



Agenda
City Council Regular Meeting
Tuesday, June 6, 2017
City Hall Council Chamber | 505 Swift Boulevard

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

Agenda Item:

1. Executive Session Per RCW 42.30.110 (1) (ii) Discuss Current or Potential Litigation (15 minutes)
 - Pete Rogalsky, Public Works Director
2. Discuss Meeting Agenda Items (15 minutes)
 - City Council Members

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

Welcome and Roll Call

Pledge of Allegiance

Approval of Agenda: (Approved by Motion)

Presentations:

3. New Hire/Retirements (5 minutes)
 - Allison Jubb, Human Resources Director
4. Update on the REACH by Rosanna Sharpe, Executive Director (7 minutes)
 - Cindy Reents, City Manager

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

5. Proposed 2018-2023 Six-year Transportation Improvement Program
 - Pete Rogalsky, Public Works Director
6. Proposed Water Use Efficiency Goals
 - Pete Rogalsky, Public Works Director
7. Proposed 2017-2018 Collective Bargaining Agreement with the Southeast Washington Telecommunicators Guild - Resolution No. 99-17
 - Cathleen Koch, Administrative Services Director
8. Amending the 2017 Budget for the General Fund to Provide Additional Appropriations for Expenditures Related to the City's Government Access Broadcast Signal and Additional PEG Access Channels - Ordinance No. 20-17
 - Jon Amundson, Assistant City Manager

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:

9. Approve the Minutes of the Meetings Held May 2, 16, 23, 2017
 - Heather Kintzley, City Attorney

Ordinances - First Reading:

10. Ordinance 20-17, Amending the 2017 Budget for the General Fund to Provide Additional Appropriations for Expenditures Related to the City's Government Access Broadcast Signal and Additional PEG Access Channels.
 - Jon Amundson, Assistant City Manager

Ordinances - Second Reading/Passage:

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

Resolutions – Adoption:

12. Resolution No. 09-17, Authorizing a Purchase Agreement with Virginia Transformer for Procurement of the Leslie Road Substation Power Transformer
 - Bob Hammond, Energy Services Director
13. Resolution No. 86-17, Approving the Preliminary Plat of The Reserve at Summerview Terrace (Closed Record)
 - Kerwin Jensen, Community Development Director
14. Resolution No. 93-17, Awarding Distribution of 2017 Business License Reserve Funds (BLRF)
 - Kerwin Jensen, Community Development Director
15. Resolution No. 94-17, Awarding Distribution of Commercial Improvement Funds (CIP)
 - Kerwin Jensen, Community Development Director
16. Resolution No. 95-17, Approving the Final Plat of Clearwater Creek Phase 4
 - Kerwin Jensen, Community Development Director
17. Resolution No. 96-17, Approving the Name "Sterling Heights" for a Private Access Street
 - Kerwin Jensen, Community Development Director
18. Resolution No. 98-17, Approving the Final Plat of White Bluffs Phase 4
 - Kerwin Jensen, Community Development Director
19. Resolution No. 99-17, Proposed 2017-2018 Collective Bargaining Agreement with the Southeast Washington Telecommunicators Guild
 - Cathleen Koch, Administrative Services Director

Items for Approval:

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

Expenditures - Approval:

21. Expenditures from May 8, 2017 - May 26, 2017 for \$6,402,899.62 including Check Nos. 244825-245559, Wire Nos. 6454-6469, Payroll Check Nos. 119393-119939, and Payroll Wire/ACH Nos. 9932-9946
- 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: 06/06/2017

Agenda Category: Agenda Item

Key Element:

Subject:

Executive Session Per RCW 42.30.110 (1) (ii) Discuss Current or Potential Litigation (15 minutes)

Department:

Public Works

Ordinance/Resolution Number:

Document Type:

Executive Session Item

Recommended Motion:

Summary:

Fiscal Impact:

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 06/06/2017

Agenda Category: Agenda Item

Key Element:

Subject:

Discuss Meeting Agenda Items (15 minutes)

Department:
City Manager

Ordinance/Resolution Number:

Document Type:
Presentation

Recommended Motion:

Summary:

Fiscal Impact:

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 06/06/2017

Agenda Category: Presentations

Key Element:

Subject:

New Hire/Retirements (5 minutes)

Department:

Administrative Services

Ordinance/Resolution Number:

Document Type:

Presentation

Recommended Motion:

Summary:

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

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

Fiscal Impact:

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 06/06/2017

Agenda Category: Presentations

Key Element:

Subject:

Update on the REACH by Rosanna Sharpe, Executive Director (7 minutes)

Department:
City Manager

Ordinance/Resolution Number:

Document Type:
Presentation

Recommended Motion:

Summary:

Fiscal Impact:

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 06/06/2017

Agenda Category: Public Hearing

Key Element: Key 2 - Infrastructure & Facilities

Subject:

Proposed 2018-2023 Six-year Transportation Improvement Program

Department:

Public Works

Ordinance/Resolution Number:

Document Type:

Public Hearing Item

Recommended Motion:

Summary:

A public hearing will be held to take testimony on adopting the proposed 2018-2023 Six-year Transportation Improvement Program (TIP).

The TIP has been presented at the April 19, 2017 Planning Commission workshop and May 24, 2017 Planning Commission regular meeting as well as the May 25 Parks and Recreation Commission workshop.

The Planning Commission has recommended approval by Council. The Parks Commission will forward a recommendation at their regular meeting on June 8, 2017.

A resolution adopting the 2018-2023 Six-year TIP will be presented at the June 20, 2017 Regular Council meeting.

Fiscal Impact:

Attachments:

1. Draft 2018-2023 TIP
2. 2018 - 2023 TIP Map



Six Year Transportation Improvement Program From 2018 to 2023

Agency: Richland

County: Benton

MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
16	1	/ 3440(001) Duportail Bridge - Phase 2 Duportail Street Riverstone Drive to Cottonwood Street 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	2018		0		0	100,000	100,000
S	RW	2018		0		0	100,000	100,000
S	CN	2019		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	3,300,000	0	0	0
Totals	200,000	3,300,000	0	0	0



Six Year Transportation Improvement Program From 2018 to 2023

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County: Benton

MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
16	2	/ 3459(001) Center Parkway Extension Center Parkway Gage Blvd to Tapteal Dr Construct new 3-lane roadway with bike lanes, curb, gutter and sidewalk on both sides. Construct a signalized/gated at-grade crossing of the Port of Benton R/R track.	R001					01		0.330	CE	Yes

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
S	CN	2018	STP(UL)	556,770	TIB	360,420	0	917,190
P	CN	2018	STP(UL)	300,000	TIB	116,930	0	416,930
Totals				856,770		477,350	0	1,334,120

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
CN	1,334,120	0	0	0	0
Totals	1,334,120	0	0	0	0



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Y Inside

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16	3	Queensgate Drive/Columbia Park Trail Improvements Queensgate Drive Keene Road to I-182 EB ramp terminal 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
S	CN	2018		0		0	1,757,500	1,757,500
Totals				0		0	1,757,500	1,757,500

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
CN	1,757,500	0	0	0	0
Totals	1,757,500	0	0	0	0



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14	4	George Washington Way Pavement Preservation George Washington Way Guyer Street to Horn Rapids Road This project will mill and fill the entire roadway, address ADA ramp compliance, and restripe.	R037					05		4.700	CE	No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2018	NHPP	25,950		0	4,050	30,000
P	CN	2019	NHPP	3,280,080		0	511,920	3,792,000
Totals				3,306,030		0	515,970	3,822,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	30,000	0	0	0	0
CN	0	3,822,000	0	0	0
Totals	30,000	3,822,000	0	0	0



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Y Inside

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16	5	Swift Boulevard Improvements Swift Boulevard Stevens Dr to George Washington Way Mill and overlay street, widen sidewalks, add shared parking/bike lanes, add decorative street lighting, irrigation, street trees and landscaped medians.	R019					31	P S W	0.500	CE	No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	CN	2018		0		0	980,000	980,000
Totals				0		0	980,000	980,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
CN	980,000	0	0	0	0
Totals	980,000	0	0	0	0



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19	6	Vantage Highway Pathway - Phase 2 Snyder Street Robertson Drive to Stevens Drive Construct a new, separated Hot Mix Asphalt multi-use pathway connecting the Vantage Highway Pathway Phase 1 with the Stevens Drive Pathway.	R018					28	P W	0.400	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	2019		0	Ped/Bike Program	43,250	6,750	50,000
P	RW	2019		0	Ped/Bike Program	21,625	3,375	25,000
P	CN	2020		0	Ped/Bike Program	505,750	89,250	595,000
Totals				0		570,625	99,375	670,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	50,000	0	0	0
RW	0	25,000	0	0	0
CN	0	0	595,000	0	0
Totals	0	75,000	595,000	0	0



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Y Inside

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14	7	South George Washington Way Intersection Improvements George Washington Way I-182 to Comstock Street Upgrade and reconfigure George Washington Way(GWW) including the intersections of GWW/Columbia Point Drive/Adams Street and GWW/Comstock Street to provide improved safety, capacity, and mobility. Improve pedestrian access and safety crossing George Washington Way. Also includes modifying the WB I-182, NB SR 240, and SB SR 240 ramps to improve safety.	R031					03	O S W	0.680	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	2020	STP(UL)	187,800	TIB	450,720	112,680	751,200
P	RW	2021	STP(UL)	125,000	TIB	75,000	300,000	500,000
P	CN	2022	STP(UL)	2,159,700	TIB	5,183,280	1,295,820	8,638,800
Totals				2,472,500		5,709,000	1,708,500	9,890,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	751,200	0	0
RW	0	0	0	500,000	0
CN	0	0	0	0	8,638,800
Totals	0	0	751,200	500,000	8,638,800

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16	8	Columbia Park Trail - East Columbia Park Trail SR 240 WB Offramp to East City Limits Reconstruct the street to provide 3-lanes, with curb, gutter, sidewalks, bike lanes street lights, drainage facilities and streetscape on both sides.	R010					04	C P S T W	0.720	CE	No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2020		0	TIB	80,000	60,000	140,000
P	CN	2021		0	TIB	1,902,164	475,541	2,377,705
Totals				0		1,982,164	535,541	2,517,705

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	140,000	0	0
CN	0	0	0	2,377,705	0
Totals	0	0	140,000	2,377,705	0



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14	9	Steptoe Street / Tapteal Drive Intersection Improvements CID Canal to Canyon Street Realign Tapteal Drive and Steptoe Street intersection by constructing a new intersection. Also includes sidewalks, street lights, fully signalized and gated at-grade railroad crossing, storm drainage.	R029					03	S W	0.230	CE	Yes

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	RW	2021		0		0	50,000	50,000
P	CN	2021		0		0	1,330,000	1,330,000
Totals				0		0	1,380,000	1,380,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
RW	0	0	0	50,000	0
CN	0	0	0	1,330,000	0
Totals	0	0	0	1,380,000	0



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17	10	Rachel Road Improvements Rachel Road Leslie Rd to Steptoe St Construct a 2-lane collector with curb, gutter & sidewalk, street lights and storm drainage on both sides of the street. Left turn lanes will be constructed where needed.	R008					01	O P S W	1.200	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	2019		0		0	200,000	200,000
P	RW	2020		0		0	300,000	300,000
P	CN	2021		0		0	1,700,000	1,700,000
Totals				0		0	2,200,000	2,200,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	200,000	0	0	0
RW	0	0	300,000	0	0
CN	0	0	0	1,700,000	0
Totals	0	200,000	300,000	1,700,000	0



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17	11	Queensgate Drive Extension Queensgate Drive Shockley Rd to Keene Rd Construct a 3-lane street with curb, gutter, sidewalk, street lights and drainage facilities on both sides. Construct a roundabout at the Queensgate Drive/Shockley Road intersection. Modify the Keene Road/Queensgate Drive traffic signal to accommodate the new south leg of Queensgate Drive.	R012					01	C G P S T W	0.450	CE	No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2020		0		0	150,000	150,000
P	RW	2020		0		0	100,000	100,000
P	CN	2021		0		0	850,000	850,000
Totals				0		0	1,100,000	1,100,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	150,000	0	0
RW	0	0	100,000	0	0
CN	0	0	0	850,000	0
Totals	0	0	250,000	850,000	0



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Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
16	12	Gage Boulevard Improvements Gage Boulevard Penny Royal Ave to Morency Dr. Add bike lanes, shoulders, sidewalks, street lights, storm drainage on Gage Boulevard.	R028					04	O P	0.750	CE	No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2021		0		0	75,000	75,000
P	CN	2022		0		0	750,000	750,000
Totals				0		0	825,000	825,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	0	75,000	0
CN	0	0	0	0	750,000
Totals	0	0	0	75,000	750,000



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17	13	Bellerive Drive Extension Bellerive Drive Rachel Rd to 100' S. of Wenatchee Ln. Construct a new 2-lane street with curb, gutter, sidewalk, bike lanes, street lights and storm drainage facilities.	R009					01	P S W	0.070	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	2019		0		0	10,000	10,000
P	RW	2020		0		0	10,000	10,000
P	CN	2021		0		0	50,000	50,000
Totals				0		0	70,000	70,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	10,000	0	0	0
RW	0	0	10,000	0	0
CN	0	0	0	50,000	0
Totals	0	10,000	10,000	50,000	0

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19	14	Marcus Whitman Elementary - SRTS Snow Ave Duportail Street to Hoffman Street Construct concrete sidewalks, curb and gutter, storm drainage, street lights, and HMA overlay on Snow Avenue between Duportail Street and Hoffman Street. Construct concrete sidewalks, curb and gutter, storm drainage, street lights, and HMA to tie into the south side of Gray Street between Snow Avenue and Winslow Avenue on the designated school walk route for Marcus Whitman Elementary.	R035					28	O W	0.270	CE	No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2019		0	SRTS	30,000	0	30,000
P	CN	2020		0	SRTS	461,200	0	461,200
Totals				0		491,200	0	491,200

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	30,000	0	0	0
CN	0	0	461,200	0	0
Totals	0	30,000	461,200	0	0



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14	15	Stevens Drive Pathway Stevens Drive Spengler St to Horn Rapids Rd Construct a separated multi-use pathway on east side of Stevens Drive.	R016					28	C P T	2.250	CE	No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2020		0		0	70,000	70,000
P	CN	2021		0		0	880,000	880,000
Totals				0		0	950,000	950,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	70,000	0	0
CN	0	0	0	880,000	0
Totals	0	0	70,000	880,000	0

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N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
17	16	Queensgate Drive - Phase II Queensgate Drive Bermuda Rd to Alla Vista Rd Construct new 2-lane collector with curb, gutter, sidewalk, street lights, and storm drainage facilities on both sides	R013					01	P S W	2.000	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	2020		0		0	300,000	300,000
P	RW	2021		0		0	500,000	500,000
P	CN	2022		0		0	2,600,000	2,600,000
Totals				0		0	3,400,000	3,400,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	300,000	0	0
RW	0	0	0	500,000	0
CN	0	0	0	0	2,600,000
Totals	0	0	300,000	500,000	2,600,000



Six Year Transportation Improvement Program From 2018 to 2023

Agency: Richland

County: Benton

MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
12	17	Vantage Highway Pathway - Phase 3 SR 240 Twin Bridges Road to Kingsgate Way Construct a new, separated Hot Mix Asphalt multi-use pathway on the north side of SR 240.	R034					28		1.750	CE	No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2021	TAP(UL)	30,000		0	20,000	50,000
P	CN	2022	TAP(UL)	500,000		0	50,000	550,000
Totals				530,000		0	70,000	600,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	0	50,000	0
CN	0	0	0	0	550,000
Totals	0	0	0	50,000	550,000

	Federal Funds	State Funds	Local Funds	Total Funds
Grand Totals for Richland	7,165,300	12,530,339	15,791,886	35,487,525

City of Richland

2018 - 2023 SIX YEAR TRANSPORTATION IMPROVEMENT PROGRAM MAP

Legend

- Intersection Improvements
- Other Transportation Improvements
- Multi-Use Trails

Project List

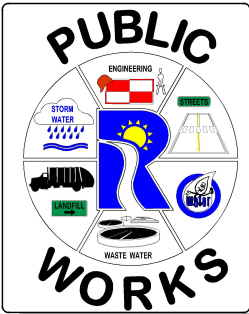
- 1 Duportail Bridge
- 2 Center Parkway Extension
- 3 Queensgate Drive/Columbia Park Trail Improvements
- 4 George Washington Way Pavement Preservation
- 5 Swift Corridor Improvements
- 6 Vantage Highway Pathway Phase 2
- 7 South GWW Safety & Mobility Improvements
- 8 Columbia Park Trail East
- 9 Steptoe/Tapteal Intersection Improvements
- 10 Rachel Road Improvements
- 11 Queensgate Drive Extension
- 12 Gage Boulevard Improvements
- 13 Bellerive Drive Extension
- 14 Marcus Whitman Elementary - SRTS
- 15 Stevens Drive Pathway
- 16 Queensgate Drive Extension - Phase II
- 17 Vantage Highway Pathway Phase 3



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COUNCIL AGENDA ITEM COVERSHEET

Council Date: 06/06/2017

Agenda Category: Public Hearing

Key Element:

Subject:

Proposed Water Use Efficiency Goals

Department:

Public Works

Ordinance/Resolution Number:

Document Type:

Public Hearing Item

Recommended Motion:

Summary:

Washington Administrative Code Section 246-290-800 requires the City Council , as the governing board of the City's water utility, to establish water use efficiency goals through a public process. City staff completed an outreach program in April of this year that meets the requirements of the regulations. This public hearing will supplement the April effort, allowing the public a further opportunity to provide input to these goals. Staff intends to present the goals for Council approval as part of the 2017 Water System Plan adoption resolution later this summer.

Fiscal Impact:

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 06/06/2017

Agenda Category: Public Hearing

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Proposed 2017-2018 Collective Bargaining Agreement with the Southeast Washington Telecommunicators Guild - Resolution No. 99-17

Department:

Administrative Services

Ordinance/Resolution Number:

99-17

Document Type:

Presentation

Recommended Motion:

Summary:

This public hearing is held to allow for input on the proposed 2017-2018 Collective Bargaining Agreement with the Southeast Washington Telecommunicators Guild.

Resolution No. 99-17 is being presented for Council consideration and approval on the agenda.

Fiscal Impact:

No

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 06/06/2017

Agenda Category: Public Hearing

Key Element:

Subject:

Amending the 2017 Budget for the General Fund to Provide Additional Appropriations for Expenditures Related to the City's Government Access Broadcast Signal and Additional PEG Access Channels - Ordinance No. 20-17

Department:

Assistant City Manager

Ordinance/Resolution Number:

20-17

Document Type:

Public Hearing Item

Recommended Motion:

Summary:

A public hearing is necessary to consider a Budget Adjustment to Cable Capital Equipment Reserve Fund.

Fiscal Impact:

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 06/06/2017

Agenda Category: Minutes

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Approve the Minutes of the Meetings Held May 2, 16, 23, 2017

Department:
City Attorney

Ordinance/Resolution Number:

Document Type:
Minutes

Recommended Motion:

Approve the minutes of the Council meeting held on May 2, 16, 23, 2017

Summary:

None.

Fiscal Impact:

None.

Attachments:

1. Draft 050217 Minutes
2. Draft 051617 Minutes
3. Draft 052317 Minutes



MINUTES
RICHLAND CITY COUNCIL REGULAR MEETING
Richland City Hall ~ 505 Swift Boulevard
Tuesday, May 2, 2017

Draft

Pre-Meeting:

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

Attendance:

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

Also present were City Manager Reents, Assistant City Manager Amundson, City Attorney Kintzley, Administrative Services Director Koch, Public Works Director Rogalsky and City Clerk Hopkins.

Agenda Items:

1. Landfill Gas Development (10 minutes)
- Pete Rogalsky, Public Works Director

Mr. Rogalsky gave details about the possibility of selling the methane gas in the landfill for a revenue stream.

2. Landfill Update (10 minutes)
- Pete Rogalsky, Public Works Director

Mr. Rogalsky gave details about allowing other entities to bring refuse to the landfill for a revenue stream.

Ms. Reents briefed Council on the new video stream that will be played on the monitors in the Council Chamber before the Council meetings that will air the City's Vision Statement, Mission Statement and other information about the City.

Mayor Thompson noted the Top of the Box Regional Vision Committee will attend a future Council meeting to discuss their goals.

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 read the City's Vision statement.

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

Also present were City Manager Reents, Assistant City Manager Amundson, City Attorney Kintzley, Fire and Emergency Services Battalion Chief Wroolie, 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.

Pledge of Allegiance:

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

Approval of Agenda:

COUNCILMEMBER ANDERSON MOVED AND COUNCILMEMBER KENT SECONDED A MOTION TO APPROVE THE AGENDA AS PUBLISHED. THE MOTION CARRIED 7-0.

Presentations:

1. New Hire/Retirements (5 minutes) (not available or presentation)
- Allison Jubb, Human Resources Director
2. Public Service Recognition Week Proclamation (5 minutes)
- Robert Thompson, Mayor

Mayor Thompson read the proclamation.

3. Older Americans Month Proclamation (additional proclamation)

Councilmember Lemley read the Older Americans Month Proclamation.

4. 2016 United Way of Benton & Franklin Counties Campaign Award for the City of Richland (5 minutes)
- Sandi Edgemon, Energy Services Business Services Manager

Ms. Edgemon said the City won the United Way award for the largest increase in giving for a large employer and gave details about the award event. She will be displaying the award in the different City buildings.

Public Hearing:

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

1. Relinquishment of an Easement Lying within 2005 Saint Street - Resolution No. 73-17
- Pete Rogalsky, Public Works Director

Mr. Rogalsky said Lamb Weston is developing property at 2005 Saint Street and requested the drainage easement on the property be relinquished as the City has determined it is no longer necessary.

Mayor Thompson opened the public hearing at 7:41 p.m. and closed the public hearing at 7:41:15 p.m. as there were no comments

Public Comments:

City Clerk Hopkins read the public comments procedure.

Ann Fraser, 570 Holly Street, Richland, WA, expressed her support to the inclusiveness resolution.

Ken Peters, 1311 Hains Street, Richland, WA, reported the corner on 1311 Haines Street was unsafe and requested the City install no parking signs at that location.

Eileen Yokuda, 455 Mainmast Court, Richland, WA, expressed her support to the inclusiveness resolution.

Barbara Chen, 2528 Harris Avenue, Richland, WA, began reading the inclusiveness resolution.

Martin Briarty, 704 Wright Avenue, Richland, WA, finished reading the inclusiveness resolution.

Consent Calendar:

City Clerk Hopkins read the Consent Calendar.

Minutes:

1. Approve the Minutes of the Council Meetings Held April 18 and 25, 2017
- Heather Kintzley, City Attorney

Ordinances - First Reading:

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

4. Ordinance No. 18-17, Authorizing use of Eminent Domain for the Duportail Bridge Project
- Pete Rogalsky, Public Works Director

Ordinances - Second Reading/Passage:

5. 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
6. 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

Resolutions – Adoption:

7. Resolution No. 07-17, Authorizing an Interlocal Cooperation Agreement with Benton PUD for the Reata-to- Sunset Substations Transmission Line
- Bob Hammond, Energy Services Director
8. Resolution No. 68-17, Authorizing a Second Amendment to the Professional Services Contract with Oneza and Associates
- Kerwin Jensen, Community Development Director
9. Resolution No. 73-17, Authorizing Relinquishment of a Drainage Easement Within 2005 Saint Street and within a Portion of the Hagen Road Right-of-Way
- Pete Rogalsky, Public Works Director
10. Resolution No. 76-17, Authorizing an Agreement with the Tri-Cities Development Council (TRIDEC)
- Kerwin Jensen, Community Development Director
11. Resolution No. 80-17, Authorizing a Consultant Agreement with Springsted, Incorporated for a Classification and Compensation Study
- Jon Amundson, Assistant City Manager
12. Resolution No. 81-17 Authorizing Submission of an Application to the Washington Rural Heritage Program of the Washington State Library
- Joe Schiessl, Parks and Public Facilities Director
13. Resolution No. 82-17, Approving a Substantial Amendment to the 2015 and 2016 HOME Grant Annual Action Plans and the 2017 Unallocated Program Income, and Allocating Funding to the Kennewick Housing Authority Rental Development Project 2017 HOME Activity
- Kerwin Jensen, Community Development Director
14. Resolution No. 83-17, Approving Amendment No. 2 to the 2014-2016 HOME Consortium Cooperative Agreement as Extended to 2017-2019
- Kerwin Jensen, Community Development Director

15. Resolution No. 84-17, Authorizing an Agreed Order with the Washington State Department of Ecology
- Pete Rogalsky, Public Works Director
16. Resolution No. 85-17, Authorizing an Interlocal Agreement with Benton County for Bridge Inspections
- Pete Rogalsky, Public Works Director

Expenditures - Approval:

17. Expenditures from April 10, 2017 - April 21, 2017 for \$6,225,140.89 including Check Nos. 243950-244434, Wire Nos. 6412-6436, Payroll Check Nos. 118325-118862, and Payroll Wire/ACH Nos. 9886-9909
- Cathleen Koch, Administrative Services Director

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

Reports and Comments:

1. City Manager Reents had no comments.

- 2 Councilmember:

Councilmember Kent said she attended the ribbon cutting event for Yellow Dog Art Studio as well as the Arbor Day event.

Councilmember Luzzo Gilmour expressed her thanks to the Arts Commission for their work on the art project for the Duportail Bridge. She will attend the ribbon cutting for the sand volleyball court at Leslie Groves Park.

Councilmember Lemley also express his thanks to the Arts Commission for their work on the art project for the Duportail Bridge and to the Kadlec Medical Center's staff for their excellent service. He also noted the new fitness room in the Richland Community Center.

Adjournment:

Mayor Thompson adjourned the meeting at 8:00 p.m.

Respectfully Submitted,

FORM APPROVED:

Marcia Hopkins, City Clerk

DATE APPROVED:

Robert J. Thompson, Mayor

DATE PUBLISHED:



MINUTES
RICHLAND CITY COUNCIL REGULAR MEETING
Richland City Hall ~ 505 Swift Boulevard
Tuesday, May 16, 2017

Draft

Pre-Meeting:

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

Attendance:

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

Also present were City Manager Reents, Assistant City Manager Amundson, City Attorney Kintzley, Community Development Director Jensen, Fire and Emergency Services Director Huntington, Energy Services Director Hammond and City Clerk Hopkins.

Agenda Items:

1. Horn Rapids Solar, Storage and Training Projects (HRSST) - Energy Northwest (10 minutes)
- Bob Hammond, Energy Services Director

Mr. Hammond gave details about the project noting it has a combination of a standard power purchase agreement related to the solar power and a participant agreement related to the battery to store the solar power.

Fire and Emergency Services Director Huntington gave details on the public education program on wildfire prevention provided to the Leslie Canyon area residents.

Mr. Jensen gave a brief update on the upcoming Planning Commission meeting and public hearing regarding the Comprehensive Plan.

2. 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 City Manager Reents, Assistant City Manager Amundson, City Attorney Kintzley, Fire and Emergency Services Director Huntington, Community Development Director Jensen, Public Works Director Rogalsky, Parks and Public Facilities Director Schiessl, Police Services Captain Taylor, Energy Services Director Hammond and City Clerk Hopkins.

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.

Public Hearing:

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

1. Amending 2017 - 2022 Transportation Improvement Program (TIP) - Resolution No. 89-17
- Pete Rogalsky, Public Works Director

Mr. Rogalsky said the TIP amendment is for accepting grant funds for the Duportail Bridge and the Columbia Park Trail improvements.

Mayor Thompson opened the public hearing at 7:33 p.m. and closed the hearing at 7:33:15 p.m. as there were no comments.

Public Comments:

Ann Fraser, 570 Holly Street, Richland, WA, said would like to see the Vision Statement prominently displayed on the City media outlets and would like to see an inclusiveness statement adopted by the City.

Eileen Yokuda, 455 Mainmast Court, Richland, WA, said the 60th anniversary of the incorporation of Richland is in 2018 and she would like to have an inclusiveness statement included in that celebration.

Kathy Sali, 1893 Young Grade Road, Yakima, WA, recommends Richland lift the marijuana ban to open the City for cannabis businesses. She started a petition requesting the ban on marijuana be lifted.

Ann Marx encouraged Richland to become an inclusive community.

Shir Reliev, 114 Patton Street, Richland, WA, said she is the daughter of immigrants and encourages Richland to become to be an inclusive community.

Laura Newberry, 618 Muriel Street, Richland, WA, said she is excited to attend the upcoming luau event at the John Dam Plaza and thanked the organizers for sponsoring this event.

Consent Calendar:

City Clerk Hopkins read the Consent Calendar.

Minutes:

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

Ordinances - First Reading:

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

Ordinances - Second Reading/Passage:

3. Ordinance No. 08-17, Issuance of 2017 Limited Tax General Obligation (LTGO) Bonds
- Cathleen Koch, Administrative Services Director
4. Ordinance No. 09-17, Sale of 2017 Waterworks Utility Revenue and Refunding Bonds
- Cathleen Koch, Administrative Services Director
5. Ordinance No. 18-17, Authorizing Use of Eminent Domain for Duportail Bridge
- Pete Rogalsky, Public Works Director

Resolutions – Adoption:

6. Resolution No. 87-17, Acceptance of Richland Public Library Donor Plaque
- Joe Schiessl, Parks and Public Facilities Director
7. Resolution No. 88-17, Authorizing the Submittal of a Washington State Department of Transportation Grant
- Pete Rogalsky, Public Works Director
8. Resolution No. 89-17, Amending the 2017 - 2022 Transportation Improvement Program
- Pete Rogalsky, Public Works Director

9. Resolution No. 90-17, Authorizing an Amendment to Purchase Order Agreement with GeoDigital, Inc.
- Bob Hammond, Energy Services Director
10. Resolution No. 91-17, Approving the Final Plat of Rancho Del Ray 9
- Kerwin Jensen, Community Development Director
11. 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:

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

Expenditures - Approval:

13. 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

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

Reports and Comments:

1. City Manager Reents said the Benton County Emergencies Services Board reported they have reached a tentative agreement with Franklin County and the City of Pasco for a joint dispatcher center with Benton County Emergencies Services. The next step is for each entity to get approval of the agreement.
2. Council:

Councilmember Anderson said he did not support the marijuana business because it is still considered a federal offense and as many jobs in Richland are federal or federally funded, marijuana use by those employees would be considered illegal. He also said in 1973, Richland passed a Human Rights ordinance promoting equality among all people and demonstrates inclusiveness.

Councilmember Kent said the real issue is what actions the City and its citizens are going to do to make inclusiveness happen. She said she attended the recent Federal Bar Legal Education event and that she dined at Ethos Bakery and Café and stated it was excellent.

Councilmember Luzzo Gilmour said the City has many multi-culture events, including an upcoming Chinese Heritage Festival and believes the City can demonstrate its inclusiveness. She also complimented Ethos Bakery and Café and lastly, encouraged citizens to give their input on the Comprehensive Plan.

Councilmember Lemley spoke on how Richland is an inclusive community. He also said the Kids Big Rigs Day event is scheduled for Saturday, May 20, 2017, in Columbia Park and that the Richland Senior Center is in need of donated knick-knacks to sell.

3. Mayor Thompson spoke on how he believes Richland is an inclusive community.

Adjournment:

Mayor Thompson adjourned the meeting at 8:08 p.m.

Respectfully Submitted,

Marcia Hopkins, City Clerk

FORM APPROVED:

Robert J. Thompson, Mayor

DATE APPROVED:

DATE PUBLISHED:



MINUTES
CITY COUNCIL WORKSHOP
Richland City Hall ~ 505 Swift Boulevard
Tuesday, May 23, 2017

City Council Workshop – 6:00 p.m.

Attendance:

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

Also present were City Manager Reents, Assistant City Manager Amundson, City Attorney Kintzley, Public Works Director Rogalsky, Transportation and Development Manager Peters, Parks and Public Facilities Project Manager Sweeney, Parks and Public Facilities Director Schiessl and City Clerk Hopkins.

Pledge of Allegiance:

Mayor Pro Tem Christensen led the Councilmembers and audience in the Pledge of Allegiance.

Agenda Items:

1. Right-of-Way Transfer Along Columbia Park Trail
- Pete Rogalsky, Public Works Director

Mr. Peters said the proposed interlocal with Benton County is for a right-of-way transfer of a section of county road along Columbia Park Trail that intersects with the Sundance Estates plat. Benton County does not want responsibility of that intersection and is willing to transfer the right-of-way for that portion of the road to the City. Mr. Rogalsky gave details about the proposal.

Councilmembers discussed the proposal with Mr. Rogalsky.

2. Lamb Weston Agreement
- Pete Rogalsky, Public Works Director

Mr. Rogalsky said the water and sewer connection fees for the new Lamb Weston facility requires a negotiation by contract. He gave the unique details of the sewer and water connections as well as the water consumption the facility will require. He also discussed the details of the contract.

Councilmembers discussed the proposal with Mr. Rogalsky.

3. Swift Corridor: City Hall Project Update

- Joe Schiessl, Parks and Public Facilities Director

Mr. Schiessl and Mr. Sweeney gave a presentation on the new City Hall project including project team updates, cost review, floor plan updates and the exterior and interior design.

Councilmembers discussed the proposal with Mr. Schiessl and Mr. Sweeny.

4. Executive Session per RCW 42.30.110(h) (iii) Richland Sign Code (45 minutes)

- Heather Kintzley, City Attorney

COUNCILMEMBER KENT MOVED AND MAYOR PRO TEM CHRISTENSEN SECONDED A MOTION TO MOVE INTO EXECUTIVE SESSION AT 7:20 P.M. TO DISCUSS RICHLAND SIGN CODES PER RCW 42.30.110 (h) (iii) FOR 45 MINUTES. THE MOTION CARRIED 5-0.

MAYOR PRO TEM CHRISTENSEN MOVED AND COUNCILMEMBER KENT SECONDED A MOTION TO MOVE OUT OF EXECUTIVE SESSION AT 7:47 P.M. THE MOTION CARRIED 5-0.

Adjournment:

Mayor Pro Tem adjourned the workshop at 7:48 p.m.

Respectfully Submitted,

Marcia Hopkins, City Clerk

FORM APPROVED:

Robert J. Thompson, Mayor

DATE APPROVED:

DATE PUBLISHED:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 06/06/2017

Agenda Category: Ordinances - First Reading

Key Element: Key 6 - Community Amenities

Subject:

Ordinance 20-17, Amending the 2017 Budget for the General Fund to Provide Additional Appropriations for Expenditures Related to the City's Government Access Broadcast Signal and Additional PEG Access Channels.

Department:

Assistant City Manager

Ordinance/Resolution Number:

20-17

Document Type:

Ordinance

Recommended Motion:

Give first reading, by title only, to Ordinance No. 20-17, Amendment to the General Fund

Summary:

The City of Richland, as a requirement of its franchise agreement, Ordinance No. 34-16, with Falcon Video Communications, L.P. ("Charter") may designate up to four (4) Public, Educational and Government (PEG) access channels.

The City also receives funding from Charter for purchase of cable capital equipment. Per the franchise, the City is further able to designate PEG cable access providers. Thus the City has entered into Contract No. 178-16 with Richland School District (RSD) and Washington State University (WSU) to establish and operate two Educational Cable Access Channels, respectively.

A one-time grant of \$25,000 will be given to each entity to purchase necessary cable casting equipment to activate channel. This money will be distributed from the Cable Capital Equipment Reserve, which has a current balance of approximately \$160,000.

In addition, Charter Communication has requested that the City upgrade its Government Access channel's broadcast signal to coincide with the educational access channel activation. Equipment costs for the upgrade are \$20,000.

The City had planned to upgrade and purchase this High Definition equipment during its new City Hall move. Thus, this funding would have been part of the 2018 budget request. Charter and the City will save in efficiency by upgrading and activating all three channels at once.

Fiscal Impact:

The City receives funding of .35 per cable subscriber, per quarter from Charter for purchase of cable capital equipment. This amount is calculated at \$8,500 per quarter. The current balance in the Cable Capital Equipment Reserve is approximately \$160,000. The City anticipates an additional \$34,000 to be received in payments from Charter by last quarter of 2017

Attachments:

1. Draft Ord. No. 20-17, Budget Amendment - Cable Reserve
2. Access Grant with RSD
3. Access Grant with WSU

ORDINANCE NO. 20-17

AN ORDINANCE of the City of Richland amending the 2017 Budget to provide for additional appropriations and declaring that a public emergency exists in the City's General Fund.

WHEREAS, on November 20, 2016, the Richland City Council approved Ordinance No. 60-16 approving the 2017 Budget; and

WHEREAS, on April 25, 2017, the City entered into a contract with Richland School District, pursuant to Contract No. 178-16, granting an Educational Cable Access Channel and a one-time grant of \$25,000 for equipment purchase; and

WHEREAS, on May 11, 2017, the City entered into a contract with Washington State University–Tri-Cities, pursuant to Contract No. 178-16, granting an Educational Cable Access Channel and a one-time grant of \$25,000 for equipment purchase; and

WHEREAS, the City's government access channel has been advised by Charter Communications to upgrade its broadcast signal with approximately \$20,000 in HD equipment during the activation time of the above access channels; and

WHEREAS, no funds were appropriated from the General Fund's Cable Capital Equipment Reserve for new cable channel access activation and upgrades to existing channel for High Definition transmission; and

WHEREAS, sufficient unappropriated funds are available in the Cable Capital Equipment Reserve to support the required budget adjustment; and

WHEREAS, a public hearing was held pursuant to RCW 35.33.091 on June 6, 2017, regarding the increase in appropriations from unappropriated fund balance in the General Fund.

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

Section 1. Facts Constituting Emergency. The expenses contained within this ordinance were not anticipated when the 2017 budget was approved.

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

Section 3. Amendment of the 2017 Budget. The 2017 Budget is hereby amended to provide additional appropriations in the General Fund from unappropriated fund balance as follows:

General Fund

Current Appropriation: \$ 56,761,792

Increase in Appropriation: \$ 70,000

Amended Appropriation: \$ 56,831,792

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

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

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

Date Published: _____

CABLE TELEVISION EDUCATIONAL ACCESS GRANT

By and Between

CITY OF RICHLAND

And

RICHLAND SCHOOL DISTRICT

This **Cable Television Educational Access Grant** ("Grant Agreement") is entered into on this 25 day of April, 2017 by and between the **City of Richland**, a Washington municipal corporation, located at 505 Swift Blvd. in Richland, Washington (hereinafter "City"), and **Richland School District No. 400**, a political subdivision of the state of Washington, located at 615 Snow Ave. in Richland, Washington (hereinafter "RSD"). The City and RSD are referred to collectively herein as the "Parties."

I. Recitals

WHEREAS, pursuant to Ordinance 34-16, the City may require its cable provider, Charter Communications, to grant use of up to four (4) cable access channels on its system to provide Public, Educational and Government (PEG) programming to citizens of Richland; and

WHEREAS, the City receives a specific allotment of PEG monies from Charter Communications to support its efforts in providing local programming to citizens of Richland; and

WHEREAS, RSD desires to operate a cable access channel for the purpose of producing local educational programming, a component of PEG; and

WHEREAS, consistent with the purpose behind PEG funding, Ordinance 34-16 regarding Designated Access Providers (DAPs), and for the benefit of the citizens of Richland, the parties to this Agreement desire to make the programming generated by RSD available on Richland Cable Channel 196.

NOW, THEREFORE, the Parties herby agree as follows:

II. Agreement

1. The City hereby grants to RSD use of an educational access channel in accordance with Ordinance No. 34-16, relating to the operation of a cable communications franchise within the City of Richland.
2. The City Cable Communications Ordinance No. 34-16 and Federal Communications Commission (FCC) Rules and Regulations as adopted or as hereafter amended are hereby incorporated into this Grant Agreement by reference and shall apply as though set forth herein. Ordinance 34-16 is attached as Exhibit A.

3. Ordinance No. 34-16 requires the Cable Operator to interconnect with RSD to its headend to enable cablecasting of educational access programming to Richland subscribers on the cable television network within ninety (60) days of the City's request. Subject to execution of this Grant Agreement by both parties prior to March 31, 2017, the City will request activation of an educational access channel from the Cable Operator on or before May 1, 2017. The educational access channel shall be a component of the Cable Operator's basic service tier to which subscription is required for access to any other tier of service.
4. RSD shall be responsible for transmission of programming to the Cable Operator's headend, including all capital and operational expenses.
5. The City hereby provides a one-time grant of \$25,000 to RSD for purchase of necessary equipment to produce and cablecast RSD access programming from its fiber interconnect link with Charter Communications at the Richland School District Special Projects Building, 615 Snow Avenue in Richland, Washington.
6. At the close of each calendar year, RSD shall provide the City with invoices showing capital equipment purchases consistent with Ordinance No. 34-16 uses. Such invoices shall be required under this Agreement until such time as monies from the grant have been exhausted.
7. In accordance with Ordinance No. 34-16, within twelve (12) months of channel activation, RSD shall consistently provide a minimum annual average of thirty-six (36) hours per week of non-repetitive locally produced PEG programming measured on a quarterly basis. Effective August 1, 2018, and continuing thereafter until termination of this Agreement, RSD shall consistently provide forty-eight (48) hours per week of non-repetitive locally produced PEG programming measured on a quarterly basis.
8. RSD will provide playback services and manage the cablecasting schedule for the educational access channel. RSD may only cablecast non-commercial PEG programming in accordance with Ordinance No. 34-16.
9. RSD shall maintain records of the locally-produced PEG video programming carried on the RSD access channel. These records shall be maintained for a period of no less than two (2) years, and shall be promptly produced to City upon request to comply with Ordinance 34-16.
10. No Assignment. This Grant Agreement is not assignable by RSD in whole or in part. No alteration or variation of the terms and conditions of this Grant Agreement shall be valid unless made in writing by the City, and no oral understandings or agreements not incorporated herein shall be binding on RSD or the City. All obligations of the Parties hereto incurred or existing under the terms of this Grant Agreement as of the date of termination shall survive such termination.

11. Severability. Should any term or condition of this Grant Agreement be held invalid by a court of competent jurisdiction, such invalidity shall not affect other terms or conditions of the Grant Agreement which can be given effect without the invalid term or condition; to this end the terms and conditions of this Grant Agreement are declared severable.
12. Force Majeure. No Party shall be liable to the other or deemed in default under this Grant Agreement if and to the extent that such party's performance of this contract is prevented by reason of force majeure, including but not limited to acts of God, acts or omissions of any party, fires, strikes, insurrections, riots, embargoes, delays in transportation or inability to obtain supplies.
13. Liability Insurance. RSD shall secure and maintain a sufficient liability insurance policy, an extension of existing coverage presently available, or sufficient self-insurance naming the City as additional insureds providing for libel, slander, copyright violations, property damage or casualty loss protection and defense and indemnification for all risks of injury or damages arising out of or incident to this Grant Agreement. RSD is responsible for full payment of any additional costs for such coverage. Insurance coverage shall be written with limits no less than \$1,000,000 each occurrence, \$2,000,000 general aggregate. RSD shall be responsible for obtaining releases for copyrighted materials broadcast on its educational access channel.
14. All resources provided by the City to RSD under this Grant Agreement are furnished to the City through the Cable Operator. The Cable Operator's failure to provide resources to the City may result in the City's inability to comply with this Grant Agreement. The City shall not be liable to RSD for damages of any kind whatsoever should the Cable Operator fail to provide resources under Ordinance No. 34-16.
15. RSD shall defend, indemnify and hold harmless the City, its officers, officials, and employees from any and all claims, injuries, damages, losses or suits, including payment of litigation costs and attorney fees, arising or issuing out of or in connection with this Grant Agreement, except to the extent that such loss is caused by the City's sole negligence or willful conduct.
16. The City may periodically request RSD to interrupt its scheduled programming for other educational access programs. All requests must be received by RSD at least three (3) business days prior to a scheduled interruption.
17. Term. The term of this Grant Agreement shall be from the above date through January 1, 2020 and shall automatically renew annually unless written intent to terminate is given by either Party no less than sixty (60) days prior to December 31 of each year. Either Party may terminate this Grant Agreement without cause at any time upon sixty (60) days written notice to the other Party. Amendments to this Grant Agreement shall be in writing and mutually agreed to by the parties.

18. Violations; 30 Days To Cure. If the City has reason to believe that RSD is in violation of this Grant Agreement, the Communications & Marketing Manager shall notify RSD in writing of the violation setting forth the facts thereof. Within thirty (30) days of receipt of such notice, or such longer period as specified by the Communications & Marketing Manager, RSD shall respond in writing that the violation has been cured or provide a cure plan that satisfies the City, or provide explanations to refute or excuse with documentation to support a finding that the alleged violation did not occur. If the violation has not been cured within the time allowed, the City may immediately terminate this Grant Agreement.
19. Violations; Greater Than 30 Days. If the nature of the violation is such that it cannot be fully cured within thirty (30) days due to circumstances not under RSD's control, the period of time in which RSD must cure the violation may be temporarily extended by the Communications & Marketing Manager in writing for such additional time as is reasonably necessary to complete the cure, provided that: (i) RSD shall have promptly commenced the cure, and (ii) in the Communications & Marketing Manager's reasonable judgment, RSD is diligently pursuing its efforts to cure. If the violation has not been cured within the extended time allowed, the City may immediately terminate this Grant Agreement.
20. Notice. All notices to the City and RSD shall be in writing and shall be deemed served when delivered by hand or by Federal Express or similar service to that Party's address set forth below during normal hours; or when mailed to any other person designated by that Party in writing herein to receive such notice, via certified mail, return receipt requested.

If to City:

Communications & Marketing Office
505 Swift Blvd MS-39
Richland, WA 99352

If to RSD:

Steve Aagaard
615 Snow Avenue
Richland, WA 99352

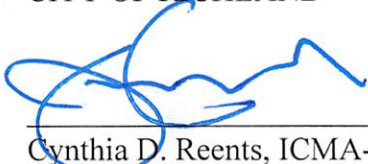
17. Integration. This Grant Agreement and the documents incorporated by reference herein contain all the terms and conditions agreed upon by the Parties. No other understandings, oral or otherwise, regarding the subject matter of this Agreement shall be deemed to exist or to bind any of the Parties. This Agreement shall expressly supersede all prior Agreements related to its subject matter.
18. Governing Law; Venue. Jurisdiction and venue for any action relating to the interpretation, enforcement, or any dispute arising from this Grant Agreement shall be in Benton County Superior Court. Except where federal law preempts, this Grant Agreement shall be construed,

and the legal relations between the Parties hereto shall be determined, in accordance with the laws of the State of Washington.

19. Waiver. No waiver by any Party hereto of any terms or conditions of this Grant Agreement shall be deemed or construed to be a waiver of any other term or condition, nor shall the waiver of any breach be deemed or construed to constitute a waiver of any subsequent breach, whether of the same or any other term or condition of this Grant Agreement.

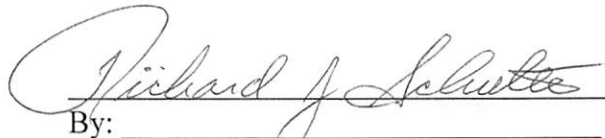
IN WITNESS WHEREOF, the Parties hereto have executed this Grant Agreement as of the day and year first above written.

CITY OF RICHLAND



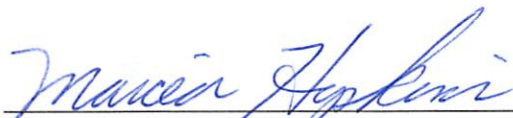
Cynthia D. Reents, ICMA-CM
City Manager

RICHLAND SCHOOL DISTRICT



By: _____
Its: SUPERINTENDENT

Attest:



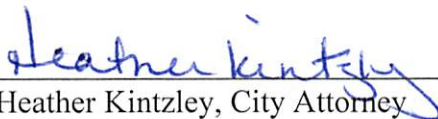
Marcia Hopkins, City Clerk

Approved as to Form – Legal Review:



By: _____
Legal Counsel for RSD

Approved as to Form:



Heather Kintzley, City Attorney

Schools Insurance Association of Washington

CERTIFICATE OF COVERAGE

Issue Date: 04/26/2017

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE MEMORANDUM OF COVERAGE (MOC) BELOW. THIS CERTIFICATE OF COVERAGE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the MOC must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the MOC, certain coverage may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	COMPANIES AFFORDING COVERAGE
Clear Risk Solutions 451 Diamond Drive Ephrata, WA 98823 Phone 509-754-2027 Fax 509-754-3406	GENERAL LIABILITY SIAW/Munich Re Torus Specialty Insurance Company AUTOMOBILE LIABILITY SIAW/Munich Re Torus Specialty Insurance Company
INSURED	PROPERTY SIAW/Munich Re, et al. CRIME / PUBLIC EMPLOYEE DISHONESTY SIAW/Munich Re
Richland School District #400 615 Snow Avenue Richland, WA 99352	

COVERAGES

THIS IS TO CERTIFY THAT THE COVERAGES LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE COVERAGE PERIOD INDICATED, NOT WITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN. THE COVERAGE AFFORDED BY THE MOC DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH MOC. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

TYPE OF COVERAGE	MOC NUMBER	MOC EFF DATE	MOC EXP DATE	DESCRIPTION	LIMITS
GENERAL LIABILITY					
COMMERCIAL GENERAL LIABILITY OCCURRENCE FORM	SIAW161734034	09/01/2016	09/01/2017	GENERAL AGGREGATE	\$31,000,000
				PRODUCT-COMP/OP AGG	\$31,000,000
				PERSONAL & ADV. INJURY	\$25,000,000
				EACH OCCURRENCE	\$25,000,000
(LIABILITY IS SUBJECT TO A 100,000 SIR PAYABLE FROM PROGRAM FUNDS)				ANNUAL PROGRAM AGGREGATE	\$150,000,000
AUTOMOBILE LIABILITY					
ANY AUTO	SIAW161734034	09/01/2016	09/01/2017	COMBINED SINGLE LIMIT	\$25,000,000
(LIABILITY IS SUBJECT TO A 100,000 SIR PAYABLE FROM PROGRAM FUNDS)				ANNUAL PROGRAM AGGREGATE	NONE
PROPERTY					
	SIAW161734034	09/01/2016	09/01/2017	ALL RISK PER OCC EXCL EQ & FL	\$150,000,000
				EARTHQUAKE PER OCC	\$25,000,000
				FLOOD PER OCC (Except FZ A&V, which is \$1MM)	\$25,000,000
(PROPERTY IS SUBJECT TO A \$250,000 SIR PAYABLE FROM PROGRAM FUNDS)				ANNUAL PROGRAM AGGREGATE	NONE
CRIME/PUBLIC EMPLOYEE DISHONESTY					
(CRIME SUBJECT TO A \$250,000 PROGRAM SIR)	SIAW161734034	09/01/2016	09/01/2017	PER LOSS	\$1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / SPECIAL ITEMS

Regarding Cable Television Education Access Grant. City of Richland Communications & Marketing Office is named as Additional Insured regarding this grant only and is subject to coverage terms, conditions, and exclusions. Additional Insured endorsement is attached.

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED COVERAGE BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE PROVISIONS OF THE MOC.

CERTIFICATE HOLDER	AUTHORIZED REPRESENTATIVE
Attn: Communications & Marketing Office City of Richland 505 Swift Blvd M-39 Richland, WA 99352	

ADDITIONAL INSURED ENDORSEMENT

**THIS ENDORSEMENT MODIFIES COVERAGE PROVIDED UNDER THE
FOLLOWING:**

GENERAL LIABILITY COVERAGE PART

How Coverage is Changed

It is agreed that the interest of any Additional Insured is recognized as their interests may appear, providing that the certificate of coverage that this is attached to has been issued and is on file with the Company.

The Limits of Coverage applicable to the Additional Insured are those specified in either the:

1. Written Contract or written agreement; or
2. Declarations for this memorandum, whichever is less.

These Limits of Coverage are inclusive and not in addition to the Limits of Coverage shown in the Declarations.

Additional Insured:
Attn: Communications & Marketing Office
City of Richland
505 Swift Blvd M-39
Richland, WA 99352

Regarding Cable Television Education Access Grant. City of Richland Communications & Marketing Office is named as Additional Insured regarding this grant only and is subject to coverage terms, conditions, and exclusions. Additional Insured endorsement is attached.

Other terms:

All other terms of your MOC remain the same.

CABLE TELEVISION EDUCATIONAL ACCESS GRANT

By and Between
CITY OF RICHLAND

And
Washington State University

This **Cable Television Educational Access Grant** ("Grant Agreement") is entered into on this 11th day of May, 2017 by and between the **City of Richland**, a Washington municipal corporation, located at 505 Swift Blvd. in Richland, Washington (hereinafter "City"), and **Washington State University**, an institution of higher education and an agency of the state of Washington, by and through the Washington State University Board of Regents pursuant to RCW 28B.30.095 (hereinafter "WSU"). The City and WSU are referred to collectively herein as the "Parties."

I. Recitals

WHEREAS, pursuant to Ordinance 34-16, the City may require its cable provider, Charter Communications, to grant use of up to four (4) cable access channels on its system to provide Public, Educational and Government (PEG) programming to citizens of Richland; and

WHEREAS, the City receives a specific allotment of PEG monies from Charter Communications to support its efforts in providing local programming to citizens of Richland; and

WHEREAS, WSU desires to operate a cable access channel for the purpose of producing local educational programming, a component of PEG; and

WHEREAS, consistent with the purpose behind PEG funding, Ordinance 34-16 regarding Designated Access Providers (DAPs), and for the benefit of the citizens of Richland, the parties to this Agreement desire to make the programming generated by WSU available on Richland Cable Channel 194.

NOW, THEREFORE, the Parties hereby agree as follows:

II. Agreement

1. The City hereby grants to WSU use of an educational access channel in accordance with Ordinance No. 34-16, relating to the operation of a cable communications franchise within the City of Richland.
2. The City Cable Communications Ordinance No. 34-16 and Federal Communications Commission (FCC) Rules and Regulations as adopted or as hereafter amended are hereby incorporated into this Grant Agreement by reference and shall apply as though set forth herein. Ordinance 34-16 is attached as Exhibit A.

3. Ordinance No. 34-16 requires the Cable Operator to interconnect with WSU to its headend to enable cablecasting of educational access programming to Richland subscribers on the cable television network within ninety (90) days of the City's request. Subject to execution of this Grant Agreement by both parties prior to May 1, 2017, the City will request activation of an educational access channel from the Cable Operator on or before May 15, 2017. The educational access channel shall be a component of the Cable Operator's basic service tier to which subscription is required for access to any other tier of service.
4. WSU shall be responsible for transmission of programming to the Cable Operator's headend, including all capital and operational expenses.
5. The City hereby provides a one-time grant of \$25,000 to WSU for purchase of necessary equipment to produce and cablecast WSU access programming from its fiber interconnect link with Charter Communications at the Washington State University Tri-Cities facility located at 2710 Crimson Way in Richland, Washington.
6. At the close of each calendar year, WSU shall provide the City with a yearly financial report showing capital equipment purchases consistent with Ordinance No. 34-16 uses. The financial report shall be required under this Agreement until such time as monies from the grant have been exhausted.
7. In accordance with Ordinance No. 34-16, within twelve (12) months of channel activation, WSU shall consistently provide a minimum annual average of thirty-six (36) hours per week of non-repetitive locally produced PEG programming measured on a quarterly basis. Effective August 1, 2018, and continuing thereafter until termination of this Grant Agreement, WSU shall consistently provide forty-eight (48) hours per week of non-repetitive locally produced PEG programming measured on a quarterly basis.
8. WSU will provide playback services and manage the cablecasting schedule for the educational access channel. WSU may only cablecast non-commercial PEG programming in accordance with Ordinance No. 34-16.
9. WSU shall maintain records of the locally-produced PEG video programming carried on the WSU access channel. These records shall be maintained for a period of no less than two (2) years, and shall be promptly produced to City upon request to comply with Ordinance 34-16.
10. No Assignment. This Grant Agreement is not assignable by WSU in whole or in part. No alteration or variation of the terms and conditions of this Grant Agreement shall be valid unless made in writing by the City, and no oral understandings or agreements not incorporated herein shall be binding on WSU or the City. All obligations of the Parties hereto incurred or existing under the terms of this Grant Agreement as of the date of termination shall survive such termination.

11. Severability. Should any term or condition of this Grant Agreement be held invalid by a court of competent jurisdiction, such invalidity shall not affect other terms or conditions of the Grant Agreement which can be given effect without the invalid term or condition; to this end the terms and conditions of this Grant Agreement are declared severable.
12. Force Majeure. No Party shall be liable to the other or deemed in default under this Grant Agreement if and to the extent that such party's performance of this contract is prevented by reason of force majeure, including but not limited to acts of God, acts or omissions of any party, fires, strikes, insurrections, riots, embargoes, delays in transportation or inability to obtain supplies.
13. Self – Insurance. It is agreed and acknowledged that WSU is a fully self-insured entity of the state of Washington pursuant to the Risk Management Act, found in the Revised Code of Washington (RCW) 43.19.760–.781; and as such, satisfies the above requirements with said self-insurance. Further, it is understood and agreed that as a self-insured governmental entity, WSU cannot provide the City additional insured status.
14. Provision of Resources. All resources provided by the City to WSU under this Grant Agreement are furnished to the City through the Cable Operator. The Cable Operator's failure to provide resources to the City may result in the City's inability to comply with this Grant Agreement. The City shall not be liable to WSU for damages of any kind whatsoever should the Cable Operator fail to provide resources under Ordinance No. 34-16.
15. Liability. Each party to this Agreement shall be responsible for its own acts and/or omissions and those of its officers, employees and agents. SPONSOR shall fully indemnify and hold harmless WSU against all claims arising out of SPONSOR's use, commercialization, or distribution of Intellectual Property or products that result in whole or in part from the Scope of Work.
16. Planned Interruption. The City may periodically request WSU to interrupt its scheduled programming for other educational access programs. All requests must be received by WSU at least three (3) business days prior to a scheduled interruption.
17. Term. The term of this Grant Agreement shall be from the above date through January 1, 2020 and shall automatically renew annually unless written intent to terminate is given by either Party no less than sixty (60) days prior to December 31 of each year. Either Party may terminate this Grant Agreement without cause at any time upon sixty (60) days written notice to the other Party. Amendments to this Grant Agreement shall be in writing and mutually agreed to by the parties.
18. Violations; 30 Days To Cure. If the City has reason to believe that WSU is in violation of this Grant Agreement, the Communications & Marketing Manager shall notify WSU in writing of the violation setting forth the facts thereof. Within thirty (30) days of receipt of such notice, or

such longer period as specified by the Communications & Marketing Manager, WSU shall respond in writing that the violation has been cured or provide a cure plan that satisfies the City, or provide explanations to refute or excuse with documentation to support a finding that the alleged violation did not occur. If the violation has not been cured within the time allowed, the City may immediately terminate this Grant Agreement.

19. Violations; Greater Than 30 Days. If the nature of the violation is such that it cannot be fully cured within thirty (30) days due to circumstances not under WSU's control, the period of time in which WSU must cure the violation may be temporarily extended by the Communications & Marketing Manager in writing for such additional time as is reasonably necessary to complete the cure, provided that: (i) WSU shall have promptly commenced the cure, and (ii) in the Communications & Marketing Manager's reasonable judgment, WSU is diligently pursuing its efforts to cure. If the violation has not been cured within the extended time allowed, the City may immediately terminate this Grant Agreement.
20. Notice. All notices to the City and WSU shall be in writing and shall be deemed served when delivered by hand or by Federal Express or similar service to that Party's address set forth below during normal hours; or when mailed to any other person designated by that Party in writing herein to receive such notice, via certified mail, return receipt requested.

If to City:

Communications & Marketing Office
505 Swift Blvd MS-39
Richland, WA 99352

If to WSU:

For Programmatic items:

Thomas Hungate	<u>and</u>	Marvin Marcelo
2710 Crimson Way		PO Box 642530
Richland, WA 99354		Pullman, WA 99164-2530

For Contractual items:

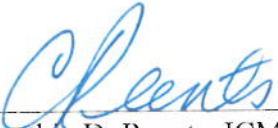
Dan Nordquist
Office of Research Support & Operations
PO Box 641060
Lighty 280
Pullman, WA 99164-1060

17. Integration. This Grant Agreement and the documents incorporated by reference herein contain all the terms and conditions agreed upon by the Parties. No other understandings, oral or otherwise, regarding the subject matter of this Agreement shall be deemed to exist or to bind any of the Parties. This Agreement shall expressly supersede all prior Agreements related to its subject matter.

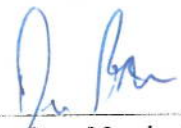
18. Governing Law; Venue. Jurisdiction and venue for any action relating to the interpretation, enforcement, or any dispute arising from this Grant Agreement shall be in Benton County Superior Court. Except where federal law preempts, this Grant Agreement shall be construed, and the legal relations between the Parties hereto shall be determined, in accordance with the laws of the State of Washington.
19. Waiver. No waiver by any Party hereto of any terms or conditions of this Grant Agreement shall be deemed or construed to be a waiver of any other term or condition, nor shall the waiver of any breach be deemed or construed to constitute a waiver of any subsequent breach, whether of the same or any other term or condition of this Grant Agreement.

IN WITNESS WHEREOF, the Parties hereto have executed this Grant Agreement as of the day and year first above written.

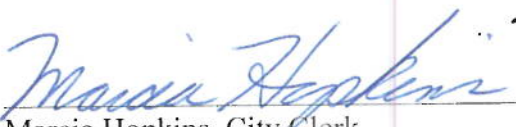
CITY OF RICHLAND


Cynthia D. Reents, ICMA-CM
City Manager

Washington State University


By: Dan Nordquist
As: AVP, Authorized Signatory
Office of Research Support & Operations

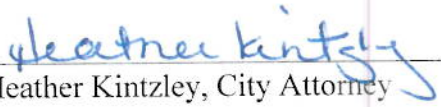
Attest:


Marcia Hopkins, City Clerk

Approved as to Form – Legal Review:


By: _____
Legal Counsel for WSU

Approved as to Form:


Heather Kintzley, City Attorney



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 06/06/2017

Agenda Category: Ordinances - Second Reading/Passage

Key Element: Key 3 - Economic Vitality

Subject:

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

Department:

Community & Development Services

Ordinance/Resolution Number:

19-17

Document Type:

Ordinance

Recommended Motion:

Give second reading and pass 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

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.

Fiscal Impact:

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

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 6th day of June, 2017.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

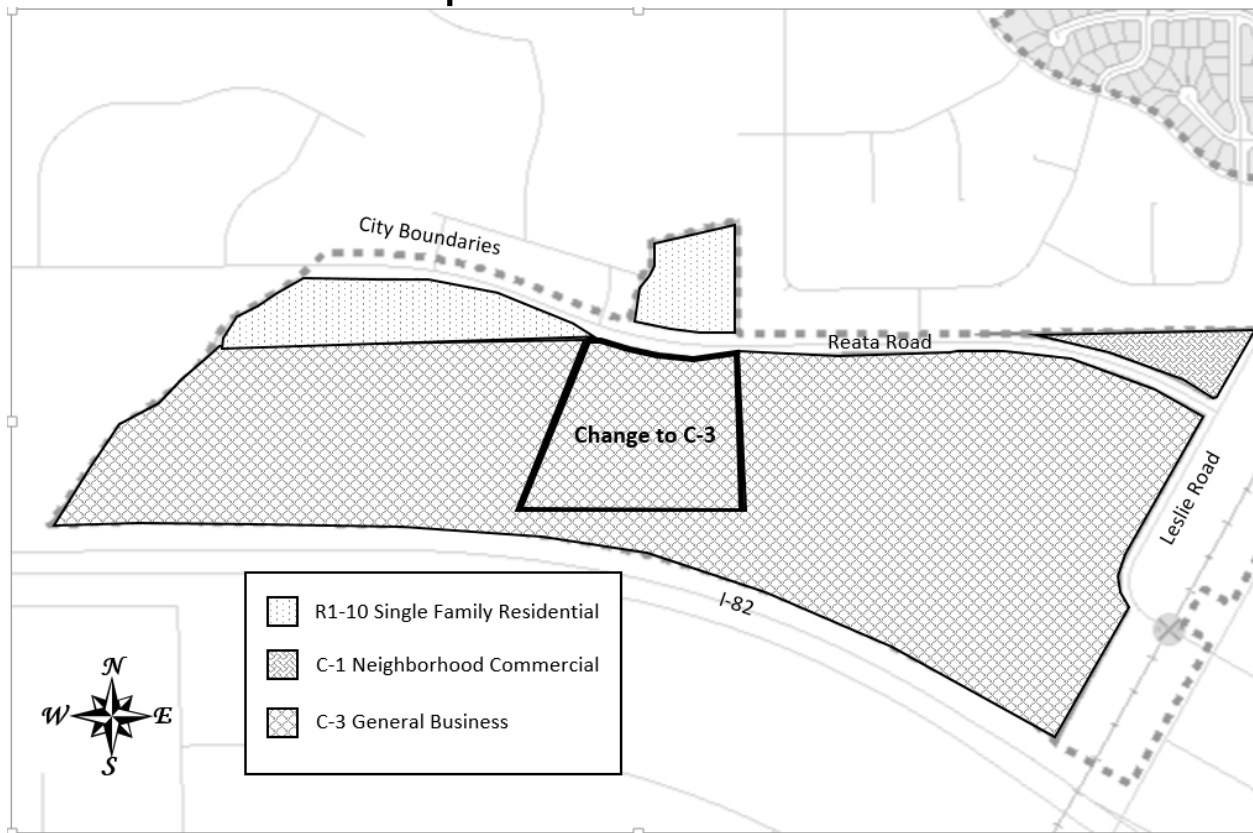
MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

Date Published: June 11, 2017

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 required¹; 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).

¹ *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
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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.

**FINDINGS OF FACT, CONCLUSIONS AND
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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.

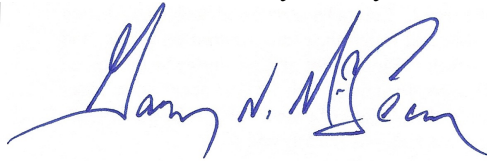
2 8. Approval of this rezone will not and does not constitute, nor does it imply any expectation
3 of, approval of any permit or subsequent reviews that may be required for development or other
regulated activities on the site of the subject rezone.

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 **VII. RECOMMENDATION.**

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

10 ISSUED this 2nd Day of May, 2017

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14 Gary N. McLean
15 Hearing Examiner

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24 FINDINGS OF FACT, CONCLUSIONS AND
25 RECOMMENDATION RE: MCDONALD REZONE
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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.

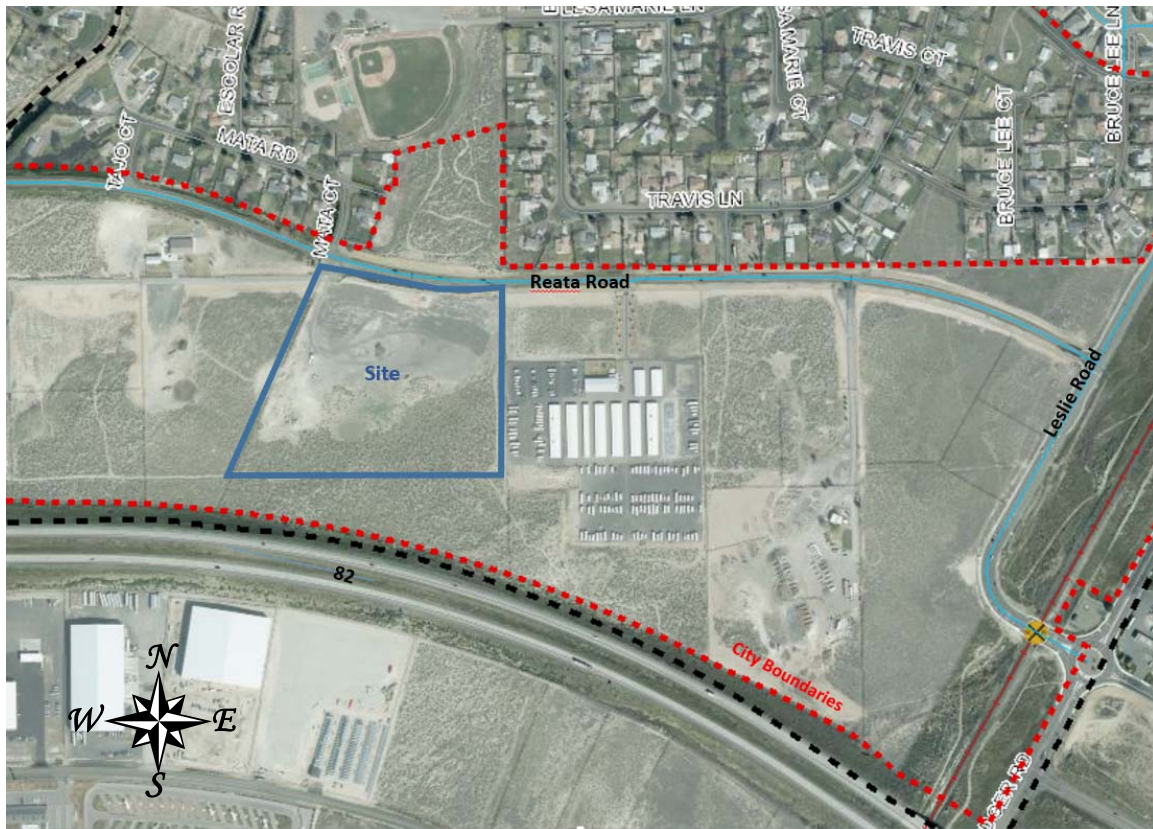


Figure 1 - Vicinity Map

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.

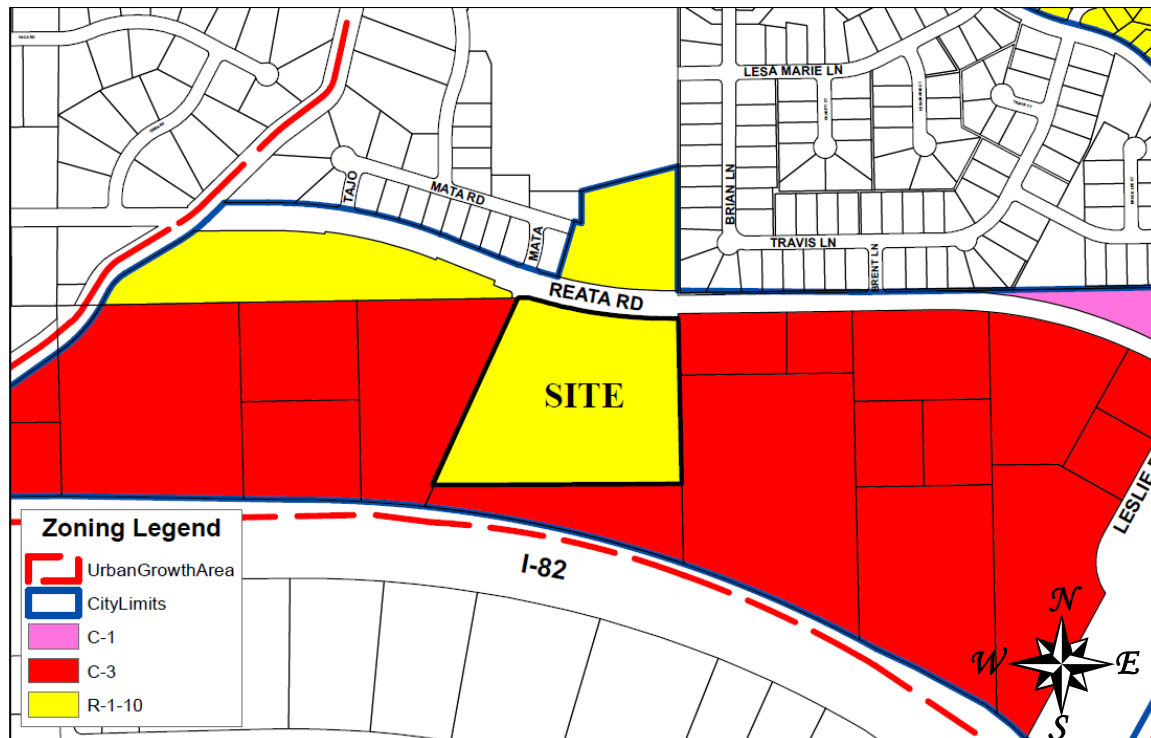


Figure 1 - Zoning Map

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.

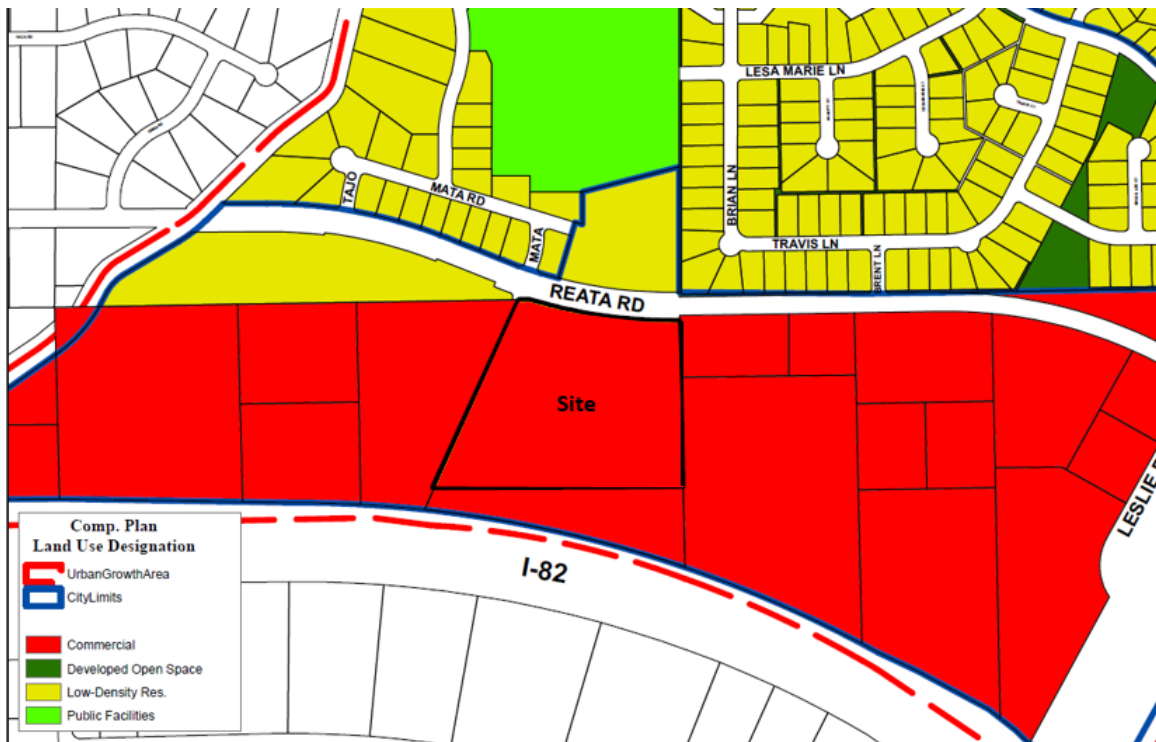


Figure 2 – Comprehensive Plan Map

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

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 ³				
Truck Rentals			P	P				
Truck Stop – Diesel Fuel Sales			S	P				
Truck Terminal				P				
Vehicle Leasing/Renting			P ⁴	P	S ⁴			
Vehicle Sales			P ⁴	P	S ⁴			
Warehousing, Wholesale Use				P				
Business and Personal Services								
Animal Shelter				S ⁵				
Automatic Teller Machines	P	P	P	P	P	P		P
Commercial Kennel				P ⁵				
Contractors' Offices		P	P	P	P			
Funeral Establishments			P	P				
General Service Businesses	A	P	P	P	P	P		
Health/Fitness Facility	A	P	P	P	P	A	P	

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 ⁵				
Hospital/Clinic – Small Animal			S ⁵	P ⁵	P			
Laundry/Dry Cleaning, Com.				P	P ²⁹			
Laundry/Dry Cleaning, Neighborhood		P	P	P	P			
Laundry/Dry Cleaning, Retail	P	P	P	P	P	P		
Laundry – Self-Service		P	P	P	P			
Mini-Warehouse				P ⁶				
Mailing Service	P	P	P	P	P	P		
Personal Loan Business	P	P	P	P	P			
Personal Services Businesses	A	P	P	P	P	P		
Photo Processing, Copying and Printing Services	P	P	P	P	P	P		
Telemarketing Services	P		P	P	P			
Video Rental Store		P	P	P	P	P		P
Food Service								
Cafeterias	A		A	A	A	A	A	
Delicatessen	P	P	P	P	P	P	P	P
Drinking Establishments		P ⁷	P	P	P	P	P	P
Micro-Brewery			P	P	P	P	P	P
Portable Food Vendors ²⁶	A ²⁷	A ²⁷	A ²⁷	A ²⁷	A ²⁷	A ²⁷	A ²⁷	A ²⁸

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Restaurants/Drive-Through		S ⁸	P ⁸	P ⁸	S ^{8,9}	S ^{8,9}		
Restaurants/Lounge		P ⁷	P	P	P	P	P	P
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 ⁷	P	P	P	P	P	P
Wineries – Tasting Room		P ⁷	P	P	P	P	P	P
Industrial/Manufacturing Uses								
Laundry and Cleaning Plants				P				P ²⁸
Light Manufacturing Uses				P				P ²⁸
Warehousing and Distribution Facilities				P				P ²⁸
Wholesale Facilities and Operations				P				P ²⁸
Wineries – Production				P				P
Office Uses								
Financial Institutions	P	P/S ²²	P	P	P/S ²²	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 ²⁸
Office – Corporate	P		P	P	P	P		P ²⁸
Office – General	P	P	P	P	P	P		P ²⁸
Office – Research and Development	P		P	P	P			P ²⁸
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 ²⁸
Travel Agencies	P	P	P	P	P	P		
Public/Quasi-Public Uses								
Churches	P ¹⁰	P ¹⁰	P ¹⁰	P ¹⁰	P	P ¹⁰		
Clubs or Fraternal Societies	P ¹⁰	P ¹⁰	P ¹⁰	P ¹⁰	P ¹⁰	P ¹⁰		
Cultural Institutions	P ¹⁰	P ¹⁰	P ¹⁰		P ¹⁰	P ¹⁰		P ¹⁰
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 ¹¹	P ¹¹	P ¹¹	P ¹¹	P ¹¹	P ¹¹	P ¹¹	P ¹¹
Public Agency Buildings	P	P	P	P	P	P	P	
Public Agency Facilities	P ¹¹	P ¹¹	P ¹¹	P ¹¹	P ¹¹	P ¹¹	P ¹¹	P ¹¹
Public Campgrounds				S			S	
Public Parks	P	P	P	P	P		P	P
Schools	P ¹²	P ¹²	P ¹²	P ¹²	P ¹²	P ¹²		
Schools, Alternative	P ¹³	P ¹³	P ¹³	P ¹³	P ¹³			
Special Events Including Concerts, Tournaments and Competitions, Fairs, Festivals and Similar Public Gatherings	P	P	P	P	P	P	P	P
Trail Head Facilities	P	P	P	P	P	P	P	P

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
Recreational Uses								
Art Galleries			P	P	P	P	P	P
Arcades		P	P	P	P	P	P	
Boat Mooring Facilities						P	P	
Cinema, Indoor			P	P	P	P	P	
Cinema, Drive-In			P	P				
Commercial Recreation, Indoor		S ⁷	P	P	P	P	P	
Commercial Recreation, Outdoor			P	P		P	P	
House Banked Card Rooms				P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	
Recreational Vehicle Campgrounds				S ¹⁵			S ¹⁵	
Recreational Vehicle Parks				S ¹⁶			S ¹⁶	
Stable, Public				S ¹⁷				
Theater		P ⁷	P	P	P	P	P	P
Residential Uses								
Accessory Dwelling Unit		A	A	A	A	A		A
Apartment, Condominium (3 or more units)	P		P ¹⁸		P	P		
Assisted Living Facility	P		P		P ¹⁸	P		
Bed and Breakfast	P	P	P	P	P	P	P	P
Day Care Center	P ¹⁹	P ¹⁹	P ¹⁹	P ¹⁹	P ¹⁹	P ¹⁹		
Dormitories, Fraternities, and Sororities	P				P	P		

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Dwelling, One-Family Attached						p ²⁵		
Dwelling, Two-Family Detached						P		
Dwelling Units for a Resident Watchman or Custodian				A				p ²⁸
Family Day Care Home	p ¹⁹					p ¹⁹		
Houseboats						P	P	
Hotels or Motels	P		P	P	P	P	P	P
Nursing or Rest Home	P		P		p ¹⁸	P		
Recreational Club	A				A	A		
Senior Housing	P				p ¹⁸	P		
Temporary Residence	p ²⁰	p ²⁰	p ²⁰	p ²⁰	p ²⁰	p ²⁰		P
Retail Uses								
Adult Use Establishments				p ²¹				
Apparel and Accessory Stores		P	P	P	P	P		P
Auto Parts Supply Store		P	P	P	P			
Books, Stationery and Art Supply Stores	A	P	P	P	P	P		P
Building, Hardware, Garden Supply Stores		P	P	P	P			
Department Store			P	P	P			
Drug Store/Pharmacy	A	P/S ²²	P	P	P	P		
Electronic Equipment Stores		P	P	P	P	P		
Food Stores		P	P	P	P	P		
Florist		P	P	P	P	P		P

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
Miscellaneous Uses								
Bus Station				P	P			
Bus Terminal				P	P			
Bus Transfer Station	P		P	P	P		P	
Cemetery	P		P	P				
Community Festivals and Street Fairs	P	P	P	P	P	P	P	P
Convention Center	P		P	P	P	P	P	
Micro- and Macro-Antennas	P	P	P	P	P	P	P	P
Monopole			S ²³	P/S ²³	S ²³			

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 ²⁴	A ²⁴	P ²⁴				
Storage in an Enclosed Building	A	A	A	A	A	A	A	A ²⁸

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

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

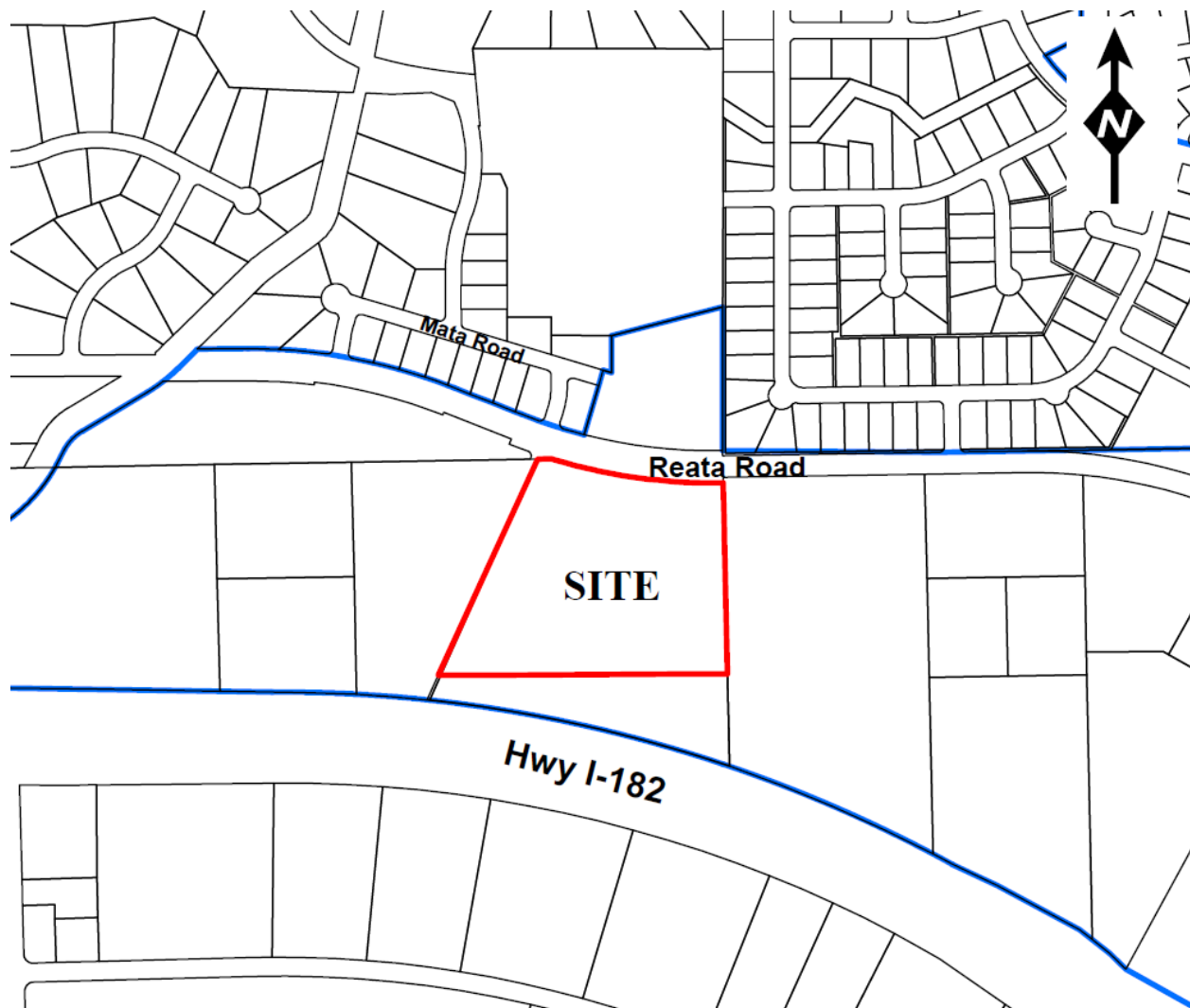
2. Any parking lot that has frontage on a public street or accessway shall be screened with a combination of trees planted at no less than 30 feet on center and shrubs planted to form a uniform hedge within five years. A masonry wall not lower than 18 inches and not higher than 36 inches may be substituted 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.



AFFIDAVIT OF MAILING

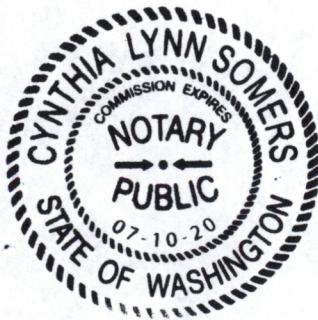
STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

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.

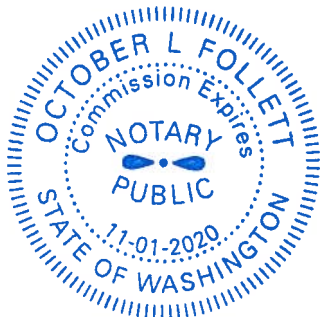
2. On the 10th day of March, 2017, I posted the attached NOTICE OF PUBLIC HEARING, File Number Z2017-101 on the property at:

225 Reata Road
PIN # 1- 11882000005004



Print Name: Shane O'Neill

SIGNED AND SWORN to before me this 10th 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.

SECTION I – APPLICANT INFORMATION		
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:		
☒ Recorded owner of the property as of <u>2007</u>	☐ Purchasing under contract as of	
☐ The lessee as of	☐ The authorized agent of any of the foregoing, duly authorized in writing (written authorization must be attached to application).	
SECTION II – PROPERTY LOCATION AND GENERAL DESCRIPTION		
Street address(es) of property for which the zone change is requested, if applicable: <u>225 Keata Road</u>		
<u>Richland, WA</u>		
Relationship to adjacent streets (i.e., west of Main Street between 1 st Avenue and 2 nd Avenue): <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): <u>Vacant land</u>		
Size of petition area	acres and	square feet
<u>15 Acres</u>		
SECTION III - CHANGE OF ZONE REQUEST		
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.		
SECTION IV – JUSTIFICATION		
State the reason(s) for the requested change of zone: <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: 06/06/2017

Agenda Category: Resolutions – Adoption

Key Element: Key 2 - Infrastructure & Facilities

Subject:

Resolution No. 09-17, Authorizing a Purchase Agreement with Virginia Transformer for Procurement of the Leslie Road Substation Power Transformer

Department:
Energy Services

Ordinance/Resolution Number:
09-17

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 09-17, authorizing the City Manager to sign and execute a purchase agreement with Virginia Transformer Corporation for procurement of the Leslie Rd Substation power transformer, reduced sound level and associated five-year warranty in the amount of \$684,525.35.

Summary:

The proposed purchase agreement is for a 25 MVA substation power transformer for Richland Energy Services' (RES) Leslie Rd Substation, located at 3901 Leslie Rd. This purchase has been identified as part of the 2017 Capital Facilities Plan.

The 2015 RES Long Range Plan identified the need for a new substation in the southeast Richland area in order to provide reliable electric service to customer loads. Substation power transformers convert high voltage electricity from the Bonneville Power Administration's transmission lines to a lower voltage for distribution on RES electric lines.

A formal Invitation to Bid process was completed to solicit bids for a power transformer to meet RES specifications. Nine bids were received. These bids were evaluated for compliance with RES specifications as well as total life cycle owning cost. Virginia Transformer Corporation, of Roanoke, Virginia, was selected as the lowest responsive bidder.

Staff recommends approval of Resolution 09-17.

Fiscal Impact:

Staff proposes funding this purchase agreement for \$630,318.00 plus \$54,207.35 in sales tax, for a total cost of \$684,525.35. This project is included in the City's approved 2017 Budget and 2017-2030 Capital Improvement Plan for the Electric Utility, page 39.

Attachments:

1. Draft Resolution No. 09-17
2. Purchase Contract No. 144-17
3. Sealed Bid Process
4. Bid Tab Summary

RESOLUTION NO. 09-17

A RESOLUTION of the City of Richland authorizing a purchase agreement with Virginia Transformer Corporation for the purchase of the Leslie Rd Substation power transformer.

WHEREAS, the City of Richland operates an electric utility (RES), primarily consisting of distribution equipment at eight (8) existing electrical substations where high voltage power is delivered from the Bonneville Power Administration, stepped down in voltage on the City's side of those substations, and then delivered through various RES infrastructure to homes and businesses served by RES; and

WHEREAS, the RES long-range plan identifies the need for additional substation capacity in the southeast Richland area in order to provide reliable power to customer loads. The increased capacity requires the installation of a new substation and power transformer; and

WHEREAS, purchase of a new power transformer is identified in the City's Capital Improvement Plan; and

WHEREAS, the RES 2017 approved budget includes a transformer purchase in the amount of \$1,000,000; and

WHEREAS, Virginia Transformer Corporation was determined the lowest responsible bidder as the result of a formal Invitation to Bid process; and

WHEREAS, it is in the City's best interest to complete the project in accordance with the Capital Improvement Plan, project design and the lowest responsible bid.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland, that City Council authorizes the City Manager to execute and administer a purchase agreement with Virginia Transformer Corporation in the amount of \$684,525.35 for purchase of the Leslie Rd Substation power transformer approved in the City's 2017 Budget.

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 6th day of June, 2017.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney



PURCHASE CONTRACT NO. 144-17

THIS AGREEMENT, made and entered into on this _____ day of _____, 2017, (the Effective Date), by and between the CITY OF RICHLAND, hereinafter called the City, and **VIRGINIA TRANSFORMER CORPORATION**, hereinafter called the Contractor.

WITNESSETH, that in consideration of the terms and conditions contained herein and attached and made a part of this Agreement, the parties hereto covenant and agree as follows:

I. The Contractor shall do all work and furnish all tools, materials, supplies, labor, equipment and other services necessary for the production and delivery of **Bid No. ITB 17-0041, Power Transformer (Leslie Rd Substation), Contract No. 144-17** in the bid amount of **\$630,318.00**, excluding taxes, in accordance with and as described in the attached Bid Documents, plans, general conditions and specifications which are by this reference incorporated herein and made a part hereof, and shall perform any alterations in or additions to the work provided under this contract and every part thereof.

Delivery of unit shall occur within 21-23 weeks after receipt of order. If said work is not completed within the time specified, liquidated damages will be deducted from the amount due the Contractor as specified in the Bid Documents.

The Contractor shall provide and bear the expense of all equipment; work and labor of any sort whatsoever that may be required for the transfer of materials and for manufacturing and completing the work provided for in this contract and every part thereof, EXCEPT such as are mentioned in the specifications to be furnished by the City.

II. The City hereby promises and agrees with the Contractor to employ and does employ the Contractor to provide the materials and to do and cause to be done the above-described work and to complete and finish the same according to the attached plans and specifications and the terms and conditions herein contained and hereby contracts to pay for the same according to the attached specifications and the schedule of unit or itemized prices hereto attached, at the time and in the manner and upon the conditions provided for in this contract.

III. The Contractor for himself, and for his heirs, executors, administrators, successors, and assigns, does hereby agree to the full performance of all the covenants herein contained upon the part of the Contractor.

IV. It is further provided that no liability shall attach to the City by reason of entering into this contract, EXCEPT as expressly provided herein.

IN WITNESS WHEREOF the parties hereto have caused this agreement to be executed as of the Effective Date above written.

CITY OF RICHLAND

VIRGINIA TRANSFORMER CORPORATION

BY: _____
CYNTHIA D. REENTS, ICMA-CM
City Manager

BY: _____
Print: _____

Title: _____

Date

Date

ATTEST:

MARCIA HOPKINS, City Clerk

Date

FORM APPROVED:

HEATHER KINTZLEY, City Attorney

Date

Sealed Bid Process

The bidding process for these projects shall adhere to the following formal contract procedure:

- Preparation - The contract document shall be prepared by the department requiring the work under the supervision and approved as to form by the City Attorney.
- Advertising - Calls for bids shall be published in the official newspaper of the City and on Public Purchase website by the Purchasing Department.
- Bonding - The successful bidder shall furnish a payment and performance bond in an amount equal to the total amount of the contract.
- Bid Opening - Bids shall be submitted sealed to the Purchasing Department and opened in public by the Purchasing Department. The Purchasing Department shall make a tabulation of all bids and forward to the appropriate department for recommendation.
- Award or Rejection - A staff report with the recommendation of award to the lowest responsive bidder together with the tabulation of bids received shall be forwarded to City Council for approval or rejection. Upon approval by the City Council, the Purchasing Manager shall award the bid to the lowest responsive bidder. Council may, by resolution, reject any and all bids.
- Execution - All such contracts shall be executed by the City Manager.
- Filing - All public works contracts meeting the criteria described above will be filed with the City Clerk.



City of Richland

DATE BIDS OPENED:	5/2/17	ITB No. 17-0041
PROJECT NAME *	Power Transformer	

				HOWARD INDUSTRIES		SPX TRANSFORMERS		SUMMIT ELECTRIC	
Item	Description	Qty	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
SCHEDULE A - BASE BID									
A1	Power Transformer with Load Tap Changer per Specification MS-XFR-30, Rev. 4 - with the following ratings: 115,000Y/66,395 V - 12,470/7,200 V 15/20/25 MVA, @ 55°C 16.8/22.4/28 MVA, @ 65° One (1) year warranty. Desired deliver of Unit 38 weeks after receipt of order. FOB Destination substation pad or designated storage pad at substation site, including offloading transformer onto the substation or staorage pad.	1	LS		806,751.00		694,560.00		663,630.00
A2	Specify the delivery method(s) to substation site (preferred delivery is by truck which will be given preference over rail delivery):			TRUCK		TRUCK		TRUCK	
A3	Number of weeks for Delivery ARO (after receipt of order).			32	WEEKS	30-35		26.00	
					-		-		-
SCHEDULE A - BASE BID				SUBTOTAL		\$806,751.00		\$694,560.00	
8.6%				SALES TAX				\$663,630.00	
SCHEDULE A - BASE BID				TOTAL		\$806,751.00		\$694,560.00	
SCHEDULE A - ADDITIVE 1									
A4	Additional cost to provide extended 3 year warranty from date of delivery as described in section 2.5 of the specification.	1	LS		20,150.00		INCLUDED		\$8,287.00
A5	Additional cost to provide extended 5 year warranty from date of delivery as described in section 2.5 of the specification.	1	LS		31,400.00		INCLUDED		\$12,511.00
Additive A4, Three Year Warranty				20,150.00		-		-	
Additive A5, Five Year Warranty				31,400.00		-		8,287.00	
8.6%				SUBTOTAL				12,511.00	
				SALES TAX					
SCHEDULE A - ADDITIVE 2									
A6	Additional cost for expedited delivery.				NOT AVAIL	NOT AVAIL	NOT AVAIL	NOT AVAIL	NOT AVAIL
A7	Expedited delivery requested: Number of weeks for expedited Delivery ARO (after receipt of order).				NOT AVAIL	NOT AVAIL	NOT AVAIL	NOT AVAIL	NOT AVAIL
SCHEDULE A - ADDITIVE 2				-		-		-	
8.6%				-		-		-	
SCHEDULE A - ADDITIVE 2				TOTAL		\$0.00		\$0.00	
Schedule A - Additive 3									
A8	Additional cost for tanks seams not located at the corner. All tank seams shall be double welded (inside and outside) and shall be a minimum of six (6) inches from the corner. Corner welds are not acceptable.	0	LF		NOT AVAIL		INCLUDED		NOT AVAIL
Schedule A - Additive 3 SUBTOTAL				-		-		-	
8.60%				-		-		-	
Schedule A - Additive 3 TOTAL				\$0.00		\$0.00		\$0.00	
Schedule A - Additive 4									
A9	Additional cost for reduced sound levels MS-XFR-30 Specifications section 3.6.8, Audible Sound Level, should be specified as down to 63/65/66	211	LF		\$47,227.00		NOT AVAIL		NOT AVAIL
Schedule A - Additive 4 SUBTOTAL				\$47,227.00		-		-	
8.6%				-		-		-	
Schedule A - Additive 4 TOTAL				\$47,227.00		\$0.00		\$0.00	
SCHEDULE A - Evaluated Cost of Losses									
Loss Data - (Refer to Special Instructions Section 2.0 and 3.0):									
	Guaranteed maximum no load losses , referenced to 20°C, at 55°C ONAN (15) MVA rating, with NLTC at position 3 (115 kV). Evaluated at \$5,800/kW.	\$ 5,800.00	KW	12.35	\$ 71,630.00	11.60	\$ 67,280.00	12.90	\$ 74,820.00
	Guaranteed maximum load losses , referenced to 85°C, at 55°C ONAN (15) MVA rating, with NLTC at position 3 (115 kV). Evaluated at \$900/kW	\$ 900.00	900	72.25	\$ 65,025.00	66.40	\$ 59,760.00	62.67	\$ 56,403.00
	Guaranteed maximum auxiliary losses , at 55°C ONAF/ONAF (15) MVA rating, stage one and two cooling operating. Evaluated at \$900/kW	\$ 900.00		3.00	\$ 2,700.00	7.20	\$ 6,480.00	4.20	\$ 3,780.00
	Total Cost of Losses				\$ 139,355.00		\$ 133,520.00		\$ 135,003.00



City of Richland

DATE BIDS OPENED:	5/2/17	ITB No. 17-0041
PROJECT NAME *	Power Transformer	



				HOWARD INDUSTRIES		SPX TRANSFORMERS		SUMMIT ELECTRIC	
Item	Description	Qty	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
Delivery Schedule:									
	Describe schedule, after receipt of order, for transmittal of approval drawings:					Approval drawings 12-16 weeks ARO		8 weeks after receipt of acceptable order ABB will send approval drawings. COR has two weeks for review	
	Describe schedule, after receipt of order for delivery F.O.B. Destination Unloaded on Substation Pad or storage pad at substation site.					Shipment 30-35 weeks ARO, plus 8 days for transit time.A day for unloading to the pad and 5 add'l days for assembly & test		26 weeks after receipt of order	
Witness/Inspection Location									
	Tanking Location			Ellisville, MS		Goldsboro, NC		Crystal Springs, MS	
	Acceptance Testing Location			Ellisville, MS		Goldsboro, NC		Crystal Springs, MS	
Exceptions to bid									
	Exceptions to bid			2.3.2, A8		A9		A8, A9	
	Pertinent notes								

SCHEDULE A (Line A1)- BASE BID INCL. SALES TAX	\$806,751.00	\$694,560.00	\$663,630.00
SCHEDULE A - ADDITIVE 2 INCL. SALES TAX	\$0.00	\$0.00	\$0.00
SCHEDULE A - Evaluated Cost of Losses	139,355.00	133,520.00	135,003.00
Total Evaluated Cost	\$946,106.00	\$828,080.00	\$798,633.00
SCHEDULE A -(LINE A4) ADDITIVE 1 FOR 3 YEAR WARRANTY INCL.	\$20,150.00	\$0.00	\$0.00
SCHEDULE A -(LINE A5) ADDITIVE 1 FOR 5 YEAR WARRANTY INCL.	\$31,400.00	\$0.00	\$0.00
SCHEDULE A - (LINE A8) ADDITIVE 3 FOR CORNERS	\$0.00	\$0.00	\$0.00
SCHEDULE A - (LINE A9) ADDITIVE 4 FOR REDUCED SOUND	\$47,227.00	\$0.00	\$0.00
Total Includes Line A5, A8, A9	\$78,627.00	\$0.00	\$0.00
PURCHASE COST	\$885,378.00	\$694,560.00	\$0.00
8.6% SALES TAX	76,142.51	\$59,732.16	\$0.00
PURCHASE COST PLUS SALES TAX	\$961,520.51	\$754,292.16	\$734,289.13



City of Richland

DATE BIDS OPENED:	5/2/17	ITB No.	17-0041
PROJECT NAME * Power Transformer			

				PENNSYLVANIA		OTC SERVICES		NIAGARA	
				Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
SCHEDULE A - BASE BID									
A1	Power Transformer with Load Tap Changer per Specification MS-XFR-30, Rev. 4 - with the following ratings: 115,000Y/66,395 V - 12,470/7,200 V 15/20/25 MVA, @ 55°C 16.8/22.4/28 MVA, @ 65° One (1) year warranty. Desired deliver of Unit 38 weeks after receipt of order. FOB Destination substation pad or designated storage pad at substation site, including offloading transformer onto the substation or staorage pad.	1	LS		702,066.00		631,065.00		775,190.00
A2	Specify the delivery method(s) to substation site (preferred delivery is by truck which will be given preference over rail delivery):			TRUCK		TRUCK		TRUCK	
A3	Number of weeks for Delivery ARO (after receipt of order).			30-34		26-28		28-30	WEEKS
					-		-		-
SCHEDULE A - BASE BID				SUBTOTAL		SALES TAX		TOTAL	
8.6%				\$702,066.00		631,065.00		775190	
SCHEDULE A - BASE BID				\$702,066.00		\$631,065.00		\$775,190.00	
SCHEDULE A - ADDITIVE 1									
A4	Additional cost to provide extended 3 year warranty from date of delivery as described in section 2.5 of the specification.	1	LS		NOT AVAIL		INCLUDED		NOT AVAIL
A5	Additional cost to provide extended 5 year warranty from date of delivery as described in section 2.5 of the specification.	1	LS		NOT AVAIL		INCLUDED		NOT AVAIL
Additive A4, Three Year Warranty				-	-	-	-	-	-
Additive A5, Five Year Warranty				-	-	-	-	-	-
8.6%				SUBTOTAL		SALES TAX		TOTAL	
				-		-		-	
SCHEDULE A - ADDITIVE 2									
A6	Additional cost for expedited delivery.			NOT AVAIL	NOT AVAIL	NOT AVAIL	NOT AVAIL	NOT AVAIL	NOT AVAIL
A7	Expedited delivery requested: Number of weeks for expedited Delivery ARO (after receipt of order).			NOT AVAIL	NOT AVAIL	NOT AVAIL	NOT AVAIL	NOT AVAIL	NOT AVAIL
SCHEDULE A - ADDITIVE 2				SUBTOTAL		SALES TAX		TOTAL	
8.6%				-		-		-	
SCHEDULE A - ADDITIVE 2				\$0.00		\$0.00		\$0.00	
Schedule A - Additive 3									
A8	Additional cost for tanks seams not located at the corner. All tank seams shall be double welded (inside and outside) and shall be a minimum of six (6) inches from the corner. Corner welds are not acceptable.	0	LF		INCLUDED		NOT AVAIL		NOT AVAIL
Schedule A - Additive 3 SUBTOTAL				-		-		-	
8.60%				Schedule A - Additive 3 TOTAL		\$0.00		\$0.00	
Schedule A - Additive 4									
A9	Additional cost for reduced sound levels MS-XFR-30 Specifications section 3.6.8, Audible Sound Level, should be specified as down to 63/65/66	211	LF		NOT AVAIL		13,000.00		\$13,200.00
Schedule A - Additive 4 SUBTOTAL				-		13,000.00		13,200.00	
8.6%				Schedule A - Additive 4 TOTAL		\$13,000.00		\$13,200.00	
SCHEDULE A - Evaluated Cost of Losses									
Loss Data - (Refer to Special Instructions Section 2.0 and 3.0):									
	Guaranteed maximum no load losses , referenced to 20°C, at 55°C ONAN (15) MVA rating, with NLTC at position 3 (115 kV). Evaluated at \$5,800/kW.	\$ 5,800.00	KW	15.20	\$ 88,160.00	11.30	65,540.00	15	87,000.00
	Guaranteed maximum load losses , referenced to 85°C, at 55°C ONAN (15) MVA rating, with NLTC at position 3 (115 kV). Evaluated at \$900/kW	\$ 900.00	900	62.00	\$ 55,800.00	60.10	54,090.00	84	75,600.00
	Guaranteed maximum auxiliary losses , at 55°C ONAF/ONAF (15) MVA rating, stage one and two cooling operating. Evaluated at \$900/kW	\$ 900.00		4.80	\$ 4,320.00	1.90	1,710.00	4	3,564
Total Cost of Losses					\$ 148,280.00		\$ 121,340.00		\$ 166,164.00



City of Richland

DATE BIDS OPENED:	5/2/17	ITB No. 17-0041
**PROJECT NAME **		

Item	Description	Qty	Unit	PENNSYLVANIA		OTC SERVICES		NIAGARA	
				Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
	Delivery Schedule:								
	Describe schedule, after receipt of order, for transmittal of approval drawings:					3-4 weeks, 1-2 weeks for customer approval		Approval drawings available 6-8 weeks after receipt of order	
	Describe schedule, after receipt of order for delivery F.O.B. Destination Unloaded on Substation Pad or storage pad at substation site.					26 ARO to test date, 28 weeks ARO PAD		Transformer will ship 18-20 weeks after drawing approvals	
				Shipment 30-34 weeks					
	Witness/Inspection Location								
	Tanking Location			Canonsburg, PA		Louisville, OH		Buffalo, NY	
	Acceptance Testing Location			Canonsburg, PA		Louisville, OH		Buffalo, NY	
	Exceptions to bid								
	Exceptions to bid			2.3.2, A5, A9		A8		2.3.2, A5, A8	
	Pertinent notes								
SCHEDULE A (Line A1)- BASE BID INCL. SALES TAX					\$702,066.00		\$631,065.00		\$775,190.00
SCHEDULE A - ADDITIVE 2 INCL. SALES TAX					\$0.00		\$0.00		\$0.00
SCHEDULE A - Evaluated Cost of Losses					148,280.00		121,340.00		166,164.00
Total Evaluated Cost					\$850,346.00		\$752,405.00		\$941,354.00
SCHEDULE A -(LINE A4) ADDITIVE 1 FOR 3 YEAR WARRANTY INCL.					\$0.00		\$0.00		\$0.00
SCHEDULE A -(LINE A5) ADDITIVE 1 FOR 5 YEAR WARRANTY INCL.					\$0.00		\$0.00		\$0.00
SCHEDULE A - (LINE A8) ADDITIVE 3 FOR CORNERS					\$0.00		\$0.00		\$0.00
SCHEDULE A - (LINE A9) ADDITIVE 4 FOR REDUCED SOUND					\$0.00		\$13,000.00		\$13,200.00
Total Includes Line A5, A8, A9					\$0.00		\$13,000.00		\$13,200.00
PURCHASE COST					\$702,066.00		\$644,065.00		\$788,390.00
8.6% SALES TAX					\$60,377.68		\$55,389.59		\$67,801.54
PURCHASE COST PLUS SALES TAX					\$762,443.68		\$699,454.59		\$856,191.54



City of Richland

DATE BIDS OPENED:	5/2/17	ITB No.	17-0041
PROJECT NAME *		Power Transformer	

				VIRGINIA		DELTA STAR		CG POWER SYSTEMS	
Item	Description	Qty	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
SCHEDULE A - BASE BID									
A1	Power Transformer with Load Tap Changer per Specification MS-XFR-30, Rev. 4 - with the following ratings: 115,000Y/66,395 V - 12,470/7,200 V 15/20/25 MVA, @ 55°C 16.8/22.4/28 MVA, @ 65° One (1) year warranty. Desired deliver of Unit 38 weeks after receipt of order. FOB Destination substation pad or designated storage pad at substation site, including offloading transformer onto the substation or staorage pad.	1	LS		607,456.00		714,327.00		595,200.00
A2	Specify the delivery method(s) to substation site (preferred delivery is by truck which will be given preference over rail delivery):			TRUCK		TRUCK		TRUCK	
A3	Number of weeks for Delivery ARO (after receipt of order).			21-23		22-26		22-24	
					-		-		-
SCHEDULE A - BASE BID 8.6%				SUBTOTAL \$607,456.00		SALES TAX \$714,327.00		TOTAL \$595,200.00	
SCHEDULE A - BASE BID				\$607,456.00		\$714,327.00		\$595,200.00	
SCHEDULE A - ADDITIVE 1									
A4	Additional cost to provide extended 3 year warranty from date of delivery as described in section 2.5 of the specification.	1	LS		INCLUDED		INCLUDED		\$11,200.00
A5	Additional cost to provide extended 5 year warranty from date of delivery as described in section 2.5 of the specification.	1	LS		INCLUDED		INCLUDED		\$22,500.00
Additive A4, Three Year Warranty				-		-		11,200.00	
Additive A5, Five Year Warranty 8.6%				-		-		22,500.00	
SUBTOTAL SALES TAX				-		-		-	
SCHEDULE A - ADDITIVE 2									
A6	Additional cost for expedited delivery.			NOT AVAIL	NOT AVAIL	NOT AVAIL	NOT AVAIL	NOT AVAIL	NOT AVAIL
A7	Expedited delivery requested: Number of weeks for expedited Delivery ARO (after receipt of order).			NOT AVAIL	NOT AVAIL	NOT AVAIL	NOT AVAIL	NOT AVAIL	NOT AVAIL
SCHEDULE A - ADDITIVE 2 8.6%				-		-		-	
SCHEDULE A - ADDITIVE 2				\$0.00		\$0.00		\$0.00	
Schedule A - Additive 3									
A8	Additional cost for tanks seams not located at the corner. All tank seams shall be double welded (inside and outside) and shall be a minimum of six (6) inches from the corner. Corner welds are not acceptable.	0	LF		INCLUDED		INCLUDED		10,100.00
Schedule A - Additive 3 SUBTOTAL 8.60%				-		-		10,100.00	
Schedule A - Additive 3 TOTAL				\$0.00		\$0.00		\$10,100.00	
Schedule A - Additive 4									
A9	Additional cost for reduced sound levels MS-XFR-30 Specifications section 3.6.8, Audible Sound Level, should be specified as down to 63/65/66	211	LF		22,862.00		\$5,000.00		INCLUDED
Schedule A - Additive 4 SUBTOTAL 8.6%				22,862.00		5,000.00		-	
Schedule A - Additive 4 TOTAL				\$22,862.00		\$5,000.00		\$0.00	
SCHEDULE A - Evaluated Cost of Losses									
Loss Data - (Refer to Special Instructions Section 2.0 and 3.0):									
	Guaranteed maximum no load losses , referenced to 20°C, at 55°C ONAN (15) MVA rating, with NLTC at position 3 (115 kV). Evaluated at \$5,800/kW.	\$ 5,800.00	KW	14.22	82,476.00	12.40	71,920.00	10.40	60,320.00
	Guaranteed maximum load losses , referenced to 85°C, at 55°C ONAN (15) MVA rating, with NLTC at position 3 (115 kV). Evaluated at \$900/kW	\$ 900.00	900	73.54	66,186.00	64.10	57,690.00	67.50	60,750.00
	Guaranteed maximum auxiliary losses , at 55°C ONAF/ONAF (15) MVA rating, stage one and two cooling operating. Evaluated at \$900/kW	\$ 900.00		3.60	3,240.00	2.00	1,800.00	4.90	4,410.00
Total Cost of Losses					\$ 151,902.00		\$ 131,410.00		\$ 125,480.00



City of Richland

DATE BIDS OPENED:	5/2/17	ITB No.	17-0041
**PROJECT NAME **		Power Transformer	

Item	Description	Qty	Unit	VIRGINIA		DELTA STAR		CG POWER SYSTEMS	
				Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
	Delivery Schedule:								
	Describe schedule, after receipt of order, for transmittal of approval drawings:			Approval drawings shall be submitted within 6-8 weeks ARO				CG can provide all drawings for approval 9-11 weeks ARO.	
	Describe schedule, after receipt of order for delivery F.O.B. Destination Unloaded on Substation Pad or storage pad at substation site.			Transformer delivery shall be winin 21-23 weeks ARO				Delivery will be 22-24 weeks ARO per our standard lead time.	
	Witness/Inspection Location								
	Tanking Location			Pocatello, ID		San Carlos, CA		Washington, MO	
	Acceptance Testing Location			Pocatello, ID		San Carlos, CA		Washington, MO	
	Exceptions to bid								
	Exceptions to bid			NA		NA		NA	
	Pertinent notes					Does not comply with 2.6.19 of specification.		Does not comply with 2.1 of specification.	

SCHEDULE A (Line A1)- BASE BID INCL. SALES TAX	\$607,456.00	\$714,327.00	\$595,200.00
SCHEDULE A - ADDITIVE 2 INCL. SALES TAX	\$0.00	\$0.00	\$0.00
SCHEDULE A - Evaluated Cost of Losses	151,902.00	131,410.00	125,480.00
Total Evaluated Cost	\$759,358.00	\$845,737.00	\$720,680.00
SCHEDULE A -(LINE A4) ADDITIVE 1 FOR 3 YEAR WARRANTY INCL.	\$0.00	\$0.00	\$11,200.00
SCHEDULE A -(LINE A5) ADDITIVE 1 FOR 5 YEAR WARRANTY INCL.	\$0.00	\$0.00	\$22,500.00
SCHEDULE A - (LINE A8) ADDITIVE 3 FOR CORNERS	\$0.00	\$0.00	\$10,100.00
SCHEDULE A - (LINE A9) ADDITIVE 4 FOR REDUCED SOUND	\$22,862.00	\$5,000.00	\$0.00
Total Includes Line A5, A8, A9	\$22,862.00	\$5,000.00	\$32,600.00
PURCHASE COST	\$630,318.00	\$719,327.00	\$627,800.00
8.6% SALES TAX	\$54,207.35	-	\$53,990.80
PURCHASE COST PLUS SALES TAX	\$684,525.35	\$781,189.12	\$681,790.80



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 06/06/2017

Agenda Category: Resolutions – Adoption

Key Element: Key 3 - Economic Vitality

Subject:

Resolution No. 86-17, Approving the Preliminary Plat of The Reserve at Summerview Terrace (Closed Record)

Department:

Community & Development Services

Ordinance/Resolution Number:

86-17

Document Type:

Resolution

Recommended Motion:

Adopt Resolution No. 86-17, authorizing the preliminary plat of The Reserve at Summerview Terrace, subject to the recommended conditions of approval listed in the Hearing Examiner's Report.

Summary:

Viking Builders, LLC has applied for a preliminary plat to divide 49 acres into 62 residential lots, known as The Reserve at Summerview Terrace. The site is located in South Richland, south of the intersection of Ferrara Lane and Sicily Lane and west of the plat of Crested Hills. The application was heard by the Richland Hearing Examiner on March 23, 2017, who has recommended approval of the proposal. Adoption of Resolution No. 86-17 would grant preliminary plat approval.

Fiscal Impact:

Approval of the preliminary plat would not have direct fiscal impacts to the City.

Attachments:

1. Resolution No. 86-17
2. Exhibit A - Preliminary Plat Map
3. Exhibit B - Conditions of Approval
4. Staff Report to the Hearing Examiner
5. Hearing Examiner's Recommendation

RESOLUTION NO. 86-17

A RESOLUTION of the City of Richland approving the preliminary plat of The Reserve at Summerview Terrace, subject to the recommended conditions of approval listed in the Hearing Examiner's Report; adopting the findings of the Hearing Examiner as the findings of the City Council and directing staff to provide notice of this decision.

WHEREAS, on March 23, 2017, the Richland Hearing Examiner held an open record public hearing to consider the preliminary plat application of The Reserve at Summerview Terrace submitted by Viking Builders, LLC; and

WHEREAS, the Hearing Examiner recommended to the Richland City Council that it approve the preliminary plat of The Reserve at Summerview Terrace subject to the conditions listed in the Hearing Examiner's report; and

WHEREAS, the City Council has reviewed the record created by the Hearing Examiner.

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

Section 1. The preliminary plat of The Reserve at Summerview Terrace, attached hereto as Exhibit A, is hereby approved subject to the conditions of approval contained in the Hearing Examiner's recommended conditions of approval, hereto attached as Exhibit B.

Section 2. The written findings and conclusions of the Hearing Examiner, as identified in his report, are incorporated herein by reference and adopted as the written findings of the City Council.

Section 3. City staff is hereby directed to provide notice of this decision to parties of record in accordance with Title 19 of the Richland Municipal Code.

ADOPTED by the City Council of the City of Richland at a regular meeting on the 6th day of June, 2017.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

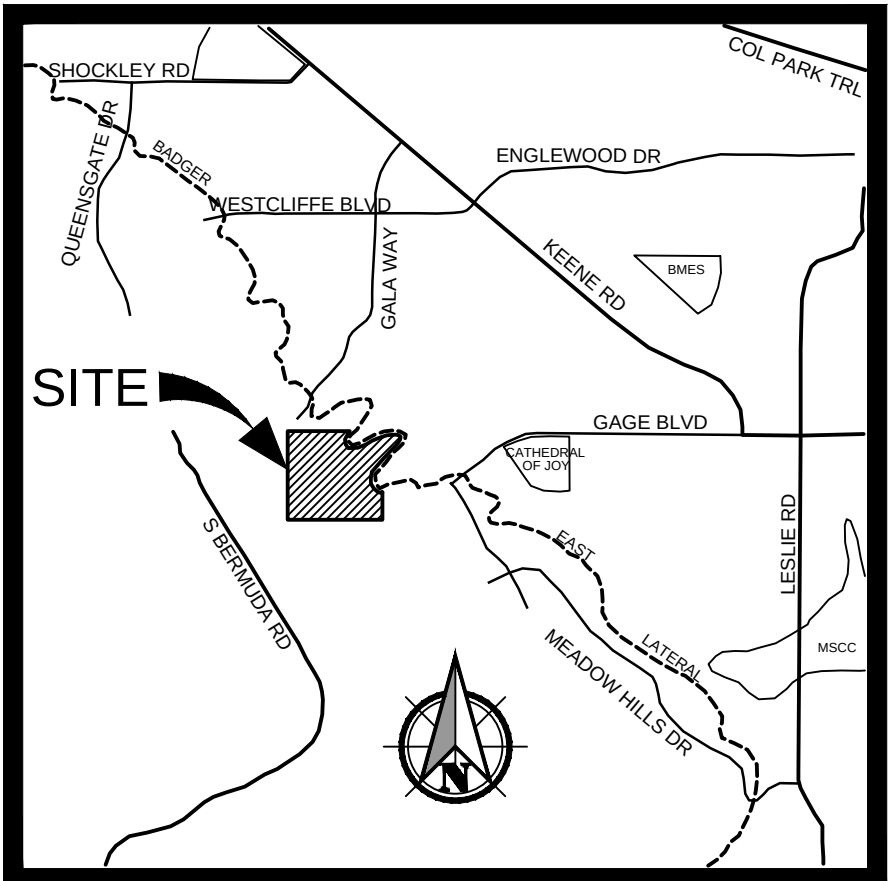
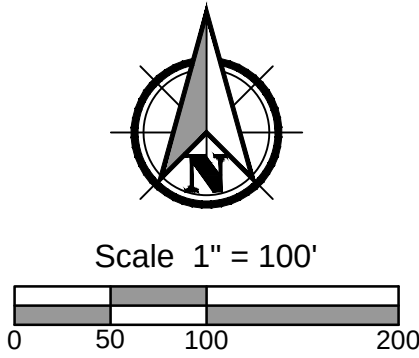
MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

THE RESERVE AT SUMMERVIEW TERRACE

PRELIMINARY PLAT

LOCATED IN SECTION 34, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M.
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON



VICINITY MAP
NOT TO SCALE

OWNER / DEVELOPER:
VIKING BUILDERS, LLC
19425 E. BROADWAY AVE
SPOKANE VALLEY, WA 99016
(208) 659-4833

ENGINEER:
PBS - JASON MATTOX
6115 BURDEN BLVD, SUITE E
PASCO, WA 99301
(509) 547-5119

SURVEYOR:
PBS - ALEXANDER MATARAZZO
6115 BURDEN BLVD, SUITE E
PASCO, WA 99301
(509) 547-5119

LAND USE TABLE	
Site Area:	49.16 Acres
Total Lot Count:	62 Lots
Minimum Lot Area:	8,323 SF
Maximum Lot Area:	38,602 SF
Average Lot Area:	13,152 SF
Right of Way Dedication:	7.13 Acres
Tract A:	9.17 Acres
Tract B:	0.77 Acres
Tract C:	1.85 Acres
Tract D:	10.40 Acres
Tract E:	1.06 Acres

NOTE:
PROJECT WOULD BE COMPLETED IN
PHASES AND WILL BE SUBJECT TO REVIEW
BY PUBLIC WORKS AND FIRE DEPARTMENT
PRIOR TO CONSTRUCTION PLAN APPROVAL.
PHASE LINES SUBJECT TO CHANGE.

CURVE DATA			
#	DELTA	R	T
C1	106°53'00"	131.90	177.85
C2	45°15'00"	164.60	68.59
C3	81°07'00"	31.90	27.30
C4	62°21'00"	45.50	27.53
C5	17°22'00"	332.00	100.63
C6	29°21'29"	241.00	123.49
C7	110°58'54"	131.90	255.46
C8	14°34'22"	200.00	50.87
C9	65°00'10"	150.00	170.18
C10	95°57'32"	300.00	502.44
C11	8°13'26"	400.00	57.41
C12	12°03'38"	400.00	84.20
C13	41°10'37"	550.00	395.27
C14	17°48'15"	416.00	129.27
C15	12°30'00"	500.00	109.08
C16	18°11'56"	600.00	190.58
C17	53°56'24"	150.00	141.21
C18	6°18'15"	250.00	27.51
C19	12°03'38"	566.50	119.25
C20	41°10'37"	716.50	514.93
C21	17°48'15"	582.50	181.01

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S 71°18'03" W	20.60
L2	N 01°48'57" W	56.10
L3	N 37°40'57" W	25.70
L4	S 79°58'03" W	271.00
L5	S 89°22'36" E	5.80
L6	S 49°06'12" W	73.13

Zoning Classification:
R-1-10 - Single Family Residential
(8,000 SF Minimum)

Easement Note:
All lots shall have a 10' public utility
easement abutting any right of way

- TRACT A: SHALL BE FOR FUTURE DEVELOPMENT
TRACT B: SHALL BE FOR STORM DRAINAGE/OPEN SPACE
TRACT C: SHALL BE FOR STORM DRAINAGE/OPEN SPACE
TRACT D: SHALL BE FOR FUTURE DEVELOPMENT
TRACT E: SHALL BE OPEN SPACE

PRELIMINARY
SUBJECT TO AGENCY REVIEW
NOT FOR CONSTRUCTION



PRELIMINARY PLAT FOR:
THE RESERVE AT SUMMERVIEW TERRACE
A SUBDIVISION LOCATED IN RICHLAND, WASHINGTON

DESIGNED:
PDA
DRAWN BY:
PDA
CHECKED:
JLM
SCALE:
H: 1" = 100'
V: N/A
FEBRUARY 2017
4391-00
SHEET

EXHIBIT B

CONDITIONS OF APPROVAL AS ADOPTED BY THE RICHLAND HEARING EXAMINER FOR THE RESERVE AT SUMMERVIEW TERRACE - MAY 2, 2017

APPLICANT: VIKING BUILDERS LLC

REQUEST: PRELIMINARY PLAT APPROVAL TO SUBDIVIDE 49.16 ACRES INTO 62 RESIDENTIAL LOTS, (THE RESERVE AT SUMMERVIEW TERRACE)

LOCATION: IMMEDIATELY SOUTH OF THE INTERSECTION OF FERRARA LANE AND SICILY LANE (WESTCLIFFE)

ENGINEER: HDJ DESIGN GROUP

General Conditions:

1. An electrical feeder line will be required to extend along the Sicily Lane right of way from the northern plat boundary to Meadow Hills Drive and along the Meadow Hills Drive right of way to Gage Boulevard and along Gage Boulevard right of way to the boundaries of the plat. This feeder line is in addition to the electrical infrastructure needed to serve the subject site.
2. The following notes shall be placed on the final plat:
 - a. The Lots within this plat are subject to payment of the City of Richland's park mitigation fee regulations. Fees must be paid in accordance with Richland Municipal Code Chapter 22.12.
 - b. No grading may be performed or any permanent structure built within the United States Bureau of Reclamation right of way without an approved permit from the Kennewick Irrigation District and/or the United States Bureau of Reclamation, when applicable.
 - c. This property is located within the boundaries of the Kennewick Irrigation District and in the immediate vicinity of irrigation infrastructure. Please refer to www.kid.org for further information.
3. An easement for a future pedestrian trail shall be provided beginning at the southwest corner of the subject property and proceeding 800 feet eastward along the southerly boundary of the subject property. Said easement shall be a minimum of 30 feet in width.
4. A Centralized Delivery Unit (CBU) mailbox(es) shall be installed that meet the standards of the United States Postal Service.
5. A detailed geotechnical report shall be prepared and submitted to the City for review and approval prior to any grading work taking place on site. Said report shall include a review of final site grading and construction plans and engineering observation of soil pretreatment, soil placement and compaction, soil testing, engineering observation of

slope construction process, geotechnical engineering approval of final site grading, soil compaction and monitoring of groundwater conditions.

6. An erosion control plan shall be prepared by the applicant and submitted to the City of Richland for review and approval at the time that engineered plans are submitted for project construction. The plan shall be designed to prevent erosion for occurring within the site and to prevent erosion or deposition onto adjacent properties. Erosion control measures shall be maintained throughout the construction of the project.
7. A dust control plan shall be prepared by the applicant and approved by the Benton Clean Air Authority prior to the commencement of earth moving or construction activities on-site. Said dust control plan shall be implemented throughout the duration of project construction.
8. No grading and excavation work shall be permitted on-site without the issuance of a valid grading permit by the City of Richland. No final plat shall be recorded prior to the time that the City has completed its final inspection approval of all grading activities and the geotechnical engineer has submitted the final field observation report to the City.
9. The final plat(s) shall include a note identifying the intended use, ownership and maintenance of all non-residential tracts within the plat boundaries.
10. The applicant is responsible for compliance with all standards and conditions contained in the Kennewick Irrigation District correspondence dated February 24, 2017.
11. The final plat shall clearly identify the location of the United States Bureau of Reclamation Right of Way that exists on or adjacent to the subject property.
12. 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 an 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.
13. 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.
14. 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.

15. 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, per RMC Chapter 12.08. 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.
16. 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 an 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.
17. 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 plat 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 plat acceptance.
18. 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.
19. 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'.
20. All plan sheets involving construction of public infrastructure shall have the stamp of a current Washington State licensed professional engineer.
21. 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/>
22. 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.

23. 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:

24. Public improvement design shall follow the following general format:
- A. All materials and workmanship shall be in conformance with the latest revision of the City of Richland Standard Specifications and Details and the current edition of the State of Washington Standard Specifications for Road, Bridge, and Municipal Construction. Please confirm that you have the latest set of standard specs and details by visiting the City's web page.
 - B. Sanitary sewer shall be aligned on the north and west side of street centerlines.
 - C. Storm sewer shall be aligned on the south and east side of street centerlines.
 - D. 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.
 - E. 10-foot horizontal spacing shall be maintained between domestic water and sanitary sewer mainlines and service lines.
 - F. Water lines shall be aligned on the south and east side of street centerlines.
 - G. Watermains larger than 8-inches in diameter shall be ductile iron.
 - H. Watermains installed outside of the City right-of-way or in very rocky native material, shall be ductile iron and may need restrained joints.
 - I. All watermains outside areas zoned R1 shall be ductile iron.
 - J. Fire hydrant location shall be reviewed and approved by the City Fire Marshal.
 - K. 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.
 - L. Water valves and manholes installed on private property shall be placed so as to avoid parked cars whenever feasible.
 - M. All utilities shall be extended to the adjacent property (properties) at the time of construction.
 - N. 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.
 - O. The minimum centerline radius for local streets shall be 100-feet.
 - P. Any filling of low areas that may be required within the public right-of-way shall be compacted to City standards.
 - Q. An 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.
 - R. A detailed grading plan shall be included in the submitted plan set.
 - S. 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.
 - T. 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.

- U. All public improvements shall comply with the State of Washington and City of Richland requirements, standards and codes.
 - V. 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.
 - W. 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.
 - X. All public streets shall meet design requirements for sight distance (horizontal, vertical and intersectional).
 - Y. 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.
 - Z. 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.).
 - AA. 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.
25. 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.
26. 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.
27. 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 the 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:

- 28. The "Reserve at Summerview Terrace" 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). The developer of this proposed project shall receive "credits" for the construction of Gage Boulevard as allowed under the City's South Richland Collector Street Financing Plan.
- 29. Because of the topography of the property in question and the unincorporated property to the east, Gage Blvd. has a low probability of being connected to the surrounding street network in the near future. Given the nature of Gage within this property, the following conditions apply:
 - Preliminary engineering of Gage is needed to sufficiently establish the horizontal and vertical alignment of it on this property. This design also needs to continue for several hundred feet to the east and west off of this property to assure constructability.

- The grading plan submitted with phase 1 shall include the grading for subgrade for Gage Boulevard on this property and account for any necessary fill or cut slopes.
 - The Gage Blvd. right-of-way corridor shall be dedicated concurrent with phase 1. Slope easements may be needed too.
 - The Gage road subgrade and embankment shall be constructed concurrent with the first phase of this project and shall be designed per City standards & guidelines.
 - The portion of Gage Blvd. that crosses Meadow Hills Drive shall be constructed full width through the intersection and end at the curb returns.
 - Any portion of the Gage right-of-way that is adjacent to future building lots within a plat shall be constructed full-width to the back property line of said lot.
 - Design and subgrade construction shall include sufficient erosion control measures to stabilize the incomplete street construction for ten years or longer. The developer shall be responsible for establishment and maintenance of erosion control features for a minimum of three years after subgrade construction.
 - The cost of the Gage Boulevard rural section road (subgrade, base rock and paving of a 32-foot wide road) will be accounted for as described in RMC Title 12.03, the "South Richland Collector Street Financing Plan". Consistent with RMC Title 12.03, the developer is responsible for completing the frontage improvements along Gage Boulevard that are not part of the rural road section. The developer will be responsible for the full-width paving (48-feet), curb, gutter, sidewalks, street lights, and storm drainage.
 - For segments of Gage Boulevard that are not constructed with this plat, the developer shall pay the City a value equal to 125% of the estimated cost of these incomplete improvements. This payment shall be due before final platting of the last phase of this pre-plat is finalized. The cost estimate shall be based on an engineer's estimate reviewed and approved by the Public Works Director. These monies will be put into the Street Financing Plan for construction of Gage Blvd at a later date.
30. The east end of the Gage alignment at the eastern plat boundary should be redesigned to be further north than shown so as to have less of an impact on the property to the east. The final alignment shall be approved by the Public Works Director prior to permitting of the first phase of development.
31. The maximum centerline finish grade for the proposed Gage Blvd. shall be no more than 12%.
32. A note will be shown on the face of the final plat stating that Gage Blvd. is classified as a "Minor Arterial street". The right-of-way dedication and street cross section design shall meet the City's standard for a minor arterial (80-foot ROW). Subsequently, no driveways accessing single family lots will be allowed onto it.
33. The development shall connect to adjacent developments, to the northwest at Sicily Lane and to the southeast at Meadow Hills Drive. The connections shall occur with a complete City standard local street, including sidewalks on both sides. Both connections shall be completed no later than the phase of development that completes the 35th developed lot.

34. 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.).
35. The vision-clearance triangle needs to be shown on all corner lots on both the construction plans and the final plat document, in accordance with RMC Chapter 12.11.020. If the intersection is in a curve, it will have to be evaluated per AASHTO guidelines. This information may need to be designed by the engineer of record and supplied to the surveyor of record for inclusion into the final plat document.
36. All proposed rights-of-way that are narrower than 54-feet shall have parking restricted, as per City standards. Street signs indicating restricted parking shall be installed prior to final platting at the developers expense. The restricted parking areas shall be indicated on the construction plans and the final plat.
37. If the project is to be constructed in phases, all dead-end streets longer than 150-feet that will be continued later need to have temporary turn-arounds built at the end of them. The radius of these turn-arounds shall be 45-feet minimum, and shall be constructed of 2-inches of compacted top course gravel for slopes less than 5%, or of 2-inches of asphalt atop 2-inches of gravel for slopes greater than 5%. If the temporary turn around is not located within the final plat an easement with a 50-foot radius will be required.

Domestic Water:

38. The property in question is within both the Tapteal 3 and 4 water pressure zones. However the proposed development (preliminary plat) is located entirely within Tapteal 3 zone. The plats of Crested Hills to the South and Westcliffe to the North have Tapteal 3 water available for extension into this property. It shall be the responsibility of the developer to install the appropriate infrastructure to serve domestic water at the correct pressure(s) to the entire preliminary plat at the time of construction. If development is proposed within the Tapteal 4 pressure zone a connection to an off-site source for the Tapteal 4 pressure zone distribution system will be required of this development.
39. In accordance with the City's comprehensive water plan, a 12-inch "Tapteal 3" transmission main is designed to run in a north-south direction through this plat. This water main installation is eligible for oversizing costs after installation is complete.
40. Domestic water shall be extended to the adjoining properties adjacent to the final plats.
41. 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.
42. The fire hydrant layout shall be approved by the City Fire Marshal.

Sanitary Sewer:

43. There are multiple off-site locations available to extend sanitary sewer to this project. It shall be the responsibility of the developer to extend a sewer main to this property to serve sanitary sewer at the time of plat construction.
44. Sanitary sewer shall be extended to all adjoining uphill properties adjacent to the final plats.
45. A 10-foot wide exclusive sanitary sewer easement shall be provided for any sewer main that is outside of the public right-of-way. Wider easements are required for mains that are buried deeper than 10-feet. If any manholes are located outside of the public right-of-way, maintenance truck access to said structure may be required.

Storm Water:

46. 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.
47. 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.
48. 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.
49. 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.

50. 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.
51. 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").
52. 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.
53. As per RMC chapter 24.20.070 and the City of Richland's Comprehensive Stormwater Management Plan, the storm drainage system installed as part of this plat may need to be oversized in order to handle the additional flow from future developments in the vicinity.
54. Stormwater collection pipes shall be extended to the adjoining properties adjacent to the plat, unless it is deemed unnecessary at the time of project construction.
55. 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.
56. 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.
57. 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:

58. 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 an 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.
59. 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 final acceptance. Off-site (“third party”) easements for City infrastructure are the responsibility of the developer to obtain. 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.
60. 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.
61. 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.
62. NEW COMMENT: The vision-clearance triangle needs to be shown on all corner lots on the final plat document, in accordance with RMC Chapter 12.11.020. If the intersection is in a curve, it will have to be evaluated per AASHTO guidelines. This information may need to be designed by the engineer of record and supplied to the surveyor of record for inclusion into the final plat document.
63. All landscaped areas within the plat that are in the public right-of-way shall be the responsibility of the property owners to maintain.
64. A one-foot “No access / screening easement” will be required along the Gage Blvd. right-of-way.
65. The intended use and ownership of all tracts within the plat shall be noted on the final plat.
66. Property with an unpaid L.I.D. assessment towards it must be paid in full or segregated per Richland Municipal Code 3.12.095.
67. Any restricted parking areas shall be indicated on the final plats.
68. Right of Way Permit: The applicant is required to apply for a Right of Way Permit before the issuance of any grading, building, demolition or other construction permit

associated with development of or within the new plat that the Public Works Director determines is likely to have a material impact on any segment(s) of the city's existing public street network that will be used to obtain access to and from the plat development site(s). In some cases, more than one Right of Way Permit may be required, such as one for hauling and one for construction work within the right of way. A Right of Way Permit issued under this Condition is intended to regulate activity within the City right of way, and is required of any person who performs construction-related work within existing or proposed city rights-of-way, easements or on city-owned infrastructure, including without limitation the following:

- a) Designated truck hauling routes
- b) Truck loading and unloading activities.
- c) Hours of construction and hauling
- d) Continuity of pedestrian facilities.
- e) Temporary traffic control and pedestrian detour routing for construction activities.
- f) Street sweeping and maintenance during excavation and construction.
- g) Location of construction fences.
- h) Parking for construction workers.
- i) Construction vehicles, equipment, and materials in the right of way.
- j) All other construction activities as they affect the public street system.

In addition, the applicant shall submit for review and approval by the Public Works Director a plan for providing pedestrian access on existing public streets that are impacted during construction of this project. Access on such existing public street shall be provided at all times during the construction process, except when specific construction activities such as shoring, foundation work and construction of frontage improvement prevents access. General materials storage and contractor convenience are not reasons for preventing access along streets, sidewalks or other portions of the city street system surrounding the new plat.

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

GENERAL INFORMATION:

PROPOSAL NAME: The Reserve at Summerview Terrace Preliminary Plat

LOCATION: Immediately south of the intersection of Ferrara Lane and Sicily Lane

APPLICANT: Viking Builders LLC

FILE NO.: S2017-100

DESCRIPTION: Request to divide 49.16 acres into 62 single family residential lots and five (5) Tracts.

PROJECT TYPE: Type III Preliminary Plat

HEARING DATE: March 23, 2017

REPORT BY: Shane O'Neill, Senior Planner

RECOMMENDED ACTION: Approval subject to completion of proposed conditions

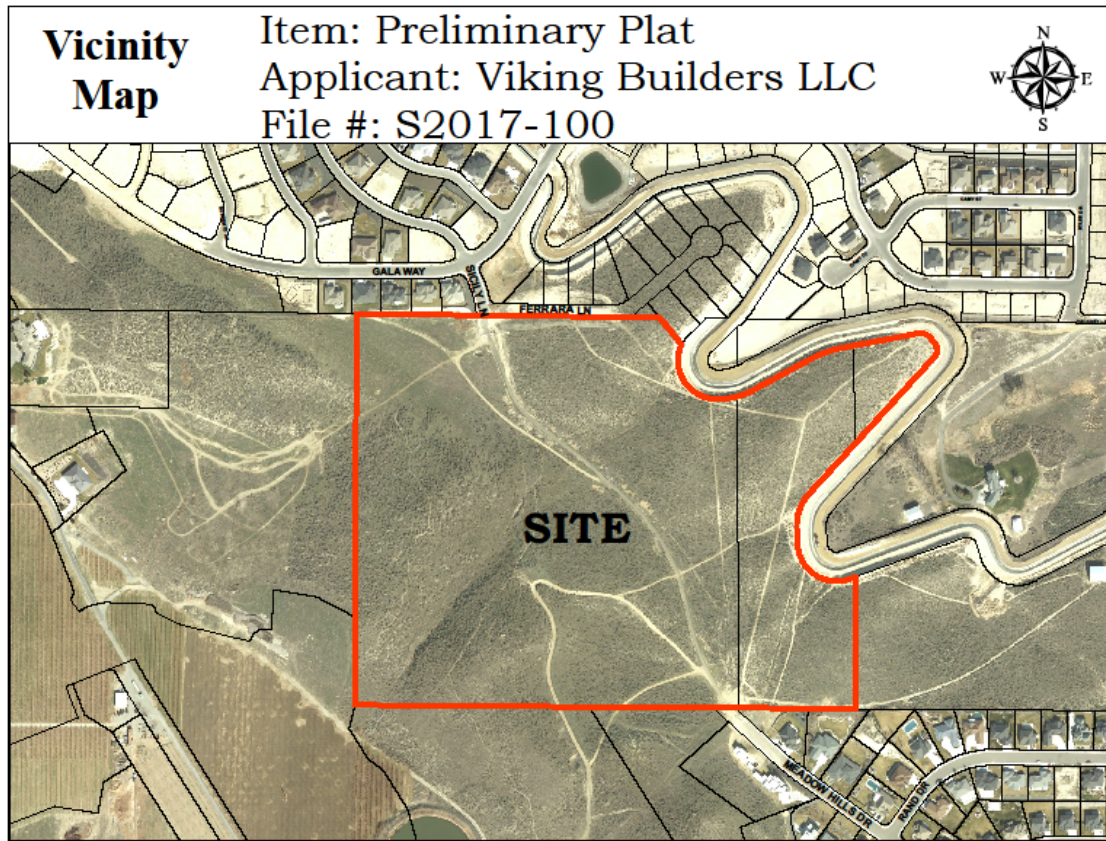


Figure 1 - Vicinity Map

DESCRIPTION OF PROPOSAL

Viking Builders LLC has filed an application for a preliminary plat to divide approximately 49.16 acres into 62 single family residential lots, known as the plat of The Reserve at Summerview Terrace. Access to the plat is planned from Sicily Lane and from Meadow Hills Drive by way of road extension. The site is comprised of three parcels adjacent to existing single-family residential neighborhoods to the north and to the south.

The interior road system would consist of 54-foot-wide roadways providing two-way traffic flow. The plat also proposes a total of five tracts, two tracts for stormwater/open space, one tract for open space and two tracts reserved for future development. (Refer to the attached application and preliminary plat map (Exhibits 1 & 2.)

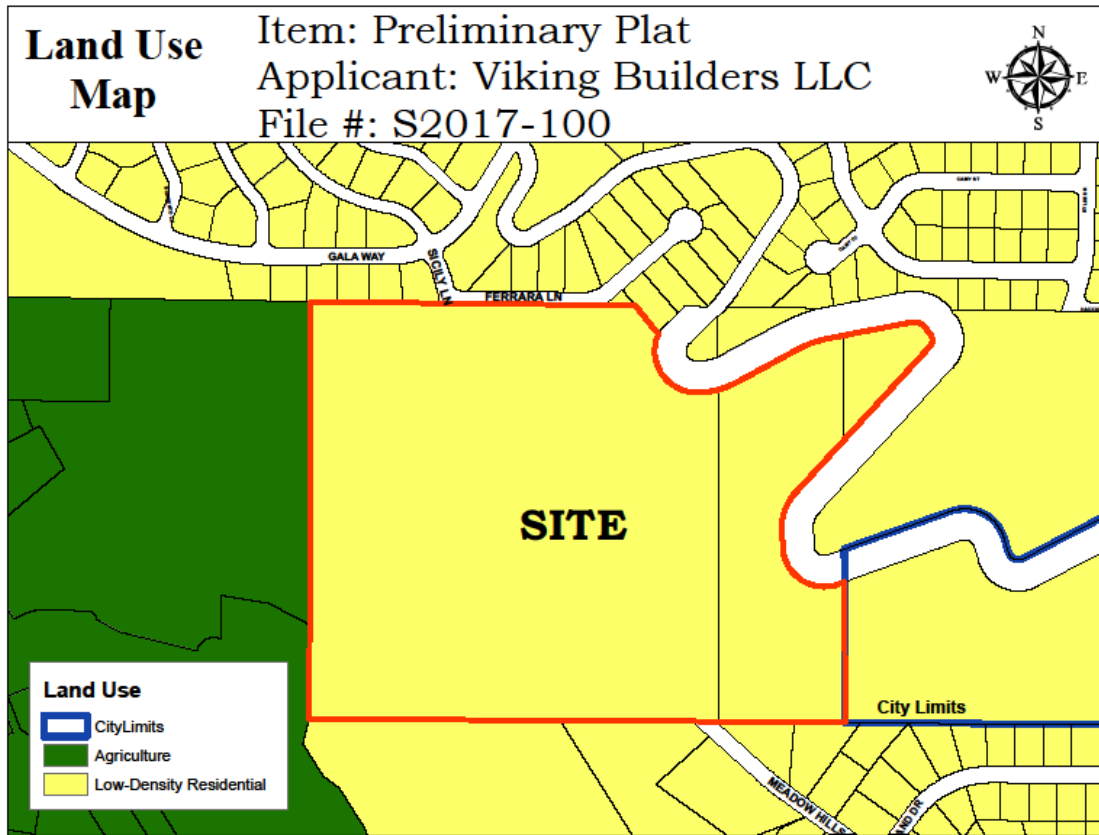


Figure 2 – Comprehensive Plan Map

COMPREHENSIVE PLAN

A low-density residential land use designation from the comprehensive plan is applied to the site. The low-density residential designation allows for a residential density range of between 0 – 5 dwelling units per acre equating to an average residential densities of 3.5 units per acre. The Reserve at Summerview Heights proposes an overall density of 1.2 units/acre or a net density of 2.1 units/acre exclusive of tracts A & D which are reserved for future development. Both density calculations fall within the allowance of the low-density residential land use designation.

GOALS & POLICIES

Land Use Goal #4 in the plan addresses residential development. It states:
The city will establish a broad range of residential land use designations to accommodate a variety of lifestyles and housing opportunities.

Policy 1 – The City will provide a balanced distribution of residential uses and densities throughout the urban growth area.

Policy 2 – The City will encourage residential densification through its land use regulations.

Policy 3 – The City will encourage innovative and non-traditional residential development through expanded use of planned unit developments, density bonuses and multi-use developments.

Policy 4 – The City will encourage conservation of lands identified as “Recreation Resource Conservation Areas” in the City’s Parks, Recreation Facilities and Open Space Master Plan, by allowing developers to increase densities on adjacent lands. Such projects should occur as Planned Unit Developments.

The City’s Transportation element of its comprehensive plan includes the following policy statements:

Policy 1: The City will reserve property for needed rights-of-way as quickly as possible by requiring dedication of right-of-way as a condition for development.

Policy 2: The City will only consider land use changes (such as planned unit development, master planned projects, rezones and plats) when existing and proposed transportation needs are adequately met.

Policy 3: The City will route major and secondary arterials around, rather than through, neighborhoods and communities so as to minimize traffic impacts on residential neighborhoods.

- a. New residential collector street corridors should be designed and constructed through areas that are not already developed with single family housing.
- b. Existing local residential streets should not be converted into collector street routes. In instances where existing streets must be converted to collector roads, these streets shall be brought up to the minimum design standards for collector roads.
- c. In those cases where collector street corridors must be built in close proximity to existing residential neighborhoods, the collector street must be designed in such a way as to minimize the impact to adjoining residents through the use of landscape buffers, sound barriers or similar measures.
- d. In order for arterial collector streets to function effectively, access restrictions shall be imposed on new arterial collector streets. Such access restrictions shall not prevent commercial businesses from accessing directly onto an arterial collector street. Further, residential access may be allowed in specific instances where such access can be demonstrated to have no negative impacts on traffic safety, road function and/or circulation.

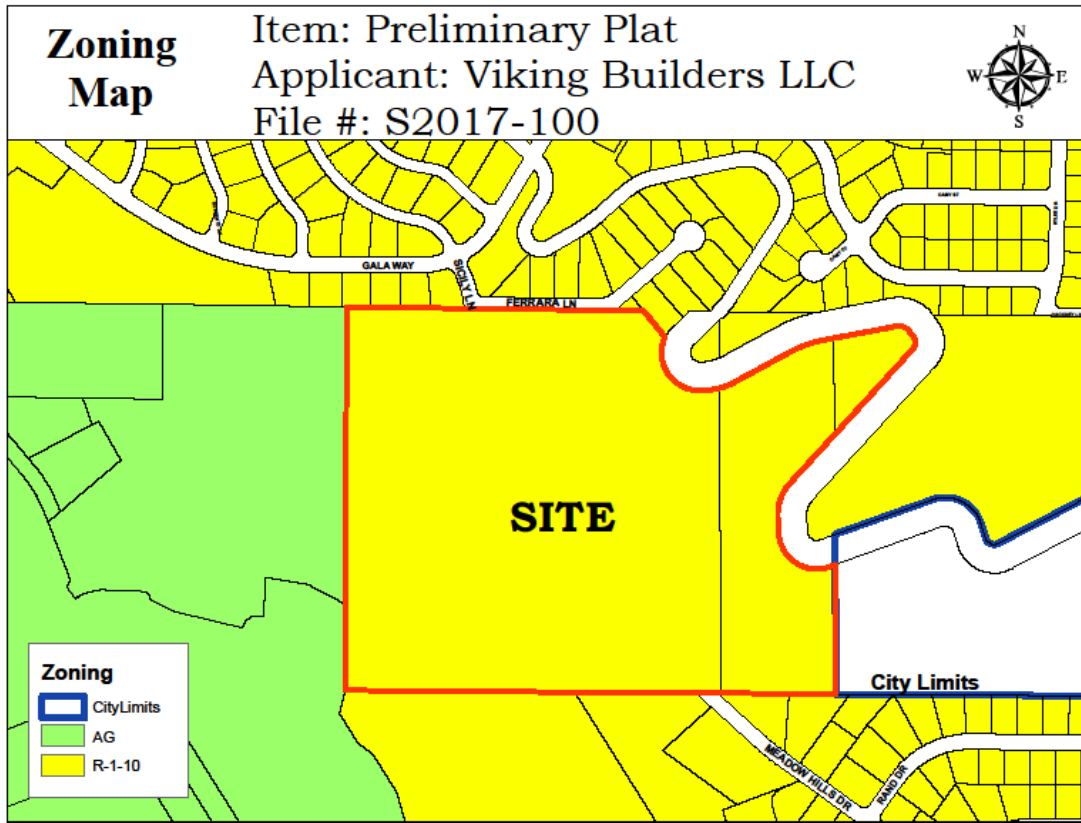


Figure 3 – Zoning Map

ZONING

R-1-10 (Single-Family Residential) zoning is assigned to the subject site together with land to the north, south and east. Land to the west is zoned Agriculture. The R-1-10 zone imposes an 8,000 square foot minimum lot size with a requirement for a 10,000 square foot average lot size. (4.3 units/acre).

Land Uses and Dimensional Standards

The following R-1-10 standards apply to the proposed plat:

Uses Permitted:	Single Family Homes (detached)
Front yard setback:	20 feet minimum
Side yard setback:	10 feet minimum
Rear yard setback:	25 feet minimum
Maximum building height:	30 feet

SITE DESCRIPTION & ADJACENT LAND USES

The site consists of vacant arid sagebrush steppe/grassland with gentle rolling slopes transitioning to a steeper slope to the west/southwest. With respect to topography, the lowest point of the property, located in the corner of Lot 51, is at approximately 670 feet in elevation and the highest point, near the southwest corner of Tract D, is at approximately 900 feet in elevation. This equates to 230 feet of elevation experienced on-site, 165 feet of which is contained in tracts A & D reserved for future development (site photos are included in Exhibit 6).

Existing uses in the vicinity include single-family neighborhoods to the north (Westcliffe) and to the south (Meadow Hills) similar to the proposed plat. Much of the eastern boundary of the plat is bordered by Kennewick Irrigation District's Badger East Lateral irrigation canal; east of the canal are large open parcels containing single-family homes and their accessory structures. To the west lie much larger parcels containing orchards and two homes. The nearest home to the west is approximately 890 feet west of the westerly plat boundary. This separation distance is further buffered by Tract A indicated as a vacant tract for future development. A majority of the land to the south is currently vacant and contains sharply rising east-facing slopes.

Generally, the plat is situated in an area of vacant land on the western fringe of urban south Richland with neighborhoods to the east, north and south and with large open expanses of orchard land to the west. Approximately 2,600 feet directly to the west lies the city limits line overlain by the urban growth boundary.

CRITERIA FOR PRELIMINARY PLAT APPROVAL

Section 24.12.053 of the RMC sets forth the criteria that must be met before a preliminary plat application can be approved. It states:

The hearing examiner shall not recommend approval of any preliminary plat application, unless the approval is accompanied by written findings that:

- A. The preliminary plat conforms to the requirements of this title;
- B. Appropriate provisions are made for the public health, safety and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school;
- C. The public use and interest will be served by the platting of such subdivision and dedication; and
- D. The application is consistent with the requirements of RMC 19.60.095

RMC Section 24.12.050 designates the Hearing Examiner as the hearing body responsible for conducting the review of preliminary plat applications.

PUBLIC NOTICE

Application Date:	January 27, 2017
Notice of Hearing Mailed:	February 23, 2017
Notice of Hearing Posted:	February 16, 2017
Notice of Hearing Published:	March 5, 2017
Public Hearing:	March 23, 2017

A combined 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.

UTILITY AVAILABILITY

Domestic city water, sewer and power utilities are located in Sicily Lane to the north and also from Meadow Hills Drive to the south and are adequately sized to serve the proposed homes.

TRANSPORTATION

The local roadway Sicily Lane enters the plat site from the north and Meadow Hills Drive enters the site from the south. Meadow Hills Drive will be extended from the south into the plat site where it will end at the intersection with the proposed Summerview Lane.

Included on the plat is a future extension of Gage Blvd., an 80-foot minor arterial street, for an approximate distance of 1,500 feet. The Gage Boulevard extension is included in the City's Collector Street Plan and is intended to serve as a future road corridor to provide access to lands further south and west of the project site and is planned to tie into the future extension of Queensgate Drive (refer to the attached Functional Street Plan Map included herein as Exhibit 9.) The specific alignment of the road has proven difficult to establish because of the steep hillsides in the area. The property immediately east of the site is an unincorporated county island whose owner has in the past objected to the collector road running through his property. However, given the constraints of topography and existing development patterns, there is no clear alternative to relocating this future extension of Gage Boulevard to avoid this county island. Therefore, the probability of extending Gage Boulevard remains low in the near term. The City Public Works Department requires Gage Blvd. be constructed to a rural standard, running between Tracts A & D and between Tracts C & D in a general east-west direction. Under this requirement, the portion of Gage

Boulevard crossing the site would be rough graded and the right-of-way dedicated to the City. However, finished road improvements would not be required. In lieu of these improvements, the developer would be required to pay to the City a value equal to 125% of the estimated cost of on-site roadway infrastructure improvements.

According to the ITE Trip Generation Manual the plat would generate an estimated 620 vehicle trips per day. Surrounding roadways are adequately sized to handle the increased traffic volumes.

The project provides a direct connection to a collector street, Gala Way, in the first phase and requires the developer to construct the portion of Gage Blvd on their property that will eventually get connected to existing Gage Blvd. to the east as well as Queensgate to the west. Those connections will take some time due to the fact there are other property owners involved some of whom lie within the County's jurisdiction. The connection with Meadow Hills Drive and Gala Way will provide Crested Hills residents another, more direct route to access Keene Road that currently does not exist.

A westerly projection of Gage Blvd. aligns with the northeast corner of the plat site at lot 51. Said portion of Gage Blvd. is one which dates back to a time when the entire vicinity was held within Benton County jurisdiction. This due west spur of Gage Blvd. represents an alignment which has since been abandoned primarily due to topography. Alternatively, Richland's comprehensive plan functional road classification map diverts Gage Blvd. alignment toward the south to eventually connect with the east end of Gage Blvd. as shown in the proposed plat.

SEPA

The applicant filed an environmental checklist with the City (Exhibit 4). Staff reviewed the checklist and issued a Determination of Non-Significance (DNS) on February 13, 2017 (Exhibit 5) to solicit public comments. The SEPA comment period expired on February 28. PBS Engineering did submit with the plat application, a geotechnical report evaluating slope suitability to satisfy requirements of the city's Critical Areas Ordinance. The report is included as Exhibit 10.

AGENCY COMMENTS

A variety of public agencies and City departments were given an opportunity to comment on the proposal. Comments were received from the Kennewick Irrigation District (KID), Richland Energy Services and from the city Public Works/Engineering Department (Exhibit 8).

PUBLIC COMMENTS

At the time this report was prepared, the City received comments from the residents of 1080 Meadow Hills Drive expressing concern over traffic patterns and volume increases. Their letter (Exhibit 8) urges the preservation of existing natural areas to the greatest extent possible in order to maintain existing wildlife populations. Lastly, the letter mentions coordinating features of the plat to allow for extension of the Badger Mountain hiking trail. On 3/14 staff received a 3 page comment letter from the Crested Hills Home Owners Association expressing concerns over increased traffic volumes traveling through adjacent neighborhoods as a result of the proposed plat (Exhibit 8). On 3/15 staff received a letter from the owners of 1023 Meadow Hills Drive expressing similar concerns over increased traffic volumes and suggests alternate routes over the irrigation canal and through adjacent private parcels (Exhibit 8).

TECHNICAL ADVISORY COMMITTEE RECOMMENDATIONS

City staff has prepared a list of recommended conditions for the application. (See Exhibit 7.)

ANALYSIS

The criteria approval of a preliminary plat application are reprinted here, with a summary of how the application complies with the standard:

A. The preliminary plat conforms to the requirements of this title;

The City's subdivision regulations set forth specific requirements for the filing of an application, how notice of the application is to be provided and requires that the Hearing Examiner conduct a public hearing and make recommendation to the City Council. These steps have been followed to date.

B. Appropriate provisions are made for the public health, safety and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school;

- The proposed plat provides two open space/stormwater tracts and one 1-acre open space tract. Ownership of the stormwater facilities will be transferred to the City of Richland. Open space Tract E must be accepted by the City Parks Commission before it can become public open space. If Tract E is not accepted by the City, maintenance of the open space tract will have to be managed by a home owners association.

- Crested Hills Park is a 5.8-acre neighborhood park situated approximately 200 feet (0.2 miles) south of the proposed plat.
- The TAC report (Exhibit 7) conditions plat approval upon providing an easement along a portion of the south property line designated to allow for the placement of a segment of hiking trail in the future. The hiking trail will connect to the “Rivers to Ridges” hiking trail, sections of which are currently in place and in use.
- The larger 41.5-acre Badger Mountain Park is located less than one mile from the proposed plat site. Badger Mountain Park contains outdoor sports fields and courts able to serve recreational needs of the broader surrounding vicinity.
- The planned extensions of Sicily Lane and Meadow Hills Drive would provide access to the proposed subdivision. Streets located within the proposed plat will include curbs, gutters and sidewalks with the exception of Gage Blvd. which will be developed to rural standards.
- A portion of Gage Blvd. will be partially constructed as part of the plat; thereby furthering construction of the collector roadway network in the vicinity as identified in the Comprehensive Plan.
- The site is not located along an existing bus route. The Ben Franklin Transit Authority provides bus service to the community presently provides service along Keene Road and Gage Blvd. approximately 3 miles to the east.
- The plat would be served by City domestic water and sewer lines that are located in Sicily Lane and Meadow Hills Drive at the north and south boundaries of the project site. Said lines have capacity to provide for the proposed project.
- The plat would be served by Richland Energy Services electrical power by way of service line extension.
- The plat would be served by the City irrigation water system that serves the both residential subdivisions to the north and to the south.
- In accordance with City development standards, storm water drainage would have to be retained on-site. The proposed plat design includes two tracts for storm water drainage facility.
- The site is located approximately 0.5 miles from Orchards Elementary School. The Richland School District was given an opportunity to comment on the preliminary plat proposal, but did not provide any comments to the City.

C. The public use and interest will be served by the platting of such subdivision and dedication;

The proposed project is consistent with the Comprehensive Plan, both in terms of the proposed density of the plat and fulfilling road network expansion by adding a section of Gage Blvd. transecting the plat. Further, the project is consistent with the City's zoning regulations, and would be consistent with development patterns in the surrounding neighborhood considering existing topographic constraints.

D. The application is consistent with the requirements of RMC 19.60.095, which states:

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

A. *The development application is consistent with the adopted Comprehensive Plan and meets the requirements and intent of the Richland Municipal Code.*

The proposal is consistent with the Comprehensive Plan and does meet the requirements of the Municipal Code as outlined above.

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

Chapter 22.09 is the City's adoption of the State Environmental Policy Act provisions. The applicants filed an environmental checklist and the City issued and distributed Determination of Non-Significance, which completed the SEPA review process.

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

The project is consistent with the City's Comprehensive Plan and development regulations and it therefore would be considered beneficial to public health, safety and welfare and would be in the public interest.

D. *The development does not lower the level of service of transportation facilities below the level of service D, as identified in the Comprehensive Plan; provided, that if a development application is projected to decrease the level of service lower than level of service D, the development may still be approved if improvements or strategies to raise the level of service above the minimum level of service are made concurrent with development. For the purposes of this section, "concurrent with development" means that required improvements or strategies are in place at the time of occupancy of the project, or a financial commitment is in place to complete the required improvements within six years of approval of the development.*

The project would add 62 new residential lots that would be accessed from newly constructed roadway extensions leading into the subdivision. A critical section of Gage Blvd. would be dedicated and partially constructed with the plat. Transportation connectivity would be achieved by making connections to Meadow Hills Drive and Sicily Lane which both dead-end into the plat site.

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

The conditions of approval recommended for this project are as a direct result of imposing City development standards as contained in City code and are directly related to the development proposal.

FINDINGS AND CONCLUSIONS

Staff has completed its review the preliminary plat application for The Reserve at Summerview Heights (S2017-100) and recommends approval of the request subject to conformance with the conditions of approval included in the attached Technical Advisory Committee Report (Exhibit 7) based on the following findings:

Findings of Fact:

1. The Richland Comprehensive Plan designates the project site as suitable for low density residential development with an allowable density range of 0 to 5 units per acre.
2. The proposed preliminary plat consists of 62 lots averaging 13,152 square feet in area, representing a net density of 2.65 units per acre.
3. The proposed project would direct all traffic from within the proposed subdivision onto the Meadow Hills Drive and Sicily Lane.

Conclusion of Law:

The proposed preliminary plat is consistent with and would provide for development of the subject property in conformance with the density and type of land use envisioned in the land use and transportation elements of the adopted comprehensive plan.

Findings of Fact:

4. R-1-10 zoning is applied to the site which permits residential densities of up to 4.3 units per acre. The Reserve at Summerview Heights plat proposes a net residential density of 2.65 units per acre.
5. The 62 lots proposed have an average lot size of 13,152 square feet. The smallest lot is 8,323 square feet and the largest lot is 38,602.

Conclusion of Law:

The lots within the proposed subdivision are consistent with the provisions of the City's residential zoning regulations.

Findings of Fact:

6. Section 24.12.053 of the RMC sets forth standards for review of preliminary plats that require the Hearing Examiner to consider whether appropriate provisions are made for the public health, safety and general welfare and for such open spaces, drainage ways, streets or roads, alleys other public ways, transit stops, potable water supplies, sanitary wastes,

- parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school.
7. The proposed preliminary plat provides for the extension of streets that are consistent with the surrounding street network, includes provisions for the extension of public domestic water, sewer, irrigation water and electrical power lines.
 8. The proposed improvements to serve the preliminary plat are consistent with the City's development standards.
 9. The project is located .5 miles from an existing elementary school in the Richland School District (Orchards Elementary School). The District was given an opportunity to comment on the proposal but did not provide any comments.
 10. City staff and other utility providers reviewed the project and have recommended specific conditions of approval as set forth in the Technical Advisory Committee report.

Conclusion of Law:

As conditioned, the proposed preliminary plat makes appropriate provisions for the public health, safety and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school.

Findings of Fact:

11. The applicant filed an environmental checklist along with their preliminary plat application as required under the State Environmental Policy Act.
12. After review of the checklist and application materials, staff issued a Determination of Non-Significance on December 28, 2016.
13. The applicant submitted a geo-technical report as required under the City's Sensitive Areas Ordinance (RMC 22.10).

Conclusion of Law:

Pursuant to Chapters 22.09 and 22.10 of the RMC, the procedures required under the State Environmental Policy Act and the City's Sensitive Areas Ordinance have been completed.

Findings of Fact:

14. RMC 19.60.095(D) requires that development not lower the level of service standard for transportation facilities below a level of service D.
15. The proposed project would add 62 single family lots that would have direct access onto roadways proposed in the plat.
16. The "Reserve at Summerview Terrace" 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). The developer of this proposed project shall receive "credits" for the construction of Gage Boulevard as allowed under the City's South Richland Collector Street Financing Plan.

Conclusion of Law:

The proposed project would not result in a decline of transportation service levels within the area surrounding the project and so is consistent with the provisions of RMC 19.60.095.

Overall Conclusion:

Based on the above findings and conclusions, approval of the proposed preliminary plat of The Reserve at Summerview Terrace subject to the recommended conditions listed in the Technical Advisory Committee Report is warranted because the project conforms to the City's adopted comprehensive plan and zoning regulations; has followed the required State Environmental Policy Act procedures; and is consistent with the requirements of the City's subdivision regulations.

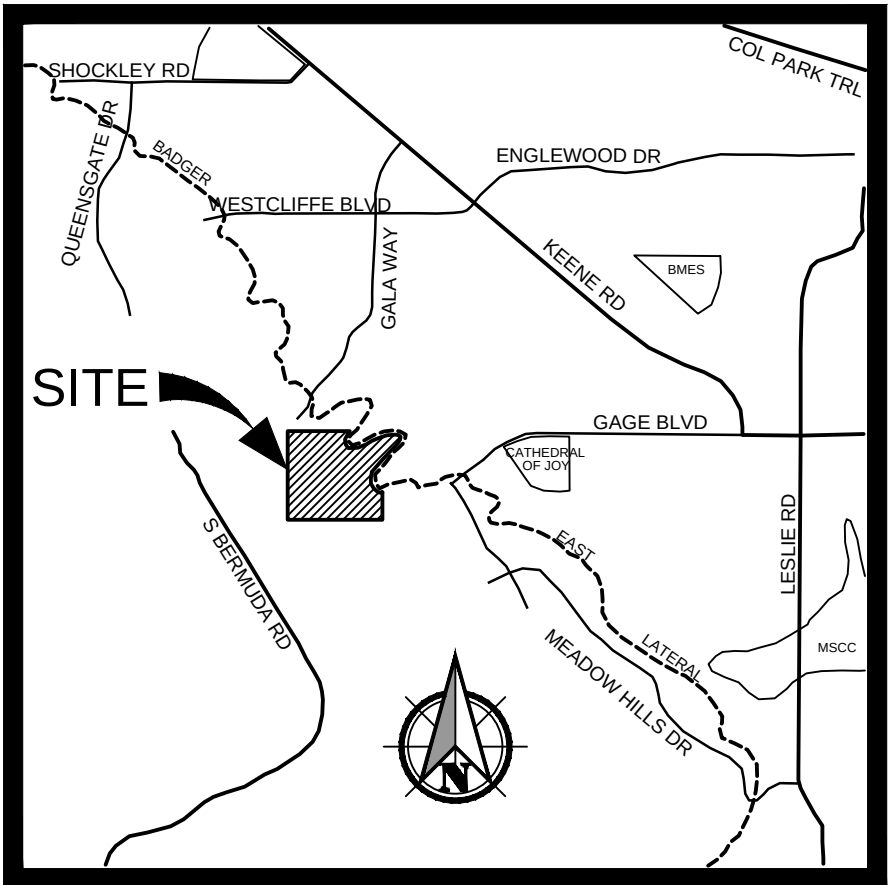
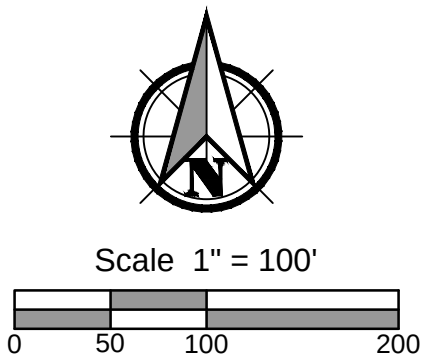
EXHIBIT LIST

1. Preliminary Plat Map
2. Application
3. Public Notice & Affidavits
4. Environmental Checklist
5. Determination of Non-Significance
6. Site Photos
7. Technical Advisory Committee Report
8. Public Comments
9. Functional Street Plan Map
10. Geotechnical Report

THE RESERVE AT SUMMERVIEW TERRACE

PRELIMINARY PLAT

LOCATED IN SECTION 34, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M.
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON



VICINITY MAP
NOT TO SCALE

OWNER / DEVELOPER:
VIKING BUILDERS, LLC
19425 E. BROADWAY AVE
SPOKANE VALLEY, WA 99016
(208) 659-4833

ENGINEER:
PBS - JASON MATTOX
6115 BURDEN BLVD, SUITE E
PASCO, WA 99301
(509) 547-5119

SURVEYOR:
PBS - ALEXANDER MATARAZZO
6115 BURDEN BLVD, SUITE E
PASCO, WA 99301
(509) 547-5119

LAND USE TABLE	
Site Area:	49.16 Acres
Total Lot Count:	62 Lots
Minimum Lot Area:	8,323 SF
Maximum Lot Area:	38,602 SF
Average Lot Area:	13,152 SF
Right of Way Dedication:	7.13 Acres
Tract A:	9.17 Acres
Tract B:	0.77 Acres
Tract C:	1.85 Acres
Tract D:	10.40 Acres
Tract E:	1.06 Acres

NOTE:
PROJECT WOULD BE COMPLETED IN
PHASES AND WILL BE SUBJECT TO REVIEW
BY PUBLIC WORKS AND FIRE DEPARTMENT
PRIOR TO CONSTRUCTION PLAN APPROVAL.
PHASE LINES SUBJECT TO CHANGE.

CURVE DATA			
#	DELTA	R	T
C1	106°53'00"	131.90	246.05
C2	45°15'00"	164.60	129.99
C3	81°07'00"	31.90	45.16
C4	62°21'00"	45.50	49.51
C5	17°22'00"	332.00	100.63
C6	29°21'29"	241.00	123.49
C7	110°58'54"	131.90	255.46
C8	14°34'22"	200.00	50.87
C9	65°00'10"	150.00	170.18
C10	95°57'32"	300.00	502.44
C11	8°13'26"	400.00	57.41
C12	12°03'38"	400.00	84.20
C13	41°10'37"	550.00	395.27
C14	17°48'15"	416.00	129.27
C15	12°30'00"	500.00	109.08
C16	18°11'56"	600.00	190.58
C17	53°56'24"	150.00	141.21
C18	6°18'15"	250.00	27.51
C19	12°03'38"	566.50	119.25
C20	41°10'37"	716.50	514.93
C21	17°48'15"	582.50	181.01

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S 71°18'03" W	20.60
L2	N 01°48'57" W	56.10
L3	N 37°40'57" W	25.70
L4	S 79°58'03" W	271.00
L5	S 89°22'36" E	5.80
L6	S 49°06'12" W	73.13

Zoning Classification:
R-1-10 - Single Family Residential
(8,000 SF Minimum)

Easement Note:
All lots shall have a 10' public utility
easement abutting any right of way

TRACT A: SHALL BE FOR FUTURE DEVELOPMENT
TRACT B: SHALL BE FOR STORM DRAINAGE/OPEN SPACE
TRACT C: SHALL BE FOR STORM DRAINAGE/OPEN SPACE
TRACT D: SHALL BE FOR FUTURE DEVELOPMENT
TRACT E: SHALL BE OPEN SPACE

PRELIMINARY
SUBJECT TO AGENCY REVIEW
NOT FOR CONSTRUCTION



PRELIMINARY PLAT FOR:

THE RESERVE AT SUMMERVIEW TERRACE

A SUBDIVISION LOCATED IN RICHLAND, WASHINGTON

DESIGNED BY:

PDA

DRAWN BY:

PDA

CHECKED BY:

JLM

SCALE:

H: 1" = 100'

V: N/A

FEBRUARY 2017

4391-00

SHEET

1

1

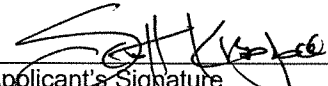
Exhibit 2

Development & Permit Services Division • Current Planning Section
840 Northgate Dr. • Richland, WA 99352
General Information: 509/942-7794 • Fax: 509/942-7764

PRELIMINARY PLAT APPLICATION

Applicant's Section			
Applicant or Sponsor Viking Builders LLC			
Address 19425 E. Broadway Ave		City Spokane Valley	State WA Zip 99016
Phone Number 208-659-4833	Fax Number	Other scott@vikinghomes.com	
Proposed Subdivision Name The Reserve At Summerview Terrace		Legal Description See Attached	
Average Size Lots		Proposed Number of Tracts 5	
Average Lot Size (Residential Lots) 13,054 SF		Area in Acres 49.16	
Proposed Number of Lots 62		Proposed Number of Blocks 5	
Name of Surveyor Platting Subdivision Alex Matarazzo, PLS HDJ - A Division of PBS			
Address 6115 Burden Blvd., Suite E		City Pasco	State WA Zip 99301
Phone Number 509-547-5119	Fax Number 509-547-5129	Other alex.matarazzo@pbsusa.com	

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


Applicant's Signature

1/27/17
Date

OFFICE USE ONLY

Filed on _____

Signature _____

Case File No. _____

Date of Planning Commission Hearing _____

Action by Planning Commission - Minutes _____

Attach:

1. 30 Copies
2. 11" x 17" reduction
3. Ownership Report from Title Company listing all Owners within 300-feet.



CITY OF RICHLAND NOTICE OF APPLICATION AND PUBLIC HEARING (S2017-100)

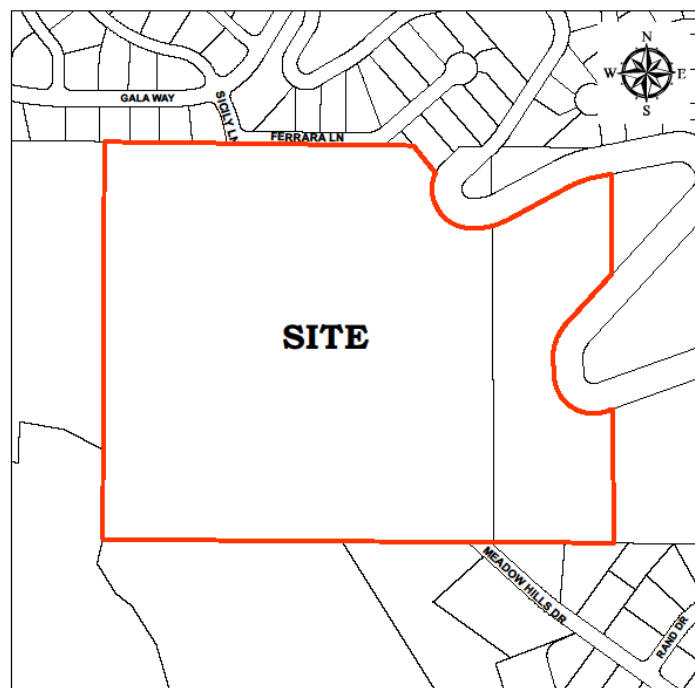
Notice is hereby given that Viking Builders LLC on January 27, 2017, filed an application for preliminary plat approval to subdivide an approximately 49 acre site into 62 single family residential lots (Preliminary Plat of The Reserve at Summerview Terrace). The proposed plat is located immediately south of the intersection of Ferrara Lane and Sicily Lane. The proposed plat would have an average lot size of 13,054 square feet.

Notice is also given that the City of Richland has determined that this proposal does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days.

The Richland Hearings Examiner, on Thursday, March 23, 2017, will conduct a public hearing and review of the application 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.

Any person desiring to express their views or to be notified of any decisions pertaining to this application should notify Shane O'Neill, Senior Planner, 840 Northgate Drive, P.O. Box 190, Richland, WA 99352. Comments may also be faxed to (509) 942-7587 or emailed to soneill@ci.richland.wa.us. Written comments should be received no later than 5:00 p.m. on Wednesday, March 15, 2017 to be incorporated into the staff report. Comments received after that date will be entered into the record at the hearing.

The application will be reviewed in accordance with the regulations in RMC Title 19 Development Regulations Administration and Tile 24 Plats and Subdivisions. Appeal procedures of decisions related to the above referenced application are set forth in RMC Chapter 19.70. Contact the Richland Planning Division at the above referenced address with questions related to the available appeal process.



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.

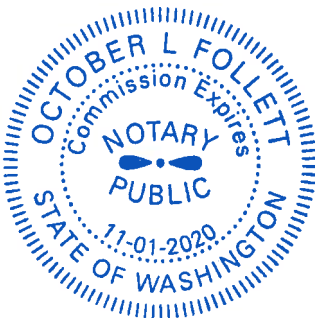
2. On the 16th day of February, 2017, I posted the attached NOTICE OF PUBLIC HEARING, File Number S2017-100 on the property at:

PIN # 1-34981000004003



Print Name: Shane O'Neill

SIGNED AND SWORN to before me this 16th day of February, 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: 11-1-20

AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) ss.
 COUNTY OF BENTON)

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

1. I am an employee in the Planning & Development Department for the City of Richland.
2. On the 23rd day of February, 2017, I mailed a copy of the attached NOTICE APPLICATION AND PUBLIC HEARING to the attached list of individuals via regular USPS or E-mail on the date indicated above. The Notice of application for preliminary plat approval to subdivide an approximately 49 acre site into 62 single family residential lots (Preliminary Plat of The Reserve at Summerview Terrace). The proposed plat is located immediately south of the intersection of Ferrara Lane and Sicily Lane.

Kathy L. Anderson
 Signed Name: Kathy Anderson

SIGNED AND SWORN to before me this 23 day of February, 20 17 by Kathy Anderson.



October L. Follett
 Notary Public in and for the State of Washington,
 Residing at 4500 Polo Way, W. Richland
 My appointment expires: 11-1-2020
October L. Follett
 Printed Name



SEPA ENVIRONMENTAL CHECKLIST

UPDATED 2014

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements—that do not contribute meaningfully to the analysis of the proposal.

A. BACKGROUND

1. Name of proposed project, if applicable: The Reserve At Summerview Terrace- Preliminary Plat

2. Name of applicant: Scott Krajack - Viking Builders LLC

3. Applicant contact information:

Address: 19425 E. Broadway Avenue

Spokane Valley, WA 99016

Phone #: 208-659-4833

email address: scott@vikinghomes.com

4. Date checklist prepared: January 26, 2017

5. Agency requesting checklist: City of Richland

6. Proposed timing or schedule (including phasing, if applicable):

Project Begin: Spring 2017

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Engineering plans would be permitted through City of Richland for infrastructure improvements. Project will apply for a grading permit through City of Richland, individual homes will apply for building permits.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

A Critical Areas evaluation has been prepared by PBS Engineering and Environmental dated January 26, 2017

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

There are no other governmental approval of other proposals directly affecting this property to the applicant's knowledge.

10. List any government approvals or permits that will be needed for your proposal, if known.

Grading permits, infrastructure permits through City of Richland, building permits through City of Richland.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

This proposal is to subdivide parcels 134981000004003, 127983000002024, 134981000002001 and 134981000003003, a combined 49.16 acres, to 62 residential lots. The property will be developed in accordance with the R-1-10 Single Family Residential zoning. The project would include the development of public infrastructure to include roads, water, sewer, and storm systems.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

These parcels are located in Section 34, Township 9 North, Range 28 East W.M. The development is west of Meadow Hills Drive, east of Sicily Drive and south of the Badger East Irrigation Lateral. (See attached preliminary plat for site plan location.)

...location cont'd:

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site

(circle one): Flat (rolling, hilly, steep slopes), mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)? +/- 50% %

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. The majority of the site is loose to medium dense silt with sand and medium dense silty sand, per Critical Areas evaluation by PBS (See attached)

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. There are existing steep slopes on site that appear to be stable with no obvious evidence of recent instability. Portions of the site that are steep and will remain undeveloped with this preliminary plat, and identified as future development tracts.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. The site will be graded to create residential lots and graded to build infrastructure that will serve those lots from the existing Sicily Lane and Meadow Hills Drive roadways. All fill will be from material excavated on site, import of materials for grading is not anticipated.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. Potential erosion, both wind blown and runoff, are possible as a result of construction and will be managed with a temporary erosion control plan approved by the City of Richland.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Approximately 19% of the site will be covered with impervious surfaces after the project completion and full build out of homes.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: During construction erosion control measures will be implemented such as person operated watering devices and silt fencing. After construction the majority of the disturbed surfaces on the site will be grass and landscaping consistent with single family yards.

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. During construction there will be exhaust emissions from construction equipment as well as dust. After project completion there would be normal air emissions resulting from a residential neighborhood setting.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. No off site sources of emissions will affect this proposal.

c. Proposed measures to reduce or control emissions or other impacts to air, if any: During construction, emissions will be limited to working hours and dust will be controlled by person operated watering devices.

3. Water

a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

There is an irrigation lateral canal operated by Kennewick Irrigation District that forms the northeast and east property line of the project.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Yes grading for the future roadway will happen within 200 feet of the irrigation canal.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No surface water withdrawals or diversions proposed with this project.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

The proposed site does not lie within a 100-year floodplain

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

The proposed project does not involve any discharge of waste materials to surface waters.

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No ground water will be withdrawn or will water be discharged to the ground water with this proposal.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None, sanitary sewer will be discharged to the City municipal system.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Stormwater runoff will be collected within the roadway prism and disposed of via surface/subsurface methods consistent with the City of Richland standards for stormwater disposal. There will be no offsite discharges of stormwater proposed with this project.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

It is not anticipated that this will occur since waste materials are not allowed to be discharged to City owned and maintained storm systems.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

The proposed project does not alter or otherwise affect the overall drainage patterns in the vicinity of the site.

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

The stormwater disposal methods will be in compliance with City of Richland standards as well as the Washington State Department of Ecology Eastern Washington Stormwater Manual

4. Plants

- a. Check the types of vegetation found on the site:

☐ deciduous tree: alder, maple, aspen, other
☐ evergreen tree: fir, cedar, pine, other
☒ shrubs
☒ grass
☐ pasture
☐ crop or grain
☐ Orchards, vineyards or other permanent crops.
☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
☐ water plants: water lily, eelgrass, milfoil, other
☐ other types of vegetation

- b. What kind and amount of vegetation will be removed or altered?

Grass and brush will be removed where grading will take place.

- c. List threatened and endangered species known to be on or near the site.

There are no threatened or endangered species known to be on or near the site to the applicant's knowledge.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

The single family residential lots will most likely be landscaped with grass and trees.

- e. List all noxious weeds and invasive species known to be on or near the site.

There are no noxious weeds or invasive species known to be on or near the site to the applicant's knowledge.

5. Animals

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

birds: hawk, heron, eagle, songbirds, other: _____

mammals: deer, bear, elk, beaver, other: ground squirrel

fish: bass, salmon, trout, herring, shellfish, other _____

- b. List any threatened and endangered species known to be on or near the site.
There are no threatened or endangered species known to be on or near the site to the applicant's knowledge.

- c. Is the site part of a migration route? If so, explain.

Yes, Richland is within the Pacific Flyway.

- d. Proposed measures to preserve or enhance wildlife, if any:

No measures are being proposed to preserve or enhance wildlife.

- e. List any invasive animal species known to be on or near the site.

There are no invasive animal species known to be on or near the site to the applicant's knowledge.

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

The project will require energy in order to serve the proposed homes with electricity and gas.

- b. Would your project affect the potential use of solar energy by adjacent properties?

If so, generally describe.

This project has no impact to adjacent properties potential solar needs.

- c. What kinds of energy conservation features are included in the plans of this proposal?

List other proposed measures to reduce or control energy impacts, if any:

The proposed homes will be constructed in accordance with all applicable building codes as recognized by the City of Richland.

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?

If so, describe.

There are no identified potential health hazards with this proposal.

- 1) Describe any known or possible contamination at the site from present or past uses.

There are no known or possible contamination at the site from present or past uses to the applicant's knowledge.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None to the applicant's knowledge.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

None.

- 4) Describe special emergency services that might be required.

None.

- 5) Proposed measures to reduce or control environmental health hazards, if any:

None at this time.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

There are no known sources of noise in the area that will directly affect this proposal.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)?
Indicate what hours noise would come from the site.

On a short term basis there will be noise associated with infrastructure construction, hours of operation will be limited to those allowed by the City of Richland. The proposed project will increase the traffic in the area consistent with single family residential neighborhoods on a long term basis.

- 3) Proposed measures to reduce or control noise impacts, if any:

Construction hours will be limited to working hours defined by the City of Richland.

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Currently the site and adjacent properties are vacant, single family homes, or being used for agricultural purposes. This proposal will not affect nearby land uses.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

This site has not been used for agriculture to the applicant's knowledge.

- i) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: The proposal does not anticipate any adverse impacts on ag ground, and does not anticipate that current ag practices will effect the development.

- b. Describe any structures on the site.

There are no structures on the site.

- d. Will any structures be demolished? If so, what?

No structures will be demolished.

- e. What is the current zoning classification of the site?

R-1-10: Single Family Residential

- f. What is the current comprehensive plan designation of the site?

~~Single Family Residential~~ LOW DENSITY RESIDENTIAL

590
2.13.17

- g. If applicable, what is the current shoreline master program designation of the site?

Not Applicable.

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

There are steep slopes throughout the site that qualify as critical areas.

- i. Approximately how many people would reside or work in the completed project?

The preliminary plat would allow for the development of multiple single family housing with approximately 150 residents.

- j. Approximately how many people would the completed project displace?

None.

- k. Proposed measures to avoid or reduce displacement impacts, if any:

None.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: The site is to be built in accordance with City of Richland residential zoning and comprehensive plan requirements.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

None

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

62 single family homes are being proposed.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

No housing units are being eliminated.

c. Proposed measures to reduce or control housing impacts, if any:

Housing impacts will be controlled by the City of Richland zoning code for an R-1-10 designation.

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The tallest height of any building would be limited by the R-1-10 zoning code at 30 feet. The principal exterior building materials could vary but would most likely be either wood siding or stucco.

b. What views in the immediate vicinity would be altered or obstructed?

No views in the immediate vicinity would be altered or obstructed by this project.

c. Proposed measures to reduce or control aesthetic impacts, if any:

Aesthetics would be controlled by the City of Richland zoning code for R-1-10.

11. Light and glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

The project would create light from the required city street lights as well as outside lighting on the residential homes. This light would be created during the evening hours.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

Not to the applicant's knowledge.

c. What existing off-site sources of light or glare may affect your proposal?

There are no off-site sources of light or glare that will affect the project proposal.

d. Proposed measures to reduce or control light and glare impacts, if any:

All proposed lighting measures would be directed downward.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

Badger Mountain Park and various city parks located in the residential neighbors. Badger Mountain Hiking Trails are located 1.0 miles to the west and the Meadow Springs Country Club (golf course) is located 0.75 miles east of the site.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None proposed at this time.

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.

Not to the applicant's knowledge.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None to the applicant's knowledge.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

None.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

None.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Sicily Lane to the north and Meadow Hills Drive to the south - see Preliminary Plat map.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

No, the closest stop is 3-5 miles away.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

The project would have the ability to provide on-street parking as well as driveway at each individual home.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

Yes, the project will require the development of new public streets to be extended to the site as well as the development of the internal roadway system to serve the single family homes.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

Approximately 620 vehicular trips per day will be generated by the completed project. Peak volumes would occur in the morning and evening hours ITE Trip Generation Manual was used for estimation of traffic generated by single family residential development.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No

- h. Proposed measures to reduce or control transportation impacts, if any:

Project would seek to develop offsite roadway to extend Meadow Hills Drive to the site on the east end of the project and Sicily Lane on the west side of the project. Provisions will be made for future Gage extension.

15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

This project will result in the need for fire protection, police protection, schools, and other public services associated with housing development.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

The plat will be subject to impact fees implemented by the City and School District. Properties created by the project would be subject to local taxes and levies imparted by the local jurisdiction.

16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. Utilities to include water, sewer, refuse service, and electricity will be provided by the City of Richland. Irrigation will be provided by Badger Mountain Irrigation District, the natural gas provider in the area is Cascade Natural Gas, and telephone is provided by CenturyLink and Charter Communications. New sanitary sewer, water, and irrigation mains, as well as dry utilities will need to be extended into the project in order to service the lots.

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Scott Kravick

Name of signee: SCOTT KRAVICK, Land Development Director

Position and Agency/Organization: Viking Builders, LLC

Date Submitted: 1/27/17

Community & Economic Development Department

This application was reviewed by the Planning Division of the Community & Economic Development Department. Any comments or changes made by the Department are entered in the body of the checklist and contain initials of the reviewer.

Meil
Reviewer Signature

2.13.17
Date

D. supplemental sheet for nonproject actions

Exhibit 5



File No. EA2017-01

CITY OF RICHLAND **Determination of Non-Significance**

Description of Proposal: Subdivision of approximately 49 acres into 62 single family residential lots and 5 tracts.

Proponent: Viking Builders LLC

Location of Proposal: Immediately south of the intersection of Sicily Lane and Ferrara Lane, Richland, WA

Lead Agency: City of Richland

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

- () There is no comment for the DNS.
- (X) This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for fourteen days. Comments must be submitted by **February 28, 2017.**
- () This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

Responsible Official: Shane O'Neill

Position/Title: Senior Planner

Address: 840 Northgate Drive, Richland, WA 99352

Date: Issued February 13, 2017

Signature _____

Looking North

Exhibit 6



Looking East

Exhibit 6



Looking East

Exhibit 6



Looking South

Exhibit 6



Looking West

Exhibit 6



(S2017-100 - The Reserve at Summerview Terrace)

**RICHLAND PLANNING COMMISSION
TECHNICAL ADVISORY COMMITTEE REPORT
MARCH 9, 2017**

APPLICANT: VIKING BUILDERS LLC

REQUEST: PRELIMINARY PLAT APPROVAL TO SUBDIVIDE 49.16 ACRES INTO 62 RESIDENTIAL LOTS, (THE RESERVE AT SUMMERVIEW TERRACE)

LOCATION: IMMEDIATELY SOUTH OF THE INTERSECTION OF FERRARA LANE AND SICILY LANE (WESTCLIFFE)

ENGINEER: HDJ DESIGN GROUP

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:

General Conditions:

1. An electrical feeder line will be required to extend along the Sicily Lane right of way from the northern plat boundary to Meadow Hills Drive and along the Meadow Hills Drive right of way to Gage Boulevard and along Gage Boulevard right of way to the boundaries of the plat. This feeder line is in addition to the electrical infrastructure needed to serve the subject site.
2. The following notes shall be placed on the final plat:
 - a. The Lots within this plat are subject to payment of the City of Richland's park mitigation fee regulations. Fees must be paid in accordance with Richland Municipal Code Chapter 22.12.
 - b. No grading may be performed or any permanent structure built within the United States Bureau of Reclamation right of way without an approved permit from the Kennewick Irrigation District and/or the United States Bureau of Reclamation, when applicable.
 - c. This property is located within the boundaries of the Kennewick Irrigation District and in the immediate vicinity of irrigation infrastructure. Please refer to www.kid.org for further information.
3. An easement for a future pedestrian trail shall be provided beginning at the southwest corner of the subject property and proceeding 800 feet eastward along the southerly boundary of the subject property. Said easement shall be a minimum of 30 feet in width.
4. A Centralized Delivery Unit (CBU) mailbox(es) shall be installed that meet the standards of the United States Postal Service.
5. A detailed geotechnical report shall be prepared and submitted to the City for review and approval prior to any grading work taking place on site. Said report shall include a review

of final site grading and construction plans and engineering observation of soil pretreatment, soil placement and compaction, soil testing, engineering observation of slope construction process, geotechnical engineering approval of final site grading, soil compaction and monitoring of groundwater conditions.

6. An erosion control plan shall be prepared by the applicant and submitted to the City of Richland for review and approval at the time that engineered plans are submitted for project construction. The plan shall be designed to prevent erosion for occurring within the site and to prevent erosion or deposition onto adjacent properties. Erosion control measures shall be maintained throughout the construction of the project.
7. A dust control plan shall be prepared by the applicant and approved by the Benton Clean Air Authority prior to the commencement of earth moving or construction activities on-site. Said dust control plan shall be implemented throughout the duration of project construction.
8. No grading and excavation work shall be permitted on-site without the issuance of a valid grading permit by the City of Richland. No final plat shall be recorded prior to the time that the City has completed its final inspection approval of all grading activities and the geotechnical engineer has submitted the final field observation report to the City.
9. The final plat(s) shall include a note identifying the intended use, ownership and maintenance of all non-residential tracts within the plat boundaries.
10. The applicant is responsible for compliance with all standards and conditions contained in the Kennewick Irrigation District correspondence dated February 24, 2017.
11. The final plat shall clearly identify the location of the United States Bureau of Reclamation Right of Way that exists on or adjacent to the subject property.
12. 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 an 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.
13. 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.
14. 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.

15. 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, per RMC Chapter 12.08. 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.
16. 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 an 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.
17. 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 plat 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 plat acceptance.
18. 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.
19. 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'.
20. All plan sheets involving construction of public infrastructure shall have the stamp of a current Washington State licensed professional engineer.
21. 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/>
22. 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.

23. 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:

24. Public improvement design shall follow the following general format:
- A. All materials and workmanship shall be in conformance with the latest revision of the City of Richland Standard Specifications and Details and the current edition of the State of Washington Standard Specifications for Road, Bridge, and Municipal Construction. Please confirm that you have the latest set of standard specs and details by visiting the City's web page.
 - B. Sanitary sewer shall be aligned on the north and west side of street centerlines.
 - C. Storm sewer shall be aligned on the south and east side of street centerlines.
 - D. 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.
 - E. 10-foot horizontal spacing shall be maintained between domestic water and sanitary sewer mainlines and service lines.
 - F. Water lines shall be aligned on the south and east side of street centerlines.
 - G. Watermains larger than 8-inches in diameter shall be ductile iron.
 - H. Watermains installed outside of the City right-of-way or in very rocky native material, shall be ductile iron and may need restrained joints.
 - I. All watermains outside areas zoned R1 shall be ductile iron.
 - J. Fire hydrant location shall be reviewed and approved by the City Fire Marshal.
 - K. 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.
 - L. Water valves and manholes installed on private property shall be placed so as to avoid parked cars whenever feasible.
 - M. All utilities shall be extended to the adjacent property (properties) at the time of construction.
 - N. 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.
 - O. The minimum centerline radius for local streets shall be 100-feet.
 - P. Any filling of low areas that may be required within the public right-of-way shall be compacted to City standards.
 - Q. An 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.
 - R. A detailed grading plan shall be included in the submitted plan set.
 - S. 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.
 - T. 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.
 - U. All public improvements shall comply with the State of Washington and City of Richland requirements, standards and codes.

- V. 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.
 - W. 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.
 - X. All public streets shall meet design requirements for sight distance (horizontal, vertical and intersectional).
 - Y. 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.
 - Z. 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.).
 - AA. 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.
25. 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.
26. 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.
27. 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 the 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:

28. The "Reserve at Summerview Terrace" 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). The developer of this proposed project shall receive "credits" for the construction of Gage Boulevard as allowed under the City's South Richland Collector Street Financing Plan.
29. Because of the topography of the property in question and the unincorporated property to the east, Gage Blvd. has a low probability of being connected to the surrounding street network in the near future. Given the nature of Gage within this property, the following conditions apply:
 - Preliminary engineering of Gage is needed to sufficiently establish the horizontal and vertical alignment of it on this property. This design also needs to continue for several hundred feet to the east and west off of this property to assure constructability.
 - The grading plan submitted with phase 1 shall include the grading for subgrade for Gage Boulevard on this property and account for any necessary fill or cut slopes.
 - The Gage Blvd. right-of-way corridor shall be dedicated concurrent with phase 1. Slope easements may be needed too.
 - The Gage road subgrade and embankment shall be constructed concurrent with the first phase of this project and shall be designed per City standards & guidelines.

- The portion of Gage Blvd. that crosses Meadow Hills Drive shall be constructed full width through the intersection and end at the curb returns.
 - Any portion of the Gage right-of-way that is adjacent to future building lots within a plat shall be constructed full-width to the back property line of said lot.
 - Design and subgrade construction shall include sufficient erosion control measures to stabilize the incomplete street construction for ten years or longer. The developer shall be responsible for establishment and maintenance of erosion control features for a minimum of three years after subgrade construction.
 - The cost of the Gage Boulevard rural section road (subgrade, base rock and paving of a 32-foot wide road) will be accounted for as described in RMC Title 12.03, the "South Richland Collector Street Financing Plan". Consistent with RMC Title 12.03, the developer is responsible for completing the frontage improvements along Gage Boulevard that are not part of the rural road section. The developer will be responsible for the full-width paving (48-feet), curb, gutter, sidewalks, street lights, and storm drainage.
 - For segments of Gage Boulevard that are not constructed with this plat, the developer shall pay the City a value equal to 125% of the estimated cost of these incomplete improvements. This payment shall be due before final platting of the last phase of this pre-plat is finalized. The cost estimate shall be based on an engineer's estimate reviewed and approved by the Public Works Director. These monies will be put into the Street Financing Plan for construction of Gage Blvd at a later date.
30. The east end of the Gage alignment at the eastern plat boundary should be redesigned to be further north than shown so as to have less of an impact on the property to the east. The final alignment shall be approved by the Public Works Director prior to permitting of the first phase of development.
 31. The maximum centerline finish grade for the proposed Gage Blvd. shall be no more than 12%.
 32. A note will be shown on the face of the final plat stating that Gage Blvd. is classified as a "Minor Arterial street". The right-of-way dedication and street cross section design shall meet the City's standard for a minor arterial (80-foot ROW). Subsequently, no driveways accessing single family lots will be allowed onto it.
 33. The development shall connect to adjacent developments, to the northwest at Sicily Lane and to the southeast at Meadow Hills Drive. The connections shall occur with a complete City standard local street, including sidewalks on both sides. Both connections shall be completed no later than the phase of development that completes the 35th developed lot.
 34. 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.).
 35. The vision-clearance triangle needs to be shown on all corner lots on both the construction plans and the final plat document, in accordance with RMC Chapter 12.11.020. If the intersection is in a curve, it will have to be evaluated per AASHTO guidelines. This information may need to be designed by the engineer of record and supplied to the surveyor of record for inclusion into the final plat document.

36. All proposed rights-of-way that are narrower than 54-feet shall have parking restricted, as per City standards. Street signs indicating restricted parking shall be installed prior to final platting at the developers expense. The restricted parking areas shall be indicated on the construction plans and the final plat.
37. If the project is to be constructed in phases, all dead-end streets longer than 150-feet that will be continued later need to have temporary turn-arounds built at the end of them. The radius of these turn-arounds shall be 45-feet minimum, and shall be constructed of 2-inches of compacted top course gravel for slopes less than 5%, or of 2-inches of asphalt atop 2-inches of gravel for slopes greater than 5%. If the temporary turn around is not located within the final plat an easement with a 50-foot radius will be required.

Domestic Water:

38. The property in question is within both the Tapteal 3 and 4 water pressure zones. However the proposed development (preliminary plat) is located entirely within Tapteal 3 zone. The plats of Crested Hills to the South and Westcliffe to the North have Tapteal 3 water available for extension into this property. It shall be the responsibility of the developer to install the appropriate infrastructure to serve domestic water at the correct pressure(s) to the entire preliminary plat at the time of construction. If development is proposed within the Tapteal 4 pressure zone a connection to an off-site source for the Tapteal 4 pressure zone distribution system will be required of this development.
39. In accordance with the City's comprehensive water plan, a 12-inch "Tapteal 3" transmission main is designed to run in a north-south direction through this plat. This water main installation is eligible for oversizing costs after installation is complete.
40. Domestic water shall be extended to the adjoining properties adjacent to the final plats.
41. 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.
42. The fire hydrant layout shall be approved by the City Fire Marshal.

Sanitary Sewer:

43. There are multiple off-site locations available to extend sanitary sewer to this project. It shall be the responsibility of the developer to extend a sewer main to this property to serve sanitary sewer at the time of plat construction.
44. Sanitary sewer shall be extended to all adjoining uphill properties adjacent to the final plats.
45. A 10-foot wide exclusive sanitary sewer easement shall be provided for any sewer main that is outside of the public right-of-way. Wider easements are required for mains that are buried deeper than 10-feet. If any manholes are located outside of the public right-of-way, maintenance truck access to said structure may be required.

Storm Water:

46. 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.
47. 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.
48. 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.
49. 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.
50. 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.
51. 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").
52. 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.

53. As per RMC chapter 24.20.070 and the City of Richland's Comprehensive Stormwater Management Plan, the storm drainage system installed as part of this plat may need to be oversized in order to handle the additional flow from future developments in the vicinity.
54. Stormwater collection pipes shall be extended to the adjoining properties adjacent to the plat, unless it is deemed unnecessary at the time of project construction.
55. 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.
56. 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.
57. 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:

58. 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 an 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.
59. 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 final acceptance. Off-site ("third party") easements for City infrastructure are the responsibility of the developer to obtain. 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.

60. 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.
61. 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.
62. NEW COMMENT: The vision-clearance triangle needs to be shown on all corner lots on the final plat document, in accordance with RMC Chapter 12.11.020. If the intersection is in a curve, it will have to be evaluated per AASHTO guidelines. This information may need to be designed by the engineer of record and supplied to the surveyor of record for inclusion into the final plat document.
63. All landscaped areas within the plat that are in the public right-of-way shall be the responsibility of the property owners to maintain.
64. A one-foot "No access / screening easement" will be required along the Gage Blvd. right-of-way.
65. The intended use and ownership of all tracts within the plat shall be noted on the final plat.
66. Property with an unpaid L.I.D. assessment towards it must be paid in full or segregated per Richland Municipal Code 3.12.095.
67. Any restricted parking areas shall be indicated on the final plats.

Exhibit 8



2015 South Ely Street
Kennewick, WA 99337
Phone 509-586-9111
FAX 509-586-7663
www.kid.org

March 21, 2017

Shane O'Neill
City of Richland
Senior Planner
505 Swift Blvd.
Richland, WA 99352

Subject: Revised Comments - Preliminary Plat – The Reserve at Summerview Terrace

Dear Mr. O'Neill:

This letter provides Kennewick Irrigation District (KID) preliminary review comments for Preliminary Plat – The Reserve at Summerview Terrace submitted by Jason Mattox of HDJ Engineering, 6115 Burden Blvd, Ste. E, Pasco, WA 99301. Upon Board approval, KID will provide the city of Richland an updated comment letter with any revisions.

The proposed Preliminary Plat is generally located south of the intersection of Ferrara Lane and Sicily Lane, Richland, in the Northeast Corner of Section 34, Township 09 North, Range 28 East, W.M. and includes the following parcels:

- 1-3498-100-0004-003
- 1-3498-100-0002-001
- 1-3498-100-0003-003

A portion of the properties are located within of the KID boundary; however, the property is NOT classified as irrigable land. KID provides the following comments by the legislative authority for R.C.W. 15.17.310 if the property were to subdivide.

- 1) A Preliminary Plat Review Fee of **\$175.00** must be paid prior to KID's approval of the plat.
- 2) The following are KID easement requirements:
 - a. Dedicate an irrigation easement 10 feet in width via a recorded deed to match any irrigation system components, centered on an irrigation pipe line.
 - b. Dedicate an irrigation easement 10 feet in width, five (5) feet in width if adjacent to a utility easement, along the road frontage of all lots.
- 3) All subdivisions of land are required to be approved by the KID Board of Directors during a KID Board Meeting. KID Board Meetings are regularly scheduled on the first and third Tuesdays of each month. All conditions must be completed prior to submittal to KID for final approval. The submittal for final approval must be received by KID a minimum of one week

prior to a regularly scheduled Board Meeting, in order to be considered at that meeting. This change can potentially extend the approval process by a minimum of one week.

- 4) Fencing will be required along the USBR Easement.
- 5) Conditions Related to Design, Grading and Construction:
 - a. Pursuant to RCW 58.17.310 (1), the KID would like to inform the City of Richland that failure to mitigate the introduction of excessive water into the soils above the canal may result in a canal embankment breach or failure. Should an embankment breach occur near this development, there is potential for public safety to be at risk. The USBR holds title to the Badger East Lateral Canal below the proposed subdivision and any slope stability issues could potentially result in a canal embankment breach and subsequent loss of life and property.
 - b. Please note that there exists a 100 foot United States Bureau of Reclamation (USBR) Right-of-Way (ROW), known as the Badger East Lateral Canal, adjacent to some of the properties within this pre-plat application. Please show this ROW on the pre-plat. Copies of the ROW maps are available upon request.
 - i. *Deed subject to license.* At the time of final plat, Applicant must deed to KID/USBR a tract of land equal in dimension to the USBR ROW, subject to the Applicant and KID entering into a license under which Applicant agrees to construct and maintain fencing and landscaping.
 - ii. Please add a note to the face of plat that states: “No grading may be performed or any permanent structure built within the United States Bureau of Reclamation right of way without an approved permit from the Kennewick Irrigation District and/or the United States Bureau of Reclamation, when applicable.”
 - iii. For each phase of the project, include a note on the face of the Final Plat stating as follows: “This property is located within the boundaries of the Kennewick Irrigation District and in the immediate vicinity of irrigation infrastructure. Please refer to www.kid.org for further information.”
 - iv. KID will require that Bureau of Reclamation Right-of-Way have signs be installed along the ROW that have been approved by the KID (with locations and design approved by KID).
 - c. The Project must include the following design feature:
 - i. Stormwater systems for the Project shall be designed to retain, at minimum, a 100-year storm event above the Badger East Lateral Canal and to minimize the introduction of water into the soils up-gradient of the canal.
 - ii. KID review and approval of all stormwater plans are required prior to pre-plat approval.
 - d. Applicant must submit, for engineering review and approval by KID/USBR, engineering plans detailing construction/grading for each phase of the Project above to KID easements and ROWs.
- 6) Future review, KID reserves the following rights regarding future review of the plat:
 - a. KID reserves the right to provide review comments under RCW 58.17.330(1) and RCW 58.17.330(2) in response to future design submittals by the Applicant prior to

final plat approval. The scope of these reviews will be limited to Phases that are adjacent to the District's Rights of Way. KID review of construction plans will be consistent with the City of Richland's plan review timelines.

- b. KID reserves the right to review and comment on the Applicant's plat line revisions for potential additional revisions to protect KID system components for Phases that are adjacent to KID's easements or ROWs.
- c. KID reserves the right to review and comment on the Applicant's CC&Rs to evaluate whether they should include any terms regarding protection of KID system components after construction and fencing requirements.
- d. KID reserves the right to submit additional comments during the City's review process under the State Environmental Policy Act (SEPA).
- e. All subdivisions of land are required to be approved by the KID Board of Directors.

Please provide notice to KID of any public meeting or hearing when this Project will be an agenda item. If you have any questions regarding these comments, please contact me at the address/phone number listed below.

Sincerely,

Jason McShane, P.E.
Engineering & Operations Manager

CC: LB\Correspondence\File: [34-9-28]

ONeill, Shane

From: Heldebrant, David J <David.Heldebrant@pnnl.gov>
Sent: Wednesday, March 15, 2017 4:02 PM
To: ONeill, Shane
Subject: Application and public hearing S2017-100
Attachments: Gage Options.pptx

Dear City of Richland,

Thank you for the advanced notification regarding the request for information regarding a new development “The Reserve at Summerview Terrace.” From the image in the attached plot map, it appears that there is no new outlet or collection street for the new development. It is our assumption that the city is planning on having the new development connect to the small adjacent streets of Gala in Westcliffe and Meadow Hills Drive in Crested Hills. My family and I live in Crested Hills at 1023 Meadow Hills Drive, right where the connection will be to this new development. I would like to emphasize ourselves and our neighbors are open to new developments and welcome new neighbors in the adjacent development. We are however hoping to get more information regarding what levels of assessments of impacts of traffic for adjacent neighborhoods and safety have been done before the city approves this development plan.

For the record, our street has observed people coming over the dirt road down Meadow Hills Drive from Westcliffe, speeding and nearly running over our dogs and hitting our kids as they try to connect to Gage or Leslie boulevards. We assume that once the road is open, this will only be more common as residents of Westcliffe will also be using this road looking for faster ways down to Gage. Our streets are quite narrow and not what we would consider to be a collection street for such a large increase in traffic. We are concerned that the increase in traffic down not just our street, but Rand, Morency and Clermont will also have similar issues.

One aspect I am personally concerned about is the safety of having only two exits to this development into narrow streets in already developed communities. Has the city considered the impacts in case of an emergency such as in case of a brush fire where residents fleeing a fire would be congesting the outlets of Gala and Meadow Hills? If the roads are plugged people could get seriously hurt or die. If the fire is at one end, that leaves only one exit for all residents to get to safety. Safety should be a priority especially in a windy area where wild fires can spread rapidly. Having a third exit to this development would not only be practical, but could save lives.

Another aspect I ask the city to consider is that it would be a matter of convenience for our 62 new neighbors. Residents of this new development would prefer to have a closer and quicker route to Gage rather than having to drive ~1 mile through to Gala or ~1.5 miles through Crested Hills. I assume nobody likes to drive through other developments when they would prefer to get to their destination as quickly as possible. A third outlet or a direct connection to Gage could save residents an extra 3-5 minutes of their drives each way, while minimizing the

impacts on adjacent neighborhoods and improving safety in case of emergencies. New residents would appreciate the safety, but also the convenience of a closer route to main city roads.

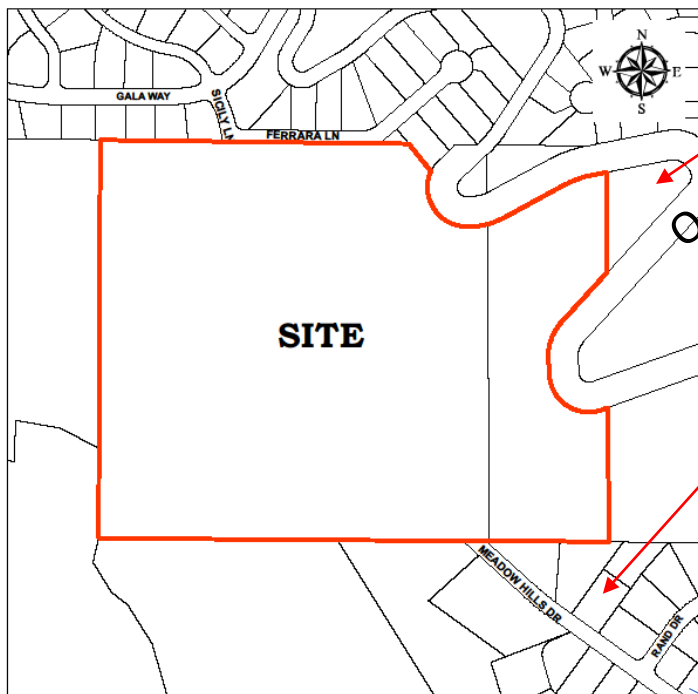
I believe that there are two potential options of connecting this new development to Gage (see attached image). The first option, which is also unlikely is continuing Gage through to Meadow Hills directly, to match up to where the city sees the future Gage boulevard continuing. It appears that the parcel of land where Gage would connect is owned and a building already exists at this location. Alternatively (option 2), I would like to also propose a potential new route where the city might be able to tie in directly off Gage and follow the fire road by the Blue house at the bottom of the hill directly on Gage. From here, Gage could connect directly into the northern most point of the development by crossing over the canal. This option would be minimally invasive as the dirt road is adjacent to the backyards of homes in the development north of the area in question, so a road there could be minimally invasive, albeit except for that one home owner. Further, there would be a third street to exit the development in case of a fire or emergency.

Thank you for the opportunity to provide comments for the development. I would like to re-emphasize that we are all for the development and are welcoming of new neighbors, but we would like to ask that the city has done its due diligence on all potential options of connectivity to ensure safety and minimal impact to the community as a whole. We look forward to participating in the hearing and speaking with the city to arrive at the best course of action for community as a whole.

Kind regards,

David Heldebrant

1023 Meadow Hills Drive



Dirt Road

Gage

Option 2

Option 1

Morency

Clermont

Meadow Hills

March 14, 2017

Mr. Shane O'Neill
City of Richland – Senior Planner
840 Northgate Drive
P.O. Box 190
Richland, WA 99352

SUBJECT: *The Reserve at Summerview Terrace* Preliminary Plat

Reference: Notice of Application - S2017-100

Dear Mr. O'Neill:

On behalf of nearly 200 property owners, and over 500 City of Richland residents, the Crested Hills Homeowners Association (HOA) Board of Directors would like to provide input to the application for preliminary plat approval of ***The Reserve at Summerview Terrace*** (S2017-100). As residents of South Richland, all of us enjoy living in a special part of the City and appreciate the development we now live in. The Crested Hills HOA supports the development of adjacent properties as we all benefit when infrastructure is completed around us.

As the City of Richland Planning Commission and City Council record shows, the residents of Crested Hills have struggled with over-capacity and unsafe residential streets for over a decade. When Crested Hills was started almost two decades ago, the original plan was to have 4-5 access points and until recently, residents had only one access point by way of Gage Boulevard. With the approval of the Falcon Crest subdivision approximately 5 years ago, the City of Richland forced developer Milo Bauder to complete the Baum Street connector to account for the additional traffic resulting from the Falcon Crest development. We are thankful for the City's requirement for the Baum Street connection. Crested Hills received some initial traffic relief by this additional access point, but unfortunately, as Falcon Crest continues to be built out, the benefit to Crested Hills is declining.

Just like the Falcon Crest application in 2011 (S2011-101), the Crested Hills HOA would strongly encourage the City of Richland to incorporate adequate street infrastructure into the S2017-100 preliminary plat approval process. Without some additional collector roads factored into the development, all of the additional 60-plus homes in ***The Reserve***

at Sumerview Terrace (620 trips per day per developer SEPA checklist) will have to rely on Gala Way for Phase 1 of the development. Impacts to Crested Hills will begin when Phase 2 is developed with the connection to Meadow Hills Drive. Once the connection has been made between **The Reserve at Summerview Terrace** and Crested Hills, traffic from Westcliff will travel through our neighborhood in search of a quicker shortcut to Gage Boulevard.

Almost 10 years ago, the City of Richland agreed to convert a portion of Meadow Hills Drive, adjacent to Crested Hills Park, into a private drive, thereby losing a critical collector street option. Now when traffic from **The Reserve at Summerview Terrace** travels through Crested Hills, the only option is to route this traffic by way of Clermont Drive, which is classified as a Local Street by the City of Richland. This will further exacerbate our over-capacity traffic condition in Crested Hills.

The Crested Hills HOA is suggesting that the City look at additional access point options for this new development, including Brantingham Road and Gage Boulevard, rather than force more traffic onto local streets in the adjacent subdivisions. In the past, the City has proposed traffic impact fees be collected for individual pieces of property so that proper infrastructure can be imposed on each new development. If the City is unwilling to make the developer install the necessary infrastructure as a condition of approval for **The Reserve at Summerview Terrace** subdivision, then the City should use traffic impact fees to fund this critical collector road infrastructure.

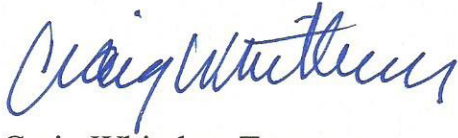
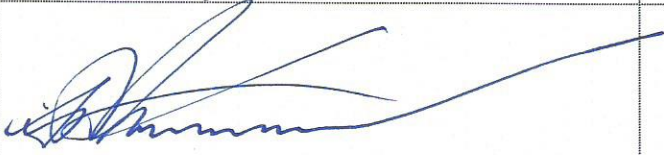
Property owners have a right to develop their property but they do not have the right to impact surrounding residents by over loading the residential street capacities in adjacent subdivisions. Additionally, connecting subdivisions together with local streets is inconsistent with Richland municipal code and should be the basis for disapproving the **The Reserve at Summerview Terrace** preliminary plat. Municipal code section **12.02.070 Local Streets**, states that “*Local streets provide direct access from abutting property to the collector street. They are typically an internal subdivision road and service to through traffic is deliberately discouraged.*” (Underlined for emphasis).

Please do not continue to perpetuate the problem of approving more subdivisions in South Richland without holding developers responsible for ensuring that adequate infrastructure is included as part of the subdivision preliminary plat approval process. There are additional access route options for this new subdivision if the City enforces a disciplined planning process. Residents have no leverage to force developers to install adequate infrastructure for new subdivisions so we must rely on the City of Richland, as our representative, to ensure residents are not impacted by poor land use planning decisions.

Mr. Shane O'Neill
March 14, 2017

We respectfully request that the City of Richland deny approval of *The Reserve at Summerview Terrace* preliminary plat until adequate infrastructure is factored into the application.

Sincerely,

Crested Hills Homeowners Association Board of Directors	
 David Culley, President 709 Meadow Hills Drive	 Mollie Schlotthauer, Secretary 2199 Morency Drive
 Rollin Swanson, Vice President 2258 Morency Drive	 Craig Whiteley, Treasurer 2108 Morency Drive
 David Hammond, Member-at-Large 953 Meadow Hills Drive	

CC: Richland City Council - citycouncil@ci.richland.wa.us
Rick Simon, COR Development Services Manager - RSimon@ci.richland.wa.us



Department of Energy

Bonneville Power Administration
2211 North Commercial Avenue
Pasco, Washington 99301

TRANSMISSION BUSINESS LINE

March 16, 2017

In reply refer to: Reserve at Summerview Terrace Preliminary Plat
Located within a Portion of Section 34, Township 9 North,
Range 28 East, W.M., Benton County, Washington

Shane O'Neill
City of Richland
Community Planning/Planner
505 Swift Boulevard
Richland, WA 99352

Dear Shane:

The Bonneville Power Administration (BPA) has had the opportunity to review, The Reserve at Summerview Terrace Preliminary Plat. The subject property is generally located at south of the intersection of Ferrara Lane and Sicily Lane, Richland, WA.

In researching our records, we have found that this proposal will not directly impact BPA facilities in that area. BPA does not have any objections to the approval of this request at this time.

Thank you for the opportunity to review this application.

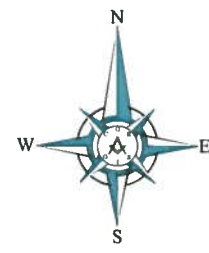
Sincerely,

A handwritten signature in blue ink that reads "Joseph E. Cottrell II".

Joseph E. Cottrell II
Field Realty Specialist

City of Richland

Street Functional Classification

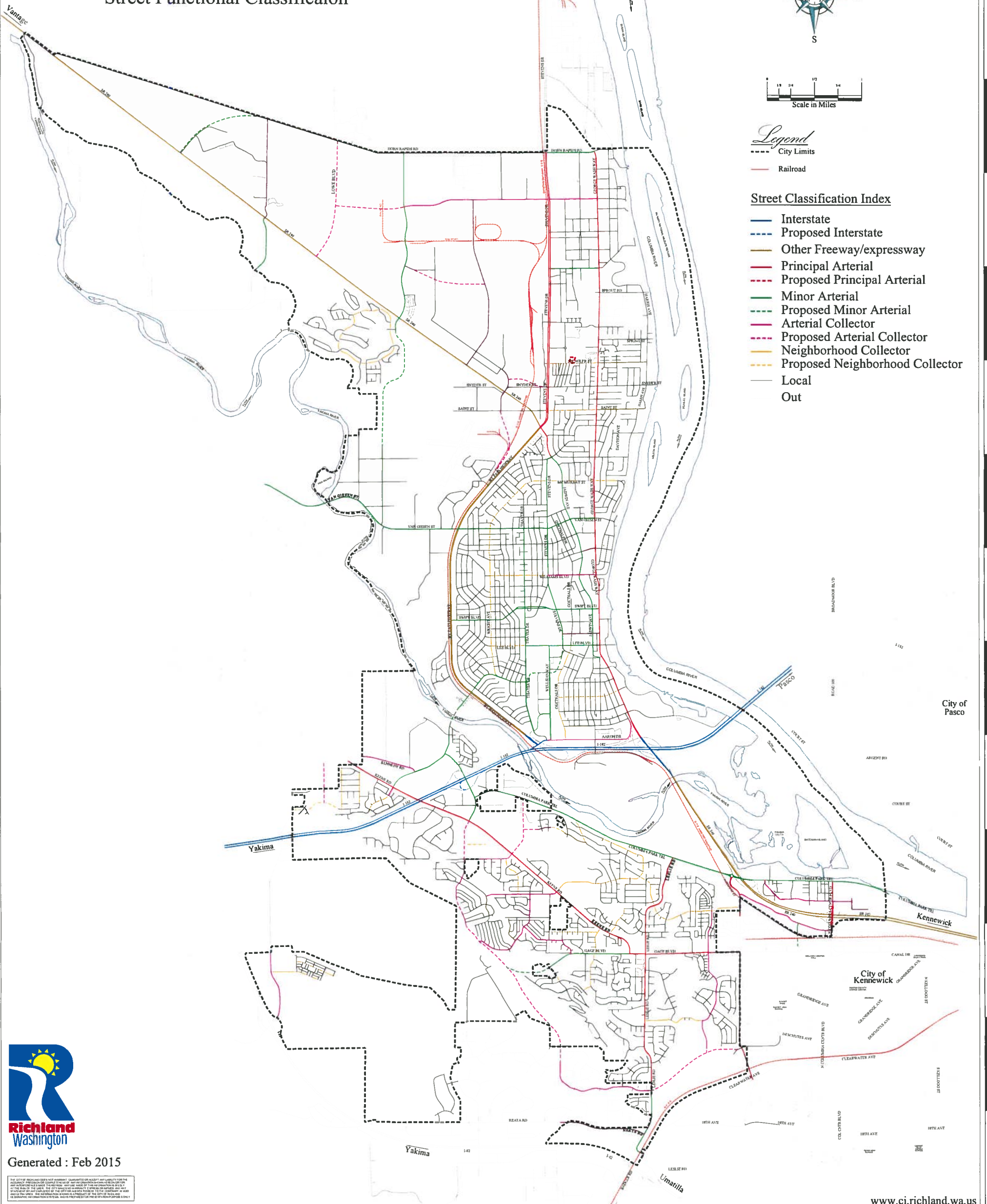


Legend

- City Limits
- Railroad

Street Classification Index

- Interstate
- Proposed Interstate
- Other Freeway/expressway
- Principal Arterial
- Proposed Principal Arterial
- Minor Arterial
- Proposed Minor Arterial
- Arterial Collector
- Proposed Arterial Collector
- Neighborhood Collector
- Proposed Neighborhood Collector
- Local
- Out



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Engineering +
Environmental

January 26, 2017

Scott Krajack
Viking Construction, Inc.
2605 W Hayden Avenue
Hayden, Idaho 83835

Via email: scott@vikinghomes.com

Re: Geotechnical Engineering Services – Critical Areas
The Reserve at Summerview Terrace
Richland, Washington
PBS Project No. HDJ4391.000

Dear Mr. Krajack:

PBS Engineering and Environmental Inc. (PBS) is pleased to submit this letter summarizing our geotechnical engineering services as they relate to the mapped critical areas on the Reserve at Summerview Terrace site in Richland, Washington. PBS completed six test pits at the site on July 19, 2016, for the purposes of providing geotechnical recommendations for design and construction of the planned development. A summary of our findings, analyses, and recommendations will be provided in a geotechnical engineering report for the project.

PROJECT UNDERSTANDING

Development of Walker Estates will consist of dividing the 50-acre property in phases as planned unit developments. The attached Figure 1 shows the approximate location of the site and Figure 2 shows the approximate location of the geotechnical test pits.

SITE CONDITIONS

Multiple areas within the proposed development are designated as critical areas due to high erosion potential and/or steep slopes. Steep slopes are defined as slopes exceeding 40 percent (2.5H:1V [horizontal to vertical]). Steep slopes, as defined by the City of Richland, are present over roughly 20 percent of the site. The inclinations of site slopes are as steep as 50 percent (2H:1V), but are generally 10 percent or flatter.

The portions of the planned development mapped as critical areas have been undeveloped to date. Preliminary site grading plans generally show fill being placed in low areas of the site to raise or flatten site grades and facilitate stormwater drainage. Current plans include construction of new roadways, stormwater drainage and infiltration facilities, and installation of utilities.

SUBSURFACE CONDITIONS

PBS observed the excavation of six test pits at the site on July 19, 2016, to depths of approximately 8 to 11.5 feet below the existing ground surface (bgs). Subsurface conditions included loose to medium

400 Bradley Boulevard, Suite 300, Richland, WA 99352
509.942.1600 Main
866.727.0140 Fax
www.pbsenv.com

dense silt with sand and medium dense silty sand. Cementation of the silt soils was also encountered in two of the test pits to the southeast (TP-4 and TP-5).

Groundwater was not encountered during the explorations. Review of well logs for water wells installed near the site indicate static groundwater is present at a depth of over 100 feet bgs.

CRITICAL AREAS

Steep Slopes - Due to the inclination of slopes (2H:1V to 2.5H:1V) in the proposed development area, the site has been identified as having hazards associated with steep slopes. Within the proposed development area, site grading will be designed to support the slope. Site slopes show no obvious signs of recent instability such as exposed soil, scarps, seeps, etc.

Soil Erosion – Silt soils encountered in the upper 10 feet at the site can be easily eroded when exposed to wind and water. Site slopes are currently covered with grass, brush, and occasional trees. No obvious signs of recent erosion, such as rills, gullies, loose soil, etc., were observed at the site. Development of the site will likely include measures to reduce erosion during construction and implement measures for ongoing erosion control such as covering exposed soils with erosion control matting or planting appropriate vegetation.

CLOSING

In order to assure that the critical areas are properly addressed in design, we recommend that we work closely with our design engineers in development of the grading plan and reserve the right to make further recommendations once a fully-developed grading plan has been devised.

We trust this letter meets your current needs. Please feel free to contact me at 509.375.7844 or Adam.Swenson@pbsusa.com with any questions or comments.

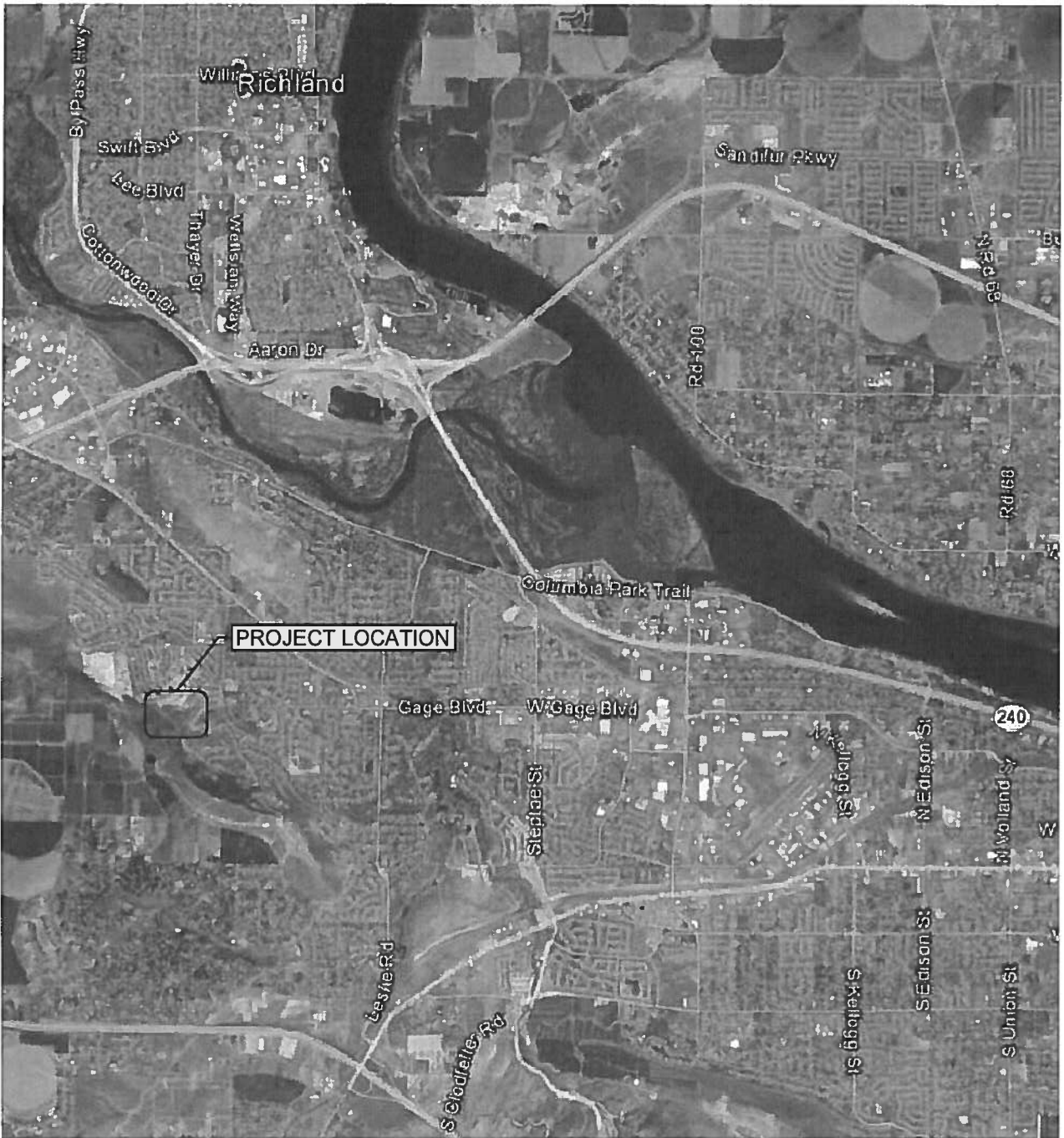
Sincerely,
PBS Engineering and Environmental Inc.



Adam Swenson, PE
Geotechnical Staff Engineer

AS/RW/rg

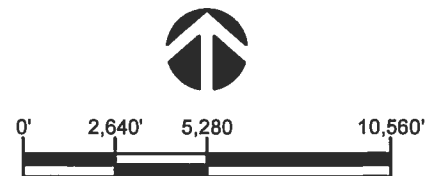
Attachment: Figure 1 – Vicinity Map
Figure 2 – Site Plan



SOURCE: © 2016 GOOGLE EARTH PRO



WASHINGTON



SCALE: 1" = 1 MILE

PREPARED FOR: VIKING HOMES



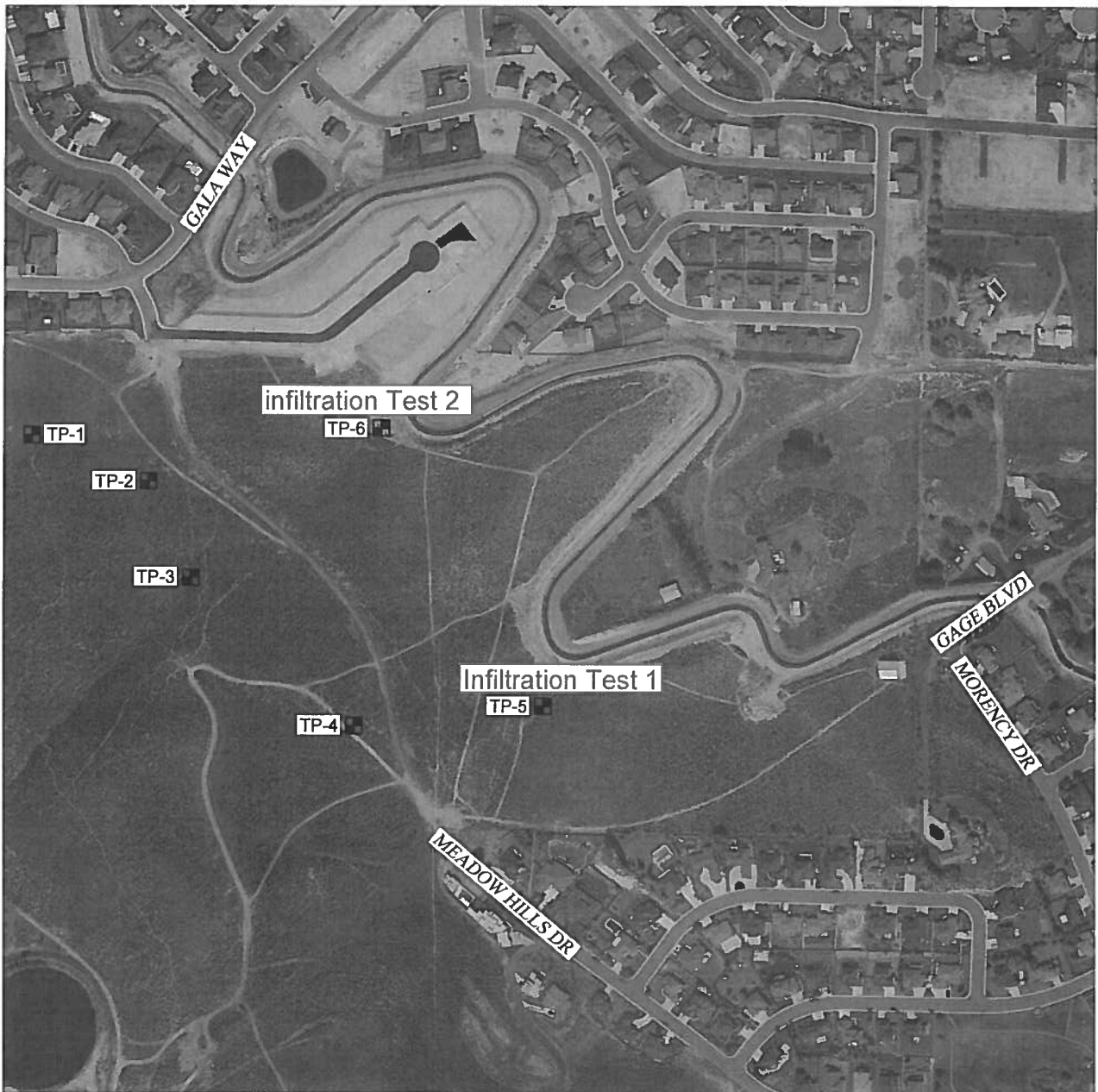
PROJECT #
HDJ4391

DATE
JULY 2016

VICINITY MAP
WALKER ESTATES DEVELOPMENT
RICHLAND, WASHINGTON

FIGURE

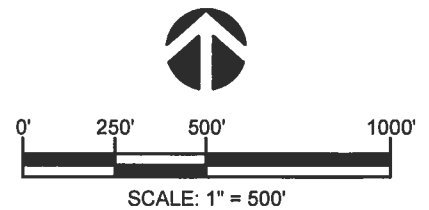
1



SOURCE: © 2016 GOOGLE EARTH PRO.

LEGEND

■ TP-1 TEST PIT NUMBER AND LOCATION



PREPARED FOR: VIKING HOMES



PROJECT #
HDJ4391

DATE
JULY 2016

SITE PLAN

WALKER ESTATES DEVELOPMENT
RICHLAND, WASHINGTON

FIGURE

2



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

**FINDINGS, CONCLUSIONS AND
RECOMMENDATION OF APPROVAL
“RESERVE AT SUMMERVIEW TERRACE” PRELIMINARY PLAT**

FILE NUMBER: S2017-100

APPLICANT: VIKING BUILDERS LLC

APPLICATION: TO SUBDIVIDE 49 ACRES INTO 62 SINGLE FAMILY RESIDENTIAL LOTS AND 5 TRACTS

LOCATION: IN THE SOUTH RICHLAND AREA, SOUTH OF THE INTERSECTION OF FERRARA LANE AND SICILY LANE (THE WESTCLIFFE NEIGHBORHOOD), NORTH OF THE CURRENT END OF MEADOW HILLS DRIVE (THE MEADOW HILLS NEIGHBORHOOD), WITH MUCH OF THE EASTERN BOUNDARY RUNNING ALONG THE KENNEWICK IRRIGATION DISTRICT’S BADGER EAST LATERAL IRRIGATION CANAL.

PARCEL NUMBERS: BENTON COUNTY ASSESSOR PARCEL NOS. 1-34981000004003, 1-34981000002001, AND 1-34981000003003 OWNED BY THE APPLICANT, VIKING BUILDERS LLC.

REVIEW PROCESS: TYPE III, PRELIMINARY PLAT,
HEARING EXAMINER RECOMMENDATION TO CITY COUNCIL

SUMMARY OF RECOMMENDATION: *APPROVE*, SUBJECT TO CONDITIONS

DATE OF RECOMMENDATION: MAY 2, 2017

I. PROJECT DESCRIPTION AND SUMMARY of PROCEEDINGS.

Viking Builders LLC, as the project applicant and owner of the property at issue in this matter, submitted the underlying application to subdivide the property on or about January 27, 2017. (*Exhibit 2, Preliminary Plat Application*).

The proposed subdivision would divide just over 49 acres into a development site with 62 single family residential lots known as The Reserve at Summerview Terrace Preliminary Plat, which will be served by City utilities, include internal streets, and five (5) tracts. (*Staff Report, pages 2, 7 and 8; Exhibit 1, Preliminary Plat Site Plan; Ex. 2, application*).

The site is currently vacant, situated in the western fringe of urban south Richland with existing single family residential subdivisions with a well-developed city street network surrounding the east, north and southeast. To the west are large open spaces with orchard lands, and much of lands to the south/southwest of the proposed plat are currently vacant with sharply rising east-facing slopes. (*Staff Report, page 6; Ex. 6, site photos; Site Visit*).

SEPA Compliance.

Exhibit 4 is the Environmental Checklist submitted by the applicant, and *Exhibit 5* is the City's Determination of Non-Significance (DNS) issued on February 13, 2017 for the proposed plat. The SEPA comment period expired on February 28, 2017. No local residents submitted any written comments regarding the DNS before the SEPA comment period expired. No one provided timely comments raising concerns regarding or opposing the DNS that would give them standing to pursue any appeal of the environmental determination for the project, and no one appealed the City's SEPA determination (DNS) for the proposed plat. (*See WAC 197-11-545, re: failure to provide timely comment is construed as lack of objection to environmental analysis*). With such documentation and process, the pending application satisfied applicable SEPA review requirements.

Public Hearing.

The open-record public hearing for the application occurred on March 23, 2017, wherein the undersigned Examiner presided, and all persons wishing to provide comments were heard, providing testimony under oath. City staff, Applicant representatives and interested citizens appeared at the hearing or submitted written comments regarding the proposed plat. The Examiner visited the site of the proposed project, and public roads leading to and from the vicinity of the proposed plat, on the day of the hearing.

Based on all the evidence, testimony, codes, policies, regulations, and other information contained in the Record, the Examiner issues the following findings, conclusions and Recommendation to approve the preliminary plat as set forth below.

II. CONTENTS OF RECORD.

Exhibits: Staff Report. City of Richland Development Services Division Staff Report and recommendation of approval to the Hearing Examiner regarding “The Reserve at Summerview Terrace” Preliminary Plat, File No. S2017-100, dated March 23, 2017;

1. Preliminary Plat site plan;
2. Application;
3. Public Notices and affidavits confirming same;
4. Environmental Checklist;
5. SEPA Determination of Non-Significance;
6. Site Photos;
7. Technical Advisory Committee Report;
8. Written Comments, including those submitted at the public hearing;
9. Functional Street Plan Map;
10. Geotechnical Report;
11. REVISED Technical Advisory Committee Report, modifying recommended Condition No. 3, on page 1 (re: 30 foot recreation easement running 800 feet along the southerly boundary of the property); and Condition No. 29, on pages 6 and 7 (re: Gage Boulevard right-of-way dedication and improvements as part of plat approval, with potential credits for Transportation Impact Fees otherwise due under RMC 12.03);

Post Hearing Exhibits:

12. Affidavit of Shane O’Neill, confirming records search for relevant codes, resolutions and ordinances resulting from the public hearing process for the preliminary plat of Falconcrest that allegedly led to newly adopted provisions addressing residential off-site roadway access requirements, noting no matches were found. *(NOTE: this Exhibit was requested by the Examiner during the public hearing, to substantiate or rebut portions or certain written comments and public testimony generally alleging that the Richland City Council acted in some fashion, and/or established a precedent, under which no new development would obtain substantial access through portions of the Crested Hills subdivision and the Crested Hills Park (a public, city park) areas);*
13. Sample “Accounting” sheet, and supporting communications transmitted by email, confirming agreement between Public Works staff and the applicant’s engineer, Mr. Mattox, with how TIF fees and credits might be applied as the plat is developed, received by the Examiner on April 3, 2017; and
14. Email dated May 1, 2017 from the Richland City Clerk’s Office, with attachments, responding to request from the Examiner, transmitting copies

of Richland City Council Resolution No. 26-12, adopted on March 6, 2012 (also included as an attachment to Mr. O'Neill's Affidavit (Ex. 12); the March 6, 2012 City Council Packet materials, including those related to Res. No. 26-12, Approving the Falconcrest Preliminary Plat; and the approved Council Minutes for that meeting.

Following receipt of the Falconcrest plat materials, needed to assess the weight of testimony regarding its potential application to the pending plat, the Record is closed and this decision is now in order.

Testimony/Comments: The following persons were sworn and provided testimony under oath at the open-record hearing:

1. Shane O'Neill, Senior Planner, for the City of Richland; and
2. Jason L. Mattox, PE, Senior Engineer/Operations Manager with the PBS Engineering firm, for the applicant, Viking Builders LLC;
3. Scott Krajack, from Viking Builders LLC, the applicant;
4. Craig Whitely, resides on Morency Drive, Treasurer and self-described spokesperson at the public hearing for the Crested Hills Homeowners Association (*NOTE: Mr. Whiteley/the Crested Hills HOA submitted written materials before and after the hearing that are included as part of Exhibit 8*);
5. David Hammond, resides on Meadow Hills Drive, submitted photos at the public hearing that are included as part of Ex. 8, also signed the Crested Hills HOA letter dated March 14, 2017 as a member-at-large, another part of Ex. 8;
6. David J. Heldebrant, resides on Meadow Hills Drive, also submitted a written email comment dated March 15, 2017, which is included in the record as part of Ex. 8;
7. Donald D. Bachand, resides on Meadow Hills Drive, submitted a new letter into the record at the hearing, included as part of Ex. 8;
8. Tasha Bunnag, resides uphill from Crested Hills Park;
9. Mollie Schlotthauer, Secretary of the Crested Hills HOA, co-signer of HOA letter that is included as part of Ex. 8, lives on corner of Morency and Clermont;
10. Kirsten Collins, lives on Clermont;
11. Tom Collins, lives on Clermont; and
12. Jeffrey Peters, Transportation Engineer for the City of Richland, responded to several comments about level of service provided by the road network around the proposed plat.

III. APPLICABLE LAW.

Under applicable provisions of the Richland Municipal Code (RMC), a preliminary plat¹ application is first subject to review and approval by city staff with respect to the engineering

¹ In this Recommendation and exhibits included in the Record, preliminary plat and preliminary subdivision mean the same thing, and use of one term should be read to apply to the other to the extent anyone views the terms to have distinct meanings, which for the purposes of this Recommendation, they do not.

elements of said plat, then the Hearing Examiner is responsible for conducting an open record public hearing followed by a recommendation to the City Council. A preliminary plat application is a Type III procedure. RMC 19.20.010(C)(1).

As explained in RMC 24.12.050(A), the hearing examiner shall consider any preliminary plat application and shall conduct an open record public hearing in accordance with Chapter 19.60 RMC. After the public hearing and review of materials in the record, the hearing examiner shall determine whether the preliminary plat is in accordance with the comprehensive plan and other applicable code requirements and shall either make a recommendation for approval or disapproval to the city council.

The same provision of the city's code (RMC 24.12.050) provides that any recommendation for approval of the preliminary plat shall not be given by the hearing examiner without the prior review and approval of the city manager or her designee with respect to the engineering elements of said plat including the following:

1. Adequacy of proposed street, alley, right-of-way, easement, lighting, fire protection, drainage, and utility provisions;
2. Adequacy and accuracy of land survey data;
3. The submittal by the applicant of a plan for the construction of a system of street lights within the area proposed for platting, including a timetable for installation; provided, that in no event shall such a plan be approved that provides for the dedication of such a system of lighting to the city later than the occupancy of any of the dwellings within the subdivision.

The City's decision criteria for preliminary plat approval are substantially similar to state subdivision mandates found in RCW 58.17.110(2)² and reads as follows:

Richland Municipal Code 24.12.053 Preliminary plat – Required findings.

The hearing examiner shall not recommend approval of any preliminary plat application, unless the approval is accompanied by written findings that:

A. The preliminary plat conforms to the requirements of this title;

B. Appropriate provisions are made for the public health, safety and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school;

C. The public use and interest will be served by the platting of such subdivision and dedication; and

² "A proposed subdivision and dedication shall not be approved unless the city, town, or county legislative body makes written findings that: (a) Appropriate provisions are made for the public health, safety, and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school; and (b) the public use and interest will be served by the platting of such subdivision and dedication. If it finds that the proposed subdivision and dedication make such appropriate provisions and that the public use and interest will be served, then the legislative body shall approve the proposed subdivision and dedication. []" RCW 58.17.110(2).

D. The application is consistent with the requirements of RMC 19.60.095 (addresses transportation concurrency considerations).

And RMC 19.60.095 mandates the following additional findings:

19.60.095 Required findings.

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

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

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

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

D. The development does not lower the level of service of transportation facilities below the level of service D, as identified in the comprehensive plan; provided, that if a development application is projected to decrease the level of service lower than level of service D, the development may still be approved if improvements or strategies to raise the level of service above the minimum level of service are made concurrent with development. For the purposes of this section, “concurrent with development” means that required improvements or strategies are in place at the time of occupancy of the project, or a financial commitment is in place to complete the required improvements within six years of approval of the development.

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

The burden of proof rests with the applicant, and any decision to approve or deny a preliminary plat must be supported by evidence that is substantial when viewed in light of the whole record. RCW 36.70C.130(1)(c); and RMC 19.60.060. The application must be supported by proof that it conforms to the applicable elements of the city’s development regulations, comprehensive plan and that any significant adverse environmental impacts have been adequately addressed. RMC 19.60.060.

IV. ISSUE PRESENTED.

Whether substantial evidence demonstrates that the applicant has satisfied their burden of proof to satisfy the criteria for preliminary plat approval?

Short Answer: Yes.

V. FINDINGS of FACT.

1. Any statements in previous or following sections of this document that are deemed findings are hereby adopted as such, including without limitation the project description and summary of proceedings.
2. The Staff Report and recommendation of approval includes a number of specific findings and conditions that establish how the underlying plat application, as conditioned, satisfies provisions of applicable law, is consistent with the city's Comprehensive Plan, and is designed or conditioned to comply with applicable development standards and guidelines.

Public Hearing Testimony and discussion.

3. At the hearing, Mr. O'Neill summarized his Staff Report and recommendation of approval for the proposed plat.
4. Mr. O'Neill (and the Staff Report) noted that the proposed plat covers an area within the city's urban growth area, which is zoned Low-Density Residential. RMC 23.18.010(A) provides that zero to five dwellings can be allowed in such zone, so, given the size of the site (49+ acres), the applicant could have pursued a design with over 200 units. Instead, through this application, Viking Builders seeks preliminary plat approval to divide the property into just 62 single-family lots, with 5 tracts – 2 for drainage/open space purposes, 1 for just open-space, and 2 for future development.
5. Mr. O'Neill observed that the overall density for the entire site would be just over 1.2 units/acre, with a net-density of 2.1/acre (exclusive of tracts established in the plat).
6. Mr. O'Neill explained that all City services are readily accessible and available to serve the proposed new plat.
7. The applicant's project Engineer and hearing representative, Jason Mattox, from the PBS Engineering firm, appeared at the public hearing and stated that he concurs with virtually all of the Staff Report and proposed conditions, but sought clarification³ on several issues, particularly proposed Condition No. 29. He requested an opportunity for a "case study" to better understand how various right-of-way dedications and improvements as part of plat

³ Mr. Mattox questioned the need to extend an electrical feeder line over the plat that could eventually serve now-undeveloped adjacent parcels. Staff directed attention to RMC 14.30.030(B), which may provide an opportunity to recoup/obtain a refund for portions of such expenses, from future projects that connect to such line within 5 years.

approval (mostly regarding the Gage Boulevard route running through a portion of the plat) would qualify for credits to be applied against Transportation Impact Fees otherwise imposed as part of plat approval. The Examiner agreed to hold the record open for the applicant and City staff to confer after the hearing, and to submit any mutually agreed clarification on the topic, which was received by the Examiner on April 3rd, and is now included in the Record as Exhibit No. 13.

8. Mr. Mattox testified that the pending application complies with all applicable City policies and development regulations. He explained that portions of the property cannot be readily connected to water service systems, and such land is designated as part of the undeveloped “Reserve” tract in the proposed plat. Portions of the property that would now be reserved for future development are those areas with relatively easy connections to water service.
9. Mr. Krajack, with Viking Builders LLC, outlined his current expectations regarding the timelines it could take to sell lots and complete construction of homes in the proposed plat. His comments were only for informational purposes, as a courtesy to those present at the hearing, and were not construed by the Examiner as binding for any purpose whatsoever, recognizing that market and economic conditions and factors outside the control of the applicant will determine the precise time period over which various phases of the new subdivision will be developed, provided state law and city codes mandate that final plat approval must be obtained within 5 years of preliminary plat approval. (*See RCW 58.17.140(3)(a) and RMC 24.12.055(D)*).
10. Eight local residents testified at the public hearing, all of whom apparently live along public streets that would eventually connect to the proposed plat by road-connections and extensions provided as part of the proposed plat, most all via the Meadow Hills Drive roadway that will extend northwesterly into the new plat from its current unfinished end along the proposed plat’s southeast corner, where Meadow Hills Drive intersects with Rand Drive and Clermont Drive, which runs east and forms the northern border of Crested Hills Park before it intersects with Morency Drive further to the east. (*Testimony of Craig Whitely, resides on Morency Drive; David Hammond, resides on Meadow Hills Drive; David J. Heldebrant, resides on Meadow Hills Drive; Donald D. Bachand, resides on Meadow Hills Drive; Tasha Bunnag, resides uphill from Crested Hills Park; Mollie Schlotthauer, lives on corner of Morency and Clermont; Kirsten and Tom Collins, live on Clermont*).
11. Most of the public comments focused upon concerns with future traffic that might pass through their neighborhood. The testimony was not supported by persuasive engineering data or studies that would rebut the application materials and analysis contained in the Staff Report. The Staff Report and staff testimony at the public hearing established that existing local streets surrounding the proposed plat are sufficient, will not experience a decrease in the level of service standards set for such streets, and were constructed to city standards, which mandate capacity to serve future development anticipated in the immediate area. (*Staff Report, pages 11 and 14; RMC 19.60.095(D), transportation concurrency, level of service standards*;

12. RMC 24.20.070, captioned “Capacity for future developments”, reads as follows: *“The capacities and dimensions of water, sewerage, drainage, and street facilities shall be adequate to provide for the future needs of other undeveloped properties in the general vicinity and the city may share in the cost of these improvements to the extent of the difference in cost between the capacities needed to serve the subdivision and the capacities required to serve the vicinity.”*
13. The Examiner finds that the street network surrounding the proposed plat was designed and constructed to meet city standards, with capacity to provide for the future needs of other undeveloped properties in the general vicinity, specifically including the property at issue in this matter. (*Staff Report; Site visit*).
14. Several local residents expressed compelling concerns with the impacts of construction-activities, like trucks hauling materials along local streets, passing by areas with pedestrians and children going to and from a park, potentially impacting traffic, street cleanliness, noise and the like.
15. Most citizens providing comments explained that they were not opposed to new development, but that they wanted to be sure that potential impacts on their existing streets and neighborhoods would be adequately addressed, as the plat is developed and after homes are occupied. These concerns were thoughtfully presented, and supported by personal descriptions of previous projects that involved noisy trucks driving uphill to new construction sites, the speed and frequency of trucks driving along local streets to access new development sites, and local residents coming and going (by foot or car) to a popular park in the area.

Additional Condition of Approval, supported by evidence in the record.

16. The Examiner conducted a site visit on the day of the hearing, visiting the street network surrounding the project site. Given that the new plat is served by local streets that will be impacted by construction traffic coming and going to the site as the project is developed, and the credible concerns with construction-related traffic expressed in public comments, the Examiner has added an additional Condition of Approval, authorizing the Public Works Director to issue a Right of Way permit prior to issuance of any other permit associated with development of or within the new plat that the Director determines is likely to have a material impact on any segment(s) of the city’s existing public street network that will be used to obtain access to and from the plat-development site(s). The additional Condition reads as follows:

RIGHT OF WAY PERMIT

Based on compelling testimony and evidence contained in the record for this matter that demonstrated a need for specific conditions to reduce the impacts of construction-related traffic that will move through surrounding neighborhood streets as the new plat is developed and homes are constructed therein, and under authority granted in development regulations

found in the Richland Municipal Code, including without limitation RMC Chapter 12.08 (Right of Way Permits) and the purpose and intent of erosion, dust, traffic, pedestrian-safety and water-pollution control regulations set forth in other provisions of the RMC, the following Condition shall be satisfied prior to issuance of any clearing and grading, building, demolition, or other construction permit associated with development of or within the new plat that the Public Works Director determines is likely to have a material impact on any segment(s) of the city's existing public street network that will be used to obtain access to and from the plat-development site(s):

The applicant is required to apply for a Right of Way Permit before the issuance of any grading, building, demolition, or other construction permit associated with development of or within the new plat that the Public Works Director determines is likely to have a material impact on any segment(s) of the city's existing public street network that will be used to obtain access to and from the plat-development site(s). In some cases, more than one Right of Way Permit may be required, such as one for hauling and one for construction work within the right of way. A Right of Way Permit issued under this Condition is intended to regulate activity within the city right of way, and is required of any person who performs construction-related work within existing or proposed city rights-of-way, easements, or on city-owned infrastructure, including without limitation the following:

- a) Designated truck hauling routes.
- b) Truck loading and unloading activities.
- c) Hours of construction and hauling.
- d) Continuity of pedestrian facilities.
- e) Temporary traffic control and pedestrian detour routing for construction activities.
- f) Street sweeping and maintenance during excavation and construction.
- g) Location of construction fences.
- h) Parking for construction workers.
- i) Construction vehicles, equipment, and materials in the right of way.
- j) All other construction activities as they affect the public street system.

In addition, the applicant shall submit for review and approval by the Public Works Director a plan for providing pedestrian access on existing public streets that are impacted during construction of this project. Access on such existing public streets shall be provided at all times during the construction process, except when specific construction activities such as shoring, foundation work, and construction of frontage improvements prevents access. General materials storage and contractor convenience are not reasons for preventing access along streets, sidewalks or other portions of the city street system surrounding the new plat.

Street network complies with city standards, new connections and dedicated open spaces provide benefits to existing neighborhoods.

17. Far more than 62 lots that already exist on plats located to the south and east, mostly uphill, from the proposed subdivision will be provided with a new travel route leading to Gala Way, onto Keene Road, and onto downtown Richland or parts beyond. Several public comments indicated a desire to minimize neighborhood connectivity, so their street could remain as-is, with no more drive-through traffic. This would create an inequity in the city's road network system and runs counter to policies that support connectivity, looping, and more, instead of very few, travel alternatives – including fire evacuation routes – for area residents.

18. The Examiner finds that City streets are public, and are designed and built to serve more than just the resident whose home receives access by such street. None of the comments provided were supported by credible data or evidence sufficient to rebut the traffic analysis provided by the applicant's engineer or city public works staff.
19. The applicant's engineer and city staff confirmed that the proposed plat will not violate city road standards, and will not cause any levels of service on the surrounding street network to fall below city standards.
20. Quite the opposite, the new streets constructed as part of the proposed plat will enhance circulation and travel options for existing neighborhoods surrounding the new subdivision, specifically including the previously-approved city plats where most of the local residents who testified at the public hearing reside. The first phase of the plat will open with access onto Sicily Lane, Gala Way and beyond – not through the Clermont/Morency Drive route. That point of access for the new plat will open when the subsequent phases are constructed, providing the existing neighborhoods with an additional, likely shorter and faster, route – directly through the new plat – down to Keene Road, the planned Queensgate connection, downtown Richland, and the employment centers to the north.
21. Some comments could be viewed as implying an apparent desire to retain Crested Hills Park (the existing public park in the adjacent neighborhood) as-is, with no more users. That would be inconsistent with city policies that encourage use of public parks by area residents, not just those living next door to a public park. Converting public assets for solely private purposes would run contrary to the Washington Constitution. (*Constitution of the State of Washington, Article VIII, Sec. 7*).
22. While some new residents in the new plat may use the existing Crested Hills Park, the developer of the new subdivision is required to add to the public recreational opportunities for the new residents, as well as surrounding neighborhoods, in the form of open space and new trail connections that will be provided as the new plat is built-out. In the end, there will be more and expanded open space and recreational opportunities for existing residents living in neighborhoods surrounding the new plat.
23. The Examiner is concerned not with the popularity of a matter presented but whether it meets the requirements of the applicable code, policy or regulation. The examiner's decision or recommendation must be based on the record of the proceedings before the examiner. (*Richland Hearing Examiner Rules of Procedure, Introduction, at page 2*).

Compliance with city development regulations achieves consistency with the Comprehensive Plan

24. RMC 24.04.020 explains that the purpose of the City's platting and subdivision codes is "in furtherance of the comprehensive plan of the city" and that such regulations contained in the city's platting and subdivision codes "are necessary for the protection and preservation of the public health, safety, morals and the general welfare, and are designed, among other things, to encourage the most appropriate use of land throughout the

municipality; to lessen traffic congestion and accidents; to secure safety from fire; to provide adequate light and air; to prevent overcrowding of land; to avoid undue concentration of population; to promote the coordinated development of unbuilt areas; to secure an appropriate allotment of land area in new developments for all the requirements of community life; to conserve and restore natural beauty and other natural resources; and to facilitate the adequate provision of transportation, water, sewerage and other public uses and requirements.” The effect of this provision boils down to this: compliance with the City’s Comprehensive Plan can be established, or at least partially established, through compliance with the city’s platting and subdivision regulations found in Title 24 of the Richland Municipal Code. In this matter, substantial evidence in the record establishes compliance by the proposed plat (as conditioned herein) with the city’s land platting regulations that are applicable to this project, thus implementing and complying with the City’s Comprehensive Plan. (See *Staff Report, all Findings*).

25. Portions of Mr. Whiteley’s testimony argued that the Richland City Council, in approving the Falconcrest subdivision, established a precedent, principle or rule *“that is binding or at least certainly persuasive”* under which *“any increase in traffic into Crested Hills needs to be offset by some other traffic relief outlet.”* He also alleged that *“connecting subdivisions together with local streets is inconsistent with the Richland Municipal Code and should be the basis for disapproving the Summerview Terrace Preliminary Plat application.”* (Testimony of Mr. Whiteley; Ex. 8, copy of Mr. Whiteley’s written notes used at the public hearing).
26. On direction of the Examiner, City staff and the Examiner conducted post-hearing research to identify any development regulation, precedent, principle or rule established after or in connection with approval of the Falconcrest plat, which would mandate or warrant the type of relief requested by Mr. Whiteley. After an exhaustive search of relevant city records and development regulations, the Examiner finds and concludes that there is no regulation, precedent, principle or rule established by the Richland City Council that would prevent “any” increase in traffic into the Crested Hills subdivision or that would serve as a basis to deny the pending plat application. (See Ex. 12, Affidavit of Mr. O’Neill, with attachments; and Ex. 14, with attachments re: Council packet and Resolution 26-12 adopted on March 6, 2012, approving Falconcrest preliminary plat).
27. No one presented any credible, substantial evidence to rebut City staff’s determination explained in the Staff Report that the proposed plat would not cause the level of service standards on any adjacent streets to fall below the levels set by the Richland City Council in RMC 19.60.095(D). Substantial evidence in the record regarding City plans to extend Queensgate and Gage Blvd., and related South Richland transportation system improvements, funded in part by transportation impact fees to be paid by the developer of the proposed plat, more than satisfies the transportation concurrency mandates explained in the same provision of the City’s code.
28. The applicant’s proposed plat design, including without limitation the new internal streets and additional connections they will make with existing local streets in the area, as

conditioned by professional city engineers and planners tasked with responsibility to ensure compliance with applicable city codes and policies, merits approval.

Proposed plat will provide public benefits

29. The applicant's submittals and the Staff Report establish that some aspects of the new subdivision will provide a public benefit, including without limitation, new housing inventory and options fulfilling the city's goals and policies set forth in the Comprehensive Plan, open space, a new trail connection, construction of new roads, sidewalks, an attractive street system to serve the new plat as well as adjacent residents, and other features that will serve to promote health benefits of a walkable, appropriately connected, pedestrian-friendly community.
30. Except as modified in this Recommendation, all Findings, and statements of fact contained in the Staff Report, are incorporated herein by reference as Findings of the undersigned-hearing examiner.⁴

Substantial evidence demonstrates the proposed project, as conditioned, satisfies approval criteria.

31. The record contains substantial evidence to demonstrate that, as conditioned, the proposed plat makes appropriate provisions for:
 - A. The public health, safety, and general welfare: *See Staff Report, including without limitation the Analysis provided on pages 9 and 10, and proposed findings on pages 12 and 13.*
 - B. Open Spaces: The project provides two open space/stormwater tracts, and another one-acre open space tract. Crested Hills Park is a public 5.8-acre neighborhood park located approximately 200 feet south of the proposed plat. A Condition of Approval requires a 30-foot wide easement along a large portion of the plat's southern boundary that will eventually connect to the "Rivers to Ridges" hiking trail. Badger Mountain Park, with 41.5 acres, is located less than one mile from the proposed plat, and contains outdoor sports fields and courts able to serve recreational needs in the vicinity, including the new plat. *See Staff Report, pages 9 and 10, and discussion in item H below.*
 - C. Drainage Ways: the project will be consistent with all applicable standards for stormwater system design, including without limitation the Department of Ecology Stormwater Management Manual for Eastern Washington. Consistent with City development standards, the plat will provide on-site stormwater detention. The

⁴ For purposes of brevity, only certain Findings from the Department's Recommendation are highlighted for discussion in this Recommendation, and others are summarized, but any mention or omission of particular findings should not be viewed to diminish their full meaning and effect, except as modified herein.

design includes 2 tracts for such purposes. *Staff Report, page 10; Exs. 7 and 11, pages 9-10, recommended Storm Water conditions.*

- D. Streets or roads, alleys, other public ways: the proposed plat has been reviewed by the City for compliance with applicable street system design requirements, and has been deemed consistent with all applicable city standards for city roads, streets, driveways, access, circulation, transportation concurrency and the like. *Staff Report; Exhibit 1, site plan; Exhibits 7 and 11, Technical Advisory Committee report and REVISED report and proposed conditions.*
- E. Transit stops: To the extent transit stops are or may be located nearby to serve residents of the proposed plat, or Richland residents generally, the subdivision design, access and internal circulation patterns, as conditioned, are appropriate to allow for pedestrians and vehicles to access arterials and other routes that could direct users to existing or future transit stops and facilities. The proposed plat is within the Ben Franklin Transit service area, which provides service along Keene Road and Gage Boulevard, approximately 3 miles to the east of the new plat. *Staff Report, page 10.*
- F. Potable water supplies: The new subdivision will receive its domestic water supply from the City of Richland. Staff confirms that adequate capacity is available within the city's water supply system to provide both domestic water and fire flow service to the new plat. Irrigation water will also be provided by the City's irrigation water system. *Staff Report, page 10; Ex. 11, recommended Domestic Water conditions on page 8, and recommended Irrigation condition no. 22, on page 3.*
- G. Sanitary systems: The City's sewer system has capacity to serve the proposed plat, and will do so. *Staff Report, at page 10; Ex. 11, recommended Sanitary Sewer conditions on page 9.*
- H. Parks and recreation, playgrounds, schools: As noted in the previous section B, The project provides two open space/stormwater tracts, and another one-acre open space tract. Crested Hills Park is a public 5.8-acre neighborhood park located approximately 200 feet south of the proposed plat. A Condition of Approval requires a 30-foot wide easement along a large portion of the plat's southern boundary that will eventually connect to the "Rivers to Ridges" hiking trail. Badger Mountain Park, with 41.5 acres, is located less than one mile from the proposed plat, and contains outdoor sports fields and courts able to serve recreational needs in the vicinity, including the new plat. *See Staff Report, pages 9 and 10; Ex. 1, site plans for new plat.* The plat is located about 0.5 miles from the Orchards Elementary School in the Richland School District. The School District did not provide any comments after receiving city notice regarding the project. *Staff Report, page 10.*
- I. Planning features to assure safe walking conditions for students: See street network, road design and sidewalks proposed for plat. *Staff Report; Ex. 1, site plans for new plat.*

32. Based on all evidence, exhibits and testimony in the record, the undersigned Examiner specifically finds that the proposed plat, as conditioned below, makes appropriate provisions for the considerations detailed in applicable law, including without limitation RMC 24.12.050, .053, and 19.60.095, and that the public use and interest will be served by the proposed plat and associated dedications and improvements.

VI. CONCLUSIONS of LAW.

1. Based on the Findings as summarized above, the undersigned examiner concludes that the proposed plat, as conditioned below, conforms to all applicable zoning and land use requirements and appropriately mitigates adverse environmental impacts. Upon reaching such findings and conclusions as noted above, the preliminary plat meets the standards necessary to obtain approval by the City.
2. The proposed conditions of approval as set forth in the Technical Advisory Committee REVISED Report included in the Record as *Exhibit 11*, are reasonable, supported by the evidence, and capable of accomplishment; provided, however, for reasons explained in Finding No. 16, an additional condition of approval with specific Right of Way Permit requirements should be included, to read as follows:

RIGHT OF WAY PERMIT

Based on compelling testimony and evidence contained in the record for this matter that demonstrated a need for specific conditions to reduce the impacts of construction-related traffic that will move through surrounding neighborhood streets as the new plat is developed and homes are constructed therein, and under authority granted in development regulations found in the Richland Municipal Code, including without limitation RMC Chapter 12.08 (Right of Way Permits) and the purpose and intent of erosion, dust, traffic, pedestrian-safety and water-pollution control regulations set forth in other provisions of the RMC, the following Condition shall be satisfied prior to issuance of any clearing and grading, building, demolition, or other construction permit associated with development of or within the new plat that the Public Works Director determines is likely to have a material impact on any segment(s) of the city's existing public street network that will be used to obtain access to and from the plat-development site(s):

The applicant is required to apply for a Right of Way Permit before the issuance of any grading, building, demolition, or other construction permit associated with development of or within the new plat that the Public Works Director determines is likely to have a material impact on any segment(s) of the city's existing public street network that will be used to obtain access to and from the plat-development site(s). In some cases, more than one Right of Way Permit may be required, such as one for hauling and one for construction work within the right of way. A Right of Way Permit issued under this Condition is intended to regulate activity within the city right of way, and is required of any person who performs construction-related work within existing or proposed city rights-of-way, easements, or on city-owned infrastructure, including without limitation the following:

- a) Designated truck hauling routes.
- b) Truck loading and unloading activities.
- c) Hours of construction and hauling.

- d) Continuity of pedestrian facilities.
- e) Temporary traffic control and pedestrian detour routing for construction activities.
- f) Street sweeping and maintenance during excavation and construction.
- g) Location of construction fences.
- h) Parking for construction workers.
- i) Construction vehicles, equipment, and materials in the right of way.
- j) All other construction activities as they affect the public street system.

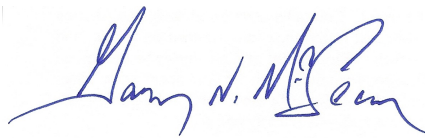
In addition, the applicant shall submit for review and approval by the Public Works Director a plan for providing pedestrian access on existing public streets that are impacted during construction of this project. Access on such existing public streets shall be provided at all times during the construction process, except when specific construction activities such as shoring, foundation work, and construction of frontage improvements prevents access. General materials storage and contractor convenience are not reasons for preventing access along streets, sidewalks or other portions of the city street system surrounding the new plat.

3. Any Finding or other statements in previous or following sections of this document that are deemed Conclusions are hereby adopted as such.

VII. RECOMMENDATION.

Based upon the preceding Findings of Fact and Conclusions of Law, evidence presented through the course of the open record hearing, all materials contained in the contents of the record, and the Examiner's site visit, **the undersigned Examiner recommends that the City Council APPROVE "The Reserve at Summerview Terrace" Preliminary Plat** application, subject to the proposed Conditions of Approval included in the City's REVISED Technical Advisory Committee Report, included in the Record as *Exhibit 11*, as modified or supplemented in this Recommendation, which are adopted herein by reference.

Recommendation issued: May 2, 2017.



Gary N. McLean
Hearing Examiner for the City of Richland



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 06/06/2017

Agenda Category: Resolutions – Adoption

Key Element: Key 3 - Economic Vitality, Key 4 - Targeted Investments

Subject:

Resolution No. 93-17, Awarding Distribution of 2017 Business License Reserve Funds (BLRF)

Department:

Community & Development Services

Ordinance/Resolution Number:

93-17

Document Type:

Resolution

Recommended Motion:

Adopt Resolution No. 93-17, authorizing the City Manager to sign and execute agreements for funding from the Business License Reserve Fund (BLRF).

Summary:

Pursuant to RMC 5.04.385, City Council is being asked to consider the award of Business License Reserve Fund (BLRF) funding to two project applicants in the second phase of the 2017 BLRF program award cycle. BLRF funding is intended to be used to promote business activities for the purposes of core development, tourism, general economic development, capital expenditures for community improvements, and the prevention of blight.

The first application, from the Uptown Business Improvement District, requests consideration for funding a portion of the annual Uptown Chalk Art Festival. The award would be utilized for the purchase of chalk, supplies ancillary to putting on the event, marketing, advertising, and prizes/giveaways for participants. At its April 24, 2017 meeting, the Economic Development Committee recommended that \$5,000.00 be awarded for this purpose.

The second application, from the Uptown Business Improvement District, requests consideration for funding a portion of the Uptown Mural Program. The award would be utilized for the purchase and reimbursement of paint, supplies, rental of equipment, artist time and labor, anti-graffiti seal, and other costs ancillary to the commission of the mural. At its April 24, 2017 meeting, the Economic Development Committee recommended that \$17,121.55 (remaining BLRF funds) be awarded for this purpose.

The Economic Development Committee recommended at its April 24, 2017 meeting that the following applicants be **denied funding** in this year's award cycle:

- Application for \$40,000.00 from the City Parks and Public Facilities to perform a Multi-Purpose Sports Field Complex Feasibility Study.
- Application for \$8,000.00 from the Tri-City Regional Chamber to partially fund Cool Desert Nights.

Fiscal Impact:

Approval of the recommended applications will result in the expenditure of \$22,121.55 from the Business License Reserve Fund. If approved, the 2017 fund balance for the Business License Reserve Fund will be exhausted.

Attachments:

1. Resolution 93-17
2. BLRF2017-008 Contract
3. BLRF2017-009 Contract

RESOLUTION NO. 93-17

A RESOLUTION of the City of Richland awarding the distribution of funds from the Business License Reserve Fund.

WHEREAS, pursuant to Richland Municipal Code (RMC) 5.04.385, City Council established a reserve funded through a portion of fees for business licenses which is to be used to promote business activities for the purposes of core development, tourism, general economic development, capital expenditure for community improvements, and the prevention of blight; and

WHEREAS, City staff estimates that \$22,121.55 remains available for eligible projects in 2017; and

WHEREAS, City staff solicited applications for projects to be considered by the Economic Development Committee and Richland City Council for funding in 2017; and

WHEREAS, at its April 24, 2017 meeting, the Economic Development Committee provided a positive recommendation to allocate \$22,121.55 toward projects determined eligible under RMC 5.04.385 and RMC 5.04.387 as listed on the Business License Reserve Fund Project Application List, attached hereto as Attachment A.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City Manager is authorized to sign and execute Business License Reserve Fund funding agreements for projects listed on the Business License Reserve Fund Project Application List, attached hereto as Attachment A.

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 6th day of June, 2017.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

Attachment A

Business License Reserve Fund Project Application List

Projects	Award Amount
BLRF2017-008 Chalk Art Festival	\$5,000.00
BLRF2017-009 Uptown Mural Program	\$17,121.55
TOTAL AWARDS:	\$22,121.55

2017 BUSINESS LICENSE RESERVE FUNDING AGREEMENT

This Agreement, entered into on June ____, 2017, is between the **City of Richland**, a Washington municipal corporation (hereinafter referred to as "City"), and the **Uptown Business Improvement District Board**, a Washington corporation (hereinafter referred to as "Grantee").

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

I. RECITALS

WHEREAS, per Section 5.04.385 of the Municipal Code of the City of Richland, the purpose of the Business License Reserve Fund (hereafter "Fund") is to promote business activities for the purpose of core development, tourism, general economic development, capital expenditures for community improvements, and for the prevention of blight in the City; and

WHEREAS, Section 5.04.386 and Section 5.04.387 of the Richland Municipal Code identifies the organizations qualified to receive the reserve monies for the purposes identified above. Such organizations include the Tri-Cities Regional Chamber of Commerce, the Tri-Cities Visitors and Convention Bureau, business improvement districts, and City of Richland departments whose program or capital expenditures meet the criteria set forth in RMC 5.04.385; and

WHEREAS, Grantee's program meets the criteria established in RMC 5.04.385; and

WHEREAS, the Economic Development Committee recommends an award of business license reserve funding to Grantee.

NOW, THEREFORE, in consideration of the foregoing recitals and the mutual covenants and consideration contained herein, the parties agree as follows:

II. AGREEMENT

1. Incorporation of Recitals. The recitals set forth above are hereby incorporated into this Agreement by reference.
2. Purpose. The purpose of this Agreement is to provide funding from the Business License Reserve Fund during 2017 for the 18th Annual Uptown Chalk Art Festival. Funds would be utilized for the purchase of chalk, supplies ancillary to putting on the event, marketing, advertising, and prizes/giveaways for participants consistent with Grantee's 2017 application, which is hereby incorporated by reference.

3. City Responsibilities. The City shall provide to Grantee from its Business License Reserve Fund a total of five thousand dollars (\$5,000).
4. Grantee's Responsibilities.
 - a. Grantee agrees to utilize, in a prudent and responsible manner, all monies made available by the City under this Agreement solely for costs incurred to accomplish the purpose identified in Section 2, above.
 - b. Within 30 days of execution of this Agreement, Grantee shall submit to the City a finalized project budget.
 - c. Grantee shall submit to the City paid invoice receipts from the approved project before the City reimburses the approved funds.
 - d. Should Grantee use the funds for purposes not specified in this Agreement, Grantee shall, within thirty (30) days of notification by the City of such improper expenditure, remit the disallowed amount back to the City.
 - e. Should Grantee fail to meet the terms of this program and this Agreement, Grantee shall be disqualified from future participation in this program and any similar programs offered by the City.
 - f. Grantee agrees to be in good financial standing with the City.

III. MISCELLANEOUS PROVISIONS

1. Term of Agreement. The effective date of this Agreement shall be June 2, 2017. This Agreement expires December 31, 2017. Funds authorized under this Agreement that remain unexpended on the expiration date of this Agreement shall no longer be available. This contract will not carry forward after the expiration date.
2. Conflict of Interest. No officer, employee, or agent of the City who exercises any function or responsibilities in connection with planning or implementing this Agreement, except as relates to their compensation as an employee or officer of the City, shall have any personal financial interest, direct or indirect, in this Agreement, and any employee, officer, or agent having a real or apparent conflict will take immediate and appropriate steps to assure compliance with this section.
3. Termination. This Agreement may be terminated by mutual agreement of the parties or by thirty (30) days' written notice by either party to the other.
4. Notice. The Redevelopment Project Manager for the City of Richland shall be the contracting officer who shall act for the City under this Agreement. All notices required to be given under this Agreement shall be in writing and shall be deemed served when

mailed via certified mail, return receipt requested. The parties may, upon mutual agreement, determine to accept notice via email.

For the City of Richland:

Redevelopment Project Manager
505 Swift Blvd. MS-19
Richland, Washington 99352
Phone: 509-942-7595
Email: mthomas@ci.richland.wa.us

For Grantee:

Uptown Business Improvement
District Board
Douglas Sako, Chairman
PO Box 2279
Richland, Washington 99354
Phone: 509-946-0077
Email: oldoctopus@hotmail.com

5. Governing Law/Forum Selection. Unless otherwise controlled by federal law, the interpretation and enforcement of this Agreement shall be governed by the laws of the State of Washington. The parties agree that Benton County is the appropriate venue for filing of any civil action arising out of this Agreement. Participant expressly agrees to submit to personal jurisdiction in Benton County Superior Court.
6. Legal Relationship. No partnership, joint venture or joint undertaking shall be construed from the existence of this Agreement, and except as herein specifically provided, neither party shall have the right to make any representations for, act on behalf of, or be liable for the debts of the other. All terms, covenants and conditions to be observed and performed by either of the parties hereto shall be joint and several if entered into by more than one person.
7. Severability. If any provision of this Agreement is found by a court of competent jurisdiction to be invalid or unenforceable as written, the remainder of the Agreement or the applications of the remainder of the Agreement shall not be affected.
8. Assignment. Participant shall not assign, convey or transfer this Agreement or any interest herein without the prior written consent of the City of Richland.
9. Waiver. No waiver by any Party hereto of any terms or conditions of this Agreement shall be deemed or construed to be a waiver of any other term or condition, nor shall the waiver of any breach be deemed or construed to constitute a waiver of any subsequent breach, whether of the same or any other term or condition of this Agreement.
10. Legal Action. In the event legal action is necessary to enforce any of the provisions of this Agreement, the parties agree that the prevailing party will be awarded its reasonable attorney's fees and costs in action.
11. Complete Agreement. This Agreement and any documents herein incorporated by reference contain all the terms and conditions agreed upon by the Parties. No other understandings, oral or otherwise, regarding the subject matter of this Agreement shall be deemed to exist or to bind any of the Parties.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

FOR CITY OF RICHLAND:

**FOR UPTOWN BUSINESS
IMPROVEMENT DISTRICT BOARD:**

CYNTHIA D. REENTS, ICMA-CM
City Manager

DOUGLAS SAKO
Chairman

ATTEST:

MARCIA HOPKINS
City Clerk

APPROVED AS TO FORM:

HEATHER KINTZLEY
City Attorney

2017 BUSINESS LICENSE RESERVE FUNDING AGREEMENT

This Agreement, entered into on June _____, 2017, is between the **City of Richland**, a Washington municipal corporation (hereinafter referred to as "City"), and the **Uptown Business Improvement District Board**, a Washington corporation (hereinafter referred to as "Grantee").

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

I. RECITALS

WHEREAS, per Section 5.04.385 of the Municipal Code of the City of Richland, the purpose of the Business License Reserve Fund (hereafter "Fund") is to promote business activities for the purpose of core development, tourism, general economic development, capital expenditures for community improvements, and for the prevention of blight in the City; and

WHEREAS, Section 5.04.386 and Section 5.04.387 of the Richland Municipal Code identifies the organizations qualified to receive the reserve monies for the purposes identified above. Such organizations include the Tri-Cities Regional Chamber of Commerce, the Tri-Cities Visitors and Convention Bureau, business improvement districts, and City of Richland departments whose program or capital expenditures meet the criteria set forth in RMC 5.04.385; and

WHEREAS, Grantee's program meets the criteria established in RMC 5.04.385; and

WHEREAS, the Economic Development Committee recommends an award of business license reserve funding to Grantee.

NOW, THEREFORE, in consideration of the foregoing recitals and the mutual covenants and consideration contained herein, the parties agree as follows:

II. AGREEMENT

1. Incorporation of Recitals. The recitals set forth above are hereby incorporated into this Agreement by reference.
2. Purpose. The purpose of this Agreement is to provide funding from the Business License Reserve Fund during 2017 for the Uptown Mural Program. Funds would be utilized for the purchase and reimbursement of paint, supplies, rental of equipment, artist time and labor, anti-graffiti seal, and other costs ancillary to the commission of the mural, consistent with Grantee's 2017 application, which is hereby incorporated by reference.

3. City Responsibilities. The City shall provide to Grantee from its Business License Reserve Fund a total of seventeen thousand one hundred twenty one dollars and fifty-five cents (\$17,121.55).
4. Grantee's Responsibilities.
 - a. Grantee agrees to utilize, in a prudent and responsible manner, all monies made available by the City under this Agreement solely for costs incurred to accomplish the purpose identified in Section 2, above.
 - b. Within 30 days of execution of this Agreement, Grantee shall submit to the City a finalized project budget.
 - c. Grantee shall submit to the City paid invoice receipts from the approved project before the City reimburses the approved funds.
 - d. Should Grantee use the funds for purposes not specified in this Agreement, Grantee shall, within thirty (30) days of notification by the City of such improper expenditure, remit the disallowed amount back to the City.
 - e. Should Grantee fail to meet the terms of this program and this agreement, Grantee shall be disqualified from future participation in this program and any similar programs offered by the City.
 - f. Grantee agrees to be in good financial standing with the City.

III. MISCELLANEOUS PROVISIONS

1. Term of Agreement. The effective date of this Agreement shall be June 6, 2017. This Agreement expires December 31, 2017. Funds authorized under this Agreement that remain unexpended on the expiration date of this Agreement shall no longer be available. This contract will not carry forward after the expiration date.
2. Conflict of Interest. No officer, employee, or agent of the City who exercises any function or responsibilities in connection with planning or implementing this Agreement, except as relates to their compensation as an employee or officer of the City, shall have any personal financial interest, direct or indirect, in this Agreement, and any employee, officer, or agent having a real or apparent conflict will take immediate and appropriate steps to assure compliance with this section.
3. Termination. This Agreement may be terminated by mutual agreement of the parties or by thirty (30) days' written notice by either party to the other.
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mailed via certified mail, return receipt requested. The parties may, upon mutual agreement, determine to accept notice via email.

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Redevelopment Project Manager
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5. Governing Law/Forum Selection. Unless otherwise controlled by federal law, the interpretation and enforcement of this Agreement shall be governed by the laws of the State of Washington. The parties agree that Benton County is the appropriate venue for filing of any civil action arising out of this Agreement. Participant expressly agrees to submit to personal jurisdiction in Benton County Superior Court.
6. Legal Relationship. No partnership, joint venture or joint undertaking shall be construed from the existence of this Agreement, and except as herein specifically provided, neither party shall have the right to make any representations for, act on behalf of, or be liable for the debts of the other. All terms, covenants and conditions to be observed and performed by either of the parties hereto shall be joint and several if entered into by more than one person.
7. Severability. If any provision of this Agreement is found by a court of competent jurisdiction to be invalid or unenforceable as written, the remainder of the Agreement or the applications of the remainder of the Agreement shall not be affected.
8. Assignment. Participant shall not assign, convey or transfer this Agreement or any interest herein without the prior written consent of the City of Richland.
9. Waiver. No waiver by any Party hereto of any terms or conditions of this Agreement shall be deemed or construed to be a waiver of any other term or condition, nor shall the waiver of any breach be deemed or construed to constitute a waiver of any subsequent breach, whether of the same or any other term or condition of this Agreement.
10. Legal Action. In the event legal action is necessary to enforce any of the provisions of this Agreement, the parties agree that the prevailing party will be awarded its reasonable attorney's fees and costs in action.
11. Complete Agreement. This Agreement and any documents herein incorporated by reference contain all the terms and conditions agreed upon by the Parties. No other understandings, oral or otherwise, regarding the subject matter of this Agreement shall be deemed to exist or to bind any of the Parties.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

FOR CITY OF RICHLAND:

**FOR UPTOWN BUSINESS
IMPROVEMENT DISTRICT BOARD:**

CYNTHIA D. REENTS, ICMA-CM
City Manager

DOUGLAS SAKO
Chairman

ATTEST:

MARCIA HOPKINS
City Clerk

APPROVED AS TO FORM:

HEATHER KINTZLEY
City Attorney



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 06/06/2017

Agenda Category: Resolutions – Adoption

Key Element: Key 3 - Economic Vitality, Key 4 - Targeted Investments

Subject:

Resolution No. 94-17, Awarding Distribution of Commercial Improvement Funds (CIP)

Department:

Community & Development Services

Ordinance/Resolution Number:

94-17

Document Type:

Resolution

Recommended Motion:

Adopt Resolution No. 94-17, authorizing the City Manager to sign and execute an agreement for funding from the Commercial Improvement Program as described in the Resolution.

Summary:

City Council is being asked to consider the award of Commercial Improvement Program funds for two independent projects adjacent to one another.

The applicant, Uptown LLC, proposes to replace the windows, doors, and mullions at 1331 George Washington Way and 1333 George Washington Way. The current single pane aluminum windows are outdated and have poor energy efficiency; the proposal is to replace the doors and windows with those that are of higher functional and aesthetic quality. The replacement would result in fixing an existing broken window at 1331, and updating the facade of these two units.

Staff believe this application meets the intent of the program as the repair and installation described by the applicant would resolve outstanding deteriorating conditions, and prevent future blighted conditions at the subject property.

The Economic Development Committee recommended approval by the City Council for these projects at its April 24, 2017 meeting. The Committee, in consideration of available funds, suggested a maximum reimbursement of \$7,200.00 to 1331 George Washington Way, and \$3,800.00 to 1333 George Washington Way.

Fiscal Impact:

Approval of this recommendation by City Council will result in the expenditure of \$11,000 from the Commercial Improvement Program, exhausting the 2017 fund balance as intended.

Attachments:

1. Resolution 94-17
2. CIP2017-005 Contract
3. CIP2017-006 Contract

RESOLUTION NO. 94-17

A RESOLUTION of the City of Richland awarding the distribution of funds from the Commercial Improvement Program.

WHEREAS, improvement of the exterior of buildings in the City of Richland enhances the overall appearance and economic character of the City; and

WHEREAS, the Richland City Council passed Ordinance No.15-08 on July 15, 2008, authorizing the establishment of a Commercial Improvement Program for the purpose of improving the exterior of buildings within the City; and

WHEREAS, the Economic Development Committee reviews and recommends to the Richland City Council projects for funding from the Commercial Improvement Program; and

WHEREAS, at its April 24, 2017 meeting, the Economic Development Committee provided a positive recommendation to allocate \$11,000 towards projects determined eligible under Richland Municipal Code (RMC) 5.04.377 as listed on the Commercial Improvement Program Application List, attached hereto as Attachment A.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City Manager is authorized to sign and execute Commercial Improvement Program funding agreements for the projects listed on the Commercial Improvement Program Application List, attached hereto as Attachment A.

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 6th day of June, 2017.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

Attachment A

Commercial Improvement Program Application List

Projects	Award Amount
CIP2017-005 1331 George Washington Way	\$7,200.00
CIP2017-006 1333 George Washington Way	\$3,800.00
TOTAL AWARDS:	\$11,000.00

2017 COMMERCIAL IMPROVEMENT PROGRAM FUNDING AGREEMENT

This Agreement ("Agreement"), entered into on the _____ day of June, 2017, is by and between the **City of Richland**, a Washington municipal corporation (hereafter "City"), and **Uptown LLC**, a Washington corporation (hereafter "Grantee").

I. RECITALS

WHEREAS, pursuant to Richland Municipal Code (RMC) 5.04.388, the purpose of the Commercial Improvement Program ("Program") is to encourage and enhance economic development, and to reduce blight in the City; and

WHEREAS, the Program is funded annually as determined by the process set forth in RMC 5.04.386; and

WHEREAS, use of the funds shall be designated for improvement of commercial areas or properties that exhibit pre-blight conditions as identified by the Economic Development Committee, and for public investment to facilitate private economic development and to limit or eliminate blight; and

WHEREAS, participation in the Program shall be secured by agreement, and pursuant to such agreement, the City shall obtain an ownership interest in the facilities and improvements funded under the Program; and

WHEREAS, the City's interest in facilities and improvements will be amortized and reduced at the rate of twenty percent (20%) per year for each of five (5) years after the construction or installation of the facility or improvement; and

WHEREAS, consideration in support of an Agreement under the Program includes, but is not limited to the anticipated increase in sales tax received by the City, and the avoidance of public expenditure on blighted areas; and

WHEREAS, Program facilities and improvements shall be permanent in nature, within view of a public right-of-way or property, and shall be maintained in good, clean, working condition by the private party for no fewer than five (5) years as provided per Agreement between the parties; and

WHEREAS, the Economic Development Committee recommends approval of the grant monies to the Grantee identified herein.

NOW, THEREFORE, in consideration of the foregoing recitals and the mutual covenants and consideration contained herein, the parties agree as follows:

II. AGREEMENT

1. Incorporation of Recitals. The recitals set forth above are hereby incorporated into this Agreement by reference.
2. Purpose. Monies granted under this Agreement shall be used for improvements at 1331 George Washington Way (hereafter "project").
3. City Responsibilities.
 - a. The City shall provide the Grantee, from the City's Commercial Improvement Program, up to seven thousand two hundred dollars (\$7,200) from 2017 funds to defray costs incurred by the project. The total amount to be provided under this Agreement shall not exceed fifty percent (50%) of the actual project cost.
 - b. All expenses reimbursed under this Agreement must originate from the 2017 project described in the Grantee's 2017 Commercial Improvement Program Application, which is hereby incorporated by reference. Grantee is solely responsible for providing evidence, to the City's satisfaction, that the costs for which reimbursement is sought qualify under the Richland Municipal Code and the terms of this Commercial Improvement Program Funding Agreement.
4. Grantee's Responsibilities.
 - a. Grantee agrees to utilize, in a prudent and responsible manner, all monies made available by the City under this Agreement solely for the purpose of costs incurred directly in completing the approved project.
 - b. Grantee shall abide by all city, state, and federal laws and regulations. Grantee is responsible for obtaining all necessary permits and permissions.
 - c. Within 30 days of execution of this Agreement, Grantee shall submit to the City a finalized project budget.
 - d. Grantee shall submit paid invoice receipts from the approved project before the City reimburses the approved funds.
 - e. Should Grantee use the funds for purposes not specified in this agreement, Grantee shall, within 30 days of notification by the City of such improper expenditure, remit the disallowed amount back to the City.
 - f. Should Grantee fail to meet the terms of this program and this Agreement, Grantee shall be disqualified from future participation in this program and any similar programs offered by the City.
 - g. Grantee agrees to be in good financial standing with the City.

- h. Grantee shall maintain the improvements in good condition for a minimum of five (5) years. If the improvements are not maintained as provided herein, Grantee shall refund the grant monies to the City as follows:
- 100% of the granted funds shall be returned to the City if the improvements are removed or are inadequately maintained during the first year following the improvement;
 - 80% of the granted funds shall be returned to the City if the improvements are removed or are inadequately maintained during the second year following the improvement;
 - 60% of the granted funds shall be returned to the City if the improvements are removed or are inadequately maintained during the third year following the improvement;
 - 40% of the granted funds shall be returned to the City if the improvements are removed or are inadequately maintained during the fourth year following the improvement;
 - 20% of the granted funds shall be returned to the City if the improvements are removed or are inadequately maintained during the fifth year following the improvement.

III. Miscellaneous Provisions

1. Term of Agreement. The effective date of this Agreement shall be June 6, 2017. This Agreement expires December 31, 2017. Funds authorized under this Agreement that remain unexpended on the expiration date of this Agreement shall no longer be available.
2. Conflict of Interest. No officer, employee, or agent of the City or Grantee who exercises any function or responsibilities in connection with planning or implementing this Agreement, except as relates to their compensation as an employee or officer of the City or Grantee, shall have any personal financial interest, direct or indirect in this Agreement, and Awardee will take appropriate steps to assure compliance.
3. Termination. This Agreement may be terminated by mutual agreement of the parties or by thirty (30) days' written notice by either party to the other.
4. Notice. The Redevelopment Project Manager for the City of Richland shall be the contracting officer who shall act for the City under this Agreement. All notices required to be given under this Agreement shall be in writing and shall be deemed served when mailed via certified mail, return receipt requested. The parties may, upon mutual agreement, determine to accept notice via email.

For the City of Richland:
Redevelopment Project Manager
505 Swift Blvd. MS-19
Richland, Washington 99352
Phone: 509-942-7595
Email: mthomas@ci.richland.wa.us

For Grantee:
Uptown LLC
1141 Plateau Drive
Richland, Washington 99352
Phone: 509-539-6940
Email: twhodges@gmail.com

5. Governing Law/Forum Selection. Unless otherwise controlled by federal law, the interpretation and enforcement of this Agreement shall be governed by the laws of the State of Washington. The parties agree that Benton County is the appropriate venue for filing of any civil action arising out of this Agreement. Participant expressly agrees to submit to personal jurisdiction in Benton County Superior Court.
6. Legal Relationship. No partnership, joint venture or joint undertaking shall be construed from the existence of this Agreement, and except as herein specifically provided, neither party shall have the right to make any representations for, act on behalf of, or be liable for the debts of the other. All terms, covenants and conditions to be observed and performed by either of the parties hereto shall be joint and several if entered into by more than one person.
7. Severability. If any provision of this Agreement is found by a court of competent jurisdiction to be invalid or unenforceable as written, the remainder of the Agreement or the applications of the remainder of the Agreement shall not be affected.
8. Assignment. Participant shall not assign, convey or transfer this Agreement or any interest herein without the prior written consent of the City of Richland.
9. Waiver. No waiver by any Party hereto of any terms or conditions of this Agreement shall be deemed or construed to be a waiver of any other term or condition, nor shall the waiver of any breach be deemed or construed to constitute a waiver of any subsequent breach, whether of the same or any other term or condition of this Agreement.
10. Legal Action. In the event legal action is necessary to enforce any of the provisions of this Agreement, the parties agree that the prevailing party will be awarded its reasonable attorney's fees and costs in action.
11. Complete Agreement. This Agreement and any documents herein incorporated by reference contain all the terms and conditions agreed upon by the Parties. No other understandings, oral or otherwise, regarding the subject matter of this Agreement shall be deemed to exist or to bind any of the Parties.

[Signature Page to Follow]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

CITY OF RICHLAND:

GRANTEE:

CYNTHIA D. REENTS, ICMA-CM
City Manager

THERAN HODGES
Member

ATTEST:

MARCIA HOPKINS
City Clerk

LAURA HODGES
Member

APPROVED AS TO FORM:

HEATHER KINTZLEY
City Attorney

2017 COMMERCIAL IMPROVEMENT PROGRAM FUNDING AGREEMENT

This Agreement ("Agreement"), entered into on the _____ day of June, 2017, is by and between the **City of Richland**, a Washington municipal corporation (hereafter "City"), and **Uptown LLC**, a Washington corporation (hereafter "Grantee").

I. RECITALS

WHEREAS, pursuant to Richland Municipal Code (RMC) 5.04.388, the purpose of the Commercial Improvement Program ("Program") is to encourage and enhance economic development, and to reduce blight in the City; and

WHEREAS, the Program is funded annually as determined by the process set forth in RMC 5.04.386; and

WHEREAS, use of the funds shall be designated for improvement of commercial areas or properties that exhibit pre-blight conditions as identified by the Economic Development Committee, and for public investment to facilitate private economic development and to limit or eliminate blight; and

WHEREAS, participation in the Program shall be secured by agreement, and pursuant to such agreement, the City shall obtain an ownership interest in the facilities and improvements funded under the Program; and

WHEREAS, the City's interest in facilities and improvements will be amortized and reduced at the rate of twenty percent (20%) per year for each of five (5) years after the construction or installation of the facility or improvement; and

WHEREAS, consideration in support of an Agreement under the Program includes, but is not limited to the anticipated increase in sales tax received by the City, and the avoidance of public expenditure on blighted areas; and

WHEREAS, Program facilities and improvements shall be permanent in nature, within view of a public right-of-way or property, and shall be maintained in good, clean, working condition by the private party for no fewer than five (5) years as provided per Agreement between the parties; and

WHEREAS, the Economic Development Committee recommends approval of the grant monies to the Grantee identified herein.

NOW, THEREFORE, in consideration of the foregoing recitals and the mutual covenants and consideration contained herein, the parties agree as follows:

II. AGREEMENT

1. Incorporation of Recitals. The recitals set forth above are hereby incorporated into this Agreement by reference.
2. Purpose. Monies granted under this Agreement shall be used for improvements at 1333 George Washington Way (hereafter "project").
3. City Responsibilities.
 - a. The City shall provide the Grantee, from the City's Commercial Improvement Program, up to three thousand eight hundred dollars (\$3,800) from 2017 funds to defray costs incurred by the project. The total amount to be provided under this Agreement shall not exceed fifty percent (50%) of the actual project cost.
 - b. All expenses reimbursed under this Agreement must originate from the 2017 project described in the Grantee's 2017 Commercial Improvement Program Application, which is hereby incorporated by reference. Grantee is solely responsible for providing evidence, to the City's satisfaction, that the costs for which reimbursement is sought qualify under the Richland Municipal Code and the terms of this Commercial Improvement Program Funding Agreement.
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 - e. Should Grantee use the funds for purposes not specified in this agreement, Grantee shall, within 30 days of notification by the City of such improper expenditure, remit the disallowed amount back to the City.
 - f. Should Grantee fail to meet the terms of this program and this Agreement, Grantee shall be disqualified from future participation in this program and any similar programs offered by the City.
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III. Miscellaneous Provisions

1. Term of Agreement. The effective date of this Agreement shall be June 2, 2017. This Agreement expires December 31, 2017. Funds authorized under this Agreement that remain unexpended on the expiration date of this Agreement shall no longer be available.
2. Conflict of Interest. No officer, employee, or agent of the City or Grantee who exercises any function or responsibilities in connection with planning or implementing this Agreement, except as relates to their compensation as an employee or officer of the City or Grantee, shall have any personal financial interest, direct or indirect in this Agreement, and Awardee will take appropriate steps to assure compliance.
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For the City of Richland:
Redevelopment Project Manager
505 Swift Blvd. MS-19
Richland, Washington 99352
Phone: 509-942-7595
Email: mthomas@ci.richland.wa.us

For Grantee:
Uptown LLC
1141 Plateau Drive
Richland, Washington 99352
Phone: 509-539-6940
Email: twhodges@gmail.com

5. Governing Law/Forum Selection. Unless otherwise controlled by federal law, the interpretation and enforcement of this Agreement shall be governed by the laws of the State of Washington. The parties agree that Benton County is the appropriate venue for filing of any civil action arising out of this Agreement. Participant expressly agrees to submit to personal jurisdiction in Benton County Superior Court.
6. Legal Relationship. No partnership, joint venture or joint undertaking shall be construed from the existence of this Agreement, and except as herein specifically provided, neither party shall have the right to make any representations for, act on behalf of, or be liable for the debts of the other. All terms, covenants and conditions to be observed and performed by either of the parties hereto shall be joint and several if entered into by more than one person.
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10. Legal Action. In the event legal action is necessary to enforce any of the provisions of this Agreement, the parties agree that the prevailing party will be awarded its reasonable attorney's fees and costs in action.
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[Signature Page to Follow]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

CITY OF RICHLAND:

GRANTEE:

CYNTHIA D. REENTS, ICMA-CM
City Manager

THERAN HODGES
Member

ATTEST:

MARCIA HOPKINS
City Clerk

LAURA HODGES
Member

APPROVED AS TO FORM:

HEATHER KINTZLEY
City Attorney



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 06/06/2017

Agenda Category: Resolutions – Adoption

Key Element: Key 3 - Economic Vitality

Subject:

Resolution No. 95-17, Approving the Final Plat of Clearwater Creek Phase 4

Department:

Community & Development Services

Ordinance/Resolution Number:

95-17

Document Type:

Resolution

Recommended Motion:

Adopt Resolution No. 95-17, approving the final plat of Phase 4 of the Plat of Clearwater Creek subject to the conditions of approval of the Technical Advisory Committee Report S2013-100.

Summary:

Hayden Homes, the developer of the Clearwater Creek plat, has submitted a request for approval of the fourth phase of the Clearwater Creek final plat. This phase will create 34 residential lots on 7.8 acres. The applicant is in the process of completing the improvements that are needed to finalize the plat, and has opted to take advantage of the provision in state law and the Richland Municipal Code that allows for the bonding of required improvements. Therefore, applicant has entered into a post-monumentation improvement agreement with the City.

Fiscal Impact:

Approval of the final plat will not result in direct fiscal impacts. Future construction on the lots contained within the plat will raise both land values and property taxes and with residential development, the demand for City services will also be increased.

Attachments:

1. Resolution No. 95-17
2. Attachment A - Clearwater Creek Phase 4 Final Plat
3. Clearwater Creek Plat Conditions
4. Post-Monumentation Agreement

RESOLUTION NO. 95-17

A RESOLUTION of the City of Richland approving the final plat of Phase 4 of the Plat of Clearwater Creek subject to the conditions of approval of the Technical Advisory Committee Report S2013-100; adopting the findings of the Richland Planning Commission as the findings of the City Council.

WHEREAS, on April 23, 2014, the Planning Commission held an open record public hearing to consider the preliminary plat application of the Clearwater Creek subdivision as submitted by Hayden Homes; and

WHEREAS, the Planning Commission recommended to the City Council that it conditionally approve the preliminary plat of Clearwater Creek; and

WHEREAS, the City Council held a closed record hearing to consider the proposed Clearwater Creek preliminary plat application on June 3, 2014 to consider the recommendation of the Planning Commission and took action to approve the preliminary plat request; and

WHEREAS, the final plat for Clearwater Creek Phase 4, consisting of 34 lots on 7.8 acres, is being constructed in accordance with the conditions attached to the approved preliminary plat.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Richland hereby approves the final plat of Clearwater Creek, Phase 4, attached hereto as Attachment A, subject to the conditions of approval as contained in the Technical Advisory Committee Report S2013-100, dated April 23, 2014.

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 6th day of June, 2017.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

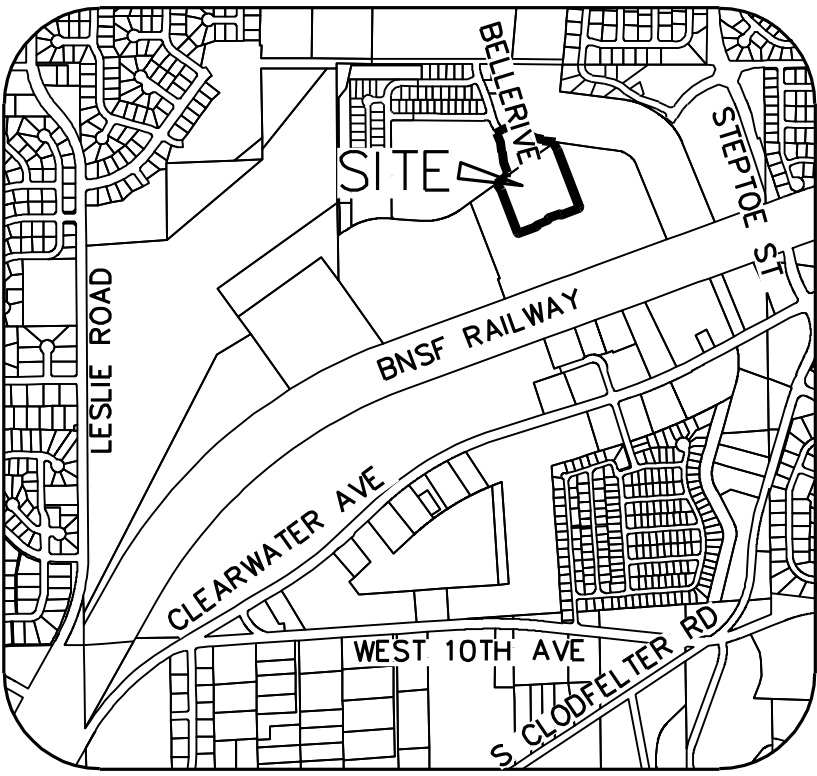
HEATHER KINTZLEY
City Attorney

ATTACHMENT A

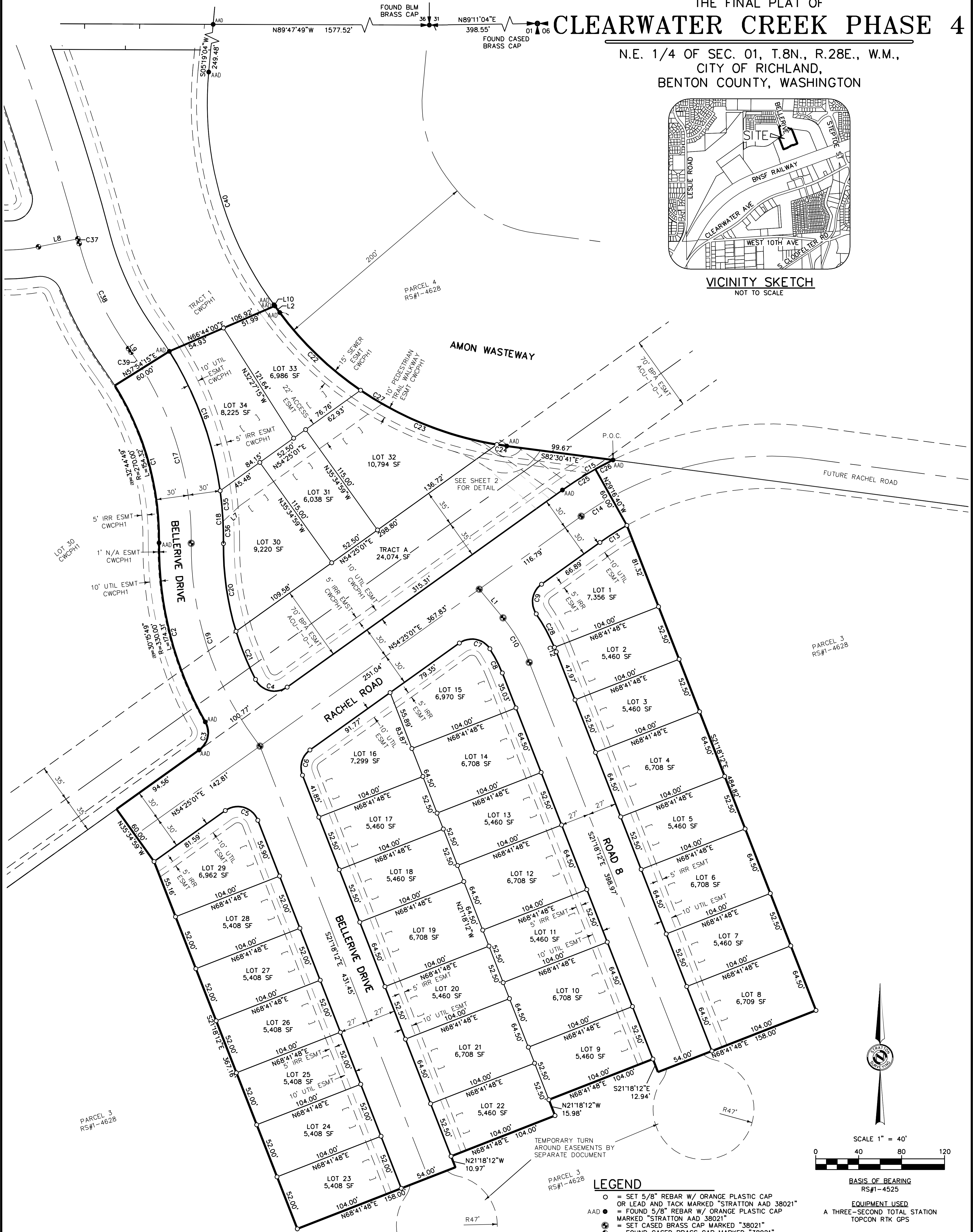
THE FINAL PLAT OF

CLEARWATER CREEK PHASE 4

N.E. 1/4 OF SEC. 01, T.8N., R.28E., W.M.,
CITY OF RICHLAND,
BENTON COUNTY, WASHINGTON



VICINITY SKETCH
NOT TO SCALE



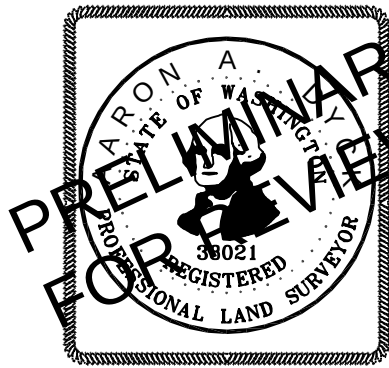
SURVEYOR'S CERTIFICATE:

I, AARON A. DYCK, A LICENSED LAND SURVEYOR IN THE STATE OF WASHINGTON, HEREBY CERTIFY THAT THE PLAT OF "CLEARWATER CREEK PHASE 4", 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 SAID PLAT IS STAKED ON THE GROUND AS INDICATED HEREON.

AARON A DYCK

LS38021

DATE



INDEX

1/4	SEC	T.	R.
01	8N	28E	

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 2017 AT _____ MINUTES PAST _____ M., AND RECORDED IN VOLUME _____ OF PLATS PAGE _____, AT THE REQUEST OF AARON A. DYCK, P.L.S.

BENTON COUNTY AUDITOR
DEPUTY

INDEX NO.
FEE NO.

FINAL PLAT FOR
HAYDEN HOMES

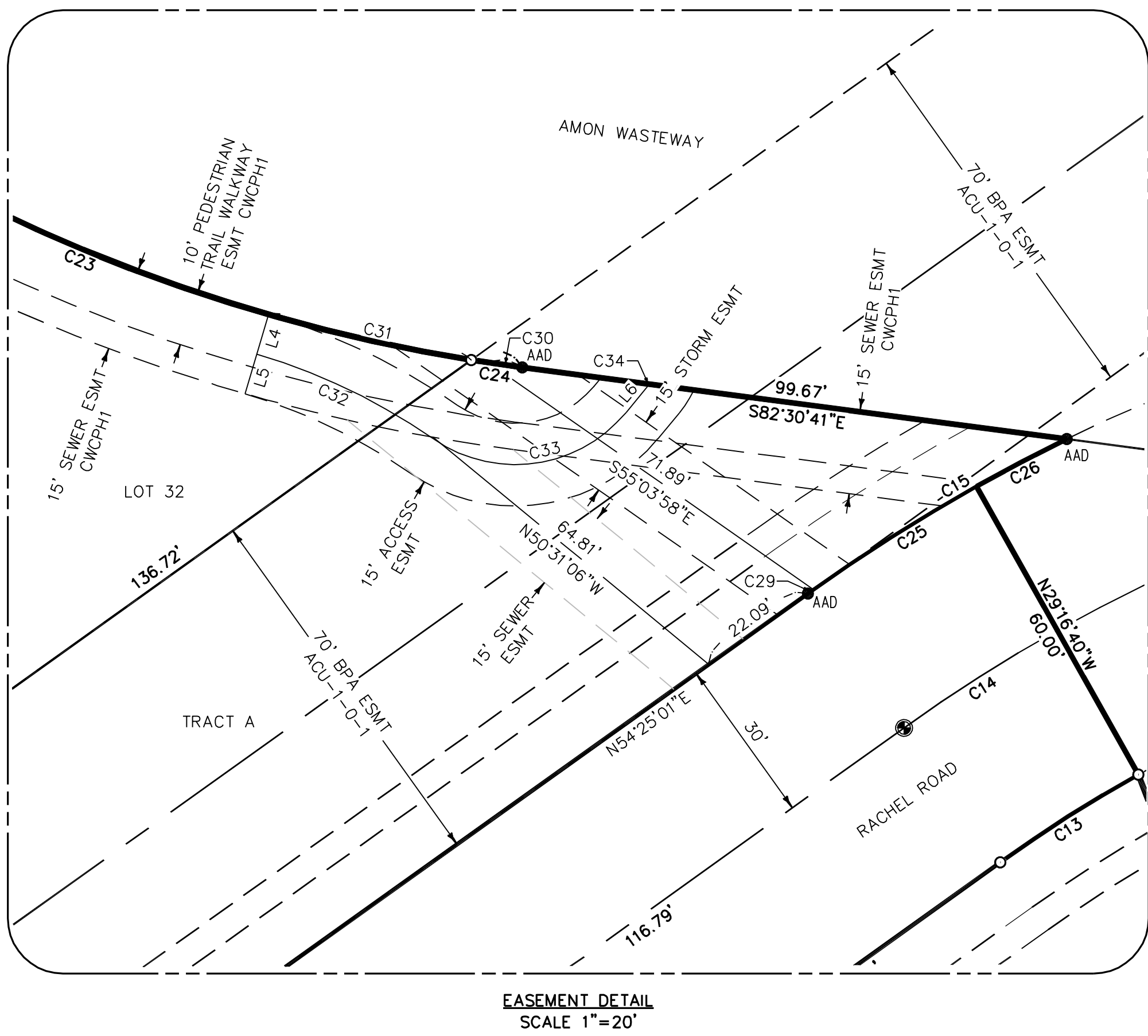


STRATTON SURVEYING & MAPPING, PC
7525 W. DESCHUTES PL., UNIT 1C
KENNEWICK, WA 99336
(509) 735-7364
FAX: (509) 735-6560
stratton@strattonsurvey.com

4631FP4.DWG	© 2017
DATE: 03/16/17	SHT. 1 OF 2
DRAWN BY: DCI	JOB # 4631

THE FINAL PLAT OF
CLEARWATER CREEK PHASE 4

N.E. 1/4 OF SEC. 01, T.8N., R.28E., W.M.,
CITY OF RICHLAND,
BENTON COUNTY, WASHINGTON



CURVE TABLE					
CURVE	LENGTH	RADIUS	Δ	CH DIREC.	CHORD
C1	154.32	270.00	32°44'49"	N15°43'20"W	152.22
C2	174.31	330.00	30°15'49"	S14°28'50"E	172.29
C3	29.33	20.00	84°01'46"	N12°24'08"E	26.77
C4	34.34	20.00	98°22'28"	S76°23'48"E	30.27
C5	36.40	20.00	104°16'47"	N73°26'35"W	31.58
C6	26.43	20.00	75°43'13"	S16°33'25"W	24.55
C7	32.29	20.00	92°29'26"	N79°20'16"W	28.89
C8	25.31	123.00	11°47'22"	N71°15'52"W	25.26
C9	30.96	20.00	88°41'53"	S10°04'04"W	27.96
C10	48.41	150.00	18°29'32"	N30°32'58"W	48.20
C11	35.56	177.00	11°30'41"	N28°31'32"W	35.50
C12	4.53	177.00	1°27'59"	N22°02'11"W	4.53
C13	29.71	270.00	6°18'19"	S57°34'10"W	29.70
C14	33.01	300.00	6°18'19"	S57°34'10"W	33.00
C15	54.80	330.00	9°30'52"	S59°10'27"W	54.74
C16	139.28	330.00	24°10'59"	N20°00'15"W	138.25
C17	171.46	300.00	32°44'49"	N15°43'20"W	169.14
C18	49.32	330.00	8°33'50"	S03°37'50"W	49.28
C19	193.72	300.00	36°59'49"	N17°50'50"E	190.37
C20	82.80	270.00	17°34'12"	S08°08'01"E	82.47

CURVE TABLE					
CURVE	LENGTH	RADIUS	Δ	CH DIREC.	CHORD
C21	48.49	270.00	10°17'27"	S22°03'51"E	48.43
C22	104.93	314.58	19°06'37"	S46°10'15"E	104.44
C23	137.73	314.58	25°05'09"	S68°16'08"E	136.64
C24	9.33	314.58	1°41'59"	S81°39'42"E	9.33
C25	36.32	330.00	6°18'19"	S57°34'10"W	36.30
C26	18.48	330.00	3°12'33"	S62°19'36"W	18.48
C27	251.99	314.58	45°53'45"	S59°33'48"E	245.31
C28	35.56	177.00	11°30'41"	N28°31'32"W	35.50
C29	1.26	330.00	0°13'08"	S54°31'35"W	1.26
C30	6.16	314.58	1°07'16"	S81°57'03"E	6.16
C31	37.73	314.74	6°52'06"	S77°22'36"E	37.71
C32	35.76	112.47	18°13'05"	N64°21'32"W	35.61
C33	38.69	26.00	85°16'07"	N82°06'57"E	35.22
C34	0.57	14.00	2°19'47"	N81°19'00"E	0.57
C35	28.61	330.00	4°58'03"	N05°25'44"W	28.60
C36	20.71	330.00	3°35'47"	N01°08'49"W	20.71
C37	4.56	2000.00	0°07'50"	N14°52'56"W	4.56
C38	108.73	300.00	20°45'58"	S25°12'00"E	108.14
C39	18.26	300.00	3°29'14"	N33°50'22"W	18.26
C40	230.24	314.58	41°56'00"	S15°38'56"E	225.13

DESCRIPTION

TRACT 2 OF THE PLAT OF CLEARWATER CREEK PHASE 1 RECORDED IN VOLUME 15 OF PLATS AT PAGE 510, RECORDS OF BENTON COUNTY, WASHINGTON;

TOGETHER WITH THAT PORTION OF PARCEL 3 OF THE RECORD OF SURVEY RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 4628, RECORDS OF ABOVE SAID COUNTY, COMMENCING AT THE MOST NORTHERLY POINT OF SAID SURVEY SAID POINT ALSO BEING THE MOST EASTERLY CORNER OF TRACT 2 OF SAID PLAT OF CLEARWATER CREEK PHASE 1, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT THE RADIUS POINT OF WHICH BEARS SOUTH 26°04'07" EAST 330.00 FEET THENCE SOUTHWESTERLY ALONG SAID CURVE AND THE SOUTHERLY LINE OF SAID TRACT 18.48 FEET THROUGH A DELTA ANGLE OF 03°12'33" TO THE TRUE POINT OF BEGINNING:

THENCE CONTINUING ALONG SAID CURVE AND SAID SOUTHERLY LINE 36.32 FEET THROUGH A DELTA ANGLE OF 06°18'19";
THENCE SOUTH 54°25'01" WEST ALONG SAID SOUTHERLY LINE 510.64 FEET;
THENCE SOUTH 35°34'59" EAST 60.00 FEET;
THENCE SOUTH 21°18'12" EAST 367.16 FEET;
THENCE NORTH 68°41'48" EAST 158.00 FEET;
THENCE NORTH 21°18'12" WEST 10.97 FEET;
THENCE NORTH 68°41'48" EAST 104.00 FEET;
THENCE NORTH 21°18'12" WEST 15.98 FEET;
THENCE NORTH 68°41'48" EAST 104.00 FEET;
THENCE SOUTH 21°18'12" EAST 12.94 FEET;
THENCE NORTH 68°41'48" EAST 158.00 FEET;
THENCE NORTH 21°18'38" WEST 484.82 FEET TO THE SAID TRUE POINT OF BEGINNING.

CONTAINS 7.80 ACRES

DEDICATION

WE, THE UNDERSIGNED HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE TRACT OF LAND DESCRIBED HEREON AND THAT WE HAVE CAUSED SAID LAND TO BE SURVEYED AND PLATTED INTO LOTS AND TRACTS AND THAT ALL STREETS, ROAD RIGHTS-OF-WAY, UTILITY EASEMENTS, SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC AND THAT THIS SUBDIVISION SHALL HEREAFTER BE KNOWN AND DESIGNATED BY THE NAME CLEARWATER CREEK PHASE 4.

RICHLAND 132 LLC, A WASHINGTON LIMITED LIABILITY COMPANY

SIGNED	TITLE	DATE
--------	-------	------

NORTHWEST BANK

SIGNED	TITLE	DATE
--------	-------	------

ACKNOWLEDGEMENT

STATE OF _____

COUNTY OF _____

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____ OF _____ TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: _____

NOTARY PUBLIC MY APPOINTMENT EXPIRES

NOTARY STAMP
BLACK INK ONLY

ACKNOWLEDGEMENT

STATE OF _____

COUNTY OF _____

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____
IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS
INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND
ACKNOWLEDGED IT AS THE _____ OF _____
TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN
THE INSTRUMENT.

DATED: _____

NOTARY PUBLIC MY APPOINTMENT EXPIRES

NOTARY STAMP
BLACK INK ONLY

BEARING	DISTANCE	PLAT CLOSURE			
		NORTH	SOUTH	EAST	WEST
N82°30'41"W	99.67	12.9900	0.0000	0.0000	98.8199
N59°33'48"W	245.31	124.2707	0.0000	0.0000	211.5036
N36°35'56"W	7.71	6.1885	0.0000	0.0000	4.5986
N56°44'00"W	12.99	0.0000	42.1447	0.0000	98.2448
S54°15'15"W	60.00	0.0000	11.8803	0.0000	50.8296
S15°43'20"E	152.29	0.0000	146.5250	1.2476	0.0000
S14°28'50"E	172.22	0.0000	166.8168	43.0813	0.0000
S12°24'08"W	26.77	0.0000	26.1453	0.0000	5.7495
S54°25'01"W	94.56	0.0000	55.0229	0.0000	76.9030
S35°34'59"E	60.00	0.0000	48.7964	34.9129	0.0000
S21°18'12"E	367.16	0.0000	342.0720	133.3911	0.0000
N68°41'48"E	158.00	57.4024	0.0000	147.2038	0.0000
N21°18'12"W	10.97	10.2204	0.0000	0.0000	3.9855
N68°41'48"E	15.98	37.7839	0.0000	96.8937	0.0000
N21°18'12"W	104.00	14.8881	0.0000	0.0000	8.5056
N68°41'48"E	104.00	37.7839	0.0000	96.8937	0.0000
N21°18'12"E	12.99	12.0000	0.0000	4.7410	0.0000
N68°41'28"E	158.00	57.0224	0.0000	172.2038	0.0000
N21°18'12"W	484.82	451.6923	0.0000	0.0000	179.3376
N29°16'40"W	60.00	52.3356	0.0000	0.0000	29.3462
N62°19'36"E	18.48	8.5827	0.0000	16.3661	0.0000
		871.5408	871.5491	761.8951	761.9003

IRRIGATION

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 58.137.310.

KENNEWICK IRRIGATION DISTRICT DATE

APPROVALS:

THE PLAT, CLEARWATER CREEK PHASE 4, IS HEREBY APPROVED BY AND FOR THE CITY OF RICHLAND, STATE OF WASHINGTON. ANY EXISTING EASEMENTS LYING WITHIN THE BOUNDARIES OF THIS PLAT THAT ARE UNDER THE JURISDICTION OF THE CITY AND NOT SHOWN HEREON ARE HEREBY RELINQUISHED.

CHAIRMAN, RICHLAND PLANNING COMMISSION	DATE
--	------

CITY ENGINEER, RICHLAND DATE

CITY MANAGER, RICHLAND _____ DATE _____

CLERK, CITY OF RICHLAND _____ DATE _____

I HEREBY CERTIFY THAT THE TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN PAID TO AND INCLUDING THE YEAR _____ PTN. OF PARCEL NO. 101881020002000 & PTN ON 101881000001007.

TREASURER, BENTON COUNTY	DATE
--------------------------	------

ATTEST: _____
BENTON COUNTY ASSESSOR DATE



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF
_____, 2017 AT _____ MINUTES PAST _____
_____, M, AND RECORDED IN VOLUME _____ OF
PLATS PAGE _____, AT THE REQUEST OF
AARON A. DYCK, P.L.S.

BENTON COUNTY AUDITOR	INDEX NO.
DEPUTY	FEE NO.



**RICHLAND PLANNING COMMISSION
TECHNICAL ADVISORY COMMITTEE REPORT (S2013-100)
APRIL 23, 2014**

APPLICANT: HAYDEN HOMES

REQUEST: PRELIMINARY PLAT APPROVAL TO SUBDIVIDE
APPROXIMATELY 116.4 ACRES INTO 320 RESIDENTIAL
LOTS, A 13.6 ACRE SCHOOL SITE AND 11 OPEN SPACE
TRACTS (CLEARWATER CREEK).

LOCATION: SOUTH OF CLAYBELL PARK, EAST OF THE AMON
PRESERVE, NORTH OF THE BN RAILROAD AND WEST OF
STEPTOE STREET.

ENGINEER: PLS ENGINEERING

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, and natural gas 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. Secondary emergency vehicle access shall be provided in accordance with City standards and in a location approved by the City Fire Marshal at the time that the first phase of the Clearwater Creek subdivision is constructed.
3. The street names and addresses shall be finalized at time of final plat submittal and review. Street naming and 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."**
4. Portions of the plat are subject to the City's wild land fire protection requirements. To ensure that future lot buyers are properly informed of the specific wild land fire requirements, the following note shall be placed on the final plat: *"All lots within the plat that abut the Amon Wasteway or the Amon Preserve are subject to the City's Wild Land Fire Protection requirements as delineated in Richland Municipal Code Section 21.01.030 or as they may be modified in the future. All structures built on these lots must be developed with noncombustible siding, soffit, and skirting on*

the side adjacent to the wild-land area. Decks or porches 36 inches or less in height shall have skirting. Skirting shall be sufficiently constructed so as not to allow the accumulation of combustible material under the deck or porch. The area under the deck or porch shall not be used for storage.”

5. The requirements for a specific trail plan and the maintenance of the trail system area addressed in conditions 18 and 21 of the MDNS for the project (File #EA4-14. Trail design shall conform with the comments of the Department of Ecology correspondence dated 3/20/14, with trails located outside of vegetated buffers as much as possible. If trails are not permitted within the Amon Wasteway by the Kennewick Irrigation District (per their comments of 3/20/14) then, trail easements shall be provided along the rear property boundaries of lots adjacent to the Amon Wasteway within Phases 1, 5 and 6 of the project. Locations where the trail crosses the public street shall be subject to review and approval of the City and shall be aligned with street intersections to the greatest degree practicable.
6. The applicant shall comply with all mitigation conditions identified in the Mitigated Determination of Non-Significance (EA#04-14) dated March 4, 2014 and the Addendum, dated April 18, 2014.
7. Prior to final platting of phases 8, 10, 11,12 the platting of the 200th single family lot or the permitting of the proposed school Hayden Homes will cooperate with the City of Richland in completing an alignment study for the future extension of Rachel Road to the west. The results of this study may require the applicants to reconfigure the lots and streets in one or more of those phases.
7. 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 March 20, 2014.
8. Preliminary plat approval is subject to compliance with the requirements legally established by the Bonneville Power Administration, the Kennewick Irrigation District, the Washington State Department of Ecology and the Washington State Department of Fish and Wildlife.

**CITY OF RICHLAND
PUBLIC WORKS ENGINEERING
DEVELOPMENT COMMENTS**

DATE: March 20, 2014

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: CLEARWATER CREEK (S2013-100)

PROJECT LOCATION: WEST OF STEPTOE, SOUTH OF THE HIEGHTS AT MEADOW SPRINGS AND
CLAYBELL PARK.

The Public Works Engineering Department has reviewed the preliminary plat received in this office on March 5, 2014, 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 3 mil mylar and electronic record drawings to the City. 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 prior to approval of construction plans.
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 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. 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:

12. 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. Valves and manholes installed on private property shall be placed so as to avoid parked cars whenever feasible.
 - L. All utilities shall be extended to the adjacent property (properties) at the time of construction.
 - M. 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.
 - N. The minimum centerline radius for all local streets shall be no less than 100-feet.

- O. Any filling of low areas that may be required within the public Right of Way shall be compacted to City standards.
 - P. 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.
 - Q. A detailed grading plan shall be included in the submitted plan set.
 - R. 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.
 - S. 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.
 - T. All public improvements shall comply with the State of Washington and City of Richland requirements, standards and codes.
 - U. 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.
 - V. 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.
 - W. All public streets shall meet design requirements for sight distance (horizontal, vertical and intersectional).
 - X. All driveways for commercial projects shall construct City standard commercial driveways. Radius-style driveways are not allowed.
 - Y. 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.
 - Z. 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.).
 - AA. 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.
13. 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.
14. 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.
15. 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:

- 16. The "Clearwater Creek" preliminary plat lies within the boundary of the South Richland traffic impact fee program (RMC 12.03). This plat shall therefore be subject to the fees administered by the program for any phase submitted for approval. Since this property is included within the program, it is exempt from the SEPA-related traffic study requirement (TIA). The developer of this proposed project shall receive "credits" for construction of Rachel Road and portions of Bellerive Drive as allowed under RMC 12.03, and as detailed in comment #17.
- 17. A note will be shown on the face of the final plat stating that Rachel Road and Bellerive Drive are classified as "Arterial Collector" streets. Subsequently, no driveways accessing single family lots will be allowed onto Rachel Road. Because of the topography and limited options for the property on the east side of Bellerive Drive, driveways will be allowed for lots 30-34, 49-53, and 45 & 46 only. The east half of this portion of Bellerive Drive will not be eligible for credit from the South Richland traffic impact fee program. The proposed access points onto Bellerive Drive are acceptable for this project, but any changes to said driveways will be subject to approval by the City Engineer.
- 18. Commercial/Retail access to Rachel Road shall be limited. Access points shall be no closer than 300-feet from the intersection with Steptoe Street. A traffic study shall be conducted by the developer to determine the lane configuration of Rachel Road from Meadows Drive South to Steptoe Street prior to permit approval for the first building project in "phase 16".
- 19. The following comments apply towards the construction timing of the street network within the Clearwater Creek preliminary plat:
 - A. The entire Rachel Road corridor shall be dedicated to the City as public Right-of-Way from Steptoe Street to the western boundary of the preliminary plat prior to or concurrent with approval of the phase 1 final plat, or the first commercial site plan approval, whichever is

submitted first. As an alternative to the public right of way dedication the developer can transfer the future Rachel right of way corridor to the City using an insured warranty deed.

- B. Rachel Road shall be constructed from Bellerive Drive to its connection with Steptoe Street in conjunction with the project that constructs the 100th single family lot. It shall be constructed and accepted prior to final platting of that phase.
 - C. Rachel Road shall be constructed from Steptoe Street to the west property boundary of the preliminary plat in conjunction with the project that constructs the 200th single family lot. It shall be constructed and accepted prior to final platting of that phase. That portion of Rachel Road adjoining Tracts I, J and K shall be constructed to a Rural standard, with two travel lanes, gravel shoulders and a separated asphalt path on one side of the road.
 - D. Rachel Road shall be constructed from Steptoe Street to the west property boundary of the preliminary plat prior to the completion and acceptance of any school construction project.
 - E. Rachel Road shall be constructed from Steptoe Street to Meadows Drive South in its entirety, including all frontage improvements, in conjunction with the first commercial development within "Phase 16". Rachel shall be constructed and accepted prior to final acceptance of said commercial project.
 - F. If the results of the future study conducted by the City result in an alignment for Rachel Road that does not involve use of the right-of-way of adjoining Tracts I, J and K, then no improvement to this segment of right-of-way shall be required and said right-of-way shall be vacated. New right-of-way shall then be required and said right-of-way shall be vacated. New right-of-way shall then be established and dedicated for the chosen alignment
 - G. Meadows Drive South shall be constructed in its entirety (including all frontage improvements) in conjunction with the first commercial development in phase 16 north of Rachel Road, or as part of phase 15. Meadows Drive South shall be constructed and accepted prior to final acceptance of either project.
20. If any section of either one of the collector streets noted above is required to be constructed as an "off-site" project, then it shall be constructed to the City's rural street standard. The frontage of said road shall be completed to City standards at the time that the phase which constructs the lots adjacent to it is developed. The portion of Rachel Road that is within the Amon wasteway (Tracts C & D) is an exception and shall be constructed in its entirety, including all frontage improvements, when built.
21. Portions of Rachel Road and Meadows Drive South are shown straddling the Amon wasteway property line. Written permission and/or permits from the governing agency shall be obtained prior to permitting and construction of these streets. The entire Right-of-Way corridor for these sections of roadway shall be dedicated to the City as ROW prior to acceptance of the project that constructed it. Alternatively the ROW's could be moved off of the Amon wasteway property to the greatest extent possible. See comment #2 above.
22. The note on sheet 1 concerning pedestrian facilities shall be amended as follows; "The 6-foot wide sidewalks installed in the open space tracts shall be maintained by the Clearwater Creek HOA".
23. The short road stubs numbered 1 – 4 in phases 13 and 14 do not meet City standards for public streets. These roads shall be private driveways that intersect Rachel Road via a City standard commercial driveway drop (no radius-style driveways allowed).

24. The proposed road medians shown on the pre-plat are not city-standard, and therefore shall be subject to review and approval by Public Works and by the Fire Dep't. Additional pavement width may be required on either side of the medians.
25. 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, tracts, parks, etc.).
26. The minimum centerline radius for all local streets shall be no less than 100-feet.
27. All proposed public Right of Ways that are narrower than 54-feet (streets narrower than 34-feet) shall have parking restricted, as per City standards. Street signs indicating restricted parking shall be installed prior to final platting at the developers expense. The restricted parking areas shall be indicated on the final plats. Any private roads narrower than 34-feet shall have parking restricted on one side, and any roads 28-feet or narrower shall have parking restricted on both sides. Street signs indicating restricted parking shall be installed prior to final platting at the developers expense.
28. All private roads & driveways shall be constructed to provide for adequate fire truck & solid waste collection truck access & turnaround movements.
29. If the project is to be constructed in phases, all dead-end streets longer than 150-feet that will be continued later need to have temporary turn-arounds built at the end of them. The radius of these turn-arounds shall be 45-feet minimum, and shall be constructed of 2-inches of compacted top course gravel for slopes less than 5%, or of 2-inches of asphalt atop 2-inches of gravel for slopes greater than 5%. If the temporary turn around is not located within the final plat an easement with a 50-foot radius will be required.

Domestic Water:

30. The proposed preliminary plat is located mostly within the Tapteal 1 water pressure zone. The closest Tapteal 1 watermain is located in Meadows Drive South and Bellerive Drive to the north, and Steptoe street to the east. Build-out of this preliminary plat will require connection to all three of these existing water mains. These water main connections & extensions will be required to coincide with road construction. There is a portion of the preliminary plat that is above the Tapteal 1 pressure zone and is in Tapteal 2. The closest Tapteal 2 watermain is in Leslie Road to the west. It shall be the responsibility of the developer to extend a watermain to this property to serve domestic water at the time of plat construction. The minimum allowable water pressure as measured at the City water meter is 40 psi.
31. Domestic water shall be extended to the adjoining properties adjacent to the plat.
32. 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.
33. The fire hydrant layout shall be approved by the City Fire Marshal.

Irrigation Water:

34. The City has designated the Willowbrook Well as a non-potable irrigation source for this area, and has developed and adopted an irrigation master plan for its service area. The developer of Clearwater Creek shall design an irrigation water distribution system to conform to the City's irrigation master plan. Easements shall be provided on the final plat for this system where needed.

35. The developer of a previous, nearby project invested in modifications to the Willowbrook Well to activate it for irrigation use. The developer of Clearwater Creek shall comply with the conditions and responsibilities of a latecomer agreement for this system as approved by City Council.
36. The City's irrigation master plan is based on irrigation use and delivery rates that are supported solely by the Willowbrook Well. Any large irrigated spaces shall be designed to conform to the water delivery limits of the City's master plan. Portions of this development may impose instantaneous irrigation demands beyond the capacity of the Willowbrook Well. The developer shall be responsible for designing and constructing such system features as needed to match use rates to the Willowbrook Well's capacity. This may include storage and pumping facilities.

Sanitary Sewer:

37. The closest sanitary sewer available for this development is located in Meadows Drive South and Bellerive Drive to the north. It shall be the responsibility of the developer to extend a sewer main to this property to serve sanitary sewer at the time of plat construction.
38. A 10-foot wide exclusive sanitary sewer easement shall be provided for any sewer main that is outside of the public Right-of-Way. If any manholes are located outside of the public Right-of-Way, maintenance truck access to said structure may be required.
39. Sanitary sewer mains shall be extended to the adjoining properties adjacent to the plat.

Ground Water:

40. Groundwater may be present on this site. Given the amount of groundwater encountered in this area (in both developed and undeveloped areas), the possibility of an underdrain system being required exists. Please have test pits and/or bore-holes dug by a geotech engineer, and an evaluation from said engineer prior to permitting. If an underdrain system is not required, the geohydrology report needs to state so. The requested report also needs to address any potential groundwater impacts to existing properties downslope of the proposed preliminary plat. Also, if groundwater is encountered within 5-feet of finished grade during plat construction, an underdrain system will be required.

Storm Water:

41. This project will 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.
42. 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.
43. 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.

44. 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.
45. 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.
46. 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").
47. 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.
48. Any discharge of storm water into the Amon wasteway will have to be permitted by any or all agencies with jurisdiction over it. These agencies may include (but not be limited to); Kennewick Irrigation District, Bureau of Reclamation, National Marine Fisheries Service, U.S. Fish and Wildlife, State of Washington Dept. of Fish and Wildlife, Department of Ecology, and Army Corps of Engineers. The amount of post-development storm runoff from the proposed site shall not exceed the amount of pre-development runoff.
49. 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.
50. 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.
51. 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.

Solid Waste:

52. Due to limited turnaround space, the lots in phases 13 & 14 and the single family lots that are accessed off of the private driveways may have to transport their garbage cans to a location acceptable for solid waste pick-up.

Final Platting / Project Acceptance Requirements:

53. 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.
54. 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.
55. 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.
56. 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.
57. 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. A note shall be added to the face of the final plat that states: "*The private roads are for the use and benefit of the homeowners that abut said roads, and are to be maintained by said owners. The City of Richland accepts no maintenance responsibility for said roads*".
58. A note shall be added to the face of the plat that states: "*The private drives within this plat are fire lanes and parking is restricted. The required no-parking signs shall be installed by the developer where applicable.*" Any private roads narrower than 34-feet shall have parking restricted on one side, and any roads 28-feet or narrower shall have parking restricted on both sides. Street signs indicating restricted parking shall be installed prior to final platting at the developers expense. The restricted parking areas shall be indicated on the final plats.
59. All landscaped areas within the plat that are in the public Right of Way shall be the responsibility of the property owners to maintain.
60. A one-foot "No access / screening easement" will be required along the Rachel Road Right of Way, and also portions of the Bellerive Drive Right of Way.

61. The intended use and ownership of all tracts within the plat shall be noted on the final plat.
62. Property with an unpaid L.I.D. assessment towards it must be paid in full or segregated per Richland Municipal Code 3.12.095.
63. Any restricted parking areas shall be indicated on the final plats.

POST-MONUMENTATION IMPROVEMENT AGREEMENT

An agreement between the City of Richland, Washington, a Washington municipal corporation ("City"), and _Richland 132, LLC_ ("Developer"):

WHEREAS, Developer wishes to plat and develop 'Clearwater Creek Ph 4', the boundary of which is shown on Attachment "A" which shall consist of a location map and legal description which shall be part of this recorded document.

WHEREAS, On April 23, 2014, the Richland Planning Commission granted approval to Preliminary Plat File No. S2103-100 which set forth certain Required Public Improvements, which must be constructed in order for development of the Property to occur.

WHEREAS, Developer has not completed construction of the Required Public infrastructure Improvements.

WHEREAS, Developer was issued a City right of way construction permit pursuant to Richland Municipal Code Chapter 12.08 for the required public infrastructure improvements.

WHEREAS, Developer is required pursuant to Richland Municipal Code Chapter 24.12 to obtain Final Plat approval, by either constructing all Required Public Improvements, or by entering into an Improvement Agreement to provide for the construction therefor.

NOW THEREFORE, as consideration for final plat approval prior to the completion of construction of all Required Public Improvements required as a condition of development, Developer agrees to the following:

1. Developer shall complete or cause to be completed the Required Public Improvements as detailed on the approved construction plans (as approved by Right of Way Construction Permit No. PW-17-00563) and according to the specifications, standards and guidelines on file in the office of the City of Richland Public Works Director.
2. Developer shall cause Developer's engineer(s) to provide all surveying services necessary for the Required Public Improvements prior to and during construction and to prepare and furnish acceptable mylar record drawings to the City when the Required Public Improvements are complete, along with any necessary utility and/or access easements, all in conformance with City Standards & Design Guidelines.
3. Developer shall complete those Required Public Improvements to the satisfaction of the City Public Works Director within six (6) months of the date of final plat approval. Upon written request of Developer, however, this Agreement may be extended for an additional period of time, not to exceed an additional six (6) months, by mutual written agreement of Developer and City.
4. Should it be determined during construction of Public Improvements that additional easements are necessary to construct any of the Required Public Improvements or to provide access, Developer shall cause the City to be furnished with said easements, recorded with Benton County at Developer's expense, within the time covered under this Agreement.

5. The City shall not release the final plat for recordation until the following minimum essential infrastructure improvements are complete, inspected and accepted as meeting City standards:
- Sanitary sewer system with the exception of surface finishing of manholes and cleanout structures
 - Stormwater drainage system with the exception of surface finishing of manholes and catch basin structures and erosion control and site restoration of any surface stormwater retention features
 - Potable water system with the exception of surface finishing of valves and final grade and rotation adjustments of fire hydrants
 - Street subgrade and base course rock placement
 - Property pins placed around the boundary of the plat, including all back lot corners

Upon completion of the essential infrastructure improvements noted above, Developer may deposit with the City a financial surety instrument ("letter of credit"), acceptable to the City Attorney and Public Works Director in the amount equal to 150% of the City-approved estimated cost of incomplete work as security for the remaining incomplete required improvements. Upon receipt of this financial surety instrument the City will sign and release the final plat for recordation.

6. The City shall not issue any building permits for any structures within the plat of Clearwater Creek Ph 4 until the Public Improvements have been completed, as determined by the City of Richland Public Works Director.

Completion, as used herein, is defined as the completion, testing, acceptance, and startup of:

- potable water and irrigation water delivery systems;
- sanitary sewer and stormwater collection systems;
- public improvements fronting existing houses within the subdivision and properties outside the subdivision;
- final paving including utility casting adjustments and all required street improvements;
- sidewalk and path segments required by approved construction plans;
- clean-up around adjacent properties and public right-of-ways;
- placement of private street name signs and No Parking signs;
- unobstructed access to all valves, structures & appurtenances;
- street lighting;
- all property pins & centerline monuments placed by a licensed land surveyor;
- all disturbed soils stabilized (e.g.; hydro-seeded);
- Mylar record drawings ("as-builts");
- and any other items that would, in the opinion of the City Engineer, represent unacceptable safety or inconvenience to the public;
- recording of all required easements or warranty deeds;
- Satisfaction of all preliminary plat conditions.

Upon approval of the City Public Works Director, a portion of the financial surety may be released and building permits may be issued prior to Completion if the following items are complete:

- Asphalt paving
- Street lights

- c. Centerline monuments
- d. All property corner pins
- e. Stabilization of all disturbed soils
- f. Mylar record drawings supplied to the City
- g. Easements not included on the final plat
- h. Final inspections by City forces

The value of the remaining incomplete items shall be determined by the City (i.e. punchlist) and shall be retained from the original financial surety instrument. The portion of monies retained shall be equal to 150% of the value of the incomplete infrastructure items.

Should any condition of this Agreement not be completed within the time frame specified, the City shall estimate the cost of completing the condition, call upon the financial surety instrument for funds necessary to cover the cost, and complete the condition with funds collected under the performance guarantee. If the funds collected under the performance guarantee are insufficient to complete the condition, the City may either hold the collected funds until additional funds are authorized to complete the condition or expend the collected funds to complete a portion of the condition as determined reasonable by the Public Works Director.

7. In the event Developer includes more than one person or entity, all such persons or entities shall be jointly and severally liable for all conditions herein.
8. Developer's obligations as set forth herein shall be binding upon Developers and the Developer's heirs, successors, and assigns.
9. The provisions of this Agreement shall run with the land described herein on Attachment A, and be binding and inure to the benefit of the heirs, personal representatives, successors and assigns of the parties.
10. This agreement may not be assigned without the written consent of the City of Richland City Manager.
11. If suit is brought to enforce any term of this Agreement, the prevailing party shall be entitled to its costs and reasonable attorneys' fees, including fees, costs, and expenses incurred in connection with any appeal.

DEVELOPER

NAME Richland 132, LLC

By: 
Dennis P. Murphy, Managing Member

STATE OF Oregon)
) ss.
 County of Deschutes)

This instrument was acknowledged before me on May 1, 2017
 by Dennis P. Murphy as Member of Richland 132 LLC.



My commission expires: May 10, 2019

City Manager

)

) ss.

County of

My commission expires:

City Attorney

City Clerk



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 06/06/2017

Agenda Category: Resolutions – Adoption

Key Element: Key 7 - Neighborhoods & Community Safety

Subject:

Resolution No. 96-17, Approving the Name "Sterling Heights" for a Private Access Street

Department:

Community & Development Services

Ordinance/Resolution Number:

96-17

Document Type:

Resolution

Recommended Motion:

Adopt Resolution No. 96-17, designating a private street extending eastward from Dallas Road as "Sterling Heights."

Summary:

Jim Sterling, the owner of property located east of Dallas Road and south of I-82, is developing a portion of his property that is accessed via an unnamed private street. The Richland Municipal Code requires any street that provides access to four or more properties to be named. Street names are assigned via Council resolution upon the petition of the impacted property owners. In this case, Mr. Sterling has filed the appropriate request, none of the other property owners have objected, and the proposed name of Sterling Heights has been reviewed and approved by Emergency Services.

Resolution No. 96-17 would designate the street as Sterling Heights. Staff recommends approval.

Fiscal Impact:

There are only minor fiscal impacts associated with this proposal, involving the updating of City mapping systems.

Attachments:

1. Resolution No. 96-17
2. Vicinity Map

RESOLUTION NO. 96-17

A RESOLUTION of the City of Richland adopting the name Sterling Heights for a new, unnamed street located in Richland.

WHEREAS, Richland Municipal Code (RMC) 12.01.110 provides for the naming of private streets when abutting property owners of an unnamed street petition the City to name the street; and

WHEREAS, the abutting property owners of a new, unnamed street consist of Premier Columbia Properties, James J. Sterling, and Dos Cabras Viejas, LLC; and

WHEREAS, the City has received a legally valid petition from James J. Sterling, one of the abutting property owners that will be served by this new and as yet, unnamed street; and

WHEREAS, the remaining owners have been notified in accordance with the RMC and have no objections to the proposed name; and

WHEREAS, City staff has circulated the proposed street name of Sterling Heights to area emergency service providers and has determined that the proposed street name is not duplicative of other existing street names and is consistent with the City's street naming conventions.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland, that the new street extending east from Dallas Rd. shall be named Sterling Heights.

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 6th day of June, 2017.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney





COUNCIL AGENDA ITEM COVERSHEET

Council Date: 06/06/2017

Agenda Category: Resolutions – Adoption

Key Element: Key 3 - Economic Vitality

Subject:

Resolution No. 98-17, Approving the Final Plat of White Bluffs Phase 4

Department:

Community & Development Services

Ordinance/Resolution Number:

98-17

Document Type:

Resolution

Recommended Motion:

Adopt Resolution No.98-17, approving the final plat of Phase 4 of the Plat of White Bluffs subject to the conditions of approval of the Technical Advisory Committee Report S2012-100.

Summary:

RC of Washington, the developer of the White Bluffs plat, located east of Dallas Road and north of I-82, has submitted a request for approval of the fourth phase of the White Bluffs plat. This phase will create an additional 37 lots on 13.5 acres. The applicant is in the process of completing the improvements that are needed to finalize the plat and has opted to take advantage of the provision in state law and the Richland Municipal Code that allows for the bonding of required improvements. Therefore, applicant has entered in a post-monumentation improvement agreement with the City.

Fiscal Impact:

Approval of the final plat will not result in direct fiscal impacts. Future construction on the lots contained within the plat will raise both land values and property taxes. Residential development will also increase the demand for City services.

Attachments:

1. Resolution No. 98-17
2. Attachment A - White Bluffs 4 Final Plat
3. Vicinity Map
4. White Bluffs Plat Conditions
5. Post Monumentation Agreement

RESOLUTION NO. 98-17

A RESOLUTION of the City of Richland approving the final plat of Phase 4 of the Plat of White Bluffs subject to the conditions of approval of the Technical Advisory Committee Report S2012-100; adopting the findings of the Richland Planning Commission as the findings of the City Council and approving the final plat of White Bluffs Phase 4.

WHEREAS, on January 23, 2013, the Planning Commission held an open record public hearing to consider the preliminary plat application of White Bluffs as submitted by RC of Washington, Inc; and

WHEREAS, the Planning Commission recommended to the City Council that it conditionally approve the preliminary plat of White Bluffs; and

WHEREAS, the City Council held a closed record hearing to consider the proposed White Bluffs preliminary plat application and the recommendation of the Planning Commission and took action to approve the preliminary plat request; and

WHEREAS, the final plat for White Bluffs Phase 4, consisting of 37 lots on 13.52 acres, is being constructed in accordance with the conditions attached to the approved preliminary plat.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Richland hereby approves the final plat of White Bluffs Phase 4, attached hereto as Attachment A, subject to the conditions of approval as contained in the Technical Advisory Committee Report S2012-100, dated January 17, 2013.

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 6th day of June, 2017.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

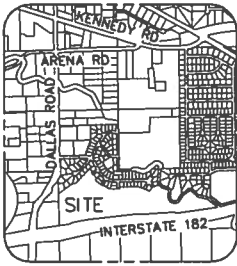
MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

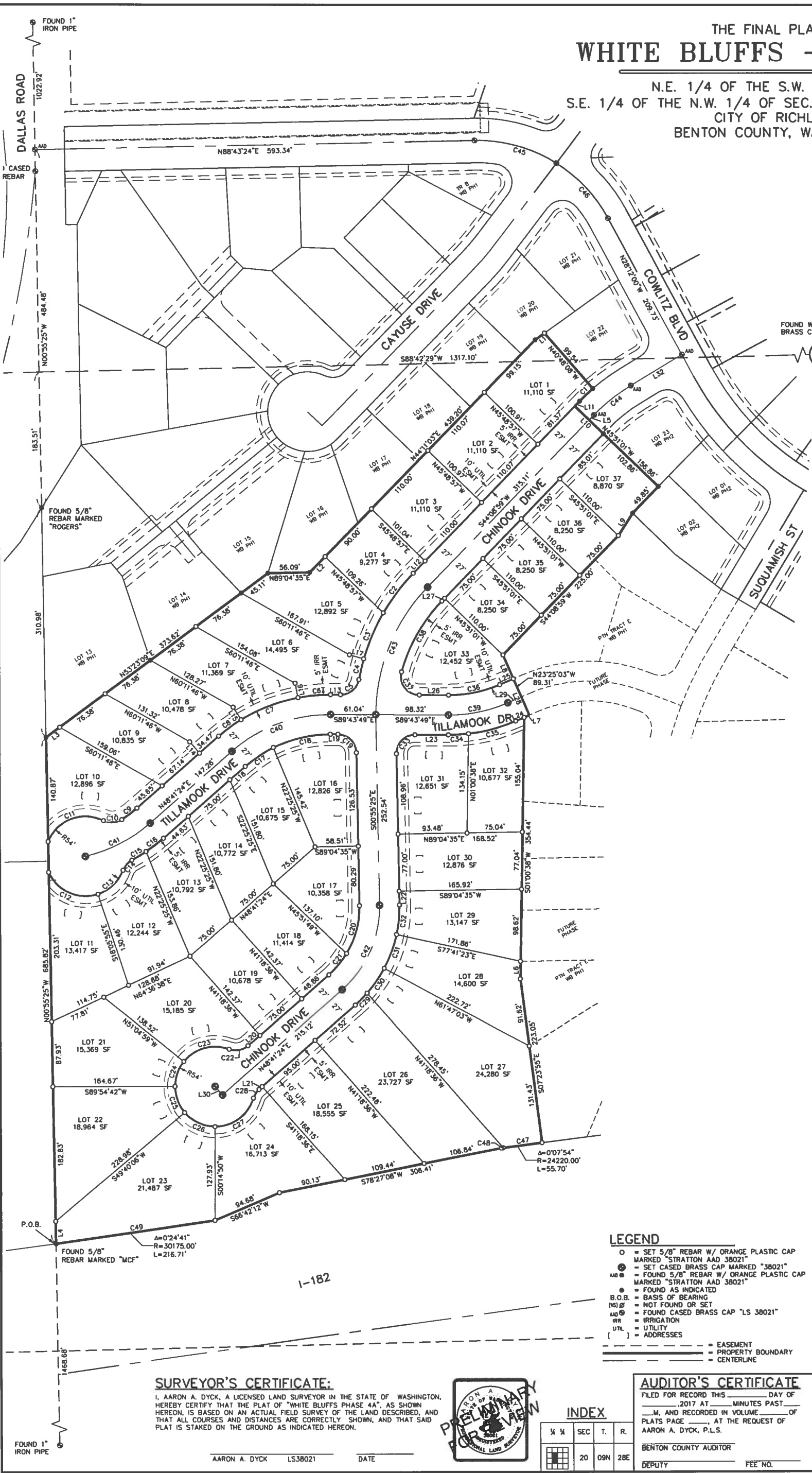
ATTACHMENT A

THE FINAL PLAT OF
WHITE BLUFFS - PHASE 4A

N.E. 1/4 OF THE S.W. 1/4 AND THE
S.E. 1/4 OF THE N.W. 1/4 OF SEC. 20, T.09N., R.28E., W.M.,
CITY OF RICHLAND,
BENTON COUNTY, WASHINGTON



VICINITY SKETCH
NOT TO SCALE



LEGEND

- = SET 5/8" REBAR W/ ORANGE PLASTIC CAP MARKED "STRATTON AAD 38021"
- = SET CASED BRASS CAP MARKED "38021"
- ⊙ = FOUND 5/8" REBAR W/ ORANGE PLASTIC CAP MARKED "STRATTON AAD 38021"
- = FOUND AS INDICATED
- B.O.B. = BASIS OF BEARING
- (NG) = NOT FOUND OR SET
- ⊙ = FOUND CASED BRASS CAP "LS 38021"
- IRR = IRRIGATION
- UTL = UTILITY
- [] = ADDRESSES
- - - = EASEMENT
- = PROPERTY BOUNDARY
- = CENTERLINE

SCALE 1" = 60'
0 60 120 180

BASIS OF BEARING
NAD 83
PER C.O.R. CONTROL FILE
PNTS 1731 AND 1738
EQUIPMENT USED
A THREE-SECOND TOTAL STATION
SPECTRA RTK GPS

SURVEYOR'S CERTIFICATE:

I, AARON A. DYCK, A LICENSED LAND SURVEYOR IN THE STATE OF WASHINGTON, HEREBY CERTIFY THAT THE PLAT OF "WHITE BLUFFS PHASE 4A", 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 SAID PLAT IS STAKED ON THE GROUND AS INDICATED HEREON.



INDEX

1/4	SEC	T.	R.
20	09N	28E	

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS DAY OF 2017 AT MINUTES PAST M, AND RECORDED IN VOLUME OF PLATS PAGE AT THE REQUEST OF AARON A. DYCK, P.L.S.
BENTON COUNTY AUDITOR
DEPUTY FEE NO.

FINAL PLAT FOR
RANDY CROSBY



STRATTON SURVEYING & MAPPING, PC
313 NORTH MORAIN STREET
KENNEWICK, WA 99336
(509) 735-7364
FAX: (509) 735-6560
stratton@strattonsurvey.com

3061FP6.DWG	© 2017
DATE: 04/26/17	SHT. 1 OF 2
DRAWN BY: DCI	JOB # 3061

CURVE TABLE					
CURVE	LENGTH	RADIUS	Δ	CH DIREC.	CHORD
C1	24.41	277.00	5°02'53"	S46°40'26"W	24.40
C2	67.45	277.00	13°57'06"	S37°10'26"W	67.28
C3	67.81	277.00	14°01'36"	S23°11'05"W	67.64
C4	28.94	277.00	5°59'13"	S13°10'41"W	28.93
C5	34.94	25.00	80°05'06"	N50°13'38"E	32.17
C6	44.13	227.00	11°08'20"	S84°42'01"W	44.06
C7	83.06	227.00	20°57'54"	S68°38'54"W	82.60
C8	37.54	227.00	9°28'33"	S53°25'41"W	37.50
C9	25.74	173.00	8°31'31"	N52°57'09"E	25.72
C10	25.98	25.00	59°32'16"	N86°59'03"E	24.83
C11	89.93	54.00	95°25'22"	S69°02'30"W	79.89
C12	80.04	54.00	84°55'16"	S65°38'17"E	72.91
C13	48.70	54.00	51°40'01"	N46°04'04"E	47.06
C14	18.18	25.00	41°39'49"	S41°03'58"W	17.78
C15	22.54	227.00	5°41'21"	N59°03'12"E	22.53
C16	29.79	227.00	7°31'07"	N52°26'58"E	29.77
C17	45.84	173.00	15°10'53"	S56°16'51"W	45.71
C18	79.71	173.00	26°23'54"	S77°04'14"W	79.00
C19	38.75	25.00	88°48'24"	N45°19'37"W	34.99
C20	68.90	123.00	32°05'36"	N15°07'23"E	68.00
C21	37.61	123.00	17°31'13"	N39°55'47"E	37.47
C22	27.08	25.00	62°04'17"	N79°43'32"E	25.78
C23	67.71	54.00	71°50'44"	S74°50'23"W	63.36
C24	36.76	54.00	39°00'19"	S19°24'52"W	36.06
C25	37.93	54.00	40°14'36"	S20°12'36"E	37.15

CURVE TABLE					
CURVE	LENGTH	RADIUS	Δ	CH DIREC.	CHORD
C26	46.58	54.00	49°25'17"	S65°02'32"E	45.15
C27	69.32	54.00	73°33'05"	N53°28'17"E	64.66
C28	13.96	25.00	31°59'58"	S32°41'24"W	13.78
C29	22.54	177.00	7°17'45"	N45°02'31"E	22.52
C30	40.71	177.00	13°10'40"	N34°48'19"E	40.62
C31	49.14	177.00	15°54'20"	N20°15'49"E	48.98
C32	40.88	177.00	13°14'05"	N05°41'37"E	40.79
C33	39.79	25.00	91°11'36"	S44°40'23"W	35.72
C34	27.26	227.00	6°52'46"	N86°49'48"E	27.24
C35	66.59	227.00	16°48'28"	N74°59'11"E	66.35
C36	71.52	173.00	23°41'14"	N78°25'34"E	71.01
C37	45.91	25.00	105°13'33"	S37°07'03"E	39.73
C38	111.52	223.00	28°39'15"	S29°49'22"W	110.37
C39	82.68	200.00	23°41'14"	N78°25'34"E	82.10
C40	145.14	200.00	41°34'47"	S69°28'47"W	141.98
C41	99.25	200.63	28°20'35"	N62°53'36"E	98.24
C42	129.89	150.00	49°36'49"	N23°52'59"E	125.87
C43	191.47	250.00	43°52'53"	S22°12'33"W	186.82
C44	63.92	250.00	14°38'55"	S51°28'27"W	63.74
C45	116.81	200.00	33°27'44"	N74°32'44"W	115.15
C46	103.37	200.00	29°36'52"	N43°00'26"W	102.23

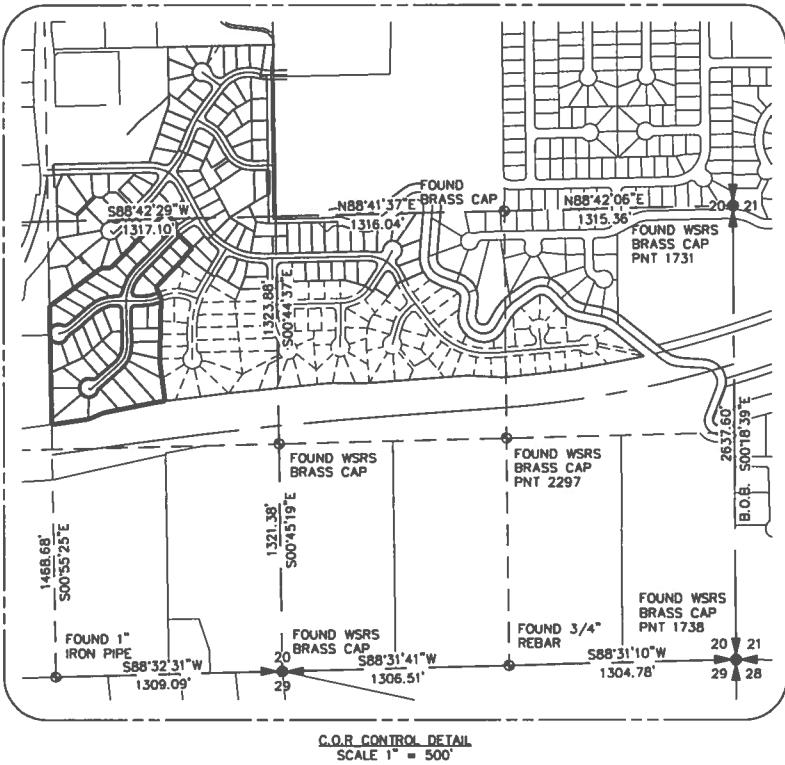
PLAT CLOSURE					
BEARING	DISTANCE	NORTH	SOUTH	EAST	WEST
S54°23'17"W	15.54	0.0000	9.0488	0.0000	12.6337
S44°11'03"W	439.20	0.0000	314.9519	0.0000	306.1077
S89°04'35"W	56.09	0.0000	0.9042	0.0000	56.0827
S53°23'09"W	373.62	0.0000	222.8359	0.0000	299.8934
S00°55'25"E	685.82	0.0000	685.7309	11.0550	0.0000
N81°43'18"E	216.71	31.2026	0.0000	214.4519	0.0000
N66°42'12"E	94.68	37.4453	0.0000	86.9608	0.0000
N78°27'08"E	306.41	61.3390	0.0000	300.2076	0.0000
N82°32'08"E	55.70	7.2361	0.0000	55.2280	0.0000
N07°23'55"W	223.05	221.1930	0.0000	0.0000	28.7225
N01°00'38"E	354.44	354.3849	0.0000	6.2511	0.0000
N66°34'57"E	7.82	3.1079	0.0000	7.1759	0.0000
N23°25'03"W	89.31	81.9538	0.0000	0.0000	35.4943
N44°08'59"E	225.00	161.4426	0.0000	156.7204	0.0000
N32°40'48"E	35.88	30.2002	0.0000	19.3733	0.0000
N44°08'59"E	49.85	35.7685	0.0000	34.7223	0.0000
N45°51'01"W	156.86	109.2587	0.0000	0.0000	112.5504
N44°08'59"E	9.54	6.8452	0.0000	6.6449	0.0000
N46°40'26"E	24.40	16.7421	0.0000	17.7500	0.0000
N40°48'08"W	99.54	75.3488	0.0000	0.0000	65.0444
		1233.468	1233.472	916.541	916.529

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	15.54	N54°23'17"E
L2	29.98	N44°11'03"E
L3	23.00	N53°23'09"E
L4	29.98	N00°55'25"W
L5	9.54	S44°08'59"W
L6	23.75	N01°00'38"E
L7	7.82	S66°34'57"W
L8	35.31	S23°25'03"E
L9	35.88	S32°40'48"W
L10	54.00	N45°51'01"W
L11	9.54	S44°08'59"W
L12	23.22	S44°08'59"W
L13	13.55	N89°43'49"W
L14	20.00	N41°18'36"W
L15	20.00	N31°50'03"W
L16	20.00	S10°52'09"E
L17	20.00	S73°49'43"E
L18	27.63	S48°41'24"W
L19	10.05	N89°43'49"W
L20	21.46	N48°41'24"E

LINE TABLE		
LINE	LENGTH	DIRECTION
L21	5.74	S48°41'24"W
L22	18.69	S00°55'25"E
L23	45.28	N89°43'49"W
L24	12.33	S66°34'57"W
L25	20.15	S66°34'57"W
L26	39.37	N89°43'49"W
L27	5.10	N44°08'59"E
L28	54.00	S23°25'03"E
L29	20.15	N66°34'57"E
L30	15.00	S41°18'36"E
L32	80.60	S58°47'54"W

THE FINAL PLAT OF WHITE BLUFFS – PHASE 4A

N.E. 1/4 OF THE S.W. 1/4 AND THE
S.E. 1/4 OF THE N.W. 1/4 OF SEC. 20, T.09N., R.28E., W.M.,
CITY OF RICHLAND,
BENTON COUNTY, WASHINGTON



NOTES

- ADDRESSES SHOWN IN [BRACKETS] ARE SUBJECT TO CHANGE BY THE CITY OF RICHLAND, ZIP CODE: 99352
- PARK DEDICATION AND/OR FEES SHALL BE REQUIRED IN ACCORDANCE WITH RICHLAND MUNICIPAL CODE CHAPTER 22.12 PRIOR TO ISSUANCE OF BUILDING PERMITS WITHIN THIS SUBDIVISION.
- ALL LANDSCAPED AREAS WITHIN THE PLAT THAT ARE IN THE PUBLIC RIGHT OF WAY SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS TO MAINTAIN.
- ALL SIDEWALKS INSTALLED IN THE PLAT OF WHITE BLUFFS PHASE 4A THAT ARE ADJACENT TO CITY STREETS SHALL BE 5-FEET WIDE.
- NO GRADING MAY BE PERFORMED OR ANY PERMANENT STRUCTURE BUILT WITHIN THE BUREAU OF RECLAMATION RIGHT OF WAY WITHOUT AN APPROVED PERMIT FROM THE KENNEWICK IRRIGATION DISTRICT AND/OR UNITED STATES BUREAU OF RECLAMATION, WHEN APPLICABLE.
- THIS PROPERTY IS LOCATED WITHIN THE BOUNDARIES OF THE KENNEWICK IRRIGATION DISTRICT AND IN THE IMMEDIATE VICINITY OF IRRIGATION INFRASTRUCTURE. PLEASE REFER TO WWW.KID.ORG FOR FURTHER INFORMATION.
- THE PLAT OF WHITE BLUFFS PHASE 4A LIES WITHIN THE BOUNDARY OF THE SOUTH RICHLAND COLLECTOR STREET FINANCING PLAN (RMC 12.03). AS SUCH, EACH BUILDING PERMIT WITHIN THE PLAT SHALL THEREFORE BE SUBJECT TO THE FEES ADMINISTERED BY THE FINANCE PLAN FOR ANY PHASE SUBMITTED FOR APPROVAL.
- TRACT C IN PHASE 1 IS A STORM DRAINAGE POND UNDER THE OWNERSHIP OF THE CITY OF RICHLAND. THE HOMEOWNERS CAN MAINTAIN THE LANDSCAPING WITHIN THE POND FOR AESTHETIC PURPOSES IF SO DESIRED. THE CITY'S STANDARDS FOR STORM POND MAINTENANCE CONSISTS OF SEMI-ANNUAL VEGETATION ABATEMENT AND SPECIFICALLY DOES NOT INCLUDE IRRIGATION, LANDSCAPING, OR OTHER AESTHETIC IMPROVEMENTS

APPROVALS

THE PLAT WHITE BLUFFS PHASE 4A, IS HEREBY APPROVED BY AND FOR THE CITY OF RICHLAND, STATE OF WASHINGTON. ANY EXISTING EASEMENTS LYING WITHIN THE BOUNDARIES OF THIS PLAT THAT ARE UNDER THE JURISDICTION OF THE CITY AND NOT SHOWN HEREON ARE HEREBY RELINQUISHED.

CHAIRMAN, RICHLAND PLANNING COMMISSION	DATE
CITY ENGINEER, RICHLAND	DATE
CITY MANAGER, RICHLAND	DATE
CLERK, CITY OF RICHLAND	DATE
I HEREBY CERTIFY THAT THE TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN PAID TO AND INCLUDING THE YEAR _____ PARCEL NO. _____	
TREASURER, BENTON COUNTY	DATE
ATTEST:	DATE
BENTON COUNTY ASSESSOR	DATE

IRRIGATION

I HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN 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 THE DISTRICT. I FURTHER CERTIFY THAT THE IRRIGATION EASEMENTS SHOWN ON THIS PLAT ARE ADEQUATE TO SERVE ALL LOTS SHOWN HEREON PER THE REQUIREMENTS OF RCW 58.17.310.

KENNEWICK IRRIGATION DISTRICT	DATE
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DESCRIPTION

THAT PORTION OF TRACT E, WHITE BLUFFS PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 15 OF PLATS, PAGE 468, RECORDS OF BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT E THENCE NORTH 00°55'25" WEST ALONG THE WESTERLY LINE OF SAID TRACT 685.82 FEET TO THE SOUTH WEST CORNER OF LOT 13 OF SAID PLAT; THENCE THE FOLLOWING COURSES ALONG THE SOUTHERLY LINE OF SAID PLAT;
NORTH 53°23'09" EAST 373.62 FEET;
NORTH 89°04'35" EAST 56.09 FEET;
NORTH 44°11'03" EAST 439.20 FEET;
NORTH 54°23'17" EAST 15.54 FEET;
SOUTH 40°48'08" EAST 99.54 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT THE RADIUS POINT OF WHICH BEARS SOUTH 40°48'08" EAST 277.00 FEET, THENCE SOUTHWESTERLY ALONG SAID CURVE 24.41 FEET THROUGH A DELTA ANGLE OF 05°02'53";
SOUTH 44°08'59" WEST 9.54 FEET;
SOUTH 45°51'01" EAST 156.86 FEET;
SOUTH 44°08'59" WEST 49.85 FEET;
THENCE LEAVING SAID SOUTHERLY LINE SOUTH 32°40'48" WEST 35.88 FEET;
THENCE SOUTH 44°08'59" WEST 225.00 FEET;
THENCE SOUTH 23°25'03" EAST 89.31 FEET;
THENCE SOUTH 66°34'57" WEST 7.82 FEET;
THENCE SOUTH 01°00'38" WEST 354.44 FEET;
THENCE SOUTH 07°23'55" EAST 223.05 FEET TO THE SOUTHERLY LINE OF SAID TRACT E AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT THE RADIUS POINT OF WHICH BEARS SOUTH 07°23'55" EAST 2422.00 FEET, THENCE SOUTHWESTERLY ALONG SAID CURVE AND SAID LINE 55.70 FEET TROUGH A DELTA ANGLE OF 00°07'54";
THENCE SOUTH 78°27'08" WEST ALONG SAID LINE 306.41 FEET;
THENCE SOUTH 66°42'12" WEST ALONG SAID LINE 94.68 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT THE RADIUS POINT OF WHICH BEARS SOUTH 08°04'21" EAST 30175.00 FEET, THENCE SOUTHWESTERLY ALONG SAID CURVE 216.71 FEET THROUGH A DELTA ANGLE OF 00°24'41" TO THE SAID POINT OF BEGINNING.

CONTAINS 13.52 ACRES.

DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER OF THE TRACT OF LAND DESCRIBED HEREON AND THAT I HAVE CAUSED SAID LAND TO BE SURVEYED AND PLATTED INTO LOTS AND TRACTS AND THAT ALL STREETS, ROAD RIGHTS-OF-WAY, UTILITY EASEMENTS, SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC AND THAT THIS SUBDIVISION SHALL HEREAFTER BE KNOWN AND DESIGNATED BY THE NAME WHITE BLUFFS PHASE 4A.

R.C. OF WASHINGTON, INC.

RANDALL E CROSBY _____ DATE _____

ACKNOWLEDGEMENT

STATE OF _____

COUNTY OF _____

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT RANDALL E CROSBY IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE PRESIDENT OF R.C. OF WASHINGTON, INC. TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: _____

NOTARY PUBLIC _____ MY APPOINTMENT EXPIRES _____

NOTARY STAMP
BLACK INK ONLY

AUDITOR'S CERTIFICATE

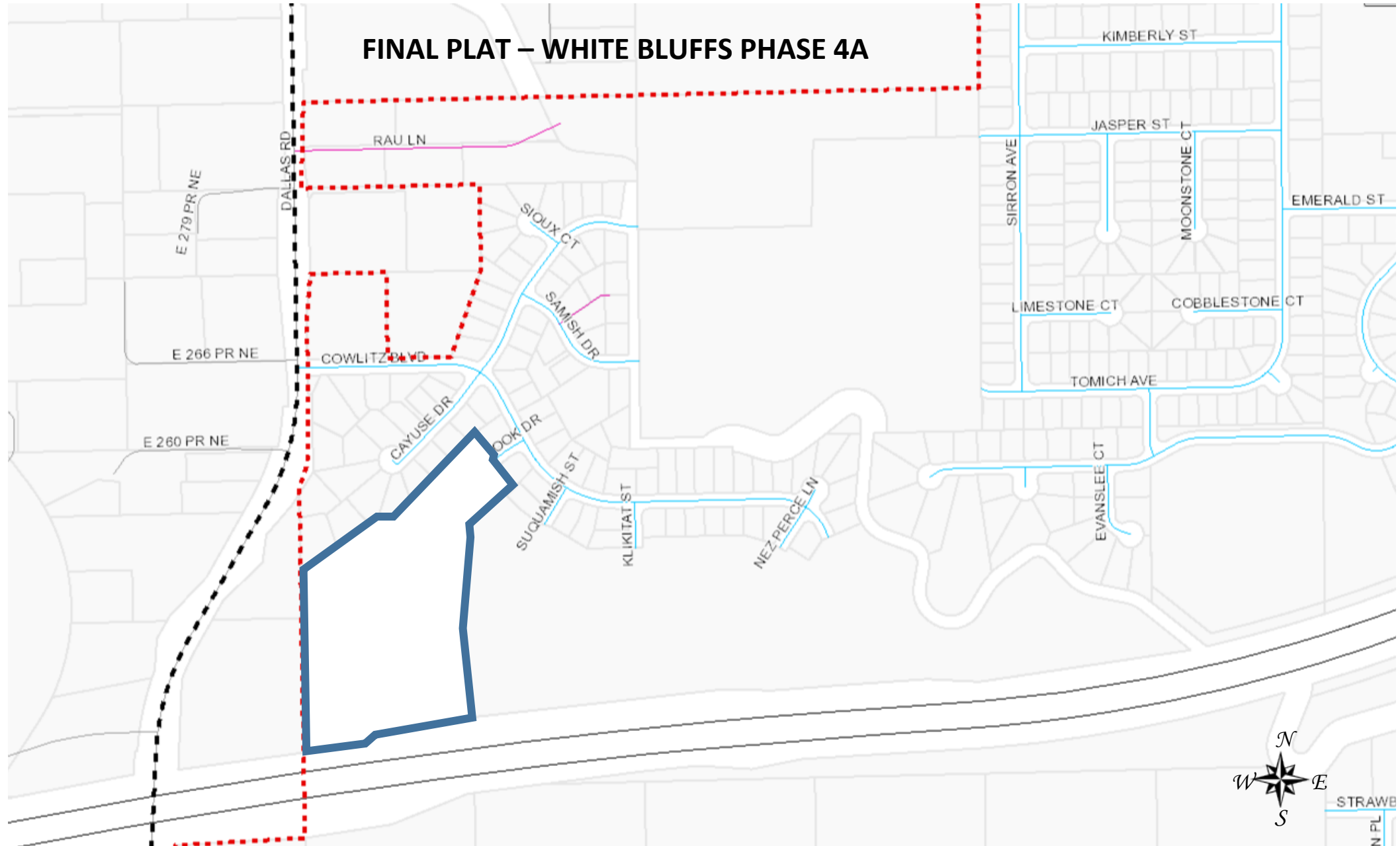
FILED FOR RECORD THIS _____ DAY OF _____, 2017 AT _____ MINUTES PAST _____, AND RECORDED IN VOLUME _____ OF PLATS PAGE _____, AT THE REQUEST OF AARON A. DYCK, P.L.S.

BENTON COUNTY AUDITOR _____

DEPUTY _____ FEE NO. _____

FINAL PLAT FOR <i>RANDY CROSBY</i>	
 STRATTON SURVEYING & MAPPING, PC 313 NORTH MORAIN STREET KENNEWICK, WA 99336 (509) 735-7364 FAX: (509) 735-6560 stratton@strattonsurvey.com	
3061FP6.DWG	© 2017
DATE: 04/26/17	SHT. 2 OF 2
DRAWN BY: DCI	JOB # 3061

FINAL PLAT – WHITE BLUFFS PHASE 4A



**RICHLAND PLANNING COMMISSION
TECHNICAL ADVISORY COMMITTEE REPORT (S2012-100)
JANUARY 17, 2013**

APPLICANT: RC OF WASHINGTON, INC.

REQUEST: PRELIMINARY PLAT APPROVAL TO SUBDIVIDE AN APPROXIMATELY 77-ACRE PARCEL INTO 220 RESIDENTIAL LOTS (WHITE BLUFFS).

LOCATION: GENERALLY WEST OF THE PLAT OF BROOKSHIRE ESTATES DIVISION 7, EAST OF DALLAS ROAD AND NORTH OF I-182.

ENGINEER: HARMS ENGINEERING, INC.

TECHNICAL ADVISORY COMMITTEE RECOMMENDATIONS

The Technical Advisory Committee conducted a review of the subject 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. Prior to final plat approval all improvements required by Richland Municipal Code (RMC) Title 24 Plats and Subdivisions shall be installed and accepted by the City or the developer shall provide bonding or other sufficient security acceptable to the City ensuring their installation.
3. Unless alternative provisions are approved by the Fire and Emergency Services Department, a secondary emergency vehicle access (SEVA) meeting City of Richland standards shall be constructed that connects the existing improved SEVA in the southeasterly portion of the Brookshire Estates Division 7 subdivision to Dallas Road through the proposed subdivision concurrent with the first phase of development.

Any phase of development (e.g., Phase 4) with a single point of public street access and that exceeds 16 homes shall either have a Fire and Emergency Services Department approved SEVA installed or alternatively, homes within those areas may be approved if NFPA 13D Fire Sprinkler systems are installed. Final

plats with lots requiring approved fire sprinkler systems shall have notes on the face of the final plat clearly setting forth said requirements.

4. In order to provide looped electrical feeder circuit service to the proposed development, a temporary electrical line easement acceptable to the Richland Energy Services Department shall be provided from the eastern lot corner of Lot 12 Phase 9 into the first phase of the proposed development. Unneeded portions of said temporary easement can be relinquished as the phased development builds out proceeding from Dallas Road to the east.
5. The street names and addresses shall be finalized at time of final plat submittal and review. Street naming and addressing shall be in conformance to RMC Chapter 12.01.
6. Fees for parks shall be paid in accordance with the provisions of Richland Municipal Code (RMC) Chapter 22.12.
7. Final plats shall identify use and ownership of all proposed non-residential tracts.
8. Development is subject to the recommendations of the Geotechnical Site Investigation Report prepared by GN Northern, Inc., dated April 2011 as those recommendations may be modified and approved by GN Northern, Inc., and the City of Richland based on any supplemental geotechnical work and studies.
9. Approval is subject to compliance with the regulations of the Benton County Clean Air Authority pertaining to dust control during construction.
10. Preliminary plat approval is subject to all conditions of approval set forth in the attached memorandum from the Civil and Utility Engineering Division dated January 16, 2013.

**CITY OF RICHLAND
CIVIL AND UTILITY ENGINEERING
DEVELOPMENT COMMENTS**

DATE: January 16, 2013

TO: JEFF ROLPH, SENIOR PLANNER

PLAT REVIEW BY: JASON REATHAFORD, ENGINEERING TECH 4
PETE ROGALSKY, PUBLIC WORKS DIRECTOR
JEFFREY PETERS, TRANSPORTATION ENGINEER

PROJECT NAME: WHITE BLUFFS (AKA INDIAN HILLS) PRELIMINARY PLAT (S2012-100)

PROJECT LOCATION: NORTH OF I-182, EAST OF DALLAS ROAD

The Civil and Utility Engineering Division has reviewed the revised preliminary plat received in this office on January 8, 2013, for the above referenced property and has the following conditions.

1. Please show the City limits.

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 3 mil mylar and electronic record drawings to the City. 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. 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 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 acceptance.

6. 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.
7. 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'.
8. All plan sheets involving construction of public infrastructure shall have the stamp of a current Washington State licensed professional engineer.
9. 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/>
10. City Council approved the use of City potable water for irrigation purposes for this plat. Should a separate irrigation water source (other than City potable water) become available prior to the permitting of any phase, it shall be constructed and implemented with that phase.
11. 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:

12. 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. 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.
 - X. 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.).
 - Y. 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.
13. 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.
14. All KID canal crossings (roads or utilities) shall be approved by the KID prior to beginning construction, and all utility crossings beneath the KID canal or their Right of Way shall be encased in a continuous steel sleeve.
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. The White Bluffs 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.
- 18. Prior to submittal of construction plans the applicant shall complete a traffic impact study for the project that will identify the impacts of this project to traffic at the intersection of all entrances and determine if the level of service will be reduced below a level "D" as a result of this development. The applicant will be required to construct all mitigation improvements identified in the traffic impact study prior to the completion of the phase during which service is projected to be reduced below a level "D". These improvements may include widening of the impacted road consisting of turn lanes and acceleration/deceleration lanes at the subject intersections to accommodate the additional traffic created by this development.
- 19. 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, landscape tracts, etc.).
- 20. Road "A" from Dallas Road to Road "B" is classified as an "Arterial Collector street". All lots adjacent to Road "A" that are west of Road "B", and all lots adjacent to the Dallas Road Right of Way shall have a 1-foot "Access control/screening easement" along said frontage. A note will be shown on the face of the final plat stating this. Subsequently, no driveways accessing single family lots will be allowed onto this section of Road "A". Tract "B" is proposed to be a cluster mailbox for the entire development that is accessible by vehicle. A one-way entrance driveway off of Road "A" will be allowed. The exit shall be onto Road "B".
- 21. Road "A" from Road "B" to Road "E" is classified as a "Neighborhood Collector street". Single family lots may access this section of Road "A", but it may experience higher traffic loads than a typical local street.
- 22. The maximum centerline finish grade for the Road "A" access off of Dallas Road shall be no more than 10%.

23. Road "B" (north of Road "A") and Road "N" shall be constructed to the centerline of the KID Right-of-Way at the time that the adjacent phase constructs them.
24. If the project is to be constructed in phases, all dead-end streets longer than 150-feet that will be continued later need to have temporary turn-arounds built at the end of them. The radius of these turn-arounds shall be 45-feet minimum, and shall be constructed of 2-inches of compacted top course gravel for slopes less than 5%, or of 2-inches of asphalt atop 2-inches of gravel for slopes greater than 5%. If the temporary turn around is not located within the final plat an easement with a 50-foot radius will be required.
25. The west end of Road "K" and the east ends of Roads "B" and "N" will need temporary turnarounds on them when built. These will need to be easements from the adjacent property owners.
26. A note shall be added to the faces of the plats that states: "*The private driveways within this plat are fire lanes and parking is restricted. The required no-parking signs shall be installed by the developer where applicable.*" Any private roads narrower than 34-feet shall have parking restricted on one side, and any roads 28-feet or narrower shall have parking restricted on both sides. 20-feet of clear access is required by the Fire Dep't. Street signs indicating restricted parking shall be installed prior to final platting at the developers expense. The restricted parking areas shall be indicated on the final plats.
27. If the private shared driveways in this plat cannot be constructed to City minimum turnaround standards, or if the driveways become blocked in the future, City solid waste collection vehicles may not be able to access these lots for garbage collection. If this occurs the homeowners will be required to transport their cans to an acceptable location for pick-up.
28. The cul-de-sac at the east end of Road "A" is longer than the 400-feet specified in the Richland Municipal Code (it is approximately 1,400-feet long). However, due to shape of the property and the controlling boundaries (the plat of Brookshire Estates, the irrigation canal, and the freeway) and the fact that the developer is providing a permanent Secondary Emergency Vehicle Access here, the City Engineer recommends and would support a deviation from Section 24.16.050 of the Municipal code to allow the cul-de-sac to be constructed as shown.
29. Any filling of low areas or areas that were previously irrigation canal and will be within the future public Right of Way shall be compacted to City standards and per the geotechnical report.
30. A 12-foot wide (minimum) access & utility easement shall be provided for the potentially landlocked parcel north of lots 10 & 11 in phase 3. This parcel has no access from the north because of the KID canal.
31. The Secondary Emergency Vehicle Access (Tract "F") is a permanent feature therefore it shall be paved and shall align with the permanent SEVA in the plat of Brookshire Estates to the north.
32. A SEVA may be needed for the lots on Road "B" as is has more than 16 lots with only one entrance. The developer shall contact the City Fire Department to determine if one is needed or what alternatives exist.

Domestic Water:

33. The proposed preliminary plat of White Bluffs is located within the "Tapteal 3" water pressure zone and will be served by an existing water pipeline located in Dallas Road. The Dallas Road pipeline operates at a pressure that will require a pressure reducing valve to reduce water pressure to Washington State Department of Health and City standards. The developer shall therefore be required to install a City standard pressure reducing valve (PRV) station at the point of connection.

Tract "A" is a likely location for the PRV, but the ultimate location will be as approved by the City Engineer.

34. The Dallas Road water pipeline was installed by another property developer, who also installed a booster pump station and reservoir to complete a water delivery system capable of also supplying the White Bluffs development. The Dallas Road water pipeline and associated pump station and reservoir are nearly complete, but as of the date of these comments the system has not yet been accepted by the City as City infrastructure. Once this water infrastructure is complete and accepted it is anticipated that the builder of this water infrastructure will seek a latecomer agreement as authorized by RCW Ch. 35.91. The City will require the developer of the White Bluffs development to satisfy the terms and conditions of the expected latecomer agreement, once the agreement is approved by the City Council.
35. In the event the Dallas Road water pipeline and associated infrastructure is not completed and accepted by the City, the White Bluffs development will be required to build water supply infrastructure in accordance with the City's 2010 Water System Plan, or an alternative design approved by the City Engineer, to provide adequate water supply to the development.
36. Domestic water pipelines shall be extended to the adjoining properties adjacent to the plat.
37. 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.
38. The fire hydrant layout shall be approved by the City Fire Marshal.

Sanitary Sewer:

39. A 10-foot wide exclusive sanitary sewer easement shall be provided for any sewer main that is outside of the public Right-of-Way. If any manholes are located outside of the public Right-of-Way, maintenance truck access to said structure may be required.
40. Sanitary sewer shall be extended to the adjoining properties adjacent to the plat.

Ground Water:

41. A geohydrology report may be required for this property if substantial quantities of groundwater are encountered during plat construction. If an underdrain system is not required, then the geohydrology report needs to state so. Also, if groundwater is encountered within 5-feet of the finished grade during construction, an underdrain system will be required.

Storm Water:

42. 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 intends to adopt 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.
43. A storm sewer system shall be designed to contain or pass a 25-year storm. Passing the storm downhill will require a downstream system capable of accepting the water without being overwhelmed. The applicant shall provide storm drainage calculations based on a 25-year storm using the Eastern Washington Stormwater Manual and City design standards at the time each phase is engineered. Calculations shall be stamped by a professional Civil Engineer licensed in the State

of Washington. Prior to discharging any storm drainage waters from paved surfaces into drainage ditches, groundwater or a public system, an oil/water separator must be installed. The applicant's design shall provide runoff protection to downstream property owners. The project will require detailed erosion control plans.

- A. 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. The engineer may need to demonstrate that the pond will drain itself after a storm event, and not have standing water in it longer than necessary.
 - B. As per RMC chapter 24.20.070 and the City of Richland's Comprehensive Stormwater Management Plan, the storm drainage system installed as part of this plat may need to be oversized in order to handle the additional flow from existing or future runoff in the vicinity.
- 44. Stormwater collection systems shall be extended to the adjoining properties adjacent to the plat.
 - 45. If any existing storm drainage or ground water seepage empties 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.
 - 46. 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.
 - 47. 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.
 - 48. 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.
 - 49. 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").

Final Platting / Project Acceptance Requirements:

- 50. 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.

51. 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.
52. 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.
53. The final plat shall include notes identifying all common areas including the private driveways and tracts and acknowledging the ownership and maintenance responsibility by the homeowners association.
54. The following notes shall be added to the face of the final plat (street names shall be adjusted accordingly):
- *"The private shared driveways are for the use and benefit of the homeowners that abut said roads, and are to be maintained by said owners. The City of Richland accepts no maintenance responsibility for these roads"*
 - *"All landscaped areas within the plat that are in the public Right of Way shall be the responsibility of the homeowners to maintain".*
 - *"Road "A" from Dallas Road to Road "B" is classified as an "Arterial Collector street". All lots adjacent to Road "A" that are west of Road "B", and all lots adjacent to the Dallas Road Right of Way shall have a 1-foot "Access control/screening easement" along said frontage. Subsequently, no driveways accessing single family lots will be allowed onto this section of Road "A".*
 - *"Road "A" from Road "B" to Road "E" is classified as a Neighborhood Collector street".*
 - *"The private driveways within this plat are fire lanes and parking is restricted. The required no-parking signs shall be installed by the developer where applicable."*
 - *"If the private shared driveways become blocked or inaccessible, City solid waste collection vehicles may not be able to access these lots for garbage collection. If this occurs the homeowners will be required to transport their cans to an acceptable location for pick-up".*
55. A one-foot "No access / screening easement" will be required along the Dallas Road & Road "A" Right-of-Ways.
56. The intended use and ownership of all tracts within the plat shall be noted on the final plat.
57. Property with an unpaid L.I.D. assessment towards it must be paid in full or segregated per Richland Municipal Code 3.12.095.

POST-MONUMENTATION IMPROVEMENT AGREEMENT

An agreement between the City of Richland, Washington, a Washington municipal corporation ("City"), and RC of Washington, Inc. ("Developer"):

WHEREAS, Developer wishes to plat and develop "White Bluffs Phase 4" the boundary of which is shown on Attachment "A" which shall consist of a location map and legal description which shall be part of this recorded document.

WHEREAS, On January 16, 2013 the Richland Planning Commission granted approval to Preliminary Plat File No. S2012-100 which set forth certain Required Public Improvements, which must be constructed in order for development of the Property to occur.

WHEREAS, Developer has not completed construction of the Required Public infrastructure Improvements.

WHEREAS, Developer was issued a City right of way construction permit pursuant to Richland Municipal Code Chapter 12.08 for the required public infrastructure improvements.

WHEREAS, Developer is required pursuant to Richland Municipal Code Chapter 24.12 to obtain Final Plat approval, by either constructing all Required Public Improvements, or by entering into an Improvement Agreement to provide for the construction therefor.

NOW THEREFORE, as consideration for final plat approval prior to the completion of construction of all Required Public Improvements required as a condition of development, Developer agrees to the following:

1. Developer shall complete or cause to be completed the Required Public Improvements as detailed on the approved construction plans (as approved by Right of Way Construction Permit No. PW-17-00199) and according to the specifications, standards and guidelines on file in the office of the City of Richland Public Works Director.
2. Developer shall cause Developer's engineer(s) to provide all surveying services necessary for the Required Public Improvements prior to and during construction and to prepare and furnish acceptable mylar record drawings to the City when the Required Public Improvements are complete, along with any necessary utility and/or access easements, all in conformance with City Standards & Design Guidelines.
3. Developer shall complete those Required Public Improvements to the satisfaction of the City Public Works Director within six (6) months of the date of final plat approval. Upon written request of Developer, however, this Agreement may be extended for an additional period of time, not to exceed an additional six (6) months, by mutual written agreement of Developer and City.
4. Should it be determined during construction of Public Improvements that additional easements are necessary to construct any of the Required Public Improvements or to provide access, Developer shall cause the City to be furnished with said easements, recorded with Benton County at Developer's expense, within the time covered under this Agreement.

5. The City shall not release the final plat for recordation until the following minimum essential infrastructure improvements are complete, inspected and accepted as meeting City standards:
- a. Sanitary sewer system with the exception of surface finishing of manholes and cleanout structures
 - b. Stormwater drainage system with the exception of surface finishing of manholes and catch basin structures and erosion control and site restoration of any surface stormwater retention features
 - c. Potable water system with the exception of surface finishing of valves and final grade and rotation adjustments of fire hydrants
 - d. Street subgrade and base course rock placement
 - e. Property pins placed around the boundary of the plat, including all back lot corners

Upon completion of the essential infrastructure improvements noted above, Developer may deposit with the City a financial surety instrument ("letter of credit"), acceptable to the City Attorney and Public Works Director in the amount equal to 150% of the City-approved estimated cost of incomplete work as security for the remaining incomplete required improvements. Upon receipt of this financial surety instrument the City will sign and release the final plat for recordation.

6. The City shall not issue any building permits for any structures within the plat of White Bluffs phase 4 until the Public Improvements have been completed, as determined by the City of Richland Public Works Director.

Completion, as used herein, is defined as the completion, testing, acceptance, and startup of:

- a. potable water and irrigation water delivery systems;
- b. sanitary sewer and stormwater collection systems;
- c. public improvements fronting existing houses within the subdivision and properties outside the subdivision;
- d. final paving including utility casting adjustments and all required street improvements;
- e. sidewalk and path segments required by approved construction plans;
- f. clean-up around adjacent properties and public right-of-ways;
- g. placement of private street name signs and No Parking signs;
- h. unobstructed access to all valves, structures & appurtenances;
- i. street lighting;
- j. all property pins & centerline monuments placed by a licensed land surveyor;
- k. all disturbed soils stabilized (e.g.; hydro-seeded);
- l. Mylar record drawings ("as-builts");
- m. and any other items that would, in the opinion of the City Engineer, represent unacceptable safety or inconvenience to the public;
- n. recording of all required easements or warranty deeds;
- o. Satisfaction of all preliminary plat conditions.

Upon approval of the City Public Works Director, a portion of the financial surety may be released and building permits may be issued prior to Completion if the following items are complete:

- a. Asphalt paving
- b. Street lights

- c. Centerline monuments
- d. All property corner pins
- e. Stabilization of all disturbed soils
- f. Mylar record drawings supplied to the City
- g. Easements not included on the final plat
- h. Final inspections by City forces

The value of the remaining incomplete items shall be determined by the City (i.e. punchlist) and shall be retained from the original financial surety instrument. The portion of monies retained shall be equal to 150% of the value of the incomplete infrastructure items.

Should any condition of this Agreement not be completed within the time frame specified, the City shall estimate the cost of completing the condition, call upon the financial surety instrument for funds necessary to cover the cost, and complete the condition with funds collected under the performance guarantee. If the funds collected under the performance guarantee are insufficient to complete the condition, the City may either hold the collected funds until additional funds are authorized to complete the condition or expend the collected funds to complete a portion of the condition as determined reasonable by the Public Works Director.

7. In the event Developer includes more than one person or entity, all such persons or entities shall be jointly and severally liable for all conditions herein.
8. Developer's obligations as set forth herein shall be binding upon Developers and the Developer's heirs, successors, and assigns.
9. The provisions of this Agreement shall run with the land described herein on Attachment A, and be binding and inure to the benefit of the heirs, personal representatives, successors and assigns of the parties.
10. This agreement may not be assigned without the written consent of the City of Richland City Manager.
11. If suit is brought to enforce any term of this Agreement, the prevailing party shall be entitled to its costs and reasonable attorneys' fees, including fees, costs, and expenses incurred in connection with any appeal.

DEVELOPER

NAME

By:

STATE OF Washington)
) ss.
 County of Benton)

RC of Washington Inc.
Randall Crosby Pres.

This instrument was acknowledged before me on May 24, 2017
 by Randall Crosby as President of RC of Washington Inc.



Brandi J Hilmes
Notary Public—State of: WA
My commission expires: 6-29-18

CITY OF RICHLAND

City Manager

STATE OF WASHINGTON)
) ss.
County of _____)

This instrument was acknowledged before me on _____, 2010,
by _____ as City Manager of the City of Richland, Washington.

Notary Public—State of Washington
My commission expires: _____

APPROVED AS TO FORM:

City Attorney

ATTEST:

City Clerk



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 06/06/2017

Agenda Category: Resolutions – Adoption

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Resolution No. 99-17, Proposed 2017-2018 Collective Bargaining Agreement with the Southeast Washington Telecommunicators Guild

Department:

Administrative Services

Ordinance/Resolution Number:

99-17

Document Type:

Resolution

Recommended Motion:

Adopt Resolution No. 99-17, authorizing the City Manager to sign and execute the 2017-2018 Collective Bargaining Agreement with the Southeast Washington Telecommunicators Guild.

Summary:

In November 2016, the City entered into negotiations with the Southeast Washington Telecommunicators Guild (SEWTG). The SEWTG represents approximately 29 City employees.

The SEWTG members ratified the proposed agreement on May 2, 2017.

The proposed agreement includes a total compensation package within the approved Council parameters. Wages and benefits are retroactive back to May 1, 2017.

Staff recommends approval of Resolution No. 99-17.

Fiscal Impact:

Yes Terms of the proposed agreement fit within the City Council's adopted 2017 budget and Council's collective bargaining parameters.

Attachments:

1. Proposed Resolution No. 99-17
2. 2017-2018 SEWTG CBA

RESOLUTION NO. 99-17

A RESOLUTION of the City of Richland implementing the 2017-2018 Collective Bargaining Agreement with the Southeast Washington Telecommunicators Guild and authorizing periodic Memorandums of Understanding.

WHEREAS, the Richland City Council is desirous to attract and retain qualified employees and maintain harmonious relations between the City and the Southeast Washington Telecommunicators Guild (SEWTG); and

WHEREAS, amendments to wages, benefits, and other terms and conditions of employment are warranted based on external market conditions; and

WHEREAS, the City Manager may desire to enter into Memorandums of Understanding periodically throughout the term of the Agreement with the SEWTG for operational and administrative purposes.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the 2017-2018 Collective Bargaining Agreement with the SEWTG is hereby adopted.

BE IT FURTHER RESOLVED that the City Manager is authorized to sign and execute the Agreement on behalf of the City.

BE IT FURTHER RESOLVED that the City Manager or designee is authorized to enter into periodic Memorandums of Understanding with the SEWTG for operational or administrative purposes during the term of this Agreement.

BE IT FURTHER RESOLVED that this resolution shall take effect immediately. Wages and benefits shall be retroactive to May 1, 2017.

ADOPTED by the City Council of the City of Richland at a regular meeting on the 6th day of June, 2017.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

AGREEMENT BETWEEN
THE CITY OF RICHLAND, WASHINGTON

AND

**THE SOUTHEAST WASHINGTON
TELECOMMUNICATORS GUILD**

May 1, 2017 through December 23, 2018

Adopted by Resolution No. 99-17, June 6, 2017

Contract # _____



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Article I. Preamble

This AGREEMENT is entered into by and between the City of Richland, hereinafter referred to as City, and the Southeast Washington Telecommunicators Guild, hereinafter referred to as Guild. It is the purpose of this Agreement to achieve and maintain harmonious relations between the City and the Guild, to provide for equitable and peaceful adjustment of differences which may arise, and to establish wages, benefits and other terms and conditions of employment.

Article II. Recognition

Section 2.01 Personnel Ordinance and City Policies

Richland Municipal Code Title 2, Chapter 28, Personnel Plan, as amended, is incorporated herein by reference and considered a part of this Agreement. In the event of conflict, this Agreement shall prevail.

It is understood that this section in no way restricts the Guild's right to bargain the impacts of any changes to the Personnel Ordinance. The Guild will be provided with draft copies of any proposed changes for review and comment at least 30 days prior to consideration by City Council.

Where City policies are referenced in this Agreement, such policies are available on the City's employee intranet under the policies index.

Section 2.02 Unit Description

The City hereby recognizes the Guild, as the exclusive bargaining agent for full-time and part-time classifications enumerated in Exhibit 'A', excluding supervisors.

It is understood that part-time employees shall be subject only to statutory benefits and a prorated share of vacation and sick leave in accordance with this Agreement.

Section 2.03 Communications and Notices

Any notices to be given hereunder by either party to the other, including formal grievances, shall be effected in writing either by personal delivery or by first class mail as follows:

To the City

Human Resources Director
City of Richland
505 Swift Blvd. MS-12
Richland, Washington 99352

Email ajubb@ci.richland.wa.us

To the Guild

Emmal, Skalbania and Vinnedge
4241 21st Avenue W., Suite 104
Seattle, Washington 98199-1271

SEWTG President
c/o SECOMM
651 Truman Avenue
Richland, Washington 99352

Article III. Term and Renewal

This Agreement shall be for a term of two (2) years commencing May 1, 2017 and ending the last payroll period of 2018 (December 23, 2018).

Either the City or Guild may request to enter into negotiations for a succeeding agreement by notifying the other party in writing no later than 90 days prior to expiration.

Article IV. Scope and Prevailing Rights

Section 4.01 Basic Agreement

It is the intent and purpose of the Agreement to assure sound and mutually beneficial working and economic relations between the parties hereto, to provide an orderly and peaceful means of resolving any misunderstanding or differences which may arise, and to set forth herein the basic and full agreement between the parties concerning wages, hours, and other terms and working conditions of employment.

Section 4.02 No Discrimination

The City and Guild understand that state and federal law prohibit discrimination, and shall abide by and support Richland Municipal Code section 2.28.105 related to Equal Opportunity Employment.

The City and Guild also agree not to discriminate against any employee because of membership or non-membership in the Guild.

Section 4.03 Management Rights Reserved

All management rights and functions except those which are clearly and expressly limited in this Agreement shall remain vested exclusively in the City. It is expressly recognized merely by way of illustration and not by way of limitation that such rights and functions include, but are not limited to:

- a. Establish and schedule working hours.
- b. Establish, modify, or change work schedules or standards.
- c. Institute changes in procedures.
- d. Direct the work force, including the right to hire, promote, demote, transfer, reassign, suspend, discipline or discharge any employee. Non-probationary employees shall not be suspended, disciplined or discharged without just cause. Language contained herein and in Section 16.01 will take precedence over any inconsistent language contained in Exhibit 'D'.
- e. Determine the location of any new facilities, buildings, departments, divisions, or subdivisions thereof, and the relocation, sale, leasing or closing of facilities, departments, divisions, or subdivisions thereof.
- f. Determine services to be rendered and frequency thereof.
- g. Determine the layout of buildings and equipment, and materials to be used therein.
- h. Determine processes, techniques, methods, and means of performing work.

- i. Determine the size, character and use of inventories.
- j. Determine the administrative organization of the system.
- k. Determine selection, promotion, or transfer of employees.
- l. Determine the size and characteristics of the work force.
- m. Determine the allocation and assignment of work to employees.
- n. Determine policy affecting the selection of new employees.
- o. Determine the establishment of quality and quantity standards and the judgment of quality and quantity standards of work required.
- p. Determine administration of discipline.
- q. Determine control and use of City property, materials, and equipment.
- r. Schedule work periods and determine the number and duration of work periods.
- s. Establish, modify, eliminate or enforce rules and regulations.
- t. Place non-bargaining unit work with outside firms.
- u. Determine the kinds and numbers of personnel necessary to execute the City mission.
- v. Determine the methods and means by which such operations are to be conducted.
- w. Require employees, where necessary, to take in service training courses during working hours.
- x. Administer the employee benefits program including but not limited to determining and or modifying premiums, premium structure, eligibility, plan design, benefit levels, deductibles and co-payments; as well as selection of broker, carriers, network and third party administrator.
- y. Determine duties and minimum qualification requirements to be included in any job classification.
- z. Determine the amount, necessity and assignment (compulsory and discretionary) of overtime.
- aa. Take any necessary action to carry out the mission of the City in cases of an emergency or other unusual situation.
- bb. Prescribe a uniform dress to be worn by designated employees.

The exercise of the foregoing powers, rights, authority, duties, and responsibilities by the City, adoption of policies, rules, regulations, and practices in furtherance thereof, and the use of judgment and discretion in connection therewith, shall be limited only by the specific and express terms of this Agreement, and then only to the extent such specific and express terms are in conformance with law.

Article V. Guild Membership And Security

Section 5.01 Guild Membership

Any employee who is not a member of the Guild shall as a condition of employment pay to the Guild a monthly service charge equal to the monthly Guild dues as a contribution towards the administration of this Agreement. The right of non-association of employees based on bona fide religious tenets or teachings are safeguarded. Such employee shall pay an amount of money equivalent to regular Guild dues and initiation fee to a non-religious charity or other charitable organization mutually agreed upon by the employee affected and the Guild. The employee shall furnish written proof that such payment has been made. If the employee and the Guild do not

reach agreement on such matter, the Public Employment Relations Commission shall designate the charitable organization.

Section 5.02 *Deduction Of Guild Dues*

During the term of this Agreement, upon receipt of an executed written authorization, the City shall deduct Guild dues in equal amounts from each pay check for employees who have signed such written authorization (see Exhibit 'B'). The amounts to be deducted for Guild dues shall be certified to the City by the appropriate Guild official. Such deductions shall be made only when the employee's earnings for a pay period are sufficient after other legally required deductions are made.

The Guild hereby agrees to indemnify and hold harmless the City for any loss or damages, claims or causes of action arising from the operation of this provision of this Agreement. It is also agreed that neither any employee nor the Guild shall have any claim for error against the City for any deductions made or not made, as the case may be.

Section 5.03 *Guild Stewards*

The City recognizes the right of the Guild to designate one (1) president and four (4) additional shift stewards (one (1) per shift) from among the employees covered by this Agreement. It is understood that the Guild may deviate from this arrangement with written consent from the City as long as the total stewards do not exceed the five (5) listed herein. The purpose of these stewards is to administer this Agreement, negotiate new labor agreements and to assist represented employees with the grievance procedure. Except as provided herein, stewards shall not utilize City paid time to carry out their Guild responsibilities.

In addition to the grievance procedure, it is understood that a represented employee may request the presence of a Guild steward during an employer-employee conference when one or more of the following apply: 1) as a part of an investigational interview which may result in a disciplinary action against the employee or another employee; 2) when in the best interest of all involved as determined by the supervisor and steward (disagreements shall be resolved by the SECOMM Manager or Director of Human Resources); and 3) as provided for by applicable statute or case law. However, employees shall retain the right to decline representation.

When employees request a meeting with a supervisor, he or she may elect to bring a steward or other Guild member along for support, or to act as a witness. If the supervisor wishes to have a one on one meeting with an employee without Guild representation, the employee may request that the supervisor commit to writing that the subject meeting is not investigatory in nature and will not lead to disciplinary action.

Section 5.04 *Guild Release Time*

On a calendar basis, the City shall provide a total amount equal to no more than two (2) hours per represented member of paid time off for stewards to conduct Guild business. For example, a Guild with representation of 50 members shall receive a total of 100 hours of Guild release time on an annual basis. Guild business shall be defined as pursuing the grievance procedure; attendance at labor/management and related meetings; negotiating new/successor labor agreements as well as

permitted employee conferences. It is understood that such release time should not result in an overtime liability. However, due to inadequate staffing situations, the SECOMM Manager and Human Resources Director may determine that such overtime may be incurred as a result of Guild release time. A list of eligible officers and stewards who may draw from the total available Guild release time shall be provided to the City by January 1 of each year.

For the purposes of negotiating new/successor labor agreements, the Guild negotiation team will be provided an additional two (2) hours of total Guild release time per represented employee to be shared among all Guild negotiating team members. A list of eligible negotiating team members shall be provided to the City prior to the hours becoming available for use.

Shift trades may be utilized for the purposes of negotiating new/successor labor agreements. The shift trade between a Guild representative and a Guild member will not count towards their twenty-four (24) allotted shift trades per year.

Eligible officers and stewards shall obtain approval from the immediate supervisor or Manager prior to utilizing Guild Release Time.

When requested by the steward and approved by the City, employees may use their regular paid time off in excess of Guild release time, to attend training, conferences or participate in special projects. Such leave shall be granted with due regard for the needs and staffing of the City's service.

Section 5.05 *Guild Visits*

The City agrees to grant the Guild representative access to employee break areas with advance notice for the purpose of administering this Agreement. In the event the Guild representative requests access to other areas, such access may be granted only when accompanied by a representative of the City. Any employee called away from his work station (including Guild stewards) to confer with the Guild representative must do so on non-City paid time and remain in such an unpaid status for the duration of the interview. Permission for an employee to leave their work station must be received in advance from the supervisor.

The Guild agrees to defend, indemnify and hold harmless the City for any loss, damages or claim arising out of such visits.

Section 5.06 *Bulletin Boards*

The City shall provide a bulletin board for the Guild's use in an area conveniently accessible to bargaining unit employees. The Guild may maintain the Board for the purpose of notifying employees of matters pertaining to Guild business. All notices shall be signed by a representative of the Guild who is authorized by the Guild to approve Guild notices. Such notices shall not be critical of the City, its employees, management or governing authorities.

Section 5.07 Professional Standards

In keeping with professional ideals and standards, neither the Guild nor the City shall invoke the name of the other party as a sponsor or supporter to any fund-raising activities without the written agreement of the duly-designated representative of the sponsoring party.

Article VI. Savings Clause

Section 6.01 State And Federal Obligations

This Agreement shall not in any way interfere with the obligation of the parties hereto to comply with the State and Federal Law or of any rule, legislation, regulation or order issued by such government authority pertaining to the matters covered herein.

Section 6.02 Court Actions

If any provision of this Agreement or its application should be rendered or declared invalid by any court action, the remaining parts or portions of this Agreement shall remain in full force and effect.

Section 6.03 Binding

Except as provided in the above preceding paragraphs, the parties hereto agree this Agreement cannot be modified, changed or altered in any way whatsoever except by provision of notice and meeting and conferring prior to implementation of any changes

Due to the inter-local nature of BCES and SECOMM, it is understood that this Agreement shall not be binding on successors or assigns.

Article VII. Full Understanding, Modifications, Waiver

It is intended that this Agreement sets forth the full and entire understanding of the parties regarding the matters set forth herein, and any other prior or existing understanding or agreements by the parties, whether formal or informal, regarding any such matters are hereby superseded or terminated in their entirety.

Except as specifically provided herein, it is agreed and understood that both parties voluntarily and unqualifiedly waive their rights, and agree that the other shall not be required to negotiate with respect to any subject or matter covered herein during the term of this Agreement.

Any agreement, alteration, understanding, variation, waiver, or modification of any of the terms or provisions contained herein shall not be binding upon the parties hereto unless made and executed in writing by all parties hereto, and if required, approved and implemented by the City Council.

It is understood that prior practices which do not conflict with this Agreement shall continue without interruption. Prior practices shall be defined as a practice which has been: 1) unequivocal; and 2) clearly enunciated and acted upon by both parties; and 3) readily ascertainable over a reasonable period of time as fixed and an established practice; and 4) is not in conflict with the Management Rights section of this Agreement.

The waiver of any breach, term or condition of this Agreement by either party shall not constitute a precedent in the future enforcement of all its terms and provisions.

Consistent with the Preamble Article herein, it is understood that this Article is not intended to thwart routine discussions between the City and Guild regarding the variety of issues which arise from time to time.

Article VIII. Performance of Duty

The City and Guild agree that the public interest requires the efficient and uninterrupted performance of all City services, and to this end pledge their best efforts to avoid or eliminate any conduct contrary to this objective. Therefore, the City agrees it will not lockout its employees and the Guild agrees that there will not be any strikes, slowdown, boycott, blue-flu, mass sick call, work stoppage, or other interference with City functions during the life of this Agreement or any extension thereof.

It is recognized that due to the uniqueness of this City and its emergency police, fire, and medical dispatching responsibilities, a work stoppage at the agency resulting from a secondary picket line will directly place in extreme jeopardy the lives, property, and safety of all citizens served by the City.

In the event any secondary picket line is established at a City location, the Guild shall specifically authorize, direct, and assist said dispatch center employees to cross such picket line, report for work, and carry out their assigned responsibilities. Any refusal to work or failure to cross such picket lines by the members of the bargaining unit shall be a violation of this Agreement and such employees may be disciplined and/or discharged for such action.

Employees who engage in any work stoppages or variations thereupon as stipulated in this Article shall lose all accrued benefits at the time of such action without the right of appeal. Employees shall not be entitled to any benefits or wages whatsoever while engaged in a strike, boycott, slowdown, blue-flu, work stoppage, refusal to perform duties or other interruption of work.

Article IX. Seniority

Section 9.01 Definition

For the purpose of this Agreement, seniority shall be defined as the length of the employee's continuous service with the City, which includes recognition of prior service with the Southeast Communications Center (SECOMM) established under Interlocal Agreement. An employee who is laid off, or takes a position as a non-represented City employee and who has been reinstated or re-appointed at the dispatch center as a represented City employee within six (6) months thereafter shall be deemed to have continuous service (less the time not employed) for purpose of determining seniority. Leave without pay shall result in adjustment of seniority for the duration of such leave.

Section 9.02 Probationary Period

All original, transfer and promotional appointments shall be tentative and require a probationary period of at least twelve (12) months (two thousand eighty (2080) regular/overtime hours actually worked), during which time the employee's work shall be closely observed in order to determine the employee's qualifications for regular appointment. Employees requiring a specialized instruction or a course of training shall have their probationary period extended by an amount of time equal to the time required to complete said training. The appointing authority shall make a periodic written performance evaluation during the probationary period as required to fully and fairly evaluate satisfactory performance for eligibility for regular full-time employment. The probationary period for part-time employees shall not exceed twelve (12) months from hire date.

The appointing authority may terminate a probationary employee at any time, without cause, during the probationary period. With the exception of Lead Emergency Communications Dispatcher/Training Officer, employees who fail probation shall not have the right to bump back to their previous or any other position. Said employees may be reinstated by the BCES Director and Human Resources Director based on a recommendation of the SECOMM Manager and available vacancy.

Section 9.03 Layoff

Employees shall be laid-off in the inverse order of seniority within their classification. In the event of a layoff in the Lead classification, the effected employee or employees shall have the right to "bump" back into the Dispatcher classification based on his or her seniority. Thereafter the least senior employee in the Dispatcher classification shall be laid off. Nothing in this section shall limit the City's ability to reduce hours, demote or utilize other means of responding to issues related to lack of work, reorganization, or lack of funds.

Section 9.04 Recall

Employees laid off in accordance with the Lay Off section of this article shall be retained on a recall list for not less than twelve (12) months following their layoff during which time the City may not hire any new employees into a classification in which layoffs occurred until all employees on recall status have had the opportunity to return. If openings arise, all recall status employees shall be so notified by registered mail to the employee's last known address. If the employee wishes to accept the opening, the employee shall so notify the City within fifteen (15) days of the date of the notice. If the employee fails to respond or does not accept the job, the employee will forfeit all recall rights and be considered to have voluntarily separated from employment. Any position for which multiple responses are received shall be given to the employee who was most recently laid off.

Section 9.05 Termination of Seniority

Seniority and the employment relationship shall be terminated when an employee: 1) quits, or; 2) is discharged for just cause; or 3) is absent for three (3) consecutive work days without notifying the City; or 4) is laid off and fails to report within fifteen (15) days after having been recalled; or 5) fails to report for work within twenty-four (24) hours after expiration of an authorized leave of absence; or 6) is laid off in excess of one (1) year; or 7) retires or is retired.

Article X. Hours of Work and Working Schedules

It is understood that in accordance with the Management Rights section of this agreement, the City reserves the right to change the schedules and times contained in this section. Except when necessitated by unforeseen circumstances or when in the best interest of the service, management will provide two (2) weeks' notice prior to any change.

Section 10.01 Work Period

Employees working eight (8) and ten (10) hour shifts, the work week shall commence Sunday midnight of the current week and end at midnight on the following Sunday.

Employees working twelve (12) hour shifts, the work week shall be as follows:

- (1) Day Shift: shall commence on Saturday at 1500 hours and end the following Saturday at 1500 hours.
- (2) Night Shift: shall commence on Sunday at 0300 hours and end the following Sunday at 0300 hours.

Section 10.02 Work Schedules

The work schedule will consist of a six (6) week rotation. The City reserves the right to adjust the schedule as necessary to maintain proper coverage. The work schedule will accommodate the need of the communications center to provide adequate coverage. The accommodation will be noted as multi-start, stop times for employees, a combination of eight (8), ten (10) and twelve (12) consecutive hour shifts.

Section 10.03 Meal Periods

Employees shall be allowed a thirty (30) minute paid lunch break when working a shift in excess of six (6) consecutive hours. Once an employee's shift supervisor has approved an employee to go on a fifteen (15) minute break or a thirty (30) minute lunch break, the employee will be allowed to leave the communications center during approved breaks, with the understanding that there will be times when an employee may be able to take a break but not leave the premises. If the employee is needed in the communications center, the employee will return as requested by the shift supervisor.

Employees must be physically present for more than six (6) hours during any particular shift in order to be entitled to receive a paid lunch break during that shift. Employees working six (6) hours or less will not receive a paid lunch.

Section 10.04 Rest Periods

Employees working eight (8), ten (10), and twelve (12) hour shifts shall be allowed a fifteen (15) minute break during the first half of the shift and a fifteen (15) minute break during the second half of the shift as allowed by the activity of the communications center. The rest period cannot be combined with another rest period or lunch break, nor used as time to leave the shift early or to arrive to work late.

Section 10.05 *Daylight Savings Time*

Employees that are on duty for thirteen (13) hours when the daylight savings time switches will be compensated for one (1) hour of overtime at one and one half (1 1/2) times their normal rate of pay. Employees who are short one (1) hour for their scheduled work week will have the option to 1) remain at work to make up their hour; 2) use vacation; or 3) take leave without pay.

Article XI. Wages and Overtime

Section 11.01 *Wages*

All employees covered by this Agreement shall receive wages per Exhibit 'A' attached hereto. Progression through the range shall be based on a review of performance and merit, in no less than six (6) month intervals (1040 hours for regular part-time employees). Employees shall be eligible for progression based on a "meets" or "exceeds" performance evaluation and the recommendation of his or her supervisor. All such increases shall take effect at the first of the pay period following recommendation by the supervisor.

It is understood that the Lead Emergency Communications Dispatcher & Training Officer classification performs both lead and training officer functions. It is also understood that due to the extra responsibilities entrusted to this position, those individuals will be only used as CTOs on a substitution basis (i.e. regularly assigned CTO calls in sick). During this situation, the Lead Emergency Communications Dispatcher & Training Officer shall receive no additional pay. If a Lead Emergency Communications Dispatcher & Training Officer is assigned a regular full-time trainee for the full training period, he or she shall receive an additional five percent (5%) of their base pay for actual hours spent training.

Communication Dispatchers certified as CTOs shall receive a ten percent (10%) differential for the actual hours that he or she is assigned to train a Communications Dispatcher.

Section 11.02 *Temporary Work In A Higher Classification (Acting Pay)*

An employee who is temporarily upgraded to the Lead Emergency Communications Dispatcher/Training Officer position by the supervisor or manager will receive an additional ten percent (10%) of regular base pay for actual hours worked in that upgrade capacity.

Section 11.03 *Overtime*

(a) *Application*

All overtime shall be administered in accordance with the Fair Labor Standards Act and state law where applicable. All overtime shall be approved in advance by an employee's supervisor or manager. All overtime shall be compensated at a rate of one and one-half times the employee's normal rate of pay (unless a higher rate is called for by the specific provisions of this Agreement in a particular instance). For the purposes of overtime calculation, "hours worked" shall include holiday, vacation and sick leave. For the purposes of overtime eligibility, any leave without pay shall not be counted as hours worked. Except for holidays, all time

worked as a result of a cell phone call-in shall be paid at time and one half. It is understood that holidays will be compensated at double time and one-half.

Overtime worked will be accrued in tenths of hours (each tenth equals six (6) minutes). All overtime shall be compensated in the form of pay. Employees shall receive a minimum of one (1) hour of overtime pay for reporting to work when not needed.

(b) Overtime Distribution System

In order to provide service, it is understood that a system shall be in place to ensure adequate coverage, and fairly distribute overtime. It is understood that except in extreme cases, employees will not be called at home and mandated into work on an overtime basis.

Overtime that is anticipated and known to the supervisor will be posted for employees a minimum of thirty (30) days in advance of the needed date. Employees will be offered the opportunity to volunteer for posted overtime. However, it is understood that compulsory assignments will be made absent voluntary selections.

Compulsory overtime will be assigned to the employee who worked overtime the furthest date back from the date of need (based on the overtime log). If two (2) employees have the same date as their furthest date back from the date of need, and both are available to work the same slot of overtime, the employee with the next furthest date back from the date of need will be assigned the overtime.

When a block of overtime is needed, the same employee will not be given more than one (1) day in that block, or be required to work back to back shifts in that block if at all possible. If multiple overtime slots exist in the same pay week, the overtime will be distributed if at all possible. The intent is to rotate through the shift starting with the employee that had the overtime the furthest date back from the date of need.

Assignments of overtime will be given in writing or electronically between seven (7) and eleven (11) calendar days' notice to employee, except when unanticipated overtime occurs, in which case notice shall be five (5) calendar days. After the compulsory assignment is made, a volunteer may bump the employee assigned the compulsory overtime.

Overtime will be assigned to the employee on their short day. Overtime will not be assigned to those on approved vacation or scheduled sick leave adjacent to the overtime assignment. Overtime assignments will not be made to an employee if they are off on trades and not scheduled to be back to work before the date of need. If an employee has trades but is scheduled to be at work to receive the assignment they can be assigned.

Each employee is responsible for ensuring any overtime worked is logged. Voluntary overtime selections or assigned overtime for dates in the future shall not be logged until the overtime has been worked.

It will be a priority consideration on the part of the SECOMM supervisors that an employee will not have to work more than six (6) days in a row, or work with less than eight (8) hours of rest between shifts. There may be extenuating circumstances in which one or both of these situations may be necessary from time to time.

(c) Cell Phone Assignments

In addition, a call in system utilizing vibrating cellular phones will be used to ensure that at least one (1) employee is on standby for overtime at all times. One cellular phone will be assigned for day shift (06:00-18:00) and one for night shift (18:00-06:00).

It is expected that employees will sign up for cellular phone duty on a voluntary basis. However, it is understood that compulsory assignments will be made absent voluntary selections. Compulsory cell phone assignments will be made based on who carried the cell phone the furthest date back from the date of need (based on the cell phone calendar), and is not already working overtime for that date. Those individuals that have signed up to carry it, but have not yet carried it, will be considered to have carried it for assignment purposes.

Cell phone assignments will be given in writing or electronically with a seven (7) and eleven (11) calendar day notice to employee, except when an unanticipated cell phone coverage need occurs, in which case notice shall be five (5) calendar days.

Cell phone assignments will not be made to those employees on approved vacation or scheduled sick leave adjacent to the assignment. Cell phone assignments will not be made to an employee if they are off on trades and not scheduled to be back to work before the date of need. If an employee has trades but is scheduled to be at work to receive the assignment they can be assigned.

Employees will be compensated \$40.00 for each twelve (12) hour shift period they are responsible for covering.

It is understood that employees will respond to calls and be available to report to work within one (1) hour. Failure to report as outlined, or reporting to work in an unfit state, may result in disciplinary action up to and including termination.

It is understood that while carrying cellular phones, employees are free to engage in personal activities, and shall not be considered "Hours Worked" as defined by the Fair Labor Standards Act. Employees that notify a supervisor in accordance with Section 13.03 of this bargaining agreement that they are unable to cover the cell phone assignment due to illness will not be charged with an occurrence of sick leave, and will not be subject to disciplinary action as laid out in Section 15.02.

Article XII. Insurance and Benefits

For full-time employees, the City shall, subject to the availability of funds, maintain certain coverages as a part of employee benefits, where appropriate. Coverage generally begins the first of the month following the employee's date of hire. The exact terms of coverage are outlined in the respective plan documents, and are available through the Human Resources Office.

The Guild will be notified in writing of any changes in available service, decreases in benefits or increases in premiums. It is understood that significant changes will be subject to consultation and face to face meetings with Guild representatives prior to implementation.

Section 12.01 Health

The City shall contribute to City sponsored Preferred Provider Organization Plus (PPO+) Plan or successor health plans. The plans shall provide coverage for the employee and his or her eligible dependents. For 2018, medical, dental and vision benefits and employee contributions shall equal those of the International Brotherhood of Electrical Workers, Local No. 77 ("IBEW") in effect for 2018.

Employees will contribute the following tiered percentages per month towards the employee and dependent health care package provided by the City. The City will contribute the balance of the contribution. The monthly contribution will be split equally and payroll deducted from the employee's first two paychecks of each month.

Contribution Tier	2017*	2018**
Employee Only	\$144.37	TBD
Employee & Spouse	\$176.17	TBD
Employee & Child/Children	\$159.00	TBD
Employee, Spouse & Child/Children	\$194.00	TBD

** Effective retroactively to May 1, 2017*

***Benefits for 2018 will equal the 2018 benefit contributions of the IBEW-represented employees*

Employees selecting a plan with a higher premium than the PPO+ plan (if available) shall be required to pay any additional premium. If the City adopts a High Deductible Health Plan, employees shall be afforded an opportunity to elect such plan.

Effective 1/1/15, the City shall end Mental Health Parity Opt Out.

Effective 1/1/16, the PPO+ plan shall be modified as follows:

1. Office and Specialty Co-pays shall be \$20
2. Deductibles shall be \$500 individual and \$1500 family.

Section 12.02 *Dental*

The City will pay for a plan which covers the employee and all of his or her eligible dependents. Effective 1/1/16, employees shall have an independent election option for dental.

Section 12.03 *Vision*

The City will pay for a plan which covers the employee and all of his and her eligible dependents. Effective 1/1/16, employees shall have an independent election option for vision.

The City reserves the right to select the health care carrier, administrators and network of said health care benefit program.

Section 12.04 *Post Employment Health*

During discussions for contracts effective in 2003, the City offered all bargaining units an irrevocable and one time opportunity to fund a post-employment health program. In lieu of participation and the long term funding requirements for this new benefit program, the Guild elected to take additional wages. As a result, it is understood that Guild members are not, nor shall at any time in the future, be eligible to participate in the post-employment health benefit program.

Section 12.05 *IRC Section 125 Flexible Spending Account*

Employees may voluntarily participate in the IRC Section 125 Flexible Spending Account program if offered by the City. The City will end the program prior to 2018 if it is deemed subject to excise tax calculations under the ACA. If the program is offered, the City will pay the administrative fee for processing claims.

Section 12.06 *Long Term Disability*

The City will pay the entire premium for a Long Term Disability policy. The policy shall have a benefit of up to 60% of the monthly base salary with an elimination period of 90 days. The maximum monthly benefit shall be \$7,500.

Section 12.07 *Life and Accidental Death & Dismemberment*

The City will maintain a policy which provides a death benefit equal to two (2) times an employee's annual base salary. The City will pay the entire premium for this coverage.

Section 12.08 *Retirement*

Employees in the bargaining unit shall be subject to the retirement system appropriate to their employment classification and status as provided for by state law.

Section 12.09 *Deferred Compensation*

In accordance with the City's plan document and limitations of federal law, regular full-time employees are eligible to voluntarily participate in the International City Management Association Retirement Corporation (ICMARC) Internal Revenue Code (IRC) section 457 plan.

Upon completion of probation, the City will match an employee's contribution of up to three percent (3%) of base pay into either the ICMARC IRC 457 or IRC 401 (a) plans.

Section 12.10 ICMARC VantageCare Retirement Health Savings (RHS) Plan

If RHS contributions are deemed to be subject to excise tax the program will be discontinued prior to 2018.

Section 12.11 Optional Coverages

Subject employees may voluntarily contribute to and participate in other optional benefits offered by the City, included but not limited to the Employee Wellness and Employee Assistance Programs. It is understood that the City may unilaterally add, delete, increase or decrease optional plans or benefits at any time without prior notice or consent.

Article XIII. Leaves

Section 13.01 Vacation

Each full-time employee shall accrue vacation time as set forth below, based on his or her continuous length of service which has accumulated since his or her most recent anniversary date of employment. An employee's request for vacation shall be affirmed or denied by the supervisor or manager within seven (7) calendar days of the employee's initial written request.

(a) Accrual and Use

An employee shall not be eligible for a vacation until the employee has worked for the City for a minimum of six (6) calendar months from his or her most recent anniversary date of employment.

Effective the first payroll period of 2004, the eight (8) hour floating holiday was included in the vacation accrual rates.

Vacation accrual rates are listed below:

<u>Years of Service</u>	<u>Accrual Rate (hours per month)</u>
1st through 5th year	12.67
6th through 9th year	13.67
10th through 15th year	15.67
16th through 20th year	17.67
Over 20 years	20.67

An employee's vacation balance shall be at a maximum of three hundred (300) hours by December 31 of each year. On an annual basis, an employee may sell no less than twenty (20) hours and up to sixty (60) hours of vacation pay, provided that he or she maintains a balance of 80 hours of vacation after the transaction. The buy-out may be taken as: 1) pay; 2) funding an ICMARC 457 Deferred Compensation Plan; or 3) a combination of the above. Approval of such requests is at the discretion of the manager. Based on extraordinary circumstances or when the employee has not been permitted to take vacation due to lack of staffing or workload, the Manager in consultation with the Human Resources Director may allow an increase in the annual buyout, or a rollover of hours exceeding 300.

Upon termination, the employee with more than six (6) months of service shall be paid for any accumulated vacation, (up to 300 hours) at his or her final base straight time rate of pay.

Vacation time shall be taken in no less than one-half (1/2) hour increments.

With the exception of FMLA leaves, vacation hours shall not be used to cover sick hours. Approved vacation may be rescinded based on the needs of the service, such as activation of the Emergency Operations Center, or other emergency conditions.

(b) Vacation Picks

Prior to each calendar year, bargaining unit members will have the opportunity to select two (2) separate vacation picks of up to eighty (80) consecutive hours. This vacation selection is defined as a vacation pick.

Vacation picks will be made in order of seniority, with the more tenured employee first. Less tenured employees may make selections out of turn, but will have to re-pick if a tenured employee bumps their selection. Once an employee has made their selection and passed the list to the next employee, they may cancel their original vacation pick, but shall not be allowed to re-pick until all employees have completed their selection.

Only two (2) bargaining unit members, regardless of shift, may be on a scheduled vacation pick at any time.

Vacation picks are guaranteed provided the employee has the entire balance of vacation time available at the beginning of the scheduled vacation pick. In the event the entire vacation balance is not available prior to the pick, the entire vacation pick will be canceled. Employee requested cancellations of any part of a vacation pick require a fourteen (14) calendar day written notice. Trades will not be approved to replace any hours of a vacation pick.

Outside of vacation picks, individual requests for vacation usage will not be accepted more than sixty (60) days in advance.

(c) Donation and Transfer

The policy of the City is to allow employees to donate vacation to co-workers facing personal emergencies who have exhausted all accrued leave. Employees are subject to the City's policy for donation and transfer of vacation.

Section 13.02 Holidays

The following are official holidays for all employees:

- (1) New Year's Day (January 1);
- (2) President's Day (the third Monday of February);
- (3) Memorial Day (last Monday in May);
- (4) Fourth of July;
- (5) Labor Day (First Monday in September);
- (6) Veterans Day (November 11);

- (7) Thanksgiving Day (fourth Thursday in November);
- (8) Day after Thanksgiving;
- (9) Christmas Eve;
- (10) Christmas Day (December 25);

Effective the first payroll period of 2004, the eight (8) hour floating holiday was included in the vacation accrual rate (see Section 13.01a).

Employees working a scheduled shift on any official City holiday shall receive 2½ times the regular rate of pay for **all hours worked on the shift**.

Employees not scheduled to work on any of the above holidays shall receive eight (8) hours of holiday pay.

When called in to work on the holiday, an employee shall be paid 1½ times for hours actually worked on the holiday plus the eight (8) hours of holiday pay. Hours worked in excess of eight (8) hours of the holiday shall be paid at the rate of 2½ times the regular rate of pay.

In order to receive holiday pay, the employee must work the employee's entire last scheduled workday prior to the holiday and the employee's entire first scheduled workday after the holiday, or the employee must have an excused absence or an approved day off.

Section 13.03 ***Sick Leave***

The parties agree that sick leave should be viewed as insurance rather than a vested leave benefit and the use is subject to conditions and restrictions as defined herein.

Sick leave shall be accrued at a rate of eight (8) hours per month of employment except that sick leave will not be accrued during an unpaid leave of absence. There is no limitation on the number of hours that an employee may accrue.

Employees unable to report for work shall notify the appropriate supervisor in accordance with procedures established at the division level. Employees who know in advance that they will be utilizing sick leave for a particular purpose (i.e. hospitalization, surgery) shall give notice of sick leave as far in advance as practically possible. Sick leave shall be used for absence from work due to illness, injury or medical provider appointments. Misuse of sick leave will be subject to disciplinary action. The City may require a doctor's verification if an employee is absent from work because of injury or illness for three (3) or more consecutive shifts, or when the employee has met the criteria set forth in Section 15.02, subsection a. (Absenteeism), as amended by mutual agreement of the parties.

The City will pay to each employee who separates their employment with the City or takes a regular PERS II or PERS III service retirement twenty-five percent (25%) of the employee's unused sick leave. The employee must have a minimum of five (5) years of service. Payment shall not exceed dollars.

Section 13.04 *Bereavement Leave*

An employee may be granted bereavement leave with pay up to a maximum of thirty-six (36) hours for the death of a member of the employee's immediate family provided the employee was scheduled to be at work.

Immediate family members include spouse; child (includes step, adopted, natural or adult child) or grandchild (includes step, adopted or natural); parent (includes step, adoptive or natural), guardian or grandparent; sibling (step, natural or adopted); in-laws (includes parent-in-law, son-in-law and daughter-in-law); or domestic partner. It does not include uncle, aunt, niece, nephew or cousin. However, nothing shall prohibit an employee from using vacation leave or shift trades for bereavement due to the death of not so immediate family members, e.g. nieces, nephews, aunts, uncles, cousins, other in-laws.

All time off in excess of thirty-six (36) hours, must be approved by the Manager and shall be charged to vacation leave.

Section 13.05 *Occupational Disability Allowances and Restricted Duty*

(a) *Disability Leave*

Any employee injured on the job who is eligible for time loss payments under the Workers' Compensation Law shall, for the duration of such payment, receive only that portion of the employee's accumulated sick leave pay as elected at the employee's option which together with said time loss payments, will not equal more than 100% of the regular daily rate of pay for any one regular work day, excluding overtime. The City will inform the employee of the available option at the time the employee meets with Human Resources to complete the required paperwork.

All applicable payroll deductions, voluntary or otherwise will be subtracted from the optional sick leave allowance in excess of mandated time loss compensation as indicated under the Revised Code of Washington Title 51, Industrial Insurance or paid by employee reimbursement.

(b) *Restricted Duty Program*

Restricted Duty is a temporary modification of an employee's regularly assigned duties, or performance of unrelated duties to accommodate a temporary work related illness or injury. City employees incurring job related injuries with restrictions that cannot be integrated into their regular duties, or, that prohibit the temporary performance of their regular duties may be eligible for modified work assignments, when available. Participation in the program is generally contingent upon being released for modified duties by a City appointed physician. On a case by case basis when approved by the Department Director and the Human Resources Director, the City may allow employees with non-industrial injuries or illnesses to participate in the Restricted Duty Program.

Eligibility is also contingent upon a prognosis that does not exclude the employee's return to his or her former position. Employees must be temporarily injured and expected to return to their regular duties. At the City's sole discretion, a Restricted Duty program may be extended

to an employee for more than 90 days. Employee's may be transferred to another medically appropriate assignment or removed from the program by the Human Resources Director based on inadequate performance.

Hours worked in the program are considered productive hours in the computation of fringe benefits and seniority. It is the employee's responsibility to perform the assignment in a productive, professional manner as expected in any regular assignment.

Eligible employees who are offered and refuse a modified work assignment or incur unexcused non-industrial related absences may suffer the loss of all temporary disability benefits.

Employees on restricted duty will be compensated at 80% of the regular base hourly rate for their regular position in lieu of the lower Workers' Compensation temporary disability income. Differentials do not apply while on Restricted Duty.

Section 13.06 *Leave to Attend Funerals of City Employees*

Except for temporary and provisional employees, all City employees may be allowed to take necessary time off with pay at the discretion of their supervisor to attend a funeral of a City employee.

Section 13.07 *Jury Duty and Witness Service*

An employee who is called for jury duty or is subpoenaed as a witness in a case to which the employee is not a party, shall be paid during the absence on account of the jury or witness service, salary less the amount of jury or witness fees (exclusive of mileage) the employee is paid or to which the employee is entitled. In accordance with the Hours of Work and Management Rights sections of this Agreement, the SECOMM Manager may modify schedules to assist employees in providing this valuable public service.

Section 13.08 *Military Leave*

The City shall abide by the provisions of the laws of the State of Washington RCW 38.40.060.

Section 13.09 *Family and Medical Leave*

The city retains the right to administer medical leave using policies and procedures deemed by the City to be the most efficient methods to comply with the terms of this agreement and applicable medical leave regulations.

Section 13.10 *Leave of Absence Without Pay*

Excluding temporary and provisional employees, a Department Director may grant a leave of absence without pay up to thirty (30) calendar days. Except for temporary and provisional employees, the City Manager may authorize an unpaid leave of absence up to a maximum of one (1) year. Leave necessitated by service with the U.S. Armed Forces shall, be extended for the full period of such service. Failure of an employee to report for work at the expiration of a leave of absence shall be regarded as a voluntary resignation, provided that an employee serving in the armed forces shall report for work within three (3) months of separation from the service.

In the event of injury or illness, the appointing authority may require that the employee submit a certificate from the attending physician or a designated physician indicating the nature of the illness or injury with a prognosis for recovery.

Upon expiration of an approved leave of absence in excess of thirty (30) days without pay, an employee may be reinstated to the same or similar position, if available, when the leave was granted. The City cannot and does not make any commitments to holding a position open in hopes that the employee will return. If no positions are available, the employee will be terminated.

During an approved leave of absence without pay, an employee shall not accrue any leave time, benefits or seniority for which the employee was eligible before the leave without pay began, providing accrual of such leaves shall resume upon return of the employee to his or her job.

Section 13.11 *Faith Based Leave*

The City's policy on Faith Based Leave shall be applicable to employees in the bargaining unit.

Article XIV. Drug and Alcohol Testing

The City retains the right to administer drug and alcohol testing using policies and procedures deemed by the City to be the most efficient methods to comply with the terms of this agreement and applicable drug and alcohol testing regulations. The parties agree to meet and discuss impacts when a policy is implemented by the City.

Section 14.01 *Employee Assistance Program Available*

The City recognizes a need to provide an opportunity for employees to deal with alcohol or substance abuse related problems through employee assistance programs. Any employee who voluntarily seeks treatment for a personal alcohol problem or for a substance abuse disorder, not involving criminal conduct, may do so through employee assistance programs of the employee's own choosing in complete confidence and without jeopardizing the employee's employment with the City.

Article XV. Miscellaneous

Section 15.01 *Personnel Records*

The Human Resources Department shall maintain a complete personnel file on each employee. However, any documented discipline will not be used for progressive disciplinary purposes after twenty-four (24) months if no further related disciplinary action is taken. Supervisory files will be purged annually after performance reviews. Access to personnel files shall be limited to the employee, the employee's authorized representative, officials of the City who have a business need for the access or as required by public records and freedom of information laws at the federal or state level. Employees have the right to review their files after providing reasonable advance notice, and shall have the right to attach reasonable materials in explanation or rebuttal to adverse materials. Adverse materials shall not be placed in the personnel file without the knowledge of the employee.

Section 15.02 ***Attendance Policy***

The parties agree that regular and prompt attendance of each employee is necessary so that service to customers can be met in an efficient manner. The purpose of this policy is to promote satisfactory attendance and shall be applied uniformly and consistently to all employees covered by this Agreement.

(a) Absenteeism

Absences from work may be scheduled or unscheduled. Employees may be subject to disciplinary action for habitual unscheduled absence and/or sick leave abuse. Sick leave abuse occurs when sick leave is taken for other than approved reasons or the employee fails to comply with required notification or documentation procedures. Habitual absence refers to the employee who is excessively absent from work on an unscheduled basis. Criteria for habitual absence is exceeding one of the following thresholds:

- 1) Unscheduled sick leave use of more than eight (8) occurrences within any calendar year (January 1 to December 31). The term "occurrence" as used in this Article refers to a period of missed time from work, whether of a few hours duration or of a consecutive group of days that is related to a single illness or other cause.
- 2) Unscheduled sick leave use which substantiates a pattern in conjunction with vacation and holidays. A pattern will consist of four (4) or more occurrences within any calendar year (January 1 to December 31).

(b) Progressive Steps of Discipline

Progressive discipline will apply to any employee who meets either one of the above thresholds. Once progressive discipline is initiated, any discipline issued within the ensuing twenty-four (24) month period shall be used for progressive disciplinary purposes.

- 1) Action Step 1: If an employee exceeds any of the thresholds, the immediate supervisor will review the attendance record to determine that an employee has a problem with habitual absence. Should that problem exist, the supervisor will meet with the employee, discuss the problem and agree upon expectations for correcting the problem. The meeting may constitute a verbal warning.
- 2) Action Step 2: Should the unscheduled attendance problem continue without acceptable progress, the Supervisor may initiate actions of progressive discipline in accordance with acceptable standards of reasonable judgment as established by the parties to this Agreement. A second offense constitutes a written warning; a third offense constitutes a one (1) day suspension; a fourth offense constitutes a three (3) day suspension; and a fifth offense constitutes termination.

In lieu of a suspension, the employee's manager or supervisor may substitute a one (1) pay period reduction in hourly pay equal to the suspension, or a combination of both suspension and pay reduction. For example, an employee who earns \$20.00 per hour is subject to a one (1) day

suspension. In lieu, the manager or supervisor may temporarily reduce the employee's hourly rate of pay from \$20.00 to \$18.00 for one (1) pay period.

Section 15.03 *No Smoking*

The Guild acknowledges and supports RMC 2.58, as amended, relating to No Smoking and use of Tobacco Related Products in the Work Environment.

Section 15.04 *Training*

The scheduling of any and all training courses will be done by the SECOMM Manager or his or her designee. Employees shall attend training courses as assigned by the City. The City shall pay for the actual cost of all materials, tuition and fees associated with a training course the City is requiring an employee to attend. The material shall remain the property of the City.

Reimbursement for travel and subsistence for official trips shall conform to guidelines set forth in the City's Business Travel and Expense Policy, Index No. 1420. In any case, reimbursement shall only be for the amount of actual and reasonable expenses as determined by the City.

Time spent in class by an employee required by the City as assigned training shall be counted as time worked and compensated accordingly. Payment for related travel time shall be governed by the Fair Labor Standards Act.

Employees will be required to obtain and maintain a level of proficiency and competency as outlined in the City's Training Manual, Policy and SGM Manuals. Successful completion of a proficiency review shall be accomplished annually by each employee. Failure to successfully complete the review may result in disciplinary action.

Section 15.05 *Shift Trades*

Employees covered by this Agreement may engage in up to twenty-four (24) shift trades per calendar year.

A shift trade will be considered to count towards the twenty-four (24) trades per year maximum as described above regardless of how many hours are involved in the trade (i.e., a trade of a partial shift will count as one full trade, just as a trade of a full shift will also count as one trade). A shift trade may not cause an employee to work more than seven (7) consecutive days.

Shift trade requests must be for trades that are to be completed less than six (6) months in the future, except in the case of a bona fide emergency.

If an employee is determined to have abused his or her shift trade benefit, or to have otherwise engaged in misconduct in connection with his or her shift trade benefit in a manner that provides the City with just cause to discipline that individual, part of the disciplinary penalty that could be legitimately imposed upon such an individual by the City would be an appropriate limitation or withdrawal of the individual's shift trading privileges for an appropriate period of time.

All shift trades must be approved by the supervisor of the employee requesting the trade.

A shift swap of more than 3 shifts will not be considered a shift trade. Shift swaps will only occur if both supervisors approve the request.

If an employee calls in sick when they are scheduled to work a trade it will come out of their sick leave and count as an occurrence.

If an employee is scheduled to work a trade and there is enough staffing the employee can use their own vacation time.

Exchanging short days outside of the current pay period is also considered a shift trade and will count towards the twenty-four (24) shift trades per year maximum. A short day exchange within a current pay period will not be counted as a shift trade.

A certified training officer (CTO) may not trade shifts if at the time of the trade request it appears as if the requested trade will cause the CTO to miss a shift during a period of time when the CTO is actively training another employee unless the requested shift trade is with another CTO, in which case the trade will be allowed if it otherwise fulfills the pre-requisites as set forth in this section.

A lead dispatcher may trade shifts as long as the person they are trading with is another lead dispatcher, qualified to work as a temporary upgrade, or there is a person already scheduled who is qualified to work as a temporary upgrade. It is understood that if the trade is with someone who is qualified to work as a temporary upgrade they will not be compensated. But if someone is assigned to be a temporary upgrade they will be compensated as defined in Section 11.02.

It is understood that all applicable state and federal wage and hour laws will be complied with, and under no circumstances shall the continuation of shift trades obligate the City to pay overtime due to shift trades. It is also understood that if at any time in the future a relevant state or federal agency issues a definitive ruling to the effect that any aspect of the shift trade practice is in violation of such state and/or federal wage and hour laws, the City and the Guild will reopen this section for further bargaining.

Article XVI. Grievance and Appeal Procedure

Section 16.01 *Basic Process*

Employees covered by this Agreement may avail themselves of the grievance and appeal procedures as provided for in RMC 2.28.905, attached hereto as Exhibit 'D'. However, the parties hereby agree that different timelines should be utilized to file and process grievances that are brought pursuant to this Agreement than the timelines that are set forth in Exhibit D. The timelines for filing and processing grievances brought pursuant to this Agreement are all to be calculated by doubling the timelines set forth in Exhibit D, and also by using calendar days (excluding City-recognized holidays) rather than working days. Thus, all references to "ten (10) working days" contained in Steps 1 through 4 of the grievance process that is outlined in Exhibit 'D' should be modified to read "twenty (20) calendar days (excluding City-recognized holidays)" for the purposes of filing and processing grievances pursuant to this Agreement. Likewise, all references

in Exhibit 'D' to "five (5) working days" should be modified to read "ten (10) calendar days (excluding City-recognized holidays)" for the purposes of filing and processing grievances pursuant to this Agreement.

Although the Guild may initiate an action in consideration of time limitations without signatures, employees shall be responsible for signing and dating all grievances and appeals at their earliest convenience. Employees may be accompanied by a Guild representative during any hearing process. If a Guild steward is not available, any Guild member can accompany the employee. Stewards may initiate and sign grievances related to items contained in this collective bargaining agreement.

Section 16.02 *Arbitration Option*

At step four (4) of the aforementioned process, the grievant may make an irrevocable decision to pursue arbitration in lieu of a Personnel Committee hearing. When a grievance has been timely referred to arbitration, the parties shall promptly meet and attempt to mutually agree upon an arbitrator. Should an expeditious selection of arbitrator not be possible, either party may request from the Federal Mediation and Conciliation Service (FMCS) a list of seven (7) arbitrator's names, experience, education, (vita) and fees charged.

Upon receipt of the FMCS list, the parties shall meet and strike names, with a coin toss determining who strikes first. Names shall be eliminated alternately until only one (1) name remains. The arbitrator whose name is thus selected shall hear the dispute and render a decision subject to the limitations imposed in this Article.

In the event the arbitrator finds he has no authority or power to rule the case, the matter shall be referred back to the parties without decision or recommendation on the merits of the case. In any grievance in which there is a dispute as to the substantive grievability or arbitrability of the matter at hand, the arbitrator shall rule first on this issue.

The arbitrator shall only consider and render a decision with respect to the specific issue originally grieved and submitted, and shall have no authority to make a decision on any other issue not so submitted.

The arbitrator shall have no authority to make or impose a decision which is inconsistent with State, Federal law, City ordinance or this Agreement. The arbitrator shall have no power or authority to award punitive damages.

The arbitrator shall render a decision within thirty (30) days after the hearing. The decision shall be final and binding upon the parties to the grievance provided the decision does not involve action by the City which is beyond its jurisdiction. The expense of the arbitration shall be borne equally by the parties hereto. Each party shall be responsible for their respective legal and other expenses.

Neither the arbitrator nor any other person or persons involved in the grievance procedure shall have the power to negotiate new agreements or to change, modify, amend, add to, subtract from, or otherwise alter the present provisions of this Agreement.

AGREEMENT BETWEEN THE CITY OF RICHLAND AND SEWTG

May 1, 2017 THROUGH DECEMBER 23, 2018

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Article XVII. Signatures

The parties hereto have caused this Agreement to be executed this ____ day of _____, 2017.

City of Richland, Washington

Southeast Washington Telecommunicators
Guild

Cynthia D. Reents, ICMA-CM Date
City Manager

Pat Emmal Date
Guild Representative

Chris Skinner Date
Police Services Director

Aimee Fournier-Plante Date
Guild President

Allison Jubb Date
Human Resources Director

ATTEST:

Marcia Hopkins Date
City Clerk

APPROVED TO FORM:

Heather Kintzley Date
City Attorney

Article XVIII. Exhibits

Section 18.01 *Exhibit 'A' – Represented Classifications and Wages*

2016

Effective the 1st payroll period of 2016 (December 24, 2015) and continuing through April 30, 2017, the wage schedule reflects a 2.0% increase over 2015 rates.

<u>Classification Title</u>	<u>Step A</u>	<u>Step B</u>	<u>Step C</u>	<u>Step D</u>	<u>Step E</u>	<u>Step F</u>	<u>Step G</u>
Emergency Communications Dispatcher	\$19.46	\$20.16	\$20.93	\$22.77	\$23.53	\$26.87	\$27.78
Lead Emergency Communications Dispatcher/Training Officer	N/A	N/A	N/A	N/A	\$24.71	\$28.20	\$29.15

2017*

Effective the May 1, 2017 the wage schedule reflects a 2.8% increase over 2016/17 wages, which were in effect through April 30, 2017*. The May 1, 2017 wages and compensation-related benefits are to be applied retroactively.

<u>Classification Title</u>	<u>Step A</u>	<u>Step B</u>	<u>Step C</u>	<u>Step D</u>	<u>Step E</u>	<u>Step F</u>	<u>Step G</u>
Emergency Communications Dispatcher	\$20.00	\$20.72	\$21.52	\$23.41	\$24.19	\$27.62	\$28.56
Lead Emergency Communications Dispatcher/Training Officer (5% over E. C. Dispatcher)	N/A	N/A	N/A	N/A	\$25.40	\$29.00	\$29.99

2018

Effective the 1st payroll period of 2018 (December 24, 2017) the wage schedule reflects a 2.9% increase.

<u>Classification Title</u>	<u>Step A</u>	<u>Step B</u>	<u>Step C</u>	<u>Step D</u>	<u>Step E</u>	<u>Step F</u>	<u>Step G</u>
Emergency Communications Dispatcher	\$20.58	\$21.32	\$22.14	\$24.09	\$24.89	\$28.42	\$29.39
Lead Emergency Communications Dispatcher/Training Officer (5% over E. C. Dispatcher)	N/A	N/A	N/A	N/A	\$26.13	\$29.84	\$30.86

Section 18.02 ***Exhibit 'B' - Guild Dues Deduction Authorization Form***

I hereby assign to the Guild, from any wages earned or to be earned by me as your employee, monthly membership dues. The amount of this deduction shall be equal to the amount certified by a recognized Guild officer.

I authorize and direct you to deduct such amounts from my pay and to remit same to the Guild at such times and in such manner as may be agreed upon between you and the Guild at any time while this authorization is in effect.

Employee Signature

Date

FINAL DRAFT

AGREEMENT BETWEEN THE CITY OF RICHLAND AND SEWTG
May 1, 2017 THROUGH DECEMBER 23, 2018
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Section 18.03 *Exhibit 'C' SEWTG –Vacation Donation Transfer Form*

TO BE COMPLETED BY EMPLOYEE WISHING TO DONATE VACATION:

Information for Employee Requesting Donated Vacation

Name: _____ Employee Number: _____

Title: _____ Department/Division: _____

Information for Employee Donating Vacation

Name: _____ Employee Number: _____

Title: _____ Department/Division: _____

Current Vacation Balance (hours): _____

Donation/Transfer Request (not to exceed 100 hours): _____

Balance After Transfer (hours – must be at least 200 Vacation): _____

I hereby request that the above Vacation hours be transferred and understand that my Vacation accruals will be reduced by the number of hours indicated above.

Employee Signature: _____ Date: _____

TO BE COMPLETED BY HUMAN RESOURCES DEPARTMENT:

Date Request Received: _____

(Hours transferred _____ multiplied by donating employee's hourly rate \$_____) divided by the hourly rate of the requesting employee \$_____ Equals the Total Hours Transferred _____.

☐ Approved

☐ Denied

Human Resources Director or designated representative

Date

cc: Personnel File

Section 18.04 *Exhibit 'D' – RMC 2.28.905 Grievance and Appeal Procedure*

(a) Definition:

- (1) Appeals are actions filed by a classified employee concerning any adverse personnel action which results in the employee's suspension for more than thirty (30) days, reduction in pay, or discharge from city employment;
- (2) Grievances are actions by an employee alleging improper application of the provisions of this chapter and complaints on other matters concerning the employee's working conditions, misapplication of policies and procedures and related conditions. Excluded are matters alleging employment discrimination as defined in Section 2.28.105 and the substance of performance evaluations and oral reprimands;
- (3) Investigations in matters related to conditions of employment, examinations and other sundry matters which may be conducted by the personnel committee at the request of the human resources manager or upon its own motion with the view of making determinations and recommendations as appropriate to the city manager for corrective action or changes in policies and procedures.

(b) Requirements for adverse actions

No classified employee may be suspended for more than thirty (30) days, reduced in pay or discharged from city employment except for cause. In such cases, the city shall advise the employee in writing of the charges and an explanation of the evidence upon which the proposed action is based. The employee would then have an opportunity for a pre-disciplinary and/or pre-termination hearing. The city after consideration of the facts and materials presented at the hearing shall provide the employee with a written decision of termination, suspension or demotion in pay. Within ten (10) days after receipt of the employer's decision, the employee shall have the right to appeal to the personnel committee.

(c) Procedure for processing grievances

(1) Step 1

Grievances must be made known to the employee's supervisor in writing within twenty (20) calendar days (excluding city-recognized holidays) after the basis for the complaint is known or should have become known to the employee. All grievances must include the specific policy or provision which the employee feels is being violated, as well as the requested remedy.

The immediate supervisor shall discuss the grievance with the employee and render a written decision within twenty (20) calendar days (excluding city-recognized holidays) of receipt of the original grievance. If the employee is not satisfied with the supervisor's response, he or she may proceed to Step 2.

(2) Step 2

The employee shall reduce the grievance to writing within twenty (20) calendar days (excluding city-recognized holidays) from the initial discussion and present it to his or her division manager. The division manager shall arrange to discuss the grievance

within ten (10) calendar days (excluding city-recognized holidays) after so notified. Within twenty (20) calendar days (excluding city-recognized holidays) of such meeting, the division manager will respond in writing. If the matter is not resolved at step 2, the employee may proceed to step 3.

(3) Step 3

Within twenty (20) calendar days (excluding city-recognized holidays) of the division manager's decision, the employee may request in writing that the grievance be reviewed by his or her department director and/or deputy city manager. The department director and/or deputy city manager shall arrange to discuss the grievance within ten (10) calendar days (excluding city-recognized holidays) after so notified. Within twenty (20) calendar days (excluding city-recognized holidays) of such meeting, the department director and/or deputy city manager will respond in writing. If the matter is not resolved at step 3, the employee may proceed to step 4.

(4) Step 4

If the grievance is still unresolved, the employee may appeal to the personnel committee within twenty (20) calendar days (excluding city-recognized holidays) after receipt of the department director's/deputy city manager's response.



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 06/06/2017

Agenda Category: Items for Approval

Key Element: Key 3 - Economic Vitality

Subject:

Authorize Travel for Mayor Thompson

Department:
City Manager

Ordinance/Resolution Number:

Document Type:
General Business Item

Recommended Motion:

Authorize Travel for Mayor Thompson to attend an ECA Strategic Planning Session June 13-15, 2017 in Washington, DC.

Summary:

Mayor Thompson plans to attend an ECA High-Level Waste Management and Disposal Priorities Strategy Session in Washington, DC from June 13-15, 2017.

The Energy Communities Alliance (ECA) is planning a strategic session for ECA members of the communities currently hosting U.S. Department of Energy (DOE) sites where high-level nuclear waste (HLW) is stored and communities considering hosting new nuclear waste storage or disposal facilities.

Discussions will involve new options for managing the back-end of the fuel cycle, funding for the Yucca Mountain repository project, legislation that will impact the storage of HLW and other options for nuclear waste disposal.

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.

Fiscal Impact:

Estimated expenses to attend the strategy session are \$1,528.18. There are enough funds in Council's travel budget to cover expenses that are not reimbursed by ECA.

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 06/06/2017

Agenda Category: Expenditures - Approval

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Expenditures from May 8, 2017 - May 26, 2017 for \$6,402,899.62 including Check Nos. 244825-245559, Wire Nos. 6454-6469, Payroll Check Nos. 119393-119939, and Payroll Wire/ACH Nos. 9932-9946

Department:

Administrative Services

Ordinance/Resolution Number:

Document Type:

Expenditures

Recommended Motion:

Approve the expenditures from May 8, 2017, to May 26, 2017 in the amount of \$6,402,899.62.

Summary:

Breakdown of Expenditures:

Check Nos.	244825-245559	3,355,830.70
Wire Nos.	6454-6469	808,777.12
Payroll Check Nos.	119393-119939	26,334.66
Payroll Wires/ACH	9932-9946	2,211,957.14
TOTAL		\$6,402,899.62

Fiscal Impact:

Yes

Total Disbursements: \$6,402,899.62.

Attachments:

1. Wire Transfers
2. Voucher Listing Report

VOUCHER LISTING REPORT
SUMMARY OF WIRE TRANSFERS
MAY 8 - MAY 26, 2017

Payee	Wire Description	Amount
Claim Wires - Wire No. 6454 to 6469		
AW Rehn Insurance	Fire Health Reimbursement Account	315.00
CIGNA Health/Matrix/QBE/VSP	Insurance Claims	653,915.34
Conover	Section 125	6,974.20
Department of Licensing	Firearms Online Pmt for Concealed Licenses	961.00
HRA VEBA	IAFF VEBA	3,000.00
Richland Golf Management Corporation	Col. Pt. Operating Reimb	136,073.43
Zenith Administrators	Insurance Claims	7,538.15
	Total Claim Wire Transfers	\$ 808,777.12
Payroll Wires & Direct Deposits (ACH) - Wire No. 9932 to 9946		
Payroll Wires *see description below	Total Payroll Wire Transfers & Deposits	\$ 2,211,957.14
Total Claim & Payroll Wires/ACH		\$ 3,020,734.26

*Payroll Wires - transactions represent; employee payroll, payment of benefits, payroll taxes and other related payroll benefits.



City Of Richland

VL-1 Voucher Listing

From: 5/8/2017 To: 5/26/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
FUND 001 GENERAL FUND					
Division: 000 UNASSIGNED					
BANK OF AMERICA		17040063200	245191	BANK ANALYSIS FEES	\$2,672.47
BENTON COUNTY TREASURER		0417BC	244837	CRIME VICTIMS COMP BCDC-APR 17	\$682.43
EMERICK, MIKE		17-151 EMERICK	245026	17-151 NTL WILDLAND FIRE TR	\$479.57
JAIMES, ANTONIO		17-217 JAIMES	245482	17-217 WSDOT LTAP INSPECTIO	\$242.20
JENSEN, KERWIN		17-037 JENSEN	245243	17-037 APA CONFERENCE	\$374.00
LOMBARDOZZI, PETE		316465	245252	REFUND-ANIMAL LICENSE	\$10.00
MELTON, MARK		17-118 MELTON	245497	17-118 MUNICIPAL STORMWTR C	\$179.19
NORTHWEST POWERBOAT ASSOCIATION		051817	245504	OVERPAYMENT FOR VENDORS	\$30.00
PETERS, JEFF		17-178 PETERS	244914	17-178 APWA CONFERENCE	\$301.19
RECWARE REFUND		050217	245316	2 SCHEDULING CONFLICTS	\$61.00
		051217	245380	DEPOSIT REFUND	\$200.00
				PARK SHELTER REFUND	\$43.00
			245392	PARK SHELTER REFUND	\$43.00
				DEPOSIT REFUND	\$200.00
		051617	245391	PARK SHELTER REFUND	\$26.00
STEAGALL, DIANA		17-204 STEAGALL	245529	17-204 EFFICIENCY EXCHANGE	\$479.71
TALENT WISE INC		973030871	245291	BACKGROUND CHECKS-APRIL	\$60.00
WASHINGTON STATE TREASURER		0417WS	244957	FINES & FORFEITURES BC-APR 17	\$36,745.85
WEBCHECK INC		5686	245303	WEBCHECK SRVC APRIL 17	\$860.11
UNASSIGNED TOTAL ****					\$43,689.72
Division: 001 CITY COUNCIL					
BANK OF AMERICA		TXN00032597	245317	WAL-MART-MTG SPLY-CNDY	\$64.34
		TXN00032603		NWPPA-ANL CONF-PLEMLEY	\$800.00
LEMLEY, PHILLIP		17-221 LEMLEY	245250	17-221 NWPPA CONFERENCE	\$647.24
PARADISE BOTTLED WATER CO		04/17-CITYATTORNE	244910	BOTTLED WATER-APRIL	\$28.77
VERIZON WIRELESS	P057869	9784770140	245172	VERIZON CHARGES FOR APRIL	\$255.14
CITY COUNCIL TOTAL ****					\$1,795.49
Division: 100 CITY MANAGER					
BANK OF AMERICA		TXN00032439	245317	17-165-RPS PASCO-TC-CR	\$13.00
		TXN00032578		3 MARGARITAS-CK-CR 1ON1	\$32.43
		TXN00032590		OFFICE DEPOT-ANNEX-PSTGE STMPs	\$9.80
		TXN00032725		AWC-ANL CONF REG-CR	\$400.00
PITNEY BOWES PURCHASE POWER		0417/14823173	245270	POSTAGE 04/01/17 TO 04/30/17	\$0.92
VERIZON WIRELESS	P057873	9784770139	245301	April Verizon Charges	\$38.74
XO HOLDINGS LLC DBA		0290511975	244966	PHONE CHARGES 4/23-5/22/17	\$50.37
CITY MANAGER TOTAL ****					\$545.26
Division: 101 CITY CLERK					



City Of Richland

VL-1 Voucher Listing

From: 5/8/2017 To: 5/26/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00032727	245317	ARMA Dues for MH	\$200.00
		TXN00032738		Refund of AWC Training	(\$75.00)
		TXN00032782		Record Ordinance	\$80.00
		TXN00032808		OFFICE DEPOT-BANKER BOXES	\$114.25
CODE PUBLISHING INC		56414	245454	RMC ELECTRONIC UPDATES 4/10	\$738.43
PARADISE BOTTLED WATER CO		04/17-CITYATTORNE	244910	BOTTLED WATER-APRIL	\$8.63
PITNEY BOWES PURCHASE POWER		0417/14823173	245270	POSTAGE 04/01/17 TO 04/30/17	\$19.49
TRI CITY HERALD	S017415	2967463	244946	ORD 03-17 CDS RAN ON 3/12/17	\$29.66
	S017415	2967749		ORD 01-17 CDS RAN ON 3/12/17	\$24.72
	S017415	2984954		PHN 040417 COUNCIL RAN ON 3/26	\$49.44
	S017415	2991298		ORD 02-17 PW RAN ON 3/26/17	\$46.96
	S017415	2991331		ORD 04-17 CDS RAN ON 3/26/17	\$37.08
	S017415	2991343		IRD 06-17 CM RAN ON 3/26/17	\$51.81
	S017415	2993828		PHN ORD 12-17 CORCH REVENUE RA	\$61.80
	S017434	3016332	245544	PHN 041817 AD #3016332	\$39.55
	S017434	3016538		ORD 52-16 PW RAN ON 4/9/17	\$44.49
	S017434	3016539		ORD 05-17 PW RAN ON 4/9/17	\$42.02
	S017434	3025563		TBD MTG 041817 RAN ON 4/16/17	\$46.96
	S017434	3026702		PHN 041617 PW RAN ON 4/16/17	\$71.68
	S017434	3036801		ORD 13-17 AS RAN ON 4/23/17	\$34.61
	S017434	3036821		ORD 10-17 RFD RAN ON 4/23/17	\$27.19
	S017434	3036882		ORD 11-17 CDS RAN ON 4/23/17	\$42.02
	S017434	3044001		PHN 050217 PW RAN ON 4/30/17	\$59.32
	S017434	306773		ORD 12-17 CDS RAN ON 4/23/17	\$37.08
XO HOLDINGS LLC DBA		0290511975	244966	PHONE CHARGES 4/23-5/22/17	\$32.78
CITY CLERK TOTAL ****					\$1,864.97
Division:	102	CITY ATTORNEY			
BANK OF AMERICA		TXN00032388	245317	STAPLES - SUPPLIES	\$138.95
		TXN00032443		STAPLES - SUPPLIES	\$2.29
		TXN00032445		STAPLES - SUPPLIES	\$2.29
		TXN00032452		PUBLIC RISK MANAGEMENT - Purch	\$590.00
		TXN00032526		PACER - Information Charges	\$47.10
		TXN00032763		CITY CAB, INC - Kintzley WSAMA	\$82.90
		TXN00032785		ALASKA AIR - Kintzley WSAMA Lu	\$25.00
		TXN00032808		OFFICE DEPOT-PAPER 3 CS	\$129.35
				OFFICE DEPOT-PAPER 2 CS	\$86.24
BENTON COUNTY DISTRICT COURT		C04348491	245186	DDD APPEAL - FILING FEE	\$83.00
BENTON COUNTY TREASURER		FEB 2017/JAN ADJ	244838	DISTRICT COURT/OPD COSTS FEB	\$48,484.65
		MARCH 2017		DISTRICT COURT/OPD COSTS MAR	\$45,231.76
CITY OF RICHLAND		17-110 KINTZLEY	244849	17-110 WSAMA	\$103.00
KINTZLEY, HEATHER		17-172 KINTZLEY	245082	17-172 WCIA 2017 BOARD MEET	\$81.32



City Of Richland

VL-1 Voucher Listing

From: 5/8/2017 To: 5/26/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
MENKE JACKSON BEYER LLP		04/2017-065	245498	GENERAL (CITY ATTY)	\$526.50
OGDEN MURPHY WALLACE, PLLC		733945	245505	MOBILITIE CONSORTIUM-APR	\$550.00
PARADISE BOTTLED WATER CO		04/17-CITYATTORNE	244910	BOTTLED WATER-APRIL	\$5.76
PITNEY BOWES PURCHASE POWER		0417/14823173	245270	POSTAGE 04/01/17 TO 04/30/17	\$8.98
PRONTO PROCESS SERVICE INC		PTO-2017003278	244916	MESSENGER SERVICE-APRIL	\$40.00
THOMSON REUTERS-WEST		836045373	245153	INFORMATION CHARGES-APR 2017	\$2,171.87
VERIZON WIRELESS	P057873	9784770139	245301	April Verizon Charges	\$38.67
	P057873			April Verizon Charges	\$52.31
XEROX CORPORATION		089058294	244965	MX4-344681 BASE/PRINTS- APR	\$86.03
XO HOLDINGS LLC DBA		0290511975	244966	PHONE CHARGES 4/23-5/22/17	\$52.16
CITY ATTORNEY TOTAL ****					\$98,620.13
Division:	110	ASSISTANT CITY MANAGER			
AMUNDSON, JON		17-218 AMUNDSON	244979	17-218 AWC LABOR RELATIONS	\$145.00
BANK OF AMERICA		TXN00032492	245317	Nameplate for Jon Amundson	\$27.15
		TXN00032599		OFFICE DEPOT-OFC SPLY-CRD STK-	\$21.23
		TXN00032675		PMI-JMA	\$60.00
		TXN00032716		AWC REGISTRATION-ANL CNF-JMA	\$400.00
		TXN00032791		EXPEDIA-AWC LBR RL TNS-YAKIMA	\$305.52
		TXN00032808		OFFICE DEPOT - OFC SPLYs	\$100.49
PARADISE BOTTLED WATER CO		04/17-CITYATTORNE	244910	BOTTLED WATER-APRIL	\$8.63
VERIZON WIRELESS	P057873	9784770139	245301	April Verizon Charges	\$38.67
XEROX CORPORATION		089058294	244965	MX4-344681 BASE/PRINTS- APR	\$236.69
				MX4-344681 BASE/PRINTS- APR	\$84.74
XO HOLDINGS LLC DBA		0290511975	244966	PHONE CHARGES 4/23-5/22/17	\$34.21
ASSISTANT CITY MANAGER TOTAL ****					\$1,462.33
Division:	111	COMMUNICATIONS & MARKETING			
BANK OF AMERICA		TXN00032491	245317	4IMPRINT-COR LOGO MESH HAT	\$345.15
		TXN00032566		UNITED WAY OF BENTON & FR-HL	\$20.00
		TXN00032579		17-084-ENTERPRISE RENT-HL	\$278.49
		TXN00032613		17-084-SHERATON DALLAS-HL	\$577.86
		TXN00032620		17-084-RPS PASCO TC-PKNG-HL	\$52.00
		TXN00032631		STK SHUTTERSTOCK-APRIL	\$29.00
MACHART, KELLY		050317	245090	REIMB MILEAGE - AWARDS & PH	\$34.24
PITNEY BOWES PURCHASE POWER		0417/14823173	245270	POSTAGE 04/01/17 TO 04/30/17	\$4.31
				POSTAGE 04/01/17 TO 04/30/17	\$7.10
VERIZON WIRELESS	P057873	9784770139	245301	April Verizon Charges	\$76.15
WEST COAST PAPER COMPANY		10101927	244959	PAPER 20# 8.5 X 11 WHITE	\$295.90
XEROX CORPORATION		089058312	244965	BG2-946472 BASE/PRINTS-APR	\$281.39
				BG2-946472 BASE/PRINTS-APR	\$384.40
		089058313		B35-458536 BASE-APR	\$140.31



City Of Richland

VL-1 Voucher Listing

From: 5/8/2017 To: 5/26/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
XEROX CORPORATION		089058314	244965	XU6-476287 BASE/PRINTS-APR	\$1,221.28
				XU6-476287 BASE/PRINTS-APR	\$425.01
XO HOLDINGS LLC DBA		0290511975	244966	PHONE CHARGES 4/23-5/22/17	\$12.72
				PHONE CHARGES 4/23-5/22/17	\$0.27
				PHONE CHARGES 4/23-5/22/17	\$12.59
COMMUNICATIONS & MARKETING TOTAL ****					\$4,198.17
Division:	112	CABLE COMMUNICATIONS			
BANK OF AMERICA		TXN00032380	245317	Vimeo Plus+	\$59.95
		TXN00032525		AMAZON/HTTX 3.5MM CABLE	\$20.93
		TXN00032623		KVCONNECTION	\$31.50
		TXN00032741		B&H PHOTO-LAVALIER MICROPHONE	\$648.90
CITY OF RICHLAND		17-207 CHARBONEAU	245451	17-207 WATOA CONFERENCE	\$167.99
XO HOLDINGS LLC DBA		0290511975	244966	PHONE CHARGES 4/23-5/22/17	\$13.94
CABLE COMMUNICATIONS TOTAL ****					\$943.21
Division:	113	HANFORD COMMUNITIES			
LUNDGREN, REGINA E		RCH-SB-509	244895	SPEAKERS BUREAU - APRIL	\$320.00
PARADISE BOTTLED WATER CO		04/17-CITYATTORNE	244910	BOTTLED WATER-APRIL	\$5.76
PITNEY BOWES PURCHASE POWER		0417/14823173	245270	POSTAGE 04/01/17 TO 04/30/17	\$0.46
XEROX CORPORATION		089058294	244965	MX4-344681 BASE/PRINTS- APR	\$86.03
XO HOLDINGS LLC DBA		0290511975	244966	PHONE CHARGES 4/23-5/22/17	\$9.06
HANFORD COMMUNITIES TOTAL ****					\$421.31
Division:	120	FIRE			
AUSTIN, STEVE		050317	244989	REIMB AIR CART PACKAGING	\$61.58
BANK OF AMERICA		TXN00032384	245317	HOME DEPOT/TARP	\$26.04
		TXN00032413		RANCH & HOME - BOOTS (LONDON)	\$228.01
		TXN00032421		AMAZON - KEYBOARD/MOUSE SET	\$52.11
		TXN00032454		AMAZON - BODY WASH	\$32.51
		TXN00032469		AMAZON - STA FLAG	\$35.78
				AMAZON - CLEANERS, FOIL	\$76.51
		TXN00032518		AMAZON - TOOL HNDL TAPE	\$28.34
		TXN00032554		AMAZON - DIFF CONV'N BOOKS	\$50.32
		TXN00032557		KNIGHT, LLC - EXTRACTOR PARTS	\$77.54
		TXN00032564		COSTCO - REHAB SUPPLIES	\$672.62
		TXN00032572		AMAZON - LYSOL, HAND WASH	\$60.48
				AMAZON - FLASHLIGHT BULBS	\$18.46
		TXN00032600		WESTERN FC'S - VEH SALE AD	\$295.00
		TXN00032626		AMAZON - FLOOR CLEANER	\$50.79
		TXN00032627		COSTCO - STATION CHAIRS	\$501.53
		TXN00032637		IFSFI - 2017 DUES (LONDON)	\$125.00
		TXN00032694		NIFC - IRPG / AVIAT'N GUIDES	\$63.83



City Of Richland

VL-1 Voucher Listing

From: 5/8/2017 To: 5/26/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00032705	245317	AMAZON - MICROPHONE ARM	\$13.99
		TXN00032720		AMAZON - MICROPHONE CLIP	\$9.99
		TXN00032748		AMAZON - MICROPHONE	\$149.00
		TXN00032775		HOME DEPOT - FORCE ENTRY PROP	\$110.07
BENTON RURAL ELECTRIC ASSOCIATION		04/17-74170526	245201	COLLINS RD RADIO TOWER-ELECTRI	\$29.64
CALLBACK STAFFING SOLUTIONS LLC		005564	244842	STAFFING CALLBACK SRVCS-MAY	\$184.96
CASCADE FIRE EQUIPMENT CORP DBA		119080ADJR	244844	ST 72/73-2017 AIR SAMPLES	\$1,216.32
CITY OF RICHLAND		04/2017 APR	245210	CITY UTILITY BILLS/APR 2017	\$1,337.39
D&D TELECOMMUNICATION PROPERTIES LLC		347	244864	PERRY MONUMENT RD RENT-MAY	\$760.07
EAGLE PRINTING & GRAPHIC DESIGN INC		45017	245226	POLO SHIRT EMBROIDERY	\$36.92
EMERGENCY REPORTING		2017_2275	244870	ERS SUBSCRIPTION-MAY	\$208.92
EMERICK, MIKE		17-151 EMERICK	245026	17-151 NWCG TRAINING	\$259.48
		17-197 EMERICK	245230	17-197 DRV ENGINE BCK FRM C	\$478.26
		17-197 EMERICK(2)		17-197 DRV ENGINE BCK FRM C	\$672.37
FEDERAL EXPRESS CORP		5-770-91741	244872	SHIPPING CHGS-FIRE SYSTEM PLAN	\$14.42
		5-778-45697		SHIPPING CHGS-SCBA EQUIP CALIB	\$18.32
FRONTIER		04/17 2061880334	244874	VHF PHONE LINE 04/19-05/18/17	\$422.86
NATIONAL FIRE PROTECTION ASSN		6972049Y	244907	FIRE MARSHAL NFPA 2017 MBRSHP	\$175.00
ON SCENE MEDICAL SERVICES, P.C.	P057881	0032	245258	CARCINOGEN TESTING	\$1,928.00
PARADISE BOTTLED WATER CO		04/17-FIRE ST 72	244910	BOTTLED WATER-APRIL	\$63.54
		04/17-FIRE ST 74		BOTTLED WATER-APRIL	\$48.17
PATTERSON, JOSH		17-198 PATTERSON	245263	17-198 DRV ENGINE BCK FRM C	\$149.00
PITNEY BOWES PURCHASE POWER		0417/14823173	245270	POSTAGE 04/01/17 TO 04/30/17	\$8.58
RICHLAND NAPA		385930	245277	D EARTH ST 72	\$45.77
SPRINT		891160522-158	244928	RFD CELL PHONES 03/18-04/17/17	\$109.54
VERIZON WIRELESS	P057873	9784770139	245301	April Verizon Charges	\$336.10
	P057873			April Verizon Charges	\$811.10
XEROX CORPORATION	P057878	088489862	245305	ST 74 MFD - ANNUAL MAINT PLAN	\$135.39
	P057878	088719493		OFFICE COPIER LEASE/USAGE (MAR	\$349.33
	P057878	089058311		OFFICE COPIER LEASE/USAGE (APR	\$367.41
XO HOLDINGS LLC DBA		0290511975	244966	PHONE CHARGES 4/23-5/22/17	\$185.08
FIRE TOTAL ****					\$13,091.44
Division:	130	POLICE			
911 SUPPLY LLC	P057426	49674	245419	EMBROIDERY RICHLAND LOGO	\$81.00
	P057426			8141-1-04-L BLAUER 8141-1 LS S	\$44.99
	P057426			TAX	\$29.06
	P057426			9131-1-04-XL BLAUER 8131-1 SS	\$199.95
	P057426			SHIPPING	\$12.00
AMERICAN MESSAGING SERVICES LLC		W4100724RE	245425	PAGER RENTAL MAY 2017	\$51.12
BANK OF AMERICA		TXN00032378	245317	STRAIGHTTALK AIRTIME - Credit	(\$50.64)
		TXN00032392		AMAZON.COM - FLASH DRIVES	\$188.82



City Of Richland

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From: 5/8/2017 To: 5/26/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00032393	245317	TACTICAL LINK - SWIVEL CONNECT	\$59.39
		TXN00032419		UPS 0000002654EE137	\$30.65
		TXN00032429		COSTCO WHSE - CAKE CITIZENS AC	\$25.98
		TXN00032459		AMAZON - LED MONITOR	\$152.03
		TXN00032464		THE HOME DEPOT #4746 - RANGE E	\$107.14
		TXN00032470		STAPLES - FORKS/SPOONS/LYSOL W	\$66.13
		TXN00032476		AMAZON - ETHERNET SWITCH/HARD	\$483.06
		TXN00032480		NEWEGG.COM - Ethernet Patch Co	\$57.13
		TXN00032485		AMAZON - SCREEN PROTECTOR	\$15.94
		TXN00032489		AMAZON - 10 PORT USB	\$130.29
		TXN00032515		MULTI-HEALTH SYSTEMS - NELSON/	\$120.00
		TXN00032521		UPS 0000002654EE147	\$58.08
		TXN00032529		NEWEGG-USB Flash Drive	\$119.80
		TXN00032548		STAPLES - PAPER/TONER	\$1,012.37
		TXN00032570		STAPLES - TONER	\$202.78
		TXN00032571		RADEUM INC DBA FREELINC - REPA	\$31.83
		TXN00032574		MAGNETSONTHECHEAP.COM - VIPS O	\$42.09
		TXN00032576		PUBLIC SAFTEY SOFTWARE - ViMS	\$384.00
		TXN00032580		RED LION ON THE RIVE - CHARGE	\$174.10
		TXN00032581		STAPLES - DRAFT STAMPS	\$23.46
		TXN00032584		LU LU CRAFT BAR & KI - LE ACAD	\$84.58
		TXN00032611		OFFICE DEPOT #2766 - BINDERS/D	\$54.22
		TXN00032622		BROWNELL'S - GLOCK EXTENDED SL	\$59.90
		TXN00032625		UPS 0000002654EE157	\$46.83
		TXN00032693		STEEBERS LOCK SERVICE - DUPLIC	\$9.77
		TXN00032703		STAPLES - SILVER SHARPIES/COPY	\$230.75
		TXN00032731		UPS 0000002654EE167	\$21.82
		TXN00032742		OFFICE DEPOT #2766 - LABELWRIT	\$195.45
		TXN00032746		GOOD2GO- TOLL CHARGE 17-174 ST	\$10.65
		TXN00032756		STAPLES - TRANSPARENT FILE FOL	\$42.90
		TXN00032765		SERVPRO OF TRICITIES - VEHICLE	\$103.17
		TXN00032781		AMAZON - DYMO ADDRESS LABELS	\$133.50
		TXN00032786		STAPLES - PRINTER RIBBON	\$206.34
		TXN00032793		STAPLES - BUS CARD TEMPLATE/RE	\$73.80
		TXN00032813		AMAZON - EAR BUDS	\$129.33
CHARTER COMMUNICATIONS	05/17-0309703POL	245354		RPD INTERNET SRVCS 4/29-05/28	\$78.94
CITY OF PASCO	2017-00000017	245449		COP-ANIMAL CONTROL SERV-MAY	\$20,806.38
CITY OF RICHLAND	04/2017 APR	245210		CITY UTILITY BILLS/APR 2017	\$2,433.27
	17-059 MUAI	245451		17-059 WSNIA CONFERENCE	\$846.92
	17-060 NELSON	245009		17-060 WA NARCOTICS INVESTI	\$846.92
	17-153 NASH			17-153 WA NARCOTICS INVESTI	\$846.92



City Of Richland

VL-1 Voucher Listing

From: 5/8/2017 To: 5/26/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
DAY WIRELESS SYSTEMS		433173	245464	RADIO REPAIR	\$567.98
DELTA HEATING & COOLING INC		31898	245465	PREVENTATIVE MAINT-HVAC RANGE	\$194.29
DUBOIS, WAYNE K		17-208 DUBOIS	245466	17-208 INTRVWING IN CRISIS	\$64.00
GALLS, LLC	P057767	BC0409420	244875	CUSTOMER SPECIFIC EMBLEM	\$2.17
	P057767			CUSTOMER SPECIFIC EMBLEM	\$2.17
	P057767			NAME STRIP LAST NAME ONLY: CLA	\$4.34
	P057767			SHIPPING	\$34.74
	P057767			SR613 MDNV SM REG 5.11 TACTICA	\$108.58
	P057767			TR667 MDNV 4 OB 5.11 TACTICAL	\$108.58
	P057767			JA935 BLK XL 5.11 TACTICAL SAB	\$271.49
	P057716	BC0411029	245236	TP631BLK HIGH SPEED GEAR TACO	\$36.92
	P057716			FT918 BLK 13M SALOMON QUEST 4D	\$212.26
	P057716			CX907 GP MALE A367 POLICE DEPT	\$254.12
	P057716			SHIPPING	\$17.19
GLASEN, HEIDI		17-235 GLASEN	245473	17-235 TOUR CRIME LAB	\$18.00
IRON MOUNTAIN INC		NTE5302	245479	SHREDDING SRVCS-APRIL	\$109.42
LARSEN GUNSMITHING & FIREARMS	P057761	9132	245084	RB1	\$108.60
	P057761			HAZMAT FREIGHT	\$123.80
	P057761			KO1/S	\$495.49
	P057761			KO1PC	\$912.24
LEIRA		061317 HANSON	245087	PUBLIC DISCLSR BEG REG FEE	\$100.00
		061317 ROE		PUBLIC DISCLSR BEG REG FEE	\$100.00
		061417 HOGUE		PUBLIC DISCLSR ADV REG	\$50.00
		061417 WALKER		PUBLIC DISCLSR ADV REG FEE	\$100.00
LN CURTIS & SONS		INV95570	245490	DSDM45 DBL STACK DBL MAG	\$73.42
		INV95571		DSDM45 DBL STACK DBL MAG X5	\$169.63
		INV96498		SIGN DMP GLOCK 10/45 TEK LOK	\$144.17
MICRO DATA BUSINESS FORMS	P057758	41984	245102	ADJUST FOR TAX	(\$0.01)
	P057758			INFRACTIONS STARTING NUMBER 10	\$969.26
	P057758			SHIPPING	\$71.33
	P057758			CRIMINAL STARTING NUMBER 40001	\$886.99
MISTER CAR WASH		125241	245501	RPD VEHICLE WASHES-APR 2017	\$10.60
MTM RECOGNITION CORP	P057717	5883023	244906	SHIPPING	\$29.32
	P057717			LAPEL PINS ITEM #0001937473	\$917.67
PITNEY BOWES PURCHASE POWER		0417/14823173	245270	POSTAGE 04/01/17 TO 04/30/17	\$516.14
RIVER CITY TOWING INC		15463	245520	TOW CHARGE	\$48.87
		15473		TOW CHARGE	\$48.87
		15474		TOW CHARGE	\$48.87
		15475		TOW CHARGE	\$48.87
		15476		TOW CHARGE	\$48.87
		15479		TOW CHARGE	\$48.87



City Of Richland

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From: 5/8/2017 To: 5/26/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
RIVER CITY TOWING INC		15483	245520	TOW CHARGE	\$48.87
SOUND UNIFORM GROUP LLC	P057795	21564	244927	WINTER WEIGHT JUMPSUIT - CLARY	\$297.50
	P057795			EMBROIDERED NAME TAG "B. CLARY	\$8.00
	P057795			TAX	\$47.82
	P057795			ESTIMATED LABOR	\$168.00
	P056981	21638		SHIPPING	\$7.06
	P056981			JMP93LTDN SUMMER WEIGHT JUMPSU	\$407.25
	P056981			UNDERARM ZIPPERS	\$27.15
	P056981			EMBROIDERED NAME TAG SILVER	\$8.69
	P056981			ZIPPERED CHEST POCKETS	\$13.03
TRANS UNION RISK & ALTERNATIVE DATA		04/17-204527	245542	RPD RECORDS SEARCH - APR	\$112.00
VER STEEG, CARMEN K		17-234 VER STEEG	245550	17-234 TOUR CRIME LAB	\$18.00
VERIZON WIRELESS	P057873	9784770139	245301	April Verizon Charges	\$5,480.67
WASHINGTON CITIES INSURANCE AUTHORITY		13962	245552	NOTARY BOND-D HANSON	\$40.00
WASHINGTON STATE OFFICE OF FINANCIAL MGMT		2017SOMC-STOHEL	245400	SEX OFFENDER MGMT CONF 17-130	\$50.00
WHITBY, JARIN		17-209 WHITBY	245556	17-209 INTRVWING IN CRISIS	\$64.00
XEROX CORPORATION		089058302	245559	LX5-691308 BASE/PRINTS-APR	\$213.32
		089058303		LX5-691344 BASE/PRINTS-APR	\$245.79
		089058304		LX5-694258 BASE/PRINTS-APR	\$206.71
		089058305		MX4-345491 BASE/PRINTS-APR	\$613.50
		089058306		MX4-345537 BASE/PRINTS-APR	\$228.30
XO HOLDINGS LLC DBA		0290511975	244966	PHONE CHARGES 4/23-5/22/17	\$310.74
				PHONE CHARGES 4/23-5/22/17	\$6.93
POLICE TOTAL ****					\$47,816.36
Division:	210	ADMINISTRATIVE SERVICES			
BANK OF AMERICA		TXN00032408	245317	SHRM-C KOCH SHRM MEMBERSHIP 20	\$179.00
		TXN00032487		SOUND TRANSIT-CK PARKING FEE L	\$3.00
		TXN00032493		WESTIN SEATTLE-C KOCH LERA CON	\$292.16
KOCH, CATHLEEN A		17-232 KOCH	245246	17-232 AWC LABOR RELTNS INS	\$149.60
PARADISE BOTTLED WATER CO		04/17-ADMIN SRVCS	245261	BOTTLED WATER-APRIL	\$10.99
VERIZON WIRELESS	P057873	9784770139	245301	April Verizon Charges	\$62.00
XO HOLDINGS LLC DBA		0290511975	244966	PHONE CHARGES 4/23-5/22/17	\$20.30
ADMINISTRATIVE SERVICES TOTAL ****					\$717.05
Division:	211	FINANCE			
ALLEN, BRANDON		17-236 ALLEN	245189	17-236 AWC LABOR RELTNS INS	\$149.60
ALLIED ENVELOPE	P057870	178045	245308	INSIDE DELIVERY & STACKING OF	\$68.68
	P057870			PRICE ADJUSTMENT	\$0.01
	P057870			WINDOW ENVELOPE, REVERSE FLAP,	\$620.92
	P057870	178046		RETURN ENVELOPE WITH SECURITY	\$759.66
	P057870			ADJUST FOR TAX	(\$0.01)



City Of Richland

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From: 5/8/2017 To: 5/26/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
ALLIED ENVELOPE	P057870	178046	245308	INSIDE DELIVERY & STACKING OF	\$68.70
	P057870	178047		UTILITY BILLING STATEMENT, 20#	\$406.98
	P057870			INSIDE DELIVERY & STACKING OF	\$68.68
	P057870			ADJUST FOR TAX	\$0.01
BANK OF AMERICA		TXN00032396	245317	STAPLES-TONER/PAPER/TRAYS	\$609.34
		TXN00032430		STAPLES-COIN ROLL TRAY	\$9.76
		TXN00032432		STAPLES-STAPLER/COIN ROLL TRAY	\$47.76
		TXN00032450		STAPLES-MONEY TRAY	\$14.43
		TXN00032461		FPRYOR-KG/SH-SALES TAX CLASS	\$398.00
		TXN00032478		STAPLES-CALC RIBBON	\$67.64
		TXN00032482		FPRYOR HORTON-PAYROLL CLASS	\$149.00
		TXN00032547		STAPLES-COIN ROLL TRAY	\$8.89
		TXN00032630		STONE SOUP-SOLICITOR MTG BA/JL	\$37.41
		TXN00032670		OFFICE DEPOT-BA QUICKBOOKS PFD	\$217.19
CITY OF RICHLAND		042817	245212	REIMB PETTY CASH-USPS MAIL	\$225.00
COLUMBIA INDUSTRIES SUPPORT LLC		0048403	245217	ON SITE SHREDDING WO #0076852	\$32.45
		0048462		ON SITE SHREDDING WO #76868	\$32.45
GARDA CL NORTHWEST INC		10294672	245237	ARMORED CAR SRVCS APR 2017	\$435.20
PARADISE BOTTLED WATER CO		04/17-ADMIN SRVCS	245261	BOTTLED WATER-APRIL	\$51.58
				BOTTLED WATER-APRIL	\$21.98
PITNEY BOWES PURCHASE POWER		0417/14823173	245270	POSTAGE 04/01/17 TO 04/30/17	\$858.45
				POSTAGE 04/01/17 TO 04/30/17	\$5,510.07
REDSSON LTD		195201	245269	PORTAL SERVICE LOCATES-APR	\$258.00
RETAIL LOCKBOX INC		17044812	245271	UB PYMT PROCESSING APR 17	\$2,244.94
VERIZON WIRELESS	P057873	9784770139	245301	April Verizon Charges	\$56.39
	P057873			April Verizon Charges	\$38.67
XEROX CORPORATION		089058307	245305	MX4-346672 BASE/PRINTS-APR	\$304.11
		089121145		LX5-692029 BASE/PRINTS-APRIL	\$255.91
XO HOLDINGS LLC DBA		0290511975	244966	PHONE CHARGES 4/23-5/22/17	\$0.22
				PHONE CHARGES 4/23-5/22/17	\$134.71
				PHONE CHARGES 4/23-5/22/17	\$77.10
FINANCE TOTAL ****					\$14,239.88
Division:	212	PURCHASING			
BANK OF AMERICA		TXN00032383	245317	WWW.WANIGP.ORG - 2017 Membersh	\$40.00
		TXN00032414		OPPA - May 2017 Regional Confe	\$150.00
		TXN00032438		NATIONAL INSITUTE OF GOVE - CI	\$310.00
		TXN00032441		NAPCP - 2017 Membership - Pere	\$149.00
		TXN00032442		NIGP - IWEB - 2017 Membership	\$80.00
		TXN00032484		NEWEGG-Keyboad	\$119.99
		TXN00032497		AMAZON/FOOTREST	\$56.08
		TXN00032507		OFFICE DEPOT/MARKERS,MOUSE PAD	\$129.74



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00032507	245317	OFFICE DEPOT/PAPER,KEY RINGS	\$15.90
		TXN00032514		OFFICE DEPOT/ROLODEX	\$15.40
		TXN00032621		DOMINO'S 7070 - Warehouse Inve	\$18.72
		TXN00032654		MRSC ROSTERS - Membership Dues	\$480.00
		TXN00032779		NATIONAL INSITUTE OF GOVE - IN	\$690.00
CITY OF RICHLAND		04/2017 APR	245210	CITY UTILITY BILLS/APR 2017	\$736.22
PITNEY BOWES PURCHASE POWER		0417/14823173	245270	POSTAGE 04/01/17 TO 04/30/17	\$1.38
VERIZON WIRELESS	P057873	9784770139	245301	April Verizon Charges	\$19.33
	P057873			April Verizon Charges	\$32.98
XO HOLDINGS LLC DBA		0290511975	244966	PHONE CHARGES 4/23-5/22/17	\$60.32
				PHONE CHARGES 4/23-5/22/17	\$44.12
PURCHASING TOTAL ****					\$3,149.18
Division:	213	INFORMATION TECHNOLOGY			
AP TECHNOLOGY LLC	P057895	IN015058	245428	ANNUAL SECURE CHECK MAINTENANC	\$910.00
BANK OF AMERICA		TXN00032403	245317	METROLINE-CISCO IP PHone	\$949.95
		TXN00032410		BLS HOW2PASS - Full Version On	\$39.00
		TXN00032479		Varidesk- Stand-Up Desk	\$395.00
		TXN00032522		GODADDY-Richland Parks and Rec	\$16.47
		TXN00032560		CERIUM NETWORKS-Wireless Acces	\$2,404.51
		TXN00032569		DRI TechSmith - Purchase	\$58.30
		TXN00032634		ACCIS membership - Purchase	\$75.00
		TXN00032672		AMAZON -USB Flashdrive	\$38.85
		TXN00032688		ESRI - ESRI LED CLASS	\$1,074.00
		TXN00032718		WEBEX-Annual Renwal	\$1,016.50
		TXN00032777		Dell-Swappable Battery	\$72.32
		TXN00032807		AMAZON-SMARTDOCK PRO	\$89.99
		TXN00032812		CABLES FOR LESS - Cable Stock	\$152.20
PARAMOUNT COMMUNICATIONS INC	P057710	32105	245510	COMMUNICATION CABLING TO SWIMM	\$854.68
PITNEY BOWES PURCHASE POWER		0417/14823173	245270	POSTAGE 04/01/17 TO 04/30/17	\$15.18
SMARSH, INC.	S017380	INV00224755	245285	ANNUAL RENEWAL MESSAGE ARCHIVI	\$1,130.00
VERIZON WIRELESS	P057873	9784770139	245301	April Verizon Charges	\$15.02
	P057873			April Verizon Charges	\$532.84
XEROX CORPORATION		089058299	244965	MX4-340609 BASE/PRINTS- APR	\$68.88
XO HOLDINGS LLC DBA		0290511975	244966	PHONE CHARGES 4/23-5/22/17	\$253.69
INFORMATION TECHNOLOGY TOTAL ****					\$10,162.38
Division:	220	HUMAN RESOURCES			
BANK OF AMERICA		TXN00032536	245317	STAPLES-LOOSE LEAF RING BNDR	\$12.37
		TXN00032546		STAPLES-STAPLE REMVR/VERT SLOT	\$12.98
		TXN00032555		STAPLES-WIRE DESK TRAY	\$21.71
		TXN00032652		STONE SOUP-HR/MERCER MEETING	\$77.61



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From: 5/8/2017 To: 5/26/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00032658	245317	AMAZON-SUCCESSFUL MGR HANDBK	\$217.68
		TXN00032734		WALMART-SEWTG NEGO MTG SUPPLIE	\$85.17
		TXN00032752		STONE SOUP-SEWTG NEGO MEETING	\$103.04
		TXN00032755		STAPLES - GUIDE TOP FILES	\$47.91
		TXN00032767		ESS-EMP BACKGROUND CHECKS	\$438.00
		TXN00032768		ESS-EMP BACKGROUND CHECKS	\$570.00
BIOSH		3758-B	245202	DOT PRE EMP PHYSICAL-BENNETT	\$50.00
CEPTEC POLYGRAPH SERVICES LLC		1704	245208	PRE-EMPLOY POLYGRAPH-FANCHER	\$250.00
HARRINGTON'S TROPHIES		76764	245240	RETIREMENT PLAQUE-D.REENTS	\$71.68
		76787		RETIREMENT PLAQUE-HALL	\$71.68
PITNEY BOWES PURCHASE POWER		0417/14823173	245270	POSTAGE 04/01/17 TO 04/30/17	\$2.78
POWERS, KRISTA		033017	244915	REIMB MILEAGE - AWARD DISTR	\$9.63
TALENT WISE INC		973030871	245291	BACKGROUND CHECKS-APRIL	\$10.86
VERIZON WIRELESS	P057873	9784770139	245301	April Verizon Charges	\$56.18
WASHINGTON STATE TREASURER		GIBSON 2017	244866	2017-DRIVER RECORD REQUEST	\$13.00
XEROX CORPORATION		089058299	244965	MX4-340609 BASE/PRINTS- APR	\$2.24
		089058308		MX4-354245 BASE/PRINTS- APR	\$349.40
XO HOLDINGS LLC DBA		0290511975	244966	PHONE CHARGES 4/23-5/22/17	\$72.86
YAKIMA WORKER CARE PLLC		20057	245306	PRE EMPLOYMNT PHYSICAL-BAUMAN	\$120.00
		20179		PRE EMPLOYMNT PHYSICAL-OSTLER	\$120.00
		20194		PRE EMPLOYMNT PHYSICAL-PALMER	\$120.00
		20213		PRE EMPLOYMNT PHYSICAL-SMITH	\$120.00
HUMAN RESOURCES TOTAL ****					\$3,026.78
Division:	300	COMMUNITY &DEVELOPMENT SERVICE			
ABADAN INC		CNIN132817	245188	XEROX6204 MAINT 4/23-5/22/17	\$128.30
BANK OF AMERICA		TXN00032556	245317	PAYPAL-ADMIN PROF-LUNCHEON REG	\$50.00
		TXN00032715		PLANNER PADS-PLANNER	\$37.48
CITY OF RICHLAND		17-037 JENSEN	245213	17-037 APA CONFERENCE	\$374.00
JENSEN, KERWIN		041917	245243	REIMBURSE MEETING EXPENSE	\$7.32
		17-037 JENSEN		17-037 APA CONFERENCE	\$456.60
PITNEY BOWES PURCHASE POWER		0417/14823173	245270	POSTAGE 04/01/17 TO 04/30/17	\$2.80
VERIZON WIRELESS	P057873	9784770139	245301	April Verizon Charges	\$227.18
XEROX CORPORATION		089058295	245305	MX4-343179 BASE/PRINTS APR	\$200.00
XO HOLDINGS LLC DBA		0290511975	244966	PHONE CHARGES 4/23-5/22/17	\$113.63
				PHONE CHARGES 4/23-5/22/17	\$6.30
				PHONE CHARGES 4/23-5/22/17	\$27.86
				PHONE CHARGES 4/23-5/22/17	\$20.61
				PHONE CHARGES 4/23-5/22/17	\$20.55
				PHONE CHARGES 4/23-5/22/17	\$20.24
COMMUNITY &DEVELOPMENT SERVICE TOTAL ****					\$1,692.87



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From: 5/8/2017 To: 5/26/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
Division:	301	DEVELOPMENT SERVICES			
BANK OF AMERICA		TXN00032425	245317	INT'L CODE COUNCIL-BLDG PUBLIC	\$173.56
		TXN00032488		STAPLES -MOUSE,KEYBD,CLEAN SUP	\$63.10
		TXN00032593		STAPLES -MARKERS,TAPE,PAPER	\$59.84
		TXN00032619		INT'L CODE CONCL-PUBLICATIONS	\$49.41
		TXN00032629		ACE RICHLAND - ZIP TIES	\$24.96
		TXN00032636		STAPLES - DRY ERASE MARKERS	\$20.62
		TXN00032719		STAPLES - COPY PAPER, CARDSTOC	\$61.39
		TXN00032792		ICICLE VILLIAGE-TRIP 17-127, C	\$101.37
		TXN00032804		ICICLE VILLIAGE-TRIP 17-127, C	\$101.37
BENTON CLEAN AIR AUTHORITY		2017-COR-Q2	245197	2ND QTR 2017 ASSESSMENT PYMT	\$14,823.04
CITY OF RICHLAND		17-127 SOMERS	245213	17-127 WA PERMIT TECH CONF	\$245.22
MCLEAN LAW OFFICE		GM-05152017	245495	C178-14 HEARING EXAMINER SRVCS	\$7,686.25
ONEZA & ASSOCIATES		#8	245259	COMP PLAN UPDATE	\$15,947.34
PITNEY BOWES PURCHASE POWER		0417/14823173	245270	POSTAGE 04/01/17 TO 04/30/17	\$19.32
PLANNING ASSOCIATION OF WASHINGTON		1109	245264	2017 PLANNING ASSOC OF WA	\$450.00
TRI CITY HERALD	S017415	2956575	244946	PHN 032317 HE FILE #S2017-100	\$39.55
	S017415	2965549		NOTICE OF APPLICATION AND SEPA	\$84.04
	S017415	2968687		PHN 032117 HE RAN ON 3/12/17	\$44.49
	S017434	3026120	245544	PHN - PLANNING COMMISSION RAN	\$49.44
	S017434	3026536		HE PHN - PRE PLAT BAUDER RAN O	\$54.38
	S017434	3044519		PHN PLANNING COMMISSION RAN ON	\$14.83
VERIZON WIRELESS	P057873	9784770139	245301	April Verizon Charges	\$481.17
WATER SOLUTIONS INC		15859	245175	3 WTR MACHINES -MAY 2017	\$39.63
				3 WTR MACHINES -MAY 2017	\$16.29
XEROX CORPORATION		089058297	244965	LX5-692207 BASE/PRINTS-APR	\$70.14
DEVELOPMENT SERVICES TOTAL****					\$40,720.75
Division:	302	REDEVELOPMENT			
PITNEY BOWES PURCHASE POWER		0417/14823173	245270	POSTAGE 04/01/17 TO 04/30/17	\$4.14
SHANNON & WILSON INC		8250	245284	GROUNDWATER MONITORING-SHOPS	\$792.48
VERIZON WIRELESS	P057873	9784770139	245301	April Verizon Charges	\$79.89
REDEVELOPMENT TOTAL****					\$876.51
Division:	303	LIBRARY			
BANK OF AMERICA		TXN00032409	245317	INGRAM BOOKS	\$99.46
		TXN00032435		INGRAM BOOKS	\$96.22
		TXN00032446		INGRAM BOOKS	\$173.50
		TXN00032448		INGRAM BOOKS	\$176.93
		TXN00032467		INGRAM BOOKS	\$175.45
		TXN00032473		INGRAM BOOKS	\$1,249.17
		TXN00032494		INGRAM BOOKS	\$274.36



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From: 5/8/2017 To: 5/26/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00032498	245317	ROOM LA & TB TRIP# 17-029	\$614.68
		TXN00032506		INGRAM BOOKS	\$35.23
		TXN00032511		ROOM DPA & DS TRIP # 17-029	\$614.68
		TXN00032531		INGRAM BOOKS	\$371.37
		TXN00032542		INGRAM BOOKS	\$220.98
		TXN00032545		INGRAM BOOKS	\$129.15
		TXN00032559		BOARD TRUSTEE BINDER SUPPLIES	\$51.42
		TXN00032565		KLEENEX, PAPER, PLANNER	\$76.43
		TXN00032575		PAPER - PUBLIC COPIERS	\$157.25
		TXN00032577		BOARD BINDER SUPPLIES	\$62.05
		TXN00032583		DVD CASES, LAMINATE, TAPE, DIS	\$640.30
		TXN00032614		INGRAM BOOKS	\$18.51
		TXN00032632		CITY OF RICHLAND - STATE PERMI	\$2,290.99
		TXN00032644		INGRAM BOOKS	\$94.00
		TXN00032653		BLACKSTONE AUDIOBOOK	\$320.30
		TXN00032663		INGRAM BOOKS	\$193.84
		TXN00032671		INGRAM BOOKS	\$350.03
		TXN00032679		MIDWEST DVD HOOPLA	\$3,518.16
		TXN00032680		BATTERIES, STAMP	\$71.11
		TXN00032681		INGRAM BOOKS	\$209.92
		TXN00032687		OVERDRIVE DIGITAL	\$18.99
		TXN00032692		INGRAM BOOKS	\$429.05
		TXN00032723		INGRAM BOOKS	\$432.59
		TXN00032724		MIDWEST DVD	\$147.67
		TXN00032729		INGRAM BOOKS	\$30.45
		TXN00032737		RECORDED AUDIOBOOKS	\$168.84
		TXN00032745		INGRAM BOOKS	\$81.44
		TXN00032750		INGRAM BOOKS	\$379.96
		TXN00032764		INGRAM BOOKS	\$1,240.71
		TXN00032780		INGRAM BOOKS	\$78.79
		TXN00032783		BLACKSTONE AUDIO	\$45.90
		TXN00032789		INGRAM BOOKS	\$273.27
		TXN00032797		OVERDRIVE DIGITAL	\$213.97
CITY OF RICHLAND		04/2017 APR	245210	CITY UTILITY BILLS/APR 2017	\$3,457.69
ENTERPRISE RENT A CAR		05/17-45WA423	245231	17-029 ADAMS CAR RENTAL	\$197.69
FRONTIER	S017426	05/17 5099433152	245362	FRONTIER COMMUNICATIONS MONTHL	\$376.36
MP CONSTRUCTION INC	P057523	1701-02-01	245104	CONSTRUCT LIBRARY MAKER SPACE	\$36,067.30
OCLC INC		0000530370	245257	CATALOGING SRVCS - APRIL	\$1,004.55
PITNEY BOWES PURCHASE POWER		0417/14823173	245270	POSTAGE 04/01/17 TO 04/30/17	\$469.55
PRINT PLUS/PSS RUBBER STAMPS		90001	245268	RUBBER STAMPS	\$40.18
VERIZON WIRELESS	P057873	9784770139	245301	April Verizon Charges	\$73.12



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
XEROX CORPORATION		089058316	245183	LX5-692917 BASE/PRINTS- APRIL	\$368.49
		089058317		LX5-692943 BASE/PRINTS- APRIL	\$165.04
		089101435	245305	LX5-692939 BASE/PRINTS- APRIL	\$175.37
		089101436		LX5-692946 BASE/PRINTS- APRIL	\$286.00
XO HOLDINGS LLC DBA		0290511975	244966	PHONE CHARGES 4/23-5/22/17	\$153.24
LIBRARY TOTAL ****					\$58,661.70
Division:	330	PARKS & RECREATION ADMIN			
BANK OF AMERICA		TXN00032700	245317	SAFEWAY - Spring Commissioner	\$30.28
		TXN00032711		YOKE'S FRESH MARKET - SPRING C	\$67.02
VERIZON WIRELESS	P057873	9784770139	245301	April Verizon Charges	\$1,318.55
PARKS & RECREATION ADMIN TOTAL ****					\$1,415.85
Division:	331	PARKS & REC - RECREATION			
BANK OF AMERICA		TXN00032379	245317	CRAFT WAREHOUSE - HCS BUNNY PA	\$7.47
		TXN00032394		LOWES - HCS BUNNY PAINT	\$15.12
		TXN00032412		THE HOME DEPOT - SHOP VAC FOR	\$140.09
		TXN00032415		WM SUPERCENTER HCS BUNNY - COF	\$162.32
		TXN00032426		TPC ONLINE FOOD CARDS - KYLENE	\$10.00
		TXN00032458		WAL-MART - HCS BUNNY PAINT SUP	\$36.77
		TXN00032481		FINAL TOUCH UPHOLSTERY - FITNE	\$206.34
		TXN00032495		THE HOME DEPOT #4746 - HSC BUN	\$193.33
		TXN00032499		UNOCLEAN - DEODORIZER FOR RCC	\$307.96
		TXN00032502		HOBBY-LOBBY - HCS BUNNY SUPPLI	\$19.93
		TXN00032505		RITE AID STORE - HCS BUNNY WAT	\$6.98
		TXN00032509		SIGNSIMPL LLC - MONTHLY P&R SU	\$16.00
		TXN00032513		HARBOR FREIGHT TOOLS 49 - HCS	\$217.05
		TXN00032516		YOKE'S FRESH MARKET - HCS BUNN	\$1,655.01
		TXN00032524		BENNETT RENTALS - HCS BUNNY CO	\$39.10
		TXN00032544		USA FOOTBALL - NFL Flag Jersey	\$339.90
		TXN00032558		WM SUPERCENTER #3261 - HEADSET	\$16.16
		TXN00032610		HOLIDAY INN EXP CDA - Justin B	\$388.80
		TXN00032685		USPS PO 5471400352 - Postage	\$7.50
		TXN00032704		HAYNEEDLE INC - HCS PARTITION	\$150.95
		TXN00032744		LIFEGUARD STORE - ONLINE -	\$467.75
		TXN00032754		USA FOOTBALL - NFL Flag - FLAG	\$50.48
		TXN00032759		OTC BRANDS INC. - Credit - shi	(\$6.99)
		TXN00032772		WM SUPERCENTER #3380 - FITNESS	\$19.67
		TXN00032774		AED SUPERSTORE - AED	\$304.20
		TXN00032778		AED SUPERSTORE - AED	\$180.00
		TXN00032799		IN ELIFEGUARD, INC. - guard h	\$287.32
		TXN00032818		BARNES&NOBLE.COM-BN - BOOK FOR	\$33.94



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VL-1 Voucher Listing

From: 5/8/2017 To: 5/26/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BROWN, JUSTIN		17-223 BROWN	245442	17-223 WRPA CONFERENCE	\$46.00
CAMARENA LATIN RHYTHMS		APRIL 2017	244843	SALSA INSTRUCTOR-APRIL	\$912.43
COLUMBIA GEOTECHNICAL ASSOCIATES		WINTER 2017	244854	PRE-SCHOOL CLASS 5973	\$660.80
DAVIS, JENNY K		17-222 DAVIS	245463	17-222 WRPA CONFERENCE	\$46.00
ELIZABETH E TROST		APRIL 2017	244869	APRIL CLASS-5948 5971	\$548.61
HEALTHY FEET LLC			244881	FOOT CARE CLASSES-APRIL	\$607.20
MASON, PATTI L			244898	FITNESS CLASSES - APRIL	\$503.45
MILLER, JO ANN			244902	DANCE INSTRUCTOR-APRIL	\$495.59
PITNEY BOWES PURCHASE POWER		0417/14823173	245270	POSTAGE 04/01/17 TO 04/30/17	\$14.64
SUSAN KATHLEEN VITULLI		03/2017	244933	PAINTING CLASS #5893	\$337.50
		04/2017		PAINTING CLASS #5926	\$438.75
SZENDRE, JOLENE		FEBRUARY 2017	244934	YOGA CLASS #2878-FEB 2017	\$121.10
TALENT WISE INC		973030871	245291	BACKGROUND CHECKS-APRIL	\$248.00
XEROX CORPORATION		089058293	244965	MX4-322135 BASE/PRINTS-APR	\$167.08
				MX4-322135 BASE/PRINTS-APR	\$231.35
XO HOLDINGS LLC DBA		0290511975	244966	PHONE CHARGES 4/23-5/22/17	\$37.78
				PHONE CHARGES 4/23-5/22/17	\$6.30
				PHONE CHARGES 4/23-5/22/17	\$97.66
PARKS & REC - RECREATION TOTAL ****					\$10,793.39
Division:	335	PARKS & REC - PARKS&FACILITIES			
ABM JANITORIAL NORTHWEST		10905807	245421	JANITORIAL SRVCS-MAY	\$3,128.45
				JANITORIAL SRVCS-MAY	\$527.01
				JANITORIAL SRVCS-MAY	\$2,342.86
				JANITORIAL SRVCS-MAY	\$903.54
				JANITORIAL SRVCS-MAY	\$978.44
				JANITORIAL SRVCS-MAY	\$2,667.25
		10916507		FLOOR CARE	\$197.70
AMERICAN ROCK PRODUCTS INC		304988	245427	LESLIE GROVES VOLLEYBALL	\$605.60
AMERICAN WHEEL SPECIALIST, INC		39337	245310	DRINKING FOUNTAIN VOLLEYBALL	\$933.96
		39361		POWDER COAT DRINKING FOUNTAIN	\$325.80
AQUATIC SPECIALTY SERVICES INC	S017408	13035	245429	CHLORINE FREE/5 (250 TESTS),	\$178.80
	S017408			LENS, 1/4 TURN ROT FLOW, ITEM	\$44.90
	S017408			FREIGHT	\$16.29
	S017408			CALCIUM HARDNESS (CALCICOL), A	\$203.28
	S017408			FLOW INDICATOR, RYTON R4	\$42.35
	S017408			ORING, VITON FOR FLOW CELL, IT	\$21.67
	S017408			ADJUST FOR TAX	(\$0.01)
	S017408			SHAFT, CERAMIC ROTOR FLOW (PIN	\$44.90
	S017409	13085		PULSAR CHLORINE BRIQUETTES, 10	\$4,135.49
	S017409			FREIGHT	\$38.01
ARAMARK UNIFORM SERVICES INC	S017436	04/17-934962000	245430	LINEN CHARGES FOR APRIL, 2017	\$462.20



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00032374	245317	STAPLES - TAGS FOR BROKEN EQUI	\$54.61
		TXN00032381		THE HOME DEPOT #4746 - DOOR KN	\$73.08
		TXN00032390		THE HOME DEPOT #4746 - GEORGE	\$121.02
		TXN00032400		THE HOME DEPOT #4746 - JEFFERS	\$22.71
		TXN00032401		GRIGGS ACE RICHLAND -VOLLEYBAL	\$10.85
		TXN00032418		GRIGGS ACE RICHLAND - LESLIE G	\$9.85
		TXN00032422		GRIGGS ACE RICHLAND - LESLIE G	\$62.96
		TXN00032423		HARBOR FREIGHT TOOLS 49 - TRUC	\$57.51
		TXN00032428		Amazon.com BUILDING 200 CONTRA	\$26.87
		TXN00032440		ULINE SHIP SUPPLIES - SHOPS	\$240.22
		TXN00032466		ACE HDWE - TOOLS FOR TRUCK #23	\$92.26
		TXN00032472		GRIGGS ACE RICHLAND - BARTH PA	\$72.18
		TXN00032483		AmazonPrime Membership -	\$11.94
		TXN00032501		THE HOME DEPOT #4746 - TOOLS F	\$66.18
		TXN00032517		THE HOME DEPOT #4746 - SHOPS 1	\$73.73
		TXN00032523		GRIGGS ACE RICHLAND - JEFFERSO	\$34.73
		TXN00032528		CARE.CITRIXONLINE.COM - GO TO	\$20.64
		TXN00032533		GRIGGS ACE RICHLAND - GEORGE P	\$57.71
		TXN00032535		Amazon.com -SHOPS 100 HVAC	\$26.87
		TXN00032553		THE HOME DEPOT #4746 - 703 BUI	\$91.07
		TXN00032562		GRIGGS ACE RICHLAND -RESTOCK B	\$15.15
		TXN00032601		WSU REV ADMIN - DBIA DARRIN SW	\$25.00
		TXN00032602		ROUND TABLE PIZZA - CORCH MEET	\$40.56
		TXN00032607		AMAZON MKTPLACE PMTS - TRUCK 3	\$38.00
		TXN00032609		GRIGGS ACE RICHLAND - RCC JANI	\$14.31
		TXN00032638		GRIGGS ACE RICHLAND - JOHN DAM	\$13.01
		TXN00032642		GRIGGS ACE RICHLAND - PARKWAY	\$17.89
		TXN00032646		WAL-MART #3380 - 35 STAFF MEET	\$233.14
		TXN00032647		GRIGGS ACE RICHLAND - PARKWAY	\$47.70
		TXN00032648		THE HOME DEPOT #4746 - CITY HA	\$37.94
		TXN00032668		THE HOME DEPOT #4746 - SAFETY	\$49.89
		TXN00032669		AMAZON MKTPLACE PMTS - VAN TOO	\$218.77
		TXN00032683		EXCELMARKCOM - SELF INKING STA	\$35.97
		TXN00032686		SAFEWAY STORE00003335 - 35 ST	\$23.88
		TXN00032695		THE HOME DEPOT #4746 - FLOWER	\$110.58
		TXN00032704		HAYNEEDLE INC - HCS PARTITION	\$150.95
		TXN00032708		AMAZON MKTPLACE PMTS -POOL LIG	\$13.90
		TXN00032709		THE HOME DEPOT #4746 - CITY HA	\$50.89
		TXN00032710		ULINE SHIP SUPPLIES - EYE WA	\$103.89
		TXN00032721		HARBOR FREIGHT TOOLS 49 - TOOL	\$21.71
		TXN00032728		AMAZON.COM AMZN.COM/BILL - GEO	\$12.99



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From: 5/8/2017 To: 5/26/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00032730	245317	SUPPLYHOUSE.COM - GEORGE PROUT	\$70.32
		TXN00032736		GRIGGS ACE RICHLAND - AMON LIG	\$31.21
		TXN00032743		SUPPLYHOUSE.COM -RCC HVAC	\$165.90
		TXN00032751		LOWES #00249 - WYE PARK ROOF R	\$20.59
		TXN00032753		Amazon.com - SHOPS 100 HVAC	\$26.87
		TXN00032758		HARBOR FREIGHT TOOLS 49 - MOWE	\$38.00
		TXN00032769		THE HOME DEPOT #4746 - VOLLEYB	\$85.19
		TXN00032770		Amazon.com -SHOPS 100 HVAC	\$26.87
		TXN00032771		G AND R AG PRODUCTS INC - PART	\$367.39
		TXN00032790		AMAZON.COM AMZN.COM/BILL - TOO	\$131.53
		TXN00032794		GRIGGS ACE RICHLAND - PARTS SP	\$43.42
		TXN00032800		BEST WESTERN COLLEGE W - RUBEN	\$107.59
		TXN00032811		BALTIMORE AIRCOIL COMPANY - SH	\$67.33
BASIN SOD INC	458509		245433	SOD	\$108.74
BEAVER BARK & ROCK	804766		245434	DIRT FILL	\$307.99
	806061			DIRT FILL	\$155.95
	813796			GRAVEL	\$19.54
	816405			SOD	\$77.93
BENJAMIN'S CARPET ONE	CG604949		245196	MINI BLINDS FOR RCC	\$144.59
BENTON COUNTY SHERIFF'S OFFICE	03/17-WORKCREW II		245436	WORKCREW II-MARCH 2017	\$6,060.89
BENTON COUNTY TREASURER	2017 NOXIOUS WDS		245198	NOXIOUS WEED ASSESSMENTS-2017	\$48.23
CASCADE NATURAL GAS CORP	04/17 61897100006		245206	NAT GAS 955 NRTHGT 03/22-04/17	\$620.39
	04/17 73638100005			NAT GAS 500 AMON 03/22-4/17	\$712.52
	04/17-75226321539			NAT GAS 2710 DUPRT 03/17-4/13	\$309.32
	04/17-80577100003			NAT GAS 200 BLDG 03/17-04/13	\$1,189.76
	04/17-90577100002			NAT GAS 300 BLDG 03/17-4/13	\$1,797.74
	04/17-96738100005			NAT GAS 505 SWIFT 03/22-4/17	\$1,386.64
	457496		245445	VINYL FLOW/ALUMINUM CRIMP	\$194.57
CITY OF RICHLAND	04/2017 APR		245210	CITY UTILITY BILLS/APR 2017	\$30.56
				CITY UTILITY BILLS/APR 2017	\$145.35
				CITY UTILITY BILLS/APR 2017	\$173.72
				CITY UTILITY BILLS/APR 2017	\$30.74
				CITY UTILITY BILLS/APR 2017	\$166.65
				CITY UTILITY BILLS/APR 2017	\$167.48
				CITY UTILITY BILLS/APR 2017	\$167.45
				CITY UTILITY BILLS/APR 2017	\$29.82
				CITY UTILITY BILLS/APR 2017	\$146.20
				CITY UTILITY BILLS/APR 2017	\$161.26
				CITY UTILITY BILLS/APR 2017	\$27.25
				CITY UTILITY BILLS/APR 2017	\$153.74
				CITY UTILITY BILLS/APR 2017	\$153.00
				CITY UTILITY BILLS/APR 2017	\$153.00



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From: 5/8/2017 To: 5/26/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CITY OF RICHLAND		04/2017 APR	245210	CITY UTILITY BILLS/APR 2017	\$151.30
				CITY UTILITY BILLS/APR 2017	\$147.90
				CITY UTILITY BILLS/APR 2017	\$29.80
				CITY UTILITY BILLS/APR 2017	\$29.51
				CITY UTILITY BILLS/APR 2017	\$146.99
				CITY UTILITY BILLS/APR 2017	\$28.10
				CITY UTILITY BILLS/APR 2017	\$28.95
				CITY UTILITY BILLS/APR 2017	\$164.14
				CITY UTILITY BILLS/APR 2017	\$83.63
				CITY UTILITY BILLS/APR 2017	\$75.69
				CITY UTILITY BILLS/APR 2017	\$60.16
				CITY UTILITY BILLS/APR 2017	\$111.50
				CITY UTILITY BILLS/APR 2017	\$111.14
				CITY UTILITY BILLS/APR 2017	\$66.61
				CITY UTILITY BILLS/APR 2017	\$67.70
				CITY UTILITY BILLS/APR 2017	\$69.41
				CITY UTILITY BILLS/APR 2017	\$113.79
				CITY UTILITY BILLS/APR 2017	\$72.51
				CITY UTILITY BILLS/APR 2017	\$53.57
				CITY UTILITY BILLS/APR 2017	\$83.67
				CITY UTILITY BILLS/APR 2017	\$88.12
				CITY UTILITY BILLS/APR 2017	\$108.84
				CITY UTILITY BILLS/APR 2017	\$95.73
				CITY UTILITY BILLS/APR 2017	\$95.47
				CITY UTILITY BILLS/APR 2017	\$90.85
				CITY UTILITY BILLS/APR 2017	\$95.00
				CITY UTILITY BILLS/APR 2017	\$91.70
				CITY UTILITY BILLS/APR 2017	\$69.46
				CITY UTILITY BILLS/APR 2017	\$38.98
				CITY UTILITY BILLS/APR 2017	\$35.57
				CITY UTILITY BILLS/APR 2017	\$36.11
				CITY UTILITY BILLS/APR 2017	\$145.29
				CITY UTILITY BILLS/APR 2017	\$137.29
				CITY UTILITY BILLS/APR 2017	\$122.95
				CITY UTILITY BILLS/APR 2017	\$118.36
				CITY UTILITY BILLS/APR 2017	\$117.16
				CITY UTILITY BILLS/APR 2017	\$59.55
				CITY UTILITY BILLS/APR 2017	\$38.30
				CITY UTILITY BILLS/APR 2017	\$31.50
				CITY UTILITY BILLS/APR 2017	\$40.12
				CITY UTILITY BILLS/APR 2017	\$42.55



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CITY OF RICHLAND		04/2017 APR	245210	CITY UTILITY BILLS/APR 2017	\$43.02
				CITY UTILITY BILLS/APR 2017	\$47.67
				CITY UTILITY BILLS/APR 2017	\$48.03
				CITY UTILITY BILLS/APR 2017	\$48.10
				CITY UTILITY BILLS/APR 2017	\$49.83
				CITY UTILITY BILLS/APR 2017	\$52.80
				CITY UTILITY BILLS/APR 2017	\$37.34
				CITY UTILITY BILLS/APR 2017	\$1,017.84
				CITY UTILITY BILLS/APR 2017	(\$792.02)
				CITY UTILITY BILLS/APR 2017	\$8.39
				CITY UTILITY BILLS/APR 2017	\$10.29
				CITY UTILITY BILLS/APR 2017	\$908.35
				CITY UTILITY BILLS/APR 2017	\$912.15
				CITY UTILITY BILLS/APR 2017	\$184.27
				CITY UTILITY BILLS/APR 2017	\$348.18
				CITY UTILITY BILLS/APR 2017	\$17.71
				CITY UTILITY BILLS/APR 2017	(\$19,079.84)
				CITY UTILITY BILLS/APR 2017	\$1,111.27
				CITY UTILITY BILLS/APR 2017	\$379.18
				CITY UTILITY BILLS/APR 2017	\$23.77
				CITY UTILITY BILLS/APR 2017	\$851.04
				CITY UTILITY BILLS/APR 2017	\$357.18
				CITY UTILITY BILLS/APR 2017	\$12.24
				CITY UTILITY BILLS/APR 2017	\$351.18
				CITY UTILITY BILLS/APR 2017	\$927.39
				CITY UTILITY BILLS/APR 2017	\$477.84
				CITY UTILITY BILLS/APR 2017	\$846.31
				CITY UTILITY BILLS/APR 2017	\$837.65
				CITY UTILITY BILLS/APR 2017	\$794.53
				CITY UTILITY BILLS/APR 2017	\$779.83
				CITY UTILITY BILLS/APR 2017	\$774.31
				CITY UTILITY BILLS/APR 2017	\$711.59
				CITY UTILITY BILLS/APR 2017	\$682.65
				CITY UTILITY BILLS/APR 2017	\$380.94
				CITY UTILITY BILLS/APR 2017	\$632.31
				CITY UTILITY BILLS/APR 2017	\$886.80
				CITY UTILITY BILLS/APR 2017	\$465.25
				CITY UTILITY BILLS/APR 2017	\$455.78
				CITY UTILITY BILLS/APR 2017	\$454.15
				CITY UTILITY BILLS/APR 2017	\$406.81
				CITY UTILITY BILLS/APR 2017	\$386.73



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CITY OF RICHLAND		04/2017 APR	245210	CITY UTILITY BILLS/APR 2017	\$878.07
				CITY UTILITY BILLS/APR 2017	\$352.81
				CITY UTILITY BILLS/APR 2017	\$668.55
				CITY UTILITY BILLS/APR 2017	\$212.20
				CITY UTILITY BILLS/APR 2017	\$276.75
				CITY UTILITY BILLS/APR 2017	\$361.03
				CITY UTILITY BILLS/APR 2017	\$24.15
				CITY UTILITY BILLS/APR 2017	\$262.76
				CITY UTILITY BILLS/APR 2017	\$259.37
				CITY UTILITY BILLS/APR 2017	\$248.81
				CITY UTILITY BILLS/APR 2017	\$244.28
				CITY UTILITY BILLS/APR 2017	\$1,112.61
				CITY UTILITY BILLS/APR 2017	\$230.39
				CITY UTILITY BILLS/APR 2017	\$289.50
				CITY UTILITY BILLS/APR 2017	\$209.70
				CITY UTILITY BILLS/APR 2017	\$209.67
				CITY UTILITY BILLS/APR 2017	\$186.80
				CITY UTILITY BILLS/APR 2017	\$184.65
				CITY UTILITY BILLS/APR 2017	\$1,898.95
				CITY UTILITY BILLS/APR 2017	\$2,805.11
				CITY UTILITY BILLS/APR 2017	\$184.43
				CITY UTILITY BILLS/APR 2017	\$232.24
				CITY UTILITY BILLS/APR 2017	\$295.50
				CITY UTILITY BILLS/APR 2017	\$1,319.47
				CITY UTILITY BILLS/APR 2017	\$300.87
				CITY UTILITY BILLS/APR 2017	\$23.84
				CITY UTILITY BILLS/APR 2017	\$272.50
				CITY UTILITY BILLS/APR 2017	\$1,196.20
				CITY UTILITY BILLS/APR 2017	\$319.55
				CITY UTILITY BILLS/APR 2017	\$303.45
				CITY UTILITY BILLS/APR 2017	\$297.20
				CITY UTILITY BILLS/APR 2017	\$1,669.98
				CITY UTILITY BILLS/APR 2017	\$341.21
				CITY UTILITY BILLS/APR 2017	\$292.10
				CITY UTILITY BILLS/APR 2017	\$289.73
				CITY UTILITY BILLS/APR 2017	\$1,840.75
				CITY UTILITY BILLS/APR 2017	\$1,391.58
COMPLETE CLEANING SYSTEMS	74208	04/2017-24	245450	#24 LANDFILL FEES	\$2,284.35
			245458	MACHINE SCRUB WAREHOUSE	\$1,270.00
			245459	RED LIGHT LENS	\$10.32
DEPARTMENT OF LABOR & INDUSTRIES		3627-575980	245459		
		051517	245358	DUPLICATE CERTS 103678/103679	\$25.20



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
DESERT GREEN TURF INC		9139	245359	SOD	\$2,009.91
EWING IRRIGATION PRODUCTS INC		2960816	245360	CARSON GREEN BOX-DINNER DOCK	\$29.52
		3118892	245232	BASELINE MODEMS	\$1,557.32
		3118893		BOARD UPGRADE	\$673.23
		3126665	245360	CARSON GREEN BOX-DINNER DOCK	\$618.61
		3144990	245232	VALVE BOX PUMP	\$45.57
		3160901	245468	WILKINS RP V-B ASSY	\$100.09
		3197302	245360	WILKINS RP VB ASSY	\$586.28
		3197303		PRO PLAT	\$1,551.30
		3197304	245232	TURFACE	\$497.69
		3197305	245360	PVC NIPPLES-TRUCK SUPPLIES	\$680.46
		3235281		PVC MALE/PVC PIPE	\$194.62
		3244783		HOSE BIB	\$22.31
		3312554	245468	CRESTED HILLS IRRIGATION	\$69.80
		3321558		FIRESTATION 72 IRRIGATION	\$52.12
		3334605		HAINES LEVEE	\$224.92
		3344032		STOCK	\$1,938.51
		3344033		IRRIGATION FS 72	\$327.71
FARMERS EXCHANGE		186314	245469	NGK PLUG	\$9.42
		51567-	245233	BLOWERS	\$1,225.50
FASTENAL COMPANY		WAKEN152762	245361	SUPPLIES FOR VBALL COURTS	\$120.31
FERGUSON ENTERPRISES INC		5182112	245470	IPS ANG SILL/DRN VAC	\$22.91
		5215815		RT TOTAL RUB PART	\$43.27
G & R AG PRODUCTS INC		2168437-0001-02	245363	AGITATOR	\$386.62
		2168956-0001-02		PUMP REBUILD/SPRAY TANK	\$58.24
		2169009-0001-02		SPRAY TANK SUPPLIES	\$78.41
		2169181-0001-02		VENTED LID	\$18.23
		2169533-0001-02		NOZZLES/SPRAY ASSY	\$57.06
		2170349-0001-02		REBUILD SPRAY PUMP	\$103.76
		2171061-0001-02		SPRAY TANK SUPPLIES	\$65.34
G-A-P SUPPLY CORP DBA		20341596-00	245364	FUSE THERMAL/RELAY	\$196.32
		20342330-00		PRESSURE CONTROL/SEALANT	\$77.27
GRAINGER	S017429	9431404772	245367	FLOAT TYPE AIR VENT ITEM #30YT	\$389.55
	S017429	9438258287		FLOAT TYPE AIR VENT ITEM #30YT	(\$389.55)
	S017429	9438795685		FLOAT TYPE AIR VENT ITEM #30YT	\$389.55
GRANITE CONSTRUCTION COMPANY	P057777	P17-0020/PMT 1	245037	CONSTRUCTION OF BYPASS SHELTER	\$46,334.43
GTP INVESTMENTS LLC	P057396	404129908	244879	BADGER MTN LEASE FOR CITY CELL	\$10.94
H & N ELECTRIC		27019	245369	SPARE PUMP	\$2,635.72
HERC RENTALS INC		29174143-001	245370	SKIDSTEER ATTACHMENT AUGER	\$97.74
		29185376-001		RAMMER JUMPING JACK	\$76.02
		29189261-001		NARROW CHISEL BREAKER	\$95.56



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
HERC RENTALS INC		29200013-001	245370	MINI EXCAVATOR	\$380.10
		29224649-001	245241	PLATE COMPACTOR	\$59.73
		29270461-001	245370	MINI EXCAVATOR	\$255.21
		29282502-001	245476	NARROW CHISEL BREAKER	\$95.56
INLAND ASPHALT CO	P057851	2405072	244887	ASPHALT, INV #2405072 4/14/17	\$69.23
IRRIGATION SPECIALISTS INC		1201563-01	245372	GALV PIPE	\$38.05
		1202107-01		PVC NIPPLE	\$63.84
		1202688-01		OPERATOR WRENCH	\$70.81
		1204302-01		SHOVEL TRENCH/SPRINKLER	\$74.75
KENNEWICK INDUSTRIAL & ELECTRICAL SUPPLY		221842	245484	POXY PRO 4OZ STICK	\$9.72
		229400		PLUMBING SUPPLIES	\$80.91
		243226		0013355715103114	\$180.54
		243229		PLUMBING SUPPLIES	\$35.10
		245687		HEAD SHOWER	\$28.19
KENNEWICK IRRIGATION DISTRICT		2017 IRRIGATION-	245485	2017 IRRIGATION ASSESSMENTS	\$743.19
				2017 IRRIGATION ASSESSMENTS	\$657.20
				2017 IRRIGATION ASSESSMENTS	\$582.79
				2017 IRRIGATION ASSESSMENTS	\$489.15
				2017 IRRIGATION ASSESSMENTS	\$454.71
				2017 IRRIGATION ASSESSMENTS	\$363.89
				2017 IRRIGATION ASSESSMENTS	\$363.66
MASCOTT EQUIPMENT CO INC		392359	245253	FILTERS	\$138.95
		040417	245382	TOPSOIL-42 YDS	\$488.70
MCDONALD'S & ASSOCIATES INC		041017		TOPSOIL-28 YDS	\$325.80
		041317		TOPSOIL-14 YDS	\$157.47
MILESTONES ATHLETIC SUPPLY INC		86197	245499	DRAG MAT/HOME PLATE	\$439.83
		86331		HOME PLATE/PITCHING RUBBER	\$1,131.61
MILLER PAINT COMPANY INC		30048024	245500	SPEEDHIDE ZERO - POOL PREP	\$49.84
		30075221		FIELD MARKING PAINT	\$163.72
		30076954		PAINT-FINGERNAIL-GRAFITTI	\$200.64
		30087610		FIELD MARKING PAINT	\$163.72
		30102958		FIELD MARKING PAINT	\$160.51
		30104264		FIELD MARKING PAINT	\$80.25
MONARCH MACHINE & TOOL CO INC		A188956	245383	1/4 HR PC 9 5/8 X 40 5/8	\$31.60
		A189435		FABRICATE PIPE BRACKETS	\$616.79
		F189043		1/4 HR 1 PC 9 5/8 X 40 5/8	\$31.60
OVERHEAD DOOR COMPANY OF TRI CITIES		17142	245384	REMOTE 1ST BAY AMB DOOR FS#3	\$525.62
		17169		TROUBLE SHOOT - SAFETY ISSUE	\$685.48
		17257	245507	TESTED DOORS AND OPENERS	\$130.32
OXARC INC		30018510	245508	CO2	\$91.77



City Of Richland

VL-1 Voucher Listing

From: 5/8/2017 To: 5/26/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
OXARC INC		30029163	245508	STARGON	\$13.38
		30032626		SAFETY GLOVES	\$194.20
PACIFIC LUMBER RESOURCES INC	P057686	00047670	245385	2 X 8 X 24 FT LONG TRIMAX	\$6,568.13
	P057686			FREIGHT	\$217.20
	P057686			DISCOUNT	(\$59.33)
PALLIS POOL & PATIO		6197	245509	BLUE RUBBER	\$544.09
		6198		WHITE RUBBER	\$82.54
		6202		DAWN BLUE	\$165.07
PITNEY BOWES PURCHASE POWER		0417/14823173	245270	POSTAGE 04/01/17 TO 04/30/17	\$1.36
PLATT ELECTRIC SUPPLY		L012151	245512	SAG LENS GLASS/GASKETS	\$636.65
POOL CARE PRODUCTS INC		128280	245389	JAC BASKET COMBO	\$43.33
		129150		ALGAE EATER/ACID	\$922.67
		129308	245513	ACID	\$76.02
		130057	245389	POOL BULB	\$21.61
RICHLAND ACE HARDWARE		212376	245273	COUPLING	\$30.34
		213201		FASTENERS/VALVE BOX	\$27.32
		213257		ACE CUTTER	\$17.37
		213299		VINYL NUMBER	\$6.45
		213300	245517	BRAID NYLON LINE TRUCK SUPPLY	\$22.56
		213304	245273	FASTENERS/MR CLEAN	\$121.01
		213319		SIMPLE GREEN CLEANER	\$32.55
		213347	245517	ELBOW/TEE	\$13.65
		213357		NOZZLE TWIST	\$7.16
		26185	245273	GRAFFITI REMOVAL	\$26.23
		54576		WALLBOARD	\$7.16
		55869		SCREW DK DUAL	\$10.85
		55904		PAINT SUPPLIES	\$42.84
		55991		USB CAR CHARGER	\$8.68
		56123		GLOVES/INSECT KILLER	\$48.39
		56128		CAP PVC	\$22.61
		56129		BRASS HOSE CAP	\$5.42
		56134		STRIPING PAINT	\$9.33
		56139		NIPPLE/COUPLE	\$32.96
		56147		BATTERY CHARGER/COUPLE	\$40.34
		56149		CONCRETE MIX/GLOVES	\$44.45
		561556		BATTERIES	\$15.19
		56161		WORK BAG/FASTENERS/NUTDRIVER	\$41.14
		56162		BALL MOUNT TRUCK #2380	\$21.71
		56164		CONCRETE MIX	\$13.01
		56167		DAZZLE DUSTER	\$14.11
		56248		WIRE ROPE CLIP	\$9.06



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From: 5/8/2017 To: 5/26/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
RICHLAND ACE HARDWARE		56256	245273	PRUNING SUPPLIES	\$131.23
		56269		PVC PARTS	\$30.41
		56272		NIPPLE GALV/HEX BUSHING	\$6.28
		56291		SPRAY PAINT	\$13.01
		56306		SHOWERHEAD/HANDLE/BATTERY	\$42.31
		56307		PLASTIC LINER/ROLLER COVER	\$9.75
		56309		SPRAY PAINT	\$19.52
		56310		FLOW THRU/CAR WASH SUPPLIES	\$61.86
		56333	245517	ACE RSTP/DESK CLIP FAN	\$43.41
		56347	245273	PVC PARTS	\$49.08
		56353		PUMP BILGE	\$41.25
		56356		PAINT PREP SUPPLIES	\$16.27
		56370	245517	TRUCK SUPPLIES	\$98.79
		56393		ROLLER CONT/PAINT BRUSH	\$18.74
		56396		ROLLER FRAME	\$4.66
		56402		TRIM ROLLER CVR	\$7.59
		56457		SNAP BOLT - PD FLAG POLE	\$4.33
		56469		SAW	\$21.71
		56474		SAW	\$8.24
		56493		NUTSETTER	\$8.68
		56509		HEARING PROTECTION	\$18.41
		D54505	245273	CREDIT FOR OVERPAYMENT	(\$15.12)
RICHLAND NAPA		385553	245519	CP MAINTENANCE	\$15.66
STEEBER'S LOCK SERVICE		796086	245530	LOCKS	\$82.54
STONEWAY ELECTRIC SUPPLY		S101993941.001	245532	REPLACE EMERGENCY LIGHT	\$22.44
		S102005527.001		MINI CIRCUIT BREAKER	\$519.57
		S102020518.001		ADVANCE IOPA	\$85.99
SUNBELT RENTALS INC		67882266-001	245533	SHOOTING BOOM FORKLIFT	\$546.32
		68970131-001		UTILITY TRAILER	\$153.24
TACOMA SCREW PRODUCTS INC		22174606	245534	LYNNWOOD LOOP	\$43.45
		22175032		POOL	\$0.68
		22176444		PARTS FOR TRACTORS	\$12.53
THE DRAIN SURGEON		36661	245396	JEFFERSON PARK	\$184.62
		36871		COLUMBIA POINT RV DUMP	\$293.22
		36935	245535	COLUMBIA POINT RV DUMP	\$184.62
THE PERSONAL TOUCH CLEANING INC		71023	245292	JANITOR SERVICES-BLDG 100-APR	\$6,709.76
		71024		JANITOR SERVICES-BLDG 200-APR	\$1,021.02
		71025		JANITOR SERVICES-BLDG 300-APR	\$532.68
		71081		JANITOR SERVICES-RCC-APRIL	\$5,936.68
		71082		JANITOR SERVICES-LIBRARY-APRIL	\$5,188.90
THE SHERWIN WILLIAMS CO		9075-6	245537	PAINT SUPPLIES - WADER	\$31.67



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From: 5/8/2017 To: 5/26/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
UNITED VOLLEYBALL SUPPLY, LLC	P057781	113051	244949	PURCHASE SAND FOR VOLLEYBALL C	\$72,762.00
WILBUR ELLIS COMPANY		10774020	245557	WECO	\$5,033.39
		10788396		GRASS SEED	\$2,598.80
	S017424	10794623	245304	PENDULUM AQUA-CAP 2 - 2.5 GAL	\$1,280.12
	S017424			RANGER PRO 2 - 2.5 GAL JUGS	\$450.96
WOOD'S NURSERY INC		0020368	245558	SOD	\$78.06
XO HOLDINGS LLC DBA		0290511975	244966	PHONE CHARGES 4/23-5/22/17	\$99.04
PARKS & REC - PARKS&FACILITIES TOTAL ****					\$251,694.07
Division:	338	PARKS & REC - PROJECT ADMIN			
IRRIGATION SPECIALISTS INC		1199984-01	245372	GALV PIPE	\$190.20
XEROX CORPORATION		089058299	244965	MX4-340609 BASE/PRINTS- APR	\$69.14
PARKS & REC - PROJECT ADMIN TOTAL ****					\$259.34
Division:	900	NON-DEPARTMENTAL			
ARBAUGH & ASSOCIATES INC		1599	244984	ARBAUGH CONTRACT FEES-APR 17	\$1,470.00
DEPARTMENT OF HUMAN SERVICES		1ST QTR 2017	245225	1ST QTR LIQUOR TAXES & PROFITS	\$3,668.86
PITNEY BOWES PURCHASE POWER		0417/14823173	245270	POSTAGE 04/01/17 TO 04/30/17	\$429.48
STATE AUDITOR'S OFFICE		L119986	245528	AUDIT SERVICES-APRIL 2017	\$1,182.37
THE OBSERVER		2379362	245536	THE OBSERVER-TRSM-APR	\$635.00
WASHINGTON CITIES INSURANCE AUTHORITY		APRIL 2017	244956	WCIA CLAIMS PAID-APR 2017	\$5,594.90
XO HOLDINGS LLC DBA		0290511975	244966	PHONE CHARGES 4/23-5/22/17	\$44.06
NON-DEPARTMENTAL TOTAL ****					\$13,024.67
GENERAL FUND Total ***					\$624,882.81
FUND	101	CITY STREETS			
Division:	000				
ANIXTER INC	P057835	605-477913	245313	CABLE CAT5 WEATHERPROOF	\$313.85
TOTAL FILTRATION SERVICES INC	P057833	PSV1632407	245541	FREIGHT	\$35.61
	P057833			FILTER AIR, FP-200-PM-1216	\$141.18
UNASSIGNED TOTAL ****					\$490.64
Division:	401	STREETS MAINTENANCE			
A CORE INC		355255	244825	SAW BLADES	\$781.92
AMERICAN ROCK PRODUCTS INC	P057883	307094	245309	5/8" MINUS TOP COURSE	\$202.53
AMERIGAS		98777713	244831	FITTINGS/10GAL CYL	\$105.34
BANK OF AMERICA		TXN00032382	245317	SURFSAND RESORT - BOOTHE - CAN	\$123.88
		TXN00032402		APWA Public Works Leade - BOOT	\$650.00
		TXN00032436		HOME DEPOT - 2 x 6'S	\$58.97
		TXN00032474		AMAZON - DEWALT 20V DRILL	\$109.95
		TXN00032633		WSU CONF - NW SECTION CONFEREN	\$1,100.00
		TXN00032726		OFFICE DEPOT - WHITE BOARD, PE	\$57.81
BC SALES CO INC		B445777	245194	BOOTS-LEE	\$150.00



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BENTON PUD		05/17- 1387	245200	WYE LIGHTS-BADGER REPEATER	\$61.67
CENTRAL HOSE & FITTINGS INC		457900	245207	HOSE PARTS	\$195.15
CITY OF RICHLAND		04/2017 APR	245210	CITY UTILITY BILLS/APR 2017	\$908.12
				CITY UTILITY BILLS/APR 2017	\$89.77
		04/2017-27	244848	#27 LANDFILL FEES	\$62.50
GTP INVESTMENTS LLC	P057396	404129908	244879	BADGER MTN LEASE FOR CITY CELL	\$7.00
HELENA CHEMICAL COMPANY		114326227	244882	HONCHO PLUS	\$644.39
HERC RENTALS INC		29266469-001	244883	LIQUID PROPANE	\$46.36
		29271793-001		LIQUID PROPANE	\$69.76
		29274350-001	245241	LIQUID PROPANE	\$74.97
INLAND ASPHALT CO	P057851	2405072	244887	ASPHALT, INV #2405072 4/14/17	\$459.70
	P057851	2405283		ASPHALT, INV #2405283 4/17/17	\$177.79
	P057851			ASPHALT, INV #2405283 4/17/17	\$110.77
	P057851	2408829		ASPHALT, INV #2408829 4/21/17	\$288.01
	P057884	2410140	245371	MOD 1/2" HMA 75 GYRA ASPHALT	\$143.45
	P057884	2412486		ADJUST FOR TAX	(\$0.01)
	P057884			CSS-1 TACK OIL, INV:2412486	\$287.48
	P057884			MOD 1/2" HMA 75 GYRA ASPHALT	\$142.90
	P057884	2414274		G MIX 3/8" HMA 75 GRA ASPHALT	\$179.19
RICHLAND ACE HARDWARE		213296	245273	GARDEN SPRAYER	\$14.11
		213349		TROWL/CLAMP	\$18.61
		56336		TELESCOPIC WASHBRUSH	\$15.19
UNITED PARCEL SERVICE	S017437	000986641207	245547	GROUND PKG W/INSURANCE TO DICK	\$14.08
	S017437			GROUND PKG W/INSURANCE TO WIRE	\$29.83
VERIZON WIRELESS	P057873	9784770139	245301	April Verizon Charges	\$264.15
XO HOLDINGS LLC DBA		0290511975	244966	PHONE CHARGES 4/23-5/22/17	\$25.19

STREETS MAINTENANCE TOTAL ****

\$7,670.53

CITY STREETS Total ***

\$8,161.17

FUND 112

INDUSTRIAL DEVELOPMENT FUND

Division:

305

ECONOMIC DEVELOPMENT

ARBAUGH & ASSOCIATES INC		1599	244984	ARBAUGH CONTRACT FEES-APR 17	\$150.00
BANK OF AMERICA		TXN00032416	245317	SUNWEST-LOGO SHIRT,JACKET	\$107.39
		TXN00032665		STERLING`S-ECON DEV MTG, Z.RAT	\$66.35
		TXN00032788		PARIS LV ROOM RESRVATION - Z.R	\$134.92
CITY OF RICHLAND		04/2017 APR	245210	CITY UTILITY BILLS/APR 2017	\$741.98
		17-046 RATKAI	245213	17-046 IEDC CERT TRAINING	\$153.00
		17-099 RATKAI		17-099 LOCAL GOV LEADERS CO	\$123.00
PARADIGM PRESS INC		142314/142317	244909	ADVERTISING	\$5,000.00
PITNEY BOWES PURCHASE POWER		0417/14823173	245270	POSTAGE 04/01/17 TO 04/30/17	\$5.60
RGW ENTERPRISES PC	P057815	03/17-ENG/DRFT HR	245272	2017 ENGINEERING AND DRAFTING	\$8,551.47



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From: 5/8/2017 To: 5/26/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
RGW ENTERPRISES PC	P057809	03/17-PM HOURS	245272	2017 PROJECT MANAGEMENT SERVIC	\$3,290.00
TRI CITY HERALD	S017406	2935942	244946	#EXPLORERICHLANDBUSINESS RAN O	\$1,445.00
TRI CITY REGIONAL CHAMBER OF COMMERCE		47644	245294	TC LUNCHEON-THOMAS/ARRASMITH	\$44.00
TRI CITY TITLE & ESCROW		17-20394-KH	245295	SUBDIVISION GUARANTEE	\$380.10
XEROX CORPORATION		089058295	245305	MX4-343179 BASE/PRINTS APR	\$293.49
ECONOMIC DEVELOPMENT TOTAL ****					\$20,486.30
Division:	306	ECONOMIC DEVELOPMENT PROJECTS			
BENTON COUNTY TREASURER		2017 NOXIOUS WDS	245198	NOXIOUS WEED ASSESSMENTS-2017	\$62.65
CITY OF RICHLAND		04/2017 APR	245210	CITY UTILITY BILLS/APR 2017	\$61.30
CTC INC	P056352	16043-4	244863	STEPTOE-TAPTEAL INTERSECTION -	\$7,306.58
	P056352			AMENDMENT 2- DIAGNOSTIC MEETIN	\$5,795.34
SHANNON & WILSON INC		8254	245284	HR WETLAND MITIGATION	\$422.50
		8256		HR WETLAND MITIGATION	\$420.00
ECONOMIC DEVELOPMENT PROJECTS TOTAL ****					\$14,068.37
INDUSTRIAL DEVELOPMENT FUND Total ***					\$34,554.67
FUND	117	CRIMINAL JUSTICE SALES TAX			
Division:	131	CJST POLICE ACTIVITY			
BANK OF AMERICA		TXN00032468	245317	FINAL DATA INC/SOFTWARE PROGRA	\$2,995.00
		TXN00032534		USPS PO 5471400352 - ICAC PO B	\$76.00
BELL BROWN & RIO PLLC		869	244835	ABATEMENT LEGAL SERVICES	\$2,312.50
CROSKREY, TOM		17-212 CROSKREY	244862	17-212 WASPC GTWO MTG	\$14.00
JUDGE, DARRYL		17-247 JUDGE	245483	17-247 ICAC MEETING	\$48.00
WA STATE CRIMINAL JUSTICE TRAINING		201128242	245551	BASIC LE ACADEMY-ANDERSON	\$3,187.00
CJST POLICE ACTIVITY TOTAL ****					\$8,632.50
CRIMINAL JUSTICE SALES TAX Total ***					\$8,632.50
FUND	150	HOTEL/MOTEL FUND			
Division:	307	HOTEL/MOTEL TAX			
BANK OF AMERICA		TXN00032399	245317	CROWDCONTROLSTORE/BARRICADES	\$8,639.97
HOTEL/MOTEL TAX TOTAL ****					\$8,639.97
HOTEL/MOTEL FUND Total ***					\$8,639.97
FUND	153	COMMUNITY DEV BLOCK GRANT			
Division:	308	CDBG PROGRAM			
TRI CITY HERALD	S017406	2971868	244946	2016 CONSOLIDATED ANNUAL	\$150.60
XO HOLDINGS LLC DBA		0290511975	244966	PHONE CHARGES 4/23-5/22/17	\$6.59
				PHONE CHARGES 4/23-5/22/17	\$6.30
CDBG PROGRAM TOTAL ****					\$163.49



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
COMMUNITY DEV BLOCK GRANT Total ***					\$163.49
FUND 154	HOME FUND				
Division:	309	HOME PROGRAM			
CHICAGO TITLE INSURANCE COMPANY		17-04	245447	HOME DPA-OLIN-404 SANFORD	\$10,000.00
CITY OF KENNEWICK		MAY 2017	245209	HOME DPA 3/01/17-04/30/17	\$21,243.30
COLUMBIA TITLE COMPANY SEWA INC		17-05	245457	HOME DPA-HARTZELL-1310 WINSLOW	\$10,000.00
TRI CITY HERALD	S017406	2971868	244946	2016 CONSOLIDATED ANNUAL	\$150.60
	S017416	2995653		2017 ANNUAL ACTION PLAN	\$210.00
	S017416	3038612		DOWN PAYMENT ASSISTANCE PROGRA	\$80.32
TRI CITY TITLE & ESCROW		17-06	245546	HOME DPA-QUINTANILLA-1102 POTT	\$10,000.00
TU DECIDES MEDIA INC		2017-26642	245164	HOME DPA 2017 AD	\$150.00
XO HOLDINGS LLC DBA		0290511975	244966	PHONE CHARGES 4/23-5/22/17	\$6.59
HOME PROGRAM TOTAL ****					\$51,840.81
HOME FUND Total ***					\$51,840.81
FUND 301	STREETS CAPITAL CONSTRUCTION				
Division:	402	ARTERIAL STREETS			
A CORE INC	P057808	355220	244825	2017 ADA COMPLIANCE - PAVEMENT	\$195.48
ALPINE PRODUCTS INC	S017395	TM-165968	245424	PREFORMED MARKING TAPE, 8'	\$2,722.65
	S017395			PREFORMED MARKING TAPE, 12" WH	\$1,467.96
	S017395			PREFORMED MARKING TAPE, COMBI	\$1,230.31
	S017395			PREFORMED MARKING TAPE, COMBI	\$1,230.31
	S017395			PREFORMED MARKING TAPE, 8'	\$680.66
	S017395			ADJUST TAX	(\$0.01)
	S017395			PREFORMED MARKING TAPE, 24" WH	\$18,258.18
AMERICAN ROCK PRODUCTS INC	P057883	305592	245309	CONCRETE, ENV FEE, INV:305592	\$355.13
	P057885	305787		CONCRETE, INV:305787 4/12/17	\$443.09
	P057883	305958		CONCRETE, ENV FEE, INV:305958	\$221.54
	P057850	306153	244830	CONCRETE, INV #306153 4/14/17	\$720.02
	P057850	306756		CONCRETE, INV #306756 4/19/17	\$332.32
	P057883	307654	245309	CONCRETE, ENV FEE, INV:307654	\$553.86
BERGER ABAM ENGINEERS INC	S054546	318346	245437	CO #1 FINAL DESIGN & BID DOCUM	\$193,786.39
DAILY JOURNAL OF COMMERCE	S017423	3323700	245223	2017 MICROSURFACING 17-0028 RA	\$288.00
FEDERAL EXPRESS CORP		5-784-91152	245033	MARCH 2017 SHIPPING CHARGES	\$36.62
HERC RENTALS INC		29284164-001	245241	LIQUID PROPANE	\$73.66
IMT INC		8443	245477	VANTAGE PATHWAY TESTING M17158	\$483.50
		8460		LOGAN & HAGEN TESTING M17137	\$788.50
INLAND ASPHALT CO	P057884	2414274	245371	G MIX 3/8" HMA 75 GRA ASPHALT	\$119.46
	P057884			G MIX 3/8" HMA 75 GRA ASPHALT	\$26.28



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From: 5/8/2017 To: 5/26/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
JOHNSON, MICHAEL		500865	245244	SIDEWLK REPAIR-1751 APRIL LP	\$298.65
STEEL, NATHAN		050817	245531	SIDWLK REPAIR-1624 HOWELL AVE	\$434.40
THE LANGDON GROUP	P056990	0107882	244939	RACHEL ROAD ALIGHMENT STUDY -	\$3,814.95
TRI CITY HERALD	S017415	2942456	244946	CALL FOR BID 2017 SLURRY SEAL	\$249.62
	S017434	2989792	245544	CALL FOR BID 2017 MICROSURFACI	\$259.04
WHEELER EXCAVATION LLC	P057539	C280-16/PMT 1	244964	QUEENSGATE PATHWAY - 280-16:	\$48,381.92
ARTERIAL STREETS TOTAL ****					\$277,452.49
STREETS CAPITAL CONSTRUCTION Total ***					\$277,452.49
FUND 380	PARK PROJECT CONSTRUCTION				
Division:	337	PARKS & REC PROJECTS			
ALLSTAR CONSTRUCTION GROUP INC	P057505	200-1/FINAL	245423	CLEARING, GUBBING AND GRADING	\$8,848.00
BANK OF AMERICA		TXN00032391	245317	INTERNATIONAL TRANSACTION - To	\$0.31
		TXN00032398		TOOLUP.COM - Lid Key	\$32.39
		TXN00032455		THE HOME DEPOT #4746 - DOG PAR	\$54.23
		TXN00032503		NEWEGG-GIGABIT POE INSERTER	\$134.85
		TXN00032508		ACE HDWE - BADGER DOG PARK	\$24.62
		TXN00032640		THE HOME DEPOT #4746 - DOG PAR	\$71.85
BRASHEAR ELECTRIC INC	P057256	28396/PMT 2	245349	POWER PEDESTAL AT COLUMBIA PAR	\$3,837.50
D & D TRI RIVERS EXCAVATING INC	P057257	C257-16/FINAL	245462	HOWARD AMON PARK BANK	\$29,865.00
HERC RENTALS INC		29214009-001	245370	TRAILER DUMP	\$108.60
SUNBELT RENTALS INC		68060603-001	245533	TANDEM AXLE TRAILER	\$393.38
PARKS & REC PROJECTS TOTAL ****					\$43,370.73
PARK PROJECT CONSTRUCTION Total ***					\$43,370.73
FUND 385	GENERAL GOVT CONSTRUCTION				
Division:	900	NON-DEPARTMENTAL			
BANK OF AMERICA		TXN00032594	245317	THE HOME DEPOT #4746 -CORCH BA	\$98.59
		TXN00032598		THE HOME DEPOT #4746 - CORCH B	\$195.31
BEAVER BARK & ROCK		814139	245434	CONCRETE TRAILER-CORCH	\$125.95
DGR GRANT CONSTRUCTION INC	P057854	1080	244868	CITY HALL PROJECT HONORARIUM	\$5,000.00
HD FOWLER COMPANY INC		I4472527	245474	CORCH SUPPLIES	\$702.35
NON-DEPARTMENTAL TOTAL ****					\$6,122.20
GENERAL GOVT CONSTRUCTION Total ***					\$6,122.20
FUND 401	ELECTRIC UTILITY FUND				
Division:	000				
AMERICAN CASTING & MANUFACTURING CORP	P057702	279929	244829	METER PADLOCK SEAL, METAL WIRE	\$870.00
	P057702			METER PADLOCK SEAL, RED	\$270.00
ANIXTER INC	P057522	3486508-01	244833	XFMR,PAD,3-PH 225 KVA 208Y/120	\$8,525.10



City Of Richland

VL-1 Voucher Listing

From: 5/8/2017 To: 5/26/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
ANIXTER INC	P057522	3486508-01	244833	XFMR,PAD,3-PH 300 KVA 480Y/277	\$29,747.71
	P057725	3524168-00		INHIBITOR DE-OX, OXIDE INHIBIT	\$74.28
	P057739	3529611-00		ANCHOR ROD, TWINEYE,3/4 X 8 FT	\$437.01
	S017364	3529651-00		SLEEVE SHRINK,1.500-.500 X 12"	\$442.55
	P057835	605-477912	245313	ADJUST TAX	\$0.01
	P057835			FREIGHT	\$34.13
	P057835			CABLE, CAT5 ENHANCED PLENUM	\$319.28
	P057835	605-477913		FREIGHT	\$58.63
	P057835			ADJUST FOR TAX	\$0.01
	P057835			CABLE 2 COND #18 AWG, 300V	\$348.33
	P057835	605-478142		CABLE, CAT5 ENHANCED PLENUM	\$319.28
	P057835			FREIGHT	\$39.41
CARLSON SALES METERING SOLUTIONS LLC	S017372	CSM-3428	245352	METER, FRM 2S, 240V,CL200,1PH,	\$6,255.36
	S017372			METER, FRM 4S, 240V, CL20,	\$3,075.55
	S017372			METER, FRM 2S, 240V, CL320,1PH	\$3,075.55
GRAYBAR ELECTRIC CO INC	P057720	991105966	245238	CONN, INSULATED 4-COND, 12-500	\$424.06
	P057720			TERMINAL, XFMR 6 COND 350-12,	\$3,809.51
	P057720			ADJUST FOR TAX	\$0.01
	P057720			CONN, CT UTILCO PED 4-500,	\$635.70
WESCO DISTRIBUTION INC	P057305	762070	245553	CONN,,DIST. #2-4/0 AL TO AL	\$595.13
TOTAL ****					\$59,356.60
Division:	501	BUSINESS SERVICES			
ABADAN INC		ARIN072951	245420	PLOTTER PAPER	\$84.06
ARBAUGH & ASSOCIATES INC		1599	244984	ARBAUGH CONTRACT FEES-APR 17	\$840.00
BANK OF AMERICA		TXN00032453	245317	STAPLES - COPY PAPER, PENS, FO	\$162.01
		TXN00032457		UNITED WAY - LIVE UNITED CELEB	\$20.00
		TXN00032490		4IMPRINT -6 RICHLAND ES HATS	\$103.24
		TXN00032512		STAPLES - Purchase	\$35.38
		TXN00032539		SCHWEITZER-SEL TRNG FAIRCLOTH	\$300.00
		TXN00032540		SCHWEITZER-SEL TRNG SUAREZ	\$300.00
		TXN00032585		STAPLES - LABELS, WHITEOUT, PE	\$238.69
		TXN00032586		AMER PUBLIC POWER - FINANCE WE	\$995.00
		TXN00032616		CARE.CITRIXONLIN - GOTO MEETIN	\$20.64
		TXN00032641		405 WSDOT-NAMCHEK TRAINING	\$75.00
		TXN00032651		STAPLES - FOLDERS	\$42.34
		TXN00032677		AGENT FEE - TRAVEL LEADERS -	\$45.00
		TXN00032678		VARIDESK - HARTY WORKSTATION	\$495.00
		TXN00032691		ALASKA AIR - HAMMOND - NWPPA S	\$270.01
		TXN00032697		STAPLES - FOLDERS, POST-ITS	\$57.76
		TXN00032776		C & S SALES - EBLOX REPLACEMEN	\$10.30
		TXN00032795		AMER PUBLIC POWER - MANAGER CE	\$5,050.00



City Of Richland

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From: 5/8/2017 To: 5/26/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00032802	245317	4IMPRINT - SHIPPING	\$7.74
CITY OF RICHLAND		04/2017 APR	245210	CITY UTILITY BILLS/APR 2017	\$603.78
		17-194 LARKIN	245009	17-194 NRU/RMC MEETING	\$404.04
		17-195 MANZO	245213	17-195 RMC MEETING	\$280.19
		17-196 WHITNEY	245009	17-196 PPC MEETINGS	\$581.89
		17-202 HAMMOND		17-202 NRU/RMC MEETING	\$404.04
		17-204 STEAGALL	245451	17-204 EFFICIENCY EXCHANGE	\$479.71
ENTERPRISE RENT A CAR		05/17-45WA423	245231	17-083 EDGEMON CAR RENTAL	\$103.39
PITNEY BOWES PURCHASE POWER		0417/14823173	245270	POSTAGE 04/01/17 TO 04/30/17	\$22.87
				POSTAGE 04/01/17 TO 04/30/17	\$1.90
STEAGALL, DIANA		17-204 STEAGALL	245529	17-204 EFFICIENCY EXCHANGE	\$0.01
UNITED PARCEL SERVICE	S017427	000986641197	245297	GROUND PKG TO HJ ARNETT FOR PO	\$5.72
VERIZON WIRELESS	P057873	9784770139	245301	April Verizon Charges	\$202.65
WATER SOLUTIONS INC		15859	245175	3 WTR MACHINES -MAY 2017	\$30.97
XEROX CORPORATION		089058299	244965	MX4-340609 BASE/PRINTS- APR	\$72.43
XO HOLDINGS LLC DBA		0290511975	244966	PHONE CHARGES 4/23-5/22/17	\$121.60
				PHONE CHARGES 4/23-5/22/17	\$127.19
				PHONE CHARGES 4/23-5/22/17	\$104.49
				PHONE CHARGES 4/23-5/22/17	\$54.63
				PHONE CHARGES 4/23-5/22/17	\$55.62
BUSINESS SERVICES TOTAL ****					\$12,809.29
Division:	502	ELECTRICAL ENGINEERING			
BANK OF AMERICA		TXN00032427	245317	ENERGY CENTRAL/CHIEF ELEC AD	\$415.00
		TXN00032490		4IMPRINT -9 RICHLAND ES HATS	\$154.85
STANLEY CONSULTANTS, INC	P057429	0195572	244929	Electrical Distribution & Desi	\$4,345.42
TRI CITY HERALD	S017434	3001845	245544	ITB POWER TRANSFORMER 17-0041	\$111.23
VERIZON WIRELESS	P057873	9784770139	245301	April Verizon Charges	\$251.48
ELECTRICAL ENGINEERING TOTAL ****					\$5,277.98
Division:	503	POWER OPERATIONS			
BANK OF AMERICA		TXN00032387	245317	HOME DEPOT/PVC COUPLING	\$7.43
		TXN00032405		AMAZON-MULTI TONER DISPATCH	\$238.44
		TXN00032411		HOME DEPOT/TUG A LONG HOSE	\$21.69
		TXN00032420		FARWEST LINE SPECIALTIES/WOOD	\$102.22
		TXN00032490		4IMPRINT -27 RICHLAND ES HATS	\$464.55
		TXN00032527		WALMART-FAREWELL CARD	\$3.88
		TXN00032608		AMAZON-SURFACE CAR DC ADAPTER	\$94.95
		TXN00032617		YOKE'S-CAKE, WATER, NAPKINS	\$38.09
		TXN00032628		AMAZON-CREDIT-BESTEK CAR CHARG	(\$7.99)
		TXN00032650		TAQUERIA-LINEMAN APPRECIATION	\$99.63
		TXN00032666		AMAZON-300W PWR INVERTER DC TO	\$32.06



City Of Richland

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From: 5/8/2017 To: 5/26/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00032676	245317	HOME DEPOT/LEVELS	\$28.46
		TXN00032707		FARWEST LINE SPECIALTIES/GAFF	\$88.00
		TXN00032732		AMAZON-USB DATA TRVLR	\$25.60
		TXN00032766		HOME DEPOT/SAWBLADES	\$132.30
		TXN00032796		WAL-MART-HOT DOGS FOR DEMOS	\$9.80
		TXN00032802		4IMPRINT - HATS	\$156.35
BEAVER BARK & ROCK		806574	245195	SOD	\$32.47
BENTON PUD		05/17- 1387	245200	WYE LIGHTS-BADGER REPEATER	\$14.26
	P057425	240		PRE-NOTIFICATION SERVICES FOR	\$516.06
	P057495	243		SAFETY TRAINING PER CONTRACT	\$3,012.33
BLUEROOM		2256192	245203	POL SERVICE-1032 UNIVERSITY DR	\$81.00
BOYD'S TREE SERVICE LLC	P057836	5249	245440	TREE STUMP REMOVAL AT 1202 S	\$787.35
	P057573	5273	245204	TREE TRIMMING & VEGETATION CON	\$6,698.11
	P057573	5301	245440	TREE TRIMMING & VEGETATION CON	\$7,448.53
CITY OF RICHLAND		04/2017 APR	245210	CITY UTILITY BILLS/APR 2017	\$2,458.62
				CITY UTILITY BILLS/APR 2017	\$166.29
		04/2017-1901	245211	#1901 DROP BOX DISP/HAULING	\$611.99
COLUMBIA GRAIN & FEED INC		149890	244855	2 CHAINSAW CASES	\$86.86
FASTENAL COMPANY		WARIC6551	245234	SAFTEY GLASSES-THOMPSON	\$15.08
GEOPHYSICAL SURVEY LLC		2183	245365	INVESTIGATION HWY240/ROBERTSON	\$900.00
		2270		LOCATE-ALAMOSA/OXFORD	\$1,250.00
GIBSON, DAVID		050217	245036	REIMB CDL RENEWAL	\$102.00
GRAINGER	S017429	9441778173	245367	PUMP, SUBMERSIBLE ITEM #6WY63	\$950.47
HDR ENGINEERING INC	P056950	1200052055	245475	REATA SUB TRANS LINE EASEMENT.	\$4,888.25
IRON HORSE VAC LLC		3403	244888	XFRMR PIT CLEANING	\$415.39
M & L CONSTRUCTION INC	P057387	1027	245493	TASK 6: TIMBERS APARTMENTS	\$86,091.60
PARADISE BOTTLED WATER CO		04/17-POWER OPS	245261	BOTTLED WATER-APRIL	\$41.46
PHASE 2 ELECTRIC INC	S017247	P2-4797.IF	245388	CONTRACT 273-16 FEEDER INSTALL	\$1,573.41
PLATT ELECTRIC SUPPLY		N010258	245265	CONDUIT ELBOW	\$108.17
PREMIER LANDSCAPING & DESIGN	P057778	10455	245267	LANDSCAPING REPAIRS AT 2306	\$1,545.65
RICHLAND ACE HARDWARE		213324	245273	SPRINKLER VALVE/ADAPTER	\$22.77
		56096	244918	CEMENT/COUPLINGS/ADAPTER	\$62.10
STONEWAY ELECTRIC SUPPLY		S101986122.001	244931	HEAT SHRINK TUBING	\$141.18
TOTAL SITE SERVICES LLC	P057669	C42-17/PMT 1	245158	HAGEN RD LINE DISTRIBUTION CON	\$127,841.85
	P057669	C42-17/PMT 2		HAGEN RD LINE DISTRIBUTION CON	\$1,528.57
	P057669	C42-17/PMT 3	245398	CO #1 - EXTRA WORK ADDED	\$7,001.27
VERIZON WIRELESS	P057873	9784770139	245301	April Verizon Charges	\$541.29
POWER OPERATIONS TOTAL ****					\$258,469.84
Division:	504	SYSTEMS DIVISION			
BANK OF AMERICA		TXN00032490	245317	4IMPRINT -11 RICHLAND ES HATS	\$189.27
		TXN00032639		KJ MAGNETICS INC/MAGNETS	\$69.08



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From: 5/8/2017 To: 5/26/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00032684	245317	AMAZON-MONOCULAR	\$27.83
		TXN00032801		RED LION-SUAREZ TRNG	\$687.20
		TXN00032802		4IMPRINT - HATS	\$99.50
		TXN00032809		THE UPS STORE -BOX FOR SHIPPIN	\$15.83
		TXN00032814		RED LION-FAIRCLOTH TRNG	\$687.20
CITY OF RICHLAND		04/2017 APR	245210	CITY UTILITY BILLS/APR 2017	\$1,433.52
		17-192 SUAREZ	245009	17-192 SEL SEMINAR	\$220.00
		17-193 FAIRCLOTH		17-193 SEL SEMINAR	\$220.00
ELECTRIC POWER SYSTEMS INC	P056820	012427	245228	SNYDER SUB BANK 2 EXPANSION	\$25,869.52
	P057572	012428		LESLIE RD SUBSTATION DESIGN AN	\$41,390.27
ELR CONSULTING INC	P057428	3022	245229	SCADA System integration suppo	\$1,909.73
ENERGY NORTHWEST	P057480	O&M00600	245467	STAFFING SERVICES ELAINE JONES	\$147.87
	P057480			STAFFING SERIVCE ELAINE JONES	\$147.86
	P057480			STAFFING SERVICE ELAINE JONES	\$147.87
	P057480			STAFFING SERVICES ELAINE JONES	\$147.87
	P057571	O&M00601		SMART GRID PROJ MGMT PER CONTR	\$1,967.52
	P057671	O&M00602		C49136 SNYDER SUB ADDITION PRO	\$1,897.50
	P057671			EW160073 THAYER SUB STAFF SUPP	\$1,897.50
	P057671			C59133 SYSTEM IMPROVEMENT RELA	\$1,897.50
	P057671			C59127 LESLIE RD SUB PROJECT	\$1,897.50
	P057784	O&M00603		C59133 SYSTEM IMPROVEMENT RELA	\$2,462.35
	P057784			C59127 LESLIE RD SUB PROJECT	\$2,462.35
	P057784			EW16007 THAYER STAFF SUPPORT -	\$2,462.35
	P057784			C49136 SNYDER SUB ADDTN PROJEC	\$2,462.35
	S017429	9434385325	245367	TIE-DOWN STRAP RATCHET ITEM #1	\$62.40
	S017429	9442815651		MARKER PAINT, RED ITEM #2F938	\$17.99
OXARC INC		30014384	245260	NITROGEN	\$41.65
PRATER ELECTRIC INC	P057575	310-2	245114	C/O 1- DESIGN CHANGES, SIDEWAL	\$4,793.60
	P057575			SNYDER SUB BANK 2 ADDITION	\$206,681.00
S & C ELECTRIC COMPANY	P057418	1155421	244924	CIRCUIT SWITCHER FOR SNYDER BA	\$100,979.54
SCHWEITZER ENGINEERING LABORATORIES INC	P056039	INV-000160276	245524	SEL Part No.9163XXXXX2031-1 Bre	\$4,335.69
	P056039			SEL Part No.9163XXXXX2031-1 Bre	\$5,419.62
	P056039			SEL Part No.9163XXXXX2031-1 Bre	\$8,671.40
	P056039			SEL Part No.9163XXXXX2031-1 Bre	\$9,755.31
	P056039			SEL Part No.9163XXXXX2031-1 Bre	\$8,671.39
	P056039	INV-000161115		SEL Part No.9163XXXXX2031-3 Rem	\$73.21
	P056039			SEL Part No.9163XXXXX2031-3 Rem	\$73.21
	P056039			SEL Part No.9163XXXXX2031-3 Rem	\$146.42
	P056039			SEL Part No.9163XXXXX2031-3 Rem	\$146.42
	P056039			SEL Part No.9163XXXXX2031-3 Rem	\$219.63
	P056039			SEL Part No.9163XXXXX2031-3 Rem	\$219.63



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From: 5/8/2017 To: 5/26/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
SCHWEITZER ENGINEERING LABORATORIES INC	P056039	INV-000161115	245524	SEL Part No.9163XXXX2031-3 Rem	\$292.83
	P056039			SEL Part No.9163XXXX2031-3 Rem	\$73.21
TRI CITIES BATTERY & AUTO REPAIR		118085	244945	8 BATTERIES	\$995.99
UTILITIES PLUS LLC	P057394	COR-0003	245299	LOCATING SERVICES PER SCOPE OF	\$8,685.00
UTILITIES UNDERGROUND LOCATION CENTER		7040199	245168	UTILITIES LOCATE SERVICE	\$330.88
UTILIWORKS CONSULTING LLC	P056517	4961	245300	SMART GRID PROJECT PHASE 2,	\$6,758.00
	P056517	4962		TRAVEL EXPENSES FOR CONTRACT 3	\$35.47
VALLEY TRANSFORMER INC	S017404	900-404	244952	TEST & REPAIR FOR THREE-PHASE	\$3,221.06
	S017404			ABB 112.5 KVA SERIAL #98J72007	\$1,915.50
	S017404			ERMCO 50 KVA SERIAL #712094567	\$637.60
	S017404			TAX	\$1,098.95
	S017404			RTE 50 KVA SERIAL #801050739	\$417.50
	S017404			RTE 50 KVA SERIAL #871092363	\$500.00
	S017404			TEST & REPAIR SINGLE-PHASE	\$500.00
	S017404			RTE 25 KVA SERIAL #871155138	\$358.75
	S017404			ABB 50 KVA SERIAL #04J999233	\$500.00
	S017404			ABB 300 KVA SERIAL #98J650232	\$3,755.13
	S017404			TEST & REPAIR FOR SINGLE-PHASE	\$415.73
	S017404			C.M. 75 KVA SERIAL #111307217	\$557.20
VERIZON WIRELESS	P057873	9784770139	245301	April Verizon Charges	\$273.24
VIRGINIA TRANSFORMER CORP	P056705	50167-389	244954	POWER TRANSFORMER PER	\$594,165.00
	P056705			AMENDMENT NO. 1- CHANGE TO	\$10,512.00
	P056705			5-YR WARRANTY OPTION - SCHEDUL	\$8,915.00
SYSTEMS DIVISION TOTAL ****					\$1,088,039.49
Division:	505	ENERGY POLICY MGMT			
BANK OF AMERICA		TXN00032490	245317	4IMPRINT -1 RICHLAND ES HAT	\$17.21
BENTON COUNTY AUDITOR/WEATHERWISE	P057787	11200 RELEASE	244836	RELEASE LIEN: HEDQUIST/ HORSTM	\$73.00
	P057868	143020 RELEASE		RELEASE LIEN: WILLIAMS, 812	\$73.00
	P057868	350800 RELEASE		RELEASE LIEN: TUCKER, 1603	\$73.00
	P057868	353220 RELEASE		RELEASE LIEN: 1907 HOWELL, A/C	\$73.00
	P057868	371600 RELEASE		RELEASE LIEN: BONEBRAKE, 1702	\$73.00
	P057787	40200 RELEASE		RELEASE LIEN: SCHENNUM, 503	\$73.00
	P057787	612960 RELEASE		RELEASE LIEN: BENDER, 1851 MAH	\$73.00
	P057868	740380 RELEASE		RELEASE LIEN: HEATH, 120 CIMAR	\$73.00
	P057868	80360 RELEASE		RELEASE LIEN: JACKSON, 1104	\$73.00
	P057868	824020 RELEASE		RELEASE LIEN: MATA, 217 W	\$73.00
	P057868	881000 RELEASE		RELEASE LIEN: MEHLING, 1417	\$73.00
CASCADE TITLE COMPANY OF BENTON		4382	245000	223 PINETREE-TITLE REPORT	\$103.17
CITY OF RICHLAND		150460	245452	2014 KUHN-REBATE-HP	\$1,000.00
		722080		419 SPENGLER-REBATE-WINDOWS	\$543.00
DAYCO HEATING & AIR		57157	244865	1413 DESERT SPRINGS-REBATE-HP	\$1,000.00



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From: 5/8/2017 To: 5/26/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
EFFICIENCY SOLUTIONS LLC	P057389	4-17	245227	COMMERCIAL ENERGY EFFICIENCY	\$4,333.50
GLASS NOOK INC		76042	244877	1861 STEVENS-REBATE-WINDOWS	\$417.03
		76045	245366	1449 AGNES-REBATE-WINDOWS	\$514.74
		76057		1327 TOTTEN-REBATE-WINDOWS	\$104.91
IWI INC	P057035	90886	245480	WEATHERWISE LOAN: I. LEAVY, 41	\$5,683.85
		93154		1841 BIRCH-REBATE-INSULATION	\$189.54
JACOBS & RHODES INC		37543	245047	1315 MAHAN-REBATE-HP	\$1,000.00
	P057799	37562	245481	WEATHERWISE LOAN: TOTH, 2014 K	\$7,115.06
		37610		824 BRETZ-REBATE-HP	\$1,000.00
M CAMPBELL & COMPANY INC		110241	244896	605 COMSTOCK-REBATE-HP	\$1,000.00
		112954		2119 RAINIER-REBATE-HP	\$1,000.00
		112973		2018 NEWCOMER-REBATE-HP	\$1,000.00
		113465		2433 DAVISON-REBATE-HP	\$1,000.00
PERFECTION GLASS		9939653083	244913	2531 ALLEGHENY-REBATE-WINDOWS	\$283.32
		9939653690		2118 HARRIS-REBATE-WINDOWS	\$459.30
		9993654517		2039 GREENBROOK-REBATE-WINDOWS	\$776.55
		9993655002	245387	303 GAGE #237-REBATE-WINDOWS	\$94.02
		9993655818		1311/1333 SYMONS-REBATE-WINDOW	\$94.80
		9993655936	245112	803 WILLARD-REBATE-WINDOWS	\$200.91
		9993656026	245387	409 ASH-REBATE-WINDOWS	\$268.47
RICHLAND ALLIANCE CHURCH		11128-FY2017-0042	245518	1400 SANFORD-REBATE-COMM LIGHT	\$480.00
TOTAL ENERGY MANAGEMENT INC		56698WWR	244943	113 SKYLINE DR-REBATE-HP	\$1,000.00
		56760WWR	245157	1606 MCPHERSON-REBATE-HP	\$1,000.00
		56787WWR	245540	1917 HOWELL-REBATE-HP/DUCTSEAL	\$1,250.00
TRANS UNION LLC		04702351	245159	CREDIT REPORT-TOTH,ZAUGG	\$58.66
ENERGY POLICY MGMT TOTAL ****					\$33,791.04
Division:	506	TECHNICAL SERVICES			
BANK OF AMERICA		TXN00032490	245317	4IMPRINT -6 RICHLAND ES HATS	\$103.24
		TXN00032740		IMSA- BLAIN 2 YR CERT RENEWAL	\$70.00
		TXN00032802		4IMPRINT - HATS	\$28.43
CITY OF RICHLAND		04/2017 APR	245210	CITY UTILITY BILLS/APR 2017	\$1,143.52
CONSOLIDATED ELECTRICAL DISTRIBUTORS INC		3627-575524	245219	MOTOR STARTER KIT	\$364.84
GTP INVESTMENTS LLC	P057396	404129908	244879	BADGER MTN LEASE FOR CITY CELL	\$21.88
VERIZON WIRELESS	P057873	9784770139	245301	April Verizon Charges	\$163.68
TECHNICAL SERVICES TOTAL ****					\$1,895.59
ELECTRIC UTILITY FUND Total ***					\$1,459,639.83
FUND	402	WATER UTILITY FUND			
Division:	000				
BATTELLE-PNNL		17-00514	245193	REFUND HYDRANT METER #355	(\$46.55)



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BATTELLE-PNNL		17-00514	245193	REFUND HYDRANT METER #355	(\$30.00)
				REFUND HYDRANT METER #355	\$750.00
CARPENTER DRILLING LLC	P057528	C251-16/PMT 2	245444	RETAINAGE	(\$1,463.00)
CLIFFORD, MARY		15-02182	244850	REFUND HYDRANT METER #390	\$750.00
CONSTRUCTION MANAGEMENT SPECIAL		16-05241	245220	USAGE REFUND	\$19.00
				MONTHLY RENTAL REFUND	\$240.00
				HYDRANT METER DEPOSIT REFUND	\$750.00
CULBERT CONSTRUCTION INC		17-00587	245222	REFUND HYDRANT METER #367	(\$30.00)
				REFUND HYDRANT METER #367	(\$209.00)
				REFUND HYDRANT METER #367	\$750.00
GRANITE CONSTRUCTION		17-00758	244878	REFUND HYDRANT METER #367	(\$30.00)
				REFUND HYDRANT METER #367	\$750.00
				REFUND HYDRANT METER #367	(\$12.35)
HD FOWLER COMPANY INC	P057821	I4489753	245474	CLAMP FULL 2-SEC, 8"L FOR 6",	\$516.20
	P057821			CLAMP FULL 2-SEC, FOR 4" AC/DI	\$465.59
	P057821			COUPLING, ROMAC 8"AC X 8"PVC	\$353.30
HUESITOS LANDSCAPING		16-02259	244885	REFUND HYDRANT METER #350	(\$30.00)
				REFUND HYDRANT METER #350	\$750.00
INDIAN SPRINGS SWIM CLUB INC		17-00938	245478	REFUND HYDRANT METER #359	\$750.00
				REFUND HYDRANT METER #359	(\$30.00)
				REFUND HYDRANT METER #359	(\$117.80)
LEGACY EXCAVATION LLC		15-01718	245487	REFUND HYDRANT METER #346	\$750.00
				REFUND HYDRANT METER #346	(\$30.00)
LEGACY LAWN & LANDSCAPE		17-00691	245249	REFUND HYDRANT METER #369/312	(\$30.00)
				REFUND HYDRANT METER #369/312	(\$27.55)
				REFUND HYDRANT METER #369/312	\$750.00
LEONE & KEEBLE INC		16-02004	245488	REFUND HYDRANT METER #351	\$750.00
				REFUND HYDRANT METER #351	(\$11.40)
				REFUND HYDRANT METER #351	(\$30.00)
LOBE, TERALYN		17-00981	245491	REFUND HYDRANT METER #355	(\$26.60)
				REFUND HYDRANT METER #355	(\$30.00)
				REFUND HYDRANT METER #355	\$750.00
LYNNWOOD SWIM AND TENNIS CLUB		17-00846	245492	REFUND HYDRANT METER #355	(\$78.85)
				REFUND HYDRANT METER #355	\$750.00
				REFUND HYDRANT METER #355	(\$30.00)
POCKETINET COMMUNICATIONS INC		17-00705	245266	REFUND HYDRANT METER #318	(\$3.80)
				REFUND HYDRANT METER #318	(\$30.00)
				REFUND HYDRANT METER #318	\$750.00
RIVERCREST SWIM CLUB		17-00933	245282	REFUND HYDRANT METER #359	(\$30.00)
				REFUND HYDRANT METER #359	(\$20.90)
				REFUND HYDRANT METER #359	\$750.00



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
TEMPLEMAN, DAVID		17-00876	244938	REFUND HYDRANT METER #350	(\$30.00)
				REFUND HYDRANT METER #350	\$750.00
				REFUND HYDRANT METER #350	(\$97.85)
TOTAL SITE SERVICES LLC		17-00607	244944	REFUND HYDRANT METER #340	(\$50.35)
				REFUND HYDRANT METER #340	\$750.00
				REFUND HYDRANT METER #340	(\$30.00)
VANDERVERT CONSTRUCTION		16-00653	245549	REFUND HYDRANT METER #353	(\$0.95)
				REFUND HYDRANT METER #353	\$750.00
				REFUND HYDRANT METER #353	(\$30.00)
ZIABLETSEV, DMITRI		17-00854	245307	HYDRANT METER #350 REFUND	(\$112.10)
				HYDRANT METER #350 REFUND	\$750.00
				HYDRANT METER #350 REFUND	(\$30.00)
UNASSIGNED TOTAL ****					\$12,335.04
Division:	410	WATER CAPITAL PROJECTS			
BERGER ABAM ENGINEERS INC	S054546	318346	245437	CO #2 WATER LINE DESIGN	\$22,413.88
CARPENTER DRILLING LLC	P057528	C251-16/PMT 2	245444	JASON LEE IRRIGATION WELL DRIL	\$31,776.36
HD FOWLER COMPANY INC		I4478857	244880	HYDRANT	\$2,160.85
TRI CITY HERALD	S017434	3036227	245544	CALL FOR BID KEENE VILLAGE WAT	\$292.01
WATER CAPITAL PROJECTS TOTAL ****					\$56,643.10
Division:	411	WATER ADMINISTRATION			
ARBAUGH & ASSOCIATES INC		1599	244984	ARBAUGH CONTRACT FEES-APR 17	\$540.00
TRI CITY HERALD	S017434	3001920	245544	WSP COMMENT PERIOD RAN ON 4/2/	\$94.20
WATER ADMINISTRATION TOTAL ****					\$634.20
Division:	412	WATER OPERATIONS			
ARAMARK UNIFORM SERVICES INC	S017436	04/17-934962000	245430	LINEN CHARGES FOR APRIL, 2017	\$43.44
BANK OF AMERICA		TXN00032385	245317	HF SCIENTIFIC/PROGRAMMER	\$543.57
		TXN00032605		BEST WESTERN - MASTERS 17-146	\$393.30
BENTON FRANKLIN HEALTH DISTRICT		8813	245199	WATER SAMPLES	\$3,110.00
BENTON RURAL ELECTRIC ASSOCIATION		04/17-38510	245201	KENNEDY BOOSTER STATION	\$1,324.54
CITY OF RICHLAND		04/2017 APR	245210	CITY UTILITY BILLS/APR 2017	\$39,900.39
				CITY UTILITY BILLS/APR 2017	\$27.25
		17-146 MASTERS	245009	17-146 PERFORMANCED BASED T	\$144.00
FIELD INSTRUMENTS & CONTROLS INC	S017410	164549	245471	LOOP ISOLATOR, INPUT LOOP-POWE	\$225.89
	S017410			FREIGHT	\$14.73
	S017410			ADJUST TAX	(\$0.01)
	S017410	164600		FREIGHT	\$18.56
	S017410			LAMP ASSEMBLY FOR WHITE LIGHT	\$406.21
	S017422	164608		HF SCIENTIFIC CUVETTE	\$571.65
	S017422			SHIPPING AND HANDLING	\$127.11
	S017422			HF SCIENTIFIC FLOW THROUGH ASS	\$208.81



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
FIELD INSTRUMENTS & CONTROLS INC	S017422	164608	245471	ADJUSTMENT FOR SALES TAX	(\$0.01)
GRAINGER	S017429	9431404764	245367	AUTO DUAL AIR VENT ITEM #3EJF7	\$21.24
	S017429	9433932176		PRESSURE REGULATOR ITEM #1DMK5	\$106.25
	S017429	9433932184		FLOWMETER ITEM #2KTW9	\$102.64
	S017429	9438591118		PRESSURE REGULATOR ITEM #1DMK5	\$106.25
	S017429	9445085179		SLEEVE BEARING ITEM #12D955	\$4.36
GTP INVESTMENTS LLC	P057396	404129908	244879	BADGER MTN LEASE FOR CITY CELL	\$18.38
LAB/COR INC		170366-3796	245247	WATER SAMPLES	\$700.00
MEASUREMENT TECHNOLOGIES INC	S017414	2150	245496	NO-CHLOR, CALCIUM THIOSULFATE	\$754.77
PITNEY BOWES PURCHASE POWER		0417/14823173	245270	POSTAGE 04/01/17 TO 04/30/17	\$8.41
STEP SAVER INC	P057880	T436264	245287	FREIGHT / SHIPPING CHARGE	\$1,481.25
	P057880			BULK, SODIUM CHLORIDE (NACL)	\$911.30
	P057880			PTO &/OR DELIVERY	\$251.81
STONEWAY ELECTRIC SUPPLY		S102007780.001	244931	ANALYZER	\$19.34
		S102009004.001		MERSEN TR20R	\$18.72
		S102013541.001	245289	120-277V BAL	\$96.57
UNITED PARCEL SERVICE	S017437	000986641207	245547	NDA PKG TO LAB/COR FOR WATER	\$43.46
VERIZON WIRELESS	P057873	9784770139	245301	April Verizon Charges	\$175.21
XEROX CORPORATION		089058318	244965	1x5-693082 BASE/PRINTS-APR	\$130.39
XO HOLDINGS LLC DBA		0290511975	244966	PHONE CHARGES 4/23-5/22/17	\$63.63
WATER OPERATIONS TOTAL ****					\$52,073.41
Division:	413	WATER MAINTENANCE			
AIREFCO INC		3768825	244827	COMPRESSOR-UV AC SYSTEM	\$863.48
AMERICAN ROCK PRODUCTS INC	P057883	298896	245309	5/8" MINUS TOP COURSE, INV:298	\$199.13
	P057883	307327		5/8" MINUS TOP COURSE, INV:307	\$184.97
	P057883	307489		5/8" MINUS TOP COURSE, INV:307	\$175.29
	P057883	307633		5/8" MINUS TOP COURSE, INV:307	\$158.05
	P057883	307874		5/8" MINUS TOP COURSE, INV:307	\$610.79
	P057883	308461		5/8" MINUS TOP COURSE, INV:308	\$325.89
AT&T WIRELESS		04/17-2872432888	244986	287243288881 03/27-04/26/17	\$57.83
BANK OF AMERICA		TXN00032404	245317	NEWEGG-Protective Film For Pan	\$72.99
		TXN00032645		HOME DEPOT - SOD	\$6.49
		TXN00032660		POLLARDWATER - TUBE ROUNDER	\$210.62
		TXN00032667		PAYPAL - SAWZALL BLADES	\$27.58
		TXN00032702		HOME DEPOT - BOARDS	\$29.68
		TXN00032819		OFFICE DEPOT - INK CARTRIDGES	\$357.46
CENTRAL HOSE & FITTINGS INC		458139	245207	HYDRANT METER PARTS	\$153.86
CITY OF RICHLAND		04/2017 APR	245210	CITY UTILITY BILLS/APR 2017	\$803.55
				CITY UTILITY BILLS/APR 2017	\$9,443.61
				CITY UTILITY BILLS/APR 2017	\$61.81
				CITY UTILITY BILLS/APR 2017	\$43.32



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CITY OF RICHLAND		04/2017 APR	245210	CITY UTILITY BILLS/APR 2017	\$245.90
				CITY UTILITY BILLS/APR 2017	\$343.03
				CITY UTILITY BILLS/APR 2017	\$57.67
				CITY UTILITY BILLS/APR 2017	\$250.10
FASTENAL COMPANY		WARIC65242	244871	CLEAVIS HOOK	\$17.65
		WARIC65467	245234	BOLTS	\$12.79
		WARIC65510		BOLTS/HOOKS	\$31.60
GRAINGER	S017429	9436443098	245367	JAW INSERTS ITEM #6YA96	\$149.00
HD FOWLER COMPANY INC	S017397	I4486303	245474	10" PVC PIPE, CLASS 160	\$327.10
	S017397			GASKET, 10.70-11.00A RANGE FOR	\$184.71
INLAND ASPHALT CO	P057851	2408829	244887	ASPHALT, INV #2408829 4/21/17	\$243.70
	P057884	2410140	245371	MOD 1/2" HMA 75 GYRA ASPHALT	\$16.62
	P057884			MOD 1/2" HMA 75 GYRA ASPHALT	\$27.69
	P057884			ADJUST FOR TAX	(\$0.01)
	P057884			MOD 1/2" HMA 75 GYRA ASPHALT	\$55.39
	P057884			MOD 1/2" HMA 75 GYRA ASPHALT	\$13.85
	P057884			MOD 1/2" HMA 75 GYRA ASPHALT	\$55.39
	P057884	2412486		MOD 1/2" HMA 75 GYRA ASPHALT	\$83.08
	P057884			MOD 1/2" HMA 75 GYRA ASPHALT	\$55.39
	P057884			MOD 1/2" HMA 75 GYRA ASPHALT	\$8.31
IRRIGATION SPECIALISTS INC		1204517-0001-01	244889	PACKING GLAND	\$273.67
KELLEY'S TELE-COMMUNICATIONS INC		276305012017	244892	ANSWERING SRVC CHARGES MAY	\$58.10
LEGACY EXCAVATION LLC		15-01718	245487	REFUND HYDRANT METER #346	(\$100.00)
POCKETINET COMMUNICATIONS INC		17-00705	245266	REFUND HYDRANT METER #318	(\$100.00)
RICHLAND ACE HARDWARE		213306	245273	BRAKE CLEANER	\$14.31
		213307		PVC CEMENT	\$22.24
		213323		GREASE GUN/GREASE	\$32.12
		213331		GREASE/TOOL BOX	\$38.64
		213336		GALVANIZED CAP/NIPPLE	\$4.00
		213343		BUSHING/NIPPLES	\$29.27
		56171	244918	SILICONE	\$6.51
		56184		BATTERY	\$15.19
		56228		SPRAY PAINT	\$4.98
		56258		PRUNING TOOLS	\$107.47
		56297		PVC UNIONS	\$15.18
		56312	245273	VINYL TUBE	\$38.88
		56352		PVC PARTS	\$61.98
		56361		POLY TUBE	\$9.33
		56385		VELCRO	\$4.98
TWIN CITY METALS INC		99177	245296	STAINLESS STEEL/REG STEEL	\$484.61
UTILITIES UNDERGROUND LOCATION CENTER		7040199	245168	UTILITIES LOCATE SERVICE	\$55.15



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
VERIZON WIRELESS	P057873	9784770139	245301	April Verizon Charges	\$525.17
XEROX CORPORATION		089058299	244965	MX4-340609 BASE/PRINTS- APR	\$137.44
XO HOLDINGS LLC DBA		0290511975	244966	PHONE CHARGES 4/23-5/22/17	\$20.01
WATER MAINTENANCE TOTAL ****					\$17,724.59
WATER UTILITY FUND Total ***					\$139,410.34
FUND 403	WASTEWATER UTILITY FUND				
Division:	000				
RAY POLAND & SONS INC	P057665	C78-17/PMT 1/FIN	244917	C78-17/FINAL RETAINAGE	(\$217.50)
		C78-17/RETAINAGE	245515	C787 RELEASE RETAINAGE	\$217.50
UNASSIGNED TOTAL ****					\$0.00
Division:	421 SEWER CAPITAL PROJECTS				
A CORE INC		355274	244967	CORE DRILLING/HAND SAWING	\$2,769.30
ANDRITZ SEPARATION INC	P057653	8480072479	244832	SEAL FOR RST DRUM, 8 X 3, ID	\$81.45
	P057653			ROLLER CHAIN, ID #131410591,	\$474.04
	P057653			SEAL, ID #132680731, DELIVERY	\$298.65
	P057653			SPRAY NOZZLE, ID #131410772,	\$258.47
	P057653			SPROCKET, ID #131958448, DELIV	\$100.73
	P057653			SPROCKET, 96 TEETH, MILISCREEN	\$1,201.93
	P057653			BUSHING, ID #132450471	\$33.94
	P057653			FREIGHT	\$114.30
	P057653			SPARE PARTS FOR ANDRITZ RDT AT	\$840.87
	P057653			CHAIN LINK, ID #131410590,	\$20.63
	P057653			CHAIN LINK, ID #131410589,	\$11.13
BANK OF AMERICA		TXN00032690	245317	WW GRAINGER - CRCUIT PRTCTRS P	\$522.97
		TXN00032805		BRANOM INSTRUMENT CO - PWR SPP	\$428.26
BRANOM INSTRUMENT CO	P057857	582898	245441	POWER SUPPLY FOR HEAT XCHANGER	\$134.66
	P057857			FREIGHT	\$21.92
CAROLLO ENGINEERS, INC		0157744	245443	WWTF CAPACITY & COST ANALYSIS	\$1,287.30
CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	P057688	3627-574030	245219	SAGINAW SUBPANEL (BACK), BENT,	\$48.67
	P057688			ELECTRICAL ENCLOSURE FOR WWTF	\$564.59
	P057692	3627-574148		SAGINAW ENCLOSURE, VENTED TYPE	\$1,693.77
	P057692			ELECTRICAL COMPONENTS FOR WWTF	\$715.67
	P057692			SAGINAW SUBPANEL (BACK), BENT,	\$146.02
	P057692			FREIGHT	\$12.60
		3627-574556	244858	PANEL BOARD	\$764.33
GRAINGER	S017429	9432634245	245367	CIRCUIT PROTECTOR ITEM#2DC60	\$168.01
	S017429	9432634252		CIRCUIT PROTECTOR ITEM #2DC65	\$180.64
	S017429	9435377297		CIRCUIT PROTECTOR ITEM #2DC60	\$336.01
PARAMOUNT SUPPLY COMPANY	P057845	532696	245511	FREIGHT	\$57.85



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
PARAMOUNT SUPPLY COMPANY	P057845	532696	245511	PIPE VIBRATION ISOLATION RING	\$1,345.23
PLATT ELECTRIC SUPPLY		N007506	245265	LBL CARTRIDGE - PT PMP REPLC	\$45.59
PUMPTech INC	P057586	0116247-IN	245514	FREIGHT & CRATING CHARGES	\$2,202.86
	P057586			LOBEPRO SM68 ROTARY LOBE PUMP	\$55,877.96
STONEWAY ELECTRIC SUPPLY		S101980088.001	244931	PARTS/FITTINGS	\$71.88
		S101984236.001	245140	CLAMPBACK/STRAP	\$23.15
		S101986239.001	244931	FITTINGS	\$48.71
		S101991050.001		NIPPLES/CLAMPS	\$28.66
		S101993663.001		FITTINGS	\$832.06
		S101996056.001		FITTINGS	\$21.84
		S101998037.001		FITTINGS	\$80.17
		S102001309.001		LOAD CTR EQUIP GROUND BAR ASSY	\$37.27
		S102007040.001	245140	DUCT COVER TUBING	\$78.67
TACOMA SCREW PRODUCTS INC		22167426	244935	SPRINGS AND FITTINGS	\$60.14
SEWER CAPITAL PROJECTS TOTAL****					\$74,042.90
Division:	422	SEWER OPERATIONS			
A CORE INC		355010	244967	PIPE RE-ROUTE	\$217.20
		355274		CORE DRILLING/HAND SAWING	\$716.76
ALS ENVIRONMENTAL	P057776	51-384017-0	244828	WATER- VOC'S	\$640.00
	P057776			WATER- TSS EPA 160.2	\$36.00
	P057776			WATER - AMMONIA-N EPA 350.1/35	\$50.00
	P057776			WATER- BOD (5 DAY) EPA 405.1	\$96.00
	P057776			WATER- 1631E TOTAL MERCURY	\$120.00
	P057776			WWTP (4-11-17) LOCAL LIMITS	\$260.00
ARAMARK UNIFORM SERVICES INC	S017436	04/17-934962000	245430	LINEN CHARGES FOR APRIL, 2017	\$85.49
BANK OF AMERICA		TXN00032375	245317	TFS FISHERSCI ECOM HUS - WWLab	\$27.57
		TXN00032386		STAPLES - RPLCMNT INK PD FR DA	\$10.32
		TXN00032424		EIDUPONTTRAINING - HEAT STRESS	\$77.01
		TXN00032437		TFS FISHERSCI ECOM HUS - LAB H	\$49.01
		TXN00032456		THE HOME DEPOT #4746 - AERBSN	\$104.47
		TXN00032475		CPI COLEPARMERINSTRUMT - INK C	\$57.91
		TXN00032486		WALMART.COM - CADDY HNGRS FR C	\$54.37
		TXN00032496		THE HOME DEPOT #4746 - CDYHNGR	\$137.60
		TXN00032500		PONDER BURNER/VALVE	\$3,587.54
		TXN00032567		THE HOME DEPOT #4746 - WWP MAI	\$47.96
				THE HOME DEPOT #4746 - WWP DRL	\$178.07
		TXN00032568		USA BLUE BOOK - PHBFFR, RICCA	\$84.33
		TXN00032587		THE HOME DEPOT #4746 - WWP MOW	\$552.08
		TXN00032618		US COMPOSTING - STA FEE RENEWA	\$600.00
		TXN00032635		TFS FISHERSCI ECOM HUS - PIPET	\$484.60
		TXN00032664		USA BLUE BOOK - WWLab RICCA CA	\$30.36



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00032714	245317	THE HOME DEPOT #4746 - WWTP VE	\$69.44
		TXN00032717		AMAZON MKTPLACE PMTS - WWTP OF	\$359.97
		TXN00032735		Newegg-Rackmount Kit	\$118.79
		TXN00032747		Amazon-Linkskey KVM Cable	\$37.84
		TXN00032762		SERVAPURE COMPANY - WWLH2O	\$303.89
		TXN00032773		THE HOME DEPOT #4746 - CNCRT H	\$17.92
BENTON COUNTY SHERIFF'S OFFICE		03/17-WORKCREW II	245436	WORKCREW II-MARCH 2017	\$1,352.43
BENTON FRANKLIN HEALTH DISTRICT		8843	244993	FECAL/TKN/NIT/PHOS/MOIS	\$511.00
BLUEROOM		2256190	245203	POL SERVICE-WWTP-APRIL 2017	\$81.00
CENTRAL HOSE & FITTINGS INC		454619	244845	HOSES/FITTINGS	\$93.31
		455087		TUBING/HOSE CUTTER	\$48.21
		456139		GARDEN HOSE/HOSE PARTS	\$76.15
CITY OF RICHLAND		04/2017 APR	245210	CITY UTILITY BILLS/APR 2017	\$19,764.44
COLE INDUSTRIAL INC		YA24230	244852	REINSTALL ACTUATOR ON BOILER	\$1,105.61
COMPLETE PEST PREVENTION INC		33210	245218	WWTF RODENT/INSECT TREATMENT	\$190.05
		33292		WWTP PEST CONTROL SRVCS	\$130.32
CONSOLIDATED ELECTRICAL DISTRIBUTORS INC		3627-573894	244858	RELAY HEATER/NEMA STARTER	\$279.06
GTP INVESTMENTS LLC	P057396	404129908	244879	BADGER MTN LEASE FOR CITY CELL	\$18.36
HARBOR FREIGHT TOOLS USA INC		799255	245239	CAMERA SIGNS & TIES	\$13.54
HERC RENTALS INC		29247710-001	245041	SOD CUTTER	\$76.02
HOBART SERVICE		32972797	244884	WW LAB DISHWASHER REPAIR	\$477.02
HYDROGEOPHYSICS INC	P057529	PSI000698	244886	LANDFILL COMPOST LEACHATE POND	\$4,134.00
	P057529	PSI000712		LANDFILL COMPOST LEACHATE POND	\$2,556.00
IRRIGATION SPECIALISTS INC		120235-01	245045	PARTS FOR DGSTR FOAM SPRY LINE	\$207.31
KAMAN INDUSTRIAL TECHNOLOGIES		O274248	244891	HI POWER V BELT	\$68.20
		R556524		REGULATOR	\$63.67
MIDWEST LABORATORIES INC	P057848	842967	244901	CITY OF RICHLAND LANDFILL COMP	\$275.00
	P057848			COOLER TK18 (17" X 14" X 10" T	\$28.00
	P057848			CITY OF RICHLAND LANDFILL COMP	\$30.00
	P057848			SHIPPING - SUPPLY ORDER 03-14-	\$24.00
	P057848			SHIPPING - FED-EX - SAMPLING E	\$78.81
	P057848			SHIPPING - FED-EX - SAMPLING E	\$81.59
	P057848			SHIPPING - FED-EX - SAMPLING E	\$83.05
	P057848			SHIPPING - FED-EX - SAMPLING E	\$83.10
	P057848			CITY OF RICHLAND LANDFILL COMP	\$275.00
	P057848			CITY OF RICHLAND LANDFILL COMP	\$420.00
MOON SECURITY SERVICES INC		866753	244905	WWTP-BASIC MONITORING	\$54.87
		871323		WWTP-BASIC MONITORING	\$54.87
		875472	245256	WWTP-BASIC MONITORING	\$54.87
PARADISE BOTTLED WATER CO		04/17-WWTP	244910	BOTTLED WATER-APRIL	\$62.01
PASCO MACHINE COMPANY INC	P057552	84186	245262	WATER JET 14 GA. MS FAN SHROUD	\$2,590.11



City Of Richland

VL-1 Voucher Listing

From: 5/8/2017 To: 5/26/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
PASCO MACHINE COMPANY INC		84240	244912	MACHINE WORK	\$271.50
		84574		REBUILD MOTOR	\$574.49
QUALITY CONTROL SERVICES INC	P057701	48386	245390	CITY OF RICHLAND WWTF LAB,	\$105.00
	P057701			MOISTURE BALANCE, METTLER, MOD	\$180.00
	P057701			SPECTROPHOTOMETER, HACH, MODEL	\$105.00
	P057701			ANALYTICAL BALANCE, METTLER, M	\$105.00
	P057701			PH METER, THERMO SCIENTIFIC, M	\$75.00
	P057701			DO METER (BOD), HACH, MODEL	\$125.00
RAY POLAND & SONS INC	P057665	C78-17/PMT 1/FIN	244917	REMOVAL AND DISPOSAL OF TWO	\$4,724.10
RICHLAND ACE HARDWARE		55011	244918	NIPPLE/HEX BUSHING	\$7.47
		55061		WD40/LEAF SKIMMER/PVC PARTS	\$41.18
		55890		TOILET PAPER HOLDER	\$21.71
		55993		NO TRESPASS SIGN	\$10.38
		56025		RAGS/2WAY RADIO/LIMEAWAY	\$95.54
		56168		WEEDBLOCK	\$24.95
SOLENIIS LLC	P057773	131149944	245286	POLYMER, PRAESTOL K260FL, IN 1	\$2,735.63
	P057773			ADJUST TAX	\$0.01
	P057773			POLYMER, PRAESTOL K295FL, IN 1	\$2,735.63
	P057849	131157698	245526	POLYMER, PRAESTOL K295FL, IN 2	\$5,471.27
STONEWAY ELECTRIC SUPPLY		S101957311.001	245289	WIRE CONNECTORS	\$106.11
TACOMA SCREW PRODUCTS INC		22171987	244935	NUTS/BOLTS	\$206.19
		22172123		ROUND U-BOLT	\$50.22
		22172126		PIPE FITTINGS	\$38.05
		22172757		CLAMPS/PLIERS	\$34.34
		22173299		PIPE BUSHING	\$1.71
		22173431		BRUSH/SOLDERING PASTE	\$3.18
		22174005		PIPE FITTINGS	\$127.19
		22174006		FITTINGS	\$10.14
		22174118		LAG SCREWS	\$46.06
		22174119		LAG SCREWS	\$23.02
		22174120		LAG SCREWS	\$23.02
		22174121		LAG SCREWS	\$23.02
		22174122		LAG SCREWS	\$23.02
		22174124		LAG SCREWS	\$23.02
		22174126		LAG SCREWS	\$23.02
		22174128		LAG SCREWS	\$23.02
		22174129		LAG SCREWS	\$46.06
		22174130		LAG SCREWS	\$23.02
		22174131		LAG SCREWS	\$23.02
		22174132		LAG SCREWS	\$19.57
		22174133		SCREWS/NUTS/WASHERS	\$120.85



City Of Richland

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From: 5/8/2017 To: 5/26/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
TACOMA SCREW PRODUCTS INC		22174146	244935	STEEL DROP-INS	\$53.16
		22174263		BANDSAW BLADE	\$46.51
		22175017		TIRE GAUGE/SHACKLE/SCREW EYES	\$34.46
TRI CITY HERALD	S017415	2989865	244946	SIGNIFICANT NONCOMPLIANCE:	\$143.36
TWIN CITY METALS INC		98815	244948	SS STRPS (12)	\$19.03
UNITED PARCEL SERVICE	S017427	000986641197	245297	ADDITIONAL HANLING FOR GROUND	\$10.85
	S017427			GROUND PKG TO ALS FOR WWTP OPS	\$10.30
	S017437	000986641207	245547	GROUND PKG W/INSURANCE TO WATE	\$22.08
	S017437			WEIGHT CORRECTION FOR PKG TO W	\$0.68
UNITED STATES COMPOSTING COUNCIL		M17057199	245165	2017/2018 USCC MEMBERSHIP	\$295.00
USA BLUEBOOK		230583	244951	EYE PROTECTION SIGNS	\$36.27
		230584		HIGH NOISE CAUTION SIGN	\$36.37
		236442		SAFETY GEAR	\$632.72
		237993	245167	HOOK/HANDLE WWTP REFUSE	\$625.96
VERIZON WIRELESS	P057873	9784770139	245301	April Verizon Charges	\$185.99
WESTERN MATERIALS		PAS00408720-001	244960	37 - 2 SIDED MDOS	\$3,345.16
XEROX CORPORATION		089058272	245305	MX4-749822 BASE/PRINTS- APR	\$326.95
XO HOLDINGS LLC DBA		0290511975	244966	PHONE CHARGES 4/23-5/22/17	\$102.92
SEWER OPERATIONS TOTAL ****					\$69,006.96
Division:	423	SEWER MAINTENANCE			
AT&T WIRELESS		04/17-2872432888	244986	287243288881 03/27-04/26/17	\$42.95
CH2O INC		255214	244846	BOILER TESTING	\$64.49
COLE DRAINS & PLUMBING REPAIR		5527	244851	412/414 WRIGHT-CLR CMN SEWER	\$271.50
COLEMAN, MICHAEL		050617	245216	REIMB CDL ENDORSEMENT	\$102.00
HERC RENTALS INC		29211824-001	244883	LIQUID PROPANE	\$65.00
KELLEY'S TELE-COMMUNICATIONS INC		276305012017	244892	ANSWERING SRVC CHARGES MAY	\$58.10
MOON SECURITY SERVICES INC		866753	244905	WWTP-BASIC MONITORING	\$54.87
		871323		WWTP-BASIC MONITORING	\$54.87
		875472	245256	WWTP-BASIC MONITORING	\$54.87
PARAMOUNT SUPPLY COMPANY		503327	244911	DGSTR BALL VALVE W/ DRAIN	\$47.17
RICHLAND ACE HARDWARE		55637	244918	TABLET HOLDER VEH 3291	\$4.33
		55866		TAPEMEASURE	\$19.54
		55979		CAULK	\$15.18
RICHLAND NAPA		383401	244919	TRAILER PLUG ADAPTER VEH 2455	\$18.99
STONEWAY ELECTRIC SUPPLY		S101964576.001	245140	CORE CAPS	\$20.62
TACOMA SCREW PRODUCTS INC		22166653	244935	SILICONE	\$20.64
		22172461		TOOLBOX	\$155.52
		22172631		CONCRETE SCREWS	\$18.60
		22172757		CLAMPS/PLIERS	\$21.47
		22172794		PIPE FITTINGS	\$2.16
		22173292		CHAIN AND QUICKLINKS	\$26.30



City Of Richland

VL-1 Voucher Listing

From: 5/8/2017 To: 5/26/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
TACOMA SCREW PRODUCTS INC		22173569	244935	SLEDGE HAMMER/GRINDER/WHEEL	\$188.89
		22175017		TIRE GAUGE/SHACKLE/SCREW EYES	\$38.73
		22175018		LITHIUM BATTERY PACK	\$100.52
USA BLUEBOOK		230583	244951	EYE PROTECTION SIGNS	\$36.26
		230584		HIGH NOISE CAUTION SIGN	\$36.37
		236442		SAFETY GEAR	\$632.72
UTILITIES UNDERGROUND LOCATION CENTER		7040199	245168	UTILITIES LOCATE SERVICE	\$55.15
VERIZON WIRELESS	P057873	9784770139	245301	April Verizon Charges	\$170.52
XO HOLDINGS LLC DBA		0290511975	244966	PHONE CHARGES 4/23-5/22/17	\$1.39
SEWER MAINTENANCE TOTAL ****					\$2,399.72
WASTEWATER UTILITY FUND Total ***					\$145,449.58
FUND 404	SOLID WASTE UTILITY FUND				
Division:	431	SOLID WASTE ADMINISTRATION			
DAILY JOURNAL OF COMMERCE	S017428	3324966	245223	REQUEST FOR PROPOSAL - HORN RA	\$296.00
SOLID WASTE ADMINISTRATION TOTAL ****					\$296.00
Division:	432	SOLID WASTE COLLECTION			
BANK OF AMERICA		TXN00032757	245317	SOLID WASTE ASSOCIA -M CHIDEST	\$250.00
CITY OF RICHLAND		04/2017 APR	245210	CITY UTILITY BILLS/APR 2017	\$185.44
CLAYTON WARD COMPANY		1268001	245214	CURBSIDE RECYCLING-APRIL	\$7,789.61
		127203		PAPER RECYCLING- APRIL 2017	\$300.00
		127204		2017 DROP BOX RECYCLING SERVIC	\$10,200.00
GTP INVESTMENTS LLC	P057396	404129908	244879	BADGER MTN LEASE FOR CITY CELL	\$10.94
PITNEY BOWES PURCHASE POWER		0417/14823173	245270	POSTAGE 04/01/17 TO 04/30/17	\$184.92
ROUTEWARE INC	P057663	98291	245521	2017 CAMERA SYSTEM FEE (1 UNIT	\$16.29
	P057663			ADJUST FOR TAX	\$0.01
	P057663			2017 ROUTEWARE SUPPORT FEES (1	\$2,762.78
THE SHERWIN WILLIAMS CO		5017-3	245148	LIFT AWAY FOR GRAFFITI	\$18.81
		5251-8	245293	BLUE PAINT FOR CONTAINERS	\$302.45
VERIZON WIRELESS	P057873	9784770139	245301	April Verizon Charges	\$717.78
XO HOLDINGS LLC DBA		0290511975	244966	PHONE CHARGES 4/23-5/22/17	\$21.60
SOLID WASTE COLLECTION TOTAL ****					\$22,760.63
Division:	433	SOLID WASTE DISPOSAL			
ARAMARK UNIFORM SERVICES INC	S017436	04/17-934962000	245430	LINEN CHARGES FOR APRIL, 2017	\$137.27
BANK OF AMERICA		TXN00032447	245317	STAPLES - THERMAL ROLLS CREDIT	\$137.17
		TXN00032471		TULALIP CASINO HOTEL F - J MAR	\$331.58
		TXN00032592		NPC NEW PIG CORP - SPILL PALLE	\$326.48
		TXN00032689		NPC NEW PIG CORP - STEEL DRUMS	\$230.60
BENTON COUNTY SHERIFF'S OFFICE		03/17-WORKCREW II	245436	WORKCREW II-MARCH 2017	\$702.71
BLUEROOM		2256188	245347	POL SERVICE-LANDFILL-APR 2017	\$81.00



City Of Richland

VL-1 Voucher Listing

From: 5/8/2017 To: 5/26/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CITY OF RICHLAND		04/2017 APR	245210	CITY UTILITY BILLS/APR 2017	\$1,951.56
		17-088 REED	244849	17-088 SWANA MOLO TRAINING	\$336.63
COMPLETE PEST PREVENTION INC		33274	245218	PEST CONTROL SRVCS-APRIL	\$97.74
		33533		PEST CONTROL SRVCS-APRIL ADDTL	\$59.73
COYOTE RIDGE CORRECTIONS CENTER		CRCC1703.430	244861	WORK CREW MARCH 2017	\$416.71
		CRCC1704.434	245460	WORK CREW APRIL 2017	\$430.20
FINLEY BUTTES LANDFILL		5794	244873	TIRE DISPOSAL	\$616.38
GRAINGER	S017429	9434216033	245367	DISPOSABLE RESPIRATOR ITEM #4J	\$273.67
MARLOW, JOHN (JAY)		17-157 MARLOW-	244897	17-157 SWANA CONFERENCE	\$325.31
MITCHELL, FRANK		042917	244903	MITCHELL-MILEAGE APR 2017	\$29.96
ORRCO		397333	244908	USED OIL TESTING/PICK-UP/HAUL	\$150.00
		397917	245506	USED OIL TESTING/PICK-UP/HAUL	\$150.00
PARADISE BOTTLED WATER CO		04/17-LANDFILL	245109	BOTTLED WATER-APRIL	\$104.32
RICHLAND NAPA		386121	245277	FLOOR DRY FOR LANDFILL	\$219.72
STEEBER'S LOCK SERVICE		796094	245530	LANDFILL GAS WELLS	\$11.40
		988263	245137	FUEL LOCKS/KEYS FOR TRANSFER	\$55.22
US DEPARTMENT OF AGRICULTURE		3002320526	245166	USDA APHIS DEBT MGMT TEAM '16	\$3,625.36
		3002320527		USDA APHIS DEBT MGMT 1QTR 2017	\$5,413.93
VERIZON WIRELESS	P057873	9784770139	245301	April Verizon Charges	\$72.19
XEROX CORPORATION		089058273	245183	LX5-694777 BASE/PRINTS- APRIL	\$325.92
XO HOLDINGS LLC DBA		0290511975	244966	PHONE CHARGES 4/23-5/22/17	\$44.50

SOLID WASTE DISPOSAL TOTAL **** \$16,657.26

SOLID WASTE UTILITY FUND Total *** \$39,713.89

FUND 405 STORMWATER UTILITY FUND

Division: 441 STORMWATER

BANK OF AMERICA		TXN00032706	245317	HOME DEPOT/HAMMER	\$21.69
		TXN00032784		ROUND TABLE PIZZA - PZZA FR SL	\$52.89
CITY OF RICHLAND		04/2017 APR	245210	CITY UTILITY BILLS/APR 2017	\$352.48
HERC RENTALS INC		29235672-001	244883	CONCRET PUSH	\$2,386.81
INLAND ASPHALT CO	P057851	2408829	244887	ASPHALT, INV #2408829 4/21/17	\$189.97
	P057851			ASPHALT, INV #2408829 4/21/17	\$42.65
ROWAND MACHINERY CO		224652	244923	HAUL EXCAVATPR FRM LNDFL-KEENE	\$352.96
SUNBELT RENTALS INC		67557532-001	245142	ASPHALT CUTTER RENTAL	\$75.79
TACOMA SCREW PRODUCTS INC		22168189	244935	YELLOW CAUTION TAPE	\$91.62
VERIZON WIRELESS	P057873	9784770139	245301	April Verizon Charges	\$25.43

STORMWATER TOTAL **** \$3,592.29

STORMWATER UTILITY FUND Total *** \$3,592.29

FUND 407 MEDICAL SERVICES FUND



City Of Richland

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From: 5/8/2017 To: 5/26/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
Division: 121 AMBULANCE					
BOUND TREE MEDICAL LLC		82454841	245439	SAM PELVIC LING II SMALL	\$65.99
		82456253		DRESSING/ET TUBE/STETHOSCOPE	\$1,526.89
		82456254		DRESSING/LANCETS/IV SETS	\$388.33
		82459011		GLUCOSE STRIPS/GLOVES/LANCET	\$1,049.44
		82463118		SALINE	\$441.84
		82466937		STETHOSCOPE/O2 MASK ADULT	\$64.06
		82468268		GLOVES	\$132.38
		82468269		RESTRAINT STRAP	\$34.18
		82469622		ENDOTRACHEAL TUBES/IVS	\$127.86
		82470901		SUCTION CATHETERS	\$1.09
		82472158		IV SETS/GLUCOSE STRIPS/ASPIRIN	\$829.79
		82473310		MEGAMOVER/IV SETS/SALINE	\$944.87
		82474595		GERMICIDAL WIPES	\$108.69
		82475973		IV SETS/SALINE/GLUCOSE STRIPS	\$1,231.57
CITY OF RICHLAND		04/2017 APR	245210	CITY UTILITY BILLS/APR 2017	\$236.01
COLUMBIA INDUSTRIES SUPPORT LLC		0048557	244856	ON SITE SHREDDING WO #0075516	\$31.42
EMERGENCY REPORTING		2017_2275	244870	ERS SUBSCRIPTION-MAY	\$348.20
PARADISE BOTTLED WATER CO		04/17-FIRE ST 72	244910	BOTTLED WATER-APRIL	\$21.18
		04/17-FIRE ST 74		BOTTLED WATER-APRIL	\$16.05
PITNEY BOWES PURCHASE POWER		0417/14823173	245270	POSTAGE 04/01/17 TO 04/30/17	\$127.19
SEA WESTERN INC	P057742	198624	244925	SHIPPING	\$19.66
	P057742			#BDU1951-P-20, LION TRI-CERTIF	\$729.79
SPRINT		891160522-158	244928	RFD CELL PHONES 03/18-04/17/17	\$36.51
STERICYCLE INC		3003834415	245288	BIO WASTE DISPOSAL FEE	\$47.03
STRYKER SALES CORPORATION		2152362M	244932	STRYKER COT MATTRESS	\$242.44
UPTOWN CLEANERS		31948	245298	LINEN/UNIFORM LAUNDRY SRVCS	\$316.13
		32017		LINEN/UNIFORM LAUNDRY SRVCS	\$262.56
		32126		LINEN/UNIFORM LAUNDRY SRVCS	\$290.83
		32184		LINEN/UNIFORM LAUNDRY SRVCS	\$247.07
VERIZON WIRELESS	P057873	9784770139	245301	April Verizon Charges	\$224.06
	P057873			April Verizon Charges	\$35.31
WASTE MANAGEMENT		0366184-2947-0	245302	PHARM WASTE SERVICE 04/17	\$20.95
XEROX CORPORATION	P057878	088719447	245305	AMB BILLING - 1ST QTR MAINT PL	\$32.58
AMBULANCE TOTAL ****					\$10,231.95
MEDICAL SERVICES FUND Total ***					\$10,231.95
FUND 408 BROADBAND FUND					
Division: 460 BROADBAND ADMINISTRATION					
CITY OF RICHLAND		04/2017 APR	245210	CITY UTILITY BILLS/APR 2017	\$181.82



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BROADBAND ADMINISTRATION TOTAL ****					\$181.82
BROADBAND FUND Total ***					\$181.82
FUND 501	CENTRAL STORES FUND				
Division:	000				
ALLIED ENVELOPE	S017403	178277	245422	ENVELOPE #10 WINDOW, COR LOGO	\$1,520.40
NORCO INC	P057846	21094125	245503	SQWINCHER, FASTPACK, LEMONADE	\$321.89
	P057846			SQWINCHER, FASTPACK, GRAPE	\$375.54
	P057846			FREIGHT	\$113.28
	P057846			SQWINCHER, FASTPACK,FRUITPUNCH	\$375.54
OXARC INC	P057600	30020397	245508	GLOVES, THERMAL-GRIP, SIZE 10	\$93.63
	P057600	30020398		GLOVES, THERMAL-GRIP, SIZE 9	\$46.82
RDO EQUIPMENT CO	S017413	P42484	245516	BLADE, EDGER,JOHN DEERE M92907	\$1,114.45
UNASSIGNED TOTAL ****					\$3,961.55
CENTRAL STORES FUND Total ***					\$3,961.55
FUND 502	EQUIPMENT MAINTENANCE FUND				
Division:	214	EQUIPMENT MAINTENANCE			
AMERICAN RADIATOR INC		AA099679	245426	REBUILD VEH 6579 WO 45956	\$293.22
ARAMARK UNIFORM SERVICES INC	S017436	04/17-934962000	245430	LINEN CHARGES FOR APRIL, 2017	\$150.00
ATOMIC AUTO BODY INC		31057 ADDITION	244834	BUMPER VEH 3256 WO 46378	\$616.59
		31070	245431	BODY REPAIR VEH 3267 WO 46756	\$2,267.02
		31680		BODY REPAIR VEH 2459 WO 46471	\$6,237.13
		31880		BODY REPAIR VEH 1212 WO 46758	\$1,490.40
		31900		BODY REPAIR VEH 2471 WO 46757	\$749.94
		31934		BODY REPAIR VEH 1214 WO 46755	\$1,491.23
		31935		BODY REPAIR VEH 2470 WO 46760	\$1,491.23
		31973		BODY REPAIR VEH 2469 WO 46754	\$1,490.40
AUTOZONE		3733983731	244990	RELAY VEH 2355 WO 46601	\$27.52
		3733986525		RADIATOR VEH 2386 WO 46500	\$260.13
	P057872	3733988401	245432	A/C MACHINE, ROB34788NI, ITEM	\$3,799.99
	P057872			NO GAS LOSS AC VALVE CORE,	\$44.99
	P057872			A/C RECYCLER, ROB34988NI, ITEM	\$4,826.49
	P057872			SALES TAX	\$745.75
		3733988437	245190	ENGINE MOUNT VEH 3257 WO 46648	\$53.64
		3733988465		DEF VEH 3313 WO 46653	\$10.85
		3733991494	245432	EVAP CORE VEH 2290 WO 46633	\$130.43
		3733993295		O2 SENSOR VEH 1105 WO 46684	\$94.12
BANK OF AMERICA		TXN00032431	245317	WA DOL59907 SERVICEFEE - Purch	\$2.00
		TXN00032449		WA DOL - VEH4162 LIC	\$40.75



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From: 5/8/2017 To: 5/26/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00032465	245317	Amazon.com - VEH2398 WINCH ROP	\$456.11
		TXN00032477		THE BERNIS CO - RING REMOVER TO	\$126.53
		TXN00032520		Amazon.com - VEH2399 WINCH ROP	\$456.11
		TXN00032532		HOME DEPOT - VEH3333 MILWAUKEE	\$150.95
		TXN00032624		BIG RIG CHROME SHOP - VEH3213	\$390.63
		TXN00032673		AMAZON - VEH2346 STEERING SHAF	\$96.76
		TXN00032698		AMAZON - VEH4140 TAILGATE LIFT	\$149.99
		TXN00032713		TITAN - VEH7158 FORKLIFT HITCH	\$159.00
		TXN00032806		EXTREME OUTBACK - VEH7143 COMP	\$488.51
BASIN EXPRESS LLC		351121	245192	SHIPPING VEH 6000 WO 46637	\$80.30
BUSH CAR WASH		4114	245205	VEHICLE WASHES-APRIL	\$119.00
CENTRAL HOSE & FITTINGS INC		457482	244845	CLAMPS VEH 7143 WO 46479	\$27.11
		457659		HOSE STEM VEH 3313 WO 46550	\$38.57
		457961	245003	HYD ASSY VEH 3330 WO 46590	\$90.30
		457962		CAP AND PLUG VEH 7109 WO 46352	\$107.79
		458110		VEH 7109 WO 46352	\$100.90
		458805	245445	HYD ASSY VEH 7142 WO 46298	\$77.20
		459024		HYD ASSY VEH 7090 WO 46732	\$53.25
CITY OF RICHLAND		04/2017 APR	245210	CITY UTILITY BILLS/APR 2017	\$3,276.51
COEUR D'ALENE SERVICE STATION EQUIPMENT INC		0071515	245455	FUEL TANK REPAIRS	\$222.25
COLEMAN OIL COMPANY		0440134-IN	244853	LANDFILL DIESEL DYED	\$1,636.03
		0440136-IN		LANDFILL DIESEL CLEAR	\$1,356.19
		0440889-IN	245215	LANDFILL DIESEL DYED	\$2,062.44
		0441597-IN	245456	LANDFILL DIESEL DYED	\$3,150.34
		CL86776	244853	CARD LOCK FUEL 05/01-05/07/17	\$14,138.99
		CL87429	245215	CARD LOCK FUEL 05/08-05/14/17	\$15,687.82
		CL88687	245456	CARD LOCK FUEL 05/15-05/21/17	\$13,904.22
		0179173-IN	244857	LUBE PRODUCTS	\$729.79
		C172234-IN	245355	LUBE PRODUCTS	\$2,127.95
CONNELL OIL INC		398034	244860	GASKET VEH 3330 WO 46534	\$75.37
		398110		ELEMENT VEH 5043 WO 46559	\$152.81
		398113		ELEMENT	\$127.88
		398114		GASKET VEH 5044 WO 46560	\$75.37
		398133		NUT VEH 2412 WO 46544	\$192.87
		398138		OIL VEH 5044 WO 46560	\$68.55
		398268	245221	VEH 3330 WO 46590	\$73.69
		398365	245014	BULB VEH 5043 WO 46624	\$23.48
		398484	245221	BOX/PIN VEH 2406 WO 46641	\$339.68
CORWIN OF PASCO LLC		CM397757	244860	CORE CREDIT VEH 2448	(\$108.60)
		009-94941	245461	ENGINE VEH 6579 WO 45956	\$7,824.10



City Of Richland

VL-1 Voucher Listing

From: 5/8/2017 To: 5/26/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
FASTENAL COMPANY		WARIC65122	244871	METAL KIT VEH 2443 WO 46366	\$93.70
FINAL TOUCH UPHOLSTERY		30163	245034	UPHOLSTERY VEH 2386 WO 46500	\$868.80
		30170		TARP REPAIR VEH 3292 WO 46619	\$298.65
GENUINE AUTO GLASS OF TRI CITIES LLC		620094	245472	WINDSHIELD VEH 3304 WO 46729	\$159.77
		621170	244876	WS REPAIR VEH 2433 WO 46581	\$32.58
GRAINGER	S017429	9439258279	245367	TIE-DOWN STRAP RATCHET ITEM #2	\$25.43
HERC RENTALS INC		29244839-001	244883	4034235355004501	\$629.80
HOTSY OF SPOKANE		22870	245043	475 GAL CARBON-ATE PLUS SOAP	\$2,063.40
IRRIGATION SPECIALISTS INC		1205908-01	244889	UNION PVC	\$48.19
JIM'S PACIFIC GARAGES INC		R100010131	244890	DIAG/REPAIR VEH 3255 WO 46221	\$2,954.20
		X100072708	245062	WEATHER STIP VEH 3247 WO 45959	\$713.63
		X100072928	244890	VALVE VEH 3212 WO 46439	\$148.86
		X100073668	245062	CRANKCASE VEH 5033 WO 46612	\$387.41
		X100073877		DRAIN TUBE VEH 5033 WO 46612	\$59.58
		X100074043		HOSE VEH 5033 WO 46612	\$27.29
KENWORTH SALES COMPANY		PASIN2303130	244893	FUEL FILTER VEH 3336 WO 46507	\$66.85
		PASIN2303135		FUEL FILTER VEH 3337 WO 46511	\$66.85
		PASIN2304489		FILTER VEH 3280 WO 46527	\$50.43
		PASIN2304497		FILTER VEH 3240 WO 46528	\$50.43
		PASIN2304503		FILTER VEH 3283 WO 46529	\$50.43
		PASIN2304506		FILTER VEH 3310 WO 46530	\$50.43
		PASIN2304519		FILTER VEH 3311 WO 46531	\$50.43
		PASIN2304533		FILTER VEH 3315 WO 46533	\$50.43
		PASIN2318212	245486	STROBE VEH 3280 WO 46426	\$471.19
		PASIN2322669	245245	VALVE/BUTTON VEH 3311 WO 46687	\$53.99
		PASIN2323071		VALVE VEH 3311 WO 46687	\$35.63
		PASIN2323178	245377	GOVERNOR VEH 3283 WO 46651	\$37.68
LITHIA MOTORS		284013	245378	FILTERS VEH 5048 WO 46586	\$183.26
MCCURLEY CHEVROLET		923120	244899	LEVERS VEH 2347 WO 46542	\$55.20
		923287	245098	PIPE VEH 2440 WO 46374	\$118.49
		923434		CAPS VEH 3267 WO 46548	\$49.70
		923435		LOCK VEH 2354 WO 46645	\$168.35
		923437		CLIP VEH 2386 WO 46500	\$6.26
		923482		MOTOR VEH 2386 WO 46500	\$127.40
		923505	245254	MOUNT VEH 1104 WO 46658	\$112.37
		923628		BEAR VEH 1103 WO 46657	\$343.69
		923800	245494	BOLTS VEH 1207 WO 46683	\$36.45
		923868	245381	BELT KIT VEH 2386 WO 46500	\$85.20
		923942	245494	BOLTS VEH 1207 WO 46683	\$51.26
		924089		LAMP VEH 2370 WO 46730	\$89.11
		924111		MOUNTS VEH 2411 WO 46731	\$220.24



City Of Richland

VL-1 Voucher Listing

From: 5/8/2017 To: 5/26/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
MONARCH MACHINE & TOOL CO INC		A189747	244904	PIPE VEH 3204 WO 46580	\$65.74
		A190043	245502	HR PLATE VEH 3310 WO 46679	\$87.97
		A190098		HR ROUND BAR VEH 0800 WO 46649	\$185.75
		F189761	244904	BUSHINGS VEH 3204 WO 46580	\$290.04
		F189915	245103	REKEY VEH 7122 WO 46498	\$71.35
PARAMOUNT SUPPLY COMPANY		527395	244911	FLANGES	\$63.34
RDO EQUIPMENT CO		P42430	245117	FILTERS VEH 6605 WO 46602	\$77.04
		P42432		FITTINGS VEH 6587 WO 46603	\$67.10
		P42436		FILTERS VEH 6601 WO 45974	\$51.19
		P42714		BRAKE VEH 6587 WO 46603	\$310.43
		P42715		SNAP RING VEH 6587 WO 46603	\$19.70
		P43284	245516	PINS VEH 6595 WO 46714	\$28.83
		P43772		PIN FASTEN VEH 6595 WO 46727	\$8.30
		P43773		EYEBOLT VEH 6589 WO 46709	\$49.50
		P43774		STARTER VEH 6588 WO 46733	\$377.56
		P43775		HY-GARD VEH 6595 WO 46727	\$166.90
		P44003		FILTERS VEH 6595 WO 46727	\$129.83
		385117	245277	BOLT VEH 3248 WO 46371	\$37.15
		385717		RELAY VEH 3336 WO 46480	\$8.50
		385763		FILTER VEH 3280 WO 46510	\$133.88
		385857		BRAKE PARTS VEH 2345 WO 465	\$166.67
RICHLAND NAPA		385880		Pintle VEH 7158 WO 46408	\$160.11
		385884		FILTER VEH 2393 WO 46537	\$19.83
		385894		HITCHPIN VEH 7158 WO 46408	\$6.64
		385897		FILTER VEH 3336 WO 46507	\$149.30
		385898		FILTER VEH 3337 WO 46511	\$149.30
		385902		ASSEMBLE VEH CREDIT WO CRED	(\$6.32)
		385944		FILTER VEH 3330 WO 46526	\$99.55
		385945		FILTER VEH 3315 WO 46525	\$127.89
		385946		FILTER VEH 3312 WO 46524	\$97.66
		385947		FILTER VEH 3311 WO 46523	\$125.62
		385948		FILTER VEH 3310 WO 46522	\$125.62
		385949		FILTER VEH 3309 WO 46521	\$125.62
		385950		FILTER VEH 3283 WO 46519	\$135.03
		385951		FILTER VEH 3240 WO 46518	\$190.09
		385952		FILTER VEH 2400 WO 46517	\$17.07
		385953		FILTER VEH 2303 WO 46516	\$18.48
		385960		SWITCH VEH 2387 WO 46535	\$40.02
		385962		BRL CLN VEH 3222 WO 46502	\$76.25
		385965		FILTER VEH 7109 WO 46536	\$67.33
		385976		FILTER VEH 2412 WO 46545	\$20.37



City Of Richland

VL-1 Voucher Listing

From: 5/8/2017 To: 5/26/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
RICHLAND NAPA		385996	245277	FILTER VEH 2347 WO 46543	\$12.25
		385997		TORCH VEH 5036 WO 46497	\$32.57
		385998		BRAKES VEH 2347 WO 46542	\$93.19
		386001		FILTER VEH 2433 WO 46539	\$29.64
		386016		BRAKES VEH 2412 WO 46544	\$192.86
		386025		BRK LUBE VEH 2412 WO 46544	\$13.69
		386047		SWITCH VEH 3264 WO 46548	\$46.10
		386096		FILTER VEH 2446 WO 46582	\$20.37
		386099		FILTER VEH 3230 WO 46558	\$15.92
		386102		WHL NUT VEH 2412 WO CREDIT	(\$49.46)
		386157		FILTER VEH 3321 WO 46572	\$34.20
		386158		FILTER VEH 3279 WO 46563	\$142.03
		386159		FILTER VEH 3230 WO 46558	\$135.19
		386165		FILTER VEH 5045 WO 46577	\$17.01
		386166		FILTER VEH 5046 WO 46578	\$17.01
		386167		FILTER VEH 2372 WO 46566	\$19.83
		386168		FILTER VEH 2324 WO 46564	\$17.38
		386169		FILTER VEH 2342 WO 46565	\$17.38
		386170		FILTER VEH 2439 WO 46567	\$12.92
		386171		FILTER VEH 2453 WO 46568	\$20.37
		386172		FILTER VEH 5036 WO 46570	\$87.56
		386173		FILTER VEH 5033 WO 46569	\$70.19
		386174		FILTER VEH 5038 WO 46571	\$67.74
		386227		FILTER VEH 1107 WO 46584	\$19.61
		386232		FILTER VEH 7143 WO 46594	\$427.32
		386240		BRK CLN VEH 3244 WO 46390	\$50.69
		386270		FILTER VEH 3240 WO 46518	\$11.37
		386299		WIPER VEH 3319 WO 46588	\$41.25
		386300		OIL VEH 5046 WO 46578	\$28.54
		386302		FILTER VEH 5048 WO 46586	\$22.06
		386306		FILTER VEH 3324 WO 46595	\$16.44
		386308		FILTER VEH 5048 WO 46586	\$2.90
		386310		BATTERY VEH 6580 WO 46600	\$104.20
		386331		WIPER VEH 5046 WO 46578	\$20.61
		386340		WIPER VEH 2349 WO 46613	\$23.87
		386424		FILTER VEH 2430 WO 46605	\$20.37
		386425		HOSE VEH 3247 WO 45959	\$35.62
		386427		RELAY VEH 2400 WO 46604	\$208.62
		386434		BRAKES VEH 2372 WO 46606	\$192.54
		386438		FILTER VEH 5048 WO 46586	\$32.17
		386467		WIPER VEH 5045 WO 46577	\$20.61



City Of Richland

VL-1 Voucher Listing

From: 5/8/2017 To: 5/26/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
RICHLAND NAPA		386471	245277	FILTER VEH 2386 WO 46614	\$19.83
		386474		FILTER VEH 2428 WO 46615	\$12.92
		386492		PINNION VEH 2386 WO 46500	\$476.44
		386517		FILTER VEH 3323 WO 46621	\$16.44
		386518		FILTER VEH 3326 WO 46622	\$16.44
		386546		FILTER VEH 5044 WO 46561	\$16.44
		386556		FILTER VEH CREDIT WO CREDIT	(\$9.54)
		386569		FILTER VEH 1104 WO 46625	\$19.61
RIVER CITY TOWING INC	15506		245520	TOW CHARGE VEH 1207 WO 46720	\$48.87
RMT EQUIPMENT	T56166		244920	SEAT SVC KIT VEH 7137 WO 46088	\$1,109.76
	T56732		245121	RAKE SPRING VEH 6580 WO 46355	\$402.62
ROUTEWARE INC	98257		244922	CABLES VEH 3336 WO 46480	\$333.29
	98265			CABLE VEH 3336 WO 46480	\$39.54
ROWAND MACHINERY CO	227438		245124	HINGES VEH 7109 WO 46352	\$266.83
	227611			STEP VEH 7109 WO 46352	\$72.73
	227686			FILTERS VEH 7157 WO 46643	\$89.90
	227687			FILTERS VEH 7157 WO 46638	\$464.64
	227768		245283	SHAFT VEH 7122 WO 46498	\$560.03
	227914		245522	FILTERS VEH 7142 WO 46708	\$495.66
	568118		245125	REPAIR VEH 3284 WO 46485	\$7,087.65
	570114			BUMPER VEH 3244 WO 46390	\$2,158.61
	570214		245523	A/C REPAIR VEH 3269 WO 46761	\$1,693.69
SOLID WASTE EQUIPMENT COMPANY	0095739-IN		245394	RAIL VROLLER VEH 3333 WO 46005	\$3,282.86
SOLID WASTE SYSTEMS INC	0095489-IN		244926	BELTS VEH 3333 WO 46312	\$180.74
	0095841-IN		245527	VALVE VEH 3332 WO 46387	\$1,258.11
	0096036-IN			HARNESS VEH 3333 WO 46698	\$125.54
STEEBER'S LOCK SERVICE	796076		244930	DUP KEY VEH 2474 WO 46585	\$97.74
	796093		245395	DUP KEYS VEH 2393 WO 46537	\$10.86
TACOMA SCREW PRODUCTS INC	22175794		244935	SHOP SUPPLIES	\$357.97
	22175805			SCREWS VEH 4140 WO 46392	\$20.37
	22176254			SHOP SUPPLY	\$835.36
	22176392		245144	SHOP SUPPLIES	\$81.19
	22176393			SHOP TOOL	\$117.21
	22177030		245534	SHOP SUPPLIES	\$8.96
	22177032			SHOP SUPPLIES	\$18.24
	22177034			SHOP SUPPLIES	\$28.65
	22177037		245290	SPRING SNAP VEH 4127 WO 46035	\$11.14
	22177810		245534	COTTER PINS VEH 0800 WO 46649	\$6.48
THERMO KING NORTHWEST, INC DBA	2367346		245538	FILTERS VEH 6559 WO 46663	\$207.25
TIRE FACTORY INC	03-121923		245397	WHL SWITCH VEH 3292 WO 46689	\$43.44
	03-121924			WHL SWITCH VEH 3283 WO 46690	\$86.88



City Of Richland

VL-1 Voucher Listing

From: 5/8/2017 To: 5/26/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
TIRE FACTORY INC		03-121925	245397	WHL SWITCH VEH 3312 WO 46691	\$86.88
		03-121926		WHL SWITCH VEH 3335 WO 46692	\$86.88
		03-121960	244941	WHEEL SWITCH VEH 3222 WO 46554	\$163.99
		03-122075		ROTATION VEH 3265 WO 46553	\$36.65
		03-122116		REPAIR VEH 4000 WO 46552	\$52.94
		03-122140		SERVICE CALL VEH 6000 WO 46556	\$276.93
		03-122171		REPAIR VEH 2272 WO 46513	\$18.41
		03-122172		MOUNT & DSMT VEH 2429 WO 46555	\$8.63
		03-122189	245155	TIRES VEH 3327 WO 46541	\$369.18
		03-122194		TIRES VEH 2433 WO 46598	\$553.60
		03-122195	244941	FLAT REPAIR VEH 3337 WO 46551	\$38.55
		03-122196		FLAT REPAIR VEH 3335 WO 46441	\$38.55
		03-122197	245155	TIRES VEH 7145 WO 46547	\$272.42
		03-122241		TIRES VEH 3335 WO 46441	\$697.36
		03-122248		WHEEL CHG VEH 2439 WO 46596	\$82.32
		03-122249		TIRE VEH 6595 WO 46597	\$113.51
		03-122310		ALIGNMENT VEH 2428 WO 46620	\$60.22
		03-122351	245397	TIRES VEH 6587 WO 46693	\$366.01
		03-122382		FLAT REPAIR VEH 3309 WO 46695	\$77.11
		03-122383		WHL CHG VEH 2453 WO 46694	\$82.32
		03-122417		TIRES VEH 7109 WO 46352	\$4,005.60
		03-122447	245539	TIRES VEH 3315 WO 46753	\$2,864.79
		03-122482		TIRES VEH 2442 WO 46751	\$341.98
		03-122483		THRUST ALIGN VEH 2386 WO 46752	\$184.35
		03-122546		WHEEL SWITCH VEH 3203 WO 46750	\$47.24
		03-122547		FLAT REPAIR VEH 7141 WO 46749	\$81.45
TITAN TRUCK EQUIPMENT		1168816	244942	RELAY BOARD VEH 3328 WO 46096	\$532.65
TOM DENCHEL FORD		85446	245156	DIAG/LOF VEH 2446 WO 46635	\$82.01
TRI CITIES BATTERY & AUTO REPAIR		019034	245162	STARTER VEH 6580 WO 46600	\$81.15
		019039		STARTER REP VEH 6580 WO 46600	(\$16.28)
		019054	245543	STARTER VEH 6580 WO 45975	\$123.22
US LINEN & UNIFORM		1950635-00	244950	UNIFORM SERVICES	\$69.72
		1954182-00		UNIFORM SERVICES	\$69.72
		1957793-00		UNIFORM SERVICES	\$69.72
		1961324-00		UNIFORM SERVICES	\$69.72
VERIZON WIRELESS	P057873	9784770139	245301	April Verizon Charges	\$216.78
	P057873			April Verizon Charges	\$38.67
VERMEER ROCKY MOUNTAIN INC		P16775	244953	HYD MOTOR VEH 6520 WO 45527	\$2,574.49
WANCO		162513	244955	CTRL BOX VEH 3302 WO 46538	\$441.00
WESTERN PETERBILT INC		H274204	245177	SEAL VEH 3312 WO 45856	\$92.51
		H274859		CHANNEL LIFT VEH 3312 WO 45856	\$64.50



City Of Richland

VL-1 Voucher Listing

From: 5/8/2017 To: 5/26/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
WESTERN PETERBILT INC		H276353	244961	BRAKE KIT VEH 3320 WO 46435	\$349.21
		H276354		CORE VEH 3320 WO 46435	\$195.48
		H276609	245177	FENDER SKIRT VEH 3335 WO 46441	\$179.83
		H276720	245401	SPRING VEH 3283 WO 46651	\$212.38
WESTERN STATES EQUIPMENT COMPANY		IN000327436	244962	SPROCKET VEH 7113 WO 46557	\$38.02
		IN000327974		VOLT METER VEH 6539 WO 46364	\$73.35
		IN000329853	245178	COUPLING VEH 3255 WO 46221	\$11.34
		IN000336054	245554	ELEMENTS VEH 7090 WO 46712	\$243.21
		IN000341351		AIR COND VEH 7090 WO 46707	\$269.14
		IN000341881		COUPLINGS VEH 3311 WO 46599	\$91.73
		IN000343145		SLEEVE VEH 3311 WO 46687	\$22.94
		IN000348737		REPAIR GEN VEH 6435 WO 46728	\$495.02
WESTERN SYSTEMS & FABRICATION INC		18902	244963	HYDROSTAT VEH 3228 WO 46583	\$971.57
		19032	245555	TEMP GUAGE VEH 3280 WO 46630	\$44.12
XEROX CORPORATION		089058310	244965	LX5-691298 BASE/PRINTS-APR	\$189.78
XO HOLDINGS LLC DBA		0290511975	244966	PHONE CHARGES 4/23-5/22/17	\$71.44

EQUIPMENT MAINTENANCE TOTAL ****

\$155,447.96

EQUIPMENT MAINTENANCE FUND Total ***

\$155,447.96

FUND 503

EQUIPMENT REPLACEMENT FUND

Division:

215

EQUIPMENT REPLACEMENT

CORWIN OF PASCO LLC	P057439	309263	245356	LICENSE AND DOC FEE	\$103.25
	P057439			SALES TAX @ 8.6%	\$2,198.33
	P057439			2017 FORD INTERCEPTOR SEDAN RE	\$25,562.00
	P057443	309348		2017 FORD INTERCEPTOR SUV HUGO	\$31,325.00
	P057443			SALES TAX @ 8.6%	\$2,693.95
	P057443			LICENSE AND DOC FEE	\$103.25
	P057454	309355		2017 FORD EXPLORER XLT 4WD AS	\$30,280.00
	P057454			SALES TAX @ 8.6%	\$2,604.08
	P057454			LICENSE AND DOC FEES	\$103.25

EQUIPMENT REPLACEMENT TOTAL ****

\$94,973.11

EQUIPMENT REPLACEMENT FUND Total ***

\$94,973.11

FUND 505

PUBLIC WORKS ADMIN & ENGINEER

Division:

450

PW ADMIN & ENGINEERING

ABADAN INC	ARIN072585		244826	ASBUILTS	\$38.02
	ARIN072586			ASBUILTS	\$26.88
	ARIN072665			ASBUILTS	\$16.72
	ARIN072666			ASBUILTS	\$5.95
	ARIN072667			ASBUILTS	\$67.40



City Of Richland

VL-1 Voucher Listing

From: 5/8/2017 To: 5/26/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
ABADAN INC		ARIN072805	244968	PLOTTER PAPER	\$119.68
		ARIN073049	245420	ASBUILTS	\$117.02
		ARIN073198		ASBUILTS	\$104.53
		ARIN073199		ASBUILTS	\$6.52
AT&T WIRELESS		04/17-2872432888	244986	287243288881 03/27-04/26/17	\$62.73
				287243288881 03/27-04/26/17	\$93.10
BANK OF AMERICA		TXN00032389	245317	SPOKANE INTERNATIONAL AI - AIR	\$20.00
		TXN00032395		SAFEWAY STORE00003335 - NOGA	\$63.98
		TXN00032417		ACT APWA - APWA CONF-J.PETERS	\$465.00
		TXN00032434		ACT APWA - APWA CONF-ROGALSKY	\$465.00
		TXN00032519		ATLANTIS CASINO RESORT - SWANA	\$24.70
		TXN00032537		ATLANTIS CASINO RESORT -	(\$187.32)
		TXN00032549		SPUDNUT SHOP - GIS USER GROUP	\$18.03
		TXN00032550		BENTON CO AUDITOR - RECORDING	\$80.00
		TXN00032551		STAPLES -TISSUES,PAPER,MARKERS	\$89.69
		TXN00032552		STAPLES - KEYBOARD & MOUSE	\$82.18
		TXN00032561		BENTON CO AUDITOR - RECORDING	\$490.98
		TXN00032563		STARBUCKS STORE 14483 - GIS US	\$34.64
		TXN00032573		SUBWAY 00104133 - QUEEN	\$58.64
		TXN00032582		YOKE'S FRESH MARKET - RACHEL R	\$14.67
		TXN00032595		USA BLUE BOOK - TEST STRIPS FR	\$66.28
		TXN00032596		AMERICAN PUBLIC WORKS - APWA P	\$19.14
		TXN00032604		USA BLUE BOOK - DPD DISPENSERS	\$86.12
		TXN00032659		SUBWAY 00999912 -RACHELL	\$58.64
		TXN00032682		CROWS NEST BAR & GRILL -GOOD R	\$23.55
		TXN00032699		STAPLES - PENCIL GRIPS	\$8.01
		TXN00032722		STAPLES - BLLPT PEN, PLOTTER C	\$76.56
		TXN00032739		CELLULAR CONNECTION -PHONE CHA	\$27.14
		TXN00032761		BC SALES CO INC - SAFETY VESTS	\$38.93
		TXN00032787		RPNW - OFF STREET COT - APWA C	\$12.00
		TXN00032815		MISTER CAR WASH #575 - vehicle	\$15.15
BENTON COUNTY TREASURER		3535	244839	BC IMAGES-APRIL 2017	\$10.00
CITY OF RICHLAND		04/2017 APR	245210	CITY UTILITY BILLS/APR 2017	\$840.98
		17-178 PETERS	244849	17-178 APWA 2017 SPRING CON	\$301.19
		17-217 JAIMES	245451	17-217 WSDOT LTAP INSPEC/AP	\$242.20
IMT INC		8432	245477	W VILLAGE PH 1 TESTING M16472	\$213.50
		8437		RANCHO DEL REY #9 TEST M17058	\$598.00
		8457		CLEARWATER CREEK TEST M17130	\$697.00
		8458		WILLOWBROOK 2 TESTING M17131	\$312.50
		8468		GREYHAWK PH2 TESTING M17159	\$897.25
JAIMES, ANTONIO		17-217 JAIMES	245482	17-217 WSDOT LTAP INSPEC/AP	\$125.38



City Of Richland

VL-1 Voucher Listing

From: 5/8/2017 To: 5/26/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
MELTON, MARK		041217	245255	REIMB SRTWTR MEETING EXPENS	\$17.00
		051017		REIMB SRTWTR MEETING EXPENS	\$17.00
		17-118 MELTON	245497	17-118 WA ST STRMWTR CONFER	\$25.00
		17-233 MELTON	244900	17-233 STORMWATER GROUP MTG	\$14.00
PETERS, JEFF		17-178 PETERS	244914	17-178 APWA 2017 SPRING CON	\$108.05
PITNEY BOWES PURCHASE POWER		0417/14823173	245270	POSTAGE 04/01/17 TO 04/30/17	\$331.02
ROGALSKY, PETER		17-179 ROGALSKY	244921	17-179 APWA 2017 SPRING CON	\$313.40
VERIZON WIRELESS	P057873	9784770139	245301	April Verizon Charges	\$715.98
WATER SOLUTIONS INC		15859	245175	3 WTR MACHINES -MAY 2017	\$76.01
XEROX CORPORATION		089058296	244965	LX5-690835 BASE/PRINTS-APR	\$175.57
		089058297		LX5-692207 BASE/PRINTS-APR	\$70.14
		089058298		MX4-343197 BASE/PRINTS-APR	\$423.80
XO HOLDINGS LLC DBA		0290511975	244966	PHONE CHARGES 4/23-5/22/17	\$192.66
PW ADMIN & ENGINEERING TOTAL ****					\$9,527.89
PUBLIC WORKS ADMIN & ENGINEER Total ***					\$9,527.89
FUND 520	HEALTH CARE/BENEFITS PLAN				
Division:	222	EMPLOYEE BENEFIT PROGRAM			
CIGNA HEALTH AND LIFE INSURANCE COMPANY		2048897	245448	JANUARY 2017 ASO CHARGES	\$1,638.00
		2091175		FEBRUARY 2017 ASO CHARGES	\$1,807.00
		2105436	244847	MARCH 2017 ASO CHARGES	\$5,194.50
		2118773		APRIL 2017 ASO CHARGES	\$16,389.45
		2132122		MAY 2017 ASO CHARGES	\$16,669.45
LIFE INSURANCE COMPANY OF NORTH AMERICA		5/2017-FLI051384	245251	FLI051384 PREMIUMS - MAY	\$10,217.27
		5/2017-LK030278		LK030278 PREMIUMS-MAY	\$10,430.97
		5/2017-OK807703		OK807703 PREMIUMS-MAY	\$3,103.50
EMPLOYEE BENEFIT PROGRAM TOTAL ****					\$65,450.14
HEALTH CARE/BENEFITS PLAN Total ***					\$65,450.14
FUND 611	FIREMAN'S PENSION				
Division:	216	FIRE PENSION			
BENTON COUNTY FIRE DIST 1		2017-27	245435	FIRE PENSION APRIL 2017	\$690.83
COLUMBIA RIVER EYE CENTER		020617DB	245405	NON COVERED MEDICAL	\$83.37
ELIASON, CURTIS		041417	245407	MEDICAL TRIP TO UW	\$268.34
ESTY, RAYMOND J		042517	245408	NON COVERED VISION	\$297.96
MILL PLAIN MEDICAL & PHARMACY		042617HC	245412	NON COVERED RX	\$686.24
MULROY, JAMES P		MAY 2017	245414	MEDICARE PREMIUM/MULROY	\$134.00
RODGERS, GARY H			245415	MEDICARE PREMIUM/RODGERS	\$231.30
RX PHARMACY		021717HJ	245416	NON COVERED RX	\$139.28
		031417RB		NON COVERED RX	\$386.71



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
FIRE PENSION TOTAL ****					\$2,918.03
FIREMAN'S PENSION Total ***					\$2,918.03
FUND 612	POLICEMEN'S PENSION				
Division:	217	POLICE PENSION			
BOLSTAD, BARRY		MAY 2017	245403	MEDICARE PREMIUM/BOLSTAD	\$134.00
CASE, MIKE			245404	MEDICARE PREMIUM/CASE	\$142.14
DUCHEMIN, ROGER		042517RD	245406	NON COVERED RX	\$3.99
LOHDEFINCK, RICHARD N		JAN/MAR 2017	245409	NON COVERED MEDICAL	\$161.63
MEDI-LYNX CARDIAC MONITORING, LLC		502634	245410	NON COVERED MEDICAL	\$51.78
MIDTOWN DENTAL CLINIC PS INC		031617JC	245411	NON COVERED DENTAL	\$438.00
				NON COVERED DENTAL	\$207.00
MORGAN, JEFFREY DMD		032717RW	245413	NON COVERED DENTAL	\$62.30
PITNEY BOWES PURCHASE POWER		0417/14823173	245270	POSTAGE 04/01/17 TO 04/30/17	\$2.80
RX PHARMACY		041917RT	245416	NON COVERED RX	\$385.85
		041917WC		NON COVERED RX	\$48.35
		042017JC		NON COVERED RX	\$716.52
SNYDER, RONALD K DDS		031417JD	245417	NON COVERED DENTAL	\$10.00
		032017JD		NON COVERED DENTAL	\$240.80
		041317JD		NON COVERED DENTAL	\$37.40
WILMOTH, ROD		042617	245418	NON COVERED MEDICAL	\$1,299.99
POLICE PENSION TOTAL ****					\$3,942.55
POLICEMEN'S PENSION Total ***					\$3,942.55
FUND 641	SOUTHEAST COMMUNICATIONS CTR				
Division:	600	SECOMM OPERATIONS GENERAL			
BANK OF AMERICA		TXN00032377	245317	STAPLES/PLOTTER INK	\$210.58
		TXN00032397		STAPLES/IMAGING UNIT	\$222.63
		TXN00032462		STAPLES/WHITE BOARD TRAY/CD LA	\$105.45
		TXN00032538		COSTCO WHSE #0486/CAKE AND FLO	\$40.70
		TXN00032543		WM SUPERCENTER #3261/PUNCH SUP	\$14.21
		TXN00032798		STAPLES/HOT GLUE STICKS FOR RE	\$2.33
		TXN00032817		STAPLES/INK PEN REFILLS	\$1.94
CENTURYLINK		0517/509-786-2112	245353	GENERAL 05/6-06/5/17	\$93.84
CERIUM NETWORKS INC	P057705	061583	245446	SMARTNET RENEWAL 2017	\$4,506.19
CITY OF RICHLAND		4325452	245210	BCES UTILITY SRVC 04/03-5/01	\$2,316.98
CORPORATE TRANSLATION SERVICES INC		105972	244859	TRANSLATION SRVCS-APR 2017	\$104.06
FRONTIER		05/17 2061882381	245362	GENERAL 05/10-06/09/17	\$243.06
		05/17 5096281472	245235	GENERAL FOR 05/04-06/03/2017	\$70.62
		05/17 5096282600	245362	LONG DISTANCE 05/10-06/9/16	\$1,063.25



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
FRONTIER		05/17 5096282608	245362	GENERAL 05/7-06/06/17	\$81.54
		05/17 5096282609	244874	GENERAL 04/25-05/24/17	\$430.04
LANGUAGE LINE SERVICES LLC		4062797	245248	NONEMERGENCY TRANSLATION-APR	\$23.80
LETTRICK, R. KIM		17-096 LETTRICK	245489	17-096 WCIA BOARD MEETING	\$26.00
SMARSH, INC.	P057448	INV00224280	245525	TEXT ARCHIVING - CJIS REQ	\$374.00
VERIZON WIRELESS		9785200551	245399	CELL PHONES 04/7-05/6/16	\$562.65
WATER SOLUTIONS INC		15901	244958	WATER FILTRATION 5/7-6/6/17	\$33.67
XEROX CORPORATION		089058291	244965	MX4-322159 BASE/PRINTS-APR	\$94.81
SECOMM OPERATIONS GENERAL TOTAL ****					\$10,622.35
Division:	601	E911 OPERATIONS			
BANK OF AMERICA		TXN00032462	245317	STAPLES/WHITE BOARD TRAY/CD LA	\$105.46
		TXN00032504		HAMPTON INN/HUSA MAP WORKFLOW	\$519.15
		TXN00032655		DRI Plantronics/HEADSET WIRELE	\$1,633.89
		TXN00032749		QUALITY LOGO PRODUCTS/PUBLIC I	\$3,778.86
CORPORATE TRANSLATION SERVICES INC		405903	244859	TRANSLATION SRVCS-APR 2017	\$222.12
ENTERPRISE RENT A CAR		05/17-45WA423	245231	17-092 HUSA CAR RENTAL	\$197.14
				17-188 LETTRICK CAR RENTAL	\$41.94
FRONTIER		04/17 2530120862	244874	GENERAL 04/22-05/21/17	\$37.81
		05/17 2061882381	245362	GENERAL 05/10-06/09/17	\$243.06
		05/17 5097352383		GENERAL 05/7-06/6/17	\$162.93
LEGACY POWER SYSTEMS		31687	244894	COMMAND CTR-INSPECT GENERATOR	\$797.12
VERIZON WIRELESS		9785200551	245399	CELL PHONES 04/7-05/6/16	\$207.23
E911 OPERATIONS TOTAL ****					\$7,946.71
Division:	602	SECOMM AGENCY			
BANK OF AMERICA		TXN00032810	245317	BATTERIES PLUS #25/BATTERIES F	\$9.72
DESERTGREEN LAWN & TREE CARE LLC		170326	244867	TREAT SHRUB BEDS & WEED CNTRL	\$176.75
SECOMM AGENCY TOTAL ****					\$186.47
SOUTHEAST COMMUNICATIONS CTR Total ***					\$18,755.53
FUND	642	800 MHZ PROJECT			
Division:	610	800 MHZ			
BENTON PUD		04/17-513	244840	UTILITY SRVCS 3/23-4/27	\$583.52
CERIUM NETWORKS INC	P057705	061583	245446	SMARTNET RENEWAL 2017	\$4,506.19
LEGACY POWER SYSTEMS		31684	244894	BADGER MTN-INSPECT GENERATOR	\$2,391.37
		31687		COMMAND CTR-INSPECT GENERATOR	\$797.12
		31688		GOLGOTHA-INSPECT GENERATOR	\$2,391.37
		31689		SILLUSI-INSPECT GENERATOR	\$2,391.37
		31690		JUMP OFF JOE-INSPECT GENERATOR	\$2,391.37
SMARSH, INC.	P057448	INV00224280	245525	TEXT ARCHIVING - CJIS REQ	\$374.00
800 MHZ TOTAL ****					\$15,826.31



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
800 MHZ PROJECT Total ***					\$15,826.31
FUND 643		EMERGENCY MANAGEMENT			
Division:	620	STATE / LOCAL ASSISTANCE			
BANK OF AMERICA		TXN00032377	245317	STAPLES/PLOTTER INK	\$35.09
		TXN00032589		COMFORT INN/HOTEL COST FOR BRI	\$194.39
		TXN00032643		WAL-MART #3261/CANDY FOR BOOTH	\$22.66
		TXN00032649		WAL-MART #3261/CANDY FOR BOOTH	\$13.06
SMARSH, INC.	P057448	INV00224280	245525	TEXT ARCHIVING - CJIS REQ	\$187.00
	P057448			TEXT ARCHIVING - CJIS REQ	\$187.00
VERIZON WIRELESS		9785200551	245399	CELL PHONES 04/7-05/6/16	\$98.85
XEROX CORPORATION		089058291	244965	MX4-322159 BASE/PRINTS-APR	\$55.31
STATE / LOCAL ASSISTANCE TOTAL ****					\$793.36
Division:	621	RADIOLOGICAL EMGCY PREPAREDNES			
BANK OF AMERICA		TXN00032376	245317	STAPLES/PENS	\$5.38
		TXN00032377		STAPLES/USB'S	\$36.68
				STAPLES/PLOTTER INK	\$35.09
		TXN00032397		STAPLES/IMAGING UNIT	\$111.32
		TXN00032406		STAPLES/OFFICE SUPPLIES	\$24.67
		TXN00032407		STAPLES/PADFOLIO	\$22.81
		TXN00032433		ACT National REP Conf/BLACKMAR	\$450.00
		TXN00032444		THE HOME DEPOT #4746/PARTS FOR	\$129.64
		TXN00032451		EXPEDIA/BOOKING FEE BLACKMARR	\$4.00
		TXN00032460		DELTA AIR/BLACKMARR NREP #17-1	\$1,038.80
		TXN00032463		DELTA AIR/BLACKMARR NREP #17-1	\$515.90
		TXN00032510		THE HOME DEPOT #4746/DRILL BIT	\$17.31
		TXN00032530		THE HOME DEPOT #4746/TOOLS AND	\$52.87
		TXN00032541		THE HOME DEPOT #4746/TOOLS FOR	\$35.28
		TXN00032588		THE HOME DEPOT #4739/TUBE SAND	\$17.43
		TXN00032591		YOKES WEST RICHLAND/DONUTS FOR	\$34.85
		TXN00032606		AMWAY GRAND PLAZA HOTEL/BLACKM	\$501.40
		TXN00032612		STARBUCKS STORE 14483/COFFEE F	\$51.97
		TXN00032615		WM SUPERCENTER #3261/CUPS AND	\$11.85
		TXN00032656		CLEAN IT SUPPLY/DECON SUPPLIES	\$257.32
		TXN00032657		WEST RICHLAND RENTAL/PROPANE R	\$24.37
		TXN00032661		TARGET 00023143/PENCILS	\$6.51
		TXN00032662		LOWES #02344/KEYS, KEYHOLDERS,	\$289.26
		TXN00032674		BATTERIES PLUS #25/BATTERY FOR	\$48.82
		TXN00032696		STAPLES/BARRICADE TAPE FOR EWA	\$49.96
		TXN00032712		STAPLES/ASST OFFICE SUPPLIES F	\$123.26



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00032733	245317	COASTALTOOLSUPPLY/MARKERS FOR	\$200.88
		TXN00032760		LOWES #02344/RETURNED POLES TO	(\$130.20)
		TXN00032803		AGP PROPANE SERVICES/PROPANE T	\$207.43
		TXN00032810		BATTERIES PLUS #25/BATTERIES F	\$4.86
		TXN00032816		THE HOME DEPOT #4746/PARTS FOR	\$27.66
		TXN00032817		STAPLES/COPIER PAPER AND INK P	\$395.08
CITY OF RICHLAND		4325452	245210	BCES UTILITY SRVC 04/03-5/01	\$772.33
FRONTIER		05/17 5096282600	245362	LONG DISTANCE 05/10-06/9/16	\$531.63
LEGACY POWER SYSTEMS		31687	244894	COMMAND CTR-INSPECT GENERATOR	\$398.57
THE TIP PIT BBQ		4152017	244940	EWAC DRILL CATERING	\$1,446.95
UNITED PARCEL SERVICE	S017427	000986641197	245297	GROUND PKG TO ARROW TECH FOR B	\$7.44
VERIZON WIRELESS		9785200551	245399	CELL PHONES 04/7-05/6/16	\$98.85
WATER SOLUTIONS INC		15901	244958	WATER FILTRATION 5/7-6/6/17	\$33.66
XEROX CORPORATION		089058291	244965	MX4-322159 BASE/PRINTS-APR	\$55.32
RADIOLOGICAL EMGCY PREPAREDNES TOTAL ****					\$7,947.21
Division:	622	DOE EMERGENCY PREPAREDNESS			
BANK OF AMERICA		TXN00032376	245317	STAPLES/PENS	\$5.36
		TXN00032377		STAPLES/PLOTTER INK	\$35.09
		TXN00032406		STAPLES/OFFICE SUPPLIES	\$24.66
		TXN00032407		STAPLES/PADFOLIO	\$22.79
BLACKMARR, MATTHEW		17-263 BLACKMARR	245438	17-263 PIO TRAINING	\$111.89
VERIZON WIRELESS		9785200551	245399	CELL PHONES 04/7-05/6/16	(\$1.15)
XEROX CORPORATION		089058291	244965	MX4-322159 BASE/PRINTS-APR	\$55.31
DOE EMERGENCY PREPAREDNESS TOTAL ****					\$253.95
Division:	623	JURISIDICITION			
BANK OF AMERICA		TXN00032377	245317	STAPLES/PLOTTER INK	\$105.30
		TXN00032397		STAPLES/IMAGING UNIT	\$111.30
		TXN00032798		STAPLES/HOT GLUE STICKS FOR RE	\$2.33
		TXN00032810		BATTERIES PLUS #25/BATTERIES F	\$4.86
CERIUM NETWORKS INC	P057705	061583	245446	SMARTNET RENEWAL 2017	\$4,506.18
	P057705			ADJUST FOR TAX	\$0.01
CITY OF RICHLAND		4325452	245210	BCES UTILITY SRVC 04/03-5/01	\$772.32
DESERTGREEN LAWN & TREE CARE LLC		170326	244867	TREAT SHRUB BEDS & WEED CNTRL	\$176.74
FRONTIER		05/17 5096282600	245362	LONG DISTANCE 05/10-06/9/16	\$531.62
LEGACY POWER SYSTEMS		31687	244894	COMMAND CTR-INSPECT GENERATOR	\$398.56
XEROX CORPORATION		089058291	244965	MX4-322159 BASE/PRINTS-APR	\$55.31
JURISIDICITION TOTAL ****					\$6,664.53
Division:	630	HOMELAND SECURITY PREPARDNESS			
BLAISING FIRE & WATER INC	P057806	58031	244841	MKII TACTICAL FIRST RESPONDER	\$39,312.00



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BOUND TREE MEDICAL LLC	P057772	82472540	245348	ITEM 1640-12016	\$1,618.80
	P057772			ITEM 51150	\$252.00
	P057772			ITEM 660549	\$44.69
	P057772			FREIGHT	\$159.72
	P057772			ITEM J2704	\$710.40
	P057772			ITEM J2700	\$751.20
	P057772			ITEM G1092	\$1,323.00
	P057772			ITEM 1880-13022	\$2,026.22
	P057772			ITEM 1214-35034	\$2,119.20
	P057772			TAX	\$774.44
	P057772	82473677		TAX	\$6.73
	P057772			ITEM 660549	\$78.31
	P057772	82477822		TAX	\$144.51
	P057772			ITEM 1880-13022	\$1,680.28
	P057772	82479113		TAX	\$34.81
	P057772			ITEM 1640-12016	\$404.70
HOMELAND SECURITY PREPARDNESS TOTAL ****					\$51,441.01
EMERGENCY MANAGEMENT Total ***					\$67,100.06
FUND 644	MICRO-WAVE				
Division:	611	MICROWAVE			
DAY WIRELESS SYSTEMS	P057889	202721-00	245357	ANNUAL MAINTENANCE AGREEMENT	\$36,055.20
	P057744	433902	245224	100 MHZ XTAL OSCILATORS FOR HA	\$3,420.90
MICROWAVE TOTAL ****					\$39,476.10
MICRO-WAVE Total ***					\$39,476.10
FUND 803	UTILITY BILL CLEARING FUND				
Division:	000				
ADVANCED UTILITY ACCOUNTS PAYABLE INVOICES		CISPAY13468	245154	Customer Refund	\$150.56
		CISPAY13469	244974	Customer Refund	\$201.49
		CISPAY13470	245056	Customer Refund	\$63.39
		CISPAY13471	245097	Customer Refund	\$40.27
		CISPAY13472	245063	Customer Refund	\$177.42
		CISPAY13473	245049	Customer Refund	\$110.83
		CISPAY13474	244982	Customer Refund	\$83.25
		CISPAY13475	245150	Customer Refund	\$100.54
		CISPAY13476	245004	Customer Refund	\$10.02
		CISPAY13477	244975	Customer Refund	\$500.00
				Customer Refund	\$250.00
		CISPAY13478	245139	Customer Refund	\$177.71



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ADVANCED UTILITY ACCOUNTS PAYABLE INVOICES		CISPAY13479	245182	Customer Refund	\$199.53
		CISPAY13480	245052	Customer Refund	\$166.13
		CISPAY13481	245011	Customer Refund	\$111.53
		CISPAY13482	245118	Customer Refund	\$654.80
		CISPAY13483	245094	Customer Refund	\$25.03
		CISPAY13484	245088	Customer Refund	\$31.90
		CISPAY13485	245101	Customer Refund	\$717.32
		CISPAY13486	244997	Customer Refund	\$171.65
		CISPAY13487	244985	Customer Refund	\$220.00
		CISPAY13488	245035	Customer Refund	\$100.34
		CISPAY13489	245132	Customer Refund	\$7.34
		CISPAY13490	245065	Customer Refund	\$113.64
		CISPAY13491	245129	Customer Refund	\$180.47
		CISPAY13492	245022	Customer Refund	\$9.18
		CISPAY13493	245171	Customer Refund	\$32.08
		CISPAY13494	245119	Customer Refund	\$67.98
		CISPAY13495	245180	Customer Refund	\$22.08
		CISPAY13496	245019	Customer Refund	\$0.33
		CISPAY13497	245083	Customer Refund	\$87.96
		CISPAY13498	244977	Customer Refund	\$67.58
		CISPAY13499	245163	Customer Refund	\$141.44
		CISPAY13500	245015	Customer Refund	\$17.33
		CISPAY13501	245077	Customer Refund	\$27.17
		CISPAY13502	245110	Customer Refund	\$81.34
		CISPAY13503	244978	Customer Refund	\$99.70
		CISPAY13504	245092	Customer Refund	\$16.48
		CISPAY13505	245054	Customer Refund	\$88.23
		CISPAY13506	245055	Customer Refund	\$67.36
		CISPAY13507	245050	Customer Refund	\$26.91
		CISPAY13508	245095	Customer Refund	\$13.87
		CISPAY13509	245040	Customer Refund	\$36.81
		CISPAY13510	244996	Customer Refund	\$10.15
		CISPAY13511	245152	Customer Refund	\$161.51
		CISPAY13512	245032	Customer Refund	\$116.72
		CISPAY13513	245113	Customer Refund	\$119.15
		CISPAY13514	245085	Customer Refund	\$29.60
		CISPAY13515	245116	Customer Refund	\$87.87
		CISPAY13516	244976	Customer Refund	\$100.99
		CISPAY13517	245115	Customer Refund	\$100.89
		CISPAY13518	245068	Customer Refund	\$303.90



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
ADVANCED UTILITY ACCOUNTS PAYABLE INVOICES		CISPAY13519	245127	Customer Refund	\$289.45
		CISPAY13520	244981	Customer Refund	\$26.79
		CISPAY13521	245006	Customer Refund	\$10.00
		CISPAY13522	245024	Customer Refund	\$140.84
		CISPAY13523	245131	Customer Refund	\$95.04
		CISPAY13524	244983	Customer Refund	\$45.88
		CISPAY13525	245020	Customer Refund	\$85.30
		CISPAY13526	245057	Customer Refund	\$16.44
		CISPAY13527	245051	Customer Refund	\$14.11
		CISPAY13528	245059	Customer Refund	\$52.16
		CISPAY13529	245030	Customer Refund	\$2.06
		CISPAY13530	245160	Customer Refund	\$65.85
		CISPAY13531	245066	Customer Refund	\$55.16
		CISPAY13532	245002	Customer Refund	\$9.94
		CISPAY13533	245143	Customer Refund	\$112.04
		CISPAY13534	245061	Customer Refund	\$59.70
		CISPAY13535	245120	Customer Refund	\$56.88
		CISPAY13536	245181	Customer Refund	\$55.19
		CISPAY13537	245122	Customer Refund	\$5.75
		CISPAY13538	245145	Customer Refund	\$25.76
		CISPAY13539	244969	Customer Refund	\$25.02
		CISPAY13540	245073	Customer Refund	\$0.20
		CISPAY13541	245027	Customer Refund	\$109.58
		CISPAY13542	245136	Customer Refund	\$68.12
		CISPAY13543	245071	Customer Refund	\$21.93
		CISPAY13544	245126	Customer Refund	\$74.23
		CISPAY13545	245086	Customer Refund	\$2.36
		CISPAY13546	245053	Customer Refund	\$86.96
		CISPAY13547	244992	Customer Refund	\$64.66
		CISPAY13548	245089	Customer Refund	\$43.93
		CISPAY13549	245135	Customer Refund	\$135.99
		CISPAY13550	245161	Customer Refund	\$144.15
		CISPAY13551	245105	Customer Refund	\$46.78
		CISPAY13552	245096	Customer Refund	\$14.83
		CISPAY13553	244995	Customer Refund	\$99.72
		CISPAY13554	245147	Customer Refund	\$50.95
		CISPAY13555	244971	Customer Refund	\$111.46
		CISPAY13556	245031	Customer Refund	\$12.29
		CISPAY13557	245070	Customer Refund	\$106.95
		CISPAY13558	245010	Customer Refund	\$47.16



City Of Richland

VL-1 Voucher Listing

From: 5/8/2017 To: 5/26/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
ADVANCED UTILITY ACCOUNTS PAYABLE INVOICES		CISPAY13559	245060	Customer Refund	\$92.14
		CISPAY13560	244991	Customer Refund	\$11.98
		CISPAY13561	245025	Customer Refund	\$113.52
		CISPAY13562	244973	Customer Refund	\$41.22
		CISPAY13563	245008	Customer Refund	\$26.75
		CISPAY13564	245001	Customer Refund	\$40.05
		CISPAY13565	245048	Customer Refund	\$71.15
		CISPAY13566	244998	Customer Refund	\$42.74
		CISPAY13567	245141	Customer Refund	\$59.53
		CISPAY13568	245146	Customer Refund	\$62.08
		CISPAY13569	245076	Customer Refund	\$21.52
		CISPAY13570	245093	Customer Refund	\$106.39
		CISPAY13571	245038	Customer Refund	\$16.55
		CISPAY13572	245138	Customer Refund	\$11.23
		CISPAY13573	245042	Customer Refund	\$323.72
		CISPAY13574	245067	Customer Refund	\$85.51
		CISPAY13575	245016	Customer Refund	\$57.15
		CISPAY13576	245151	Customer Refund	\$23.29
		CISPAY13577	245046	Customer Refund	\$118.06
		CISPAY13578	245174	Customer Refund	\$122.95
		CISPAY13579	245013	Customer Refund	\$49.95
		CISPAY13580	244970	Customer Refund	\$124.15
		CISPAY13581	244972	Customer Refund	\$107.45
		CISPAY13582	245128	Customer Refund	\$29.89
		CISPAY13583	245176	Customer Refund	\$31.61
		CISPAY13584	245072	Customer Refund	\$54.10
		CISPAY13585	245123	Customer Refund	\$101.16
		CISPAY13586	245169	Customer Refund	\$85.93
		CISPAY13587	245106	Customer Refund	\$48.36
		CISPAY13588	245017	Customer Refund	\$116.55
		CISPAY13589	245170	Customer Refund	\$100.68
		CISPAY13590	245007	Customer Refund	\$119.33
		CISPAY13591	245023	Customer Refund	\$115.56
		CISPAY13592	244980	Customer Refund	\$65.80
		CISPAY13593	244987	Customer Refund	\$25.66
		CISPAY13594	245108	Customer Refund	\$58.15
		CISPAY13595	245064	Customer Refund	\$94.03
		CISPAY13596	245185	Customer Refund	\$129.62
		CISPAY13597	245078	Customer Refund	\$40.42
		CISPAY13598	245184	Customer Refund	\$42.91



City Of Richland

VL-1 Voucher Listing

From: 5/8/2017 To: 5/26/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
ADVANCED UTILITY ACCOUNTS PAYABLE INVOICES		CISPAY13599	245134	Customer Refund	\$103.41
		CISPAY13600	245099	Customer Refund	\$94.04
		CISPAY13601	245028	Customer Refund	\$78.89
		CISPAY13602	244994	Customer Refund	\$98.50
		CISPAY13603	245149	Customer Refund	\$7.14
		CISPAY13604	245079	Customer Refund	\$120.35
		CISPAY13605	245005	Customer Refund	\$95.74
		CISPAY13606	245091	Customer Refund	\$101.80
		CISPAY13607	245069	Customer Refund	\$54.89
		CISPAY13608	245039	Customer Refund	\$101.58
		CISPAY13609	245018	Customer Refund	\$32.78
		CISPAY13610	245100	Customer Refund	\$46.59
		CISPAY13611	245130	Customer Refund	\$63.55
		CISPAY13612	245021	Customer Refund	\$128.59
		CISPAY13613	245081	Customer Refund	\$126.61
		CISPAY13614	245058	Customer Refund	\$6.58
		CISPAY13615	245044	Customer Refund	\$47.28
		CISPAY13616	245074	Customer Refund	\$68.80
		CISPAY13617	245133	Customer Refund	\$82.71
		CISPAY13618	245111	Customer Refund	\$33.37
		CISPAY13619	245173	Customer Refund	\$20.93
		CISPAY13620	245029	Customer Refund	\$28.02
		CISPAY13621	245075	Customer Refund	\$22.79
		CISPAY13622	245080	Customer Refund	\$51.47
		CISPAY13623	244999	Customer Refund	\$94.58
		CISPAY13624	244988	Customer Refund	\$42.47
		CISPAY13625	245107	Customer Refund	\$80.28
		CISPAY13626	245179	Customer Refund	\$452.20
		CISPAY13627	245386	Customer Refund	\$90.68
		CISPAY13628	245312	Customer Refund	\$209.97
		CISPAY13629	245375	Customer Refund	\$307.89
		CISPAY13631	245314	Customer Refund	\$178.52
		CISPAY13632	245315	Customer Refund	\$25.97
		CISPAY13633	245379	Customer Refund	\$45.99
		CISPAY13634	245350	Customer Refund	\$120.80
		CISPAY13635	245402	Customer Refund	\$87.37
		CISPAY13636	245351	Customer Refund	\$116.81
		CISPAY13637	245374	Customer Refund	\$69.79
		CISPAY13638	245311	Customer Refund	\$100.05
		CISPAY13639	245376	Customer Refund	\$113.56



City Of Richland

VL-1 Voucher Listing

From: 5/8/2017 To: 5/26/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
ADVANCED UTILITY ACCOUNTS PAYABLE INVOICES		CISPAY13640	245393	Customer Refund	\$44.57
		CISPAY13641	245453	Customer Refund	\$492.11
				CUSTOMER REFUND	\$140.69
UNASSIGNED TOTAL ****					\$16,410.93
UTILITY BILL CLEARING FUND Total ***					\$16,410.93



City Of Richland

VL-1 Voucher Listing

From: 5/8/2017 To: 5/26/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
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Invoice Total: ****

\$3,355,830.70

Number of Invoices

Amount

Vouchers In Richland	339	\$262,106.66
Vouchers In Tri Cities	268	\$398,736.00
Vouchers In WA	380	\$1,129,321.81
Vouchers Outside WA	1451	\$1,565,666.23
Vouchers Final Total.....	2438	\$3,355,830.70

Ob ject Category	Title	Total	Percentage
2	BENEFITS	\$76,702.90	2.29%
3	SUPPLIES	\$308,422.32	9.19%
4	OTHER SERVICES & CHARGES	\$1,423,206.85	42.41%
5	INTERGOVERNMENTAL SERVICES	\$122,616.15	3.65%
6	CAPITAL PROJECTS	\$1,192,258.30	35.53%
	MACHINERY & EQUIPMENT	\$94,973.11	2.83%
	REFUNDS	\$16,410.93	0.49%
9	INTERFUND SERVICES	\$1,406.59	0.04%
	INVENTORY PURCHASES	\$119,833.55	3.57%
	Total	\$3,355,830.70	



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 06/06/2017

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: 06/06/2017

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: 06/06/2017

Agenda Category: Reports and Comments

Key Element:

Subject:
Mayor

Department:
City Council

Ordinance/Resolution Number:

Document Type:
Presentation

Recommended Motion:

Summary:

Fiscal Impact:

Attachments: