the following order of priority:

- (a) To pay the Maintenance and Operation Expense;
- (b) To pay the interest on all Parity Bonds when due;
- (c) To pay the principal of all Parity Bonds when due, including all Sinking Fund Installments with respect to the mandatory redemption of Term Bonds prior to maturity;

(d) To make all payments required to be made into any sinking fund account created to provide for the payment of Term Bonds at maturity;

(e) To make all payments required to be made into the Reserve Account (or any subaccount therein) or respecting any Reserve Account Instrument, to secure payment for any Covered Bonds;

(f) To make all payments required to be made into any revenue bond redemption fund or warrant redemption fund and debt service account or reserve account created to pay, or secure the payment of, the principal of and interest on any revenue bonds, or revenue warrants or other revenue obligations of the City having a lien upon the Net Revenue of the Waterworks Utility (or any component utility) junior and inferior to the lien thereon for the payment of the principal of and interest on any Parity Bonds; and

(g) Without priority, to retire by redemption or purchase in the open market any outstanding revenue bonds or other revenue obligations of the Waterworks Utility, to make necessary additions, betterments, improvements and repairs to or extensions and replacements of the Waterworks Utility, or for any other lawful City purposes. ***Upon the redemption or defeasance of all of the 2009 and 2012 Bonds, “deposits to the Rate Stabilization Account” shall be added to this subsection.***

#### Section 5.03 Bond Fund; Principal and Interest Account; Reserve Account.

(a) *In General.* The Bond Fund is divided into two accounts, namely, the Principal and Interest Account and the Reserve Account. So long as any Parity Bonds are outstanding against the Bond Fund, the Finance Director shall set aside and pay into the Bond Fund all ULID Assessments upon their collection and, in addition to the requirements for the Outstanding Parity Bonds, out of the Net Revenue of the Waterworks Utility certain fixed amounts without regard to any fixed proportion, namely:

(1) Into the Principal and Interest Account amounts necessary to pay the principal of and interest on the Bonds as the same shall become due and payable; and

(2) Into the Reserve Account (or any subaccount therein), so long as the Bonds are Covered Bonds, an amount necessary, if any, to fund the Reserve Requirement, after taking into account the satisfaction of all or any part of the Reserve Requirement from proceeds of the Bonds and the extent to which the Reserve Requirement is satisfied by any Reserve Account Instrument.

When the total amount in the Bond Fund equals the total amount of principal and interest for all outstanding Parity Bonds to the last maturity thereof, no further payment need be made into the Bond Fund. The City may provide for the purchase, redemption or defeasance of Parity Bonds payable by the use of money on deposit in any account in the Bond Fund as long as the money remaining in those accounts is sufficient to satisfy the required deposits in those accounts for the remaining Parity Bonds outstanding. The City may transfer from any funds or accounts of the City legally available therefor, except

bond redemption funds, refunding escrow funds or defeasance funds, any money therein to meet the required payments to be made into the Bond Fund. If the City fails to set aside and pay into the Bond Fund the amounts set forth above, the owner of any of the outstanding Parity Bonds may bring action against the City and compel such setting aside and payment.

(b) *Principal and Interest Account.* Money shall be deposited into the Principal and Interest Account in accordance with subsection (a) of this section and shall be used solely for the payment of principal of and interest on the Parity Bonds. If there is a deficiency in the Principal and Interest Account in the Bond Fund to meet maturing installments (including Sinking Fund Installments) of principal of or interest on the Covered Bonds, as the case may be, such deficiency shall be made up from the Reserve Account. The City may create sinking fund accounts or other accounts in the Principal and Interest Account for the payment or securing the payment of Parity Bonds as long as the maintenance of such accounts does not conflict with the rights of the owners of any Parity Bonds.

(c) *Reserve Account.* The Reserve Account has been previously created as a common reserve for the purpose of securing the payment of principal of and interest on the Covered Bonds. So long as the Bonds are Covered Bonds, the City shall maintain the Reserve Account at the total Reserve Requirement amount for all Covered Bonds, except for withdrawals therefrom as authorized herein. The City reserves the right to substitute for all or for a portion of the Reserve Account a Reserve Account Instrument which, when combined with any money or investments in the Reserve Account, equals an amount not less than the Reserve Requirement for all outstanding Covered Bonds. Deficiencies in the amounts available in the Principal and Interest Account necessary to meet maturing installments (including Sinking Fund Installments) of principal of or interest on the Covered Bonds shall be made from the Reserve Account as by the withdrawal of cash and, after all cash has been depleted, then by draws on any Reserve Account Instrument available for that purpose.

The City may create subaccounts in the Reserve Account for the purpose of securing a particular series of Covered Bonds and may deposit and maintain in each subaccount an amount for the specific bonds to be secured by that subaccount. If the City creates subaccounts within the Reserve Account, then any deficiency in the Principal and Interest Account to meet maturing installments of principal or interest on Covered Bonds shall be made up ratably from the Reserve Account and its subaccounts based on either the original issue price or then-outstanding principal of the series of Covered Bonds secured by the account and the respective subaccounts.

Any deficiency created in the Reserve Account by reason of any permitted withdrawals shall be made up within one year from the Net Revenue of the Waterworks Utility first available after making necessary provisions for the required payments into the Principal and Interest Account or from any other available funds of the City. Draws on a Reserve Account Instrument shall be repaid in accordance with the terms of the instrument. The money in the Reserve Account shall otherwise be held intact and may be applied to pay the principal of the last outstanding Parity Bonds, except that if the Reserve Account is fully funded, any money in excess of the Reserve Requirement may be



withdrawn and expended for the purpose of Parity Bonds or for any other lawful Waterworks Utility purpose.

(d) *Investment of Funds.* All money in the Bond Fund may be kept in cash or invested in Permitted Investments maturing not later than the date when the funds are required for the payment of principal of or interest on the outstanding Parity Bonds (for investments in the Principal and Interest Account) or having a guaranteed redemption price prior to maturity and, in no event, maturing later than the last maturity of any remaining outstanding Parity Bonds (for investments in the Reserve Account). In no event shall any money in the Bond Fund or any other money reasonably expected to be used to pay principal of or interest on the Bonds be invested at a yield which would cause the Bonds to be arbitrage bonds within the meaning of Section 148 of the Code and applicable regulations thereunder. Earnings from investments in the Principal and Interest Account shall be deposited in that account. Income from investments in the Reserve Account shall be deposited in that account until the amount therein is equal to the Reserve Requirement of all Parity Bonds, and thereafter shall be deposited in the Principal and Interest Account. Notwithstanding the provisions for the deposit of interest earnings, any such earnings which are subject to a federal tax or rebate requirement may be withdrawn from the Bond Fund for deposit into a separate fund or account for that purpose.

Section 5.04 Rate Stabilization Account. The Finance Director is hereby authorized to establish a special account within the Revenue Fund, and such subaccounts therein as may be necessary or convenient, to be called the Waterworks Utility Rate Stabilization Account. ***Upon the redemption or defeasance of all of the 2009 and 2012 Bonds, this section shall be amended to add the following:*** *The Finance Director may, at any time consistent with the flow of funds set forth in Section 5.02 of this ordinance, deposit Net Revenue (and any other available money received by the Waterworks Utility, excluding principal proceeds of any Future Parity Bonds or other borrowing) into the Rate Stabilization Account (or any appropriate subaccount therein). The City may, upon authorization by ordinance, at any time withdraw money from the Rate Stabilization Account for inclusion in the Net Revenue for the current Fiscal Year of the Waterworks Utility, except that the total amount withdrawn from the Rate Stabilization Account in any Fiscal Year of the Waterworks Utility may not exceed an amount equal to the total debt service of the Waterworks Utility in that year. Such deposits or withdrawals may be made up to and including the date 90 days after the end of the Fiscal Year for which the deposit or withdrawal will be included as Net Revenue for that Fiscal Year. Earnings from investments in the Rate Stabilization Account shall be deposited in that account and shall not be included as Net Revenue of the Waterworks Utility unless and until withdrawn from that account as provided herein. The City also may deposit earnings from investments in the Rate Stabilization Account into any Waterworks Utility fund or account as authorized by ordinance, and such deposits shall be included as Net Revenue in the Fiscal Year of deposit. No deposit of Net Revenue of the Waterworks Utility shall be made into the Rate Stabilization Account to the extent that such deposit would prevent the City from meeting the Coverage Requirement in the relevant Fiscal Year.*

ARTICLE VI  
USE OF BOND PROCEEDS; REFUNDING OF REFUNDED BONDS

Section 6.01 Disposition and Use of Bond Proceeds.

(a) *Project Costs and Reserve Account Deposit.* Upon receipt by the City, the proceeds of the Bonds allocated to the financing of the Projects shall be deposited in the appropriate accounts in the Revenue Fund and used to pay costs of carrying out the Projects, and payment of costs of issuance and sale of the Bonds. Principal proceeds an amount necessary to satisfy the Reserve Requirement shall be deposited into the Reserve Account, if so directed by the Designated Representative. Upon issuance of the Bonds, the cash and investments on deposit in the Reserve Account shall satisfy the Reserve Requirement for the Outstanding Parity Bonds and the Bonds and any excess remaining in the Reserve Account may be transferred to the Refunding Escrow or to such other fund or account as the Finance Director shall deem appropriate, consistent with applicable law and this ordinance.

(b) *ULID BAN Redemption.* At Closing, the City shall cause the proceeds of the Bonds allocated to repaying and redeeming the ULID BAN, together with any amounts received to such date as payments of assessments within ULID No. 197, to be paid to Cashmere Valley Bank for repayment and redemption in full of the ULID BAN.

(c) *Refunding Deposit.* At Closing, the City shall cause the proceeds of the Bonds allocated to carrying out the Refunding Plan (if any) to be deposited with the Refunding Trustee and used to carry out the Refunding Plan in accordance with Section 6.02 and the Refunding Trust Agreement.

(d) *Costs of Issuance.* The portion of the proceeds allocable to payment of costs related to the sale, issuance and delivery of the Bonds may be transferred to the Refunding Trustee to be used to pay such costs in accordance with an executed Refunding Trust Agreement, or may be retained by the City to be used to pay such costs directly, as the Finance Director may determine is most convenient.

(e) *The Bond Fund.* The proceeds of the Bonds remaining after the City makes all deposits described in this section shall be deposited into the Debt Service Account to pay interest on the Bonds on the next interest payment date.

Section 6.02 Refunding of the Refunded Bonds.

(a) *Appointment of the Refunding Trustee; Selection of Refunded Bonds.* The Designated Representative is authorized and Directed to appoint a the Refunding Trustee in accordance with chapter 39.53 RCW, and is authorized to execute on behalf of the City a Refunding Trust Agreement identifying the Refunded Bonds and providing for the carrying out of the Refunding Plan to be further described therein.

(b) *Use of Bond Proceeds for Refunding Plan; Acquisition of Acquired Obligations.* On the Issue Date, proceeds of the sale of the Bonds allocated to carrying out the Refunding Plan (together with other money of the City, if necessary) shall be

deposited with the Refunding Trustee and used to discharge the obligations of the City relating to the Refunded Bonds identified in the Refunding Plan by carrying out that Refunding Plan in accordance with the Refunding Trust Agreement. The Acquired Obligations shall be listed and more particularly described in an exhibit attached to the Refunding Trust Agreement, shall conform to the requirements of the Refunded Bond Ordinance, and are subject to substitution as set forth below. Any Bond proceeds or other money deposited with the Refunding Trustee not needed to carry out the Refunding Plan shall be returned to the City for deposit in the Bond Fund to pay interest on the Bonds on the next upcoming interest payment date.

(c) *Substitution of Acquired Obligations.* The City reserves the right at any time to substitute cash or other Government Obligations conforming to the requirements of the Refunded Bond Ordinance (“Substitute Obligations”) for any of the Acquired Obligations if the City obtains, (a) an opinion of Bond Counsel to the effect that the interest on the Bonds and the Refunded Bonds will remain excluded from gross income for federal income tax purposes under Sections 103, 148 and 149(d) of the Code, and (b) a verification by a nationally recognized independent certified public accounting firm that such substitution will not impair the timely payment of the amounts required to be paid by the Refunding Plan. Any surplus money resulting from the sale, transfer, other disposition or redemption of the Acquired Obligations and the substitutions therefor shall be released from the trust estate and transferred to the City to be used for any lawful City purpose.

(d) *Refunding Trust Agreement; Administration of Refunding Plan.* The Designated Representative is authorized to execute a Refunding Trust Agreement setting forth the duties, obligations and responsibilities of the Refunding Trustee in connection with the carrying out of the Refunding Plan. The Refunding Trust Agreement shall, among other things, authorize and direct the Refunding Trustee to purchase the Acquired Obligations (or Substitute Obligations) and to make the payments required to be made by the Refunding Plan. All Acquired Obligations (or Substitute Obligations) and the money deposited with the Refunding Trustee and any income therefrom shall be held irrevocably, invested and applied in accordance with the provisions of the applicable Refunded Bond Ordinance, this ordinance, chapter 39.53 RCW and other applicable State law. All administrative costs (including without limitation all necessary and proper fees, compensation and expenses of the Refunding Trustee for the Bonds and all other costs incidental to the setting up of the escrow to accomplish the Refunding Plan) and costs of issuance of the Bonds may be paid out of the amounts deposited with the Refunding Trustee or other available money of the City, in accordance with the Refunding Trust Agreement.

(e) *Call for Redemption of the Refunded Bonds.* The Designated Representative is authorized to call the Refunded Bonds for redemption on the Redemption Date in accordance with the Refunded Bond Ordinance and this ordinance. Such call for redemption shall identify the Refunded Bonds, the maturity dates, the Redemption Date and redemption price (expressed as a percentage of par, plus accrued interest), and shall be irrevocable after the Series of Bonds are delivered to the Purchaser thereof. The Designated Representative is authorized and directed to give or cause to be given such notices as required, at the times and in the manner required pursuant to the

applicable Refunded Bond Ordinance, and to take all other actions necessary to effect the redemption of the Refunded Bonds on the Redemption Date.

### Section 6.03 City Findings with Respect to Refunding.

(a) Prior to approving the sale of the Bonds, the Designated Representative shall make the following determinations in writing if in his or her judgment the following conditions are met:

(1) The Redemption Date is the earliest practical date on which the Refunded Bonds may be called for redemption.

(2) The savings that will be effected (as measured by the difference between the principal and interest cost over the life of the Bonds and the principal and interest cost over the life of the Refunded Bonds but for such refunding) shall be equal to at least the percentage savings set forth in Exhibit B(i). In making such determination, the Designated Representative shall give consideration to the fixed maturities of the Bonds and the Refunded Bonds, the costs of issuance of the Bonds and the known earned income from the investment of the proceeds of the issuance and sale of the Bonds pending payment and redemption of the Refunded Bonds.

(3) The Refunding Plan to be effected by the issuance and sale of the Bonds will provide sufficient funds to discharge and satisfy the obligations of the City under the Refunded Bond Ordinance. In making such determination, the Designated Representative may rely upon a certification of the City's financial advisor.

(b) The City Council finds and determines that upon the determination made by the Designated Representative pursuant to subsection (a)(3) of this section, the Refunding Plan will discharge and satisfy the obligations, pledges, charges, trusts, covenants and agreements of the City under the Refunded Bond Ordinance as to the Refunded Bonds, and the Refunded Bonds shall no longer be deemed to be outstanding under the Refunded Bond Ordinance immediately upon the deposit of the money specified in the Refunding Plan with the Refunding Trustee.

## ARTICLE VII

### BOND AND TAX COVENANTS; FUTURE PARITY BONDS

Section 7.01 Bond Covenants. The City covenants and agrees with the owner of each Parity Bond at any time outstanding, as follows:

(a) It will establish, maintain and collect such rates and charges for water, wastewater and stormwater services so long as any Parity Bonds are outstanding which will make available for the payment of the principal of and interest on the Parity Bonds, when due and payable, Net Revenue (together with ULID Assessments, where applicable) in an amount equal to at least the Coverage Requirement.

(b) All ULID Assessments shall be paid into the Bond Fund and may be used to pay the principal of and interest on Parity Bonds without those ULID Assessments being particularly allocated to the payment of the principal of and interest on any particular issue or series of Parity Bonds.

(c) It will at all times maintain and keep the Waterworks Utility in good repair, working order and condition, and also will at all times operate the component utilities and the business in connection therewith in an efficient manner and at a reasonable cost.

(d) It will not sell, lease, mortgage, or in any manner encumber or dispose of all of the property of the Waterworks Utility unless provision is made for the payment into the Bond Fund of an amount sufficient to pay the principal of and interest on any Parity Bonds then outstanding and that it will not sell, lease, mortgage, or in any manner encumber or dispose of any part of the property of the Waterworks Utility that is used, useful and material to the operation thereof, unless provision is made for replacement thereof, or for payment into the Bond Fund of an amount which shall bear the same ratio to the amount of the Parity Bonds then outstanding as the Gross Revenue available for debt service for such outstanding bonds for the twelve months preceding such sale, lease, encumbrance or disposal from the portion of the Waterworks Utility sold, leased, encumbered or disposed of bears to the Gross Revenue available for debt service for the Parity Bonds from the entire Waterworks Utility for the same period, except that no payment need be made if the ratio determined is 2% or less of the Gross Revenue of the entire Waterworks Utility. Any such money so paid into the Bond Fund shall be used to retire such Parity Bonds at the earliest possible date.

(e) It will, while any of the Bonds remain outstanding, keep proper and separate accounts and records in which complete and separate entries shall be made of all transactions relating to the Waterworks Utility, and it will furnish a Registered Owner upon written request, complete operating and income statements of the Waterworks Utility in reasonable detail covering any Fiscal Year not more than 90 days after the close of such Fiscal Year. Further, it will grant any Registered Owner of at least 25% of the outstanding Parity Bonds the right at all reasonable times to inspect the entire Waterworks Utility and all records, accounts and data of the City relating thereto. Upon request of any Registered Owner, it also will furnish a copy of the most recently completed audit of the City's accounts by the State Auditor of Washington, or such other audit as is authorized by law in lieu thereof. ***Upon the redemption or defeasance of all of the 2009 and 2012 Bonds, this subsection (e) shall read as follows:*** It will, while any of the Bonds remain outstanding, keep proper and separate accounts and records in which complete and separate entries shall be made of all transactions relating to the Waterworks Utility. Upon request of any Registered Owner, it also will furnish a copy of the most recently completed audit of the City's accounts by the State Auditor of Washington, or such other audit as is authorized by law in lieu thereof.

(f) It will not furnish services of the Waterworks Utility to any customer whatsoever free of charge and will promptly take legal action to enforce collection of all delinquent accounts, except to the extent permitted by law to aid the poor and infirm.

(g) It will carry the type of insurance on its Waterworks Utility property in the amounts normally carried by similar utilities or, in lieu thereof, may self-insure or participate in a joint intergovernmental insurance assuring the same coverage as is carried by substantially similar utilities. If, as, and when the United States of America or some agency thereof shall provide for war risk insurance, the City further agrees to take out and maintain such insurance on all or such portion of the Waterworks Utility on which such war risk insurance may be written in an amount or amounts to cover adequately the value thereof, except that such war risk insurance shall be obtained only if in judgment of the City the premiums therefor are reasonable. ***Upon the redemption or defeasance of the 2009 and 2012 Bonds, this subsection (g) shall read as follows:*** *It will carry the type of insurance on its Waterworks Utility property in the amounts normally carried by similar utilities or, in lieu thereof, may self-insure or participate in a joint intergovernmental insurance assuring the same coverage as is carried by substantially similar utilities.*

(h) It will pay all Maintenance and Operation Expense and the debt service requirements of any Parity Bonds and otherwise meet the obligations of the City as set forth in this ordinance.

Section 7.02 Authorization of Future Parity Bonds; Subordinate Bonds. The City reserves the right to issue Future Parity Bonds if the Parity Bond Test is met and complied with at the time of the issuance of such Future Parity Bonds. If the Parity Bond Test is met and complied with at the time of the issuance of such Future Parity Bonds, then payments into the Bond Fund with respect to such Future Parity Bonds shall rank equally with the payments out of the Net Revenue required to be made into the Bond Fund by the Outstanding Parity Bond ordinances and this ordinance. Nothing herein contained shall prevent the City from issuing water and sewer revenue bonds or other obligations which are a charge upon the Net Revenue of the Waterworks Utility of the City or any component utility thereof or any Separate Utility System junior or inferior to the payments required to be made therefrom into the Bond Fund for the payment of any Parity Bonds, provided that such subordinate bonds may not be subject to acceleration under any circumstances.

Section 7.03 Separate Utility Systems. ***Upon the redemption or defeasance of all of the 2009 and 2012 Bonds, this section shall read as follows:*** *The City may create, acquire, construct, finance, own and operate one or more additional systems for water supply, sewer service, water, sewage or stormwater transmission, treatment or other commodity or utility service. The revenue of that Separate Utility System, and any utility local improvement district assessments payable solely with respect to improvements to a Separate Utility System, shall not be included in the Gross Revenue and may be pledged to the payment of revenue obligations issued to purchase, construct, condemn or otherwise acquire or expand the Separate Utility System. Neither the Gross Revenue nor the Net Revenue may be pledged to the payment of any obligations of a Separate Utility System except that the Net Revenue may be pledged on a basis subordinate to the lien of the Parity Bonds, provided that any such bonds which pledge Net Revenue on a subordinate basis may not be subject to acceleration under any circumstances.*



**Section 7.04 Contract Resource Obligations. Upon the redemption or defeasance of all of the 2009 and 2012 Bonds, this section shall read as follows:** The City may at any time enter into one or more Contract Resource Obligations for the acquisition, from facilities to be constructed or improved by the use of payments under such Contract Resource Obligations, of water supply, transmission or other commodity or service relating to the Waterworks Utility, as follows:

(a) The City may determine that, and may agree under a Contract Resource Obligation to provide that, all payments under that Contract Resource Obligation (including payments prior to the time that water, wastewater or stormwater service is being provided, or during a suspension or after termination of supply or service) shall be a Maintenance and Operation Expense if the payments required to be made under the Contract Resource Obligation are not subject to acceleration and the following additional requirements are met at the time such a Contract Resource Obligation is entered into:

(1) No event of default has occurred and is continuing under the terms of any debt obligation of the City in respect of the Waterworks Utility; and

(2) There shall be on file a certificate of an independent licensed professional engineer or engineering firm stating that in his, her or its professional opinion: (i) the payments to be made by the City in connection with the Contract Resource Obligation are reasonable for the supply or transmission rendered; (ii) the source of any new supply, and any facilities to be constructed to provide the supply or transmission, are sound from a water or other commodity supply or transmission planning standpoint, are technically and economically feasible in accordance with prudent utility practice, and are likely to provide supply or transmission no later than a date set forth in the independent licensed professional engineer's certification; and (iii) the Net Revenue of the Waterworks Utility will be sufficient to meet the Coverage Requirement for each of the five Fiscal Years following the Fiscal Year in which the Contract Resource Obligation is incurred, where the calculation of Net Revenue (A) takes into account the adjustments to Gross Revenue permitted under the Parity Bond Test, and (B) adjusts the Maintenance and Operation Expense by the independent licensed professional engineer's estimate of the payments to be made in accordance with the Contract Resource Obligation.

(b) Nothing in this section shall prevent the City from entering into other agreements for the acquisition of water supply, transmission or other commodity or service relating to the Waterworks Utility from existing facilities and from treating those payments as a Maintenance and Operation Expense. Nothing in this section shall prevent the City from entering into other agreements for the acquisition of water supply, transmission or other commodity or service from facilities to be constructed and from agreeing to make payments with respect thereto, such payments constituting a lien and charge on the Net Revenue of the Waterworks Utility subordinate to that of the Parity Bonds.

## Section 7.05 Tax Covenants.

(a) *Preservation of Tax Exemption for Interest on Bonds.* The City covenants that it will take all actions necessary to prevent interest on the Bonds from being included in gross income for federal income tax purposes, and it will neither take any action nor make or permit any use of proceeds of the Bonds or other funds of the City treated as proceeds of the Bonds at any time during the term of the Bonds which will cause interest on the Bonds to be included in gross income for federal income tax purposes. The City also covenants that to the extent arbitrage rebate requirements of Section 148 of the Code are applicable to the Bonds, it will take all actions necessary to comply (or to be treated as having complied) with those requirements in connection with the Bonds.

(b) *Post-Issuance Compliance.* The Finance Director is authorized and directed to review and update the City's written procedures to facilitate compliance by the City with the covenants in this ordinance and the applicable requirements of the Code that must be satisfied after the Issue Date to prevent interest on the Bonds from being included in gross income for federal tax purposes.

## ARTICLE VIII OFFICIAL STATEMENT; CONTINUING DISCLOSURE

Section 8.01 Preliminary Official Statement Deemed Final. The Designated Representative shall review and, if acceptable to him or her, approve the preliminary Official Statement prepared in connection with the Bonds to the public or through a Purchaser acting as a placement agent. For the sole purpose of the Purchaser's compliance with paragraph (b)(1) of Rule 15c2-12, if applicable, the Designated Representative is authorized to deem that preliminary Official Statement final as of its date, except for the omission of information permitted to be omitted by Rule 15c2-12. The City approves the distribution to potential purchasers of the Bonds of a preliminary Official Statement that has been approved by the Designated Representative and deemed final, if applicable, in accordance with this subsection.

Section 8.02 Approval of Final Official Statement. The City approves the preparation of a final Official Statement for the Bonds to be sold to the public in the form of the preliminary Official Statement, with such modifications and amendments as the Designated Representative deems necessary or desirable, and further authorizes the Designated Representative to execute and deliver such final Official Statement to the Purchaser, if required under Rule 15c2-12. The City authorizes and approves the distribution by the Purchaser of the final Official Statement so executed and delivery to purchasers and potential purchasers of the Bonds.

Section 8.03 Undertaking to Provide Continuing Disclosure. If necessary to meet the requirements of paragraph (b)(5) of Rule 15c2-12, as applicable to the Purchaser acting as a participating underwriter for the Bonds, the Designated Representative is authorized to execute a written undertaking to provide continuing disclosure for the benefit of holders of the Bonds in substantially the form attached as Exhibit E.

ARTICLE IX  
AMENDMENTS; DEFAULTS AND REMEDIES

Section 9.01 Amendatory and Supplemental Ordinances.

(a) *General.* This ordinance shall not be modified or amended in any respect subsequent to the initial issuance of the Bonds except as provided in this section.

(b) *Modifications Not Requiring Consent.* The City may from time to time and at any time, without the consent of or notice to the registered owners of any Parity Bonds, pass supplemental or amendatory ordinances as follows:

(1) to cure any formal defect, omission, inconsistency or ambiguity in this ordinance in a manner not adverse to the registered owner of any Parity Bond;

(2) to impose upon the Bond Registrar (with its consent) for the benefit of the registered owners of the Parity Bonds any additional rights, remedies, powers, authority, security, liabilities or duties which may lawfully be granted, conferred or imposed and which are not contrary to or inconsistent with this ordinance as theretofore in effect;

(3) to add to the covenants and agreements of, and limitations and restrictions upon, the City in this ordinance other covenants, agreements, limitations and restrictions to be observed by the City which are not contrary to or inconsistent with this ordinance as theretofore in effect;

(4) to confirm, as further assurance, any pledge under, and the subjection to any claim, lien or pledge created or to be created by this ordinance of any other money, securities or funds;

(5) to authorize different denominations of the Bonds and to make correlative amendments and modifications to this ordinance regarding exchangeability of Bonds of different authorized denominations, redemptions of portions of Bonds of particular authorized denominations and similar amendments and modifications of a technical nature; and

(6) to modify, alter, amend or supplement this ordinance in any other respect which is not materially adverse to the registered owners of the Parity Bonds and which does not involve a change described in subsection (c) of this section.

Before any supplemental or amendatory ordinance pursuant to this subsection (b) may go into effect, the City must obtain an opinion of Bond Counsel, stating that such ordinance is authorized or permitted by this ordinance and will, upon the execution and delivery thereof, be valid and binding upon the City in accordance with its terms and will not adversely affect the exemption from federal income taxation of interest on the Parity

Bonds then outstanding. Notice and a copy or summary of any such supplement or amendment shall be given to each Rating Agency but shall not be a precondition to the effectiveness of any such ordinance.

(c) *Modifications Requiring Consent.* In addition to modifications permitted under subsection (b), subject to the terms and provisions contained in this subsection (c) and not otherwise, the City may adopt supplemental or amendatory ordinances only upon obtaining consent of the registered owners of Parity Bonds, as follows:

(1) For the purpose of modifying, altering, amending, supplementing or rescinding, in any particular, any terms or provisions contained in this ordinance, except as set forth in subsection (c)(2) of this section, the registered owners of not less than 60% in aggregate principal amount of the Parity Bonds then outstanding shall have the right from time to time to consent to and approve any supplemental or amendatory ordinance deemed necessary or desirable by the City.

(2) Unless approved in writing by the registered owners of all the Parity Bonds then outstanding, nothing contained in this section shall permit, or be construed as permitting:

(i) a change in the times, amounts or currency of payment of the principal of or interest on any outstanding Parity Bond, or a reduction in the principal amount or redemption price of any outstanding Parity Bond or a change in the method or redemption price of any outstanding Parity Bond or a change in the method of determining the rate of interest thereon, or

(ii) a preference or priority of any Parity Bond over any other Parity Bond, or

(iii) a reduction in the aggregate principal amount of Parity Bonds, except upon the written consent of the registered owners of the affected Parity Bonds and as to which no additional consent shall be required.

Before any supplemental or amendatory ordinance pursuant to this subsection (c) may go into effect, the Bond Registrar shall cause notice of such ordinance to be given by first class United States Mail to all registered owners of the then outstanding Parity Bonds and to each Rating Agency. Such notice shall briefly summarize the proposed amendment or supplement and shall state that a copy thereof is available from the City. Receipt of notice by a Rating Agency shall not be a precondition to the effectiveness of any such ordinance.

The supplemental or amendatory ordinance may go into effect in substantially the form described in the notice if, within two years after the mailing of notice to the registered owners of the Parity Bonds, the City has obtained (i) the required consents, in writing, of the registered owners of the requisite proportion of the then-outstanding Parity Bonds, and (ii) an opinion of Bond Counsel, stating that such amendment or supplement is permitted by this ordinance and, upon the execution and delivery thereof, will be valid and binding upon the City in accordance with its terms and will not adversely affect the

exemption from federal income taxation of the interest on the tax-exempt Parity Bonds then outstanding.

As long as the Securities Depository is the registered owner of any Parity Bond(s), if it declines to give any consent provided for in this subsection (c), the required consent may be obtained from the beneficial owner(s) of such Parity Bond(s).

(d) *Effect of Modifications.* Upon receipt of the required opinion under subsection (b), or consents and opinion under subsection (c), this ordinance shall be modified in accordance with the supplemental or amendatory ordinance, and the respective rights, duties and obligations under this ordinance of the City, the Bond Registrar and all owners of Parity Bonds then outstanding shall thereafter be determined, exercised and enforced under this ordinance subject in all respects to such modifications and amendments. Furthermore, no owner of a Parity Bond shall have any right to object to the passage of such supplemental or amendatory ordinance, or to object to any of its terms or provisions or its operation, or in any manner to question the propriety of its passage, or to enjoin or restrain the City from taking any action pursuant thereto.

Section 9.02 Defaults and Remedies. ***If any provision in this Section 9.02 is determined by a court of competent jurisdiction to act as a material limitation on the rights and remedies of owners of 2009 or 2012 Bonds under the ordinances authorizing such 2009 and 2012 Bonds, such provision shall go into effect only upon the redemption, refunding or defeasance of all 2009 and 2012 Bonds:***

(a) *Events of Default.* The following shall constitute “Events of Default” with respect to the Bonds:

(1) If a default is made in the payment of the principal of or interest on any of the Bonds when the same shall become due and payable; or

(2) If the City defaults in the observance and performance of any other of the covenants, conditions and agreements on the part of the City set forth in this ordinance or any covenants, conditions or agreements on the part of the City contained in any Parity Bond authorizing ordinance and such default or defaults have continued for a period of six months after they have received from the Bondowners’ Trustee (as defined below) or from the registered owners of not less than 25% in principal amount of the Parity Bonds, a written notice specifying and demanding the cure of such default. However, if the default in the observance and performance of any other of the covenants, conditions and agreements is one which cannot be completely remedied within the six months after written notice has been given, it shall not be an Event of Default with respect to the Bonds as long as the City has taken active steps within 90 days after written notice has been given to remedy the default and is diligently pursuing such remedy.

(3) If the City files a petition in bankruptcy or is placed in receivership under any state or federal bankruptcy or insolvency law.

(b) *Bondowners' Trustee.* So long as such Event of Default has not been remedied, a bondowners' trustee (the "Bondowners' Trustee") may be appointed by the registered owners of 25% in principal amount of the Parity Bonds then outstanding, by an instrument or concurrent instruments in writing signed and acknowledged by such registered owners of the Parity Bonds or by their attorneys-in-fact duly authorized and delivered to such Bondowners' Trustee, notification thereof being given to the City. That appointment shall become effective immediately upon acceptance thereof by the Bondowners' Trustee. Any Bondowners' Trustee appointed under the provisions of this section shall be a bank or trust company organized under the laws of the State of Washington or the State of New York or a national banking association. The bank or trust company acting as Bondowners' Trustee may be removed at any time, and a successor Bondowners' Trustee may be appointed, by the registered owners of a majority in principal amount of the Parity Bonds, by an instrument or concurrent instruments in writing signed and acknowledged by such registered owners of the Bonds or by their attorneys-in-fact duly authorized. The Bondowners' Trustee may require such security and indemnity as may be reasonable against the costs, expenses and liabilities that may be incurred in the performance of its duties. If any Event of Default is, in the sole judgment of the Bondowners' Trustee, cured and the Bondowners' Trustee furnishes to the City a certificate so stating, that Event of Default shall be conclusively deemed to be cured and the City, the Bondowners' Trustee and the registered owners of the Parity Bonds shall be restored to the same rights and position which they would have held if no Event of Default had occurred. The Bondowners' Trustee appointed in the manner herein provided, and each successor thereto, is declared to be a trustee for the registered owners of all the Parity Bonds and is empowered to exercise all the rights and powers herein conferred on the Bondowners' Trustee.

(c) *Suits at Law or in Equity.* Upon the happening of an Event of Default and during the continuance thereof, the Bondowners' Trustee may (and, upon the written request of the registered owners of not less than 25% in principal amount of the Parity Bonds outstanding, must) take such steps and institute such suits, actions or other proceedings, all as it may deem appropriate for the protection and enforcement of the rights of the registered owners of the Parity Bonds, to collect any amounts due and owing to or from the City, or to obtain other appropriate relief, and may enforce the specific performance of any covenant, agreement or condition contained in this ordinance or in any of the Parity Bonds.

Any action, suit or other proceedings instituted by the Bondowners' Trustee hereunder shall be brought in its name as trustee for the owners of the Parity Bonds and all such rights of action upon or under any of the Parity Bonds or the provisions of this ordinance may be enforced by the Bondowners' Trustee without the possession of any of those Parity Bonds and without the production of the same at any trial or proceedings relative thereto except where otherwise required by law. Any such suit, action or proceeding instituted by the Bondowners' Trustee shall be brought for the ratable benefit of all of the owners of those Parity Bonds, subject to the provisions of this ordinance. The respective owners of the Parity Bonds, by taking and holding the same, shall be conclusively deemed irrevocably to appoint the Bondowners' Trustee the true and lawful trustee of the respective owners of those Parity Bonds, with authority to institute any such



action, suit or proceeding; to receive as trustee and deposit in trust any sums becoming distributable on account of those Parity Bonds; to execute any paper or documents for the receipt of money; and to do all acts with respect thereto that the registered owner himself or herself might have done in person. Nothing herein shall be deemed to authorize or empower the Bondowners' Trustee to consent to accept or adopt, on behalf of any registered owner of the Parity Bonds, any plan of reorganization or adjustment affecting the Parity Bonds or any right of any registered owner thereof, or to authorize or empower the Bondowners' Trustee to vote the claims of the registered owners thereof in any receivership, insolvency, liquidation, bankruptcy, reorganization or other proceeding to which the City is a party.

(d) *No Acceleration.* Nothing contained in this section shall, in any event or under any circumstance, be deemed to authorize the acceleration of maturity of principal on the Parity Bonds, and the remedy of acceleration is expressly denied to the owners of the Parity Bonds under any circumstances including, without limitation, upon the occurrence and continuance of an Event of Default.

(e) *Application of Money Collected by Bondowners' Trustee.* Any money collected by the Bondowners' Trustee at any time pursuant to this section shall be applied in the following order of priority:

(1) First, to the payment of the charges, expenses, advances and compensation of the Bondowners' Trustee and the charges, expenses, counsel fees, disbursements and compensation of its agents and attorneys.

(2) Second, to the payment to the persons entitled thereto of all installments of interest then due on the Parity Bonds in the order of maturity of such installments and, if the amount available shall not be sufficient to pay in full any installment or installments maturing on the same date, then to the payment thereof ratably, according to the amounts due thereon to the persons entitled thereto, without any discrimination or preference.

(3) Third, to the payment to the persons entitled thereto of the unpaid principal amounts of any Parity Bonds which shall have become due (other than Parity Bonds previously called for redemption for the payment of which money is held pursuant to the provisions hereto), whether at maturity or by proceedings for redemption or otherwise, in the order of their due dates and, if the amount available shall not be sufficient to pay in full the principal amounts due on the same date, then to the payment thereof ratably, according to the principal amounts due thereon to the persons entitled thereto, without any discrimination or preference.

(f) *Duties and Obligations of Bondowners' Trustee.* The Bondowners' Trustee shall not be liable except for the performance of such duties as are specifically set forth herein. During an Event of Default, the Bondowners' Trustee shall exercise such of the rights and powers vested in it hereby, and shall use the same degree of care and skill in its exercise, as a prudent person would exercise or use under the circumstances in the conduct of his or her own affairs. The Bondowners' Trustee shall have no liability for any

act or omission to act hereunder except for the Bondowners' Trustee's own negligent action, its own negligent failure to act or its own willful misconduct. The duties and obligations of the Bondowners' Trustee shall be determined solely by the express provisions of this ordinance, and no implied powers, duties or obligations of the Bondowners' Trustee shall be read into this ordinance. The Bondowners' Trustee shall not be required to expend or risk its own funds or otherwise incur individual liability in the performance of any of its duties or in the exercise of any of its rights or powers as the Bondowners' Trustee, except as may result from its own negligent action, its own negligent failure to act or its own willful misconduct. The Bondowners' Trustee shall not be bound to recognize any person as a registered owner of any Bond until his or her title thereto, if disputed, has been established to its reasonable satisfaction. The Bondowners' Trustee may consult with counsel and the opinion of such counsel shall be full and complete authorization and protection in respect of any action taken or suffered by it hereunder in good faith and in accordance with the opinion of such counsel. The Bondowners' Trustee shall not be answerable for any neglect or default of any person, firm or corporation employed and selected by it with reasonable care.

(g) *Suits by Individual Bondowners Restricted.* Neither the registered owner nor the beneficial owner of any one or more of Parity Bonds shall have any right to institute any action, suit or proceeding at law or in equity for the enforcement of same unless:

- (1) an Event of Default has happened and is continuing; and
- (2) a Bondowners' Trustee has been appointed; and
- (3) such owner previously shall have given to the Bondowners' Trustee written notice of the Event of Default on account of which such suit, action or proceeding is to be instituted; and
- (4) the registered owners of 25% in principal amount of the then outstanding Parity Bonds have made, after the occurrence of such Event of Default, written request of the Bondowners' Trustee and have afforded the Bondowners' Trustee a reasonable opportunity to institute such suit, action or proceeding; and
- (5) there have been offered to the Bondowners' Trustee security and indemnity satisfactory to it against the costs, expenses and liabilities to be incurred therein or thereby; and
- (6) the Bondowners' Trustee has refused or neglected to comply with such request within a reasonable time.

No registered owner or beneficial owner of any Parity Bond shall have any right in any manner whatever by his or her action to affect or impair the obligation of the City to pay from the Net Revenue the principal of and interest on such Parity Bonds to the respective owners thereof when due.

## ARTICLE X MISCELLANEOUS

Section 10.01      Refunding or Defeasance of the Bonds. The City may issue refunding bonds pursuant to State law or use money available from any other lawful source to carry out a refunding or defeasance plan, which may include (a) paying when due the principal of and interest on any or all of the Bonds (the “defeased Bonds”); (b) redeeming the defeased Bonds prior to their maturity; and (c) paying the costs of the refunding or defeasance. If the City sets aside in a special trust fund or escrow account irrevocably pledged to that redemption or defeasance (the “trust account”), money and/or Government Obligations maturing at a time or times and bearing interest in amounts sufficient to redeem, refund or defease the defeased Bonds in accordance with their terms, then all right and interest of the Owners of the defeased Bonds in the covenants of this ordinance and, except as hereinafter provided, in the Net Revenue of the Waterworks Utility, ULID Assessments, funds and accounts obligated to the payment of the defeased Bonds, other than the right to receive the funds so set aside and pledged, shall cease and become void. Thereafter, the Owners of defeased Bonds shall have the right to receive payment of the principal of and interest on the defeased Bonds solely from the trust account and the defeased Bonds shall be deemed no longer outstanding. In that event, the City may apply money remaining in any fund or account (other than the trust account) established for the payment or redemption of the defeased Bonds to any lawful purpose, subject only to the rights of the owners of any other Parity Bonds then outstanding.

Unless otherwise specified by the City in a refunding or defeasance plan, notice of refunding or defeasance shall be given, and selection of Bonds for any partial refunding or defeasance shall be conducted, in the manner prescribed in this ordinance for the redemption of Bonds.

If the refunding or defeasance plan provides that the defeased Bonds or the refunding bonds to be issued be secured by money and/or Government Obligations pending the prior redemption of the defeased Bonds and if such refunding plan also provides that certain money and/or Government Obligations are pledged irrevocably for the prior redemption of the defeased Bonds included in that refunding plan, then only the debt service on the Bonds which are not defeased Bonds and the refunding bonds, the payment of which is not so secured by the refunding plan, shall be included in the computation of the Coverage Requirement for the issuance of Future Parity Bonds and the annual computation of coverage for determining compliance with the rate covenants.

### Section 10.02      Sale and Delivery of the Bonds.

(a)      *Manner of Sale of Bonds; Delivery of Bonds.* The Designated Representative is authorized to sell each Series of the Bonds by negotiated sale, private placement, or by competitive sale in accordance with a notice of sale consistent with this ordinance, based on the assessment of the Designated Representative of market conditions, in consultation with appropriate City officials and staff, Bond Counsel and other advisors. In determining the method of sale of a Series and accepting the Bond Sale Terms, the Designated Representative shall take into account those factors that, in

the judgment of the Designated Representative, may be expected to result in the lowest true interest cost to the City.

(b) *Procedure for Negotiated Sale or Private Placement.* If the designated Representative determines that the Bonds are to be sold by negotiated sale or private placement, the Designated Representative shall select one or more Purchasers with which to negotiate such sale. The Bond Purchase Agreement for each Series of the Bonds shall set forth the Bond Sale Terms. The Designated Representative is authorized to execute the Bond Purchase Agreement on behalf of the City, so long as the terms provided therein are consistent with the terms of this ordinance.

(c) *Procedure for Competitive Sale.* If the Designated Representative determines that the Bonds are to be sold by competitive sale, the Designated Representative shall cause the preparation of an official notice of bond sale setting forth parameters for the Bond Sale Terms and any other bid parameters that the Designated Representative deems appropriate consistent with this ordinance. Bids for the purchase of the Bonds shall be received at such time or place and by such means as the Designated Representative directs. On the date and time established for the receipt of bids, the Designated Representative (or the designee of the Designated Representative) shall open bids and shall cause the bids to be mathematically verified. The Designated Representative is authorized to award, on behalf of the City, the winning bid and accept the winning bidder's offer to purchase the Bonds, with such adjustments to the aggregate principal amount and principal amount per maturity as the Designated Representative deems appropriate, consistent with the terms of this ordinance. The Designated Representative may reject any or all bids submitted and may waive any formality or irregularity in any bid or in the bidding process if the Designated Representative deems it to be in the City's best interest to do so. If all bids are rejected, the Bonds may be sold pursuant to negotiated sale or in any manner provided by law as the Designated Representative determines is in the best interest of the City, within the parameters set forth in this ordinance.

(d) *Preparation, Execution and Delivery of the Bonds.* The Bonds will be prepared at City expense and will be delivered to the Purchaser in accordance with the Bond Purchase Agreement, together with the approving legal opinion of Bond Counsel regarding the Bonds.

Section 10.03      General Authorization and Ratification. The Designated Representative and other appropriate officers of the City are severally authorized to take such actions and to execute such documents as in their judgment may be necessary or desirable to carry out the transactions contemplated in connection with this ordinance, and to do everything necessary for the prompt delivery of the Bonds to the Purchaser (including approving additional terms, conditions or covenants relating to bond insurance or credit enhancement, as set forth in Exhibit B) and for the proper application, use and investment of the proceeds of the Bonds. All actions taken prior to the effective date of this ordinance in furtherance of the purposes described in this ordinance and not inconsistent with the terms of this ordinance are ratified and confirmed in all respects.

Section 10.04      Severability. The provisions of this ordinance are declared to be separate and severable. If a court of competent jurisdiction, all appeals having been exhausted or all appeal periods having run, finds any provision of this ordinance to be invalid or unenforceable as to any person or circumstance, such offending provision shall, if feasible, be deemed to be modified to be within the limits of enforceability or validity. However, if the offending provision cannot be so modified, it shall be null and void with respect to the particular person or circumstance, and all other provisions of this ordinance in all other respects, and the offending provision with respect to all other persons and all other circumstances, shall remain valid and enforceable.

Section 10.05      Effective Date of Ordinance. This ordinance shall take effect and be in force on the day following the date of its publication in the official newspaper of the City.

PASSED by the City Council of the City of Richland, Washington, at a regular open public meeting thereof, this 16<sup>th</sup> day of May, 2017, and signed in authentication of its passage this 16<sup>th</sup> day of May, 2017.

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ROBERT J. THOMPSON  
Mayor

AUTHENTICATED:

APPROVED AS TO FORM:

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MARCIA HOPKINS  
City Clerk

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HEATHER KINTZLEY  
City Attorney

Date Published: May 21, 2017

## **Exhibit A**

### **Outstanding Parity Bonds**

| <b>Issue Name</b>                                                                 | <b>Issue Date</b> | <b>Original Par Amount</b> | <b>Authorizing Ordinance</b>    | <b>Final Maturity</b> |
|-----------------------------------------------------------------------------------|-------------------|----------------------------|---------------------------------|-----------------------|
| Water and Sewer Improvement and Refunding Revenue Bonds, 2009 (the "2009 Bonds")* | 6/16/2009         | \$21,975,000               | Ord No. 17-09<br>(June 2, 2009) | 12/1/2038             |
| Water and Sewer Improvement and Refunding Revenue Bonds, 2012 (the "2012 Bonds")  | 6/5/2012          | \$7,540,000                | Ord No. 13-12<br>(May 1, 2012)  | 11/1/2034             |
| Waterworks Utility Revenue Refunding Bonds, 2014 (the "2014 Bonds")               | 8/26/2014         | \$9,985,000                | Ord No. 8-14<br>(April 1, 2014) | 11/1/2023             |

*\* The Refunding Candidates are a portion of the New Money Portion of the outstanding 2009 Bonds.*



## **EXHIBIT B**

### **PARAMETERS FOR THE BOND SALE TERMS**

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- |                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (a) Principal Amount.         | The Bonds may be issued in one or more series and shall not exceed the aggregate principal amount of \$14,575,000.                                                                                                                                                                                                                                                                                                                                                                         |
| (b) Date or Dates.            | Each Bond shall be dated its Issue Date, which date may not be later than two years after the effective date of this ordinance.                                                                                                                                                                                                                                                                                                                                                            |
| (c) Denominations, Name, etc. | The Bonds shall be issued in Authorized Denominations and shall be numbered separately in the manner and shall bear any name and additional designation as deemed necessary or appropriate by the Designated Representative.                                                                                                                                                                                                                                                               |
| (d) Interest Rate(s).         | Each Bond shall bear interest at fixed rates per annum (computed on the basis of a 360-day year of twelve 30-day months) from the Issue Date or from the most recent date for which interest has been paid or duly provided for, whichever is later, as set forth in the Bond Purchase Agreement. One or more rates of interest may be fixed for the Bonds. No rate of interest for any Bond may exceed 5.25%, and the true interest cost to the City for any Series may not exceed 5.00%. |
| (e) Payment Dates.            | Interest shall be payable at fixed rates semiannually on dates acceptable to the Designated Representative as set forth in the Bond Purchase Agreement. Principal payments shall commence on a date acceptable to the Designated Representative and shall be payable at maturity or in mandatory redemption installments annually thereafter on dates acceptable to the Designated Representative as set forth in the Bond Purchase Agreement.                                             |
| (f) Final Maturity.           | The final maturity of each Series of the Bonds shall not extend beyond December 1, 2047.                                                                                                                                                                                                                                                                                                                                                                                                   |
| (g) Redemption Rights.        | The Designated Representative may approve in the Bond Purchase Agreement provisions for the optional and mandatory redemption of Bonds, subject to the following:                                                                                                                                                                                                                                                                                                                          |

- (1) Optional Redemption. Any Bond may be designated as being (A) subject to redemption at the option of the City prior to its maturity date on the dates and at the prices set forth in the Bond Purchase Agreement; or (B) not subject to redemption prior to its maturity date. If a Bond is subject to optional redemption prior to its maturity, it must be subject to such redemption on one or more dates occurring not more than 10½ years after the Issue Date.
- (2) Mandatory Redemption. Any Bond may be designated as a Term Bond, subject to mandatory redemption prior to its maturity on the dates and in the amounts set forth in the Bond Purchase Agreement.

(h) Price.

The purchase price for the Bonds may not be less than 98% or more than 125% of the stated principal amount of the Bonds.

(i) Refunding Plan

The Designated Representative shall have the authority described in Article VI with respect to authorizing the refunding and carrying out the Refunding Plan. The refunding of the Refunded Bonds shall produce a net present value savings equal to at least 4.00% of the principal amount of the Refunded Bonds.

(j) Other Terms and Conditions.

The Designated Representative may determine whether it is in the City's best interest to provide for bond insurance or other credit enhancement; and may accept such additional terms, conditions and covenants as he or she may determine are in the best interests of the City, consistent with this ordinance.

The Designated Representative shall determine, prior to the sale date, whether or not the Bonds shall be designated as "Covered Bonds" upon the redemption or defeasance of the outstanding 2009 Parity Bonds, 2012 Parity Bonds and 2014 Parity Bonds. Such determination shall be made in writing and incorporated into the Bond Sale Terms.

**Exhibit C**  
**Parity Bond Test**

The City may issue Future Parity Bonds on a parity with the Bonds and the Outstanding Parity Bonds if and only if the following conditions are met and complied with at the time of issuance of those proposed Future Parity Bonds:

(a) No default exists in the payment of the principal of or interest on any outstanding revenue bonds payable from the Net Revenue of the Waterworks Utility, and the amounts required to have been paid into the Bond Fund shall have been paid and maintained as required therein.

(b) The ordinance providing for the issuance of the proposed Future Parity Bonds provides for payment of the principal of and interest on such Future Parity Bonds out of the Principal and Interest Account and, for Future Parity Bonds that are Covered Bonds, for the satisfaction of the Reserve Requirement for the then-outstanding Parity Bonds and the proposed Future Parity Bonds. The Reserve Requirement for Covered Bonds shall be satisfied by the payment of Net Revenue of the Waterworks Utility into the Reserve Account to fund the Reserve Requirement by five equal annual installments after any initial payment therein from the proceeds of those Future Parity Bonds so that by no later than the fifth anniversary date of the date of issuance of such bonds the full Reserve Requirement therefor is deposited in the Reserve Account. In the case of Future Parity Bonds to be issued for the purpose of refunding Parity Bonds, the Reserve Requirement for those Future Parity Bonds (if such Future Parity Bonds are Covered Parity Bonds) shall be satisfied by retaining the money in the Reserve Account for the Parity Bonds to be refunded as a reserve for the refunding bonds, and (if necessary) money in any other reserve account or fund for the Parity Bonds being refunded shall be transferred to the Reserve Account. If the amounts so retained or transferred are not sufficient to satisfy the Reserve Requirement (if any), then the Reserve Requirement shall be accumulated in the same manner and within the same time as provided for other Future Parity Bonds that are Covered Bonds.

(c) The ordinance authorizing the issuance of the proposed Future Parity Bonds either (1) provides that Term Bonds shall be redeemed from money in the Principal and Interest Account in specified mandatory redemption amounts on periodic mandatory redemption dates prior to maturity; or (2) provides for creation of a sinking fund account in the Bond Fund into which the City shall make regular payments for the redemption of such Term Bonds at or prior to their maturity.

(d) Unless waived or modified by written consent of the registered owners representing 75% of the then-outstanding principal of the Parity Bonds, the City must have on file either:

(1) a certificate of the Finance Director of the City, supported by the Waterworks Utility financial statements (which may be unaudited, if audited financial statements for the period being examined are unavailable), demonstrating that the Net Revenue of the Waterworks Utility, together with ULID Assessments, for any twelve

consecutive months of the twenty-four months immediately preceding the month of delivery of the proposed Future Parity Bonds will be equal to the Coverage Requirement of the then-outstanding Parity Bonds and the proposed Future Parity Bonds; or

(2) a certificate of an Independent Consulting Engineer, supported by Waterworks Utility financial statements, which may be unaudited, if audited financial statements for the period being examined are unavailable, and which may be adjusted as provided below, to the effect that the annual Net Revenue of the Waterworks Utility available for debt service on all then-outstanding Parity Bonds and the proposed Future Parity Bonds, together with ULID Assessments, will be at least equal to the Coverage Requirement for each Fiscal Year. The Independent Consulting Engineer's certificate, in estimating the Net Revenue of the Waterworks Utility available for debt service, shall use the historical Net Revenue of the Waterworks Utility for any twelve consecutive months out of the twenty-four months immediately preceding the month of delivery of the Future Parity Bonds. Such Net Revenue of the Waterworks Utility may be adjusted to reflect any changes in rates in effect and being charged or expressly committed by ordinance of the City Council to be made in the future; may include income derived from customers of the Waterworks Utility that have become customers during the twelve consecutive month period or thereafter adjusted to reflect one year's net revenue from such customers; may include revenues from any customers to be connected to the Waterworks Utility who have paid the required connection charges; may include the revenue to be derived from any person, firm, corporation or municipal corporation under any executed contract for water and/or sewer service which revenue was not included in the historical Net Revenue of the Waterworks Utility; and may include the engineer's estimate of the Net Revenue of the Waterworks Utility to be derived by the City from customers with improved property available to connect to any additions to and improvements and extensions of the Waterworks Utility to be paid for out of the proceeds of the sale of the additional Future Parity Bonds or other additions to and improvements and extensions of the Waterworks Utility then under construction and not fully connected to the facilities of the Waterworks Utility when such additions, improvements and extensions are completed. The Independent Consulting Engineer's certificate required by this subparagraph (d)(2) in setting forth the estimate of ULID Assessments shall divide the unpaid amount of each assessment roll of ULID Assessments by the number of years in which installments of such ULID Assessments may be paid without becoming delinquent, and there shall be added to each year the interest that will be collected on such installments. In computing the installments of ULID Assessments previously levied that will be collected in each year, the following formula shall be used: (i) all delinquent ULID Assessments or installments shall be deducted from each assessment roll; and (ii) the balance remaining after the deductions provided in subparagraph (i) immediately above shall then be divided by the number of years in which installments of ULID Assessments may be paid without being delinquent and there shall be added to each year the interest that will be collected on such installments.

(e) No engineer's certificate or certificate of Finance Director will be required under subsection (d) if either: (1) the proposed Future Parity Bonds are issued to refund Parity Bonds and Annual Debt Service in any year on the Future Parity Bonds to be issued is not increased by more than \$5,000 over the Annual Debt Service for that year of the

Parity Bonds being refunded; or (2) the principal amount of the proposed Future Parity Bonds does not exceed by more than 5% the amount of ULID Assessments levied for improvements being financed by those Future Parity Bonds to be issued and pledged to be paid into the Bond Fund.

Prior: Ordinance No.17-09, Section 9.01  
Ordinance No.13-12, Section 9.01  
Ordinance No. 08-14, Section 7.02

## **EXHIBIT D**

### **The Projects**

The Projects include all or a portion of those capital improvements identified in the Wastewater and Water elements of the City's Capital Improvement Plan (2017-2030), adopted by Ordinance No. 60-16, and as the same may be amended from time to time (the "Plan of Additions"), including without limitation:

- Wastewater Projects:
  - Collection System Renewal and Replacement
  - Wastewater Treatment Facility Renewal and Replacement
  - Other projects described within the City's then-current Wastewater System CIP
- Water Projects:
  - Yakima River Crossing Pipeline Replacement
  - Other projects described within the City's then-current Water System CIP

## **EXHIBIT E**

### **[Form of] UNDERTAKING TO PROVIDE CONTINUING DISCLOSURE**

#### **City of Richland, Washington Waterworks Utility Revenue Improvement and Refunding Bonds, 2017**

The City of Richland, Washington (the “City”), makes the following written Undertaking for the benefit of holders of the above-referenced bonds (the “Bonds”), for the sole purpose of assisting the Purchaser in meeting the requirements of paragraph (b)(5) of Rule 15c2-12, as applicable to a participating underwriter for the Bonds. Capitalized terms used but not defined below shall have the meanings given in Ordinance No. 08-14 of the City (the “Bond Ordinance”).

(a) Undertaking to Provide Annual Financial Information and Notice of Listed Events. The City undertakes to provide or cause to be provided, either directly or through a designated agent, to the MSRB, in an electronic format as prescribed by the MSRB, accompanied by identifying information as prescribed by the MSRB:

- (i) Annual financial information and operating data of the type included in the final official statement for the Bonds and described in paragraph (b) (“annual financial information”);
- (ii) Timely notice (not in excess of 10 business days after the occurrence of the event) of the occurrence of any of the following events with respect to the Bonds: (1) principal and interest payment delinquencies; (2) non-payment related defaults, if material; (3) unscheduled draws on debt service reserves reflecting financial difficulties; (4) unscheduled draws on credit enhancements reflecting financial difficulties; (5) substitution of credit or liquidity providers, or their failure to perform; (6) adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notice of Proposed Issue (IRS Form 5701 – TEB) or other material notices or determinations with respect to the tax status of the Bonds; (7) modifications to rights of holders of the Bonds, if material; (8) bond calls (other than scheduled mandatory redemptions of Term Bonds), if material, and tender offers; (9) defeasances; (10) release, substitution, or sale of property securing repayment of the Bonds, if material; (11) rating changes; (12) bankruptcy, insolvency, receivership or similar event of the City, as such “Bankruptcy Events” are defined in Rule 15c2-12; (13) the consummation of a merger, consolidation, or acquisition involving the City or the sale of all or substantially all of the assets of the City other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material; and (14) appointment of a successor or additional trustee or the change of name of a trustee, if material;



- (iii) Timely notice of a failure by the City to provide required annual financial information on or before the date specified in paragraph (b).
- (b) Type of Annual Financial Information Undertaken to be Provided. The annual financial information that the City undertakes to provide in paragraph (a):
  - (i) Shall consist of (1) annual financial statements prepared (except as noted in the financial statements) in accordance with applicable generally accepted accounting principles applicable to local governmental units of the State such as the City, as such principles may be changed from time to time, which statements may be unaudited, provided, that if and when audited financial statements are prepared and available they will be provided; (2) a statement of authorized, issued and outstanding bonded debt secured by Net Revenues of the Waterworks Utility; (3) debt service coverage ratios; and (4) customer statistics for the water utility, the wastewater utility and the stormwater utility of the City [to be specified as of the Issue Date with reference to the City's Comprehensive Annual Financial Reports and the Preliminary Official Statement];
  - (ii) Shall be provided not later than the last day of the ninth month after the end of each Fiscal Year of the City (currently, a Fiscal Year ending December 31), as such Fiscal Year may be changed as required or permitted by State law, commencing with the City's Fiscal Year ending December 31, 2016; and
  - (iii) May be provided in a single or multiple documents, and may be incorporated by specific reference to documents available to the public on the Internet website of the MSRB or filed with the SEC.
- (c) Amendment of Undertaking. This Undertaking is subject to amendment after the primary offering of the Bonds without the consent of any holder of any Bond, or of any broker, dealer, municipal securities dealer, participating underwriter, Rating Agency or the MSRB, under the circumstances and in the manner permitted by Rule 15c2-12. The City will give notice to the MSRB of the substance (or provide a copy) of any amendment to the Undertaking and a brief statement of the reasons for the amendment. If the amendment changes the type of annual financial information to be provided, the annual financial information containing the amended financial information will include a narrative explanation of the effect of that change on the type of information to be provided.
- (d) Beneficiaries. This Undertaking shall inure to the benefit of the City and the holder of each Bond, and shall not inure to the benefit of or create any rights in any other person.
- (e) Termination of Undertaking. The City's obligations under this Undertaking shall terminate upon the legal defeasance of all of the Bonds. In addition, the City's obligations under this Undertaking shall terminate if the provisions of Rule 15c2-12 that require the City to comply with this Undertaking become legally inapplicable in respect of the Bonds for any reason, as confirmed by an opinion of Bond Counsel delivered to the City, and the City provides timely notice of such termination to the MSRB.

(f) Remedy for Failure to Comply with Undertaking. As soon as practicable after the City learns of any failure to comply with this Undertaking, the City will proceed with due diligence to cause such noncompliance to be corrected. No failure by the City or other obligated person to comply with this Undertaking shall constitute a default in respect of the Bonds. The sole remedy of any holder of a Bond shall be to take action to compel the City or other obligated person to comply with this Undertaking, including seeking an order of specific performance from an appropriate court.

(g) Designation of Official Responsible to Administer Undertaking. The Finance Officer or his or her designee is the person designated, in accordance with the Bond Ordinance, to carry out the Undertaking in accordance with Rule 15c2-12, including, without limitation, the following actions:

- (i) Preparing and filing the annual financial information undertaken to be provided;
- (ii) Determining whether any event specified in paragraph (a) has occurred, assessing its materiality, where necessary, with respect to the Bonds, and preparing and disseminating any required notice of its occurrence;
- (iii) Determining whether any person other than the City is an “obligated person” within the meaning of Rule 15c2-12 with respect to the Bonds, and obtaining from such person an undertaking to provide any annual financial information and notice of listed events for that person required under Rule 15c2-12;
- (iv) Selecting, engaging and compensating designated agents and consultants, including financial advisors and legal counsel, to assist and advise the City in carrying out this Undertaking; and
- (v) Effecting any necessary amendment of this Undertaking.

## CERTIFICATION

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

1. The attached copy of Ordinance No. 09-17 (the "Ordinance") is a full, true and correct copy of an ordinance duly passed at a regular meeting of the City Council of the City held at the regular meeting place thereof on May 16, 2017, as that ordinance appears on the minute book of the City.

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

Dated: May 16, 2017.

CITY OF RICHLAND, WASHINGTON

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Marcia Hopkins  
City Clerk



## COUNCIL AGENDA ITEM COVERSHEET

Council Date: 05/16/2017

Agenda Category: Ordinances - Second Reading/Passage

Key Element: Key 2 - Infrastructure & Facilities

**Subject:**

Ordinance No. 18-17, Authorizing Use of Eminent Domain for Duportail Bridge

Department:  
Public Works

Ordinance/Resolution Number:  
18-17

Document Type:  
Ordinance

**Recommended Motion:**

Give second reading and pass Ordinance No. 18-17, authorizing eminent domain proceedings 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 and be complete in 2020. In order to complete the project, 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.

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 (TCRR). 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 easement rights required from the Tri-City Railroad. All required notifications have been issued to the Tri-City Railroad, thus clearing the way for initiation of the eminent domain process.

First reading of Ordinance 18-17 was approved at the May 2, 2017 council meeting.

**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. 18-17, Duportail Bridge Eminent Domain

## ORDINANCE NO. 18-17

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, pursuant to 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, attached hereto, 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 has negotiated 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, voluntary negotiated agreement has been reached with the Port of Benton for easement rights on its railroad right of way; and

WHEREAS, the Tri-City Railroad holds a long term lease over the Port's railroad right of way; and

WHEREAS, negotiations, including formal mediation, have failed to deliver a voluntary agreement with the Tri-City Railroad to resolve their leasehold rights to allow the City's project to proceed; and

WHEREAS, the funds necessary to acquire the property by voluntary agreement, or by payment of 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, attached hereto, 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 (settlement in lieu of initiating condemnation litigation) for the acquisition of the real property interests described in Exhibit 1, attached hereto. 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 Exhibit 1, attached hereto.

Section 5. Property Descriptions: The City Manager is additionally authorized to make minor amendments to the legal descriptions of properties described in Exhibit 1, attached hereto, 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 16<sup>th</sup> day of May, 2017.

\_\_\_\_\_  
ROBERT J. THOMPSON  
Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
MARCIA HOPKINS  
City Clerk

\_\_\_\_\_  
HEATHER KINTZLEY  
City Attorney

Date Published: May 21, 2017



# EXHIBIT 1

## Property Descriptions

**A portion of Port of Benton right-of-way – No PID# assigned  
Street Crossing & Utility Easement**

A Permanent Easement over that portion of Block 153, Plat of Richland according to the Plat thereof, recorded in Volumes 6 & 7 of Plats (Records of Benton County, Washington) located in the Northwest 1/4 of Section 15, Township 9 North, Range 28 East, Willamette Meridian, Benton County, Washington, and more particularly described as follows:

Commencing at a Brass Cap monumenting the centerline intersection of Duportail Street and Riverstone Drive from which a Brass Cap monumenting the centerline intersection of Duportail Street and Cottonwood Drive (West of Duportail Street) bears North 38°05'12" East, 652.77 feet;

Thence along the centerline of Duportail Street North 38°05'12" East, 169.97 feet;

Thence leaving said centerline South 51°54'48" East, 30.00 feet to a point on the existing Easterly right-of-way of Duportail Street, said point also being the most Westerly corner of said Block 153 and the POINT OF BEGINNING.

Thence along said existing Easterly right-of-way North 38°05'12" East, 70.00 feet to the most Northerly corner of said Block 153;

Thence leaving said existing Easterly right-of-way along the Northeasterly boundary of said Block 153 South 51°51'45" East, 75.00 feet;

Thence leaving said Northeasterly boundary South 38°05'12" West, 70.00 feet to a point on the Southwesterly boundary of said Block 153;

Thence along said Southwesterly boundary North 51°51'45" West, 75.00 feet to the POINT OF BEGINNING.

Containing 0.12 acres, more or less.

TOGETHER WITH AND SUBJECT TO covenants, easements, and restrictions of record.

**Portion of PID# 1-1598-202-0149-000 (Port of Benton)**

A Permanent Easement over that portion of Block 342, Plat of Richland according to the Plat thereof, recorded in Volumes 6 & 7 of Plats (Records of Benton County, Washington) located in the Northwest 1/4 of Section 15, Township 9 North, Range 28 East, Willamette Meridian, Benton County, Washington, and more particularly described as follows:

Commencing at a Brass Cap monumenting the centerline intersection of Duportail Street and Riverstone Drive from which a Brass Cap monumenting the centerline intersection of Duportail Street and Cottonwood Drive (West of Duportail Street) bears North 38°05'12" East, 652.77 feet;

Thence along the centerline of Duportail Street North 38°05'12" East, 169.97 feet;

Thence leaving said centerline North 51°54'48" West, 30.00 feet to a point on the existing Westerly right-of-way of Duportail Street, said point also being the most Southerly corner of said Block 342 and the POINT OF BEGINNING.

Thence along the Southwesterly boundary of said Block 342 North 51°51'45" West, 60.00 feet;

Thence leaving said Southwesterly boundary North 38°05'12" East, 70.00 feet to a point on the Northeasterly boundary of said Block 342;

Thence along said Northeasterly boundary South 51°51'45" East, 60.00 feet to a point on the existing Westerly right-of-way of Duportail Street and also being the most Easterly corner of said Block 342;

Thence along said existing right-of-way South 38°05'12" West, 70.00 feet to the POINT OF BEGINNING.

Containing 0.10 acres, more or less.

TOGETHER WITH AND SUBJECT TO covenants, easements, and restrictions of record.



## COUNCIL AGENDA ITEM COVERSHEET

Council Date: 05/16/2017

Agenda Category: Resolutions – Adoption

Key Element: Key 6 - Community Amenities

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**Subject:**

Resolution No. 87-17, Acceptance of Richland Public Library Donor Plaque

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**Department:**

Parks & Public Facilities

**Ordinance/Resolution Number:**

87-17

**Document Type:**

Resolution

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**Recommended Motion:**

Adopt Resolution No. 87-17, Acceptance of Richland Public Library Donor Plaque

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**Summary:**

A citizen is donating an educational and interactive wall panel to the Richland Public Library to be located in the Children's Section. The donor wishes to also include a donation plaque. The City manages a policy that requires authorization of plaques.

Richland's policy on naming parks and recreation areas, which was adopted by Resolution 76-87 and subsequently amended by Resolution Nos. 113-88 and 52-95, requires that the Parks and Recreation Commission consider and forward a recommendation to Council for donor plaques and markers.

On April 13, 2017, the PRC recommended approval of the donor plaque per City policy.

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**Fiscal Impact:**

There will be no fiscal impact to accept a donor's plaque except minor installation expenses incurred by the City's facilities crew.

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**Attachments:**

1. Resolution 87-17
2. City Policy
3. Site Photograph
4. Conceptual Project Rendering

RESOLUTION NO. 87-17

A RESOLUTION of the City of Richland authorizing acceptance of a donor's plaque at the Richland Public Library.

WHEREAS, the City of Richland's Parks and Recreation Policy for Memorials, Gifts, Monuments, Statues, Works of Art, and Naming Procedure adopted by City Council on October 19, 1987, and last amended May 15, 1995, provides for a uniform and consistent method for accepting physical and monetary donations, and establishes procedures relating to naming of parks, greenways, facilities, placement of donated materials, and appropriate markings for identification or recognition; and

WHEREAS, pursuant to this policy, any donor or organization wishing to place a plaque or marker within the park system or on City property must first submit the request to the Parks and Recreation Commission for review and recommendation for approval to City Council; and

WHEREAS, a citizen has requested to donate an educational wall panel and donor's plaque to the Richland Public Library; and

WHEREAS, the proposed donor's plaque meets or exceeds the requirements of the policy described above; and

WHEREAS, on April 13, 2017, the Parks and Recreation Commission reviewed the request and recommended that City Council accept the proposed donor's plaque.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City Council authorizes the acceptance of a donor's plaque at the Richland Public Library.

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 16<sup>th</sup> day of May, 2017.

\_\_\_\_\_  
ROBERT J. THOMPSON  
Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
MARCIA HOPKINS  
City Clerk

\_\_\_\_\_  
HEATHER KINTZLEY  
City Attorney

**CITY OF RICHLAND**  
**PARKS & RECREATION POLICY**  
**FOR MEMORIALS, GIFTS, MONUMENTS, STATUES,**  
**WORKS OF ART, AND NAMING PROCEDURE**

**GENERAL OVERVIEW**

This policy has been developed to provide a uniform and consistent method for accepting physical or monetary donations to the Richland Parks and Recreation System and to ensure that all donations are handled in a manner which is beneficial to the parks and recreation system of the City of Richland and acceptable to the person(s) and/or organization(s) offering the donation. This policy establishes procedure for accepting memorial donations of trees, plants, benches and other miscellaneous items and creates fund mechanism for acceptance and disbursement of monetary donations. The policy further addresses the criteria relating to naming of parks, greenways and facilities.

Placement of gifts and their accompanying identification/recognition plaques have an impact on the aesthetics and maintenance of park and recreation facilities which must be considered prior to acceptance of donations. Enhancement of the park and recreation system is the primary focus of this policy and it is intended that the procedures set forth will assist both potential donors and the City.

**POLICY**

1. **TREES**: The Maintenance and Stores Sub-Department will accept donations of trees not less than six feet nor greater than twenty feet in height. The Richland Parks and Recreation Commission must approve all tree donations. The placing of plaques or markers is not allowed on trees donated to the City. Markers flush to the ground may be placed near the dedicated tree. It is recommended that prior to the donation of trees the Parks and Facilities Resource Manager be contacted.

Trees donated to the City will be placed in an appropriate location that conforms to Park and Recreation policy, the Open Space Parks and Recreation Plan, and the particular master plan for the designated park. The donor may suggest a desirable park and location; however, the decision for location will rest with the Parks and Facilities Resource Manager in compliance with the master plan.

2. **PLANTS AND SHRUBS**: The Parks and Recreation Department will accept plants and shrubs as a donation only in groups of appropriate quantity to allow the planting that will be visible, distinguishable and an asset to the particular area. Plants must be donated in suitable pots along with potting soil and appropriate mulch to cover the planting area. Acceptable plants and shrubs would include perennials and shrubs with a minimum amount of maintenance. An appropriate plaque or marker may be placed within the planted area.

3. **MEMORIAL FUNDS, MONETARY GIFTS:** The City of Richland encourages the establishment of memorial funds for specific purposes in the Parks and Recreation Department through the "Friends of the Parks" program. Memorial funds will be handled in accordance with normal accounting procedures of the City and will be established in a trust fund account separate which would protect the integrity of the donations until such time as they were expended for the intended purpose. It will be the responsibility of the Parks and Recreation Commission to evaluate whether the purpose or acceptance of the memorial fund is in the best interest of the City and to forward a recommendation to City Council for final determination. Staff will review and make recommendations to the Commission.

Memorial funds could be established for the purpose of purchasing parks and recreation land, or its development, equipment, and supplies for recreation services. In all cases, an appropriate plaque or marker could be placed in a location approved by the Parks and Recreation Commission following the recommendation of the Director of Parks and Recreation.

A proper accounting system will be established for all donated funds and a routine letter of accounting summary would be sent to the initiator of the memorial fund showing the amount placed into the funds, date, and type of expenditure incurred and any residual amount remaining in the fund.

4. **PLAQUES AND MARKERS:** Any donor or organization wishing to place a plaque or marker within the park system or on City property must first submit the request to the Parks and Recreation Commission. After reviewing the plans of the donor and discussing possible locations, following the recommendation of the Director of Parks and Recreation, the Commission will forward to the City Council a recommendation of approval or disapproval.

Plaques and markers due to be placed on the ground or in benches may be approved if they are made of bronze, measuring three by six by one-half inches thick and raised letters on a plate background. Wording for memorials would be limited to the following: "In memory of (name of deceased and appropriate year)."

Memorial plaques would be required to be mounted in concrete below the grass line, or ground level in the case of a non-planted area. The plaques would be required to be mounted inside a six by twelve inch slab of concrete four inches deep with a steel rod two feet long extending into the ground to secure the monument.

Plaques mounted on buildings or structures would be required to be at a height of five feet, fastened securely to a wall or upright fixture and in a designated location approved by the Parks and Recreation Commission after review by the Parks and Facilities Resource Manager.



5. STATUES, MONUMENTS, PIECES OF ART: The placement of statues, art work, sculpture, fountains, or other larger monuments may be considered within the park system. However, the Parks and Recreation Commission recognizes that the parks are to be enjoyed by all, and that art appreciation is definitely a reflection of individual taste. In an effort to avoid any controversial forms of art, and excessive maintenance requirements, the parks shall remain as natural as possible.

If any donor or organization wishes to make such a contribution, the proposal must first be submitted to the Richland Arts Commission. The Commission shall utilize all applicable planning documents to review proposals including the Public Art Strategic Plan. Upon completion of its efforts, the Commission shall forward its recommendation to the Parks and Recreation Commission for consideration.

The Parks and Recreation Commission would seek the guidance of the Director of Parks and Recreation on maintenance needs and the overall compliance with current policy and Comprehensive Plan of the City. After reviewing all recommendations, the Commission will determine the aesthetics, maintenance needs, and whether such a donation would meet the general acceptance to the majority of the citizens of Richland. Upon review of the proposal, the Commission will forward its recommendation to the City Council.

6. NAMING OF GREENWAYS, PARKS, AND THEIR FACILITIES: The naming of parks or other facilities maintained by the City of Richland originates with the Parks and Recreation Commission. The Commission may originate the proposed name or may seek assistance through community input such as a naming contest in cooperation with the Richland School District students. After considering all proposed names, the Commission will forward its recommendation to the City Council for ultimate determination.

Three kinds of names seem appropriate for parks and recreation areas: commemorative, utilitarian, and named after donors of land or money used to acquire land or equipment for parks and recreation areas.

- A. Several names of a commemorative nature would be appropriate for a proposed park or recreation area. The name of *Hanford* in commemoration of the former townsite now abandoned since the government acquired it for construction of nuclear reactors, or a name commemorating an Indian tribe or historical event unique to this area would also be deemed appropriate. Other names of a commemorative nature may also be appropriate.
- B. Utilitarian names are especially appropriate for the smaller parks and recreation areas. The present practice of referring to these according to prominent streets is useful in orienting parks according to certain sectors of the City. This system should be maintained when practical. In specific instances, development area names, or names generally accepted and in use in the neighborhood prior to the official naming of the site, should be considered.

- C. Recognition of private citizens or groups may be given by adopting the names of the donors.
  - D. In limited situations there may be times when it seems appropriate to name parks or recreation areas after prominent citizens on the local, state, or national level; however, consideration to the first three categories should be rigorously considered before deciding upon a prominent citizen name.
7. **NAMING OF CITY FACILITIES IN HONOR OF LOCAL CITIZENS:** The following procedures will be followed regarding the naming of City facilities in honor of local citizens:
- A. Upon receiving a request from an individual or organization, or upon its own initiative, the Parks and Recreation Commission will determine whether it is timely to consider naming a certain City facility in honor of a local citizen.
  - B. If the Commission determines such consideration is timely, it will advertise its intention to hold a public meeting to consider the request that a City facility be named in honor of a local citizen. This advertisement will also invite other individuals and organizations to propose names for the facility. These proposals may be submitted either prior to or during the public meeting held for this purpose.
  - C. After thoroughly evaluating all of the names which are submitted, the Parks and Recreation Commission will select the most appropriate name and forward it to the City Council for consideration. The final decision on the name of all City facilities will be made by the City Council. This decision will be made by resolution and a copy of the resolution will be tendered to the honored individual, or to his or her family.
  - D. The Parks and Recreation Commission will utilize the following guidelines when considering the name of a City facility in honor of a local citizen:
    - 1) Individuals who have made an outstanding contribution to the facility either by providing the initial idea for the project or by contributing time or material resources to the project.
    - 2) Individuals who have played an important role in the community, civic or youth work, business, recreation programs, or cultural development or athletic activities.
    - 3) Individuals whose name has some historical significance which will serve to enrich the background of the community.

## **REPLACEMENT DUE TO VANDALISM OR PREMATURE DEATH OF TREES, PLANTS, SHRUBS AND THE DAMAGE OR DESTRUCTION OF MEMORIAL GIFTS PLACED IN THE PARK SYSTEM**

The Parks and Recreation Department will assume ongoing maintenance for donated trees, plants, shrubs, or flower beds. In the event of the damage and/or destruction of memorials such as park benches, monuments, works of art, trees, plants or shrubs, the Parks and Recreation Commission will be informed of the extent of the damage by the Director of Parks and Recreation. A staff recommendation will be included in the report as to cost of the replacement to the City, name of the donor and present address (if available), and a recommendation if the donated item should be replaced or if the area should be restored to its original state and the plaque returned to the donor. Upon reviewing the various options, the Parks and Recreation Commission will forward to City Council a recommendation for action. These options could include:

- 1) The City of Richland purchase the replacement of the donated gift, including a replacement plaque, if it was damaged or destroyed.
- 2) The donor be contacted, informed of the vandalism, and be invited to donate the necessary funds to pay for the replacement of the gift, including the replacing of the plaque, if it was damaged or destroyed. If the donor cannot be contacted, or does not wish to again donate the funds necessary to replace the damaged item, the Parks and Recreation Commission will forward to City Council a recommendation either to have the City replace the gift or remove it from the park system.
- 3) Remove the tree, shrub, flower bed, bench, work of art, or other donated item and restore the area to its original state. The plaque, if one had been donated, is to be returned to the donor with a letter of explanation prepared by the Parks and Recreation Commission.

## **COMPLIANCE AND MODIFICATION**

It will be the responsibility of the Director of Parks and Recreation or his designee to insure appropriate compliance with this policy.

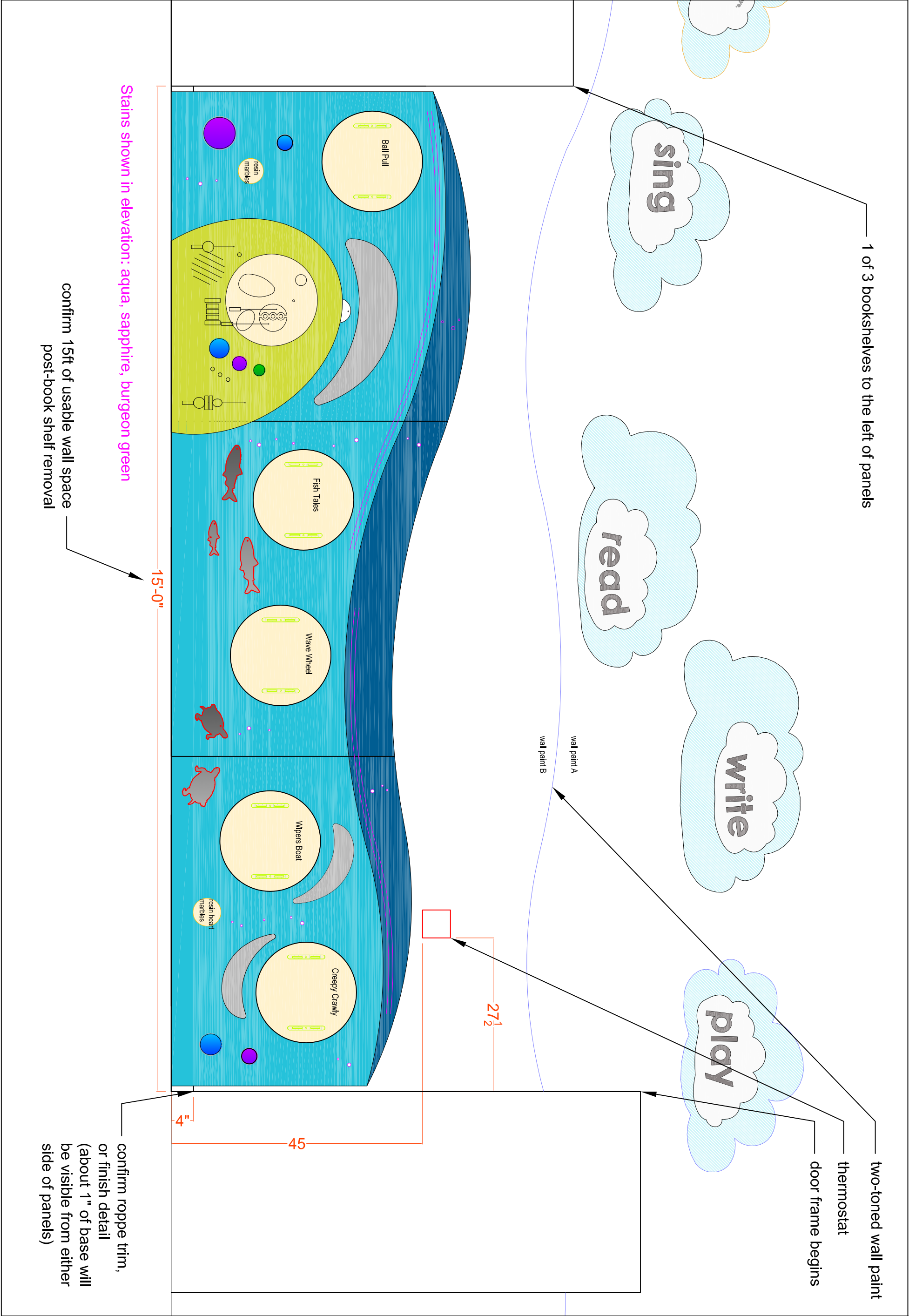
Modifications to this policy may be made by submission of a written proposal to the Parks and Recreation Department. Approval will be required by the Parks and Recreation Commission through a recommendation and then forwarded to City Council for ultimate approval.

### **HISTORY:**

May 28, 1970 - Richland Park Board "Policy on Naming Parks & Recreation Areas" adopted  
1976 - Council Bill #763-76 "Policy for Naming City Facilities" adopted  
December 20, 1979 - Richland Parks and Recreation Commission reaffirmed city policy  
October 19, 1987 - City Council Resolution #76-87 approving major revisions  
December 19, 1988 - City Council Resolution #113-88 approving revisions to Section 5  
May 15, 1995 - City Council Resolution #52-95 approving general revisions









## COUNCIL AGENDA ITEM COVERSHEET

Council Date: 05/16/2017

Agenda Category: Resolutions – Adoption

Key Element: Key 2 - Infrastructure & Facilities

**Subject:**

Resolution No. 88-17, Authorizing the Submittal of a Washington State Department of Transportation Grant

Department:  
Public Works

Ordinance/Resolution Number:  
88-17

Document Type:  
Resolution

**Recommended Motion:**

Adopt Resolution No. 88-17, authorizing City staff to complete and submit a 2017 NHS Asset Management Program grant application for pavement management on George Washington Way from Guyer Street to Horn Rapids Road.

**Summary:**

The Washington State Department of Transportation (WSDOT) has issued a Call for Projects to provide federal funding for the National Highway System (NHS) Asset Management Program. The current Call for Projects provides \$30 - \$40 million in available funding to local agencies with NHS roadways.

This is the first grant program of its kind and is being presented to incentivize the use of asset management principles in pavement preservation programs. The City's use of an asset management tool to direct its Pavement Preservation Program and deployment of a variety of resurfacing treatments demonstrates the City's adoption of the desired approach. This grant program is not anticipated to be a long term program, and the size of the statewide program indicates it will be a very competitive program. The program's eligibility rules focus on a very small fraction of the City's street system. Staff believes a grant award through this program would be a welcome supplement to the Pavement Preservation Program, but would not significantly reduce the long term need for additional funding or the recently adopted Transportation Benefit District. The following Richland streets are eligible NHS roadways for this Call for Projects:

George Washington Way - entire length  
Stevens Drive - SR 240 to Horn Rapids Road  
Gage Boulevard - Keene Road to Bellerive Drive  
Steptoe Street - Richland City Limits to Columbia Park Trail  
Keene Road - Kennedy Road to Gage Boulevard  
Columbia Center Boulevard - City Limits to Columbia Park Trail

Staff is proposing to submit an application for pavement preservation on George Washington Way from Guyer Street to Horn Rapids Road. The maximum allowable grant award per agency is \$5 million and requires a 13.5% minimum local match. Further, the project must be fully funded and under construction within two years of award.

**Fiscal Impact:**

City funds would be obligated to contribute 13.5% of the total project cost if the grant is awarded. Final estimates are not available at this time, but a maximum award of \$5,000,000 would require \$675,000 in local funds. Staff will propose that the matching funds come from the Pavement Preservation Program budget.

**Attachments:**

I. Res. No. 88-17 Authorizing WSDOT Grant Application

RESOLUTION NO. 88-17

A RESOLUTION of the City of Richland authorizing the submittal of a grant application to the Washington State Department of Transportation for National Highway Performance Program (NHPP) federal funding.

WHEREAS, the Washington State Department of Transportation (WSDOT) has issued a Call for Projects – 2017 for National Highway System (NHS) Asset Management Program federal funds; and

WHEREAS, the NHS Asset Management Program has made available \$75 million through the National Highway Performance Program (NHPP); and

WHEREAS, the funds will be awarded during two calls for projects; and

WHEREAS, the current call for projects has \$30 - 40 million in available funding and is limited to local agencies with NHS roadways; and

WHEREAS, the City currently has seven (7) streets, or street segments, that are identified NHS routes; and

WHEREAS, George Washington Way is an NHS route in need of pavement preservation; and

WHEREAS, staff have identified, through the use of the StreetSaver Pavement Management software program, the segment of George Washington Way from Guyer Street to Horn Rapids Road as a section in need of preservation; and

WHEREAS, this section of George Washington Way is eligible for this grant program; and

WHEREAS, all projects must meet the federal eligibility requirements as outlined in the NHS Asset Management Program Call for Projects; and

WHEREAS, NHPP grants require a minimum 13.5% local match; and

WHEREAS, the maximum award amount is \$5 million; and

WHEREAS, the projects must be fully funded and under construction within two (2) years of selection.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that staff is authorized to complete and submit a 2017 NHS Asset Management Program grant application to the Washington State Department of Transportation for pavement preservation on George Washington Way from Guyer Street to Horn Rapids Road.



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 16<sup>th</sup> day of May, 2017.

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ROBERT J. THOMPSON  
Mayor

ATTEST:

APPROVED AS TO FORM:

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MARCIA HOPKINS  
City Clerk

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HEATHER KINTZLEY  
City Attorney



## COUNCIL AGENDA ITEM COVERSHEET

Council Date: 05/16/2017

Agenda Category: Resolutions – Adoption

Key Element: Key 2 - Infrastructure & Facilities

**Subject:**

Resolution No. 89-17, Amending the 2017 - 2022 Transportation Improvement Program

Department:  
Public Works

Ordinance/Resolution Number:  
89-17

Document Type:  
Resolution

**Recommended Motion:**

Adopt Resolution No. 89-17, amending the 2017 - 2022 Six-year Transportation Improvement Program.

**Summary:**

On June 21, 2016, City Council passed Resolution No. 130-16 adopting the 2017-2022 Six-Year Transportation Improvement Program, which included the Duportail Bridge (R002) and Columbia Park Trail - East (R010) projects. Staff proposes to amend the 2017 - 2022 Transportation Improvement Program to add recently acquired funds, and to split the Duportail Bridge project into phases. The amendment is necessary to make these newly acquired funds available to the City.

This proposed amendment will split the Duportail Bridge project into two separate project phases: Duportail Bridge (R002) and Duportail Bridge - Phase 2 (R036). This is necessary to allow more time to complete right-of-way transactions for the entire project area.

Federal Surface Transportation funds have also been secured through the Benton-Franklin Council of Governments for the Duportail Bridge project in the amount of \$789,449. These funds will be added to the construction phase of the Duportail Bridge (R002) project.

This proposed amendment will also add secured federal Transportation Alternatives Program funding in the amount of \$403,623 to the Columbia Park Trail - East (R010) project. These funds were also awarded in recent action by the Benton-Franklin Council of Governments. This project is still in development, and will require additional funds before advancing to construction.

A public hearing was held at tonight's Council meeting to solicit input on this proposal. Pending review of any input received, staff recommends approval of the proposed amendment.

**Fiscal Impact:**

This action will replace local funding with secured federal funding in the amount of \$789,449 for the Duportail Bridge project and \$403,623 for the Columbia Park Trail - East project.

**Attachments:**

1. Res. No. 89-17 Amending 2017-2022 TIP
2. 2017 - 2022 TIP Amendment

## RESOLUTION NO. 89-17

A RESOLUTION of the City of Richland approving amendments to the 2017–2022 Transportation Improvement Program.

WHEREAS, RCW 35.77.010 requires local jurisdictions to prepare and adopt a perpetual Six-Year Transportation Improvement Program (TIP); and

WHEREAS, on June 21, 2016, Richland City Council adopted Resolution No. 130-16 adopting the 2017-2022 Six-Year TIP; and

WHEREAS, funding for the Duportail Bridge project is included in the 2017–2022 Six-Year TIP; and

WHEREAS, additional time is needed for right-of-way acquisition to be completed near the Duportail Street/SR 240 intersection and to evaluate options of lowering SR 240 at the intersection; and

WHEREAS, to allow for this additional time, the project is being split into two (2) phases: Duportail Bridge and Duportail Bridge – Phase 2; and

WHEREAS, Duportail Bridge will construct all of the improvements from Queensgate Drive to Riverstone Drive, including the new bridge structure; and

WHEREAS, Duportail Bridge – Phase 2 will construct the improvements from Riverstone Drive to Cottonwood Drive, including the intersection improvements at SR 240; and

WHEREAS, a TIP amendment is required split the project into two (2) phases; and

WHEREAS, the City received an award from the Benton Franklin Council of Governments (BFCOG) in the amount of \$789,449 in federal Surface Transportation Program (STP-UL) funding for the construction phase of the Duportail Bridge project; and

WHEREAS, the City also received an award from the BFCOG in the amount of \$403,623 in federal Transportation Alternatives Program (TAP-UL) funding for the Columbia Park Trail – East project; and

WHEREAS, a TIP amendment is required to add secured federal funding to a project; and

WHEREAS, the proposed amendment is consistent with the city, regional and state transportation plans; and

WHEREAS, Local Agency Agreements and Local Agency Prospectus documents are also required by the Washington State Department of Transportation (WSDOT) to obligate federal funds for projects.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland, that an amendment to the 2017–2022 Six-Year Transportation Improvement Program be authorized as follows:

Section 1. Modify the Duportail Bridge project (R002) by revising the project limits, budget, funding, and dates.

Section 2. Create a new project, Duportail Bridge – Phase 2 (R036).

Section 3. Add TAP-UL funding to the Columbia Park Trail – East project (R010).

BE IT FURTHER RESOLVED that staff is authorized to execute the standard Local Agency Agreements and Local Agency Prospectus documents necessary to obligate federal funds.

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 16<sup>th</sup> day of May, 2017.

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ROBERT J. THOMPSON  
Mayor

ATTEST:

APPROVED AS TO FORM:

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MARCIA HOPKINS  
City Clerk

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HEATHER KINTZLEY  
City Attorney



## Six Year Transportation Improvement Program From 2017 to 2022

Agency: Richland

County: Benton

MPO/RTPO: BFCG

Y Inside

N Outside

| Functional Class | Priority Number | A. PIN/Project No.<br>C. Project Title<br>D. Road Name or Number<br>E. Begin & End Termini<br>F. Project Description                                                                                                                                                                                                                                                                    | B. STIP ID<br><br>G. Structure ID | Hearing  | Adopted  | Amendment | Resolution No. | Improvement Type | Utility Codes | Total Length | Environmental Type | RW Required |
|------------------|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|----------|----------|-----------|----------------|------------------|---------------|--------------|--------------------|-------------|
| 16               | 1               | / 3440(001)<br>Duportail Bridge<br>Duportail Street<br>Queensgate Drive to Riverstone Drive<br>Construct a 4-lane road and bridge over the Yakima River with sidewalks and bike paths on both sides. Construct new signalized intersections at Duportail St./Tanglewood Drive and Duportail St./City View Drive. Install new water lines and utilities across the new bridge structure. | R002                              | 06/07/16 | 06/21/16 |           | 130-16         | 01               | C P T W       | 0.570        | EA                 | Yes         |

| Funding |       |                         |                   |               |                 |             |             |             |
|---------|-------|-------------------------|-------------------|---------------|-----------------|-------------|-------------|-------------|
| Status  | Phase | Phase Start Year (YYYY) | Federal Fund Code | Federal Funds | State Fund Code | State Funds | Local Funds | Total Funds |
| S       | CN    | 2017                    | STP(UL)           | 789,449       | CWA             | 16,700,000  | 0           | 17,489,449  |
| P       | CN    | 2017                    |                   | 0             | TIB             | 9,000,000   | 2,010,551   | 11,010,551  |
| Totals  |       |                         |                   | 789,449       |                 | 25,700,000  | 2,010,551   | 28,500,000  |

| Expenditure Schedule |     |            |           |           |           |
|----------------------|-----|------------|-----------|-----------|-----------|
| Phase                | 1st | 2nd        | 3rd       | 4th       | 5th & 6th |
| CN                   | 0   | 14,800,000 | 9,000,000 | 4,700,000 | 0         |
| Totals               | 0   | 14,800,000 | 9,000,000 | 4,700,000 | 0         |



## Six Year Transportation Improvement Program From 2017 to 2022

Agency: Richland

County: Benton

MPO/RTPO: BFCG

Y Inside

N Outside

| Functional Class | Priority Number | A. PIN/Project No.<br>C. Project Title<br>D. Road Name or Number<br>E. Begin & End Termini<br>F. Project Description                                                                                                                                     | B. STIP ID<br><br>G. Structure ID | Hearing | Adopted | Amendment | Resolution No. | Improvement Type | Utility Codes | Total Length | Environmental Type | RW Required |
|------------------|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|---------|---------|-----------|----------------|------------------|---------------|--------------|--------------------|-------------|
| 16               | 2               | / 3440(001)<br>Duportail Bridge - Phase 2<br>Duportail Street<br>Riverstone Drive to Cottonwood Street<br>Reconstruct roadway, railroad crossing, and the signalized SR 240 intersection to accommodate additional lanes on Duportail Street and SR 240. | R036                              |         |         |           |                | 03               | O P W         | 0.200        | EA                 | Yes         |

| Funding |       |                         |                   |               |                 |             |             |             |
|---------|-------|-------------------------|-------------------|---------------|-----------------|-------------|-------------|-------------|
| Status  | Phase | Phase Start Year (YYYY) | Federal Fund Code | Federal Funds | State Fund Code | State Funds | Local Funds | Total Funds |
| S       | PE    | 2017                    |                   | 0             |                 | 0           | 100,000     | 100,000     |
| S       | RW    | 2017                    |                   | 0             |                 | 0           | 100,000     | 100,000     |
| S       | CN    | 2018                    |                   | 0             | CWA             | 3,300,000   | 0           | 3,300,000   |
| Totals  |       |                         |                   | 0             |                 | 3,300,000   | 200,000     | 3,500,000   |

| Expenditure Schedule |         |         |           |     |           |
|----------------------|---------|---------|-----------|-----|-----------|
| Phase                | 1st     | 2nd     | 3rd       | 4th | 5th & 6th |
| PE                   | 100,000 | 0       | 0         | 0   | 0         |
| RW                   | 100,000 | 0       | 0         | 0   | 0         |
| CN                   | 0       | 300,000 | 3,000,000 | 0   | 0         |
| Totals               | 200,000 | 300,000 | 3,000,000 | 0   | 0         |

## Six Year Transportation Improvement Program From 2017 to 2022

Agency: Richland

County: Benton

MPO/RTPO: BFCG

Y Inside

N Outside

| Functional Class | Priority Number | A. PIN/Project No.<br>C. Project Title<br>D. Road Name or Number<br>E. Begin & End Termini<br>F. Project Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | B. STIP ID<br><br>G. Structure ID | Hearing | Adopted | Amendment | Resolution No. | Improvement Type | Utility Codes | Total Length | Environmental Type | RW Required |
|------------------|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|---------|---------|-----------|----------------|------------------|---------------|--------------|--------------------|-------------|
| 16               | 4               | Queensgate Drive/Columbia Park Trail Improvements<br>Queensgate Drive<br>Keene Road to I-182 EB ramp terminal<br><br>Reconfigure the Queensgate Drive/Columbia Park Trail intersection by constructing a roundabout and extending Columbia Park Trail west to Jericho Court. Bike/Ped connections will be made to the Queensgate Pathway. Queensgate Drive will be widened to accommodate 4 travel lanes between Jericho Road and the I-182 EB ramp terminals. Access control will be implemented between Keene Road and Columbia Park Trail. All streets will include curb, gutter, sidewalks, street lights, storm drainage, and other utilities. Construct WB right-turn lane on Keene Road. | R033                              |         |         |           |                | 03               | O P S W       | 0.360        | CE                 | Yes         |

| Funding |       |                         |                   |               |                 |             |             |             |
|---------|-------|-------------------------|-------------------|---------------|-----------------|-------------|-------------|-------------|
| Status  | Phase | Phase Start Year (YYYY) | Federal Fund Code | Federal Funds | State Fund Code | State Funds | Local Funds | Total Funds |
| P       | PE    | 2017                    |                   | 0             | TIB             | 100,000     | 20,000      | 120,000     |
| P       | RW    | 2017                    |                   | 0             | TIB             | 83,000      | 17,000      | 100,000     |
| P       | CN    | 2017                    |                   | 0             | TIB             | 1,245,400   | 234,600     | 1,480,000   |
| Totals  |       |                         |                   | 0             |                 | 1,428,400   | 271,600     | 1,700,000   |

| Expenditure Schedule |           |     |     |     |           |
|----------------------|-----------|-----|-----|-----|-----------|
| Phase                | 1st       | 2nd | 3rd | 4th | 5th & 6th |
| PE                   | 120,000   | 0   | 0   | 0   | 0         |
| RW                   | 100,000   | 0   | 0   | 0   | 0         |
| CN                   | 1,480,000 | 0   | 0   | 0   | 0         |
| Totals               | 1,700,000 | 0   | 0   | 0   | 0         |





## COUNCIL AGENDA ITEM COVERSHEET

Council Date: 05/16/2017

Agenda Category: Resolutions – Adoption

Key Element: Key I - Financial Stability & Operational Effectiveness

**Subject:**

Resolution No. 90-17, Authorizing an Amendment to Purchase Order Agreement with GeoDigital, Inc.

Department:  
Energy Services

Ordinance/Resolution Number:  
90-17

Document Type:  
Resolution

**Recommended Motion:**

Adopt Resolution No. 90-17, authorizing the City Manager to sign and execute purchase order agreement amendment with GeoDigital Solutions, Inc. for an additional \$53,400 and fund this effort approved in the City's 2017 Budget in the Electric Fund.

**Summary:**

In 2007, Richland Energy Services (RES) purchased software for Design Staking. The product, StakeOut, was implemented in 2008 with integration to Computer Aided Drafting software (AutoDesk CAD) as well as leveraging Structured Query Language (SQL) databases. The solution provided RES with a Geospatial Information System (GIS) that works with the Staking software.

In 2010, the City of Richland (City) selected ESRI as the one GIS based system for the City instead of separate solutions that did not integrate with other systems. Multiple department transitions were identified and conversions started in 2011 with Public Works.

In 2013, RES began identifying GIS conversion requirements and selected a vendor and identified that the existing integration from CAD GIS to Stakeout would need to include an ESRI integration to StakeOut. In 2014, the conversion process began on the CAD component. In 2015, a proof of concept was developed with StakeOut and ESRI integration and the full development integration project was budgeted.

In 2016, the City issued a purchase order agreement with GeoDigital, the software company that owns Stakeout, to begin the integration conversion process. The software is behind multiple versions, and the current version requires a different technology standard to be used than what was known in 2015. Since then, the existing dated version of software has had production support issues adding additional burden to City staff.

Staff recommends approval of the amended scope of work to update the StakeOut software, upgrade the existing technology standard, and integrate the solution as listed in the attached Scope of Work. Staff believes this technology upgrade will create a sustainable solution through 2021.

The amended scope of work includes an additional \$53,400 creating a revised purchase order amount of \$87,220. These costs are within the current 2017 approved RES budget under Expert Services.

**Fiscal Impact:**

Budget for these consulting services is included in the approved 2017 City Budget in the Electric Fund. This time and materials agreement is not to exceed \$87,220.

**Attachments:**

1. Proposed Resolution No. 90-17
2. GeoDigital Revised Scope of Work

RESOLUTION NO. 90-17

A RESOLUTION of the City of Richland authorizing the execution of Amendment No. 1 of Purchase Order Agreement Amendment with GeoDigital Solutions, Inc.

WHEREAS, the City of Richland utilizes StakeOut/WorkStudio software for preparing electrical engineering estimates; and

WHEREAS, GeoDigital Solutions, Inc. (GeoDigital) is the City's StakeOut/WorkStudio software provider tasked with integrating the software with the City's ESRI ArcGIS mapping system; and

WHEREAS, the integration requires upgrading StakeOut/WorkStudio to the current version; and

WHEREAS, the City's existing Purchase Order Agreement with GeoDigital was approved and executed by the City Manager on December 13, 2016, in the amount of \$33,820; and

WHEREAS, additional required upgrades represented in the revised scope of work will not exceed \$53,400; and

WHEREAS, the aggregate amount of the purchase order, including the revised scope of work, totals \$87,200, requiring Council approval.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland, that the City Council authorizes the City Manager to sign and execute Purchase Order Agreement Amendment No. 1 with GeoDigital Solutions, Inc. for software integration.

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 16<sup>th</sup> day of May, 2017.

\_\_\_\_\_  
ROBERT J. THOMPSON  
Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
MARCIA HOPKINS  
City Clerk

\_\_\_\_\_  
HEATHER KINTZLEY  
City Attorney



# **Statement of Work**

For

## **City of Richland**

**Upgrade to StakeOut/WorkStudio 8.6.X**  
**Update FME workbenches for StakeOut to ArcGIS**  
**Update FME workbenches for ArcGIS to StakeOut**

Updated: February 9, 2017

# STATEMENT OF WORK

## OVERVIEW

This Statement of Work (“**Statement of Work**” or “**SOW**”) has been adjusted since and agreed upon between City of Richland (“**Customer**”) and GeoDigital Solutions, Inc. (“**GeoDigital**”, together with Customer, the “**Parties**”), and signed as of December 6, 2016.

This SOW sets forth the scope of services, deliverables, and plan for the upgrade to StakeOut/WorkStudio 8.6, update FME workbenches for StakeOut to ArcGIS and update FME workbenches for ArcGIS to StakeOut (the “**Project**”).

As this is a replacement of the existing SOW signed by the City of Richland on December 6, 2016, no other applicable contract exists between GeoDigital and Customer. Customer agrees that the Project, along with any and all software provided hereunder by GeoDigital, including without limitation any enhancements, improvements, modifications or customizations thereto, shall be governed by the Default Terms and Conditions attached in Appendix A. In order to form a binding commitment, Customer must return a signed copy of this SOW to GeoDigital not later than February 28, 2017 or this SOW shall be void.

## SECTION I: DESCRIPTION OF ENGAGEMENT

### A. BUSINESS NEED AND SOLUTION OVERVIEW

- Upgrade to StakeOut/WorkStudio 8.6,
- Update FME workbenches for StakeOut to ArcGIS, and
- Update FME workbenches for ArcGIS to StakeOut.

### B. GEODIGITAL DELIVERABLES

Upgrade existing StakeOut 7.5 to StakeOut/WorkStudio 8.6, including the following six workflows:

- Capital
- Street/Rental Light
- Map Update
- OH Service
- UG Service
- Temporary Service

Upgrade the existing FME workbenches to use the latest DDO/Job reader, use the latest units Excel spreadsheet for matching units to feature classes and point the output to the latest geodatabase provided by City of Richland. Modifications and updates to the workbenches will be needed due to the geodatabase schema changes since GeoDigital first worked on this project. Additionally, every unit will either map to a feature class or separate table (or both) where previously only units with a feature class assigned were mapped. Extensive testing using various jobs will need to occur to verify throughput to the geodatabase. The integration to ArcGIS will be a two-way integration. City of Richland needs to be able to use the map/attributes from GIS when designing and then be able to push the details of the design back to GIS.

### C. CUSTOMER INPUTS

In support of the GeoDigital’s work under this Project, Customer commits to timely provide the following services and/or resources:

1. City of Richland is the owner of the Excel spreadsheet that maps units to feature classes and is responsible for maintaining and updating this spreadsheet when applicable
2. Provide sample StakeOut jobs that represent multiple scenarios to allow verification of unit to feature class processing is occurring correctly
3. Customer approved workflows:
  - Capital
  - Street/Rental Light
  - Map Update
  - OH Service
  - UG Service
  - Temporary Service
4. Walk through example job with GeoDigital and review output
5. Provide finalized Excel spreadsheet and exported File Geodatabase from customer’s ArcSDE

6. Approve the design and test upon completion of delivery.

#### D. OUT OF SCOPE

GeoDigital's obligations under this SOW are limited solely to the Deliverables. Activities and deliverables not specifically provided for, changes or revisions to the specifications or processes applicable to the Project, or changes to the requirements to the Deliverables are subject to separate charge and the change order process. Items specifically excluded from the scope of this SOW include, without limitation:

- Items specifically not listed in the above statement may not be factored in the overall estimate. Any proposed changes which address needs and/or add line items to the scope section may be subject to a re-estimation of the stated value.

#### E. LIST OF ASSUMPTIONS

Items specifically excluded from the scope of this SOW include, without limitation:

1. All work conducted by GeoDigital will be conducted remotely
2. City of Richland to build the export process from GIS
3. Travel expenses, if needed, will be billed separately as incurred and are not including in the pricing of this SOW.

#### F. ATTACHMENTS

External scope documents used as reference to this SOW:

1. Service Requirements Document

## SECTION II. PROJECT MANAGEMENT

The Parties will use a "Project Management" approach to complete the Project. GeoDigital and Customer will each designate a project manager ("**Project Manager**") to oversee the Project. The Project Managers will oversee the respective GeoDigital and Customer teams ("**Project Teams**") involved in completing the Project.

#### A. PROJECT INITIATION

The GeoDigital Project Manager will confirm resources, review the requirements, identify preliminary risks and constraints and complete other initial management tasks such as setting up internal systems to track and control the Project. Once such up-front planning is completed, the Parties will conduct a project kickoff meeting between GeoDigital and Customer personnel, which officially launches the Project and transitions the Project to the Parties' respective Project Teams.

#### B. ESTIMATED SCHEDULE

GeoDigital will work with Client on scheduling these deliverables once the SOW is fully executed.

#### C. CHANGE MANAGEMENT

Completion of the Project will be accomplished using GeoDigital's standard processes. The Parties recognize that the need for changes to those processes can arise for a multitude of reasons. Anyone associated with the project can request a change. Each change request should be sent via email to the GeoDigital Project Manager, who will evaluate and document the impact on the project schedule and budget. The GeoDigital Project Manager will communicate the impact to the Customer Project Manager, and request authorization to proceed. Timeliness of response is often critical to the Project Schedule. If the Customer Project Manager denies the request, no change will be made. If there is no response within five (5) business days, it will be assumed that the authorization to proceed is denied, and no change will result. If the change is authorized, the GeoDigital Project Manager will update the Project Schedule and any other plans, and the associated work will be done. Changes typically result in adjusted target completion dates and revised pricing. For the avoidance of doubt, no deviation from the scope or Deliverables outlined in this SOW will be made unless approved through an authorized written amendment (or change request) to this Statement of Work executed by both Parties.

#### D. RISK MANAGEMENT

"Risks" are potential problems that, if encountered, would adversely affect the Project Schedule, budget, or outcomes. Risk Management involves identifying, prioritizing and mitigating Risks to reduce or eliminate such negative impacts. The GeoDigital Project Manager will list identified Risks in a Risk register and will work to create contingency plans if Risks are encountered. It is recommended that Customer also maintain a Risk register (or risk management plan) with a list of Risks that need to be monitored on a regular basis.

## E. COMMUNICATION MANAGEMENT

At or around the time of the kickoff meeting, GeoDigital will commence project status reporting. This report reflects recent activity and accomplishments, current issues and risks, and upcoming plans. As required, the GeoDigital Project Manager will produce a consolidated project status report summarizing the Project Schedule, accomplishments, and the planned accomplishments for next period, change requests, issues and schedule variance for the period. This report will be distributed to both Customer and GeoDigital management, and then discussed in a conference call if deemed required by both parties. If activities are suspended for any reason, GeoDigital may elect to stop furnishing reports until activities resume.

## F. ACCEPTANCE OF DELIVERABLES

Upon completion of the Deliverables, GeoDigital will request formal approval and acceptance from the Customer Project Manager via email, who shall respond within five (5) business days either accepting the Project or rejecting the Project with cause. In the event that Customer's Project Manager rejects the Deliverables, such rejection must contain an explanation that clearly identifies the basis for the rejection and a reasonably detailed description of the deficiencies. Timeliness of response is essential to minimize the risk of affecting the Project Schedule for dependent deliverables, and to allow rapid correction of rejected deliverables. If a response to the request for approval is not received within five (5) business days, the Deliverable is deemed accepted by all Parties. In addition, any production use of GeoDigital software or Deliverables by Customer denotes acceptance.

## G. WORKING PARAMETERS

The Parties acknowledge and agree that the Project, Project Schedule and amounts to be invoiced under this SOW have been determined based in part on the working parameters ("**Working Parameters**") identified below and that deviations from the Working Parameters may impact the Project Schedule, Project completion or amounts invoiced hereunder. GeoDigital's delivery of the Project and Deliverables is dependent on Customer's timely and effective completion of the Customer inputs, and timely decisions and approvals by Customer's management. Additional fees and charges may be applicable for delays in Customer approvals, activities or inputs.

1. The GeoDigital Project Manager and Customer Project Manager will serve as the points of contact between Customer and GeoDigital with regard to scope, Project Schedule, and resources assigned to accomplish this SOW. GeoDigital personnel will work under the direction of the GeoDigital Project Manager.
2. Customer will assign a "Project Sponsor" to serve as an escalation point for any issues requiring management resolution. GeoDigital will furnish a Project Sponsor to serve the same purpose.
3. The GeoDigital Project Manager will provide a weekly project status report to the Customer Project Manager in GeoDigital's standard format as required.
4. Services will be provided remotely unless otherwise agreed between the GeoDigital and Customer Project Managers. Any travel will be approved in advance between the GeoDigital and Customer Project Managers. Any travel requested GeoDigital, will be pre-approved by the GeoDigital and Customer Project Manager and expenses will be charged at cost.
5. If any work is to be performed at Customer's facility, Customer will provide adequate office facilities in close proximity to the designated members of the Customer staff assigned to work with GeoDigital on this Project. Facilities will include Internet access for accessing GeoDigital intranet using GeoDigital computers.
6. Customer will provide functional and technical resources as needed throughout the life of the Project that will serve as core team members, subject matter experts and project execution resources.
7. No warranty or guarantee is applicable beyond any warranties provided for in this SOW.
8. Core product defects that require GeoDigital software developers are excluded from this SOW. This SOW includes defects in the configuration which can be reasonably resolved by the GeoDigital Project team.
9. The version of software that is utilized by GeoDigital for configuration shall be the version of software utilized throughout the remainder of the Project. GeoDigital may in its discretion choose to provide newer versions of software released during the Project in order to resolve product defects.
10. GeoDigital is not responsible for procuring or deploying any required non-embedded third party products and services unless otherwise stated in this SOW.
11. All software, documentation and services provided by GeoDigital will be in English, and any communications between GeoDigital and Customer will be in English.

## SECTION III: ESTIMATED PRICING AND PAYMENT TERMS

### A. PRICING

Charges for the work to be completed under this SOW shall be determined on a time and material based. Based on GeoDigital's most recent review of Customer's requirements, GeoDigital estimates that **four hundred ninety (490) hours** are required to complete this Project, which are distributed accordingly in the following tasks:

| Work Task                                                                                                  | Attributed Hours |
|------------------------------------------------------------------------------------------------------------|------------------|
| Upgrade StakeOut 7.5.8 to StakeOut/WorkStudio 8.6.X                                                        | 100              |
| Create/Build out six (6) Workflows                                                                         | 120              |
| Schema Update and Field Mapping – StakeOut/WorkStudio to Esri                                              | 165              |
| Update FME Workbenches to write to ArcSDE, setup versioning, connect to City of Richland's ArcSDE and test | 30               |
| Schema Update and Field Mapping – ESRI to StakeOut/WorkStudio                                              | 30               |
| Project Management                                                                                         | 45               |
| <b>Total</b>                                                                                               | <b>490</b>       |

GeoDigital will only charge for the service time actually applied to the Project. If additional hours are needed (due to a Customer change request or for some unforeseen circumstance), GeoDigital will provide an explanation and estimate of the additional service time required for Customer approval.

Below is the pricing breakdown based on the estimated hours:

| Items        | Description                                                                                                | Quantity | Unit Price | Total           |
|--------------|------------------------------------------------------------------------------------------------------------|----------|------------|-----------------|
| 1            | Upgrade StakeOut 7.5.8 to StakeOut/WorkStudio 8.6.X                                                        | 100      | \$178      | \$17,800        |
| 1.2          | Create/Build out six (6) Workflows                                                                         | 120      | \$178      | \$21,360        |
| 2            | Schema Update and Field Mapping – StakeOut/WorkStudio to Esri                                              | 165      | \$178      | \$29,370        |
| 2.1          | Update FME Workbenches to write to ArcSDE, setup versioning, connect to City of Richland's ArcSDE and test | 30       | \$178      | \$5,340         |
| 3            | Schema Update and Field Mapping – Esri to StakeOut/WorkStudio                                              | 30       | \$178      | \$5,340         |
| 4            | Project Management                                                                                         | 45       | \$178      | \$8,010         |
| <b>Total</b> |                                                                                                            |          |            | <b>\$87,220</b> |

## B. PAYMENT TERMS

GeoDigital and Customer agree to the following standardized terms and processes for invoicing and payment:

1. Invoices will be emailed to Customer Accounts Payable email address below, copying Customer Project Manager.
2. Invoices will be issued monthly for hours spent on the project, and are due upon receipt and payable within thirty (30) calendar days after the invoice date.
3. The Parties will review GeoDigital's and Customer's invoicing processes during project kick-off.
4. If a payment is past due, Customer will upon GeoDigital's request promptly execute an escalation process, including direct contacts to Customer's Project Manager, Project Sponsor, and Accounts Payable Manager. Customer billing contacts are set forth in the chart below.
5. Overdue payments will bear simple interest at the lesser of one and one-half percent (1.5%) per month or the maximum rate allowed under applicable law. In addition to any other remedies, GeoDigital shall be entitled to recover reasonable costs of enforcement and collection of amounts due hereunder, including without limitation attorney's fees.
6. Additional processes and remedies are cumulative and may apply as per the Agreement.



## SECTION IV: PROJECT KEY STAKEHOLDERS

| Stakeholder                | Name           | Phone        | Email                                                                                    |
|----------------------------|----------------|--------------|------------------------------------------------------------------------------------------|
| GeoDigital Sales Executive | Krista Voss    | 509-995-1538 | <a href="mailto:kvoss@geodigital.com">kvoss@geodigital.com</a>                           |
| GeoDigital Project Manager | Joe Lambrix    | 770-880-9005 | <a href="mailto:jlambrix@geodigital.com">jlambrix@geodigital.com</a>                     |
| Customer Project Manager   | Tracy Troutman | 509-942-7639 | <a href="mailto:ttroutman@ci.richland.wa.us">ttroutman@ci.richland.wa.us</a>             |
| Customer Accounts Payable  |                |              | <a href="mailto:accountspayable@ci.richland.wa.us">accountspayable@ci.richland.wa.us</a> |

## ACCEPTED AND AGREED BY:

| City of Richland                            | GeoDigital Solutions Inc.                                                                       |
|---------------------------------------------|-------------------------------------------------------------------------------------------------|
| Signature:                                  | Signature:<br> |
| Printed Name:<br>Cynthia D. Reents, ICMA-CM | Printed Name:<br>R. Brett Kasten                                                                |
| Title:<br>City Manager                      | Title:<br>Vice President                                                                        |
| Date:                                       | Date:<br>2/9/2017                                                                               |

For GeoDigital's Internal use only – check one:

- ☐ Exploratory – review and comment
- ☐ Proposed – review and finalize
- ☒ Final SOW – for execution



## COUNCIL AGENDA ITEM COVERSHEET

Council Date: 05/16/2017

Agenda Category: Resolutions – Adoption

Key Element: Key 3 - Economic Vitality

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**Subject:**

Resolution No. 91-17, Approving the Final Plat of Rancho Del Ray 9

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**Department:**

Community & Development Services

**Ordinance/Resolution Number:**

91-17

**Document Type:**

Resolution

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**Recommended Motion:**

Adopt Resolution No. 91-17, approving the final plat of Rancho Del Rey 9, subject to the conditions of approval of the Technical Advisory Committee Report for S2015-101, dated February 18, 2016.

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**Summary:**

Duane LaPierre has filed a final plat application for Rancho Del Rey 9, a subdivision of 15 residential lots on 4.8 acres located north of and adjacent to Reata Road and east of Mata Court. The Del Rey 9 subdivision was approved by City Council on February 18, 2016, and has now been constructed. Development of the plat has been completed in accordance with the standards and conditions of preliminary plat approval. Staff has identified some minor punch list items to be completed before the final plat can be recorded.

Staff recommends adoption of Resolution No. 91-17, granting final plat approval to Rancho Del Rey 9.

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**Fiscal Impact:**

None. The completed plat and subsequent home construction on the lots will increase property tax assessments, but future residents will also increase demands for City services.

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**Attachments:**

1. Resolution No. 91-17
2. Exhibit A
3. Technical Advisory Committee Conditions
4. Vicinity Map

RESOLUTION NO. 91-17

A RESOLUTION of the City of Richland approving the final plat of Rancho Del Rey 9, subject to the conditions of approval of the Technical Advisory Committee Report for S2015-101, dated February 18, 2016; adopting the findings of the Richland Hearing Examiner as the findings of the City Council and approving the final plat of Rancho Del Rey 9.

WHEREAS, on October 15, 2015, the Richland Hearing Examiner held an open record public hearing to consider the preliminary plat application of Rancho Del Rey 9 submitted by LaPierre Enterprises; and

WHEREAS, the Hearing Examiner recommended to the City Council that it approve the preliminary plat of Rancho Del Rey 9, subject to certain conditions; and

WHEREAS, the final plat of Rancho Del Rey 9, consisting of 15 residential lots is being constructed in accordance with the conditions of approval attached to the preliminary plat.

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Richland hereby approves the final plat of Rancho Del Rey 9, attached hereto as Attachment A, subject to the conditions of approval as contained in the Technical Advisory Committee Report S2015-101, dated February 18, 2016.

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 16<sup>th</sup> day of May, 2017.

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ROBERT J. THOMPSON  
Mayor

ATTEST:

APPROVED AS TO FORM:

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MARCIA HOPKINS  
City Clerk

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HEATHER KINTZLEY  
City Attorney



PRELIMINARY PLAT  
RANCHO DEL REY NO.9  
PORTION SE1/4 SECTION 2, T8N, R28E, W.M.  
RICHLAND, BENTON COUNTY, WASHINGTON

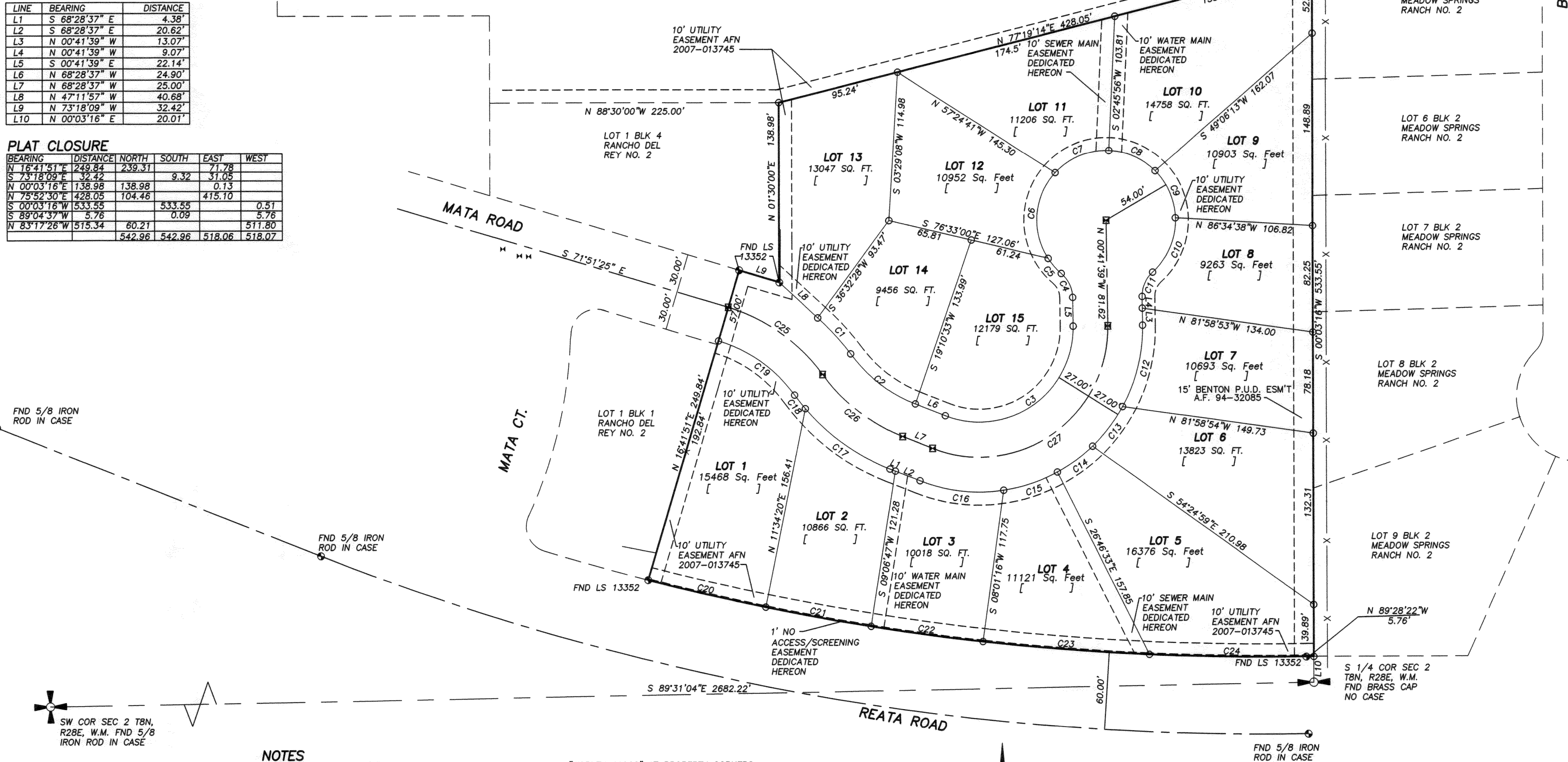
Exhibit A

| CURVE | RADIUS   | ARC LENGTH | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|----------|------------|-------------|---------------|--------------|
| C1    | 166.99'  | 37.89'     | 13°00'01"   | N 42°24'59" W | 37.81'       |
| C2    | 113.01'  | 64.31'     | 32°36'07"   | S 52°13'30" E | 63.44'       |
| C3    | 73.00'   | 142.97'    | 112°12'51"  | N 55°24'58" E | 121.19'      |
| C4    | 25.00'   | 21.51'     | 48°50'07"   | N 25°06'42" W | 20.67'       |
| C5    | 54.00'   | 15.74'     | 16°41'52"   | S 41°10'49" E | 15.68'       |
| C6    | 54.00'   | 71.41'     | 75°46'02"   | S 05°03'08" W | 66.32'       |
| C7    | 54.00'   | 46.66'     | 49°30'30"   | S 67°41'24" W | 45.22'       |
| C8    | 54.00'   | 40.18'     | 42°38'11"   | N 66°14'16" W | 39.26'       |
| C9    | 54.00'   | 40.61'     | 43°05'21"   | N 23°22'30" W | 39.66'       |
| C10   | 54.00'   | 47.10'     | 49°58'17"   | N 23°09'19" E | 45.62'       |
| C11   | 25.00'   | 21.51'     | 48°50'07"   | S 23°43'24" W | 20.67'       |
| C12   | 127.00'  | 65.60'     | 29°33'39"   | N 14°06'11" E | 64.87'       |
| C13   | 127.00'  | 38.56'     | 17°23'49"   | N 37°35'55" E | 38.41'       |
| C14   | 127.00'  | 34.02'     | 15°20'51"   | N 53°58'15" E | 33.92'       |
| C15   | 127.00'  | 44.41'     | 20°02'06"   | N 71°39'44" E | 44.18'       |
| C16   | 127.00'  | 66.15'     | 29°50'36"   | S 83°23'55" E | 65.40'       |
| C17   | 167.00'  | 81.45'     | 27°56'46"   | S 54°30'14" E | 80.65'       |
| C18   | 167.00'  | 13.44'     | 4°36'41"    | S 38°13'30" E | 13.44'       |
| C19   | 113.00'  | 73.73'     | 37°22'59"   | N 54°36'39" W | 72.43'       |
| C20   | 1940.00' | 93.79'     | 2°46'12"    | S 77°02'35" E | 93.78'       |
| C21   | 1940.00' | 83.26'     | 2°27'32"    | S 79°39'27" E | 83.25'       |
| C22   | 1940.00' | 87.76'     | 2°35'30"    | S 82°10'58" E | 87.75'       |
| C23   | 1940.00' | 129.92'    | 3°50'14"    | S 85°23'50" E | 129.90'      |
| C24   | 1940.00' | 127.90'    | 3°46'38"    | S 89°12'16" E | 127.87'      |
| C25   | 140.00'  | 91.34'     | 37°22'59"   | N 54°36'39" W | 89.73'       |
| C26   | 140.00'  | 79.55'     | 32°33'27"   | N 52°11'53" W | 78.49'       |
| C27   | 100.00'  | 195.85'    | 112°12'51"  | S 55°24'58" W | 166.02'      |

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 68°28'37" E | 4.38'    |
| L2   | S 68°28'37" E | 20.62'   |
| L3   | N 00°41'39" W | 13.07'   |
| L4   | N 00°41'39" W | 9.07'    |
| L5   | S 00°41'39" E | 22.14'   |
| L6   | N 68°28'37" W | 24.90'   |
| L7   | N 68°28'37" W | 25.00'   |
| L8   | N 47°11'57" W | 40.68'   |
| L9   | N 73°18'09" W | 32.42'   |
| L10  | N 00°03'16" E | 20.01'   |

PLAT CLOSURE

| BEARING       | DISTANCE | NORTH  | SOUTH  | EAST   | WEST   |
|---------------|----------|--------|--------|--------|--------|
| N 16°41'51" E | 249.84   | 239.31 |        | 71.78  |        |
| S 73°18'09" E | 32.42    |        | 9.32   | 31.05  |        |
| N 00°03'16" E | 138.98   | 138.98 |        | 0.13   |        |
| N 73°18'09" E | 428.05   | 104.46 |        | 415.10 |        |
| S 00°03'16" W | 533.55   |        | 533.55 |        | 0.51   |
| S 89°04'37" W | 5.76     |        | 0.09   |        | 5.76   |
| N 83°17'26" W | 515.34   | 60.21  |        |        | 511.80 |
|               |          | 542.96 | 542.96 | 518.06 | 518.07 |



NOTES

- O DENOTES SET 5/8" IRON PINS WITH PLASTIC CAPS MARKED "WORLEY 41966" AT PROPERTY CORNERS UNLESS NOTED OTHERWISE.
- DENOTES FOUND MONUMENT DATE VISITED DECEMBER 2016 THRU MARCH 2017
- INDICATES ANGLE POINT, PC, PT, OR BOUNDARY MARKER NOT SET.
- INDICATES STANDARD CITY OF RICHLAND MONUMENT WITH CASE TO BE SET AFTER COMPLETION OF STREET PAVING.
2. BASIS OF BEARING: NAD-83/91 TIES TO CITY OF RICHLAND CONTROL POINTS.
3. EQUIPMENT USED INCLUDED A LEICA TPS 1100 TOTAL STATION WITH STANDARD OF ERROR OF 2 SECONDS AND 5 MM ± 5 PPM. & TRIMBLE GPS
4. PARK FEES AS REQUIRED BY RICHLAND MUNICIPAL CODE CHAPTER 22.12 SHALL BE PAID BY THE PROPERTY OWNER AT THE TIME OF BUILDING PERMIT ISSUANCE FOR THE CONSTRUCTION OF A HOME ON ANY LOT WITHIN THIS SUBDIVISION.
5. LOTS MAY BE SUBJECT TO ULID/LID ASSESSMENTS AT A FUTURE DATE.
6. ADDRESS NUMBER (NOTED IN BRACKETS)
7. ALL LANDSCAPED AREAS WITHIN THE PLAT THAT ARE IN THE PUBLIC RIGHT OF WAY SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS TO MAINTAIN.

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LAPIERRE ENTERPRISES INC, AND RECORDED IN VOLUME \_\_\_\_\_ OF PLATS, PAGE \_\_\_\_\_, RECORDS OF BENTON COUNTY, WASHINGTON, AT \_\_\_\_\_, MINUTES PAST \_\_\_\_\_ M., THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

BENTON COUNTY AUDITOR

FEE NUMBER

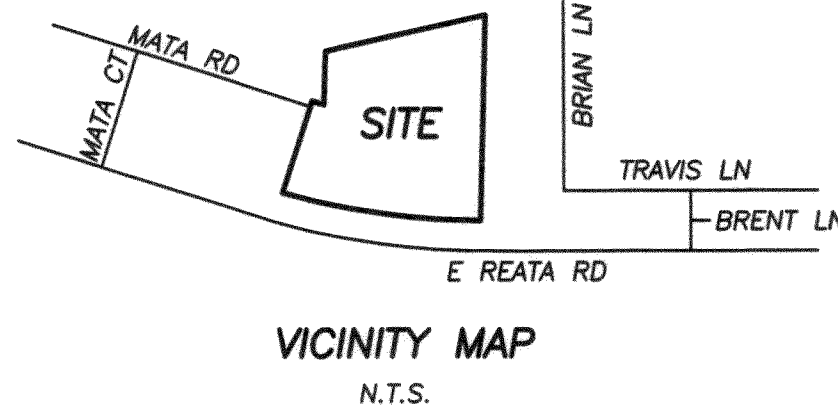
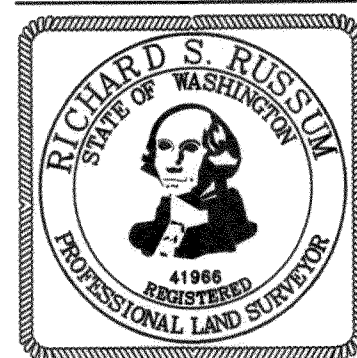
DESCRIPTION

LOT 1 SHORT PLAT 2999 RECORDED IN VOLUME 1 OF SHORT PLATS, PAGE 2999, RECORDS OF BENTON COUNTY, WASHINGTON

SURVEYOR'S CERTIFICATE

I, RICHARD S. RUSSUM, A REGISTERED LAND SURVEYOR IN THE STATE OF WASHINGTON, HEREBY CERTIFY THAT THE PLAT OF RANCHO DEL REY NUMBER 9, AS SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL COURSES AND DISTANCES ARE CORRECTLY SHOWN AND THAT THE MONUMENTS HAVE BEEN SET AND THE LOT CORNERS STAKED AS SHOWN ON THE PLAT.

RICHARD S. RUSSUM



WORLEY SURVEYING SERVICE, INC., P.S.  
P.O. BOX 6132  
KENNEWICK, WASHINGTON 99336  
509-582-6716

SHEET  
1 OF 1

16-130

DEDICATION

WE, LAPIERRE ENTERPRISES INC. HEREBY CERTIFY THAT WE ARE THE OWNER'S OF THE TRACT OF LAND DESCRIBED HEREON AND THAT WE HAVE CAUSED SAID LAND TO BE SURVEYED AND PLATTED INTO LOTS AS SHOWN HEREON AND THAT THE STREET RIGHT OF WAY AND THE UTILITY EASEMENTS ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC AND THAT SAID SUBDIVISION SHALL HEREAFTER BE DESIGNATED BY RANCHO DEL REY NUMBER 9

LAPIERRE ENTERPRISES INC

BY:

BY:

ACKNOWLEDGMENTS

STATE OF WASHINGTON  
COUNTY OF BENTON  
CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT \_\_\_\_\_, SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE \_\_\_\_\_ AND \_\_\_\_\_ IS (ARE) AUTHORIZED TO EXECUTE THE \_\_\_\_\_, RESPECTIVELY, OF LAPIERRE, TO BE THE "FREE AND VOLUNTARY ACT OF SUCH PARTIES FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT."

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

DATE

MY APPOINTMENT EXPIRES \_\_\_\_\_

APPROVALS

THE ANNEXED PLAT IS HEREBY APPROVED BY AND FOR THE CITY OF RICHLAND, STATE OF WASHINGTON.

CHAIRMAN, RICHLAND PLANNING COMMISSION

DATE

CITY OF RICHLAND CITY ENGINEER

DATE

RICHLAND CITY MANAGER

DATE

ATTEST:

CITY CLERK

TREASURER

I HEREBY CERTIFY THAT ALL CHARGEABLE REGULAR AND SPECIAL ASSESSMENTS COLLECTIBLE BY THIS OFFICE THAT ARE DUE AND OWING ON THE PROPERTY DESCRIBED HEREON ON THE DATE OF THIS CERTIFICATION HAVE BEEN PAID.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
PARCEL NUMBER 102883012999001

BENTON COUNTY TREASURER

BENTON COUNTY ASSESSOR

DATE

IRRIGATION APPROVAL

I HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS LOCATED WITHIN THE BOUNDARIES OF THE KENNEWICK IRRIGATION DISTRICT BUT THAT THIS PROPERTY IS NOT CLASSIFIED AS IRRIGABLE LAND AND IS NOT ENTITLED TO IRRIGATION WATER UNDER THE EXISTING OPERATING RULES AND REGULATIONS OF THIS DISTRICT. I FURTHER CERTIFY THAT THE IRRIGATION EASEMENTS SHOWN ON THIS SHORT PLAT ARE ADEQUATE TO SERVE ALL LOTS SHOWN HEREON PER THE REQUIREMENTS OF RCW 58.17.310.

KENNEWICK IRRIGATION DISTRICT

DATE



**RICHLAND PLANNING COMMISSION  
TECHNICAL ADVISORY COMMITTEE REPORT (S2015-101)  
Revised FEBRUARY 18, 2016)**

APPLICANT: LAPIERRE ENTERPRISES

REQUEST: PRELIMINARY PLAT APPROVAL TO SUBDIVIDE  
4.8 ACRES INTO 15 RESIDENTIAL LOTS (DEL REY 9).

LOCATION: NORTH OF REATA ROAD, EAST OF MATA ROAD, SOUTH  
OF LAPIERRE BASEBALL FIELD.

TECHNICAL ADVISORY COMMITTEE RECOMMENDATIONS

The Technical Advisory Committee conducted a review of the request and recommends that if the preliminary plat is approved, such approval be subject to the following conditions:

1. Prior to final plat approval, complete engineering plans indicating street design and grading, utility plans including water and sewer, electrical, street lighting, telephone, television cable, natural gas, and irrigation system shall be approved by the Richland Civil and Utility Engineering Division and shall be consistent with the requirements of the responsible departments or companies.
2. The street addresses shall be finalized at time of final plat submittal and review. Street addressing shall be in conformance to RMC Chapter 12.01. The following note shall be placed on the final plat(s): **“Address numbers [noted in brackets] are subject to change by the City of Richland at time of building permit issuance.”**
3. Park fees as required by Richland Municipal Code (RMC) Chapter 22.12 shall be paid prior to the City’s performance of a final inspection for any new home within the plat boundaries. The following note shall be placed on the final plat: **“Park fees as required by Richland Municipal Code Chapter 22.12 shall be paid by the property owner prior to the time that a final building inspection is performed by the City for any home on any lot within this subdivision.”**
4. Traffic mitigation fees as required by Richland Municipal (RMC) Chapter 12.03 shall be paid prior to the City’s performance of a final inspection for any new home within the plat boundaries. The following note shall be placed on the final plat: **“Traffic mitigation fees as required by Richland Municipal Code Chapter 12.03 shall be paid by the property owner prior to the time that a**

**final building inspection is performed by the City for any home on any lot within this subdivision.”**

5. A one foot “no access/screening easement” along the Reata Road right-of-way shall be noted on the final plat.
6. At the time of final plat, the applicants shall submit a plan to Richland Development Services showing proposed fencing/landscaping treatment for the area along the Reata Road frontage. The intent of the plan is to provide a uniform treatment along the five lots having frontage on Reata Road.
7. Development shall comply with all applicable requirements of the Badger Mountain Irrigation District including but not limited to requirements for design and installation of an irrigation system and related easements.
8. Preliminary plat approval is subject to compliance with the conditions of approval set forth in the attached memorandum from the Civil and Utility Engineering Division dated February 18, 2015.
9. The following note shall be placed on the final plat: **“This property is located within the critical aquifer recharge area for the Lorayne J. Water District.”**

**CITY OF RICHLAND  
CIVIL AND UTILITY ENGINEERING  
DEVELOPMENT COMMENTS**

DATE: February 18, 2016

TO: RICK SIMON, DEVELOPMENT SERVICES MANAGER

PLAT REVIEW BY: JASON REATHAFORD, ENGINEERING TECH 4  
PETE ROGALSKY, PUBLIC WORKS DIRECTOR  
JEFF PETERS, TRANSPORTATION ENGINEER

PROJECT NAME: RANCHO DEL REY 9 PRELIMINARY PLAT (S2015-101) – REVISED PRE-PLAT

PROJECT LOCATION: EAST END OF MATA ROAD, ADJACENT TO PLAT OF RANCHO DEL REY NO.2

The Civil and Utility Engineering Division has reviewed the preliminary plat received in this office on February 12, 2016 for the above referenced property and has the following conditions.

**General Conditions:**

1. All final plans for public improvements shall be submitted prior to pre-con on a 24" x 36" hardcopy format and also electronically in .dwg format compatible with the City's standard CAD software. Addendums are not allowed, all information shall be supplied in the specified 24 x 36 (and electronic) format. When construction of the infrastructure has been substantially completed, the applicant shall provide paper, mylar and electronic record drawings in accordance with the City's "Record Drawing Requirements". The electronic as-built record drawings shall be submitted in a AutoCAD format compatible with the City's standard CAD software. Electronic copies of the construction plans are required prior to the pre-con meeting, along with the multiple sets of paper drawings. The mylar record drawings (including street lights) shall be submitted and approved by the City before the final punchlist inspection will be performed. All final punchlist items shall be completed or financially guaranteed prior to recording of the final plat.
2. Any and all necessary permits that may be required by jurisdictional entities outside of the City of Richland shall be the responsibility of the developer to obtain.
3. A copy of the construction drawings shall be submitted for review to the appropriate jurisdictions by the developer and his engineer. All required comments / conditions from all appropriate reviewing jurisdictions (e.g.: Benton County, any appropriate irrigation districts, other utilities, etc.) shall be incorporated into one comprehensive set of drawings and resubmitted (if necessary) for final permit review and issuance.
4. Any work within the public right-of-way or easements or involving public infrastructure will require the applicant to obtain a right-of-way permit prior to construction. A plan review and inspection fee in the amount equal to 5% of the construction costs of the work within the right-of-way or easement will be collected at the time the permit is issued. A stamped, itemized Engineers estimate (Opinion of probable cost) and a copy of the material submittals shall be submitted along with the final plan submittal.
5. When the construction is substantially complete a paper set of "record drawings" shall be prepared by a licensed surveyor and include all changes and deviations. Please reference the Public Works document "RECORD DRAWING REQUIREMENTS & PROCEDURES" for a complete description of the record drawing process. After approval by the City of the paper copy, a mylar copy of the record drawings shall be submitted along with a CAD copy of them. The electronic as-built record drawings shall be



submitted in a AutoCAD format compatible with the City's standard CAD software. All final punchlist items shall be completed or financially guaranteed prior to recording of the final plat.

6. Public utility infrastructure located on private property will require recording of a City standard form easement prior to acceptance of the infrastructure and release of the final plat. The City requires preparation of the easement legal description by the developer two weeks prior to the scheduled date of acceptance. Once received, the City will prepare the easement document and provide it to the developer. The developer shall record the easement at the Benton County Assessor and return a recorded original document to the City prior to application for final acceptance.
7. A pre-construction conference will be required prior to the start of any work within the public right-of-way or easement. Contact the Civil and Environmental Engineering Division at 942-7500 to schedule a pre-construction conference.
8. Site plan drawings which involve the construction of public infrastructure shall be drawn on a standard 24" x 36" drawing format to a scale which shall not be less than 1"= 40'.
9. All plan sheets involving construction of public infrastructure shall have the stamp of a current Washington State licensed professional engineer.
10. All construction plan sheets shall include the note "CALL TWO WORKING DAYS BEFORE YOU DIG 1-800-424-5555 (or "811")." Or: <http://www.call811.com/>
11. An irrigation source and distribution system, entirely separate from the City's domestic water system, shall be provided for this development. *Construction plans will not be accepted for review until adequate and viable proof of an irrigation source is made available by the developer.* The designing Engineer shall submit plans for the proposed irrigation system to the Irrigation District with jurisdiction over the property at the same time that they are submitted to the City for construction review. Plans shall be reviewed and accepted by said irrigation district prior to issuance of a Right-of-Way permit by the City. Easements shall be provided on the final plat for this system where needed.
12. A copy of the preliminary plat shall be supplied to the Post Office and all locations of future mailbox clusters approved prior to final platting.

### **Design Standards:**

13. Public improvement design shall follow the following general format:
  - A. Sanitary sewer shall be aligned on the north and west side of street centerlines.
  - B. Storm sewer shall be aligned on the south and east side of street centerlines.
  - C. Any sewer or storm manholes that are installed outside of public Right of Way shall have an acceptable 12-foot wide gravel access road (minimum) provided from a public street for maintenance vehicles.
  - D. 10-foot horizontal spacing shall be maintained between domestic water and sanitary sewer mainlines and service lines.
  - E. Water lines shall be aligned on the south and east side of street centerlines.
  - F. Watermains larger than 8-inches in diameter shall be ductile iron.
  - G. Watermains installed outside of the City Right of Way or in very rocky native material, shall be ductile iron and may need restrained joints.
  - H. All watermains outside areas zoned R1 shall be ductile iron.
  - I. Fire hydrant location shall be reviewed and approved by the City Fire Marshal.
  - J. Sewer mains over 15-feet deep shall be constructed out of SDR26 PVC, C900 PVC or ductile iron. The entire main from manhole to manhole shall be the same material. Private sewer service lines over 15-feet deep shall also be constructed of the same material, then transition to regular sewer piping above 15-feet.

- K. All utilities shall be extended to the adjacent property (properties) at the time of construction.
  - L. The minimum centerline finish grade shall be no less than 0.30 % and the maximum centerline finish grade shall be no more than 10.0 % for local streets.
  - M. The minimum centerline radius for local streets shall be 100-feet.
  - N. Any filling of low areas that may be required within the public Right of Way shall be compacted to City standards.
  - O. A overall, composite utility plan shall be included in the submitted plan set if the project is phased. This comprehensive utility plan benefits all departments and maintenance groups involved in the review and inspection of the project.
  - P. A detailed grading plan shall be included in the submitted plan set.
  - Q. For public utilities not located within public street rights-of-way the applicant shall provide maintenance access acceptable to the City and the applicant shall provide an exclusive 10-foot wide public utility easement (minimum) to be conveyed to the City of Richland.
  - R. Final design of the public improvements shall be approved at the time of the City's issuance of a Right-of-way Construction Permit for the proposed construction.
  - S. All public improvements shall comply with the State of Washington and City of Richland requirements, standards and codes.
  - T. All cul-de-sacs shall have a minimum radius of 45-feet to the face of curb to allow for adequate turning radius of fire trucks and solid waste collection vehicles.
  - U. Curb returns at minor intersections shall have a minimum radius of 25-feet. Curb returns at major intersections should have minimum radius of 30-feet but should be evaluated on a case by case basis.
  - V. All public streets shall meet design requirements for sight distance (horizontal, vertical and intersectional).
  - W. All driveways for commercial projects shall construct City standard commercial driveways. Radius-style driveways are not allowed.
  - X. The final engineered construction plans shall identify locations for irrigation system, street lighting, gas service, power lines, telephone lines, cable television lines, street trees and mail boxes. All electrical appurtenances such as transformers, vaults, conduit routes, and street lights (including their circuit) need to be shown in the plan view.
  - Y. Construction plans shall provide or reference all standard drawings or special details that will be necessary to construct all public improvements which will be owned, operated, maintained by the City or used by the general public (Commercial Driveway, Curb, Gutter, Sidewalk, Water, Sewer, Storm, Street and Street lighting etc.).
  - Z. The contractor shall be responsible for any and all public infrastructure construction deficiencies for a period of one year from the date of the letter of acceptance by the City of Richland.
14. If the project will be built in phases the applicant shall submit a master plan for the sanitary sewer, domestic water, storm drainage, electrical, street lighting and irrigation system for the entire project prior to submitting plans for the first phase to assure constructability of the entire project. This includes the location and size of any storm retention ponds that may be required to handle runoff.
15. If the City Fire Marshal requires a secondary emergency vehicle access, it shall be included in the construction plan set and be designed to the following standards:
- A. 2-inches compacted gravel, minimum (temp. SEVA only).
  - B. 2% cross-slope, maximum.
  - C. 5% slope, maximum. Any access road steeper than 5% shall be paved or be approved by the Fire Marshal.
  - D. Be 20-feet in width.
  - E. Have radii that are accommodating with those needed for City Fire apparatus.

Secondary emergency vehicles accesses (SEVA's) shall be 20-feet wide, as noted. Longer secondary accesses can be built to 12-feet wide with the approval of the City of Richland Fire

Marshal, however turn-outs are required at a spacing acceptable to the Fire Dept. Temporary SEVA's shall be constructed with 2-inches of compacted gravel, at a minimum. Permanent SEVA's shall be paved with 2-inches of asphalt over 4-inches of gravel, at a minimum.

16. SURVEY MONUMENT DESTRUCTION:

All permanent survey monuments existing on the project site shall be protected. If any monuments are destroyed by the proposed construction, the applicant shall retain a professional land surveyor to replace the monuments and file a copy of the record survey with the City.

- A. No survey monument shall be removed or destroyed (*the physical disturbance or covering of a monument such that the survey point is no longer visible or readily accessible*) before a permit is obtained from the Department of Natural Resources (DNR). WAC 332-120-030(2) states "It shall be the responsibility of the governmental agency or others performing construction work or other activity (including road or street resurfacing projects) to adequately search the records and the physical area of the proposed construction work or other activity for the purpose of locating and referencing any known or existing survey monuments." (RCW 58.09.130).
- B. Any person, corporation, association, department, or subdivision of the state, county or municipality responsible for an activity that may cause a survey monument to be removed or destroyed shall be responsible for ensuring that the original survey point is perpetuated. (WAC 332-120-030(2)).
- C. Survey monuments are those monuments marking local control points, geodetic control points, and land boundary survey corners. (WAC 332-120-030(3)).

***When a monument must be removed during an activity that might disturb or destroy it, a licensed Engineer or Land Surveyor must complete, sign, seal and file a permit with the DNR.***

It shall be the responsibility of the designing Engineer to identify the affected monuments on the project plans and include a construction note directing them to the DNR permit.

**Traffic & Streets:**

- 17. Sidewalks shall be installed along all public Right of Way frontages that building lots do not front on during construction of those phases (e.g., storm drainage ponds, parks, etc.).
- 18. The "Rancho Del Rey 9" preliminary plat lies within the boundary of the South Richland Collector Street Financing Plan (RMC 12.03). This plat shall therefore be subject to the fees administered by the finance plan for any phase submitted for approval. Since this property is included within the Financing Plan, it is exempt from the SEPA-related traffic study requirement (TIA).
- 19. The Reata Road frontage shall be completed to City standards at the time that the phase which constructs the lots adjacent to the pre-plat is developed. A ten-foot "public utility easement" along all road frontages shall be provided on the face of the final plat.
- 20. A note will be shown on the face of the final plat stating that Reata Road is classified as a "Collector street". Subsequently, no driveways accessing single family lots will be allowed onto Reata Road.
- 21. All private roads shall be constructed to provide for adequate fire truck & solid waste collection truck access & turnaround movements.

**Domestic Water:**

22. The “Reata Road LID” project is scheduled to extend City domestic water to this property. It shall be the responsibility of the developer to extend a watermain onto this property to serve domestic water at the time of plat construction, in accordance with City Design Guidelines.
23. The developer will be required to demonstrate that all phases are capable of delivering adequate fire flows prior to construction plans being accepted for review. This may require looping of the watermain from off-site locations, or oversizing of the main where needed.
24. The fire hydrant layout shall be approved by the City Fire Marshal.
25. A 10-foot wide exclusive “Domestic Water easement” shall be provided along a side property line from the end of the Mata Road cul-de-sac to the undeveloped property to the north.

**Sanitary Sewer:**

26. The “Reata Road LID” project is scheduled to extend City sanitary sewer to this property. It shall be the responsibility of the developer to extend a sewer main onto this property to serve sewer to all properties at the time of plat construction, in accordance with City Design Guidelines.
27. A 10-foot wide exclusive “Sanitary Sewer easement” shall be provided along a side property line from the end of the Mata Road cul-de-sac to the undeveloped property to the north.

**Storm Water:**

28. This project may require coverage under the Washington State General NPDES Permit for Construction projects. The Developer shall be responsible for compliance with the permit conditions. The City has adopted revised standards affecting the construction of new stormwater facilities in order to comply with conditions of its NPDES General Stormwater Permit program. This project, and each phase thereof, shall comply with the requirements of the City’s stormwater program in place at the time each phase is engineered. The project will require detailed erosion control plans.
29. All storm drainage systems shall be designed following the core elements defined in the latest edition of the Stormwater Management Manual for Eastern Washington. The Hydrologic Analysis and Design shall be completed based on the following criteria: Washington, Region 2, Benton County; SCS Type 1A – 24 Hour storm for storm volume. The applicant’s design shall provide runoff protection to downstream property owners.
30. The flow-rate of the public storm drainage system shall be designed using the 2-Year, 3-Hour short duration Eastern Washington storm for pipe and inlet sizing using SCS or Santa Barbara method; no modifying or adding time of concentration; no surcharge allowed. Calculations shall be stamped by a registered professional engineer and shall include a profile of the system showing the hydraulic grade line. The calculations should include a 50-foot wide strip behind each right of way line to represent drainage from private property into the City system. Of that area, 50% shall be considered pervious and 50% impervious. Calculations shall include a profile for the design showing the hydraulic grade line for the system. Passing the storm downhill to an existing system will require a downstream storm system capable of accepting the water without being overwhelmed.
31. All construction projects that don’t meet the exemption requirements outlined in Richland Municipal Code, Section 16.06 shall comply with the requirements of the Washington State Department of Ecology issued Eastern Washington NPDES Phase II Municipal Stormwater Permit. All construction activities subject to this title shall be required to comply with the standards and requirements set forth in the Stormwater Management Manual for Eastern Washington (SWMMEW) and prepare a Stormwater Site Plan. In addition a Stormwater

Pollution Prevention Plan (SWPPP) or submission of a completed erosivity waiver certification is required at the time of plan submittal.

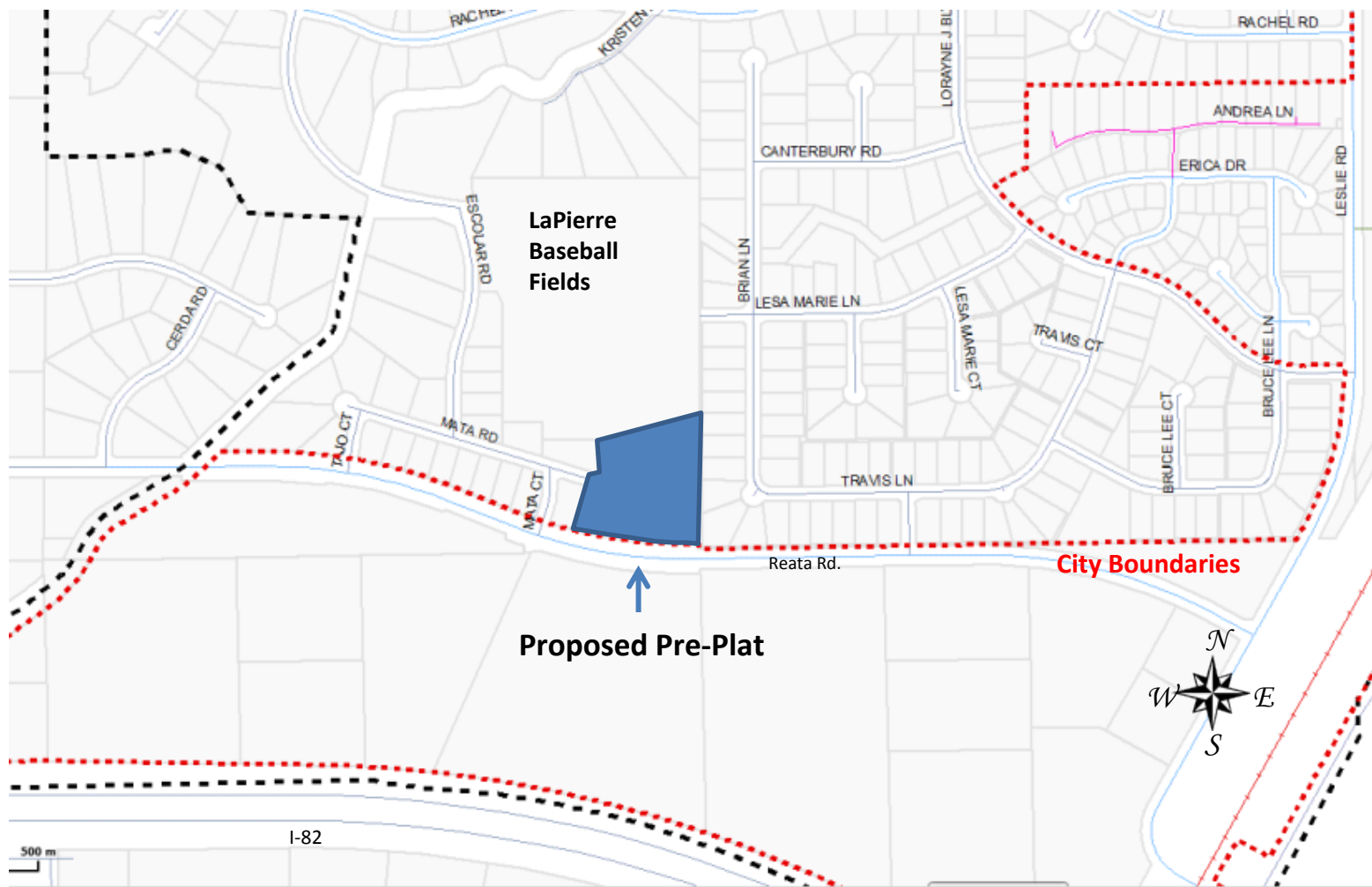
32. If any existing storm drainage or ground water seepage drains onto the proposed site, said storm drainage shall be considered an existing condition, and it shall be the responsibility of the property developer to design a system to contain or treat and release the off-site storm drainage.
33. If there are any natural drainage ways across the proposed pre-plat, the engineered construction plans shall address it in accordance with Richland Municipal code 24.16.170 ("Easements-watercourses").
34. Prior to or concurrent with the submittal of the first phase the developer shall provide a Geotechnical report including the percolation rate of the soils in the area of any storm retention ponds. If the project constructs a storm retention pond then the engineer will need to demonstrate that the pond will drain itself within 24 hours after the end of a storm event, and not have standing water in it longer than that. Engineering solutions are available for retention ponds that do not perk within 24 hours.
35. If the storm drain pond slopes are greater than 25% or deeper than 4-feet, then a 6-foot fence will be required around the perimeter of the pond with a minimum 12-foot wide gate for maintenance vehicles. A maintenance road from the public Right of Way to the bottom of the pond is also needed (2-inches of compacted gravel, minimum). The City's maintenance of the pond in the future will consist of trimming weeds to maintain compliance with fire and nuisance codes, and maintaining the pond for functionality.
36. The developer shall be responsible for landscaping the storm pond and for its maintenance through the one-year infrastructure warranty period. At a minimum the landscaping plan should be consistent with the City's intended maintenance standard as described above. If the developer wishes for the pond to be landscaped and visually appealing, then the homeowners association should be considered for maintenance responsibilities. This will require an irrigation meter and sprinkler system (including a power source), and responsibility for maintaining the landscaping.
37. The developer of record shall maintain the public storm drainage system for one year from the date of final acceptance by The City of Richland (as determined by the issuance of the "Letter of Final Acceptance"). Said developer shall also thoroughly clean the entire system, including structures, pipelines and basins prior to the City warranty inspection, conducted 11 months after the Letter of Final Acceptance.

### **Final Platting / Project Acceptance Requirements:**

38. When the construction is substantially complete a paper set of "record drawings" shall be prepared by a licensed surveyor and include all changes and deviations. Please reference the Public Works document "RECORD DRAWING REQUIREMENTS & PROCEDURES" for a complete description of the record drawing process. After approval by the City of the paper copy, a mylar copy of the record drawings shall be submitted along with a CAD copy of them. The electronic as-built record drawings shall be submitted in a AutoCAD format compatible with the City's standard CAD software. All final punchlist items shall be completed or financially guaranteed prior to recording of the final plat.
39. Public utility infrastructure located on private property will require recording of a City standard form easement prior to acceptance of the infrastructure and release of a certificate of occupancy. The City requires preparation of the easement legal description by the developer two weeks prior to the scheduled date of occupancy. Once received, the City will prepare the easement document and provide it to the developer. The developer shall record the easement at the Benton County

Assessor and return a recorded original document to the City prior to application for final occupancy.

40. Any off-site easements or permits necessary for this project shall be obtained and secured by the applicant and supplied to the City at the time of plat construction and prior to final plat acceptance by the City.
41. Ten-foot wide public utility easements will be required on the final plat along both sides of all Right-of-Ways within the proposed plat.
42. The final plat shall include notes identifying all common areas including the private streets and tracts and acknowledging the ownership and maintenance responsibility by the homeowners association.
43. All landscaped areas within the plat that are in the public Right of Way shall be the responsibility of the property owners to maintain.
44. A one-foot "No access / screening easement" will be required along the Reata Road Right of Way.
45. The intended use and ownership of all tracts within the plat shall be noted on the final plat.
46. Property with an unpaid L.I.D. assessment towards it must be paid in full or segregated per Richland Municipal Code 3.12.095.
47. Any restricted parking areas shall be indicated on the final plats.



## RANCHO DEL REY 9





## COUNCIL AGENDA ITEM COVERSHEET

Council Date: 05/16/2017

Agenda Category: Resolutions – Adoption

Key Element: Key 2 - Infrastructure & Facilities

**Subject:**

Resolution No. 92-17, Awarding Bid to Wheeler Excavation, LLC for Keene Village Water Service Replacement and Miscellaneous Utility Repairs

Department:  
Public Works

Ordinance/Resolution Number:  
92-17

Document Type:  
Resolution

**Recommended Motion:**

Adopt Resolution No. 92-17, authorizing the City Manager to sign and execute a construction contract with Wheeler Excavation for the Keene Village Water Service Replacement and Miscellaneous Utility Repairs.

**Summary:**

The 2017 work under the Pavement Preservation Program includes resurfacing the streets in the Keene Village development. The resurfacing work will be an asphalt overlay performed by the City's Streets Division. The work is scheduled for this summer.

As preparatory work for the residential overlay, the existing utility systems in Keene Village were evaluated. The water and storm drainage system evaluation suggested replacement of some elements was needed. Specifically, galvanized steel water services pipelines and corrugated steel storm drain pipelines are targeted for replacement. The proposed contract will complete these replacements and upgrade sidewalk ramps at intersections because updating ramps to Americans with Disabilities Act standards is a requirement of overlay projects.

In addition to the work within the Keene Village area, a few miscellaneous storm system upgrades and repairs were added to the project. These repairs are in areas that are part of either the upcoming microsurfacing, slurry seal, or other residential overlay project areas.

On May 8, 2017 one bid was received. The bid was \$435,206.92, including alternative work. Engineer's estimate including the alternative was \$445,099.75.

Construction will start in early June and last through late July.

Public outreach will include a letter to homeowners in Keene Village explaining the project and providing estimated time lines, as well as website content and staff contacts.

**Fiscal Impact:**

The total cost of this project, including engineering and a construction contingency, are estimated at \$515,754.60. The total available budget is \$1,460,923. Water costs, totaling \$322,032.89, will be funded from the Water Distribution System Renewal and Replacement budget with an available balance of \$344,534. Stormwater costs, totaling \$164,416.60, will be funded from the Rehabilitation and Replacement budget with an available balance of \$238,244. The sidewalk ramp costs, totaling \$29,305.11, will be funded from the Pavement Preservation Program budget with an available balance of \$877,945.

**Attachments:**

- 
1. Res. No. 92-17 Keene Village Water - Bid Award
  2. Bid Tabulation - Keene Village Utility Replacements
  3. Vicinity Map - Keene Village Water

RESOLUTION NO. 92-17

A RESOLUTION of the City of Richland authorizing the award of bid and execution of a construction contract to Wheeler Excavation, LLC for the Keene Village Water Service Replacement and miscellaneous utility repairs.

WHEREAS, the 2017–2031 Capital Improvement Plan includes fully-funded projects titled Water Distribution System Renewal and Replacement, Stormwater Rehabilitation and Replacement, and Pavement Management Program; and

WHEREAS, City staff has completed all project development and design work required to advance the projects to construction; and

WHEREAS, City staff solicited bids in accordance with the City’s purchasing policies, receiving and opening one (1) bid on May 8, 2017; and

WHEREAS, Wheeler Excavation, LLC submitted a responsible bid; and

WHEREAS, the project budget is adequate to complete the projects using the responsible bid received; and

WHEREAS, it is in the City’s best interest to proceed to complete the projects in accordance with the Capital Improvement Plan, project design and the lowest responsible bid.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Richland authorizes the City Manager to sign and execute a contract award to Wheeler Excavation, LLC in the amount of \$435,206.92 and execute change orders up to the amount of \$50,000 to fulfill the projects’ 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 16<sup>th</sup> day of May, 2017.

\_\_\_\_\_  
ROBERT J. THOMPSON  
Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
MARCIA HOPKINS  
City Clerk

\_\_\_\_\_  
HEATHER KINTZLEY  
City Attorney

# City of Richland

|                                                           |               |
|-----------------------------------------------------------|---------------|
| DATE BIDS OPENED: May 8, 2017                             | ITB # 17-0042 |
| KEENE VILLAGE WATER SERVICE REPLACEMENT AND MISC. UTILITY |               |

|      |                                                     |      |      | ENGINEER'S ESTIMATE |             | WHEELER EXCAVATION BENTON CITY, WA |             |            |             |
|------|-----------------------------------------------------|------|------|---------------------|-------------|------------------------------------|-------------|------------|-------------|
| Item | Description                                         | Qty  | Unit | Unit Price          | Total Price | Unit Price                         | Total Price | Unit Price | Total Price |
|      | SCHEDULE A - KEEN VILLAGE WATER                     |      |      |                     |             |                                    |             |            |             |
| A1   | MOBILIZATION (ALL SCHEDULES)                        | 1    | LS   | \$15,000.00         | \$15,000.00 | \$12,415.00                        | \$12,415.00 |            | -           |
| A2   | SPCC PLAN (ALL SCHEDULES)                           | 1    | LS   | \$1,000.00          | \$1,000.00  | \$288.00                           | \$288.00    |            | -           |
| A3   | TESC / EROSION CONTROL (ALL SCHEDULES)              | 1    | LS   | \$1,000.00          | \$1,000.00  | \$288.00                           | \$288.00    |            | -           |
| A4   | SITE RESTORATION (ALL BASE BID SCHEDULES)           | 1    | LS   | \$25,000.00         | \$25,000.00 | \$30,000.00                        | \$30,000.00 |            | -           |
| A5   | PROJECT TEMPORARY TRAFFIC CONTROL (ALL SCHEDULES)   | 1    | LS   | \$7,500.00          | \$7,500.00  | \$2,888.00                         | \$2,888.00  |            | -           |
| A6   | FLAGGERS & SPOTTERS                                 | 160  | HR   | \$60.00             | \$9,600.00  | \$50.00                            | \$8,000.00  |            | -           |
| A7   | REMOVAL OF STRUCTURES AND OBSTRUCTIONS              | 1    | LS   | \$1,000.00          | \$1,000.00  | \$20,830.00                        | \$20,830.00 |            | -           |
| A8   | 1" STREET SERVICE TAP ON 12 IN AC MAIN              | 6    | EA   | \$450.00            | \$2,700.00  | \$430.00                           | \$2,580.00  |            | -           |
| A9   | 1" STREET SERVICE ASSEMBLY                          | 87   | EA   | \$400.00            | \$34,800.00 | \$518.00                           | \$45,066.00 |            | -           |
| A10  | 1" STREET SERVICE LINE (TYPE K COPPER)              | 2110 | LF   | \$15.00             | \$31,650.00 | \$17.00                            | \$35,870.00 |            | -           |
| A11  | 1" METER ASSEMBLY                                   | 86   | EA   | \$235.00            | \$20,210.00 | \$186.00                           | \$15,996.00 |            | -           |
| A12  | 1" HOUSE SERVICE LINE (TYPE K COPPER)               | 542  | LF   | \$16.00             | \$8,672.00  | \$13.00                            | \$7,046.00  |            | -           |
| A13  | 1" OR 1.25" HOUSE SERVICE ASSEMBLY                  | 87   | EA   | \$150.00            | \$13,050.00 | \$68.00                            | \$5,916.00  |            | -           |
| A14  | UNDERGROUND UTILITY CORSSINGS - MARKED AND UNMARKED | 30   | EA   | \$250.00            | \$7,500.00  | \$250.00                           | \$7,500.00  |            | -           |
| A15  | DIG AND VERIFY                                      | 5    | EA   | \$125.00            | \$625.00    | \$465.00                           | \$2,325.00  |            | -           |
| A16  | ASPHALT PATCHING (2" HMA & 6" CSTC)                 | 371  | SY   | \$40.00             | \$14,840.00 | \$65.00                            | \$24,115.00 |            | -           |
| A17  | CEMENT CONCRETE SIDEWALK 4" THICK (MISC LOCATIONS)  | 210  | SY   | \$45.00             | \$9,450.00  | \$52.00                            | \$10,920.00 |            | -           |
| A18  | CONCRETE CURB AND GUTTER                            | 5    | LF   | \$60.00             | \$300.00    | \$40.00                            | \$200.00    |            | -           |
| A19  | FIRE HYDRANT ASSEMBLY                               | 1    | EA   | \$1,800.00          | \$1,800.00  | \$3,380.00                         | \$3,380.00  |            | -           |
| A20  | GATE VALVE, 8 IN (FL)                               | 1    | EA   | \$1,250.00          | \$1,250.00  | \$1,315.00                         | \$1,315.00  |            | -           |
| A21  | GATE VALVE, 6 IN (FL X RJ)                          | 1    | EA   | \$1,200.00          | \$1,200.00  | \$863.00                           | \$863.00    |            | -           |
| A22  | CUT-IN TEE, 8 IN. X 12 IN. ON EXST 12 IN. AC        | 1    | EA   | \$1,800.00          | \$1,800.00  | \$2,866.00                         | \$2,866.00  |            | -           |
| A23  | CUT-IN TEE, 6 IN. X 12 IN. ON EXST 12 IN. AC        | 1    | EA   | \$1,600.00          | \$1,600.00  | \$2,832.00                         | \$2,832.00  |            | -           |
| A24  | COUPLING ADAPTER, 8 IN. PVC TO 8 IN. AC             | 3    | EA   | \$650.00            | \$1,950.00  | \$322.00                           | \$966.00    |            | -           |
| A25  | PVC C900 PIPE FOR WATERMAIN, 8 IN.                  | 91   | LF   | \$24.00             | \$2,184.00  | \$21.00                            | \$1,911.00  |            | -           |
| A26  | DUCTILE IRON PIPE FOR WATERMAIN, 6 IN. RJ           | 18   | LF   | \$60.00             | \$1,080.00  | \$39.00                            | \$702.00    |            | -           |
| A27  | 22 1/2 DEGREE BEND, 8 IN. (FL X MJ)                 | 1    | EA   | \$750.00            | \$750.00    | \$453.00                           | \$453.00    |            | -           |
| A28  | IMPORTED PIPE ZONE BEDDING                          | 91   | LF   | \$2.00              | \$182.00    | \$4.00                             | \$364.00    |            | -           |
| A29  | TRENCH SAFETY                                       | 91   | LF   | \$2.00              | \$182.00    | \$1.00                             | \$91.00     |            | -           |
| A30  | THRUST BLOCKS                                       | 2    | EA   | \$250.00            | \$500.00    | \$280.00                           | \$560.00    |            | -           |
| A31  | BACKFILL WATER VAULT                                | 1    | LS   | \$500.00            | \$500.00    | \$530.00                           | \$530.00    |            | -           |
| A32  | PRESSURE CAP 8 IN. WATER MAIN                       | 1    | EA   | \$350.00            | \$350.00    | \$160.00                           | \$160.00    |            | -           |

|                                                 |                                 |     |      | ENGINEER'S<br>ESTIMATE |                     | WHEELER EXCAVATION<br>BENTON CITY, WA |               |            |             |
|-------------------------------------------------|---------------------------------|-----|------|------------------------|---------------------|---------------------------------------|---------------|------------|-------------|
| Item                                            | Description                     | Qty | Unit | Unit Price             | Total Price         | Unit Price                            | Total Price   | Unit Price | Total Price |
| A33                                             | SALVAGE FIRE HYDRANT            | 1   | EA   | \$250.00               | \$250.00            | \$150.00                              | \$150.00      |            | -           |
| A34                                             | CUT AND PLUG 8 IN. AC WATERMAIN | 1   | EA   | \$150.00               | \$150.00            | \$215.00                              | \$215.00      |            | -           |
| A35                                             | ABANDON EXISTING PRV VAULT      | 1   | LD   | \$500.00               | \$500.00            | \$619.00                              | \$619.00      |            | -           |
|                                                 |                                 |     |      |                        | -                   |                                       | -             |            | -           |
| <b>SCHEDULE A - KEEN VILLAGE WATER SUBTOTAL</b> |                                 |     |      |                        | <b>\$220,125.00</b> | <b>\$250,220.00</b>                   | <b>\$0.00</b> |            |             |
| <b>8.6% SALES TAX</b>                           |                                 |     |      |                        | <b>18,930.75</b>    | <b>21,518.92</b>                      | <b>-</b>      |            |             |
| <b>SCHEDULE A - KEEN VILLAGE WATER TOTAL</b>    |                                 |     |      |                        | <b>\$239,055.75</b> | <b>\$271,738.92</b>                   | <b>\$0.00</b> |            |             |

| SCHEDULE B - STORM DRAINAGE |                                                      |      |    |            |             |            |             |  |   |
|-----------------------------|------------------------------------------------------|------|----|------------|-------------|------------|-------------|--|---|
| B1                          | SOLID WALL STORM SEWER PIPE, 12 IN.                  | 634  | LF | \$30.00    | \$19,020.00 | \$21.00    | \$13,314.00 |  | - |
| B2                          | SOLID WALL STORM SEWER PIPE, 18 IN.                  | 468  | LF | \$35.00    | \$16,380.00 | \$38.00    | \$17,784.00 |  | - |
| B3                          | SOLID WALL STORM SEWER PIPE, 24 IN.                  | 10   | LF | \$225.00   | \$2,250.00  | \$150.00   | \$1,500.00  |  | - |
| B4                          | IMPORTED PIPE ZONE BEDDING                           | 1112 | LF | \$2.50     | \$2,780.00  | \$3.50     | \$3,892.00  |  |   |
| B5                          | TRENCH SAFETY                                        | 1112 | LF | \$2.00     | \$2,224.00  | \$1.00     | \$1,112.00  |  |   |
| B6                          | TV INSPECTION STORM OR SEWER PIPE                    | 1112 | LF | \$2.50     | \$2,780.00  | \$1.50     | \$1,668.00  |  |   |
| B7                          | COUPLING FOR STORM DRAIN PIPE, CMP TO PVC, 12 IN.    | 6    | EA | \$350.00   | \$2,100.00  | \$232.00   | \$1,392.00  |  |   |
| B8                          | COUPLING FOR STORM DRAIN PIPE, PVC TO PVC, 12 IN.    | 1    | EA | \$350.00   | \$350.00    | \$261.00   | \$261.00    |  |   |
| B9                          | COUPLING FOR STORM DRAIN PIPE, CMP TO PVC, 24 IN.    | 2    | EA | \$650.00   | \$1,300.00  | \$309.00   | \$618.00    |  |   |
| B10                         | STORM DRAIN CATCH BASIN, COR TYPE                    | 8    | EA | \$1,900.00 | \$15,200.00 | \$1,115.00 | \$8,920.00  |  |   |
| B11                         | 48 INCH MANHOLE, STORM (5.5'-10' DEEP)               | 1    | EA | \$3,200.00 | \$3,200.00  | \$2,336.00 | \$2,336.00  |  |   |
| B12                         | 48 INCH MANHOLE, STORM, SHALLOW, CAST-IN-PLACE       | 1    | EA | \$3,500.00 | \$3,500.00  | \$2,593.00 | \$2,593.00  |  |   |
| B13                         | 48 INCH MANHOLE, STORM, SHALLOW (0'-5.5' deep)       | 4    | EA | \$2,800.00 | \$11,200.00 | \$2,444.00 | \$9,776.00  |  |   |
| B14                         | REPLACE CATCH BASIN CASTING FRAME & GRATE            | 10   | EA | \$1,200.00 | \$12,000.00 | \$338.00   | \$3,380.00  |  |   |
| B15                         | CONCRETE SIDEWALK                                    | 53   | SY | \$75.00    | \$3,975.00  | \$52.00    | \$2,756.00  |  |   |
| B16                         | CONCRETE CURB AND GUTTER                             | 105  | LF | \$45.00    | \$4,725.00  | \$40.00    | \$4,200.00  |  |   |
| B17                         | Asphalt patching - (2" HMA & 6" CSTC)                | 780  | SY | \$40.00    | \$31,200.00 | \$55.00    | \$42,900.00 |  |   |
| B18                         | Underground utility crossings - marked and unmarked. | 13   | EA | \$250.00   | \$3,250.00  | \$309.00   | \$4,017.00  |  |   |
| B19                         | CONC. PLUG EXST SD                                   | 14   | EA | \$200.00   | \$2,800.00  | \$262.00   | \$3,668.00  |  |   |
| B20                         | ABANDON EXISTING MANHOLE                             | 3    | EA | \$500.00   | \$1,500.00  | \$483.00   | \$1,449.00  |  |   |
| B21                         | DIG & VERIFY                                         | 7    | EA | \$400.00   | \$2,800.00  | \$465.00   | \$3,255.00  |  |   |
| B22                         | CONNECTION TO DRAINAGE STRUCTURE                     | 2    | EA | \$750.00   | \$1,500.00  | \$570.00   | \$1,140.00  |  |   |
| B23                         | REMOVAL OF STRUCTURES AND OBJSTRUCTIONS              | 1    | LS | \$5,000.00 | \$5,000.00  | \$2,887.00 | \$2,887.00  |  |   |

| Item                                 | Description         | Qty | Unit | ENGINEER'S ESTIMATE |              | WHEELER EXCAVATION BENTON CITY, WA |              |            |             |
|--------------------------------------|---------------------|-----|------|---------------------|--------------|------------------------------------|--------------|------------|-------------|
|                                      |                     |     |      | Unit Price          | Total Price  | Unit Price                         | Total Price  | Unit Price | Total Price |
| B24                                  | FLAGGERS & SPOTTERS | 80  | HR   | \$60.00             | \$4,800.00   | \$49.00                            | \$3,920.00   |            |             |
|                                      |                     |     |      |                     | -            |                                    | -            |            | -           |
| SCHEDULE B - STORM DRAINAGE SUBTOTAL |                     |     |      |                     | \$155,834.00 |                                    | \$138,738.00 |            | \$0.00      |
| SCHEDULE B - STORM DRAINAGE TOTAL    |                     |     |      |                     | \$155,834.00 |                                    | \$138,738.00 |            | \$0.00      |

| ADDITIONAL ALTERNATIVE 1: KEENE VILLAGE ADA CONCRETE WORK |                                            |     |    |            |             |            |             |  |  |
|-----------------------------------------------------------|--------------------------------------------|-----|----|------------|-------------|------------|-------------|--|--|
| A1-1                                                      | Mobilization                               | 1   | LS | \$5,000.00 | \$5,000.00  | \$1,730.00 | \$1,730.00  |  |  |
| A1-2                                                      | FLAGGERS AND SPOTTERS (THIS SCHEDULE ONLY) | 60  | HR | \$60.00    | \$3,600.00  | \$50.00    | \$3,000.00  |  |  |
| A1-3                                                      | CEMENT CONC. SIDEWALK FOR ADA RAMP         | 198 | SY | \$95.00    | \$18,810.00 | \$68.00    | \$13,464.00 |  |  |
| A1-4                                                      | SAWCUTTING CEMENT CONC. CURB               | 356 | LF | \$20.00    | \$7,120.00  | \$9.00     | \$3,204.00  |  |  |
| A1-5                                                      | DETECTABLE WARNING SURFACE                 | 196 | SF | \$80.00    | \$15,680.00 | \$17.00    | \$3,332.00  |  |  |
|                                                           |                                            |     |    |            |             |            | \$0.00      |  |  |
| ALTERNATIVE 1: KEENE VILLAGE ADA CONCRETE WORK SUBTOTAL   |                                            |     |    |            | \$50,210.00 |            | \$24,730.00 |  |  |
| ALTERNATIVE 1: KEENE VILLAGE ADA CONCRETE WORK TOTAL      |                                            |     |    |            | \$50,210.00 |            | \$24,730.00 |  |  |

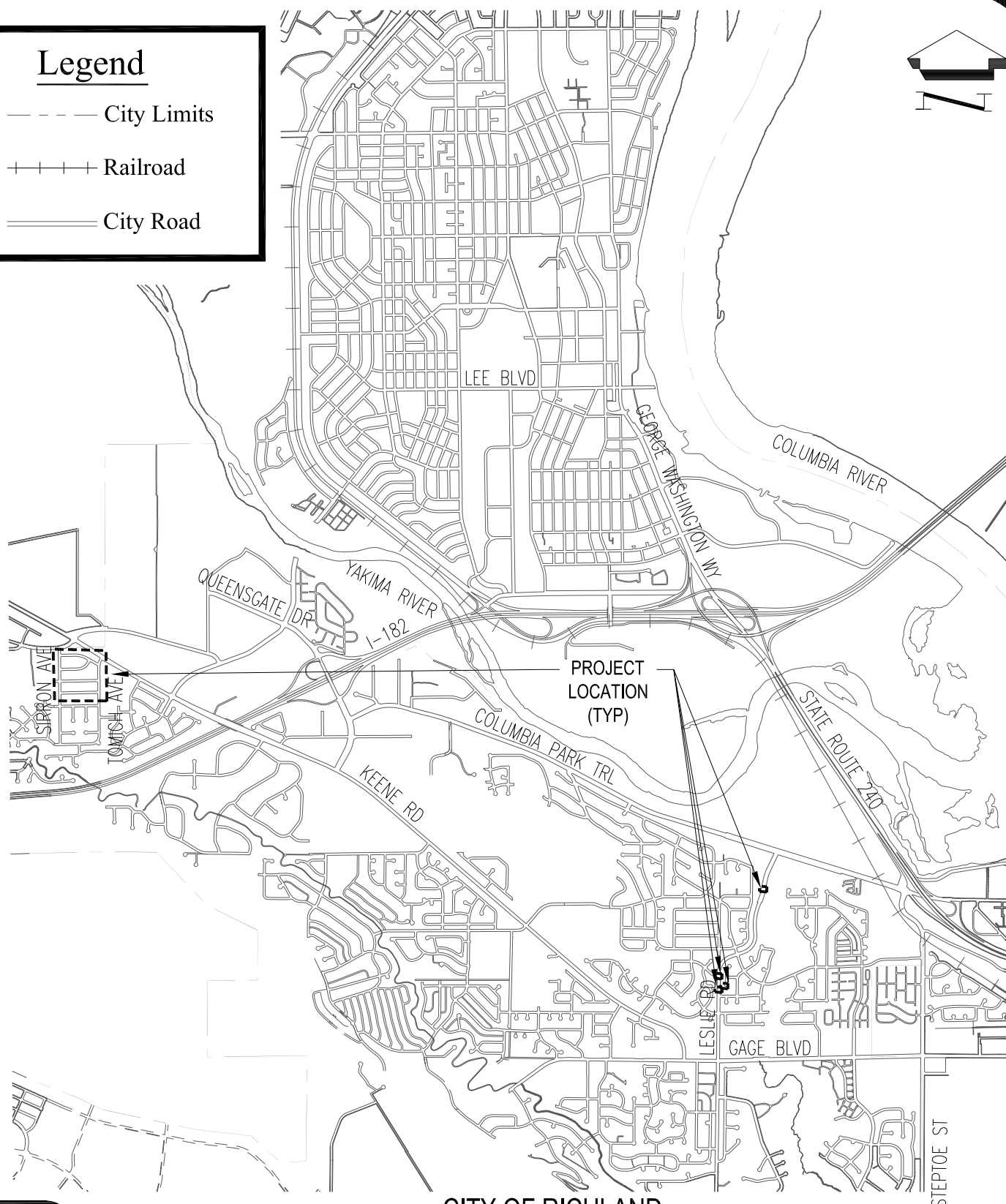
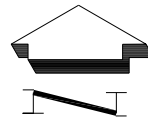
|                                                |  |  |  |  |              |              |        |
|------------------------------------------------|--|--|--|--|--------------|--------------|--------|
| SCHEDULE A - KEENE VILLAGE WATER               |  |  |  |  | \$239,055.75 | \$271,738.92 | \$0.00 |
| SCHEDULE B - STORM DRAINAGE                    |  |  |  |  | 155,834.00   | 138,738.00   | 0.00   |
| ALTERNATIVE 1: KEENE VILLAGE ADA CONCRETE WORK |  |  |  |  | 50,210.00    | 24,730.00    |        |
| GRAND TOTAL                                    |  |  |  |  | \$445,099.75 | \$435,206.92 | \$0.00 |

## Legend

--- City Limits

++++ Railroad

== City Road



# CITY OF RICHLAND KEENE VILLAGE WATER SERVICE REPLACEMENT AND MISC UTILITY REPAIRS

17-0042

DATE: 03-10-2017  
DRAWN BY: LD  
SCALE: NOT TO SCALE  
CAD DWG: o:\civil\_projects - civil 3d\2017 sewer rehab&misc utl fixes\_saw\_sp160005\01\_engineering\6.0\_drawings\2017 keene village ss lid\_cover.dwg





## COUNCIL AGENDA ITEM COVERSHEET

Council Date: 05/16/2017

Agenda Category: Items for Approval

Key Element: Key I - Financial Stability & Operational Effectiveness

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**Subject:**

Authorize Travel for Councilmember Lemley

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**Department:**  
City Manager

**Ordinance/Resolution Number:**

**Document Type:**  
General Business Item

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**Recommended Motion:**

Authorize Travel for Councilmember Philip Lemley to Attend the Association of Washington Cities Annual Conference in June.

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**Summary:**

Councilmember Lemley plans to attend the Association of Washington Cities Annual Conference from June 20-23, 2017 in Vancouver, Washington.

The AWC Conference brings community leadership together to discuss common interests and provide latest insights into City and State issues. Keynote speakers are geared toward sharing latest technologies and ideas that help cities engage in learning new strategies to help solve problems.

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.

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**Fiscal Impact:**

Estimated expenses for Councilmember Lemley to attend the conference are \$1,166. There are enough funds in Council's travel and tuition and conference line items to cover expenses.

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**Attachments:**



## COUNCIL AGENDA ITEM COVERSHEET

Council Date: 05/16/2017

Agenda Category: Expenditures - Approval

Key Element: Key I - Financial Stability & Operational Effectiveness

**Subject:**

Expenditures from April 24, 2017 - May 5, 2017 for \$10,563,098.60 including Check Nos. 244435-244824, Wire Nos. 6437-6453, Payroll Check Nos. 118863-119392, and Payroll Wire/ACH Nos. 9910-9931

**Department:**

Administrative Services

**Ordinance/Resolution Number:**

**Document Type:**

Expenditures

**Recommended Motion:**

Approve the expenditures from April 24, 2017, to May 5, 2017 in the amount of \$10,563,098.60.

**Summary:**

**Breakdown of Expenditures:**

|                    |               |                        |
|--------------------|---------------|------------------------|
| Check Nos.         | 244435-244824 | 2,579,112.78           |
| Wire Nos.          | 6437-6453     | 5,677,217.84           |
| Payroll Check Nos. | 118863-119392 | 25,808.98              |
| Payroll Wires/ACH  | 9910-9931     | 2,280,959.00           |
| <b>TOTAL</b>       |               | <b>\$10,563,098.60</b> |

**Fiscal Impact:**

Yes

Total Disbursements: \$10,563,098.60. Disbursements (wire transfers) include \$2,917,788.00 for purchase power and \$1,881,480.53 for principal and interest payments.

**Attachments:**

1. Wire Transfers
2. Voucher Listing Report

VOUCHER LISTING REPORT  
SUMMARY OF WIRE TRANSFERS  
APRIL 24 - MAY 5, 2017

| Payee                                                                    | Wire Description                           | Amount                 |
|--------------------------------------------------------------------------|--------------------------------------------|------------------------|
| <b>Claim Wires - Wire No. 6437 to 6453</b>                               |                                            |                        |
| AW Rehn Insurance                                                        | Fire Health Reimbursement Account          | 21,000.00              |
| Benton PUD                                                               | Purchase Power                             | 2,917,788.00           |
| CIGNA Health/Matrix/QBE/VSP                                              | Insurance Claims                           | 518,513.94             |
| Conover                                                                  | Section 125                                | 4,745.65               |
| Department of Licensing                                                  | Firearms Online Pmt for Concealed Licenses | 714.00                 |
| HRA VEBA                                                                 | IAFF VEBA                                  | 205,713.22             |
| LEOFF Trust                                                              | Fire Health Premiums                       | 77,199.02              |
| Payment Processing, Inc.                                                 | Landfill Merchant Service Fees             | 1,095.36               |
| Tri-City Title & Escrow                                                  | Mansfield - 2 Easements                    | 43,840.10              |
| US Bank Trust                                                            | Principal/Interest Bonds                   | 1,881,480.53           |
| Zenith Administrators                                                    | Insurance Claims                           | 5,128.02               |
|                                                                          | Total Claim Wire Transfers                 | \$ 5,677,217.84        |
| <b>Payroll Wires &amp; Direct Deposits (ACH) - Wire No. 9910 to 9931</b> |                                            |                        |
| Payroll Wires *see description below                                     | Total Payroll Wire Transfers & Deposits    | \$ 2,280,959.00        |
| <b>Total Claim &amp; Payroll Wires/ACH</b>                               |                                            | <b>\$ 7,958,176.84</b> |

\*Payroll Wires - transactions represent; employee payroll, payment of benefits, payroll taxes and other related payroll benefits.



## City Of Richland

VL-1 Voucher Listing

From: 4/24/2017 To: 5/5/2017

| Vendor                                              | P.O. Number | Invoice Number  | Check # | Purpose of Purchase            | Invoice Amount     |
|-----------------------------------------------------|-------------|-----------------|---------|--------------------------------|--------------------|
| <b>FUND 001 GENERAL FUND</b>                        |             |                 |         |                                |                    |
| <b>Division: 000 UNASSIGNED</b>                     |             |                 |         |                                |                    |
| BOOKMARK CAFE                                       |             | INV 28414/28598 | 244622  | REFUND A/R OVERPAYMENT         | \$2.30             |
| CITY OF RICHLAND                                    |             | 040417/042117   | 244638  | CASHIER SHORTAGE-CLINE/LIPCSEY | \$20.04            |
| COLLINS, STEPHANIE                                  |             | 8.010212        | 244646  | REFUND-ANIMAL LIC OVRPYMNT     | \$1.00             |
| DE GRAAF, DOUGLAS                                   |             | 17-095 DEGRAAF  | 244653  | 17-095 ACCIS SPRING CONFERE    | \$466.68           |
| HAYDEN HOMES                                        |             | CHK# 083899     | 244675  | REFUND CHK SENT IN ERROR       | \$36.01            |
| JUDGE, DARRYL                                       |             | 17-119 JUDGE    | 244485  | 17-119 ICAC SUPERVISOR TRNG    | \$1,862.45         |
| MILLER, RYAN                                        |             | 17-160 MILLER   | 244705  | 17-160 STREET SURVIVAL SEMI    | \$224.89           |
| PETERS, JEFF                                        |             | 17-103 PETERS   | 244501  | 17-103 WSDOT LTAP TRAFFIC S    | \$423.72           |
| RECWARE REFUND                                      |             | 042617          | 244787  | DEPOSIT REFUND                 | \$2,000.00         |
|                                                     |             |                 |         | DAMAGE DEPOSIT REFUND          | \$425.00           |
|                                                     |             |                 |         | DEPOSIT REFUND                 | \$150.00           |
|                                                     |             |                 | 244793  | DEPOSIT REFUND                 | \$150.00           |
|                                                     |             |                 |         | DAMAGE DEPOSIT REFUND          | \$425.00           |
|                                                     |             |                 |         | DEPOSIT REFUND                 | \$2,000.00         |
|                                                     |             |                 | 244815  | DAMAGE DEPOSIT REFUND          | \$425.00           |
|                                                     |             |                 |         | DEPOSIT REFUND                 | \$2,000.00         |
|                                                     |             |                 |         | DEPOSIT REFUND                 | \$150.00           |
| ROBERTS, JORDAN                                     |             | 17-133 ROBERTS  | 244505  | 17-133 WEI TRAINING            | \$424.00           |
| <b>UNASSIGNED TOTAL ****</b>                        |             |                 |         |                                | <b>\$11,186.09</b> |
| <b>Division: 100 CITY MANAGER</b>                   |             |                 |         |                                |                    |
| VERIZON WIRELESS                                    | P057783     | 9782955979      | 244528  | Verizon Charges for March      | \$38.66            |
| <b>CITY MANAGER TOTAL ****</b>                      |             |                 |         |                                | <b>\$38.66</b>     |
| <b>Division: 102 CITY ATTORNEY</b>                  |             |                 |         |                                |                    |
| BELL BROWN & RIO PLLC                               |             | 862             | 244617  | PROSECUTION SRVCS-MAY          | \$22,143.88        |
| OGDEN MURPHY WALLACE, PLLC                          |             | 733293          | 244576  | MOBILITIE CONSORTIUM-MAR       | \$272.18           |
| VERIZON WIRELESS                                    | P057783     | 9782955979      | 244528  | Verizon Charges for March      | \$38.66            |
|                                                     | P057783     |                 |         | Verizon Charges for March      | \$38.66            |
| <b>CITY ATTORNEY TOTAL ****</b>                     |             |                 |         |                                | <b>\$22,493.38</b> |
| <b>Division: 110 ASSISTANT CITY MANAGER</b>         |             |                 |         |                                |                    |
| VERIZON WIRELESS                                    | P057783     | 9782955979      | 244528  | Verizon Charges for March      | \$38.66            |
| <b>ASSISTANT CITY MANAGER TOTAL ****</b>            |             |                 |         |                                | <b>\$38.66</b>     |
| <b>Division: 111 COMMUNICATIONS &amp; MARKETING</b> |             |                 |         |                                |                    |
| CITY OF RICHLAND                                    |             | 17-084 LOGAN    | 244463  | 17-084 GSMCON CONFERENCE       | \$172.00           |
| VERIZON WIRELESS                                    | P057783     | 9782955979      | 244528  | Verizon Charges for March      | \$76.13            |
| <b>COMMUNICATIONS &amp; MARKETING TOTAL ****</b>    |             |                 |         |                                | <b>\$248.13</b>    |
| <b>Division: 112 CABLE COMMUNICATIONS</b>           |             |                 |         |                                |                    |
| INGHAM, MARK                                        |             | 042517          | 244681  | REIMB MILEAGE FOR VIDEO SHO    | \$41.20            |



## City Of Richland

VL-1 Voucher Listing

From: 4/24/2017 To: 5/5/2017

| Vendor                                 | P.O. Number | Invoice Number    | Check # | Purpose of Purchase            | Invoice Amount     |
|----------------------------------------|-------------|-------------------|---------|--------------------------------|--------------------|
| <b>CABLE COMMUNICATIONS TOTAL ****</b> |             |                   |         |                                | <b>\$41.20</b>     |
| <b>Division:</b> 120 FIRE              |             |                   |         |                                |                    |
| CASCADE FIRE EQUIPMENT CORP DBA        | S017249     | 119723            | 244632  | MI TIC 320 (MI-320-3-E) THERMA | \$17,191.49        |
|                                        | S017249     |                   |         | SHIPPING CHARGES               | \$65.16            |
| CITY OF RICHLAND                       |             | 17-150 WALSH      | 244463  | 17-150 NATIONAL FIRE ACADEM    | \$164.50           |
|                                        |             | 17-163 RAMSAY     |         | 17-163 2017 IAAI CONFERENCE    | \$717.67           |
|                                        |             | 17-164 WROOLIE    |         | 17-164 2017 IAAI CONFERENCE    | \$747.52           |
| HARDGROVE, ADAM                        |             | 17-185 HARDGROVE  | 244479  | 17-185 SE WA TYPE 3 WORKSHO    | \$125.10           |
| MUNICIPAL EMERGENCY SERVICES INC       |             | IN1092658         | 244574  | PORTABLE SCENE LIGHTS          | \$725.68           |
| VERIZON WIRELESS                       | P057783     | 9782955979        | 244528  | Verizon Charges for March      | \$336.10           |
|                                        | P057783     |                   |         | Verizon Charges for March      | \$794.31           |
| <b>FIRE TOTAL ****</b>                 |             |                   |         |                                | <b>\$20,867.53</b> |
| <b>Division:</b> 130 POLICE            |             |                   |         |                                |                    |
| 3SI SECURITY SYSTEMS INC               |             | 0000485094        | 244447  | ANNUAL USAGE-TRACKING          | \$432.00           |
| AXON ENTERPRISE, INC                   | P057763     | SI1478306         | 244540  | #11010 XPPM BATTERY PACK X26P  | \$348.93           |
|                                        | P057763     |                   |         | #26700 DPM BATTERY PK ASSEMBLE | \$161.77           |
| BENTON COUNTY PROSECUTOR'S OFFICE      |             | 1ST QTR 2017      | 244453  | KIDS HAVEN 1ST QTR 2017        | \$2,737.84         |
| BENTON COUNTY SHERIFF'S OFFICE         |             | 03/17-CUSTODY     | 244454  | CUSTODY COSTS-MARCH 2017       | \$73,061.21        |
|                                        |             | 1/17-MEDICAL      |         | MEDICAL SUPPLIES/SRVCS-JAN     | (\$2.76)           |
| CASCADE NATURAL GAS CORP               |             | 02/17-75997100005 | 244460  | NAT GAS 871 GW WAY 01/20-02/15 | \$1,384.27         |
|                                        |             | 04/17-75997100005 | 244633  | NAT GAS 871 GW WAY 03/22-04/17 | \$853.50           |
| CITY OF KENNEWICK                      |             | 012854            | 244635  | BIPIN COMP SUPPORT MNT-2ND QTR | \$9,358.25         |
| CITY OF PASCO                          |             | 2017-00000013     | 244636  | COP-ANIMAL CONTROL SERV-APRIL  | \$20,806.38        |
| CITY OF RICHLAND                       |             | 17-107 STOHEL     | 244463  | 17-107 CHILD ABUSE SUMMIT      | \$952.40           |
|                                        |             | 17-109 FLOHR      | 244639  | 17-109 CHILD ABUSE SUMMIT      | \$952.40           |
|                                        |             | 17-119 JUDGE      | 244463  | 17-119 ICAC UNIT SUPERVISOR    | \$1,862.45         |
|                                        |             | 17-160 MILLER     | 244639  | 17-160 STREET SURVIVAL SEMI    | \$224.89           |
| DOMESTIC VIOLENCE SERVICES             |             | 23842             | 244468  | DOMESTIC VIOLENCE SRVCS-MAR 17 | \$888.50           |
| FREELINC                               | P057794     | 01010659          | 244671  | SINGLE UNIT DESK CHARGER FOR   | \$40.00            |
|                                        | P057794     |                   |         | SHIPPING                       | \$7.86             |
|                                        | P057794     |                   |         | FREELINC ULTRA LIGHT EAR GEL:  | \$6.00             |
|                                        | P057794     |                   |         | FREEMIC 200 WIRELESS SYSTEM FA | \$199.00           |
|                                        | P057794     |                   |         | ULTRA LIGHT LISTEN ONLY 2.5mm  | \$60.00            |
| FRONTIER                               | S017399     | 05/17 2061882614  | 244672  | TELEPHONE CHARGES 04/19/17 -   | \$66.56            |
| IDENTITY AUTOMATION, LP                | P057695     | INV-01008         | 244481  | RapidIdentity MFA Complete &eS | \$325.80           |
| JUDGE, DARRYL                          |             | 17-119 JUDGE      | 244485  | 17-119 ICAC UNIT SUPERVISOR    | \$46.21            |
| LARSEN GUNSMITHING & FIREARMS          | P057765     | 9131              | 244691  | HAZMAT FREIGHT PER SAGE        | \$52.13            |
|                                        | P057765     |                   |         | KO8ST/S IMPACT BATON SOFT TIP  | \$261.18           |
|                                        | P057765     |                   |         | KO1/S IMPACT BATON STANDARD TI | \$60.27            |
|                                        | P057792     | 9143              | 244571  | DANNER ACADIA BOOT #69210 200g | \$276.93           |



## City Of Richland

## VL-1 Voucher Listing

From: 4/24/2017 To: 5/5/2017

| Vendor                                     | P.O. Number | Invoice Number          | Check # | Purpose of Purchase            | Invoice Amount      |
|--------------------------------------------|-------------|-------------------------|---------|--------------------------------|---------------------|
| LN CURTIS & SONS                           | P057588     | INV94686                | 244697  | SCA-FIA SAFARI RED FIREARM     | \$700.47            |
|                                            | P057588     |                         |         | shipping                       | \$21.62             |
| MILLER, RYAN                               |             | 17-160 MILLER           | 244705  | 17-160 STREET SURVIVAL SEMI    | \$0.10              |
| MOON SECURITY SERVICES INC                 |             | 852469                  | 244493  | RPD RANGE MONITORING           | \$59.90             |
|                                            |             | 869611                  |         | RPD RANGE SERVICE CALL         | \$135.76            |
|                                            |             | 870948                  |         | RPD RANGE MONITORING           | \$59.90             |
| RIVER CITY TOWING INC                      |             | 14984                   | 244504  | TOW CHARGE                     | \$250.87            |
|                                            |             | 15426                   |         | TOW CHARGE                     | \$48.87             |
|                                            |             | 15430                   |         | TOW CHARGE                     | \$250.87            |
|                                            |             | 15437                   |         | TOW CHARGE                     | \$48.87             |
|                                            |             | 15447                   |         | TOW CHARGE                     | \$48.87             |
|                                            |             | 15448                   |         | TOW CHARGE                     | \$179.19            |
|                                            |             | 15449                   |         | TOW CHARGE                     | \$179.19            |
|                                            |             | 15450                   | 244729  | TOW CHARGE                     | \$48.87             |
|                                            |             | 15451                   |         | TOW CHARGE                     | \$48.87             |
|                                            |             | 15455                   |         | TOW CHARGE                     | \$48.87             |
| SAN DIEGO POLICE EQUIPMENT CO              | P057713     | 627106                  | 244737  | SIM-5320761 SIMUNITION 9MM FX  | \$260.61            |
|                                            | P057713     |                         |         | FREIGHT                        | \$13.48             |
|                                            | P057713     |                         |         | ADJUST FOR TAX                 | (\$0.01)            |
|                                            | P057406     | 627266                  |         | CCI-53966 SPEER GOLD DOT 45ACP | \$2,289.83          |
| SOUND UNIFORM GROUP LLC                    | P057076     | 21608                   | 244591  | JPD07 DUTY JACKET PACKAGE W/LI | \$407.25            |
|                                            | P057076     |                         |         | SHIPPING                       | \$20.09             |
| SPRINT                                     |             | LCI-273955              | 244509  | PHONE TRACE                    | \$90.00             |
| TREASURE VALLEY COFFEE CO                  |             | 108759                  | 244522  | RPD COFFEE DELIVERY            | \$206.13            |
| VERIZON WIRELESS                           | P057783     | 9782955979              | 244528  | Verizon Charges for March      | \$5,099.93          |
| <b>POLICE TOTAL ****</b>                   |             |                         |         |                                | <b>\$125,942.37</b> |
| <b>Division:</b>                           | 210         | ADMINISTRATIVE SERVICES |         |                                |                     |
| KOCH, CATHLEEN A                           |             | 17-170 KOCH             | 244486  | 17-170 LERA COLLECTIVE BARG    | \$468.65            |
| VERIZON WIRELESS                           | P057783     | 9782955979              | 244528  | Verizon Charges for March      | \$45.84             |
| <b>ADMINISTRATIVE SERVICES TOTAL ****</b>  |             |                         |         |                                | <b>\$514.49</b>     |
| <b>Division:</b>                           | 211         | FINANCE                 |         |                                |                     |
| BENTON FRANKLIN COMMUNITY ACTION COMMITTEE |             | 1ST QTR 2017 HH         | 244619  | HHANDS APPLICATIONS 1QTR 2017  | \$600.00            |
| EASTERN WA FINANCE OFFICERS ASSN           |             | 051217-ALLEN            | 244661  | REGISTER EWFOA SPRNG MTG-ALLEN | \$80.00             |
| FEDERAL EXPRESS CORP                       |             | 5-771-20652             | 244472  | SHIPPING CHGS- PITNEY CHK      | \$8.06              |
| JETPAY PAYMENT SERVICES, FL, LLC           |             | 2017333                 | 244483  | MERCHANT SRVC CHRGS MAR 17     | \$38,538.84         |
| POSTMASTER                                 |             | PERMIT 153-4/28         | 244721  | POSTAGE 4/04-04/28/17          | \$7,943.15          |
| VERIZON WIRELESS                           | P057783     | 9782955979              | 244528  | Verizon Charges for March      | \$47.44             |
|                                            | P057783     |                         |         | Verizon Charges for March      | \$38.66             |
| <b>FINANCE TOTAL ****</b>                  |             |                         |         |                                | <b>\$47,256.15</b>  |



## City Of Richland

VL-1 Voucher Listing

From: 4/24/2017 To: 5/5/2017

| Vendor                                               | P.O. Number | Invoice Number  | Check # | Purpose of Purchase            | Invoice Amount      |
|------------------------------------------------------|-------------|-----------------|---------|--------------------------------|---------------------|
| <b>Division:</b> 212 PURCHASING                      |             |                 |         |                                |                     |
| ORKIN EXTERMINATING INC                              | S017270     | 155641077       | 244812  | PEST CONTROL SERVICES FOR BLDG | \$27.15             |
|                                                      | S017270     |                 |         | PEST CONTROL SERVICES FOR BLDG | \$27.15             |
| VERIZON WIRELESS                                     | P057783     | 9782955979      | 244528  | Verizon Charges for March      | \$32.98             |
|                                                      | P057783     |                 |         | Verizon Charges for March      | \$19.32             |
| XEROX CORPORATION                                    | S017272     | 089058309       | 244824  | XEROX 7855 LEASE AND COPY CHAR | \$192.22            |
|                                                      | S017272     |                 |         | XEROX 7855 LEASE AND COPY CHAR | \$48.06             |
| <b>PURCHASING TOTAL ****</b>                         |             |                 |         |                                | <b>\$346.88</b>     |
| <b>Division:</b> 213 INFORMATION TECHNOLOGY          |             |                 |         |                                |                     |
| CASELLE INC                                          | P057390     | 80406           | 244775  | ANIMAL LICENSE SOFTWARE MONTHL | \$169.33            |
| COLUMBIA BASIN INFORMATION TECHNOLOGY                | P057381     | INV-000221      | 244647  | INTERNET SERVICE MONTHLY FEE   | \$800.00            |
| DELL COMPUTER CORPORATION                            | P057693     | 10157763040     | 244467  | LAPTOP, Dell Latitude E7470    | \$1,965.88          |
| FORCEPOINT LLC                                       | P057812     | 100104459       | 244784  | REMOTE IN PLACE SW Version Upg | \$4,953.96          |
| SHI INTERNATIONAL CORP                               | P057798     | B06455929       | 244738  | Adobe Photoshop CC Annual Lice | \$378.73            |
| SOFTWARE ONE INC                                     | P057741     | US-PSI-574089   | 244506  | Microsoft Enterprise Agreement | \$127,328.71        |
|                                                      | P057789     | US-PSI-577767   | 244507  | SQL LICENSE 228-10840 SQL SVRS | \$629.65            |
| VERIZON WIRELESS                                     | P057783     | 9782955979      | 244528  | Verizon M2M Charges for March  | \$15.02             |
|                                                      | P057783     |                 |         | Verizon Charges for March      | \$357.29            |
| VISION TECHNOLOGY SOLUTIONS LLC DBA                  | P057832     | 34524           | 244760  | SSL Certificate Pass Through F | \$399.00            |
| <b>INFORMATION TECHNOLOGY TOTAL ****</b>             |             |                 |         |                                | <b>\$136,997.57</b> |
| <b>Division:</b> 220 HUMAN RESOURCES                 |             |                 |         |                                |                     |
| MOON, TAE-IM PHD                                     |             | 041117          | 244494  | PSYCH EVALUATION-GLASEN        | \$800.00            |
| ON SCENE MEDICAL SERVICES, P.C.                      |             | 0030-           | 244497  | PRE EMP-PHYSICALS              | \$1,160.00          |
| VERIZON WIRELESS                                     | P057783     | 9782955979      | 244528  | Verizon Charges for March      | \$52.57             |
| <b>HUMAN RESOURCES TOTAL ****</b>                    |             |                 |         |                                | <b>\$2,012.57</b>   |
| <b>Division:</b> 300 COMMUNITY &DEVELOPMENT SERVICE  |             |                 |         |                                |                     |
| VERIZON WIRELESS                                     | P057783     | 9782955979      | 244528  | Verizon Charges for March      | \$43.91             |
| <b>COMMUNITY &amp;DEVELOPMENT SERVICE TOTAL ****</b> |             |                 |         |                                | <b>\$43.91</b>      |
| <b>Division:</b> 301 DEVELOPMENT SERVICES            |             |                 |         |                                |                     |
| AMERICAN PLANNING ASSOCIATION                        |             | 230254-1742     | 244606  | 2017 APA MEMBERSHIP-S. ONIELL  | \$225.00            |
| BENTON COUNTY TREASURER                              |             | 042817 ANNEX AP | 244618  | INTENT TO ANNEX APPLICATION    | \$50.00             |
| RICHLAND ACE HARDWARE                                |             | 213248          | 244725  | SAFETY GLASSES-HIRSCH          | \$19.54             |
| VERIZON WIRELESS                                     | P057783     | 9782955979      | 244528  | Verizon Charges for March      | \$488.70            |
| <b>DEVELOPMENT SERVICES TOTAL ****</b>               |             |                 |         |                                | <b>\$783.24</b>     |
| <b>Division:</b> 302 REDEVELOPMENT                   |             |                 |         |                                |                     |
| VERIZON WIRELESS                                     | P057783     | 9782955979      | 244528  | Verizon Charges for March      | \$161.89            |
| <b>REDEVELOPMENT TOTAL ****</b>                      |             |                 |         |                                | <b>\$161.89</b>     |
| <b>Division:</b> 303 LIBRARY                         |             |                 |         |                                |                     |





## City Of Richland

## VL-1 Voucher Listing

From: 4/24/2017 To: 5/5/2017

| Vendor                                         | P.O. Number | Invoice Number                 | Check # | Purpose of Purchase            | Invoice Amount    |
|------------------------------------------------|-------------|--------------------------------|---------|--------------------------------|-------------------|
| THE GALE GROUP INC                             |             | 60350067                       | 244517  | BOOKS-2 TITLES                 | \$51.68           |
|                                                |             | 60357529                       |         | BOOKS-3 TITLES                 | \$73.72           |
|                                                |             | 60380742                       |         | BOOKS-3 TITLES                 | \$84.36           |
|                                                |             | 60380859                       |         | BOOKS-3 TITLES                 | \$85.88           |
|                                                |             | 60381344                       |         | BOOK-1 TITLE                   | \$25.84           |
|                                                |             | 60428845                       |         | BOOKS-3 TITLES                 | \$74.48           |
|                                                |             | 60429063                       |         | BOOKS-3 TITLES                 | \$77.52           |
|                                                |             | 60436653                       |         | BOOKS-6 TITLES                 | \$148.96          |
| VERIZON WIRELESS                               | P057783     | 9782955979                     | 244528  | Verizon Charges for March      | \$73.74           |
| <b>LIBRARY TOTAL ****</b>                      |             |                                |         |                                | <b>\$696.18</b>   |
| <b>Division:</b>                               | 330         | PARKS & RECREATION ADMIN       |         |                                |                   |
| VERIZON WIRELESS                               | P057783     | 9782955979                     | 244528  | Verizon Charges for March      | \$1,216.11        |
| <b>PARKS &amp; RECREATION ADMIN TOTAL ****</b> |             |                                |         |                                | <b>\$1,216.11</b> |
| <b>Division:</b>                               | 331         | PARKS & REC - RECREATION       |         |                                |                   |
| BUCKSKIN GOLF CLUB                             |             | 2017 SLOWBREAK                 | 244627  | SLOW BREAK BBALL REFEREES      | \$4,779.49        |
| ELIZABETH E TROST                              |             | MARCH 2017                     | 244663  | MARCH CLASS-5947               | \$667.17          |
| FRONTIER                                       | S017399     | 05/17 2061882614               | 244672  | TELEPHONE CHARGES 4/19/2017 -  | \$189.89          |
| SZENDRE, JOLENE                                |             | MARCH 2017                     | 244745  | YOGA CLASS #5879-MAR 2017      | \$64.58           |
| <b>PARKS &amp; REC - RECREATION TOTAL ****</b> |             |                                |         |                                | <b>\$5,701.13</b> |
| <b>Division:</b>                               | 335         | PARKS & REC - PARKS&FACILITIES |         |                                |                   |
| AIREFCO INC                                    |             | 3768232                        | 244537  | VALVE                          | \$86.25           |
| ARAMARK UNIFORM SERVICES INC                   | S017401     | 03/17-934962000                | 244610  | LINEN CHARGES FOR MARCH 2017   | \$462.21          |
| BEAVER BARK & ROCK                             |             | 805205                         | 244541  | DIRT FILL                      | \$43.40           |
|                                                |             | 805299                         |         | DIRT FILL                      | \$43.42           |
| BENTON COUNTY SHERIFF'S OFFICE                 |             | 02/17-WORKCREW II              | 244454  | WORKCREW II-FEBRUARY 2017      | \$7,834.05        |
| CASCADE NATURAL GAS CORP                       |             | 04/17-51897100007              | 244543  | NAT GAS 1005 SWIFT 03/22-04/17 | \$10.85           |
| CENTRAL HOSE & FITTINGS INC                    |             | 456536                         | 244544  | BRAIDING TUBING                | \$41.68           |
|                                                |             | 456622                         |         | BRAIDING TUBING                | \$56.46           |
| CITY OF RICHLAND                               |             | 03/2017-24                     | 244462  | #24 LANDFILL FEES              | \$729.85          |
| CONSOLIDATED SUPPLY CO                         |             | S8171658.001                   | 244552  | ELL WITH TAIL                  | \$270.69          |
| EWING IRRIGATION PRODUCTS INC                  |             | 3041787                        | 244555  | SIDE STRIP ROTATOR             | \$31.23           |
|                                                |             | 3041788                        |         | VOLLEYBALL COURT               | \$149.95          |
|                                                |             | 3060468                        |         | VOLLEYBALL COURT               | \$176.74          |
|                                                |             | 3118894                        |         | CHALK/BRICKS/TURFACE           | \$840.43          |
|                                                |             | 3118895                        |         | HUNTER ULTRA                   | \$996.95          |
|                                                |             | 3134220                        |         | SWEET SPOT TAMP/RAKE           | \$234.73          |
| FARMERS EXCHANGE                               |             | 182339                         | 244556  | KNOB/CLEANER LID               | \$9.23            |
|                                                |             | 183272                         |         | TIMBERWOLF BAR                 | \$59.58           |
|                                                |             | 51564                          |         | STRING TRIMMERS                | \$677.64          |
|                                                |             | 51566                          |         | EDGER                          | \$938.28          |



## City Of Richland

VL-1 Voucher Listing

From: 4/24/2017 To: 5/5/2017

| Vendor                              | P.O. Number | Invoice Number   | Check # | Purpose of Purchase            | Invoice Amount |
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| FERGUSON ENTERPRISES INC            |             | 5050589          | 244557  | COLUMBIA PARK WEST             | \$2.63         |
|                                     |             | 5166342          |         | 703 BUILDING                   | \$20.49        |
| FRONTIER                            | S017399     | 05/17 2061882614 | 244672  | TELEPHONE CHARGES 04/19/17 -   | \$1,093.33     |
|                                     | S017399     |                  |         | TELEPHONE CHARGES 04/19/17 -   | \$31.35        |
| FRONTIER FENCE INC                  |             | 39142            | 244561  | CANTILEVER GATE                | \$5,785.12     |
| GENSCO INC                          |             | 846753547        | 244563  | STATIC HEATING ONLY            | \$67.00        |
| GRAINGER                            | S017405     | 9429171763       | 244788  | PRESSURE GAUGE ITEM #4CFA2     | \$49.57        |
| GTP INVESTMENTS LLC                 | P057396     | 404129909        | 244790  | BADGER MTN LEASE FOR CITY CELL | \$312.50       |
| MILLER PAINT COMPANY INC            |             | 240158           | 244490  | CREDIT FOR OVERPAYMENT         | (\$122.62)     |
|                                     |             | 241225           |         | CREDIT FOR OVERPAYMENT         | (\$839.91)     |
|                                     |             | 242643           |         | CREDIT FOR OVERPAYMENT         | (\$239.08)     |
|                                     |             | 29897312         |         | SEMI GLOSS MEDIUM BASE         | \$42.74        |
|                                     |             | 29905212         |         | GLAZE EPOXY HOWARD AMON        | \$359.20       |
|                                     |             | 29921726         |         | PAINT                          | \$154.49       |
|                                     |             | 29923566         |         | GLAZE EPOXY                    | \$241.09       |
|                                     |             | 30029409         |         | FIELD MARKING PAINT            | \$160.51       |
|                                     |             | 30033839         |         | SPEEDHIDE                      | \$122.34       |
|                                     |             | 30035390         |         | INTEACRYCLIC                   | \$22.21        |
|                                     |             | 30037835         |         | SPEEDHIDE                      | \$24.92        |
|                                     |             | 30039623         |         | FIELD MARKING PAINT            | \$160.51       |
|                                     |             | 30040775         |         | SPEEDHIDE                      | \$64.02        |
|                                     |             | 30053352         |         | DROP CLOTH                     | \$15.42        |
| MOON SECURITY SERVICES INC          |             | 571511           | 244707  | ST#74 CELL GSM FIRE B/U        | \$50.00        |
|                                     |             | 848825           | 244493  | ST#74 CELL GSM FIRE B/U        | \$50.00        |
|                                     |             | 866029           |         | BASIC FIRE MONITOR LIBRARY     | \$36.00        |
|                                     |             | 866944           |         | ST#74 CELL GSM FIRE B/U        | \$50.00        |
|                                     |             | 867275           |         | BASIC FIRE MONITOR CREST       | \$59.00        |
|                                     |             | 868703           |         | BASIC FIRE MONITORING          | \$36.00        |
|                                     |             |                  |         | BASIC FIRE MONITORING          | \$33.00        |
|                                     |             | 870628           | 244707  | BASIC FIRE MONITOR LIBRARY     | \$36.00        |
|                                     |             | 871832           |         | BASIC FIRE MONITOR CREST       | \$59.00        |
|                                     |             | 873214           |         | BASIC FIRE MONITORING          | \$33.00        |
|                                     |             |                  |         | BASIC FIRE MONITORING          | \$36.00        |
| OVERHEAD DOOR COMPANY OF TRI CITIES |             | 16976            | 244498  | ST #73 DOOR MAINT              | \$299.08       |
|                                     |             | 17068            |         | ST #73 DOOR TEST               | \$284.10       |
| OXARC INC                           |             | R478590          | 244499  | CYLINDER RENTAL- MARCH         | \$143.81       |
|                                     |             | R478593          |         | CYLINDER RENTAL- MARCH         | \$89.11        |
| RICHLAND ACE HARDWARE               |             | 213123           | 244583  | HOSES/GATE/NYLON LINE          | \$61.40        |
|                                     |             | 213154           |         | HANDLE WHEEL                   | \$3.25         |
|                                     |             | 213158           |         | FASTENERS                      | \$5.53         |
|                                     |             | 213178           |         | HOSE ADAPTER                   | \$14.20        |



## City Of Richland

VL-1 Voucher Listing

From: 4/24/2017 To: 5/5/2017

| Vendor                                  | P.O. Number | Invoice Number | Check # | Purpose of Purchase           | Invoice Amount |
|-----------------------------------------|-------------|----------------|---------|-------------------------------|----------------|
| RICHLAND ACE HARDWARE                   |             | 213179         | 244583  | HEX BUSHING/HOSE BARB         | \$16.46        |
|                                         |             | 213203         |         | FASTENERS/COMP CONNECTOR      | \$12.03        |
|                                         |             | 213212         |         | FACE MASK                     | \$36.90        |
|                                         |             | 213217         |         | STRT ELBOW                    | \$13.01        |
|                                         |             | 213226         |         | BRUSH-CLEAN PAINT FROM TRUCK  | \$6.28         |
|                                         |             | 55856          |         | BAIT ANT RAID                 | \$24.92        |
|                                         |             | 55905          |         | CHARGER                       | \$10.85        |
|                                         |             | 55940          |         | HEARING PROTECTION            | \$41.15        |
|                                         |             | 55953          |         | DRAIN ACID                    | \$16.81        |
|                                         |             | 55990          |         | FIELD REPAIR                  | \$77.12        |
|                                         |             | 56059          |         | ACE SPIKE                     | \$21.71        |
|                                         |             | 56060          |         | VALVE BOX                     | \$6.51         |
|                                         |             | 56063          |         | SPRAY PAINT-GRAFITTI REMOVAL  | \$27.10        |
|                                         |             | 56076          |         | WASH N WIPE                   | \$20.62        |
|                                         |             | 56080          |         | GASKET/COUPLING/NIPPLE        | \$14.73        |
|                                         |             | 56081          |         | NIPPLE EXTRACTOR              | \$8.68         |
|                                         |             | 56089          |         | DRINKING FOUNTAIN INSTALL     | \$15.73        |
|                                         |             | 56090          |         | MINIMAG FLASHLIGHT            | \$14.11        |
| RICHLAND NAPA                           |             | 381813         | 244503  | LIFT SUPPORT                  | \$130.28       |
|                                         |             | 382277         |         | TRUCK SUPPLIES                | \$18.99        |
|                                         |             | 384474         | 244585  | BELT                          | \$23.79        |
| ROJAS, RUBEN                            |             | 17-201 ROJAS   | 244733  | 17-201 STREET TREE DIVERSIT   | \$76.00        |
| SPRAGUE PEST SOLUTIONS                  |             | 3126183        | 244508  | PERIMETER SERVICE             | \$142.54       |
|                                         |             | 3127211        |         | PERIMETER SERVICE             | \$190.05       |
| SUNBELT RENTALS INC                     |             | 67203286-001   | 244515  | AERATOR RENTAL                | \$386.52       |
|                                         |             | 67772395-002   |         | TRENCHER RENTAL               | \$202.41       |
|                                         |             | 67875873-001   |         | AERATOR RENTAL                | \$174.14       |
| TACOMA SCREW PRODUCTS INC               |             | 22173052       | 244516  | HVAC PARTS                    | \$34.21        |
|                                         |             | 22173684       | 244593  | FIRESTATION 74 HOSE REEL      | \$11.38        |
| THE DRAIN SURGEON                       |             | 36498          | 244595  | SNAKE ROOF DRAIN LINE-LIBRARY | \$342.09       |
|                                         |             | 36615          |         | SNAKE URINALS-HOWARD AMON     | \$157.47       |
|                                         |             | 36704          |         | SNAKE LOUNGE SINK-RCC         | \$157.47       |
|                                         |             | 36705          |         | SNAKE URINAL-COLUMBIA POINT   | \$157.47       |
| THE SHERWIN WILLIAMS CO                 |             | 3964-8         | 244518  | WHITE DOVE PAINT              | \$10.40        |
|                                         |             | 7983-3         | 244597  | PAINT-GEORGE PROUT POOL       | \$117.46       |
| TREMCO WEATHERPROOFING TECHNOLOGIES INC |             | 93837319       | 244523  | PATCH AND REPAIR              | \$4,181.10     |
| TRI CITIES BATTERY & AUTO REPAIR        |             | 117103         | 244524  | BATTERY FOR LED LIGHT         | \$108.59       |
| TRI CITY LUMBER CO                      |             | 10108034       | 244525  | SOUTH YARD STORAGE DECK       | \$2,079.79     |
| WESMAR COMPANY INC                      |             | 255367         | 244531  | SAVERITE                      | \$2,075.35     |
| WILBUR ELLIS COMPANY                    |             | 10627648       | 244535  | ESPLANADE 200                 | \$2,985.09     |



## City Of Richland

VL-1 Voucher Listing

From: 4/24/2017 To: 5/5/2017

| Vendor                                                   | P.O. Number | Invoice Number    | Check # | Purpose of Purchase            | Invoice Amount      |
|----------------------------------------------------------|-------------|-------------------|---------|--------------------------------|---------------------|
| <b>PARKS &amp; REC - PARKS&amp;FACILITIES TOTAL ****</b> |             |                   |         |                                | <b>\$36,747.24</b>  |
| <b>Division:</b> 900 NON-DEPARTMENTAL                    |             |                   |         |                                |                     |
| EAST OREGONIAN PUB CO                                    |             | 48161703          | 244660  | E.OREGONIAN ADS-TOURISM-MAR    | \$650.00            |
| STATE AUDITOR'S OFFICE                                   |             | L119602           | 244511  | AUDIT SERVICES-MAR 2017        | \$808.88            |
| <b>NON-DEPARTMENTAL TOTAL ****</b>                       |             |                   |         |                                | <b>\$1,458.88</b>   |
| <b>GENERAL FUND Total ***</b>                            |             |                   |         |                                | <b>\$414,792.26</b> |
| <b>FUND 101 CITY STREETS</b>                             |             |                   |         |                                |                     |
| <b>Division:</b> 401 STREETS MAINTENANCE                 |             |                   |         |                                |                     |
| ENVIROTECH SERVICES INC                                  | S017382     | CD201710592       | 244554  | 28.21 TONS OF DEICER / 5040    | \$5,598.74          |
|                                                          | S017382     | CD201712366       |         | 14.00 TONS OF DEICER / 2503    | \$2,770.93          |
|                                                          | S017382     | CR2017254         |         | CREDIT FOR FUEL SUR CHARGE ON  | (\$8.13)            |
| FRONTIER                                                 | S017399     | 05/17 2061882614  | 244672  | TELEPHONE CHARGES 04/19/17 -   | \$55.75             |
|                                                          | S017399     |                   |         | TELEPHONE CHARGES 04/19/17 -   | \$31.35             |
| GTP INVESTMENTS LLC                                      | P057396     | 404129909         | 244790  | BADGER MTN LEASE FOR CITY CELL | \$200.00            |
| PACIFIC HIDE & FUR DEPOT DBA                             |             | 3730621           | 244714  | 4 X 10 PLATE                   | \$393.52            |
| RICHLAND ACE HARDWARE                                    |             | 213216            | 244502  | GARDEN HOE                     | \$28.21             |
|                                                          |             | 55907             |         | SCREW DRIVER SET               | \$21.71             |
|                                                          |             | 56037             |         | TORCH/PROPANE/PIPE CUTTER      | \$132.42            |
|                                                          |             | 56046             |         | TAPE MEASURE                   | \$30.40             |
| RODDA PAINT CO                                           |             | 65050440          | 244731  | WHITE TRAFFIC PAINT            | \$62.45             |
| ROWAND MACHINERY CO                                      |             | 225547            | 244736  | BACKHOE RENTAL                 | \$2,009.10          |
|                                                          |             | 226032            |         | BACKHOE RENTAL RETURN          | (\$1,371.04)        |
| TRAFFIC SAFETY SUPPLY CO INC                             | S017375     | 127018            | 244819  | ROLL-UP SIGN, 36" SUPERBRIGHT  | \$637.92            |
|                                                          | S017375     |                   |         | FREIGHT                        | \$45.62             |
| VERIZON WIRELESS                                         | P057783     | 9782955979        | 244528  | Verizon Charges for March      | \$262.03            |
| WESTERN CONCRETE ACCESSORIES                             |             | 34553             | 244532  | KNEE PADS                      | \$37.85             |
| <b>STREETS MAINTENANCE TOTAL ****</b>                    |             |                   |         |                                | <b>\$10,938.83</b>  |
| <b>CITY STREETS Total ***</b>                            |             |                   |         |                                | <b>\$10,938.83</b>  |
| <b>FUND 112 INDUSTRIAL DEVELOPMENT FUND</b>              |             |                   |         |                                |                     |
| <b>Division:</b> 305 ECONOMIC DEVELOPMENT                |             |                   |         |                                |                     |
| RGW ENTERPRISES PC                                       | P057815     | 01/17 HRIP        | 244723  | 2017 ENGINEERING AND DRAFTING  | \$650.00            |
|                                                          | P057809     | 01/17 NATL GUARD  |         | 2017 PROJECT MANAGEMENT SERVIC | \$2,625.00          |
|                                                          | P057815     | 01/17 NATL GUARD- |         | 2017 ENGINEERING AND DRAFTING  | \$350.00            |
|                                                          | P057815     | 01/17 PROJ POLAR  |         | 2017 ENGINEERING AND DRAFTING  | \$850.00            |
|                                                          | P057815     | 01/17-FRMR SHOPS  |         | 2017 ENGINEERING AND DRAFTING  | \$200.00            |
|                                                          | P057815     | 01/17-LRF PROJECT |         | 2017 ENGINEERING AND DRAFTING  | \$200.00            |
|                                                          | P057815     | 01/17-SI STEEL    |         | 2017 ENGINEERING AND DRAFTING  | \$2,350.00          |
|                                                          | P057815     | 02/17 HRBC        | 244582  | 2017 ENGINEERING AND DRAFTING  | \$200.00            |



## City Of Richland

VL-1 Voucher Listing

From: 4/24/2017 To: 5/5/2017

| Vendor                                          | P.O. Number | Invoice Number                    | Check # | Purpose of Purchase            | Invoice Amount     |
|-------------------------------------------------|-------------|-----------------------------------|---------|--------------------------------|--------------------|
| RGW ENTERPRISES PC                              | P057809     | 02/17 HRBC PM                     | 244582  | 2017 PROJECT MANAGEMENT SERVIC | \$700.00           |
|                                                 | P057809     | 02/17 LRF PROJ PM                 |         | 2017 PROJECT MANAGEMENT SERVIC | \$420.00           |
|                                                 | P057815     | 02/17 LRF PROJECT                 |         | 2017 ENGINEERING AND DRAFTING  | \$200.00           |
|                                                 | P057815     | 02/17 NATL GUARD                  |         | 2017 ENGINEERING AND DRAFTING  | \$700.00           |
|                                                 | P057815     | 02/17 NW SEAPORTS                 |         | 2017 ENGINEERING AND DRAFTING  | \$850.00           |
|                                                 | P057815     | 02/17 PROJ POLAR                  |         | 2017 ENGINEERING AND DRAFTING  | \$1,350.00         |
|                                                 | P057815     | 02/17 TIEGS FARM                  |         | 2017 ENGINEERING AND DRAFTING  | \$100.00           |
|                                                 | P057815     | 02/17-SI STEEL                    |         | 2017 ENGINEERING AND DRAFTING  | \$850.00           |
|                                                 | P057809     | 02/17-SI STEEL PM                 |         | 2017 PROJECT MANAGEMENT SERVIC | \$350.00           |
|                                                 | P057809     | 02/17-TIEGS PM                    |         | 2017 PROJECT MANAGEMENT SERVIC | \$350.00           |
|                                                 | P057815     | 1/17 NW SEAPORT                   | 244723  | 2017 ENGINEERING AND DRAFTING  | \$1,430.00         |
|                                                 | P057815     | 2/17 NW SEAPRT DR                 | 244582  | 2017 ENGINEERING AND DRAFTING  | \$455.00           |
|                                                 | P057815     | 2/17-NATL GRD DR                  |         | 2017 ENGINEERING AND DRAFTING  | \$390.00           |
|                                                 | P057809     | 2/17-NATL GRD PM                  |         | 2017 PROJECT MANAGEMENT SERVIC | \$1,155.00         |
|                                                 |             |                                   |         |                                |                    |
| TRIDEC                                          |             | 2783                              | 244754  | 1QTR 2017 CONTRACT PYMNT       | \$8,500.00         |
| <b>ECONOMIC DEVELOPMENT TOTAL ****</b>          |             |                                   |         |                                | <b>\$25,225.00</b> |
| <b>Division:</b>                                | 306         | ECONOMIC DEVELOPMENT PROJECTS     |         |                                |                    |
| PARAMOUNT COMMUNICATIONS INC                    | P057670     | 31968                             | 244715  | Fiber Build Lamb Weston IT17-0 | \$10,603.04        |
| PERMIT SURVEYING INC                            |             | 16105-4.INV                       | 244577  | POLAR WAY-PARCEL SEG           | \$1,387.50         |
| UNION PACIFIC RAILROAD CO                       | P057816     | 90069892                          | 244599  | STEPTOE-TAPTEAL INTERSECTION-P | \$441.66           |
| <b>ECONOMIC DEVELOPMENT PROJECTS TOTAL ****</b> |             |                                   |         |                                | <b>\$12,432.20</b> |
| <b>INDUSTRIAL DEVELOPMENT FUND Total ***</b>    |             |                                   |         |                                | <b>\$37,657.20</b> |
| <b>FUND</b>                                     | <b>117</b>  | <b>CRIMINAL JUSTICE SALES TAX</b> |         |                                |                    |
| <b>Division:</b>                                | 131         | CJST POLICE ACTIVITY              |         |                                |                    |
| IDENTITY AUTOMATION, LP                         | P057695     | INV-01008                         | 244481  | RapidIdentity MFA Complete &eS | \$325.80           |
| MENKE JACKSON BEYER LLP                         |             | 03/2017-065                       | 244573  | GENERAL (CITY ATTY)            | \$246.35           |
| NOVA MOBILE SYSTEMS, INC                        | P057504     | 13012658-1                        | 244811  | GETAC F110 TABLET WITH RFID, P | \$66,060.00        |
|                                                 | P057504     |                                   |         | GETAC OFFICE DOCK STATION with | \$3,322.00         |
|                                                 | P057504     |                                   |         | GETAC F110 Detachable Keyboard | \$12,059.00        |
| <b>CJST POLICE ACTIVITY TOTAL ****</b>          |             |                                   |         |                                | <b>\$82,013.15</b> |
| <b>CRIMINAL JUSTICE SALES TAX Total ***</b>     |             |                                   |         |                                | <b>\$82,013.15</b> |
| <b>FUND</b>                                     | <b>150</b>  | <b>HOTEL/MOTEL FUND</b>           |         |                                |                    |
| <b>Division:</b>                                | 307         | HOTEL/MOTEL TAX                   |         |                                |                    |
| TRI CITIES VISITOR & CONVENTION BUREAU          |             | 155463                            | 244753  | TCVCB MONTHLY DUES-MAR'17      | \$17,604.03        |
| <b>HOTEL/MOTEL TAX TOTAL ****</b>               |             |                                   |         |                                | <b>\$17,604.03</b> |
| <b>HOTEL/MOTEL FUND Total ***</b>               |             |                                   |         |                                | <b>\$17,604.03</b> |



## City Of Richland

VL-1 Voucher Listing

From: 4/24/2017 To: 5/5/2017

| Vendor                                      | P.O. Number                         | Invoice Number         | Check # | Purpose of Purchase            | Invoice Amount      |
|---------------------------------------------|-------------------------------------|------------------------|---------|--------------------------------|---------------------|
| <b>FUND 151</b>                             | <b>SPECIAL LODGING ASSESSMENT</b>   |                        |         |                                |                     |
| <b>Division:</b>                            | 339                                 | TOURISM PROMOTION AREA |         |                                |                     |
| TRI CITIES VISITOR & CONVENTION BUREAU      |                                     | MAR 2017               | 244753  | SPECIAL LODGING ACCESS MAR'17  | \$28,657.61         |
| <b>TOURISM PROMOTION AREA TOTAL ****</b>    |                                     |                        |         |                                | <b>\$28,657.61</b>  |
| <b>SPECIAL LODGING ASSESSMENT Total ***</b> |                                     |                        |         |                                | <b>\$28,657.61</b>  |
| <b>FUND 153</b>                             | <b>COMMUNITY DEV BLOCK GRANT</b>    |                        |         |                                |                     |
| <b>Division:</b>                            | 000                                 |                        |         |                                |                     |
| CASCADE TITLE COMPANY OF BENTON             |                                     | D-1                    | 244634  | RECONVEYANCE FEE-802 SNOW      | \$150.00            |
| <b>UNASSIGNED TOTAL ****</b>                |                                     |                        |         |                                | <b>\$150.00</b>     |
| <b>COMMUNITY DEV BLOCK GRANT Total ***</b>  |                                     |                        |         |                                | <b>\$150.00</b>     |
| <b>FUND 154</b>                             | <b>HOME FUND</b>                    |                        |         |                                |                     |
| <b>Division:</b>                            | 309                                 | HOME PROGRAM           |         |                                |                     |
| CITY OF PASCO                               |                                     | 17-01                  | 244637  | PASCO HOME DPA 01/01-03/31/17  | \$32,062.44         |
|                                             |                                     |                        |         | PASCO HOME DPA 01/01-03/31/17  | \$36.21             |
| STEWART TITLE OF THE TRI-CITIES             |                                     | DPA 17-02              | 244513  | HM DPA-WILLIAMSON-104 CRAIGHIL | \$10,000.00         |
| <b>HOME PROGRAM TOTAL ****</b>              |                                     |                        |         |                                | <b>\$42,098.65</b>  |
| <b>HOME FUND Total ***</b>                  |                                     |                        |         |                                | <b>\$42,098.65</b>  |
| <b>FUND 301</b>                             | <b>STREETS CAPITAL CONSTRUCTION</b> |                        |         |                                |                     |
| <b>Division:</b>                            | 000                                 |                        |         |                                |                     |
| PREMIER EXCAVATION INC                      | P057515                             | C27-17/PYMT 1          | 244579  | RETAINAGE                      | (\$4,791.72)        |
| <b>UNASSIGNED TOTAL ****</b>                |                                     |                        |         |                                | <b>(\$4,791.72)</b> |
| <b>Division:</b>                            | 402                                 | ARTERIAL STREETS       |         |                                |                     |
| A CORE INC                                  | P057808                             | 355133                 | 244448  | 2017 ADA COMPLIANCE - PAVEMENT | \$857.94            |
| CHARLES LAGGAN                              | P057631                             | R-2017-3B              | 244546  | CENTER PARKWAY EXTENSION -     | \$484.00            |
| CULBERT CONSTRUCTION INC                    | P056829                             | C138-16/6-FINAL        | 244651  | DUPORTAIL ST EXTENSION - ROAD  | \$15,074.97         |
| FLETCHER & SIPPEL LLC                       | P057826                             | 37184                  | 244670  | CENTER PARKWAY-LEGAL SERVICES  | \$3,667.50          |
|                                             | P057829                             | 37185                  |         | DUOTAIL BRIDGE-LEGAL SERVICES  | \$3,338.50          |
| FOSTER PEPPER PLLC                          | P057817                             | 1165251                | 244559  | CENTER PARKWAY - LEGAL SERVICE | \$4,370.50          |
| HERC RENTALS INC                            |                                     | 29240237-001           | 244480  | LIQUID PROPANE                 | \$56.33             |
| MENKE JACKSON BEYER LLP                     | P057827                             | 03/2017-077            | 244702  | CENTER PARKWAY & DUPORTAIL BRI | \$1,853.56          |
|                                             | P057827                             |                        |         | CENTER PARKWAY & DUPORTAIL BRI | \$5,214.05          |
| MILNE NAIL, POWER TOOL & REPAIR             |                                     | 151275                 | 244491  | WATERPROOF DIGITAL LEVEL       | \$152.03            |
| NORTHWEST ANTHROPOLOGY LLC                  | P057682                             | 2017-4                 | 244575  | QUEENSGATE/COLUMBIA PARK TRAIL | \$3,885.42          |
| PREMIER EXCAVATION INC                      | P057515                             | C27-17/PYMT 1          | 244579  | LRF - LOGAN STREET/HAGEN ROAD  | \$199,990.82        |
| RICHLAND ACE HARDWARE                       |                                     | 56045                  | 244502  | PVC CAP/NIPPLE/SPRINKLER       | \$35.03             |
|                                             |                                     | 56079                  | 244725  | SPRINKLERS/ELBOWS              | \$20.94             |



## City Of Richland

VL-1 Voucher Listing

From: 4/24/2017 To: 5/5/2017

| Vendor                                           | P.O. Number                  | Invoice Number       | Check # | Purpose of Purchase            | Invoice Amount |
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| THE LANGDON GROUP                                | P056990                      | 01077443             | 244596  | RACHEL ROAD ALIGHMENT STUDY -  | \$10,075.20    |
| WA STATE DEPT OF TRANSPORTATION                  | P057759                      | RE-313ATB70417037    | 244600  | I-182/QUEENSGATE ROUNDABOUT -  | \$39,097.42    |
| ARTERIAL STREETS TOTAL ****                      |                              |                      |         |                                | \$288,174.21   |
| STREETS CAPITAL CONSTRUCTION Total ***           |                              |                      |         |                                | \$283,382.49   |
| FUND 317                                         | FIRE STATION 74 CONSTRUCTION |                      |         |                                |                |
| Division:                                        | 900                          | NON-DEPARTMENTAL     |         |                                |                |
| AMERICAN ROCK PRODUCTS INC                       |                              | 305225               | 244538  | 1 1/2' BALLAST-FIRE ST# 74     | \$473.59       |
| EWING IRRIGATION PRODUCTS INC                    |                              | 2886759              | 244555  | FIRESTATE 74                   | \$1,964.92     |
| TACOMA SCREW PRODUCTS INC                        |                              | 22172310             | 244516  | ST #74 WASHER MOVE             | \$69.49        |
| NON-DEPARTMENTAL TOTAL ****                      |                              |                      |         |                                | \$2,508.00     |
| FIRE STATION 74 CONSTRUCTION Total ***           |                              |                      |         |                                | \$2,508.00     |
| FUND 380                                         | PARK PROJECT CONSTRUCTION    |                      |         |                                |                |
| Division:                                        | 337                          | PARKS & REC PROJECTS |         |                                |                |
| BRASHEAR ELECTRIC INC                            | P057256                      | 28396/PYMT 1         | 244457  | POWER PEDESTAL AT COLUMBIA PAR | \$4,497.55     |
| MUSCO SPORTS LIGHTINNG LLC                       | P057433                      | 294758               | 244496  | FIELD LIGHTS FOR COLUMBIA POIN | \$157,357.06   |
| RICHLAND ACE HARDWARE                            |                              | 213193               | 244583  | PIPE PVC/CEMENT RAIN           | \$20.60        |
|                                                  |                              | 213202               |         | SUN AND SHADE SEED             | \$32.57        |
| PARKS & REC PROJECTS TOTAL ****                  |                              |                      |         |                                | \$161,907.78   |
| PARK PROJECT CONSTRUCTION Total ***              |                              |                      |         |                                | \$161,907.78   |
| FUND 385                                         | GENERAL GOVT CONSTRUCTION    |                      |         |                                |                |
| Division:                                        | 900                          | NON-DEPARTMENTAL     |         |                                |                |
| LAW OFFICES OF ROBYNNE THAXTON<br>PARKINSON PLLC | P056667                      | 153-1/985            | 244804  | LEGAL & CONSULTANT SERVICES FO | \$300.00       |
| MP CONSTRUCTION INC                              | P057045                      | 1608-225-01RETAIN    | 244495  | COMMUNITY CENTER REMODEL PER   | \$1,702.85     |
| STONEWAY ELECTRIC SUPPLY                         |                              | S101916009.001       | 244514  | STEEL CITY                     | \$278.27       |
| NON-DEPARTMENTAL TOTAL ****                      |                              |                      |         |                                | \$2,281.12     |
| GENERAL GOVT CONSTRUCTION Total ***              |                              |                      |         |                                | \$2,281.12     |
| FUND 401                                         | ELECTRIC UTILITY FUND        |                      |         |                                |                |
| Division:                                        | 000                          |                      |         |                                |                |
| ANIXTER INC                                      | S017351                      | 3521441-00           | 244608  | TEST SWITCH 3 PH, 10 POLE F/C, | \$6,028.60     |
|                                                  | S017351                      |                      |         | TEST SWITCH 1 PH, 7 POLE F/C   | \$6,450.84     |
|                                                  | S017351                      | 3521441-01           | 244451  | METER RING, STAINLESS STEEL,   | \$973.06       |
|                                                  | P057736                      | 3526672-00           |         | CUTOUT 100 AMP LOADBREAK 15KV  | \$3,709.23     |
|                                                  | P057736                      |                      |         | STIRRUP #6-2/0 MECH BZ HUBBELL | \$488.43       |
|                                                  | P057736                      |                      |         | STIRRUP 1/O-397.5 ACSR,        | \$462.91       |
|                                                  | P057736                      |                      |         | CLAMP DEADEND, AUTO, 1/O CU,   | \$240.28       |





## City Of Richland

VL-1 Voucher Listing

From: 4/24/2017 To: 5/5/2017

| Vendor                                   | P.O. Number | Invoice Number         | Check # | Purpose of Purchase            | Invoice Amount      |
|------------------------------------------|-------------|------------------------|---------|--------------------------------|---------------------|
| CONSOLIDATED ELECTRICAL DISTRIBUTORS INC | P057724     | 3627-575174            | 244551  | PADLOCK EQUIPMENT FARGO GM-322 | \$1,726.74          |
| GENERAL PACIFIC INC                      | P057721     | 1280247                | 244562  | SLEEVE SHRINK, .400-.150 X 6", | \$432.23            |
|                                          | P057721     |                        |         | SLEEVE SHRINK,.750-.220 X 9",  | \$1,003.46          |
|                                          | P057721     |                        |         | SLEEVE SHRINK,1.500-.500 X 12" | \$418.11            |
|                                          | P057721     |                        |         | SLEEVE SHRINK,1.100-.375 X 12" | \$1,299.94          |
| HORIZON DISTRIBUTION INC                 | P057667     | 978801                 | 244792  | ALCOHOL SOLVENT, DENATURED,    | \$50.39             |
| PLATT ELECTRIC SUPPLY                    | P057726     | L879325                | 244578  | TIE, CABLE, 11" MIN, HVY DUTY  | \$351.21            |
| WESCO DISTRIBUTION INC                   | S017225     | 760419                 | 244530  | CABLE, POWER, 750 MCM AL.      | \$270,346.13        |
|                                          | S017225     |                        |         | ADJUST FOR TAX                 | (\$0.01)            |
|                                          | S017225     |                        |         | CABLE, POWER, 750 MCM AL. UJ   | \$34,814.61         |
|                                          | P057735     | 764169                 | 244601  | CUTOUT/ARRESTER BRACKET 48"L   | \$1,664.30          |
|                                          | P057718     | 764808                 |         | STAPLES COPPERWELD,ROLLED PT,  | \$602.73            |
|                                          | P057718     |                        |         | NUT OVAL EYE 3/4, JOSLYN J1093 | \$294.85            |
|                                          | P057735     | 765115                 |         | CLAMP DEADEND, BOLTED, #6-3/0, | \$169.69            |
|                                          | S017225     | 765741                 |         | CABLE, POWER, 1/0 STR AL.      | \$57,567.09         |
|                                          | S017225     |                        |         | CABLE, POWER, 750 MCM AL.      | \$15,893.70         |
|                                          | S017225     |                        |         | CABLE, POWER, 750 MCM AL. UJ   | \$7,269.42          |
| <b>TOTAL ****</b>                        |             |                        |         |                                | <b>\$412,257.94</b> |
| <b>Division:</b>                         | 501         | BUSINESS SERVICES      |         |                                |                     |
| CITY OF RICHLAND                         |             | 17-133 ROBERTS         | 244463  | 17-133 WEI TRAINING            | \$424.00            |
|                                          |             | 17-191 CARMONA         | 244639  | 17-191 TRAFFIC SIGNAL TRAIN    | \$412.26            |
| EDGEMON, SANDI                           |             | 041817                 | 244469  | REIMB 2017 UNITED WAY CELEB    | \$20.00             |
|                                          |             | 17-083 EDGEMON         |         | 17-083 PPC MEETINGS            | \$207.85            |
| FRONTIER                                 | S017399     | 05/17 2061882614       | 244672  | TELEPHONE CHARGES 04/19/17 -   | \$90.06             |
| GROHS, SHANE                             |             | 2017 TUITION           | 244565  | 2017 TUITION REIMB-GROHS       | \$2,000.00          |
| HAMMOND, BOB                             |             | 17-169 HAMMOND         | 244478  | 17-169 PPC MEETINGS            | \$440.04            |
| ROBERTS, JORDAN                          |             | 17-133 ROBERTS         | 244505  | 17-133 WEI TRAINING            | \$3.00              |
| VERIZON WIRELESS                         | P057783     | 9782955979             | 244528  | Verizon Charges for March      | \$230.51            |
| XEROX CORPORATION                        | P057357     | 089058300              | 244824  | XEROX LEASES FOR 2017: WORK CE | \$358.18            |
|                                          | P057357     | 089058301              |         | XEROX LEASES FOR 2017: WORK CE | \$413.67            |
| <b>BUSINESS SERVICES TOTAL ****</b>      |             |                        |         |                                | <b>\$4,599.57</b>   |
| <b>Division:</b>                         | 502         | ELECTRICAL ENGINEERING |         |                                |                     |
| GRAINGER                                 | S017405     | 9421753899             | 244788  | MARKING FLAG ITEM #3JUR9       | \$71.40             |
| STANLEY CONSULTANTS, INC                 | P057429     | 0195109                | 244510  | Electrical Distribution & Desi | \$32,012.28         |
| VERIZON WIRELESS                         | P057783     | 9782955979             | 244528  | Verizon Charges for March      | \$271.82            |
| WA STATE DEPT OF TRANSPORTATION          |             | RE-45JE5719L011        | 244600  | PLANS REVIEW                   | \$112.92            |
| <b>ELECTRICAL ENGINEERING TOTAL ****</b> |             |                        |         |                                | <b>\$32,468.42</b>  |
| <b>Division:</b>                         | 503         | POWER OPERATIONS       |         |                                |                     |
| AMERICAN ROCK PRODUCTS INC               | P057853     | 306152                 | 244772  | 5/8" MINUS TOP COURSE 6, INV   | \$44.70             |
| ANIXTER INC                              | S017303     | 3489649-00             | 244451  | PENTA HEAD SOCKETS 1/2" DRIVE  | \$97.41             |



## City Of Richland

## VL-1 Voucher Listing

From: 4/24/2017 To: 5/5/2017

| Vendor                                  | P.O. Number | Invoice Number   | Check # | Purpose of Purchase            | Invoice Amount      |
|-----------------------------------------|-------------|------------------|---------|--------------------------------|---------------------|
| ANIXTER INC                             | S017303     | 3489649-01       | 244451  | PENTA HEAD SOCKET 3/8" DRIVE   | \$97.41             |
| BOYD'S TREE SERVICE LLC                 | P057573     | 5213             | 244456  | TREE TRIMMING & VEGETATION CON | \$7,639.52          |
|                                         | P057573     | 5244             | 244625  | TREE TRIMMING & VEGETATION CON | \$7,639.52          |
|                                         | P057573     | 5258             | 244773  | TREE TRIMMING & VEGETATION CON | \$7,639.52          |
| GRAINGER                                | S017392     | 8413278236       | 244477  | POLY BAG ITEM #5ZW14           | \$99.24             |
|                                         | S017392     | 9409434694       |         | EXTENSION LADDER ITEM #3W620   | \$264.93            |
|                                         | S017392     | 9416484468       |         | KNEELING PAD ITEM #2HNV9       | \$166.55            |
|                                         | S017405     | 9418159803       | 244788  | TEST LEADS ITEM #1T341         | \$107.52            |
|                                         | S017405     | 9418670106       |         | BATTERY ITEM #45PD89           | \$453.08            |
| HDR ENGINEERING INC                     | P056950     | 1200046668       | 244566  | REATA SUB TRANS LINE EASEMENT. | \$3,291.45          |
| HI-LINE UTILITY SUPPLY CO               | S017367     | 10043788         | 244567  | SHIPPING                       | \$17.25             |
|                                         | S017367     |                  |         | BUSHING INSERT TOOL #E180AH    | \$1,811.82          |
|                                         | S017367     |                  |         | ADJUST FOR TAX                 | \$0.01              |
|                                         | S017390     | 10044566         | 244677  | HAND BLOCK EYE HOOK #KLH268    | \$321.42            |
|                                         | S017390     |                  |         | SHIPPING                       | \$11.78             |
| HJ ARNETT INDUSTRIES LLC                | S017347     | INV48662         | 244568  | REPAIP OF VOLT DETECTOR        | \$220.20            |
|                                         | S017309     | INV48758         |         | S&C LOADBUSTER TOOL REPAIR     | \$1,026.49          |
| KELLEY'S TELE-COMMUNICATIONS INC        | P057372     | 022405012017     | 244800  | AFTER HOURS EMERGENCY CALL SVC | \$253.50            |
| M & L CONSTRUCTION INC                  | P057387     | 18077            | 244488  | CO #2 ON TASK 4 INCREASE FOR 9 | \$9,324.00          |
|                                         | P057387     |                  |         | TASK 4: NORTHPOINT APARTMENTS  | \$75,804.12         |
| PARAMOUNT COMMUNICATIONS INC            | S017368     | 32056            | 244715  | REPAIR FIBER AT EMSL - TERMINA | \$445.26            |
| VERIZON WIRELESS                        | P057783     | 9782955979       | 244528  | Verizon Charges for March      | \$469.44            |
| <b>POWER OPERATIONS TOTAL ****</b>      |             |                  |         |                                | <b>\$117,246.14</b> |
| <b>Division:</b>                        | 504         | SYSTEMS DIVISION |         |                                |                     |
| GRAINGER                                | S017405     | 9430102534       | 244788  | MEASURING WHEEL ITEM #2UJY6    | \$67.39             |
| IMT INC                                 |             | 8305             | 244482  | SNYDER SUB BANK 2 M17055       | \$2,163.50          |
| PACIFIC AIR SWITCH CORPORATION          | S017230     | 0000030574       | 244500  | PASCOR 15KV SWITCH FOR SNYDER  | \$7,432.58          |
| SCHWEITZER ENGINEERING LABORATORIES INC | P056039     | INV-000158391    | 244818  | SEL Part No.9163XXXX2031-1 Bre | \$5,202.83          |
|                                         | P056039     |                  |         | ADJUST FOR TAX                 | (\$0.01)            |
|                                         | P056039     |                  |         | SEL Part No.9163XXXX2031-1 Bre | \$2,601.42          |
|                                         | P056039     |                  |         | SEL Part No.9163XXXX2031-1 Bre | \$3,251.77          |
|                                         | P056039     |                  |         | SEL Part No.9163XXXX2031-1 Bre | \$5,202.84          |
|                                         | P056039     |                  |         | SEL Part No.9163XXXX2031-1 Bre | \$5,853.19          |
| UNITED PARCEL SERVICE                   | S017393     | 000986641167     | 244526  | GROUND PKG TO PEAK MEASURE FOR | \$4.15              |
|                                         | S017393     |                  |         | RESIDENTIAL CHG & WEIGHT CORRE | \$4.56              |
| US LINEN & UNIFORM DBA                  | P057757     | 165835           | 244757  | PC55 PORT & CO 50/50 COTTON/PO | \$19.15             |
|                                         | P057757     |                  |         | PC55 PORT & CO 50/50 COTTON/PO | \$32.08             |
|                                         | P057757     |                  |         | ADD TO BACK "CITY OF RICHLAND" | \$35.84             |
|                                         | P057757     |                  |         | PC55 PORT & CO 50/50 COTTON/PO | \$33.09             |
|                                         | P057757     |                  |         | PC55 PORT & CO 50/50 COTTON/PO | \$33.09             |
|                                         | P057757     |                  |         | PC55 PORT & CO 50/50 COTTON/PO | \$82.73             |



## City Of Richland

VL-1 Voucher Listing

From: 4/24/2017 To: 5/5/2017

| Vendor                                     | P.O. Number | Invoice Number            | Check # | Purpose of Purchase            | Invoice Amount      |
|--------------------------------------------|-------------|---------------------------|---------|--------------------------------|---------------------|
| US LINEN & UNIFORM DBA                     | P057757     | 165847                    | 244757  | PC55 PORT & CO 50/50 COTTON/PO | \$19.15             |
| VERIZON WIRELESS                           | P057783     | 9782955979                | 244528  | Verizon Charges for March      | \$296.51            |
| WILBUR ELLIS COMPANY                       | S017396     | 10734823                  | 244603  | ESPLANDE 200 SC/AGENCY         | \$3,317.51          |
|                                            | S017396     | 10734825                  |         | MILESTONE                      | \$1,004.55          |
| <b>SYSTEMS DIVISION TOTAL ****</b>         |             |                           |         |                                | <b>\$36,657.92</b>  |
| <b>Division:</b>                           | 505         | ENERGY POLICY MGMT        |         |                                |                     |
| AMERICOOOL HEATING AND A/C LLC             |             | 1236-2281                 | 244450  | 1033 TOMICH-REBATE-HP          | \$1,000.00          |
| BENTON FRANKLIN COMMUNITY ACTION COMMITTEE | P057368     | 1ST QTR 2017              | 244619  | LOW-INCOME ENERGY EFFICIENCY   | \$10.00             |
| BENTON PUD                                 |             | 04/17- 1065               | 244620  | ELECTRIC SRVCS 03/21-04/21/17  | \$806.69            |
| BOB RHODES HEATING & A/C INC               |             | 091655                    | 244455  | 2324 DAVISON-REBATE-HP         | \$1,000.00          |
| CITY OF RICHLAND                           |             | 421940                    | 244464  | 2165 CRESTVIEW-REBATE-WIN      | \$431.58            |
| DELTA HEATING & COOLING INC                |             | 24843                     | 244654  | 1932 HARRIS-REBATE-HP          | \$1,000.00          |
|                                            |             | 24844                     |         | 206 SITKA CT-REBATE-HP         | \$1,000.00          |
| ENERGY INCENTIVES INC                      | P057388     | CORAPRIL2017              | 244780  | RESIDENTIAL ENERGY EFFICIENCY  | \$2,098.50          |
| ENERGY NORTHWEST                           |             | 11128FY20170041           | 244664  | 3000 GWWW-REBATE-COMM LIGHT    | \$7,200.00          |
| FINANCIAL CONSULTING SOLUTION GROUP        | P057201     | 2614-21704086             | 244558  | COSA, Rate Design Support, and | \$1,229.48          |
| GLASS NOOK INC                             |             | 76046                     | 244674  | 1841 BIRCH-REBATE-WINDOWS      | \$601.95            |
|                                            |             | 76053                     |         | 224 ARMISTEAD-REBATE-WINDOWS   | \$336.96            |
|                                            |             | 76054                     |         | 409 SCOT-REBATE-WINDOWS        | \$96.87             |
|                                            |             | 76055                     |         | 1631 DAVISON-REBATE-WINDOWS    | \$786.42            |
| HUMINSKYS HEATING & COOLING                |             | 001302                    | 244680  | 127 OREGON-REBATE-HP           | \$1,000.00          |
| IWI INC                                    | P057014     | 92205                     | 244682  | WEATHERWISE LOAN: LARRY BUCHAN | \$2,953.92          |
| JACOBS & RHODES INC                        |             | 37504                     | 244683  | 1209 SYMONS-REBATE-DHP         | \$800.00            |
|                                            |             | 37545                     |         | 229 PINETREE LN-REBATE-HP      | \$1,000.00          |
| M CAMPBELL & COMPANY INC                   |             | 95110                     | 244699  | 2349 EASTON-REBATE-HP          | \$1,000.00          |
| NORTH RICHLAND DENTAL CLINIC               |             | 11128FY20170040           | 244712  | 1908A GWW-REBATE-COMM LIGHT    | \$574.70            |
| PERFECTION GLASS                           |             | 9993655600                | 244717  | 1518 BUTTERNUT-REBATE-WINDOWS  | \$247.26            |
| TOTAL ENERGY MANAGEMENT INC                |             | 56645WWR                  | 244520  | 2356 FERNDAL-REBATE-HP         | \$1,000.00          |
| <b>ENERGY POLICY MGMT TOTAL ****</b>       |             |                           |         |                                | <b>\$26,174.33</b>  |
| <b>Division:</b>                           | 506         | TECHNICAL SERVICES        |         |                                |                     |
| GTP INVESTMENTS LLC                        | P057396     | 404129909                 | 244790  | BADGER MTN LEASE FOR CITY CELL | \$625.00            |
| VERIZON WIRELESS                           | P057783     | 9782955979                | 244528  | Verizon Charges for March      | \$186.73            |
| <b>TECHNICAL SERVICES TOTAL ****</b>       |             |                           |         |                                | <b>\$811.73</b>     |
| <b>ELECTRIC UTILITY FUND Total ***</b>     |             |                           |         |                                | <b>\$630,216.05</b> |
| <b>FUND</b>                                | <b>402</b>  | <b>WATER UTILITY FUND</b> |         |                                |                     |
| <b>Division:</b>                           | 000         |                           |         |                                |                     |
| RAY POLAND & SONS INC                      |             | C247-15/RETAINAGE         | 244581  | WTP VALVES & METERS INSTALLATI | \$1,226.25          |
| <b>UNASSIGNED TOTAL ****</b>               |             |                           |         |                                | <b>\$1,226.25</b>   |



## City Of Richland

VL-1 Voucher Listing

From: 4/24/2017 To: 5/5/2017

| Vendor                                    | P.O. Number | Invoice Number    | Check # | Purpose of Purchase            | Invoice Amount     |
|-------------------------------------------|-------------|-------------------|---------|--------------------------------|--------------------|
| <b>Division: 411 WATER ADMINISTRATION</b> |             |                   |         |                                |                    |
| CITY OF WEST RICHLAND                     | P057825     | 0172471           | 244640  | QUAD CITY WATER RIGHT MODEL WO | \$522.57           |
| RH2 ENGINEERING INC                       | P057437     | 67602             | 244724  | 2017 WATER SYSTEM MODELING     | \$684.98           |
|                                           | P055760     | 67603             |         | WATER SYSTEM PLAN-2015: #180-  | \$2,568.17         |
| <b>WATER ADMINISTRATION TOTAL ****</b>    |             |                   |         |                                | <b>\$3,775.72</b>  |
| <b>Division: 412 WATER OPERATIONS</b>     |             |                   |         |                                |                    |
| ARAMARK UNIFORM SERVICES INC              | S017401     | 03/17-934962000   | 244610  | LINEN CHARGES FOR MARCH 2017   | \$43.44            |
| CASCADE NATURAL GAS CORP                  |             | 04/17-28638100009 | 244633  | NAT GAS 110 SAINT 03/22-04/17  | \$10.85            |
| ENERGY NORTHWEST                          |             | ENV03018          | 244665  | WATER SAMPLES                  | \$84.00            |
|                                           |             | ENV03021          |         | WATER SAMPLES                  | \$690.00           |
|                                           |             | ENV03025          |         | WATER SAMPLES                  | \$966.00           |
|                                           |             | ENV03032          |         | WATER SAMPLES                  | \$81.00            |
| FIELD INSTRUMENTS & CONTROLS INC          | S017314     | 164180            | 244783  | MOISTURE PROTECTION ASSEMBLY,  | \$84.71            |
|                                           | S017314     |                   |         | FREIGHT                        | \$20.04            |
|                                           | S017314     |                   |         | SUBMERSIBLE LEVEL TRANSMITTER, | \$673.32           |
|                                           | S017314     |                   |         | ADJUST TAX                     | (\$0.01)           |
|                                           | S017388     | 164450            |         | WATER ANALYTICS MULTI-PARAMETE | \$1,080.57         |
|                                           | S017388     |                   |         | FREIGHT                        | \$15.20            |
| GRAINGER                                  | S017405     | 9419603718        | 244788  | SOLENOID VALVE ITEM #5JC46     | \$594.94           |
|                                           | S017405     | 9426585585        |         | TUBBING ITEM #4EGU5            | \$35.81            |
|                                           | S017405     | 9426977444        |         | TUBBING ITEM #22XH94           | \$97.15            |
|                                           | S017405     | 9428671169        |         | PUMP ITEM #2P039               | \$199.62           |
| GTP INVESTMENTS LLC                       | P057396     | 404129909         | 244790  | BADGER MTN LEASE FOR CITY CELL | \$525.00           |
| KAMAN INDUSTRIAL TECHNOLOGIES             | S017381     | K750551           | 244799  | FREIGHT                        | \$12.23            |
|                                           | S017381     |                   |         | BALL THRUST BEARING, SKF 51111 | \$435.40           |
|                                           | S017381     | S981154           |         | BALL THRUST BEARING, SKF 51111 | \$435.40           |
| PCE PACIFIC INC                           | S017321     | CD99009804        | 244813  | FREIGHT                        | \$69.59            |
|                                           | S017321     |                   |         | FREE CHLORINE SYSTEM WITH SENS | \$10,280.08        |
| PLATT ELECTRIC SUPPLY                     |             | L939460           | 244718  | CORD GRIP - WESTCLIFFE         | \$55.57            |
| SPECTER INSTRUMENTS                       | P057831     | 1702050578        | 244742  | Annual Rnwl of SW Mntnc and    | \$495.00           |
| STONEWAY ELECTRIC SUPPLY                  |             | S101997608.001    | 244744  | TYPE 3 ENCLOSURE-WESTCLIFFE    | \$31.94            |
|                                           |             | S101998995.001    |         | TYPE 3 ENCLOSURE-WESTCLIFFE    | \$31.94            |
| UNITED PARCEL SERVICE                     | S017393     | 000986641167      | 244526  | NDA PKG TO LAB/COR FOR WATER   | \$21.53            |
| VERIZON WIRELESS                          | P057783     | 9782955979        | 244528  | Verizon Charges for March      | \$169.17           |
| <b>WATER OPERATIONS TOTAL ****</b>        |             |                   |         |                                | <b>\$17,239.49</b> |
| <b>Division: 413 WATER MAINTENANCE</b>    |             |                   |         |                                |                    |
| BEAVER BARK & ROCK                        |             | 806827            | 244615  | CONCRETE                       | \$125.95           |
| CITY OF KENNEWICK                         |             | 012859            | 244635  | PVR TRAINING - MILLER          | \$50.00            |
| FERGUSON ENTERPRISES INC                  |             | 5145084           | 244473  | DRILL BIT SET                  | \$48.90            |
| GRAINGER                                  | S017392     | 9414775768        | 244477  | ROOL, CENTERPULL ITEM #4TH48   | \$165.57           |



## City Of Richland

VL-1 Voucher Listing

From: 4/24/2017 To: 5/5/2017

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| GRAINGER                          | S017405                        | 9420295132             | 244788  | PLEATED FILTER ITEM #5W511     | \$83.15        |
| HD FOWLER COMPANY INC             |                                | I4475956               | 244676  | TAPMATE SPADE BITS             | \$884.37       |
|                                   |                                | I4478953               |         | 6" MJ KIT/GASKETS/FLANGES      | \$1,332.32     |
| NATIONAL METER & AUTOMATION       | S017355                        | S1082954.001           | 244810  | 100W PIT ERT ONLY, FOR 3/4" BA | \$1,694.16     |
|                                   | S017355                        |                        |         | FREIGHT                        | \$12.12        |
|                                   | S017355                        | S1083429.001           |         | FREIGHT                        | \$16.97        |
|                                   | S017355                        |                        |         | RTR, ENCODER, CF, PLASTIC LID/ | \$899.21       |
| PRO BUILD COMPANY LLC             |                                | 1227167                | 244722  | 2X4'S                          | \$196.26       |
| RICHLAND ACE HARDWARE             |                                | 213183                 | 244502  | TAPE MEASURE                   | \$21.71        |
|                                   |                                | 213224                 | 244725  | VELCRO/ANCHOR                  | \$20.61        |
|                                   |                                | 56016                  | 244502  | RUST REMOVER                   | \$28.23        |
|                                   |                                | 56033                  |         | MURIATIC ACID                  | \$6.51         |
|                                   |                                | 56061                  |         | PVC UNIONS                     | \$21.14        |
|                                   |                                | 56066                  |         | PVC UNIONS                     | \$14.10        |
|                                   |                                | 56106                  | 244725  | PVC ELBOW                      | \$0.64         |
| STEEBER'S LOCK SERVICE            |                                | 988277                 | 244512  | DUP KEY FOR TRUCK 2365         | \$54.30        |
| TACOMA SCREW PRODUCTS INC         |                                | 22174267               | 244516  | DEEP SOCKET SET                | \$128.50       |
|                                   |                                | 22174268               |         | BALL PEIN HAMMER               | \$35.90        |
| VERIZON WIRELESS                  | P057783                        | 9782955979             | 244528  | Verizon Charges for March      | \$442.32       |
| WATER MAINTENANCE TOTAL ****      |                                |                        |         |                                | \$6,282.94     |
| WATER UTILITY FUND Total ***      |                                |                        |         |                                | \$28,524.40    |
| <b>FUND 403</b>                   | <b>WASTEWATER UTILITY FUND</b> |                        |         |                                |                |
| <b>Division:</b>                  | 000                            |                        |         |                                |                |
| WA STATE DEPARTMENT OF ECOLOGY    | P057790                        | L1000013-PYMT 11       | 244529  | WWTF AERATION BASIN 2 MODS - L | \$33,748.16    |
|                                   | P057790                        |                        |         | WWTF AERATION BASIN 2 MODS - L | \$17,614.86    |
| UNASSIGNED TOTAL ****             |                                |                        |         |                                | \$51,363.02    |
| <b>Division:</b>                  | 420                            | SEWER ADMINISTRATION   |         |                                |                |
| JUB ENGINEERS INC                 | P057435                        | 107842                 | 244569  | 2017 SEWER SYSTEM MODELING     | \$1,481.91     |
| SEWER ADMINISTRATION TOTAL ****   |                                |                        |         |                                | \$1,481.91     |
| <b>Division:</b>                  | 421                            | SEWER CAPITAL PROJECTS |         |                                |                |
| BEAVER EQUIPMENT SPECIALTY CO INC | P057159                        | 162101                 | 244452  | 6-INCH FLAME ARRESTER KIT (AL) | \$2,451.32     |
|                                   | P057159                        |                        |         | GASKET KIT (2) COVER W/(4) SID | \$211.77       |
|                                   | P057159                        |                        |         | 1/2-INCH SIGHT GLASS ASSEMBLY, | \$251.95       |
|                                   | P057159                        |                        |         | VAREC PARTS TO PUT WWTF DIGEST | \$1,340.02     |
| ENDRESS HAUSER INC                | P057656                        | 6001872842             | 244471  | FREIGHT                        | \$163.46       |
|                                   | P057656                        |                        |         | FLOW METER FOR WWTF PRIMARY PU | \$2,469.52     |
| FIELD INSTRUMENTS & CONTROLS INC  | P057577                        | 164245                 | 244474  | REOTEMP ANNULAR SEAL, ITEM #OR | \$1,669.73     |
|                                   | P057577                        |                        |         | IFM EFECTOR PRESSURE TRANSMITT | \$433.31       |
|                                   | P057577                        |                        |         | FREIGHT                        | \$50.55        |



## City Of Richland

VL-1 Voucher Listing

From: 4/24/2017 To: 5/5/2017

| Vendor                                       | P.O. Number | Invoice Number                  | Check # | Purpose of Purchase            | Invoice Amount     |
|----------------------------------------------|-------------|---------------------------------|---------|--------------------------------|--------------------|
| GRAINGER                                     | S017405     | 9426530037                      | 244788  | PLUG IN RELAY ITEM #4FE18      | \$106.21           |
| GRAY & OSBORNE INC                           | P057512     | 3                               | 244564  | WWTF INFLUENT UPGRADES - DESIG | \$18,770.87        |
| <b>SEWER CAPITAL PROJECTS TOTAL ****</b>     |             |                                 |         |                                | <b>\$27,918.71</b> |
| <b>Division:</b>                             | 422         | SEWER OPERATIONS                |         |                                |                    |
| ALS ENVIRONMENTAL                            | P057584     | 51-380611-0                     | 244449  | WATER - 1631E TOTAL MERCURY    | \$120.00           |
|                                              | P057584     |                                 |         | WATER - AMMONIA-N EPA 350.1/35 | \$50.00            |
|                                              | P057584     |                                 |         | WATER - BOD (5 DAY) EPA 405.1  | \$96.00            |
|                                              | P057584     |                                 |         | WWTP 3-6-17 LOCAL LIMITS SAMPL | \$260.00           |
|                                              | P057584     |                                 |         | WATER - VOLATILE ORGANIC COMPO | \$640.00           |
|                                              | P057584     |                                 |         | WATER - TSS EPA 160.2          | \$36.00            |
| GTP INVESTMENTS LLC                          | P057396     | 404129909                       | 244790  | BADGER MTN LEASE FOR CITY CELL | \$525.00           |
| UNITED PARCEL SERVICE                        | S017400     | 000986641177                    | 244756  | GROUND PKG TO ALS FOR WWTP OPS | \$18.29            |
| VAREC BIOGAS                                 | P057727     | 17440                           | 244821  | BACK PRESSURE REGULATOR FOR WW | \$4,194.57         |
|                                              | P057727     |                                 |         | EXPEDITED SHIPPING             | \$225.06           |
| VERIZON WIRELESS                             | P057783     | 9782955979                      | 244528  | Verizon Charges for March      | \$191.93           |
| <b>SEWER OPERATIONS TOTAL ****</b>           |             |                                 |         |                                | <b>\$6,356.85</b>  |
| <b>Division:</b>                             | 423         | SEWER MAINTENANCE               |         |                                |                    |
| TACOMA SCREW PRODUCTS INC                    |             | 22172330                        | 244516  | TIDE ULTRA                     | \$255.44           |
| TRUE NORTH ENVIRONMENTAL EQUIPMENT           | P057731     | H05686                          | 244820  | REPAIR TO SV95 CRAWLER, SERIAL | \$171.38           |
|                                              | P057731     | H05687                          |         | SHOP SUPPLIES                  | \$35.74            |
|                                              | P057731     |                                 |         | FREIGHT, PP&C, GROUND, ITEM #F | \$17.67            |
|                                              | P057731     |                                 |         | EX1 SVC75 CCD BOARD NTSC, ITEM | \$1,587.27         |
|                                              | P057731     |                                 |         | PARTS AND LABOR TO REPAIR COR  | \$476.48           |
| VERIZON WIRELESS                             | P057783     | 9782955979                      | 244528  | Verizon Charges for March      | \$153.65           |
| <b>SEWER MAINTENANCE TOTAL ****</b>          |             |                                 |         |                                | <b>\$2,697.63</b>  |
| <b>WASTEWATER UTILITY FUND Total ***</b>     |             |                                 |         |                                | <b>\$89,818.12</b> |
| <b>FUND</b>                                  | <b>404</b>  | <b>SOLID WASTE UTILITY FUND</b> |         |                                |                    |
| <b>Division:</b>                             | 431         | SOLID WASTE ADMINISTRATION      |         |                                |                    |
| JOYCE ZIKER PARKINSON PLLC                   | P057828     | 46548                           | 244687  | LANDFILL CONTAMINATION-INSURAN | \$6,956.50         |
|                                              | P057830     | 46549                           |         | LANDFILL CONTAMINATION-LEGAL   | \$1,511.00         |
| <b>SOLID WASTE ADMINISTRATION TOTAL ****</b> |             |                                 |         |                                | <b>\$8,467.50</b>  |
| <b>Division:</b>                             | 432         | SOLID WASTE COLLECTION          |         |                                |                    |
| GTP INVESTMENTS LLC                          | P057396     | 404129909                       | 244790  | BADGER MTN LEASE FOR CITY CELL | \$312.50           |
| ROUTEWARE INC                                | P057431     | 98168                           | 244735  | ADDING PROGRAM TO ROUTEWARE IN | \$4,000.00         |
| THE SHERWIN WILLIAMS CO                      |             | 8184-7                          | 244747  | BLUE PAINT FRO RECY CONTAINERS | \$110.32           |
| TOTER INC                                    | S017343     | 65455859                        | 244521  | TOTER 96 GALLON LIDS COLOR: GR | \$2,089.46         |
|                                              | S017343     |                                 |         | SHIPPING                       | \$524.07           |
|                                              | S017343     |                                 |         | TOTER 96 LIDS COLOR: BLUE WITH | \$2,360.96         |
| VERIZON WIRELESS                             | P057783     | 9782955979                      | 244528  | Verizon Charges for March      | \$709.78           |



## City Of Richland

VL-1 Voucher Listing

From: 4/24/2017 To: 5/5/2017

| Vendor                                    | P.O. Number | Invoice Number                 | Check # | Purpose of Purchase            | Invoice Amount     |
|-------------------------------------------|-------------|--------------------------------|---------|--------------------------------|--------------------|
| WASTEQUIP INC                             | S017333     | 37214060                       | 244761  | DELIVERY CHARGE                | \$651.60           |
|                                           | S017333     |                                |         | ROLL OFF 30 CU YD CONTAINERS A | \$10,412.57        |
|                                           | S017333     | 37214065                       |         | DELIVERY CHARGE                | \$651.60           |
|                                           | S017333     |                                |         | ROLL OFF 30 CU YD CONTAINERS A | \$10,412.57        |
|                                           | S017333     | 37214093                       |         | DELIVERY CHARGE                | \$651.60           |
|                                           | S017333     |                                |         | ROLL OFF 30 CU YD CONTAINERS A | \$10,412.57        |
|                                           | S017333     | 37214112                       |         | ROLL OFF 30 CU YD CONTAINERS A | \$10,412.57        |
|                                           | S017333     |                                |         | DELIVERY CHARGE                | \$651.60           |
| <b>SOLID WASTE COLLECTION TOTAL ****</b>  |             |                                |         |                                | <b>\$54,363.77</b> |
| <b>Division:</b>                          | 433         | SOLID WASTE DISPOSAL           |         |                                |                    |
| ARAMARK UNIFORM SERVICES INC              | S017401     | 03/17-934962000                | 244610  | LINEN CHARGES FOR MARCH 2017   | \$143.85           |
| BENTON COUNTY SHERIFF'S OFFICE            |             | 02/17-WORKCREW II              | 244454  | WORKCREW II-FEBRUARY 2017      | \$523.44           |
| CAROLINA SOFTWARE                         | P057380     | 64291                          | 244459  | Quarterly Svc WasteWorks SW    | \$500.00           |
| FRONTIER                                  | S017399     | 05/17 2061882614               | 244672  | TELEPHONE CHARGES 04/19/17 -   | \$123.33           |
| TESTAMERICA LABORATORIES INC              | P057822     | 58102130                       | 244594  | 2017 LANDFILL MONITORING - LAB | \$5,931.50         |
| VERIZON WIRELESS                          | P057783     | 9782955979                     | 244528  | Verizon Charges for March      | \$52.32            |
| <b>SOLID WASTE DISPOSAL TOTAL ****</b>    |             |                                |         |                                | <b>\$7,274.44</b>  |
| <b>SOLID WASTE UTILITY FUND Total ***</b> |             |                                |         |                                | <b>\$70,105.71</b> |
| <b>FUND</b>                               | <b>405</b>  | <b>STORMWATER UTILITY FUND</b> |         |                                |                    |
| <b>Division:</b>                          | 000         |                                |         |                                |                    |
| WHEELER EXCAVATION LLC                    |             | C177-16/RETAINAGE              | 244767  | C177-16 RELEASE RETAINAGE      | \$31,599.63        |
| <b>UNASSIGNED TOTAL ****</b>              |             |                                |         |                                | <b>\$31,599.63</b> |
| <b>Division:</b>                          | 441         | STORMWATER                     |         |                                |                    |
| VERIZON WIRELESS                          | P057783     | 9782955979                     | 244528  | Verizon Charges for March      | \$28.87            |
| <b>STORMWATER TOTAL ****</b>              |             |                                |         |                                | <b>\$28.87</b>     |
| <b>STORMWATER UTILITY FUND Total ***</b>  |             |                                |         |                                | <b>\$31,628.50</b> |
| <b>FUND</b>                               | <b>407</b>  | <b>MEDICAL SERVICES FUND</b>   |         |                                |                    |
| <b>Division:</b>                          | 121         | AMBULANCE                      |         |                                |                    |
| BOUND TREE MEDICAL LLC                    |             | 82422896                       | 244623  | ELECTRODES/AIRWAY KITS         | \$232.79           |
|                                           |             | 82422897                       |         | GERMICIDAL WIPES               | \$110.64           |
|                                           |             | 82425298                       |         | IV SETS/GLUCOSE STRIPS/LANCETS | \$943.72           |
|                                           |             | 82432783                       |         | SALINE/DEFIB PADS              | \$552.04           |
|                                           |             | 82434340                       |         | IV SETS/SALINE/GLUCOSE STRIPS  | \$1,349.00         |
|                                           |             | 82439455                       |         | IV CATH SETS/ET TUBE/O2 MASK   | \$1,074.35         |
|                                           |             | 82443788                       |         | BVM/O2 MASK ADULT              | \$582.57           |
|                                           |             | 82446376                       |         | BANDAGES/GLOVES/TAPE           | \$488.53           |
|                                           |             | 82446377                       |         | GERMICIDAL WIPES               | \$18.44            |
|                                           |             | 82447822                       |         | IV TUBING SETS/GLOVES/GLASSES  | \$852.68           |





## City Of Richland

VL-1 Voucher Listing

From: 4/24/2017 To: 5/5/2017

| Vendor                           | P.O. Number | Invoice Number   | Check # | Purpose of Purchase            | Invoice Amount |
|----------------------------------|-------------|------------------|---------|--------------------------------|----------------|
| BOUND TREE MEDICAL LLC           |             | 82450580         | 244623  | IV CATH/SALINE/EXTRICATION CLR | \$899.51       |
| COLUMBIA BASIN COLLEGE           | S017402     | 01-003035 WTR 17 | 244778  | PARAMEDIC STUDENT BOOKS        | \$117.29       |
|                                  | P057770     | 01-006446 WTR 17 |         | PARAMEDIC STUDENT SCRUBS & POL | \$136.51       |
|                                  | P057770     | 01-006561 WTR 17 |         | PARAMEDIC STUDENT SCRUBS & POL | \$136.51       |
|                                  | P057770     | 01-006737 WTR 17 |         | PARAMEDIC STUDENT SCRUBS & POL | \$136.51       |
|                                  | P057770     | 01-006739 WTR 17 |         | PARAMEDIC STUDENT SCRUBS & POL | \$136.51       |
|                                  | P057770     | 27749 WTR 17     | 244777  | PALS COURSE - WINTER QTR '17   | \$50.40        |
|                                  | P057770     | 27769 WTR 17     |         | ADVANCED AIRWAY - WINTER QTR ' | \$151.20       |
| MUNICIPAL EMERGENCY SERVICES INC |             | IN1092658        | 244574  | PORTABLE SCENE LIGHTS          | \$725.67       |
| VERIZON WIRELESS                 | P057783     | 9782955979       | 244528  | Verizon Charges for March      | \$224.06       |
|                                  | P057783     |                  |         | Verizon M2M Charges for March  | \$35.10        |

AMBULANCE TOTAL \*\*\*\*

\$8,954.03

MEDICAL SERVICES FUND Total \*\*\*

\$8,954.03

## FUND 408

## BROADBAND FUND

Division:

460

BROADBAND ADMINISTRATION

|                              |         |       |        |                                |            |
|------------------------------|---------|-------|--------|--------------------------------|------------|
| PARAMOUNT COMMUNICATIONS INC | P057670 | 31968 | 244715 | Fiber Build Lamb Weston IT17-0 | \$1,087.66 |
|------------------------------|---------|-------|--------|--------------------------------|------------|

BROADBAND ADMINISTRATION TOTAL \*\*\*\*

\$1,087.66

BROADBAND FUND Total \*\*\*

\$1,087.66

## FUND 501

## CENTRAL STORES FUND

Division:

000

|                               |         |            |        |                                |             |
|-------------------------------|---------|------------|--------|--------------------------------|-------------|
| EWING IRRIGATION PRODUCTS INC | P057782 | 3197301    | 244782 | SPRINKLER, HUNTER ULTRA I-25   | \$15,654.04 |
|                               | P057782 |            |        | SPRINKLER, HUNTER ULTRA I-20   | \$2,185.90  |
| GRAINGER                      | P057803 | 9420532112 | 244789 | EAR PLUG, FOAM, NRR33, MOLDEX  | \$343.28    |
|                               | P057803 |            |        | ADJUST TAX                     | \$0.01      |
|                               | P057803 | 9420735863 |        | HEARING PROTECTOR, MUFF-STYLE, | \$548.21    |
| HORIZON DISTRIBUTION INC      | P057691 | 978802     | 244792 | HANDLE BROOM, TAPERED, 1 1/8"  | \$124.24    |
|                               | P057691 |            |        | BRUSH, CARWASH, 9" BLOCK,      | \$51.09     |
|                               | P057800 | 979567     |        | EAR PLUG, FOAM, NRR33, HOWARD  | \$262.49    |
|                               | P057691 | 981331     |        | COOLER, 12 PACK ICE CHEST,     | \$190.92    |
|                               | P057800 | 981332     |        | GOGGLES CLEAR, UVEX STEALTH,   | \$131.73    |

UNASSIGNED TOTAL \*\*\*\*

\$19,491.91

CENTRAL STORES FUND Total \*\*\*

\$19,491.91

## FUND 502

## EQUIPMENT MAINTENANCE FUND

Division:

214

EQUIPMENT MAINTENANCE

|                              |         |                 |        |                                |          |
|------------------------------|---------|-----------------|--------|--------------------------------|----------|
| ALTEC INDUSTRIES INC         |         | 10737069        | 244605 | SPOOL SHIELD VEH 3313 WO 46467 | \$476.17 |
| APPLIED INDUSTRIAL TECH INC  |         | 7010328007      | 244609 | MCFILL VEH 3333 WO 46005       | \$79.67  |
| ARAMARK UNIFORM SERVICES INC | S017401 | 03/17-934962000 | 244610 | LINEN CHARGES FOR MARCH 2017   | \$152.97 |



## City Of Richland

VL-1 Voucher Listing

From: 4/24/2017 To: 5/5/2017

| Vendor                               | P.O. Number | Invoice Number | Check # | Purpose of Purchase             | Invoice Amount |
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| ATOMIC AUTO BODY INC                 |             | 31415          | 244612  | REPAIR VEH 3268 WO 46506        | \$5,215.96     |
|                                      |             | 31887          |         | REPAIR VEH 2471 WO 46508        | \$2,230.86     |
| BLACKS WHOLESALE DISTRIBUTING INC    |             | 1445414        | 244621  | NOZZLE VEH 3247 WO 46464        | \$56.82        |
| CASCADE FIRE EQUIPMENT CORP DBA      |             | 120478         | 244632  | GOVERNOR VEH 5033 WO 46278      | \$2,426.42     |
| CENTRAL HOSE & FITTINGS INC          |             | 456605         | 244461  | HOSE VEH 7090 WO 46406          | \$41.25        |
| COAST CRANE COMPANY                  |             | DI/085336      | 244644  | WIRE ROPE VEH 3219 WO 45820     | \$2,602.34     |
| COLEMAN OIL COMPANY                  |             | 0439130-IN     | 244465  | LANDFILL DIESEL DYED            | \$2,170.81     |
|                                      |             | 0439565-IN     | 244645  | LANDFILL DIESEL DYED            | \$2,148.43     |
|                                      |             | CL81753        | 244548  | CARD LOCK FUEL 04/17-04/23/17   | \$14,710.83    |
|                                      |             | CL82438        | 244645  | CARD LOCK FUEL 04/24-04/30/17   | \$15,108.57    |
| COLUMBIA RIGGING CORP                |             | 30358          | 244648  | CHAIN VEH 3222 WO 46211         | \$45.49        |
| CONNELL OIL INC                      |             | 0178586-IN     | 244550  | LUBE PRODUCTS                   | \$559.45       |
|                                      |             | C170640-IN     |         | LUBE PRODUCTS                   | \$855.55       |
| CORWIN OF PASCO LLC                  |             | 397757         | 244649  | CALIPER VEH 2448 WO 46443       | \$223.38       |
|                                      |             | 397830         |         | SWITCH/WIRE VEH 2459 WO 45908   | \$213.99       |
|                                      |             | 397921         |         | REGULATOR VEH 2417 WO 46505     | \$142.71       |
| DAY WIRELESS SYSTEMS                 |             | 590262         | 244652  | CONSOLE VEH 1108 WO 45729       | \$1,301.55     |
| FAST SIGNS                           |             | 139-55097      | 244667  | VEH NUMBERS VEH 3256 WO 46378   | \$27.15        |
|                                      |             | 139-55125      |         | VEH NUMBERS VEH 6605 WO 46383   | \$27.15        |
| FINAL TOUCH UPHOLSTERY               |             | 30094          | 244669  | ACCESSORIES WO 46492            | \$4,340.75     |
| GENUINE AUTO GLASS OF TRI CITIES LLC |             | 620746         | 244475  | WINDSHLD TINT VEH 3286 WO 46394 | \$159.80       |
| GRAINGER                             | S017405     | 9426332186     | 244788  | PORTABLE TOOL BOX ITEM #44ZJ82  | \$66.47        |
| JIM'S PACIFIC GARAGES INC            |             | X100063529     | 244684  | DOC MODULE VEH 3292             | \$4,983.23     |
|                                      |             | X100064210     |         | CORE CREDIT VEH 3292            | (\$1,629.00)   |
|                                      |             | X100069093     |         | FILTER VEH 3320 WO 46230        | \$86.40        |
|                                      |             | X100069888     |         | WINCH                           | \$30.80        |
|                                      |             | X100069889     |         | CREDIT WINCH                    | (\$30.80)      |
|                                      |             | X100070219     |         | HOUSING VEH 5036 WO 46324       | \$100.10       |
|                                      |             | X100070491     |         | DRUM VEH 3213 WO 46282          | \$153.58       |
|                                      |             | X100070983     |         | SWITCH VEH 3255 WO 46221        | \$560.13       |
|                                      |             | X100071188     |         | DAMAGED RETURN VEH 3292         | (\$4,901.39)   |
|                                      |             | X100071342     |         | COMBO STROKE VEH 3248 WO 46371  | \$148.76       |
|                                      |             | X100071522     |         | NUT VEH 3312 WO 46416           | \$17.38        |
|                                      |             | X100071582     |         | CAP VEH 3292 WO 46246           | \$13.87        |
|                                      |             | X100071771     |         | DISC PAD KIT VEH 3269 WO 46429  | \$186.95       |
|                                      |             | X100072302     |         | DRUM VEH 3320 WO 46435          | \$493.43       |
|                                      |             | PASIN2288001   | 244688  | KIT VEH 3248 WO 46371           | \$219.85       |
| KENWORTH SALES COMPANY               |             | PASIN2298010   |         | STROBE LIGHT VEH 2459 WO 46491  | \$117.80       |
| LIBERTY LAWN & SAW SHOP              |             | 875            | 244695  | GASKETS VEH 7200 WO 45250       | \$77.06        |
|                                      |             | 876            |         | BUCKET SEAT VEH 6561 WO 46320   | \$380.09       |
| MCCURLEY CHEVROLET                   |             | 437051         | 244572  | DETAIL VEH 1108 WO 46432        | \$285.62       |



## City Of Richland

VL-1 Voucher Listing

From: 4/24/2017 To: 5/5/2017

| Vendor                        | P.O. Number | Invoice Number | Check # | Purpose of Purchase          | Invoice Amount |
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| MCCURLEY CHEVROLET            |             | 922557         | 244572  | PIPES VEH 3266 WO 46418      | \$125.93       |
|                               |             | 922835         | 244701  | MOUNT VEH 1202 WO 46474      | \$44.54        |
|                               |             | CM922835       |         | FREIGHT VEH 1202 WO 46474    | (\$19.82)      |
| MONARCH MACHINE & TOOL CO INC |             | F189539        | 244492  | BUSHINGS VEH 3333 WO 46005   | \$135.75       |
| PAUL PARISH LIMITED           |             | 7807           | 244716  | INSPECTION VEH 4300 WO 46499 | \$560.00       |
| RICHLAND NAPA                 |             | 384761         | 244585  | SOLENOID VEH 3329 WO 46275   | \$145.00       |
|                               |             | 384800         |         | BRK CLN VEH 3244 WO 46343    | \$100.51       |
|                               |             | 384801         |         | FREIGHT VEH 3244 WO 46343    | \$13.03        |
|                               |             | 384827         |         | BATTERY VEH 2324 WO 46367    | \$110.11       |
|                               |             | 384884         |         | HONE SET VEH 3333 WO 46005   | \$26.16        |
|                               |             | 384902         |         | HOSE KIT VEH 2346 WO 46369   | \$23.29        |
|                               |             | 384905         |         | CLAMP VEH 2346 WO 46369      | \$2.35         |
|                               |             | 384912         |         | FILTERS VEH 6606 WO 46376    | \$26.73        |
|                               |             | 384998         |         | FILTERS VEH 3213 WO 46384    | \$191.15       |
|                               |             | 385001         |         | FILTERS VEH 1204 WO 46385    | \$19.61        |
|                               |             | 385009         |         | FILTERS VEH 2447 WO 46388    | \$12.92        |
|                               |             | 385057         |         | UJOINT VEH 3213 WO 46402     | \$12.25        |
|                               |             | 385066         |         | FILTERS VEH 3269 WO 46417    | \$128.59       |
|                               |             | 385068         |         | BATTERY VEH 9500 WO 46310    | \$110.11       |
|                               |             | 385094         | 244726  | FILTER VEH 30 WO 46393       | \$21.34        |
|                               |             | 385095         | 244585  | BREAKER VEH 3312 WO 46344    | \$5.47         |
|                               |             | 385102         |         | BATTERY VEH 2347 WO 46386    | \$95.71        |
|                               |             | 385118         |         | FLASHER VEH 3211 WO 46407    | \$13.02        |
|                               |             | 385137         | 244726  | FILTER VEH 3333 WO 46411     | \$149.30       |
|                               |             | 385138         |         | FILTER VEH 3285 WO 46412     | \$135.03       |
|                               |             | 385139         | 244585  | FILTERS VEH 3335 WO 46420    | \$149.30       |
|                               |             | 385140         |         | FILTERS VEH 3292 WO 46410    | \$192.54       |
|                               |             | 385200         |         | FILTERS VEH 3266 WO 46419    | \$17.38        |
|                               |             | 385219         |         | HEADLT VEH 2395 WO 46422     | \$13.66        |
|                               |             | 385298         |         | ADAPTR VEH 3266 WO 46418     | \$10.63        |
|                               |             | 385300         |         | OIL FIL VEH 3269 WO 46417    | \$13.58        |
|                               |             | 385317         |         | ADAPTR VEH 3264 WO 46427     | \$11.39        |
|                               |             | 385361         | 244726  | GASKET VEH 3257 WO 46423     | \$6.16         |
|                               |             | 385369         |         | VBELT VEH 3175 WO 46478      | \$91.22        |
|                               |             | 385393         | 244585  | FILTERS VEH 7146 WO 46437    | \$252.64       |
|                               |             | 385402         |         | FILTERS VEH 0 WO CREDIT      | (\$19.20)      |
|                               |             | 385426         |         | UJOINT VEH 3320 WO 46230     | \$24.04        |
|                               |             | 385432         |         | FILTERS VEH 2448 WO 46442    | \$12.92        |
|                               |             | 385455         |         | FILTERS VEH 2443 WO 46440    | \$20.37        |
|                               |             | 385465         |         | AIRFILTR VEH 7146 WO 46437   | \$20.58        |
|                               |             | 385493         |         | UBOLT VEH 7146 WO 46436      | \$9.86         |



## City Of Richland

VL-1 Voucher Listing

From: 4/24/2017 To: 5/5/2017

| Vendor                         | P.O. Number | Invoice Number | Check # | Purpose of Purchase           | Invoice Amount |
|--------------------------------|-------------|----------------|---------|-------------------------------|----------------|
| RICHLAND NAPA                  |             | 385494         | 244585  | ADAPTR VEH 3320 WO 46230      | \$20.40        |
|                                |             | 385495         |         | FILTERS VEH 3320 WO 46445     | \$158.86       |
|                                |             | 385531         |         | WW BLADES VEH 3298 WO 46448   | \$23.87        |
|                                |             | 385539         | 244726  | BRK CLEAN VEH 2448 WO 46443   | \$12.67        |
|                                |             | 385540         |         | BRK PADS VEH 2448 WO 46443    | \$117.36       |
|                                |             | 385543         |         | WW BLADES VEH 3334 WO 46449   | \$23.87        |
|                                |             | 385549         | 244585  | BRKFLUID VEH 2448 WO 46443    | \$15.64        |
|                                |             | 385572         | 244726  | MUFFLER VEH 3266 WO 46456     | \$68.60        |
|                                |             | 385600         |         | UBOLT VEH 7139 WO 46094       | \$8.86         |
|                                |             | 385601         |         | FLASHER VEH 3312 WO 46450     | \$13.02        |
|                                |             | 385604         |         | BRK AWAY VEH 6545 WO 46457    | \$11.83        |
|                                |             | 385607         |         | HEADLT VEH 2444 WO 46334      | \$67.77        |
|                                |             | 385615         |         | PINHOOK VEH 3266 WO 46456     | \$92.17        |
|                                |             | 385645         |         | TANKCAP VEH 2459 WO 46491     | \$39.19        |
|                                |             | 385652         |         | BU ALARM VEH 3320 WO 46435    | \$62.50        |
|                                |             | 385669         |         | FILTERS VEH 3324 WO 46481     | \$16.44        |
|                                |             | 385711         |         | PAINT VEH 7158 WO 46408       | \$7.05         |
|                                |             | 385712         |         | HEADLT VEH 5043 WO 46483      | \$16.05        |
|                                |             | 385727         |         | TERMINALS VEH 3328 WO 46096   | \$33.01        |
|                                |             | 385738         |         | CREDIT VEH 3328 WO 46096      | (\$12.92)      |
|                                |             | 385759         |         | FILTERS VEH 2445 WO 46496     | \$20.37        |
|                                |             | 385760         |         | FILTER VEH 2345 WO 46489      | \$17.38        |
|                                |             | 385761         |         | FILTER VEH 3222 WO 46494      | \$194.84       |
|                                |             | 385762         |         | FILTER VEH 3244 WO 46495      | \$146.49       |
| RMT EQUIPMENT                  | T55890      |                | 244730  | RAKE SPRING VEH 6580 WO 46209 | \$189.09       |
| ROUTEWARE INC                  | 98212       |                | 244588  | CAMERA VEH 3315 WO 46434      | \$214.61       |
| SOLID WASTE EQUIPMENT COMPANY  | 0095350-IN  |                | 244740  | G-LINK VEH 3333 WO 46005      | \$320.76       |
|                                | 0095352-IN  |                |         | SENSOR VEH 3333 WO 46005      | \$139.51       |
| STEEBER'S LOCK SERVICE         | 988298      |                | 244592  | DUPLICATES VEH 3267 WO 46430  | \$10.86        |
| TACOMA SCREW PRODUCTS INC      | 22166650    |                | 244516  | RETURNED LAUDRY DETERGENT     | \$216.80       |
|                                | 22173834    |                |         | CREDIT                        | (\$771.66)     |
|                                | 22173897    |                |         | CREDIT                        | (\$37.58)      |
|                                | 22174186    |                |         | LATEX GLOVES                  | \$184.79       |
|                                | 22174247    |                |         | LATEX GLOVES                  | \$308.01       |
| THE SUPPLY CO LLC              | 00425460    |                | 244748  | RED THUNDER CLEANER           | \$678.49       |
| THERMO KING NORTHWEST, INC DBA | 2361886     |                | 244749  | ARM VEH 6571 WO 46032         | \$272.61       |
| TIRE FACTORY INC               | 03-121420   |                | 244751  | TIRE DSPSL VEH 9500 WO 46459  | \$91.22        |
|                                | 03-121569   |                | 244519  | TIRE VEH 7145 WO 46397        | \$476.58       |
|                                | 03-121770   |                |         | TIRES VEH 3255 WO 46395       | \$3,453.05     |
|                                | 03-121771   |                |         | FLAT REPAIR VEH 3337 WO 46396 | \$38.55        |
|                                | 03-121784   |                |         | FLAT REPAIR VEH 3222 WO 46404 | \$38.55        |



## City Of Richland

VL-1 Voucher Listing

From: 4/24/2017 To: 5/5/2017

| Vendor                                      | P.O. Number | Invoice Number | Check # | Purpose of Purchase            | Invoice Amount |
|---------------------------------------------|-------------|----------------|---------|--------------------------------|----------------|
| TIRE FACTORY INC                            |             | 03-121810      | 244519  | TIRES VEH 4160 WO 46405        | \$553.47       |
|                                             |             | 03-121812      |         | SRVC CALL VEH 3204 WO 46399    | \$180.28       |
|                                             |             | 03-121856      | 244751  | WHL CHNGOVR VEH 2440 WO 46466  | \$82.32        |
|                                             |             | 03-121865      | 244519  | WHL CHNGOVR VEH 2443 WO 46401  | \$82.32        |
|                                             |             | 03-121884      |         | FLAT REPAIR VEH 3244 WO 46400  | \$38.55        |
|                                             |             | 03-121885      |         | FLAT REPAIR VEH 3320 WO 46403  | \$38.55        |
|                                             |             | 03-121895      | 244751  | LUG SET VEH 7153 WO 46468      | \$2,886.52     |
|                                             |             | 03-121927      |         | ALIGNMENT VEH 2346 WO 44636    | \$60.22        |
|                                             |             | 03-121929      |         | TIRES VEH 3296 WO 46465        | \$2,864.79     |
|                                             |             | 03-121958      |         | REPAIR VEH 2395 WO 46422       | \$18.41        |
|                                             |             | 03-122003      |         | REPAIR VEH 4158 WO 46461       | \$28.53        |
|                                             |             | 03-122024      |         | TIRES VEH 4118 WO 46487        | \$521.12       |
|                                             |             | 03-122025      |         | TIRE VEH 2447 WO 46460         | \$170.99       |
|                                             |             | 03-122026      |         | SRV CALL VEH 3175 WO 46463     | \$294.85       |
|                                             |             | 03-122035      |         | REPAIR VEH 2435 WO 46462       | \$18.41        |
|                                             |             | 03-122042      |         | TIRES VEH 7120 WO 46469        | \$1,340.73     |
|                                             |             | 03-122059      |         | FLAT REPAIR VEH 7152 WO 46490  | \$38.55        |
|                                             |             | 03-122073      |         | BALANCE VEH 2290 WO 46486      | \$71.68        |
|                                             |             | 03-122076      |         | TIRES VEH 3324 WO 46504        | \$1,168.29     |
| TRI CITIES BATTERY & AUTO REPAIR            |             | 0118103        | 244524  | BATTERY BOX VEH 4166 WO 46421  | \$11.89        |
| UNITED PARCEL SERVICE                       | S017393     | 000986641167   | 244526  | GROUND PKG TO DSU PETERBILT FO | \$26.09        |
|                                             | S017393     |                |         | GROUND PKG TO RMT EQUIPMENT FO | \$3.86         |
|                                             | S017400     | 000986641177   | 244756  | WEIGHT CORRECTION & LARGE PKG  | \$86.54        |
|                                             | S017400     |                |         | GROUND PKG TO ROUTWARE FOR FLE | \$3.77         |
| VALLEY TRUCK REPAIR INC                     |             | 414            | 244758  | HARNESS VEH 3286 WO 46226      | (\$398.18)     |
|                                             |             | 5326           |         | HARNESS VEH 3286 WO 46226      | \$398.18       |
|                                             |             | 5328           |         | HARNESS VEH 3286 WO 46226      | \$301.07       |
| VERIZON WIRELESS                            | P057783     | 9782955979     | 244528  | Verizon Charges for March      | \$38.66        |
|                                             | P057783     |                |         | Verizon Charges for March      | \$218.91       |
| WESTERN EQUIPMENT & IRRIGATION DISTRIBUTORS |             | 8021375        | 244763  | TINE SPOON VEH 7117 WO 46409   | \$653.44       |
| WESTERN PETERBILT INC                       |             | H275611        | 244534  | SPRING KIT VEH 3213 WO 46282   | \$23.76        |
|                                             |             | H275649        |         | SENSOR VEH 3285 WO 45984       | \$176.57       |
|                                             |             | H275650        | 244602  | FUEL SENSOR VEH 3284 WO 46413  | \$176.57       |
|                                             |             | H275654        | 244534  | FILTER VEH 3333 WO 46411       | \$35.83        |
|                                             |             | H275655        |         | FILTER VEH 3335 WO 46420       | \$35.83        |
|                                             |             | H275813        | 244602  | FENDER SKIRT VEH 3333 WO 46005 | \$201.55       |
|                                             |             | H275898        | 244764  | LOCK VEH 3175 WO 46478         | \$73.62        |
|                                             |             | H275988        |         | BRAKE KIT VEH 3320             | \$344.87       |
|                                             |             | H275989        |         | CORE VEH 3320                  | \$195.48       |
|                                             |             | H275995        |         | BRAKE KIT VEH 3320             | (\$344.87)     |



## City Of Richland

VL-1 Voucher Listing

From: 4/24/2017 To: 5/5/2017

| Vendor                                      | P.O. Number                       | Invoice Number               | Check # | Purpose of Purchase            | Invoice Amount     |
|---------------------------------------------|-----------------------------------|------------------------------|---------|--------------------------------|--------------------|
| WESTERN PETERBILT INC                       |                                   | H275996                      | 244764  | CORE CREDIT VEH 3320           | (\$195.48)         |
| WESTERN STATES EQUIPMENT COMPANY            |                                   | IN000320137                  | 244765  | COUPLING VEH 3244 WO 46343     | \$66.32            |
|                                             |                                   | IN000322491                  |         | KEY VEH 4113 WO 46197          | \$87.68            |
|                                             |                                   | IN000323667                  |         | LADDER VEH 7090 WO 46237       | \$770.07           |
|                                             |                                   | IN000323691                  |         | HYDO ADV VEH 7090 WO 46406     | \$204.56           |
| WESTERN SYSTEMS & FABRICATION INC           |                                   | 18783                        | 244766  | BELT VEH 3285 WO 46444         | \$227.10           |
|                                             |                                   | 18843                        |         | COLOR SWTCHR VEH 3285 WO 46444 | \$286.50           |
| <b>EQUIPMENT MAINTENANCE TOTAL ****</b>     |                                   |                              |         |                                | <b>\$80,861.88</b> |
| <b>EQUIPMENT MAINTENANCE FUND Total ***</b> |                                   |                              |         |                                | <b>\$80,861.88</b> |
| <b>FUND 503</b>                             | <b>EQUIPMENT REPLACEMENT FUND</b> |                              |         |                                |                    |
| <b>Division:</b>                            | 215                               | <b>EQUIPMENT REPLACEMENT</b> |         |                                |                    |
| CORWIN OF PASCO LLC                         | P057355                           | 308970                       | 244466  | SALES TAX @ 8.6%               | \$2,693.95         |
|                                             | P057355                           |                              |         | LICENSE AND DOC FEE            | \$103.25           |
|                                             | P057355                           |                              |         | 2017 FORD INTERCEPTOR SUV HUGO | \$31,325.00        |
|                                             | P057351                           | 308972                       |         | SALES TAX @ 8.6%               | \$2,693.95         |
|                                             | P057351                           |                              |         | 2017 FORD INTERCEPTOR HUGO BLU | \$31,325.00        |
|                                             | P057351                           |                              |         | LICENSE AND DOC FEE            | \$103.25           |
|                                             | P057442                           | 308973                       |         | 2017 FORD INTERCEPTOR SUV HUGO | \$31,325.00        |
|                                             | P057442                           |                              |         | LICENSE AND DOC FEE            | \$103.25           |
|                                             | P057442                           |                              |         | SALES TAX @ 8.6%               | \$2,693.95         |
|                                             | P057441                           | 308974                       |         | SALES TAX @ 8.6%               | \$2,693.95         |
|                                             | P057441                           |                              |         | LICENSE AND DOC FEE            | \$103.25           |
|                                             | P057441                           |                              |         | 2017 FORD INTERCEPTOR SUV BLUE | \$31,325.00        |
|                                             | P057438                           | 308975                       |         | LICENSE AND DOC FEE            | \$103.25           |
|                                             | P057438                           |                              |         | SALES TAX @ 8.6%               | \$2,693.95         |
|                                             | P057438                           |                              |         | 2017 FORD INTERCEPTOR SUV HUGO | \$31,325.00        |
| JOHN DEERE EXCHANGE                         | P057468                           | 115647209                    | 244484  | 2017 JOHN DEERE MY 15 PROGATOR | \$54,747.48        |
|                                             | P057468                           |                              |         | SALES TAX @ 8.6%               | \$4,708.28         |
| MCCURLEY CHEVROLET                          | P057461                           | 822322                       | 244489  | 2017 CHEVROLET 1-TON 4WD CREW  | \$32,382.21        |
|                                             | P057461                           |                              |         | LICENSE AND DOC FEES           | \$57.50            |
|                                             | P057461                           |                              |         | SALES TAX @ 8.6%               | \$2,784.87         |
|                                             | P057456                           | 822325                       |         | LICENSE AND DOC FEES           | \$57.50            |
|                                             | P057456                           |                              |         | SALES TAX @ 8.6%               | \$2,682.27         |
|                                             | P057456                           |                              |         | 2017 CHEVROLET 3/4 TON 4WD TRU | \$31,189.20        |
|                                             | P057460                           | 822829                       | 244808  | 2017 CHEVROLET EQUINOX WHITE A | \$22,597.57        |
|                                             | P057460                           |                              |         | SALES TAX @ 8.6%               | \$1,943.39         |
|                                             | P057460                           |                              |         | LICENSE AND DOC FEES           | \$57.50            |
| WESTERN EQUIPMENT & IRRIGATION DISTRIBUTORS | P057469                           | 8017369-00                   | 244533  | SALES TAX @ 8.6%               | \$2,340.00         |
|                                             | P057469                           |                              |         | 2017 TORO SANDPRO MODEL 5040 T | \$27,209.29        |



## City Of Richland

VL-1 Voucher Listing

From: 4/24/2017 To: 5/5/2017

| Vendor                                    | P.O. Number                              | Invoice Number                 | Check # | Purpose of Purchase            | Invoice Amount |
|-------------------------------------------|------------------------------------------|--------------------------------|---------|--------------------------------|----------------|
| EQUIPMENT REPLACEMENT TOTAL ****          |                                          |                                |         |                                | \$353,368.06   |
| EQUIPMENT REPLACEMENT FUND Total ***      |                                          |                                |         |                                | \$353,368.06   |
| <b>FUND 505</b>                           | <b>PUBLIC WORKS ADMIN &amp; ENGINEER</b> |                                |         |                                |                |
| <b>Division:</b>                          | 450                                      | PW ADMIN & ENGINEERING         |         |                                |                |
| ABADAN INC                                |                                          | ARIN072443                     | 244536  | ASBUILTS                       | \$81.99        |
| CITY OF RICHLAND                          |                                          | 17-103 PETERS                  | 244463  | 17-103 WSDOT LTAP              | \$423.72       |
| COLUMBIA SNAKE RIVER IRRIGATORS ASSN      |                                          | 2017DUES                       | 244549  | CSRIA 2016 MEMBERSHIP DUES     | \$3,000.00     |
| PETERS, JEFF                              |                                          | 17-103 PETERS                  | 244501  | 17-103 WSDOT LTAP              | \$29.88        |
| VERIZON WIRELESS                          | P057783                                  | 9782955979                     | 244528  | Verizon Charges for March      | \$642.45       |
| WA STATE DEPT OF TRANSPORTATION           |                                          | 02681CN                        | 244604  | TRAFFIC SIGNAL DESIGN          | \$75.00        |
| PW ADMIN & ENGINEERING TOTAL ****         |                                          |                                |         |                                | \$4,253.04     |
| PUBLIC WORKS ADMIN & ENGINEER Total ***   |                                          |                                |         |                                | \$4,253.04     |
| <b>FUND 506</b>                           | <b>WORKERS COMPENSATION FUND</b>         |                                |         |                                |                |
| <b>Division:</b>                          | 221                                      | WORKERS COMP INSURANCE RESERVE |         |                                |                |
| DEPARTMENT OF LABOR & INDUSTRIES          |                                          | 1ST QTR 2017 SELF              | 244656  | 1ST QTR 2017 SELF INSURANCE    | \$41,553.89    |
| WORKERS COMP INSURANCE RESERVE TOTAL **** |                                          |                                |         |                                | \$41,553.89    |
| WORKERS COMPENSATION FUND Total ***       |                                          |                                |         |                                | \$41,553.89    |
| <b>FUND 520</b>                           | <b>HEALTH CARE/BENEFITS PLAN</b>         |                                |         |                                |                |
| <b>Division:</b>                          | 222                                      | EMPLOYEE BENEFIT PROGRAM       |         |                                |                |
| LIFE INSURANCE COMPANY OF NORTH AMERICA   |                                          | 3/2017-FLI051384               | 244696  | FLI051384 PREMIUMS - MARCH     | \$10,212.65    |
|                                           |                                          | 3/2017-LK030278                |         | LK030278 PREMIUMS-MARCH        | \$11,370.96    |
|                                           |                                          | 3/2017-OK807703                |         | OK807703 PREMIUMS-MARCH        | \$2,868.24     |
|                                           |                                          | 4/2017-FLI051384               |         | FLI051384 PREMIUMS - APRIL     | \$10,191.27    |
|                                           |                                          | 4/2017-LK030278                |         | LK030278 PREMIUMS-APRIL        | \$10,472.92    |
|                                           |                                          | 4/2017-OK807703                |         | OK807703 PREMIUMS-APRIL        | \$3,104.61     |
| MAGELLAN BEHAVIORAL HEALTH                |                                          | MAY 2017                       | 244700  | EAP PREMIUMS-MAY               | \$703.28       |
| MERCER (US) INC                           | P057474                                  | 102210003207                   | 244703  | PROVIDE BENEFITS CONSULTING AN | \$7,083.33     |
| VERDE SERVICES INC                        |                                          | 1170476                        | 244527  | 1ST QTR 2017 COBRA/RETIREE     | \$185.00       |
| EMPLOYEE BENEFIT PROGRAM TOTAL ****       |                                          |                                |         |                                | \$56,192.26    |
| HEALTH CARE/BENEFITS PLAN Total ***       |                                          |                                |         |                                | \$56,192.26    |
| <b>FUND 521</b>                           | <b>UNEMPLOYMENT FUND</b>                 |                                |         |                                |                |
| <b>Division:</b>                          | 223                                      | UNEMPLOYEMENT COMPENSATION     |         |                                |                |
| STATE OF WASHINGTON                       |                                          | 1STQTR2017                     | 244470  | 1ST QTR 2017 UNEMPLOYMENT      | \$48,799.41    |
| UNEMPLOYEMENT COMPENSATION TOTAL ****     |                                          |                                |         |                                | \$48,799.41    |
| UNEMPLOYMENT FUND Total ***               |                                          |                                |         |                                | \$48,799.41    |





## City Of Richland

VL-1 Voucher Listing

From: 4/24/2017 To: 5/5/2017

| Vendor                                          | P.O. Number | Invoice Number                  | Check # | Purpose of Purchase        | Invoice Amount    |
|-------------------------------------------------|-------------|---------------------------------|---------|----------------------------|-------------------|
| <b>FUND 522</b>                                 |             | <b>POST EMP HEALTHCARE PLAN</b> |         |                            |                   |
| <b>Division:</b>                                | 224         | POST EMPLOYMENT BENEFITS PRGM   |         |                            |                   |
| VERDE SERVICES INC                              |             | 1170476                         | 244527  | 1ST QTR 2017 COBRA/RETIREE | \$1,650.00        |
|                                                 |             | 1172140                         |         | 1ST QTR 2017 COBRA/RETIREE | \$60.00           |
| <b>POST EMPLOYMENT BENEFITS PRGM TOTAL ****</b> |             |                                 |         |                            | <b>\$1,710.00</b> |
| <b>POST EMP HEALTHCARE PLAN Total ***</b>       |             |                                 |         |                            | <b>\$1,710.00</b> |
| <b>FUND 611</b>                                 |             | <b>FIREMAN'S PENSION</b>        |         |                            |                   |
| <b>Division:</b>                                | 216         | FIRE PENSION                    |         |                            |                   |
| BAKER, MARSHALL R                               |             | MAY 2017                        | 244613  | MEDICARE PREMIUM/BAKER     | \$108.00          |
| BENTON COUNTY FIRE DIST 1                       |             | 2017-22                         | 244542  | FIRE PENSION FEB-MAR 2017  | \$1,450.66        |
| BOWLS, DAVID                                    |             | 01/18-02/01 2017                | 244436  | NON COVERED MEDICAL        | \$320.00          |
|                                                 |             | MAY 2017                        | 244624  | MEDICARE PREMIUM/BOWLS     | \$104.90          |
| CANFIELD, HARRY R                               |             |                                 | 244630  | MEDICARE PREMIUM/CANFIELD  | \$107.00          |
| CARRICK, HENRY                                  |             |                                 | 244631  | MEDICARE PREMIUM/CARRICK   | \$104.90          |
| CLARK, FRANK M                                  |             |                                 | 244641  | MEDICARE PREMIUM/CLARK     | \$104.90          |
| DOWNES, DANNY                                   |             | MAR 2017 CORRECT                | 244657  | MEDICARE PREMIUM/DOWNES    | \$117.10          |
|                                                 |             | MAY 2017                        |         | MEDICARE PREMIUM/DOWNES    | \$134.00          |
| ELIASON, CURTIS                                 |             |                                 | 244662  | MEDICARE PREMIUM/ELIASON   | \$109.00          |
| ESTY, RAYMOND J                                 |             |                                 | 244666  | MEDICARE PREMIUM/ESTY      | \$104.90          |
| FERRIANS, ALLEN LARRY                           |             |                                 | 244668  | MEDICARE PREMIUM/FERRIANS  | \$109.00          |
| HOUCHIN, EARL                                   |             |                                 | 244679  | MEDICARE PREMIUM/HOUCIN    | \$104.90          |
| JOHNSON, NEILS E                                |             |                                 | 244685  | MEDICARE PREMIUM/JOHNSON   | \$105.00          |
| JONES, HAROLD                                   |             |                                 | 244686  | MEDICARE PREMIUM/JONES     | \$104.90          |
| KEYS, JACK D                                    |             |                                 | 244689  | MEDICARE PREMIUM/KEYS      | \$134.80          |
| KROGER-FRED MEYER                               |             | 031017DD                        | 244440  | NON COVERED RX             | \$95.96           |
| LAHTI, ROGER P                                  |             | 031617                          | 244441  | NON COVERED MEDICAL        | \$130.00          |
|                                                 |             | MAY 2017                        | 244690  | MEDICARE PREMIUM/LAHTI     | \$104.90          |
| MILL PLAIN MEDICAL & PHARMACY                   |             | 033017HC                        | 244443  | NON COVERED RX             | \$625.56          |
| MITCHELL, RAYMOND L                             |             | MAY 2017                        | 244706  | MEDICARE PREMIUM/MITCHELL  | \$107.00          |
| MULROY, JAMES P                                 |             | APRIL 2017                      | 244709  | MEDICARE PREMIUM/RODGERS   | \$134.00          |
| MURRAY, DAVID                                   |             | MAY 2017                        | 244710  | MEDICARE PREMIUM/MURRAY    | \$104.90          |
| MYERS, EDWARD A                                 |             |                                 | 244711  | MEDICARE PREMIUM/MYERS     | \$107.00          |
| OWEN, MICHAEL                                   |             |                                 | 244713  | MEDICARE PREMIUM/OWEN      | \$104.90          |
| POLLARD, JAMES                                  |             |                                 | 244720  | MEDICARE PREMIUM/POLLARD   | \$104.90          |
| RODGERS, GARY H                                 |             | APRIL 2017                      | 244732  | MEDICARE PREMIUM/RODGERS   | \$231.30          |
| RONEY, LARRY                                    |             | 17-214 RONEY                    | 244444  | 17-214 WSLEA CONFERENCE    | \$692.37          |
|                                                 |             | MAY 2017                        | 244734  | MEDICARE PREMIUM/RONEY     | \$106.00          |
| SIEMENS, DONALD                                 |             |                                 | 244739  | MEDICARE PREMIUM/SIEMENS   | \$107.00          |



## City Of Richland

VL-1 Voucher Listing

From: 4/24/2017 To: 5/5/2017

| Vendor                           | P.O. Number                | Invoice Number | Check # | Purpose of Purchase         | Invoice Amount |
|----------------------------------|----------------------------|----------------|---------|-----------------------------|----------------|
| WEST, ROYAL                      |                            | MAY 2017       | 244762  | MEDICARE PREMIUM/WEST       | \$106.00       |
| WILLIAMSON, CRAIG E              |                            |                | 244768  | MEDICARE PREMIUM/WILLIAMSON | \$105.00       |
| FIRE PENSION TOTAL ****          |                            |                |         |                             | \$6,290.75     |
| FIREMAN'S PENSION Total ***      |                            |                |         |                             | \$6,290.75     |
| <b>FUND 612</b>                  | <b>POLICEMEN'S PENSION</b> |                |         |                             |                |
| <b>Division:</b>                 | 217                        | POLICE PENSION |         |                             |                |
| ANDERS, PETER                    |                            | MAY 2017       | 244607  | MEDICARE PREMIUM/ANDERS     | \$107.00       |
| BATES, LAURIE VERN JR            |                            |                | 244614  | MEDICARE PREMIUM/BATES      | \$108.00       |
| BEDEN, LARRY                     |                            |                | 244616  | MEDICARE PREMIUM/BEDEN      | \$108.00       |
| BOLSTAD, BARRY                   |                            | APRIL 2017     | 244435  | MEDICARE PREMIUM/BOLSTAD    | \$134.00       |
| BRUNSON, DALE A                  |                            | MAY 2017       | 244626  | MEDICARE PREMIUM/BRUNSON    | \$106.00       |
| BUSH, LEE                        |                            |                | 244628  | MEDICARE PREMIUM/BUSH       | \$106.00       |
| CASE, MIKE                       |                            | 022817         | 244437  | NON COVERED RX              | \$30.00        |
|                                  |                            | 031417         |         | NON COVERED RX              | \$33.46        |
|                                  |                            | MAR-APR 2017   |         | MEDICARE PREMIUM/CASE       | \$284.26       |
| CLEAVENGER, WILL J               |                            | MAY 2017       | 244642  | MEDICARE PREMIUM/CLEAVENGER | \$107.00       |
| CLEMENTS, JOHN M                 |                            |                | 244643  | MEDICARE PREMIUM/CLEMENTS   | \$104.90       |
| COUCH, LARRY                     |                            |                | 244650  | MEDICARE PREMIUM/COUCH      | \$108.00       |
| DEMYER, JAMES J                  |                            |                | 244655  | MEDICARE PREMIUM/DEMYER     | \$112.00       |
| DRIVER, DOUGLAS D                |                            |                | 244658  | MEDICARE PREMIUM/DRIVER     | \$125.00       |
| DUCHEMIN, ROGER                  |                            |                | 244659  | MEDICARE PREMIUM/DUCHEMIN   | \$107.00       |
| EYE CONSULTANTS, P.S.            |                            | 113016PA       | 244438  | NON COVERED VISION          | \$70.00        |
| GANLEY, JOHN M                   |                            | MAY 2017       | 244673  | MEDICARE PREMIUM/GANLEY     | \$107.00       |
| HEASTON & THOMPSON VISION CLINIC |                            | 031417MC       | 244439  | NON COVERED VISION          | \$75.00        |
|                                  |                            | 21717RC        |         | NON COVERED VISION          | \$39.00        |
| HIGGINS, FRED C                  |                            | MAY 2017       | 244678  | MEDICARE PREMIUM/HIGGINS    | \$106.00       |
| KROGER-FRED MEYER                |                            | 031017JD       | 244440  | NON COVERED RX              | \$64.37        |
| LARSON, SCOTT K                  |                            | 031717         | 244442  | NON COVERED RX              | \$863.05       |
|                                  |                            | MAY 2017       | 244692  | MEDICARE PREMIUM/LARSON     | \$125.00       |
| LEWIS, DAVID L                   |                            |                | 244694  | MEDICARE PREMIUM/LEWIS      | \$105.80       |
| LOHDEFINCK, RICHARD N            |                            |                | 244698  | MEDICARE PREMIUM/LOHDEFINCK | \$108.00       |
| MOORE, ROBERT                    |                            |                | 244708  | MEDICARE PREMIUM/MOORE      | \$106.00       |
| SPARKS, DAVID W                  |                            |                | 244741  | MEDICARE PREMIUM/SPARKS     | \$107.00       |
| TANNER, WILLIAM                  |                            | APRIL 2017     | 244445  | MEDICARE PREMIUM/TANNER     | \$134.00       |
| TAYLOR, RANDAL L                 |                            | MAY 2017       | 244746  | MEDICARE PREMIUM/TAYLOR     | \$134.00       |
| THOMAS, GERALD D                 |                            |                | 244750  | MEDICARE PREMIUM/THOMAS     | \$107.00       |
| TURNER, ROY                      |                            |                | 244755  | MEDICARE PREMIUM/TURNER     | \$108.00       |
| WA STATE LEOFF EDUCATION ASN     |                            | WSLEA COUCH    | 244446  | 2017 CONF REG- L. COUCH     | \$425.00       |
| WILMOTH, ROD                     |                            | MAY 2017       | 244769  | MEDICARE PREMIUM/WILMOTH    | \$108.00       |
| ZIMMERMAN, GERALD                |                            |                | 244770  | MEDICARE PREMIUM/ZIMMERMAN  | \$104.90       |



## City Of Richland

VL-1 Voucher Listing

From: 4/24/2017 To: 5/5/2017

| Vendor                                 | P.O. Number                         | Invoice Number            | Check # | Purpose of Purchase            | Invoice Amount |
|----------------------------------------|-------------------------------------|---------------------------|---------|--------------------------------|----------------|
| POLICE PENSION TOTAL****               |                                     |                           |         |                                | \$4,677.74     |
| POLICEMEN'S PENSION Total ***          |                                     |                           |         |                                | \$4,677.74     |
| <b>FUND 641</b>                        | <b>SOUTHEAST COMMUNICATIONS CTR</b> |                           |         |                                |                |
| <b>Division:</b>                       | 600                                 | SECOMM OPERATIONS GENERAL |         |                                |                |
| AT&T LONG DISTANCE                     |                                     | 04/17 03030107210         | 244611  | FAX LINES 03/21-04/22/17       | \$35.01        |
| CENTURYLINK                            |                                     | 0417-509-624-3863         | 244545  | GENERAL 04/16-05/16/17         | \$7.32         |
| CITY OF KENNEWICK                      |                                     | 012858                    | 244547  | 2ND QTR 2017 BI-PIN S/W MAINT  | \$429.75       |
| CITY OF RICHLAND                       |                                     | 17-095 DEGRAAF            | 244639  | 17-095 ACCIS SPRING CONFERE    | \$466.68       |
| DE GRAAF, DOUGLAS                      |                                     |                           | 244653  | 17-095 ACCIS SPRING CONFERE    | \$88.36        |
| FRONTIER                               |                                     | 04/17 2061881060          | 244560  | GENERAL 04/19-05/18/17         | \$415.07       |
|                                        |                                     | 04/17 5096282608          |         | GENERAL 04/7-05/06/17          | \$81.54        |
| MOON, TAE-IM PHD                       |                                     | 041217                    | 244494  | PSYCH EVALUATION- BROWN        | \$400.00       |
| ON SCENE MEDICAL SERVICES, P.C.        |                                     | 0030-                     | 244497  | PRE EMP-PHYSICALS              | \$117.50       |
| POCKETINET COMMUNICATIONS INC          |                                     | 187373                    | 244719  | WIRELESS TRNSPRT/INTERNET-JUNE | \$268.28       |
| SPRAGUE PEST SOLUTIONS                 |                                     | 3116449                   | 244743  | APRIL 2017 MONTHLY SERVICES    | \$44.21        |
| VANGUARD CLEANING SYSTEM OF INLAND NW  |                                     | 68829                     | 244759  | BCES JANITORIAL SRVCS-MAY      | \$375.00       |
| SECOMM OPERATIONS GENERAL TOTAL****    |                                     |                           |         |                                | \$2,728.72     |
| <b>Division:</b>                       | 601                                 | E911 OPERATIONS           |         |                                |                |
| APOLLO SHEET METAL INC                 |                                     | 940004973                 | 244539  | HVAC MAINTENANCE - 02/09/17    | \$192.43       |
| CITY OF RICHLAND                       |                                     | 17-092 HUSA               | 244463  | 17-092 MAP WORKFLOW BOOTCAM    | \$813.06       |
| FRONTIER                               |                                     | 04/17 5097352383          | 244560  | GENERAL 04/7-05/6/17           | \$160.94       |
| GEORGE, JORDAN                         |                                     | 17-189 GEORGE             | 244476  | 17-189 SECO CONTRACTS MEETI    | \$26.00        |
| LETTRICK, R. KIM                       |                                     | 17-188 LETTRICK           | 244693  | 17-188 SECO CONTRACTS MEETI    | \$38.77        |
| MOON, TAE-IM PHD                       |                                     | 041217                    | 244494  | PSYCH EVALUATION- BROWN        | \$400.00       |
| ON SCENE MEDICAL SERVICES, P.C.        |                                     | 0030-                     | 244497  | PRE EMP-PHYSICALS              | \$117.50       |
| POCKETINET COMMUNICATIONS INC          |                                     | 187373                    | 244719  | WIRELESS TRNSPRT/INTERNET-JUNE | \$268.27       |
| E911 OPERATIONS TOTAL****              |                                     |                           |         |                                | \$2,016.97     |
| <b>Division:</b>                       | 602                                 | SECOMM AGENCY             |         |                                |                |
| MID COLUMBIA CONSTRUCTION INC DBA      |                                     | 1061480                   | 244704  | START UP SPRINKLER SYSTEM      | \$58.65        |
| SECOMM AGENCY TOTAL****                |                                     |                           |         |                                | \$58.65        |
| SOUTHEAST COMMUNICATIONS CTR Total *** |                                     |                           |         |                                | \$4,804.34     |
| <b>FUND 642</b>                        | <b>800 MHZ PROJECT</b>              |                           |         |                                |                |
| <b>Division:</b>                       | 610                                 | 800 MHZ                   |         |                                |                |
| LEGACY POWER SYSTEMS                   |                                     | P057490 31014             | 244487  | TAX                            | \$42.59        |
|                                        |                                     | P057490                   |         | FAN FOR BADGER MTN EXHAUST FAN | \$495.22       |
| 800 MHZ TOTAL****                      |                                     |                           |         |                                | \$537.81       |
| 800 MHZ PROJECT Total ***              |                                     |                           |         |                                | \$537.81       |



## City Of Richland

VL-1 Voucher Listing

From: 4/24/2017 To: 5/5/2017

| Vendor                                           | P.O. Number                       | Invoice Number                 | Check # | Purpose of Purchase            | Invoice Amount    |
|--------------------------------------------------|-----------------------------------|--------------------------------|---------|--------------------------------|-------------------|
| <b>FUND 643</b>                                  | <b>EMERGENCY MANAGEMENT</b>       |                                |         |                                |                   |
| <b>Division:</b>                                 | 620                               | STATE / LOCAL ASSISTANCE       |         |                                |                   |
| CALVERT, BRIAN                                   |                                   | 17-187 CALVERT                 | 244458  | 17-187 SE WA TYPE 3 WORKSHO    | \$74.00           |
| SPRAGUE PEST SOLUTIONS                           |                                   | 3116449                        | 244743  | APRIL 2017 MONTHLY SERVICES    | \$14.73           |
| VANGUARD CLEANING SYSTEM OF INLAND NW            |                                   | 68829                          | 244759  | BCES JANITORIAL SRVCS-MAY      | \$62.50           |
| <b>STATE / LOCAL ASSISTANCE TOTAL ****</b>       |                                   |                                |         |                                | <b>\$151.23</b>   |
| <b>Division:</b>                                 | 621                               | RADIOLOGICAL EMGCY PREPAREDNES |         |                                |                   |
| APOLLO SHEET METAL INC                           |                                   | 940004973                      | 244539  | HVAC MAINTENANCE - 02/09/17    | \$192.43          |
| AT&T LONG DISTANCE                               |                                   | 04/17 03030107210              | 244611  | FAX LINES 03/21-04/22/17       | \$17.50           |
| CALVERT, BRIAN                                   |                                   | 042017                         | 244629  | REIMB RADIOLOGICAL DECON KI    | \$129.83          |
| CITY OF RICHLAND                                 |                                   | 17-177 BLACKMARR               | 244463  | 17-177 NREP CONFERENCE & TR    | \$380.00          |
| MID COLUMBIA CONSTRUCTION INC DBA                |                                   | 1061480                        | 244704  | START UP SPRINKLER SYSTEM      | \$29.32           |
| POCKETINET COMMUNICATIONS INC                    |                                   | 187373                         | 244719  | WIRELESS TRNSPRT/INTERNET-JUNE | \$114.98          |
| SPRAGUE PEST SOLUTIONS                           |                                   | 3116449                        | 244743  | APRIL 2017 MONTHLY SERVICES    | \$14.73           |
| VANGUARD CLEANING SYSTEM OF INLAND NW            |                                   | 68829                          | 244759  | BCES JANITORIAL SRVCS-MAY      | \$62.50           |
| <b>RADIOLOGICAL EMGCY PREPAREDNES TOTAL ****</b> |                                   |                                |         |                                | <b>\$941.29</b>   |
| <b>Division:</b>                                 | 622                               | DOE EMERGENCY PREPAREDNESS     |         |                                |                   |
| VANGUARD CLEANING SYSTEM OF INLAND NW            |                                   | 68829                          | 244759  | BCES JANITORIAL SRVCS-MAY      | \$62.50           |
| <b>DOE EMERGENCY PREPAREDNESS TOTAL ****</b>     |                                   |                                |         |                                | <b>\$62.50</b>    |
| <b>Division:</b>                                 | 623                               | JURISIDICITION                 |         |                                |                   |
| AT&T LONG DISTANCE                               |                                   | 04/17 03030107210              | 244611  | FAX LINES 03/21-04/22/17       | \$17.50           |
| MID COLUMBIA CONSTRUCTION INC DBA                |                                   | 1061480                        | 244704  | START UP SPRINKLER SYSTEM      | \$29.32           |
| POCKETINET COMMUNICATIONS INC                    |                                   | 187373                         | 244719  | WIRELESS TRNSPRT/INTERNET-JUNE | \$114.97          |
| SPRAGUE PEST SOLUTIONS                           |                                   | 3116449                        | 244743  | APRIL 2017 MONTHLY SERVICES    | \$14.74           |
| VANGUARD CLEANING SYSTEM OF INLAND NW            |                                   | 68829                          | 244759  | BCES JANITORIAL SRVCS-MAY      | \$62.50           |
| <b>JURISIDICITION TOTAL ****</b>                 |                                   |                                |         |                                | <b>\$239.03</b>   |
| <b>Division:</b>                                 | 630                               | HOMELAND SECURITY PREPARDNESS  |         |                                |                   |
| TNVC INC                                         | P057567                           | 333856-G                       | 244752  | SHIPPING: FEDEX GROUND         | \$108.60          |
|                                                  | P057567                           |                                |         | B.E. MEYERS IZLID 100P-SHORT R | \$7,458.65        |
| <b>HOMELAND SECURITY PREPARDNESS TOTAL ****</b>  |                                   |                                |         |                                | <b>\$7,567.25</b> |
| <b>EMERGENCY MANAGEMENT Total ***</b>            |                                   |                                |         |                                | <b>\$8,961.30</b> |
| <b>FUND 803</b>                                  | <b>UTILITY BILL CLEARING FUND</b> |                                |         |                                |                   |
| <b>Division:</b>                                 | 000                               |                                |         |                                |                   |
| ADVANCED UTILITY ACCOUNTS PAYABLE INVOICES       |                                   | CISPAY13438                    | 244590  | Customer Refund                | \$0.42            |
|                                                  |                                   | CISPAY13439                    | 244580  | Customer Refund                | \$26.43           |
|                                                  |                                   | CISPAY13440                    | 244553  | Customer Refund                | \$54.78           |



## City Of Richland

## VL-1 Voucher Listing

From: 4/24/2017 To: 5/5/2017

| Vendor                                        | P.O. Number | Invoice Number | Check # | Purpose of Purchase | Invoice Amount |
|-----------------------------------------------|-------------|----------------|---------|---------------------|----------------|
| ADVANCED UTILITY ACCOUNTS PAYABLE<br>INVOICES |             | CISPAY13441    | 244598  | Customer Refund     | \$10.00        |
|                                               |             | CISPAY13442    | 244589  | Customer Refund     | \$107.65       |
|                                               |             | CISPAY13443    | 244781  | Customer Refund     | \$11.17        |
|                                               |             | CISPAY13444    | 244776  | Customer Refund     | \$17.66        |
|                                               |             | CISPAY13445    | 244785  | Customer Refund     | \$144.33       |
|                                               |             | CISPAY13446    | 244814  | Customer Refund     | \$36.31        |
|                                               |             | CISPAY13447    | 244786  | Customer Refund     | \$175.55       |
|                                               |             | CISPAY13448    | 244798  | Customer Refund     | \$168.64       |
|                                               |             | CISPAY13449    | 244823  | Customer Refund     | \$44.07        |
|                                               |             | CISPAY13450    | 244801  | Customer Refund     | \$113.84       |
|                                               |             | CISPAY13451    | 244809  | Customer Refund     | \$103.72       |
|                                               |             | CISPAY13452    | 244791  | Customer Refund     | \$174.18       |
|                                               |             | CISPAY13453    | 244771  | Customer Refund     | \$1.35         |
|                                               |             | CISPAY13454    | 244806  | Customer Refund     | \$92.54        |
|                                               |             | CISPAY13455    | 244794  | Customer Refund     | \$335.34       |
|                                               |             | CISPAY13456    | 244797  | Customer Refund     | \$372.09       |
|                                               |             | CISPAY13457    | 244779  | Customer Refund     | \$103.24       |
|                                               |             | CISPAY13458    | 244805  | Customer Refund     | \$201.40       |
|                                               |             | CISPAY13459    | 244807  | Customer Refund     | \$15.96        |
|                                               |             | CISPAY13460    | 244817  | Customer Refund     | \$150.00       |
|                                               |             | CISPAY13461    | 244796  | Customer Refund     | \$449.38       |
|                                               |             | CISPAY13462    | 244802  | Customer Refund     | \$36.43        |
|                                               |             | CISPAY13463    | 244774  | Customer Refund     | \$102.48       |
|                                               |             | CISPAY13464    | 244822  | Customer Refund     | \$13.95        |
|                                               |             | CISPAY13465    | 244816  | Customer Refund     | \$98.59        |
|                                               |             | CISPAY13466    | 244795  | Customer Refund     | \$79.84        |
|                                               |             | CISPAY13467    | 244803  | Customer Refund     | \$43.46        |
| UNASSIGNED TOTAL ****                         |             |                |         |                     | \$3,284.80     |
| UTILITY BILL CLEARING FUND Total ***          |             |                |         |                     | \$3,284.80     |



City Of Richland

VL-1 Voucher Listing

From: 4/24/2017 To: 5/5/2017

| Vendor | P.O. Number | Invoice Number | Check # | Purpose of Purchase | Invoice Amount |
|--------|-------------|----------------|---------|---------------------|----------------|
|--------|-------------|----------------|---------|---------------------|----------------|

Invoice Total: \*\*\*\*

\$2,579,112.78

Number of Invoices

Amount

|                           |     |                |
|---------------------------|-----|----------------|
| Vouchers In Richland      | 232 | \$99,815.46    |
| Vouchers In Tri Cities    | 148 | \$763,196.13   |
| Vouchers In WA            | 159 | \$441,712.99   |
| Vouchers Outside WA       | 392 | \$1,274,388.20 |
| Vouchers Final Total..... | 931 | \$2,579,112.78 |

| Ob ject Category | Title                      | Total          | Percentage |
|------------------|----------------------------|----------------|------------|
| 2                | BENEFITS                   | \$160,830.45   | 6.24%      |
| 3                | SUPPLIES                   | \$344,831.39   | 13.37%     |
| 4                | OTHER SERVICES & CHARGES   | \$492,309.13   | 19.09%     |
| 5                | INTERGOVERNMENTAL SERVICES | \$93,913.30    | 3.64%      |
| 6                | CAPITAL PROJECTS           | \$508,307.22   | 19.71%     |
|                  | MACHINERY & EQUIPMENT      | \$453,153.37   | 17.57%     |
|                  | REFUNDS                    | \$3,284.80     | 0.13%      |
|                  | INVENTORY PURCHASES        | \$522,483.12   | 20.26%     |
|                  | Total                      | \$2,579,112.78 |            |



# COUNCIL AGENDA ITEM COVERSHEET

Council Date: 05/16/2017

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: 05/16/2017

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: 05/16/2017

Agenda Category: Reports and Comments

Key Element:

Subject:  
Mayor

Department:  
City Council

Ordinance/Resolution Number:

Document Type:  
Presentation

Recommended Motion:

Summary:

Fiscal Impact:

Attachments: