



Agenda
City Council Regular Meeting
Tuesday, August 15, 2017
City Hall Council Chamber | 505 Swift Boulevard

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

Agenda Item:

1. Closed Session (10 minutes)
 - Jon Amundson, Assistant City Manager
2. BPA Energy Conservation Agreement (5 minutes)
 - Bob Hammond, Energy Services Director
3. 2017 Mid-Year Financial Update (10 minutes)
 - Cathleen Koch, Administrative Services Director
4. Discuss Meeting Agenda Items (5 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:

5. TRIDEC Update to Council (10 Minutes)
 - Kerwin Jensen, Community Development Director

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

6. Railroad Street Right-of-Way Vacation - Ordinance No. 31-17
 - Jeff Peters, Transportation and Development Manager
7. Relinquishing Sewer Easements within Willow Pointe Phase I - Resolution Nos. 147-17 & 148-17
 - Jeff Peters, Transportation and Development 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:

8. Approve the Minutes of the Meeting Held August 1, 2017
 - Heather Kintzley, City Attorney

Ordinances - First Reading:

9. Ordinance No. 30-17, Amending the 2017 Budget to Increase Appropriations to the Equipment Replacement Fund
 - Bob Hammond, Energy Services Director
10. Ordinance No. 31-17, Authorizing Vacation of Railroad Street
 - Jeff Peters, Transportation and Development Manager

Ordinances - Second Reading/Passage:

11. Ordinance No. 26-17, Authorizing a Financing Contract with the Office of the State Treasurer for the Emergency Services Brush Truck
 - Cathleen Koch, Administrative Services Director
12. Ordinance No. 27-17, Dedicating Duportail Street Right-of-Way
 - Pete Rogalsky, Public Works Director
13. Ordinance No. 28-17, Amending the 2017 Budget in General Fund Police Services
 - Chris Skinner, Police Services Director
14. Ordinance No. 29-17, Revising the Corporate Boundary of City of Richland to Include Portions of Columbia Park Trail and Jericho Road
 - Pete Rogalsky, Public Works Director

Resolutions – Adoption:

15. Resolution No. 117-17, Authorizing a Water and Sewer Services Agreement with Lamb Weston
 - Pete Rogalsky, Public Works Director
16. Resolution No. 133-17, Authorizing Interlocal Agreement IAA 95-095507 with the Washington State Department of Natural Resources
 - Tom Huntington, Fire and Emergency Services Director
17. Resolution No. 145-17, Authorizing Award of Bid to Michels Corporation for the Reata Substation to Dallas Rd Substation Transmission Line Construction Project
 - Bob Hammond, Energy Services Director
18. Resolution No. 146-17, Adopting Policy 2930 regarding Real Estate Commissions for Sale or Lease of City-Owned Property
 - Kerwin Jensen, Community Development Director
19. Resolution No. 147-17, Relinquishing a Sewer Easement lying within 3098 and 3150 Richardson Road
 - Jeff Peters, Transportation and Development Manager
20. Resolution No. 148-17, Relinquishing a Sewer Easement lying within 3098 Richardson Road
 - Jeff Peters, Transportation and Development Manager
21. Resolution No. 149-17, Approval of Final Plat of West Village First Phase
 - Kerwin Jensen, Community Development Director

22. Resolution No. 150-17, Establishing a Hearing Date for the Annexation of 17.2 Acres South of Keene Road
- Kerwin Jensen, Community Development Director
23. Resolution No. 152-17, Renaming the Future Rachel Road Corridor as Center Parkway
- Kerwin Jensen, Community Development Director

Items for Approval:

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

Expenditures - Approval:

25. Expenditures from July 24, 2017 - August 4, 2017 for \$8,371,236.37 including Check Nos. 247491-247919, Wire Nos. 6516-6536, Payroll Check Nos. 122412-122430, and Payroll Wire/ACH Nos. 10021-10036
- Cathleen Koch, Administrative Services Director

Items of Business:

Reports and Comments:

1. City Manager
2. City Council
3. Mayor

Adjournment

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

Richland City Hall is ADA accessible. Council Chamber parking and access is available at the entrance facing George Washington Way. Requests for sign interpreters, audio equipment, and/or other special services must be received 48 hours prior to the City Council Meeting by calling the City Clerk's Office at 942-7388.



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 08/15/2017

Agenda Category: Agenda Item

Key Element:

Subject:

Closed Session (10 minutes)

Department:
City Attorney

Ordinance/Resolution Number:

Document Type:
Executive Session Item

Recommended Motion:

Summary:

Fiscal Impact:

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 08/15/2017

Agenda Category: Agenda Item

Key Element:

Subject:

BPA Energy Conservation Agreement (5 minutes)

Department:

Energy Services

Ordinance/Resolution Number:

Document Type:

Presentation

Recommended Motion:

Summary:

Fiscal Impact:

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 08/15/2017

Agenda Category: Agenda Item

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

2017 Mid-Year Financial Update (10 minutes)

Department:

Administrative Services

Ordinance/Resolution Number:

Document Type:

Presentation

Recommended Motion:

Summary:

The City's fiscal health for 2017 will be presented. The information will include comparisons of revenue and expenditure figures that were budgeted versus the actual results.

Fiscal Impact:

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 08/15/2017

Agenda Category: Agenda Item

Key Element:

Subject:

Discuss Meeting Agenda Items (5 minutes)

Department:
City Manager

Ordinance/Resolution Number:

Document Type:
Presentation

Recommended Motion:

Summary:

Fiscal Impact:

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 08/15/2017

Agenda Category: Presentations

Key Element: Key 1 - Financial Stability & Operational Effectiveness, Key 4 - Targeted Investments

Subject:

TRIDEC Update to Council (10 Minutes)

Department:

Community & Development Services

Ordinance/Resolution Number:

Document Type:

Presentation

Recommended Motion:

Summary:

Fiscal Impact:

None

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 08/15/2017

Agenda Category: Public Hearing

Key Element: Key 2 - Infrastructure & Facilities

Subject:

Railroad Street Right-of-Way Vacation - Ordinance No. 31-17

Department:

Public Works

Ordinance/Resolution Number:

31-17

Document Type:

Public Hearing Item

Recommended Motion:

Summary:

This is a public hearing to receive testimony on a proposal to vacate the Railroad Street right-of-way between Wellsian Way and Stevens Drive. Please refer to the staff report for Ordinance No. 31-17 for more information.

Fiscal Impact:

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 08/15/2017

Agenda Category: Public Hearing

Key Element: Key 2 - Infrastructure & Facilities

Subject:

Relinquishing Sewer Easements within Willow Pointe Phase I - Resolution Nos. 147-17 & 148-17

Department:

Public Works

Ordinance/Resolution Number:

147-17 & 148-17

Document Type:

Public Hearing Item

Recommended Motion:

Summary:

This is a public hearing to receive testimony regarding the relinquishment of a portion of a two sewer easements lying within 3098 Richardson Road and 3150 Richardson Road. The sewer lines have been replaced in a new location and new easements established. These easements are no longer necessary. Please refer to the staff reports for Resolution 147-17 and Resolution 148-17 for more detail.

Fiscal Impact:

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 08/15/2017

Agenda Category: Minutes

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Approve the Minutes of the Meeting Held August 1, 2017

Department:
City Attorney

Ordinance/Resolution Number:

Document Type:
Minutes

Recommended Motion:

Approve the minutes of the Council meeting held on August 1, 2017

Summary:

None.

Fiscal Impact:

None.

Attachments:

I. Draft 080117 Minutes



MINUTES
RICHLAND CITY COUNCIL REGULAR MEETING
Richland City Hall ~ 505 Swift Boulevard
Tuesday, August 1, 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, Economic Development Manager Ratkai, Engineering and Operations Manager Whitney, Energy Services Projects Manager Grohs and City Clerk Hopkins.

Agenda Items:

1. Proposed Food Truck Vendor Ordinance

Mr. Ratkai gave details on an upcoming ordinance to expand the areas in the City that food truck vendors can operate legally. Council and staff briefly discussed the topic.

2. 2017 Electric Utility Capital Projects

Mr. Whitney and Mr. Grohs gave a presentation on the 2017 Utility Capital Projects.

3. Discussion of Council Meeting Agenda Items

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

Regular Meeting:

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

Welcome and Roll Call:

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

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

Also present were City Manager Reents, Assistant City Manager Amundson, City Attorney Kintzley, Fire and Emergency Services Director Huntington, Community Development Director Jensen, Human Resources Public Works Director Rogalsky, Parks and Public Facilities Director Schiessl, Police Services Director Skinner, 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 LEMLEY SECONDED A MOTION TO APPROVE THE AGENDA AS PUBLISHED. THE MOTION CARRIED 7-0.

Presentations:

1. New Hire/Retirements
- Allison Jubb, Human Resources Director

Ms. Jubb announced the retirement of Krystal Kirsch, who gave the City 22 years of service. She also introduced the new hires and gave their backgrounds: Joseph Webster, Firefighter; Brennan Watts, Equipment Technician; Amanda Calderon, Emergency Communications Dispatcher; Chanel Johnson, Parks & Recreation Aid; Cameron Fancher, Police Officer; John Deskins, Traffic Engineer; and Kaylee Bunch, Energy Services Project Manager.

Public Hearing:

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

1. Proposed Easement Relinquishment Located at 81 Hodges Court; 650 George Washington Way; and 660 George Washington Way - Resolution Nos. 141-17, 143-17 and 142-17

Mr. Rogalsky said the public hearing was to receive public comment on the proposed relinquishment of certain easements:

- a portion of a utility easement at 81 Hodges Court
- a portion of an access and utility easement at 650 George Washington Way
- a portion of an alley easement at 660 George Washington Way

Mayor Thompson opened the public hearing at 7:40 p.m. and closed the public at 7:40:15 p.m., as there were no comments.

Public Comments:

Michael Luzzo, Richland, WA, wanted to confirm that Ms. Reents received his email. Ms. Reents confirmed that she had received his email.

Consent Calendar:

City Clerk Hopkins read the Consent Calendar.

Minutes:

1. Approve the Minutes of the Meeting Held on July 18, 2017
- Heather Kintzley, City Attorney

Ordinances - First Reading:

2. Ordinance No. 26-17, Authorizing a Financing Contract with the Office of State Treasurer for the Emergency Services Brush Truck
- Cathleen Koch, Administrative Services Director
3. Ordinance No. 27-17, Authorizing Dedication of Duportail Street Right-of-Way
- Pete Rogalsky, Public Works Director
4. Ordinance No. 28-17, Amending the 2017 Budget in General Fund Police Services
- Chris Skinner, Police Services Director
5. Ordinance No. 29-17, Revising the Corporate Boundary of the City of Richland to include a Portion of Columbia Park Trail and Jericho Road
- Pete Rogalsky, Public Works Director

Ordinances - Second Reading/Passage:

6. Ordinance No. 25-17, Approving the Jericho Road Annexation of Approximately 13.2 Acres Located South of Columbia Park Trail
- Kerwin Jensen, Community Development Director

Resolutions – Adoption:

7. Resolution No. 97-17, Approving an Interlocal Agreement with Benton County to Provide Homeless Housing Services to Residents of Benton County
- Kerwin Jensen, Community Development Director
8. Resolution No. 122-17, Approving a Master Agreement with the Confederated Tribes of the Umatilla Indian Reservation (CTUIR) for Cultural Resources Consulting Services
- Joe Schiessl, Parks and Public Facilities Director
9. Resolution No. 130-17 Appointments to the Tri-City Regional Hotel-Motel Commission
- Heather Kintzley, City Attorney
10. Resolution No. 131-17, Expressing Appreciation to Ron Anderson for Service on the Tri-City Regional Hotel-Motel Commission
- Heather Kintzley, City Attorney
11. Resolution No. 132-17, Authorizing the Southeast Regional Internet Crimes Against Children (SERICAC) Task Force Interlocal Agreement
- Chris Skinner, Police Services Director
12. Resolution No. 134-17, Naming the Private Street to be known as Cowan Court
- Kerwin Jensen, Community Development Director
13. Resolution No. 135-17, Approving Revised Business License Reserve Program (BLRF) Guidelines and Procedures
- Kerwin Jensen, Community Development Director

14. Resolution No. 136-17, Approving Revised Commercial Improvement Program Guidelines and Procedures
- Kerwin Jensen, Community Development Director
15. Resolution No. 137-17, Adopting the 2017 Water System Plan
- Pete Rogalsky, Public Works Director
16. Resolution No. 138-17, Adopting Water Use Efficiency Goals for the City's Potable Water Distribution System
- Pete Rogalsky, Public Works Director
17. Resolution No. 139-17, Authorizing Grant Application Submittals for Steptoe / Tapteal Safety Improvements
- Pete Rogalsky, Public Works Director
18. Resolution No. 141-17, Relinquishing a Portion of a City Utility Easement at 81 Hodges Court
- Pete Rogalsky, Public Works Director
19. Resolution No. 142-17, Relinquishing a Portion of an Alley Easement lying within 660 George Washington Way
- Pete Rogalsky, Public Works Director
20. Resolution No. 143-17, Relinquishing an Access Easement lying within 650 George Washington Way
- Pete Rogalsky, Public Works Director

Expenditures - Approval:

21. Expenditures from July 10, 2017 - July 21, 2017 for \$5,831,356.80 including Check Nos. 246891-247490, Wire Nos. 6508-6515, Payroll Check Nos. 121855-122411, and Payroll Wire/ACH Nos. 10000-10020
- Cathleen Koch, Administrative Services Director

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 Bateman Island fire was reaching a cost of \$100,000 and that does not include overtime. The island remains closed and she asked that the public respect the closure. She also said the National Night Out and City Fair events were successful and thanked staff for their involvement.
2. Council:
Councilmember Rose asked why extra help was needed at the Bateman Island fire. Fire Chief Huntington said there were many factors including the possibility of people still on the island, controlling the fire so that the entire island was not burnt, saving the island due to its

historical, cultural and recreational value and to prevent the wind from spreading the fire to residential areas.

Councilmember Anderson praised staff members on the successful National Night Out and the City Fair event. He said the Water Follies event was very successful as well. He also advised community members to keep their air conditioner units on or above 76 degree during the upcoming heat wave as the unit may freeze up or malfunction.

Councilmember Kent and Luzzo Gilmour praised staff members for the successful National Night Out and City Fair events.

Adjournment:

Mayor Thompson adjourned the meeting at 7:53 p.m.

Executive Session – City Hall Annex Building, City Manager’s Conference Room

1. Per RCW 42.30.110 (1) (ii): Discuss Current or Potential Litigation with Legal Counsel (30 minutes)
- Heather Kintzley, City Attorney

Attendance:

Mayor Thompson, Mayor Pro Tem Christensen, Councilmembers Rose, Lemley, Anderson, Kent and Luzzo Gilmour were present. City Manager Reents, Assistant City Manager Amundson and City Attorney Kintzley were also present.

COUNCILMEMBER KENT MOVED AND MAYOR PRO TEM CHRISTENSEN SECONDED A MOTION TO MOVE INTO EXECUTIVE SESSION AT 7:55 P.M. TO DISCUSS PER RCW 42.30.110 (1) (II): CURRENT OR POTENTIAL LITIGATION WITH LEGAL COUNSEL FOR 30 MINUTES. THE MOTION CARRIED 7-0.

MAYOR PRO TEM CHRISTENSEN MOVED AND COUNCILMEMBER ANDERSON SECONDED A MOTION TO EXTEND THE EXECUTIVE SESSION FOR AN ADDITIONAL 10 MINUTES AT 8:25 P.M. THE MOTION CARRIED 7-0.

COUNCILMEMBER ROSE MOVED AND COUNCILMEMBER KENT SECONDED A MOTION TO MOVE OUT OF EXECUTIVE SESSION AT 8:35 P.M. THE MOTION CARRIED 7-0.

Respectfully Submitted,

Marcia Hopkins, City Clerk

FORM APPROVED:

Robert J. Thompson, Mayor

DATE APPROVED:

DATE PUBLISHED



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 08/15/2017

Agenda Category: Ordinances - First Reading

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Ordinance No. 30-17, Amending the 2017 Budget to Increase Appropriations to the Equipment Replacement Fund

Department:

Energy Services

Ordinance/Resolution Number:

30-17

Document Type:

Ordinance

Recommended Motion:

Give first reading, by title only, to Ordinance No. 30-17, Amending the 2017 Budget to Increase Appropriations to the Equipment Replacement Fund.

Summary:

The 2017 budget for the Electric Utility Fund includes \$17,459,000 for capital improvements which includes construction of new feeder X-25 from Thayer Substation, which has been delayed. The delay has created available budget that can be repurposed to purchase new equipment to accelerate replacement of overhead and underground distribution circuits that are beyond their expected useful life.

The existing 1982 overhead conductor puller is beyond its useful life, and the overhead conductor tensioner has been disposed. Both of these need to be replaced. The underground cable puller purchased in 2002 needs to be overhauled. In addition, purchasing an additional underground cable puller will increase crew efficiency and enable crews to install cable at more than one location simultaneously.

Staff budgeted \$100,000 to purchase the new overhead and underground equipment; however, the new equipment cost exceeds the budget for equipment replacement. Staff will use the proposed \$315,000 budget transfer with the existing \$100,000 budget to purchase an overhead conductor puller, overhead conductor tensioner, and underground cable puller and to overhaul the existing underground cable puller.

Under City purchasing procedures, new equipment is purchased from the Equipment Replacement Fund. Since the equipment purchase was not anticipated in 2017, a budget amendment is necessary. Staff recommends using the existing 2017 Electric Utility capital budget underrun to provide the necessary Equipment Replacement funds.

Staff recommends approval, for first reading, of Ordinance 30-17.

Fiscal Impact:

The Electric Utility Fund - Capital Projects has a budget of \$3,497,000 in the Systems Improvements project. This Council action will move \$315,000 from this budget to the Equipment Replacement Fund for purchase of an underground cable puller, overhead conductor puller, and overhead conductor tensioner.

Attachments:

I. Ordinance No. 30-17

ORDINANCE NO. 30-17

AN ORDINANCE of the City of Richland amending the 2017 Budget to provide for additional appropriations in the City's Equipment Replacement Fund

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

WHEREAS, the City operates a municipal electric utility, referred to as Richland Energy Services (RES), that maintains over 540 miles of primary electrical distribution lines; and

WHEREAS, RES' 2015-26 Electrical Distribution Long Range Plan identifies the facilities and infrastructure needed to operate the utility efficiently and to make investments that correlate with load growth and revenue; and

WHEREAS, RES' 2017 Capital Improvement Plan identifies overhead and underground distribution scheduled for replacement or new installation; and

WHEREAS, staff have evaluated the operations associated with replacing aging equipment and installing new overhead and underground distribution lines, and has determined that new equipment would significantly improve efficiency in installing the new lines; and

WHEREAS, the 1982 overhead conductor puller is beyond its useful life, and the overhead conductor tensioner has been disposed of; and

WHEREAS, purchasing a new underground cable puller and overhauling the existing 2002 underground cable puller will enable crews to install cable at multiple locations at the same time, thereby increasing efficiency; and

WHEREAS, staff is requesting to appropriate funds in the Equipment Replacement Fund to be funded by a transfer from the existing Electric Utility capital appropriations for the purchase of an overhead conductor puller, overhead conductor tensioner, and underground cable puller, and to overhaul the existing underground cable puller.

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

Section 1. Amendment of the 2017 Budget. The 2017 Budget is hereby amended to provide additional appropriations in the Equipment Replacement Fund through an inter-fund transfer from the Electric Utility Fund as follows:

Equipment Replacement Fund

Current Appropriation:	\$	4,656,387
Increase in Appropriation:	\$	315,000
Amended Appropriation:	\$	<u>4,971,387</u>

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

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

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

Date Published: _____



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 08/15/2017

Agenda Category: Ordinances - First Reading

Key Element: Key 2 - Infrastructure & Facilities

Subject:

Ordinance No. 31-17, Authorizing Vacation of Railroad Street

Department:
Public Works

Ordinance/Resolution Number:
31-17

Document Type:
Ordinance

Recommended Motion:

Give first reading, by title only, to Ordinance No. 31-17, authorizing the vacation of Railroad Street.

Summary:

Railroad Street, between Wellsian Way and Lee Boulevard, was established and dedicated as part of the Plat of Richland in 1956. In January 2014, Council passed Ordinance No. 02-14, which vacated a portion of Railroad Street for purposes of the Stevens Drive Extension project.

Construction of the Stevens Drive extension established new access to parcels that previously only had access off Railroad Street.

Mr. Jack Grigsby, owner of the parcel on the northwest corner of Stevens Drive and Railroad Street, is developing his parcel, and has asked that Railroad Street be vacated in order to facilitate expansion of his development. Staff have reviewed the access needs of the parcels in the area and determined that adequate access will remain if Railroad Street is vacated. Further, Railroad Street is not necessary for traffic circulation.

Staff believes that vacating an unnecessary right-of-way benefits the City by returning the property to productive economic activity, and by reducing the ongoing maintenance burden of the street surface.

There are existing utilities located within Railroad Street. A utility easement over those utilities will be retained.

RCW 35.79 provides the authority for the City to initiate a street vacation action. August 15, 2017 at 7:30 p.m. was established by Council as the date and time for the required public hearing. Notifications were mailed to affected parcel owners and posted on-site, as well as at City Hall, the Richland Public Library, and the Richland Community Center.

Staff does not anticipate receiving any unfavorable public commentary at tonight's public hearing on the topic. To the extent any is received, it will be given due consideration prior to second reading of Ordinance No. 31-17.

Staff recommends approval of Ordinance No. 31-17 for first reading.

Fiscal Impact:

None.

Attachments:

I. Ordinance No. 31-17

WHEN RECORDED RETURN TO:

Richland City Clerk
P.O. Box 190
Richland, WA 99352

ORDINANCE NO. 31-17

An ORDINANCE of the City of Richland vacating
Railroad Street.

WHEREAS, the Plat of Richland established a public street right-of-way named Railroad Street extending from Lee Boulevard to Wellsian Way; and

WHEREAS, by Ordinance No. 02-14, the City vacated a portion of Railroad Street in January 2014 in preparation to extend Stevens Drive between Lee Boulevard and Wellsian Way; and

WHEREAS, the Stevens Drive Extension project was completed in the fall of 2015, establishing a new street and access to parcels in the area; and

WHEREAS, Mr. Jack Grigsby is the owner of a parcel at the northwest corner of Stevens Drive and Railroad Street; and

WHEREAS, Mr. Grigsby has proposed development of his property, and has requested that the City vacate Railroad Street to allow expansion of his development; and

WHEREAS, City staff have evaluated the access needs of parcels in this area and have determined that adequate access can be secured without preservation of Railroad Street as a public right-of-way; and

WHEREAS, City staff have confirmed that City utility infrastructure is located in Railroad Street, and that the City will retain an easement for existing and future utilities located within the existing Railroad Street right-of-way; and

WHEREAS, Chapter 35.79 RCW provides the authority for a city to initiate a vacation action by resolution; and

WHEREAS, State law requires that a public hearing be held to allow public consideration of a street vacation proposal; and

WHEREAS, at a regularly scheduled Council meeting on July 18, 2017, the Richland City Council, by Resolution No. 125-17, set the time and place of a hearing thereon for August 15, 2017 at 7:30 p.m. in the City Hall Council Chambers, located at 505 Swift Boulevard in Richland, Washington; and

WHEREAS, at the time and place fixed and designated in the notice, a hearing was held by the City Council to receive public testimony, which was duly considered.

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

Section 1. Staff is directed to execute access and utility easements as necessary to preserve utility services and access to existing parcels.

Section 2. The Railroad Street right-of-way, as described and shown in Exhibits A and B, attached hereto, is hereby ordered to be vacated, subject to the provisions of Chapter 35.79 RCW.

Section 3. The City Clerk is directed to file with the Auditor of Benton County, Washington, a copy of this ordinance and the attached exhibits, duly certified by the Clerk as a true copy.

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: _____

EXHIBIT A

Railroad Street Vacation

A portion of the Southwest $\frac{1}{4}$ of Section 11, Township 9 North, Range 28 East, the City of Richland, Benton County, Washington, described as follows:

Beginning at the intersection of the Northerly right-of-way of Railroad Street and the Easterly right-of-way of Wellsian Way as shown on the Plat of Richland as recorded in Volumes 6 & 7 of Plats records of said County and State, said point is also the Southwest corner of Lot 7 Block 403 of said Plat; Thence North $88^{\circ}31'32''$ East a distance of 399.08 feet along said Northerly right-of-way to a point on the Westerly line of a portion of City Ordinance Number 23-16 recorded under Auditor's File Number 2016-033973, records of said County and State, and the beginning of a 380.00 foot radius tangent curve to the right; Thence Southeasterly a distance of 126.52 feet along the arc of said curve through a central angle of $19^{\circ}04'34''$ to the beginning of a 50.00 foot radius tangent reverse curve to the left; Thence Northeasterly a distance of 75.66 feet along the arc of said curve through a central angle of $86^{\circ}41'56''$ to a point on the Westerly right-of-way of Stevens Drive as recorded in said City Ordinance Number 23-16; Thence South $20^{\circ}54'10''$ West a distance of 79.29 feet along said right-of-way to the centerline of Railroad Street. Said point is lying North $69^{\circ}05'50''$ West a distance of 35.00 feet from the intersection of said Railroad Street and said Stevens Drive as shown on Record of Survey Number 4780 as recorded in Volume 1 of Surveys on Page 4780, recorded of said County and State; Thence continuing South $20^{\circ}54'10''$ West a distance of 63.81 feet along said right-of-way of Stevens Drive to the beginning of a 50.00 radius non-tangent curve concave to the Southwest and having a radial bearing of North $69^{\circ}43'24''$ West; Thence Northwesterly a distance of 82.57 feet along said curve through a central angle of $94^{\circ}36'56''$ to the beginning of a 320.00 foot compound tangent curve to the left; Thence Southwesterly a distance of 95.70 feet along said curve through a central angle of $17^{\circ}08'08''$ to its point of tangency; Thence South $88^{\circ}31'32''$ West a distance of 399.79 feet leaving said portion of City Ordinance Number 23-16 to a point on said Westerly right-of-way of Wellsian Way; Thence North $00^{\circ}51'13''$ West a distance of 60.00 feet back to the true point of beginning.

Containing 34,796.0 square feet, more or less, according to the bearings and distances listed above and as depicted on the attached **Exhibit B**.

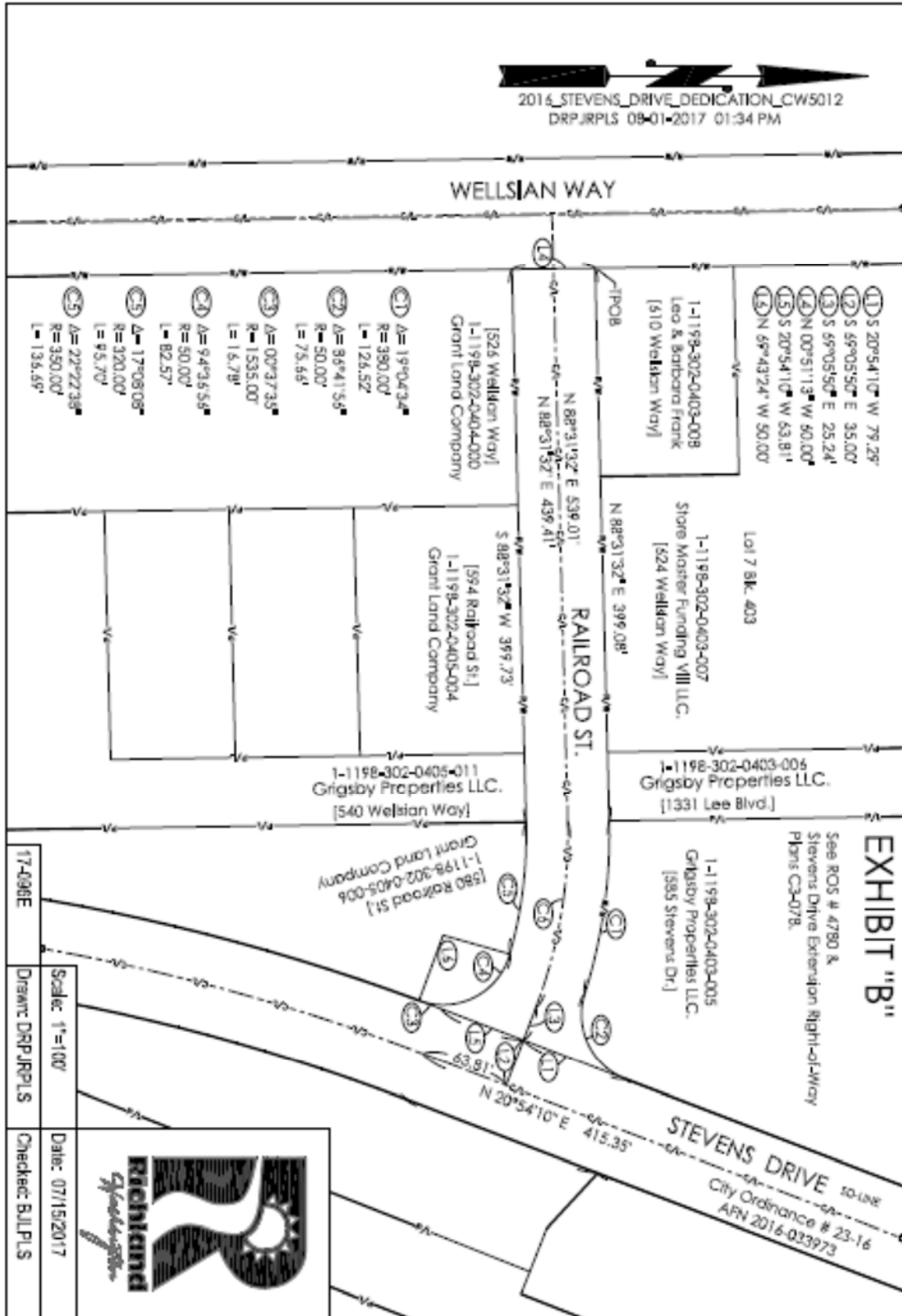
Reference Documents:

Plat of Richland

Record of Survey Number 4780

City Ordinance Number 23-16

Stevens Drive Extension Right-of-way Plans C3-078 records of City of Richland.





COUNCIL AGENDA ITEM COVERSHEET

Council Date: 08/15/2017

Agenda Category: Ordinances - Second Reading/Passage

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Ordinance No. 26-17, Authorizing a Financing Contract with the Office of the State Treasurer for the Emergency Services Brush Truck

Department:

Administrative Services

Ordinance/Resolution Number:

26-17

Document Type:

Ordinance

Recommended Motion:

Give second reading and pass Ordinance No. 26-17, authorizing execution of a Financing Contract with the Office of State Treasurer for the Emergency Services Brush Truck.

Summary:

As part of the City's fleet operation, vehicles and equipment are scheduled for replacement based on the normal life cycle. After a thorough evaluation, it was determined the City should replace the existing brush truck that is used for emergency services as planned.

At the July 18, 2017 Council meeting, Resolution 119-17 was adopted to execute a Reimbursement Obligation with the Office of State Treasurer for the financing and acquisition of a new Skeeter Type 5 Wildland Brush Truck.

Ordinance No. 26-17 authorizes the City to establish a contract with the Office of State Treasurer in the amount not to exceed \$250,000 to acquire and finance the Brush Truck and related financing costs. In addition, Ordinance No. 26-17 authorizes the City Manager to execute the final contract for the acquisition and financing.

The Financing Contract (Attachment I) is the form required by the Office of State Treasurer for execution to complete the acquisition of the vehicle and related financing costs.

Although the vehicle in question was recently destroyed in a fire, staff received instructions from the State to continue with the process for financing the vehicle with the Office of State Treasurer. Once the replacement vehicle is received, the final replacement costs can be included in the financing as the replacement. The amount will not exceed the \$250,000 established by Ordinance No. 26-17.

First reading was given at the regular council meeting on August 1, 2017. No exceptions were taken. Staff recommends approval of Ordinance No. 26-17.

Fiscal Impact:

Yes The 2017 Equipment Replacement Fund budget was approved for the replacement of the Emergency Services Brush Truck.

Attachments:

1. Ordinance No. 26-17
2. Attachment I - Financing Contract Form

ORDINANCE NO. 26-17

AN ORDINANCE of the City of Richland authorizing the execution of a financing contract with the Office of the State Treasurer LOCAL Program to finance the purchase of a new Skeeter Type 5 Wildland Brush truck.

WHEREAS, the City of Richland has executed a Reimbursement Obligation to the Office of State Treasurer in the form of Resolution 119-17 in relation to the acquisition and financing of a new Skeeter Type 5 Wildland Brush Truck ("Brush Truck") under the provisions of RCW 39.94; and

WHEREAS, replacement of emergency services vehicles is deemed necessary and advisable; and

WHEREAS, it is deemed necessary and advisable that the City enter into a Local Agency Financing Contract with the Office of the State Treasurer, in the form attached hereto as **Attachment 1** (the "Financing Contract") in an amount not to exceed \$250,000, in order to acquire the Property and related financing costs; and

WHEREAS, the City will undertake to acquire the Property on behalf of and as agent of the Washington Finance Officers Association (the "WFOA") pursuant to the terms of the Financing Contract, and in accordance with all applicable purchasing statutes and regulations applicable to the City; and

WHEREAS, the City desires to appoint Cynthia Reents, City Manager, as the representative of the City in connection with the acquisition of the Property and execution of the Financing Contract.

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

Section 1. City Manager Cynthia Reents is hereby appointed as a representative of the City in connection with the acquisition of the Property and execution of the Financing Contract and all related documents.

Section 2. The form of the Financing Contract attached hereto as **Attachment 1** is hereby approved, and City Manager Cynthia Reents is hereby authorized and directed to execute and deliver the Financing Contract, in an amount not to exceed \$250,000 and in substantially the form attached hereto with such changes as may be approved by City Manager Cynthia Reents, for the acquisition of the Property and financing of the acquisition for the Property and related financing costs.

Section 3. The City hereby authorizes the acquisition of the Property as agent of the WFOA in accordance with the terms and provisions of the Financing Contract.

Section 4. City Manager Cynthia Reents is hereby authorized to secure and deliver to the Office of the State Treasurer all other documentation, agreements and certificates, and to take all other action deemed necessary or appropriate in connection with the financing of the replacement of the Brush Truck, including, but not limited to, any amendments to the agreements related to initial and ongoing disclosure in connection with the offering of securities related to financing.

Section 5. 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 15th day of August, 2017.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

Date Published: August 20, 2017

Transaction No. _____

LOCAL AGENCY FINANCING CONTRACT, SERIES #1#
(Personal Property)

by and between the

STATE OF WASHINGTON

and

[AGENCY NAME],
a [Agency Type]
("Local Agency")

Relating to
\$ _____
State of Washington
Certificates of Participation, Series #1#
(_____)

Dated as of _____, 20__

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Exhibit A – Notice of Intent

Exhibit B – Personal Property Certificate

Exhibit C – Certificate Designating Authorized Agency Representatives

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**LOCAL AGENCY FINANCING CONTRACT, SERIES #1#
(Personal Property)**

This Local Agency Financing Contract, Series #1# (the “Local Agency Financing Contract”), is entered into by and between the state of Washington (the “State”), acting by and through the State Treasurer (the “State Treasurer”), and [Agency Name], a [Agency Type] of the State (the “Local Agency”).

RECITALS

The Parties are entering into this Local Agency Financing Contract based upon the following facts and expectations:

1. Chapter 39.94 RCW (the “Act”) authorizes the State to enter into financing contracts for itself, including for state agencies, departments or instrumentalities, the state board for community and technical colleges, and any state institution of higher education (defined in Appendix 1 as “State Agencies”), for the use and purchase of real and personal property by the State; and

2. the Act also authorizes the State to enter into financing contracts on behalf of certain “other agencies” (defined in Appendix 1 as “Local Agencies”), including the Local Agency, for the use and acquisition for public purposes of real and personal property by such Local Agencies; and

3. the Act authorizes the State Finance Committee to consolidate existing or potential financing contracts into master financing contracts with respect to property acquired by one or more State Agencies or Local Agencies (together, “Agencies”); and

4. Chapter 43.33 RCW provides that the State Treasurer shall act as chair of the State Finance Committee and provide administrative assistance for the State Finance Committee, and the State Treasurer on behalf of the State Finance Committee has established a consolidated program for the execution and delivery of certificates of participation in master financing contracts in series from time to time in order to provide financing or refinancing for the costs of acquisition of such real and personal property by Agencies; and

5. the State Finance Committee has approved the form of this Local Agency Financing Contract by Resolution No. ____ adopted on _____, 20__; and

6. simultaneously with the execution and delivery of this Local Agency Financing Contract, the State is entering into a Master Financing Contract, Series #1# , dated as of the Dated Date (the “Master Financing Contract”) with the Washington Finance Officers Association (the “Corporation”), a Washington nonprofit corporation, to provide financing for the costs of acquisition of certain items of personal property by certain State Agencies and Local Agencies, including the Local Agency, under the terms set forth therein; and

7. the Local Agency has determined that it is necessary and desirable to enter into this Local Agency Financing Contract, in conjunction with the State’s entry into the Master

Financing Contract, to obtain financing or refinancing for the costs of acquisition of certain items of personal property described in Exhibit B (the "Property"), by the Local Agency;

NOW THEREFORE, in consideration of the mutual covenants and agreements contained herein and for other valuable consideration, the Parties hereto mutually agree as follows:

ARTICLE I

DEFINITIONS; CONSTRUCTION; MISCELLANEOUS PROVISIONS; SUPPLEMENTS

Section 1.1 Definitions, Construction, Miscellaneous Provisions, Supplements. Appendix 1 is incorporated as part of this Local Agency Financing Contract by this reference. Appendix 1 provides (i) definitions for the capitalized terms used and not otherwise defined in this Local Agency Financing Contract; (ii) certain rules for interpreting this Local Agency Financing Contract; (iii) miscellaneous technical provisions that apply to this Local Agency Financing Contract; and (iv) rules on how this Local Agency Financing Contract may be amended or supplemented.

Section 1.2 Notice of Intent, Personal Property Certificate and Certificate Designating Authorized Local Agency Representative. Exhibits A, B, C and D to this Local Agency Financing Contract are incorporated as part of this Local Agency Financing Contract by this reference. The Local Agency has delivered a Notice of Intent to the State Treasurer in the form of Exhibit A. In order to evidence its acceptance of the Property financed and acquired pursuant hereto, the Local Agency has executed and delivered, or will execute and deliver within 60 days from the Dated Date to the State Treasurer, a Personal Property Certificate in the form of Exhibit B. The Local Agency has delivered a Certificate Designating Authorized Agency Representatives to the State Treasurer in the form of Exhibit C. That Certificate is currently in force and has not been amended, withdrawn or superseded, and the signatures shown thereon are true and correct originals of the signatures of the persons who hold the titles shown opposite their names. The signature of any one of the individuals shown on that Certificate is sufficient to bind the Local Agency under this Local Agency Financing Contract with respect to any of the undertakings contemplated herein.

Section 1.3 Performance by Representatives. Any authority granted or duty imposed upon the State hereunder may be undertaken and performed by the State Treasurer or the Treasurer Representative. Any authority or duty imposed upon the Local Agency hereunder may be undertaken and performed by the Authorized Agency Representative.

Section 1.4 Installment Sale and Purchase of Property. The State agrees to sell to the Local Agency, and the Local Agency agrees to purchase from the State, all of the State's right, title and interest in and to the Property and all proceeds and profits from the Property, subject to the security interest granted pursuant to Section 2.4.

Section 1.5 Agency Installment Payments. In consideration of the sale of the Property and the covenants and agreements of the State in this Local Agency Financing Contract, the Local Agency promises to pay to the State the following amounts at the following times: (a) On each Agency Installment Payment Date, the Agency Installment Payment set forth in Exhibit D, consisting of an Agency Principal Component and/or an Agency Interest Component as set forth

in Exhibit D; and (b) all Additional Costs incurred by the State in connection with the sale of the Property to the Local Agency, the execution and delivery of the Certificates, and the observance and performance of the Series #1# Agreements, within 30 days following receipt of an invoice from the State that includes (i) a brief description of each Additional Cost, (ii) the party to whom payment is due, (iii) the amount thereof, and (iv) such additional information as the Local Agency may reasonably request.

Section 1.6 Term. The term of this Local Agency Financing Contract shall commence on the Dated Date and shall terminate on the date on which all amounts due hereunder shall have been paid or the payment thereof duly provided for pursuant to Section 4.3 hereof.

ARTICLE II SALE AND PURCHASE OF PROPERTY

Section 2.1 Local Agency Financing Contract Consolidated with Master Financing Contract. The Local Agency acknowledges that the State Treasurer, acting on behalf of the State Finance Committee, has consolidated this Local Agency Financing Contract with the Master Financing Contract pursuant to RCW 39.94.030(1)(a).

Section 2.2 Appointment as Agent; Acquisition of Property; Revision and Substitution of Property.

(a) *Appointment as Agent*. The Local Agency accepts its appointment in the Master Financing Contract as agent of the Corporation in connection with the acquisition of the Property, and acknowledges that such appointment is irrevocable and shall not be terminated by any act of the Local Agency, the State Treasurer or otherwise.

(b) *Acquisition of Property*. The Local Agency agrees that (i) it has caused or will cause the Property to be acquired, as agent for the Corporation, with all reasonable dispatch; (ii) it will negotiate or call for bids for the purchase of the Property in accordance with the requirements and limitations, if any, imposed by State or local law with respect to the purchase of such Property by such Local Agency; (iii) it will make, execute, acknowledge and deliver any contracts, agreements, orders, receipts, documents, writings or instructions with or to any Person and do all other things that may be necessary or desirable to acquire the Property; and (iv) it will pay or cause to be paid the Costs of Acquisition of the Property from funds available to it pursuant to this Local Agency Financing Contract and the Master Financing Contract. The Local Agency shall file requisitions with the State Treasurer for the Acquisition Costs of the Property or reimbursement therefor in such form as the State Treasurer shall reasonably require. Neither the Corporation nor the State shall have any responsibility, liability or obligation with respect to the selection or procurement of any of the Property.

(c) *Revision and Substitution of Property*. The Local Agency, with the prior written consent of the State Treasurer, may revise any item of Property to be financed or refinanced and acquired pursuant hereto, or the description thereof; *provided*, that (i) such item of Property as so revised shall satisfy the requirements under this Local Agency Financing Contract and the Master Financing Contract with respect to the substitution of Property previously acquired; (ii) the Costs of Acquisition of such item of Property shall not be materially reduced thereby; and

(iii) any such revision shall not relieve the Local Agency of its obligation to acquire the Property in accordance herewith and with the Master Financing Contract.

After acquisition of an item of Property, the Local Agency, with the prior written consent of the State Treasurer as agent for the Corporation, may substitute for an item of Property acquired pursuant to this Local Agency Financing Contract other personal property by filing with the State Treasurer a certificate of the Local Agency stating that such substitute Property (i) has a remaining useful life equal to or greater than the Property for which it is being substituted; (ii) has a fair market value equal to or greater than the fair market value of the item of Property for which it is being substituted; (iii) is free and clear of all liens and encumbrances except a first priority security interest in favor of the Corporation under the Master Financing Contract; (iv) is essential to the Local Agency's ability to carry out its governmental functions and responsibilities; and (v) is expected to be used by such Local Agency for the term of this Local Agency Financing Contract. The State Treasurer's consent to any such substitution as agent for the Corporation will be conditioned upon receipt by the State Treasurer of an Opinion of Counsel to the effect that such substitution will not cause interest evidenced and represented by the Certificates to be includable in gross income for federal income tax purposes under the Code. The State Treasurer also may require the Local Agency to reimburse the State Treasurer for all costs incurred, if any, to obtain such Opinion of Counsel.

(d) *Payment for Property if Acquisition Fund Not Sufficient.* If money in the Acquisition Fund allocable to the Local Agency is not sufficient to pay the Acquisition Costs of the Property in full, the Local Agency shall cause the Acquisition Costs of such Property in excess of the allocable amount in the Acquisition Fund to be paid from other money of such Local Agency. Neither the Corporation nor the State Treasurer as agent for the Corporation for the disbursement of funds from the Acquisition Fund makes any representation or warranty, either express or implied, that the money which will be deposited into the Acquisition Fund allocable to the Local Agency will be sufficient to pay the Acquisition Costs of the Property. Neither the Corporation nor the State Treasurer as agent for the Corporation for the disbursement of funds from the Acquisition Fund shall have any obligation or liability for the payment of the Acquisition Costs of the Property other than from the proceeds of the Certificates and any other amounts that may be provided by the Local Agency. If the Local Agency shall pay or cause the payment of any Acquisition Costs in excess of the allocable amounts in the Acquisition Fund available for such purpose from other funds, the Local Agency shall not be entitled to any reimbursement from the Corporation or the State Treasurer as agent for the Corporation for the disbursement of funds from the Acquisition Fund for such payments, nor shall the Local Agency be entitled to any diminution, reduction, abatement, postponement, counterclaim, defense or set-off of the Agency Installment Payments, Additional Costs or other amounts otherwise required to be paid hereunder.

Section 2.3 Title to the Property. All right, title and interest in and to the Property shall transfer to and be vested in the Local Agency from the State without any further action by the Local Agency or the State immediately upon the acquisition thereof by the Local Agency as agent for the Corporation or reimbursement to the Local Agency for the Acquisition Costs thereof; provided, that the State and the Local Agency shall take such action and execute such documents (including without limitation bills of sale and other title documents) as may be

deemed necessary or desirable by the State or the Local Agency to evidence and confirm such transfer of title pursuant to this Local Agency Financing Contract.

The State assigns to the Local Agency during the term hereof, for so long as no Agency Event of Default, Event of Default or other event permitting termination of this Local Agency Financing Contract has occurred and is continuing hereunder, all representations, warranties and guaranties, if any, express or implied, with respect to the Property from the manufacturers, suppliers and vendors thereof, subject, however, to a reservation by the State and the Corporation of a right to independently enforce such warranties and guaranties.

Title to any and all additions, modifications, improvements, repairs or replacements to the Property shall be vested in the Local Agency, subject to the security interest of the Corporation until payment of all amounts due and owing with respect to such Property under this Local Agency Financing Contract.

Any Property constituting a motor vehicle subject to registration with the State Department of Licensing shall be registered with the Local Agency as the registered and legal owner thereof.

Section 2.4 Security Interests.

(a) *State Security Interest.* In order to secure the payment and performance by the State of its obligations under the Master Financing Contract, the State has granted to the Corporation a lien on and security interest in all right, title and interest of the State, whether now owned or hereafter acquired, in and to the Property and this Local Agency Financing Contract, including without limitation the Agency Installment Payments and all proceeds thereof. The Local Agency agrees to such grant and that its right, title and interest in and to the Property is subject to such first priority lien and security interest.

(b) *Local Agency Security Interest.* In order to secure the payment and performance by the Local Agency of its obligations under this Local Agency Financing Contract, the Local Agency grants to the Corporation a lien on and security interest in all right, title and interest of the Local Agency, whether now owned or hereafter acquired, in and to the Property. Accordingly, this Local Agency Financing Contract constitutes a security agreement. The Local Agency acknowledges and agrees that each provision of this Local Agency Financing Contract is also a provision of the security agreement.

If required by the Corporation, the Local Agency will execute and deliver to the Trustee such security agreements, financing statements and/or other instruments covering the Property and all accessions thereto.

Section 2.5 Disclaimer of Warranties. The Local Agency acknowledges and agrees that the Property is of a nature, size, design and capacity selected by the Local Agency pursuant to its own specifications, and not by the State or the Corporation, and that neither the State nor the Corporation is a manufacturer, supplier or a vendor of such Property.

The Corporation makes no warranty or representation, either express or implied, and assumes no responsibility, liability or obligation, as to the value, design, condition,

merchantability or fitness for a particular purpose or fitness for use of the Property, or as to the title thereto, or for the enforcement of the manufacturers', suppliers' or vendors' representations or warranties or guaranties, or any other representation or warranty with respect to the Property. In no event shall the Corporation be liable or responsible for any incidental, indirect, special or consequential damages in connection with or arising out of this Local Agency Financing Contract or the use by the Local Agency of the Property.

ARTICLE III
AGENCY INSTALLMENT PAYMENTS; CONDITIONAL PAYMENT BY STATE;
FULL FAITH AND CREDIT OBLIGATION

Section 3.1 Agency Installment Payments. Each Agency Installment Payment shall consist of an Agency Principal Component and/or an Agency Interest Component as set forth in Exhibit D to this Local Agency Financing Contract. Interest shall accrue and be calculated as determined by the State Treasurer, which determination shall be binding and conclusive against the Local Agency absent manifest error. Each Agency Installment Payment shall be paid to or upon the order of the State Treasurer by electronic funds transfer (or by other means acceptable to the State Treasurer) in lawful money of the United States of America at such place as the State Treasurer shall direct in writing not less than 10 Business Days prior to the Agency Installment Payment Date. Payments of Additional Costs shall be made to or upon the order of the State Treasurer. Each Agency Installment Payment shall be applied first to the Agency Interest Component, and then to the Agency Principal Component.

Section 3.2 Sources of Payment of Agency Installment Payments.

(a) *Local Agency Financing Contract.* The Local Agency acknowledges and agrees that the State is acquiring the Property from the Corporation for and on behalf of the Local Agency. Concurrently with the execution hereof, the State shall execute and deliver the Master Financing Contract pursuant to which the State agrees to make Installment Payments for the acquisition of the Property for and on behalf of the Local Agency, at such times and in such amounts as provided therein, which will be sufficient in the aggregate to pay the Purchase Price of the Property to be acquired by the State for and on behalf of the Local Agency, and interest thereon. The Local Agency pledges its full faith and credit to make the Agency Installment Payments that are required to be paid under this Local Agency Financing Contract.

Installment Payments allocable to the Purchase Price of the Local Agency Property and interest thereon shall be payable by the State solely from Agency Installment Payments to be made by the respective Local Agencies, including the Local Agency, except as otherwise provided in Sections 3.2(c) and 3.2(d) of the Master Financing Contract and Sections 3.2(b) and 3.2(c) of this Local Agency Financing Contract.

(b) *Intercept of Local Agency Share of State Revenues.* In the event that the Local Agency fails to make any payment due under this Local Agency Financing Contract, pursuant to RCW 39.94.030(1), the State Treasurer shall withhold an amount sufficient to make such payment from the Local Agency's share of State revenues or other amounts authorized or required by law to be distributed by the State to the Local Agency; but (i) only if the use of any such revenues or amounts to make such payments is otherwise authorized or permitted by State

law, and (ii) only to the extent the Local Agency is otherwise entitled to receive such share of State revenues or other amounts. Such withholding shall continue until all such delinquent payments have been made. Amounts withheld by the State Treasurer pursuant to this Section 3.2(b) shall be applied to make any such payment due under this Local Agency Financing Contract on behalf of the Local Agency, or to reimburse the State for any such payment made pursuant to Section 3.2(c). The Local Agency authorizes, approves and consents to any such withholding.

(c) *Conditional Payment of Local Agency Installment Payments.* Upon the failure of the Local Agency to make any Agency Installment Payment at such time and in such amount as required pursuant to this Local Agency Financing Contract, the State shall, to the extent of legally available appropriated funds and subject to any Executive Order reduction, make such payment into the Agency Installment Payment Fund (established under the Master Financing Contract) on behalf of such Local Agency within 15 Business Days after such Agency Installment Payment Date. The Local Agency shall reimburse the State for such payments made on its behalf immediately thereafter and in any case not later than 10 Business Days after such Agency Installment Payment Date, together with interest thereon at a rate equal to the State Reimbursement Rate. Anything herein to the contrary notwithstanding, failure of the Local Agency to reimburse the State for any such payment shall not constitute an Agency Event of Default, but the State may institute such legal action and pursue such other remedies against the Local Agency as the State deems necessary or desirable, including, but not limited to, actions for specific performance, injunction and/or the recovery of damages.

(d) *Payments by Local Agency Treasurer.* The treasurer of the Local Agency shall establish and/or maintain a special fund in the "bonds payable" category of accounts of the Local Agency for the purposes of paying the Local Agency's Agency Installment Payments and Additional Costs. The treasurer of the Local Agency shall remit each Agency Installment Payment to the State on each Agency Installment Payment Date and any Additional Costs when due hereunder from any legally available funds of the Local Agency.

Section 3.3 No Set-Off. The obligation of the Local Agency to make Agency Installment Payments from the sources set forth herein and to perform its other obligations hereunder shall be absolute and unconditional. The Local Agency shall make Agency Installment Payments as and when the same shall become due without diminution, reduction, postponement, abatement, counterclaim, defense or set-off as a result of any dispute, claim or right of action by, against or among the State, the Corporation, the Trustee, any Agency, and/or any other Person, or for any other reason; *provided*, that nothing in this Section 3.3 shall be construed to release or excuse the State from the observance or performance of its obligations hereunder.

Section 3.4 Assignments by the Corporation. The Local Agency acknowledges and agrees that, concurrently with the execution and delivery of this Local Agency Financing Contract, the Corporation will unconditionally assign to the Trustee pursuant to the Master Assignment, without recourse, (i) all of its rights to receive the Installment Payments under the Master Financing Contract, (ii) all of its remaining right, title and interest in, to and under the Master Financing Contract and this Local Agency Financing Contract, and in and to the Property (including any security interest therein), in consideration for the payment by the Trustee to the

State Treasurer, as agent of the Corporation, of the proceeds of the sale of the Certificates. The State and the Corporation have acknowledged and agreed that such assignment by the Corporation is intended to be a true sale of the Corporation's right, title and interest, and that upon such assignment the Corporation shall cease to have any rights or obligations under the Master Financing Contract or with respect to the Property, and the Trustee shall thereafter have all the rights and obligations of the Corporation under the Master Financing Contract as if the Trustee had been the original party thereto. Except where the context otherwise requires, every reference in the Master Financing Contract and this Local Agency Financing Contract to the Corporation shall be deemed to be a reference to the Trustee in its capacity as assignee of the Corporation.

ARTICLE IV OPTIONAL PREPAYMENT OF AGENCY INSTALLMENT PAYMENTS

Section 4.1 Optional Prepayment.

(a) The Local Agency may, at its option and upon approval of the State Treasurer, prepay its Agency Installment Payments then unpaid, in whole or in part on any date, by causing to be deposited with the State Treasurer money and/or Government Obligations in an amount sufficient for the State to provide for the payment or defeasance of the portion of its Installment Payments corresponding thereto in accordance with Section 4.1(a) or 4.1(b), respectively, of the Master Financing Contract, and to pay any Additional Costs in connection therewith.

(b) The Local Agency shall provide the State Treasurer with not less than 60 days' prior written notice of its intention to prepay any of its Agency Installment Payments, which notice shall specify the date of the date of such prepayment, and the amount and the Agency Installment Payment Dates of the Agency Installment Payments to be prepaid. The State Treasurer shall notify the Local Agency within 15 Business Days after receipt of such notice from the Local Agency as to the amount required to be paid in connection with such prepayment or provision for payment of the corresponding Installment Payments, including any Additional Costs in connection therewith. The determination by the State Treasurer of the amount to be paid by the Local Agency shall be binding and conclusive against such Local Agency, absent manifest error.

Section 4.2 Revision of Agency Installment Payments upon Optional Prepayment. The Agency Principal Component and Agency Interest Component of the Agency Installment Payment due on each Agency Installment Payment Date on and after the date of any prepayment pursuant to Section 4.1, as set forth in Exhibit D, shall be reduced by the State Treasurer to reflect such prepayment, in such amounts and on such Agency Installment Payment Dates as the Local Agency shall elect in its written notice to the State Treasurer, pursuant to Section 4.1(b).

Section 4.3 Discharge of Local Agency Financing Contract. All right, title and interest of the State and all obligations of the Local Agency under this Local Agency Financing Contract shall terminate and be completely discharged and satisfied (except for the right of the State and the Corporation and the obligation of the Local Agency to have the money and

Government Obligations set aside applied pursuant to Section 4.3(b) to make the remaining Agency Installment Payments) when either:

(a) all Agency Installment Payments and all Additional Costs and other amounts due hereunder have been paid in accordance herewith; or

(b) (i) the Local Agency shall have delivered a written notice to the State Treasurer of its intention to prepay all of the Agency Installment Payments remaining unpaid; (ii) the Local Agency shall have caused to be deposited with the State Treasurer (A) money and/or Government Obligations in accordance with Section 4.1; and (B) an Opinion of Counsel to the effect that such actions are permitted under this Local Agency Financing Contract, the Master Financing Contract and the Trust Agreement and will not cause interest evidenced and represented by the Certificates to be includable in gross income for federal income tax purposes under the Code; and (iii) for so long as any Agency Installment Payments remain unpaid, provision shall have been made satisfactory to the Corporation for payment of all Additional Costs.

ARTICLE V REPRESENTATIONS, WARRANTIES, COVENANTS AND AGREEMENTS

Section 5.1 Representations and Warranties of the Local Agency. The Local Agency represents and warrants as follows:

(a) The Local Agency is an “other agency” within the meaning of the Act, duly organized and validly existing under the Constitution and laws of the State.

(b) The Local Agency is authorized under the laws of the State and its charter or other constituent document, if any, to enter into and perform its obligations under this Local Agency Financing Contract.

(c) Neither the execution and delivery by the Local Agency of this Local Agency Financing Contract, nor the observance and performance of its terms and conditions, nor the consummation of the transactions contemplated by it, conflicts with or constitutes a breach of or default under any agreement or instrument to which the Local Agency is a party or by which the Local Agency or its property is bound, or results in the creation or imposition of any lien, charge or encumbrance whatsoever upon the Property, except as expressly provided in this Local Agency Financing Contract and the Master Financing Contract.

(d) The Local Agency has duly authorized, executed and delivered this Local Agency Financing Contract.

(e) This Local Agency Financing Contract constitutes valid and binding general obligation indebtedness of the Local Agency, enforceable against it in accordance with its terms, except as such enforceability may be affected by bankruptcy, insolvency, reorganization, moratorium and other laws relating to or affecting creditors’ rights generally, to the application of equitable principles, and to the exercise of judicial discretion in appropriate cases.

(f) The Property to be financed and acquired pursuant to this Local Agency Financing Contract is essential to the Local Agency's ability to carry out its governmental functions and responsibilities, and the Local Agency expects to make immediate and continuing use of the Property during the term of this Local Agency Financing Contract.

(g) The useful life of the Property is equal to or exceeds the term of this Local Agency Financing Contract.

(h) The obligations of the Local Agency under this Local Agency Financing Contract, together with all other outstanding indebtedness of the Local Agency, do not exceed any statutory or constitutional debt limit applicable to the Local Agency.

(i) The Local Agency makes no representation or warranty regarding the perfection of any security interest in the Property, the Master Financing Contract or this Local Agency Financing Contract for the benefit of the Corporation.

Section 5.2 Covenants and Agreements of the Local Agency. The Local Agency covenants and agrees as follows:

(a) *Preservation of Existence.* The Local Agency will do or cause to be done all things necessary to preserve its existence as an "other agency" within the meaning of the Act.

(b) *Budget.* The Local Agency shall take such action as may be necessary to include all the Agency Installment Payments and Additional Costs due hereunder in its annual budget and to make the necessary annual appropriations for all such Agency Installment Payments and Additional Costs.

(c) *Levy of Taxes.* If and to the extent authorized by law, the Local Agency covenants that it will levy taxes in such amounts and at such times as shall be necessary, within and as a part of the tax levy, if any, permitted to be made by the Local Agency without a vote of its electors, to provide funds, together with other legally available money, sufficient to make the Agency Installment Payments and the other payments required under this Local Agency Financing Contract.

(d) *Notice of Nonpayment.* The Local Agency shall give written notice to the State Treasurer and the Corporation prior to any Agency Installment Payment Date if the Local Agency knows prior to such date that it will be unable to make all or any portion of the Agency Installment Payment due on such date.

(e) *Tax Exemption.* The Local Agency shall not make any use of the proceeds of this Local Agency Financing Contract or the Certificates or of any other amounts, regardless of the source, or of any property, and shall not take or refrain from taking any action, that would cause the Master Financing Contract or the Certificates to be "arbitrage bonds" within the meaning of Section 148 of the Code. The Local Agency shall not use or permit the use of the Property or any part thereof by any Person other than a "governmental unit" as that term is defined in Section 141 of the Code, in such manner or to such extent as would result in the loss of the exclusion from gross income for federal income tax purposes of the Interest Component of the Installment Payments under Section 103 of the Code. The Local Agency shall not make any use

of the proceeds of this Local Agency Financing Contract or the Certificates or of any other amounts, and shall not take or refrain from taking any action, that would cause the Master Financing Contract or the Certificates to be “federally guaranteed” within the meaning of Section 149(b) of the Code, or “private activity bonds” within the meaning of Section 141 of the Code, or “hedge bonds” within the meaning of Section 149 of the Code. To that end, for so long as any Agency Installment Payments remain unpaid, the Local Agency, with respect to such proceeds and other amounts, will comply with all requirements under such Sections and all applicable regulations of the United States Department of the Treasury promulgated thereunder. The Local Agency will at all times do and perform all acts and things permitted by law which are necessary or desirable in order to assure that the Interest Components of the Installment Payments will not be included in gross income of the Owners of the Certificates for federal income tax purposes under the Code, and will take no action that would result in such interest being so included. The Local Agency shall comply with the applicable provisions of the Tax Certificate.

(f) *No Liens; Sale or Disposal; or Assignment.* The Local Agency shall not create, incur or assume any mortgage, pledge, lien, charge, encumbrance or claim on or with respect to the Property, except the rights of the Corporation as provided herein and in the Master Financing Contract. The Local Agency shall promptly, at its own expense, take such action as may be necessary to duly discharge any such mortgage, pledge, lien, charge, encumbrance or claim if the same shall arise at any time. The Local Agency shall not grant, sell, transfer, assign, pledge, convey or otherwise dispose of any of the Property or any interest therein during the term of this Local Agency Financing Contract, and any such attempted grant, sale, transfer, assignment, pledge, conveyance or disposal shall be void. The Local Agency may not grant, sell, assign, transfer, convey, pledge, hypothecate or grant any security interest in any of its right, title or interest in, to or under this Local Agency Financing Contract. Any attempted grant, sale, assignment, conveyance, pledge, hypothecation or security interest shall be void.

(g) *Performance.* The Local Agency shall punctually pay the Agency Installment Payments and any Additional Costs in conformity with the terms and provisions hereof, and will faithfully observe and perform all the covenants, terms and other obligations contained herein required to be observed and performed by the Local Agency. The Local Agency will not suffer or permit any default to occur hereunder, or do or permit anything to be done, or omit or refrain from doing anything, in any case where any such act done or permitted, or any such omission or refraining from doing anything, would or might be grounds for termination of this Local Agency Financing Contract. The Local Agency will not terminate this Local Agency Financing Contract for any cause, including but not limited to any acts or circumstances that may constitute failure of consideration, destruction of or damage to the Property, commercial frustration of purpose, any change in the tax or other laws of the United States of America or of the State or any political subdivision of the State, or any failure by the State or the Corporation to observe or perform any covenant, agreement, term, condition or other obligation contained herein or in the Master Financing Contract required to be observed and performed by it, whether express or implied, or the bankruptcy, insolvency, liquidation or reorganization of the Corporation.

(h) *Further Assurances.* The Local Agency will preserve and protect the rights of the State hereunder, and will warrant and defend such rights against all claims and demands of all Persons. The Local Agency will promptly execute, make, deliver, file and record any and all

further assurances, instruments and agreements, and do or cause to be done such other and further things, as may be necessary or proper to carry out the intention or to facilitate the performance hereof and for the better assuring and confirming to the State the rights and benefits provided to it hereunder.

(i) *Use of Property.* During the term of this Local Agency Financing Contract, the Local Agency will use the Property for the purposes of performing one or more of its essential governmental functions or responsibilities. The Local Agency will not permit the Property to be used or operated other than by authorized employees, agents and contractors of the Local Agency.

(j) *Financial Statements.* The Local Agency shall prepare annual financial statements and obtain audits thereof as required by law. Upon the Written Request of the State Treasurer, the Local Agency shall provide the State Treasurer with a copy of its most recent audited and unaudited financial statements.

(k) *Use; Repairs.* For so long as the Local Agency is in possession of the Property, the Local Agency shall be solely responsible for the maintenance and repair, both ordinary and extraordinary, of the Property. The Local Agency will (i) keep and maintain the Property in good repair, working order and condition, and protect the same from deterioration other than normal wear and tear; (ii) cause the Property to be used within its normal capacity, in the manner contemplated by the manufacturer's specification, and in compliance with the requirements of applicable laws, ordinances and regulations, the requirements of any warranties applicable thereto, and the requirements of any insurance or self-insurance program required under Section 5.2(p); (iii) cause the Property to be used and operated by or under the direction of competent persons only, and obtain all registrations, permits and licenses, if any, required by law for the operation of the Property; and (iv) will pay all costs, claims, damages, fees and charges arising out of its possession, use or maintenance of the Property. The Local Agency, at its expense, will furnish all parts, mechanisms and devices required to operate and maintain the Property.

(l) *Alterations.* The Local Agency will not make any alterations, additions or improvements to the Property without the prior written consent of the State Treasurer unless such alterations, additions or improvements (i) maintain or increase the value of the Property; or (ii) may be readily removed without damage to the Property. All such alterations, additions or improvements shall be deemed to be a part of the Property and shall be subject to the terms and provisions of this Local Agency Financing Contract.

(m) *Location; Inspection.* The Property will be located within the State. The Corporation will be entitled to inspect the Property during regular business hours upon at least one Business Day's prior notice. The Local Agency acknowledges, and consents and agrees to, the right of the Corporation to so inspect the Property.

(n) *Impositions and Charges.* If during the term of this Local Agency Financing Contract, any Imposition is imposed or incurred in connection with the sale and purchase of the Property by the Corporation to the State, or by the State to the Local Agency, or the ownership, operation, possession or use of the Property by the Corporation, the State or the Local Agency,

or the payment of the Agency Installment Payments by the Local Agency, or the payment of the Installment Payments payable therefrom by the State, or any fines, penalties or interest imposed on or with respect to any of the foregoing, the Local Agency shall pay all such Impositions and charges when due. The Local Agency at its own expense may contest any such Impositions and charges until it obtains a final administrative or judicial determination with respect thereto, unless the Property is encumbered by any levy, lien or any other type of encumbrance because of the Local Agency's failure to pay such Impositions or charges. If the State or the Corporation pays any such Impositions or charges for which the Local Agency is responsible or liable hereunder, the Local Agency shall reimburse the State or the Corporation, as applicable, therefor as Additional Costs hereunder. The Local Agency shall hold harmless the State and the Corporation from and against all such Impositions and charges during the term of this Local Agency Financing Contract.

(o) *Risk of Loss; Damage; Destruction; Condemnation.* The Local Agency assumes all risk of loss of or damage to the Property from any cause whatsoever, and the obligation of the Local Agency to pay the Agency Installment Payments or to perform any other obligation under this Local Agency Financing Contract shall in no way be released, discharged or otherwise affected for any reason, including without limitation (i) any defect in the condition, quality or fitness for use of, or title to, any portion of the Property, or (ii) any damage to, or abandonment, destruction, requisition, condemnation or taking of any portion of the Property. In the event of damage to any item of the Property, the Local Agency will immediately place the same in good repair, working order and condition as required by Section 5.2(k) hereof. If the Local Agency determines that any item of Property is lost, stolen, destroyed or damaged beyond repair, the Local Agency will prepay all of its obligations for Agency Installment Payments and terminate its obligations hereunder in accordance with Section 4.3(b) hereof.

(p) *Insurance.*

(i) The Local Agency shall maintain, or cause to be maintained, in full force and effect, comprehensive general liability insurance with respect to the Property in such amounts as may be reasonably determined by the Local Agency from time to time but in any event not less than \$1,000,000 per occurrence, or such greater amount as the State Treasurer may reasonably require from time to time. Such insurance may be carried under a blanket policy with umbrella coverage. Such insurance shall cover any and all liability of the Local Agency and its officials, officers, employees and volunteers. Such insurance shall include (A) coverage for any accident resulting in personal injury to or death of any person and consequential damages arising therefrom; and (B) comprehensive property damage insurance.

(ii) The Local Agency shall maintain or cause to be maintained in full force and effect fire and extended coverage insurance with respect to the Property in such amounts and covering such risks as the Local Agency may reasonably determine from time to time but in any event not less than the aggregate amount of the Agency Principal Components of Agency Installment Payments due hereunder which remain unpaid. Such insurance may be carried under a policy or policies covering other property of the Local Agency. In the alternative, the Local Agency may assume financial responsibility for any physical damage to and/or loss of the Property; *provided, however*, that if the Local

Agency elects this option, the Local Agency hereby covenants and agrees that it will promptly repair or replace the Property promptly upon any loss or damage thereto.

(iii) The insurance required under paragraphs (i) and (ii) above: (A) shall be provided by a financially responsible insurance company authorized to do business in the State; (B) shall name the State and the Trustee as additional insureds thereunder; (C) shall provide that the same may not be canceled or given notice of non-renewal, nor shall the terms of conditions thereof be altered, amended or modified, without at least 45 days' prior written notice being given by the insurer to the State Treasurer; and (D) may be provided in whole or in part through a funded program of self-insurance reviewed at least annually by an insurance actuary.

(iv) A certificate of insurance with respect to the required coverages shall be provided by the Local Agency to the State Treasurer annually on or prior to December 1 with respect to any required insurance maintained pursuant hereto.

(v) The Local Agency will pay or cause to be paid when due the premiums for all insurance policies required by this Section 5.2(p).

ARTICLE VI EVENTS OF DEFAULT; REMEDIES

Section 6.1 Agency Event of Default. Each of the following shall constitute an "Agency Event of Default" hereunder:

(a) Failure by the Local Agency to pay or cause to be paid any Agency Installment Payment required to be paid hereunder within 10 Business Days of the respective Agency Installment Payment Date;

(b) Failure by the Local Agency to observe or perform any covenant, agreement, term or condition on its part to be observed or performed hereunder, other than as set forth in paragraph (a) above, for a period of 30 days after written notice from the State Treasurer or the Trustee to the Local Agency specifying such failure and requesting that it be remedied; *provided, however,* that such period shall be extended for not more than 60 days if such failure cannot be corrected within such period, and the corrective action is commenced by the Local Agency within such period and diligently pursued until the failure is corrected;

(c) If any statement, representation, or warranty made by the Local Agency in this Local Agency Financing Contract or in any writing delivered by the Local Agency pursuant hereto or in connection herewith is false, misleading, or erroneous in any material respect; and

(d) Inability of the Local Agency to generally pay its debts as such debts become due, or admission by the Local Agency in writing of its inability to pay its debts generally or the making by the Local Agency of a general assignment for the benefit of creditors, or the institution of any proceeding by or against the Local Agency seeking to adjudicate it as bankrupt or insolvent, or seeking liquidation, winding-up, reorganization, reimbursement, adjustment, protection, relief or composition of it or its debts under any law relating to bankruptcy, insolvency or reorganization or relief of debtors, or seeking the entry of an order for relief or for

appointment of a receiver, trustee, or other similar officer of it or any substantial part of its property, or the taking of any action by the Local Agency to authorize any of the actions set forth above in this Section 6.1(d).

Notwithstanding the foregoing provisions of this Section 6.1, if by reason of *force majeure* the Local Agency is unable in whole or in part to carry out the covenants, agreements, terms and conditions on its part contained in this Local Agency Financing Contract, the Local Agency shall not be deemed in default during the continuance of such inability. The term “*force majeure*” means the following: acts of God; strikes; lockouts or other industrial disturbances or disputes; acts of public enemies; orders or restraints of any kind of the government of the United States of America or any of its departments, agencies or officials, or of its civil or military authorities; orders or restraints of the State or of any of its departments, agencies or officials or civil or military authorities of the State; wars, rebellions, insurrections; riots; civil disorders; blockade or embargo; landslides; earthquakes; fires; storms; droughts; floods; explosions; or any other cause or event not within the control of the Local Agency.

The State, with the prior written consent of the Corporation, may, at its election, waive any default or Agency Event of Default and its consequences hereunder and annul any notice thereof by written notice to the Local Agency to such effect, and thereupon the respective rights of the Parties hereunder shall be as they would have been if such default or Agency Event of Default had not occurred.

Section 6.2 Rights of State Upon Agency Event of Default. Whenever an Agency Event of Default hereunder shall have occurred and be continuing, the State shall have the following rights and may exercise any one or more of the following remedies:

(a) By written notice to the Local Agency, require that the Local Agency promptly return possession and use of the Property to the State at any location specified in the United States (at the cost and expense of the Local Agency) in good repair, working order and condition, ordinary wear and tear excepted;

(b) Take whatever action at law or in equity may appear necessary or desirable to collect the Agency Installment Payments then due and thereafter becoming due, or to enforce the observance or performance of any covenant, agreement or obligation of the Local Agency under this Local Agency Financing Contract;

(c) Exercise any other rights or remedies it may have hereunder or under applicable law; and

(d) Decline to execute any future financing contract on behalf of the Local Agency under the Act.

Section 6.3 No Remedy Exclusive; Non-Waiver. No remedy conferred upon or reserved to the State hereunder or under applicable law is intended to or shall be exclusive, and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Local Agency Financing Contract or now or hereafter existing at law or in equity. No delay or omission to exercise any right or remedy accruing upon a default or an Agency Event of Default hereunder shall impair any such right or remedy or shall be construed to be a waiver of

such default or Agency Event of Default, but any such right or remedy may be exercised from time to time and as often as may be deemed necessary or expedient. In order to exercise any remedy reserved to the State hereunder, it shall not be necessary to give any notice, other than such notice as may be required hereunder. A waiver by the State of any default or Agency Event of Default hereunder shall not constitute a waiver of any subsequent default or Agency Event of Default hereunder, and shall not affect or impair the rights or remedies of the State in connection with any such subsequent default or Agency Event of Default.

ARTICLE VII MISCELLANEOUS PROVISIONS

Section 7.1 Indemnification of State and the Corporation. To the extent permitted by law, the Local Agency hereby releases the State and the Corporation from, agrees that the State and the Corporation shall not be liable for, and agrees to indemnify and hold the State and the Corporation and their respective directors, officers, officials, employees, and agents harmless from, any liability for any loss or damage to property or any injury to or death of any person that may be occasioned by any cause whatsoever arising out of the ownership or operation of the Property or the acquisition, financing or refinancing thereof. The Local Agency agrees to indemnify and hold the State and the Corporation and their respective directors, officers, officials, employees, and agents harmless from any losses, costs, charges, expenses (including reasonable attorneys' fees), judgments and liabilities incurred by it or them, as the case may be, in connection with any action, suit or proceeding instituted or threatened in connection with the transactions contemplated by this Local Agency Financing Contract or the exercise of rights or the performance of duties of the State or the Corporation under this Local Agency Financing Contract, the Master Financing Contract or the other Series #1# Agreements to which each of them is a Party, except to the extent caused by the gross negligence or willful misconduct of such indemnified party. The indemnification provided in this Section 7.1 shall survive the final payment of the Agency Installment Payments and the termination of this Local Agency Financing Contract for any reason.

Section 7.2 Third Party Beneficiaries. The Corporation and the Trustee, as assignee of the Corporation, shall be third party beneficiaries of this Local Agency Financing Contract.

Section 7.3 Notices to Agency. The notice address for the Local Agency shall be as set forth in the Notice of Intent.

STATE:

STATE OF WASHINGTON OFFICE OF THE
STATE TREASURER

By _____
Treasurer Representative

LOCAL AGENCY:

[AGENCY NAME]

By _____
Authorized Agency Representative

By _____
Authorized Agency Representative

By _____
Authorized Agency Representative

EXHIBIT A
NOTICE OF INTENT

[attached]

EXHIBIT B

PERSONAL PROPERTY CERTIFICATE

[attached]

EXHIBIT C

CERTIFICATE DESIGNATING AUTHORIZED AGENCY REPRESENTATIVES

[attached]

EXHIBIT D

SCHEDULE OF AGENCY INSTALLMENT PAYMENTS

[to be attached upon availability]



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 08/15/2017

Agenda Category: Ordinances - Second Reading/Passage

Key Element: Key 2 - Infrastructure & Facilities

Subject:

Ordinance No. 27-17, Dedicating Duportail Street Right-of-Way

Department:
Public Works

Ordinance/Resolution Number:
27-17

Document Type:
Ordinance

Recommended Motion:

Give second reading and pass Ordinance No. 27-17, dedicating four City-owned parcels for Duportail Street right-of-way.

Summary:

The Duportail Bridge project will complete the gap of Duportail Street between SR-240 and Queensgate Drive. The construction of Duportail Street will be completed in two phases; Phase 1 will construct between Queensgate Drive and Riverstone Drive; and Phase 2 will construct between Riverstone Drive and Cottonwood Drive.

Portions of City-owned property are needed to complete the roadway work for Duportail Street. In order to complete the project, those portions of City-owned property needed for roadway construction need to be dedicated as right-of-way.

Dedicating these portions in advance of construction will simplify Washington State Department of Transportation authorization to proceed to construction.

Staff recommends approval of Ordinance No. 27-17. Council approved first reading of this ordinance on August 1, 2017.

Fiscal Impact:

None.

Attachments:

I. Ordinance No. 27-17

WHEN RECORDED RETURN TO:

Richland City Clerk
505 Swift Blvd.
Richland, WA 99352

ORDINANCE NO. 27-17

AN ORDINANCE of the City of Richland establishing
and dedicating right-of-way for Duportail Street as fully
described in this Ordinance.

WHEREAS, the Duportail Bridge project will complete the gap of Duportail Street
between SR-240 and Queensgate Drive between Cottonwood Drive and Queensgate
Drive; and

WHEREAS, completion of this segment of Duportail Street will require dedication
of four City-owned parcels as public street right-of-way; and

WHEREAS, completion of this segment of Duportail Street will also require
dedication as right-of-way of parcels previously under non-City ownership. Dedication of
these non-City parcels is planned for a future date; and

WHEREAS, dedication of the City-owned parcels at this time will simplify
Washington State Department of Transportation authorization for the Duportail Street
Bridge project to proceed to construction; and

WHEREAS, completion of this segment of Duportail Street is in the public interest.

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

Section 1. The portion of road right-of-way described below and shown in Exhibits
A, B, and C as Duportail Street is hereby ordered to be dedicated as a City of Richland
street named Duportail Street.

A portion of the Southeast $\frac{1}{4}$ of Section 16, Township 9 North, Range 28 East, W.M., the City of Richland Benton County, Washington, described as follows:

A portion of Lot 2 Block 2 of the Plat of City View Phase 1 as recorded in Volume 15 of Plats on Page 67, records of said County and State, more particularly described as follows:

Beginning at the intersection of City View Drive and Duportail Street as shown on said Plat and located at Station 10+00.00 (D-line) / 10+00.00 (C-line) as shown on City of Richland Duportail Bridge Right-of-way Plans, records of the City of Richland; Thence South $00^{\circ}37'13''$ East a distance of 76.06 feet along the centerline of said Duportail Street; Thence South $89^{\circ}22'47''$ West a distance of 60.00 feet leaving said centerline to a point on the Westerly right-of-way of said Duportail Street as shown on said Plat and located at Station 9+23.94 / 60.00 feet left (D-line) to the TRUE POINT of BEGINNING and the beginning of a 30.00 foot radius non-tangent curve concave to the Southwest and having a radial bearing of South $89^{\circ}22'47''$ West; Thence Northwesterly a distance of 42.10 feet along the arc of said curve through a central angle of $80^{\circ}24'15''$ leaving said right-of-way to its point of tangency; Thence North $81^{\circ}01'27''$ West a distance of 10.09 feet to the beginning of a 310.00 foot radius tangent curve to the right; Thence Northwesterly a distance of 140.96 feet along the arc of said curve through a central angle of $26^{\circ}03'13''$ to a non-tangent point; Thence North $21^{\circ}08'00''$ West a distance of 64.36 feet to a point on the Southerly right-of-way of said City View Drive as shown on said Plat of City View Phase 1 and described by City Ordinance 34-06 and recorded under Auditor's File Number 2007-017241 records of said County and State, said point is at the beginning of a 380.00 foot radius non-tangent curve concave to the Northeast and having a radial bearing of North $40^{\circ}50'23''$ East; Thence Southeasterly a distance of 186.02 feet along the arc of said curve through a central angle of $28^{\circ}02'53''$ along said right-of-way to the beginning of a 30.00 foot radius reverse tangent curve to the right; Thence Southeasterly a distance of 40.10 feet along the arc of said curve through a central angle of $76^{\circ}35'17''$ along said right-of-way to its point of tangency on the Westerly right-of-way of said Duportail Street; Thence South $00^{\circ}37'13''$ East a distance of 31.26 feet back to the true point of beginning.

Containing 6,427.5 square feet, more or less according to the bearings and distances listed above and as depicted on the attached Exhibit "A"

Together with:

A portion of the Southeast $\frac{1}{4}$ of Section 16, Township 9 North, Range 28 East, W.M., the City of Richland Benton County, Washington, described as follows:

A portion of Parcel "B" of Record of Survey Number 3662 as recorded in Volume 1 of Surveys on Page 2662, records of said County and State, more particularly described as follows:

Beginning at the intersection of City View Drive and Duportail Street as shown on said Plat and located at Station 10+00.00 (D-line) / 10+00.00 (C-line) as shown on City of Richland Duportail Bridge Right-of-way Plans, records of the City of Richland; Thence North 00°37'13" West a distance of 135.75 feet to a point on the Northerly line of said Plat of City View Phase 1, located at Station 11+35.75 (D-line) as shown on City of Richland Duportail Bridge Right-of-way Plans, and the TRUE POINT of BEGINNING; Thence South 89°22'47" West a distance of 60.00 feet along said Northerly line to a point on the Westerly right-of-way of said Duportail Street; Thence South 00°37'13" East a distance of 55.70 feet along said Westerly right-of-way to the beginning of a 30.00 foot radius tangent curve to the right; Thence Southwesterly a distance of 57.15 feet along the arc of said curve through a central angle 109°08'37" and the Northerly right-of-way of said City View Drive and described by said City Ordinance 34-06 to the beginning of a 320.00 radius compound tangent curve to the right; Thence Northwesterly a distance of 29.72 feet along the arc of said curve through a central angle of 05°19'19" along said Northerly right-of-way of City View Dr. to the beginning of a 30.00 foot radius non-tangent curve concave to the Northwest and having a radial bearing of North 23°50'42" East; Thence Northeasterly a distance of 59.93 feet along the arc of said curve through a central angle 114°27'55" leaving said Northerly right-of-way of said City View Drive to its point of tangency; Thence North 00°37'13" West a distance of 48.03 feet to the beginning of a 1965.00 foot radius tangent curve to the right; Thence Northeasterly a distance of 221.50 feet along the arc of said curve through a central angle of 06°27'31" to a point located at Station 13+50.00 / 85.00 feet Lt. (D-line) as shown on said City of Richland Duportail Bridge Right-of-way Plans; Thence South 84°09'42" East a distance of 20.00 feet (on a radial line) to the beginning of a 1945.00 foot radius tangent curve (having a common radius with the aforementioned curve); Thence Northeasterly a distance of 343.67 feet along the arc of said curve through a central angle of 10°07'26" to a point on the Southerly right-of-way of the Columbia Irrigation Canal right-of-way (see Condemnation Case A4), said point being located at Station 16+82.19 / 65.00 feet Lt. (D-line) as shown on said City of Richland Duportail Bridge Right-of-way Plans; Thence South 69°30'35" East a distance of 126.10 feet to a point on the Easterly right-of-way of said Duportail Street as shown on said Plat of City View Phase 1. Said point is also located at the beginning of a 1819.24 foot radius non-tangent curve concave to the Southeast and having a radial bearing of South 74°16'27" East; Thence Southwesterly a distance of 519.02 feet along the arc of said curve through a central angle of 16°20'47" to its point of tangency; Thence South 89°22'47" West a distance of 60.00 feet back to the true point of beginning.

Containing 74,788.2 square feet, more or less according to the bearings and distances listed above and as depicted on the attached Exhibit's "A" & "B".

Together with:

A portion of the Southeast $\frac{1}{4}$ of Section 16, Township 9 North, Range 28 East, W.M., the City of Richland Benton County, Washington, described as follows:

A portion of Block 154 of the Plat of Richland as recorded in Volumes 6 & 7 of Plats, records of said County and State, more particularly described as follows:

Beginning at the Northwest corner Lot 1 Block 169 of the Plat of Columbia Heights Addition as recorded in Volume 5 of Plats on Page 91, records of said County and State. Said corner is lying at intersection of the Easterly right-of-way of Duportail Street and the Southerly right-of-way of Cottonwood Dr. said corner is also the Northwest corner of Statutory Warranty Deed recorded under Auditor's File Number 2016-005551, records of said County and State; Thence South $38^{\circ}12'53''$ West a distance of 119.60 feet along said Easterly right-of-way of Duportail Street and the Westerly line of said Deed to a point located at Station 39+46.33 / 28.06 feet Rt. (D-line) as shown on said City of Richland Duportail Bridge Right-of-way Plans; Thence South $51^{\circ}52'19''$ East a distance of 1.94 feet along the Southerly line of said Lot 1, to the Northwest corner of said Block 154 and the TRUE POINT of BEGINNING; Thence continuing South $51^{\circ}52'19''$ East a distance of 17.50 feet along the Northerly line of said Block 154 and the Southerly line of a portion of said Statutory Warranty Deed to a point located at Station 39+46.32 / 47.50 feet Rt. (D-line) as shown on said City of Richland Duportail Bridge Right-of-way Plans; Thence South $38^{\circ}05'12''$ West a distance of 67.51 feet leaving said lines to a point located at Station 38+78.80 / 47.50 feet Rt. (D-line) as shown on said City of Richland Duportail Bridge Right-of-way Plans; Thence South $06^{\circ}51'45''$ East a distance of 46.48 feet to a point on the Southerly line of said Block 154 and the Northerly right-of-way of State Route 240, to a point located at Station 38+46.14 / 80.34 feet Rt. (D-line) as shown on said City of Richland Duportail Bridge Right-of-way Plans; Thence North $51^{\circ}51'44''$ West a distance of 50.34 feet along said Northerly right-of-way to a point on said Easterly right-of-way of Duportail Street, said point being the Southwest corner of said Block 154; Thence North $38^{\circ}05'12''$ East a distance of 100.38 feet leaving said Northerly right-of-way of State Route 240 along said Easterly right-of-way back to the true point of beginning.

Containing 2,296.3 square feet, more or less according to the bearings and distances listed above and as depicted on the attached Exhibit' "C".

Together with:

A portion of the Southeast $\frac{1}{4}$ of Section 16, Township 9 North, Range 28 East, W.M., the City of Richland Benton County, Washington, described as follows:

A portion of Block 149 of the Plat of Richland as recorded in Volumes 6 & 7 of Plats, records of said County and State, more particularly described as follows:

Beginning at the Northeast corner of Lot 1 Block 100 of said Plat of Richland. Said corner is lying at intersection of the Westerly right-of-way of Duportail Street and the Southerly right-of-way of Cottonwood Dr. said corner is also the Northeast corner of Statutory Warranty Deed recorded under Auditor's File Number 2015-034477, records of said County and State; Thence South $38^{\circ}05'12''$ West a distance of 131.65 feet along said Westerly right-of-way to the Southeast corner of said Lot 1 and the Northeast corner of said Block 149 and the Southeast corner of said Statutory Warranty Deed and the TRUE POINT of BEGINNING; Thence continuing South $38^{\circ}05'12''$ West a distance of 86.13 feet along said Westerly right-of-way to the Southeast corner of said Block 149 and a point on the Northerly right-of-way of State Route 240; Thence North $51^{\circ}51'44''$ West a distance of 49.64 feet leaving said Westerly right-of-way along said Northerly right-of-way to a point located at Station 38+46.05 / 79.64 feet Lt. (D-line) as shown on said City of Richland Duportail Bridge Right-of-way Plans; Thence North $83^{\circ}08'15''$ East a distance of 60.96 feet leaving said Northerly right-of-way to a point located at Station 38+89.11 / 36.50 feet Lt. (D-line) as shown on said City of Richland Duportail Bridge Right-of-way Plans; Thence North $38^{\circ}05'12''$ East a distance of 43.12 feet to a point on the Northerly line of said Block 149 and the Southerly line of said Lot 1, said point is also the Southwest corner of said Statutory Warranty Deed recorded under Auditor's File Number 2015-034477, and a point located at Station 39+32.24 / 36.50 feet Lt. (D-line) as shown on said City of Richland Duportail Bridge Right-of-way Plans; Thence South $51^{\circ}00'10''$ East a distance of 6.50 feet along said lines back to the true point of beginning.

Containing 1,489.9 square feet, more or less according to the bearings and distances listed above and as depicted on the attached Exhibit' "C".

Together with:

Statutory Warranty Deed recorded under Auditor's File Number 2015-034477, records of said County and State.

Together with:

Statutory Warranty Deed recorded under Auditor's File Number 2016-005551, records of said County and State.

Section 2. The City Clerk is directed to file with the Auditor of Benton County, Washington, a copy of this Ordinance and the attached Exhibits A, B and C, duly certified by the City Clerk as a true copy.

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

PASSED by the City Council of the City of Richland at a regular meeting on the 15th day of August, 2017.

ROBERT J. THOMPSON
Mayor

ATTEST:

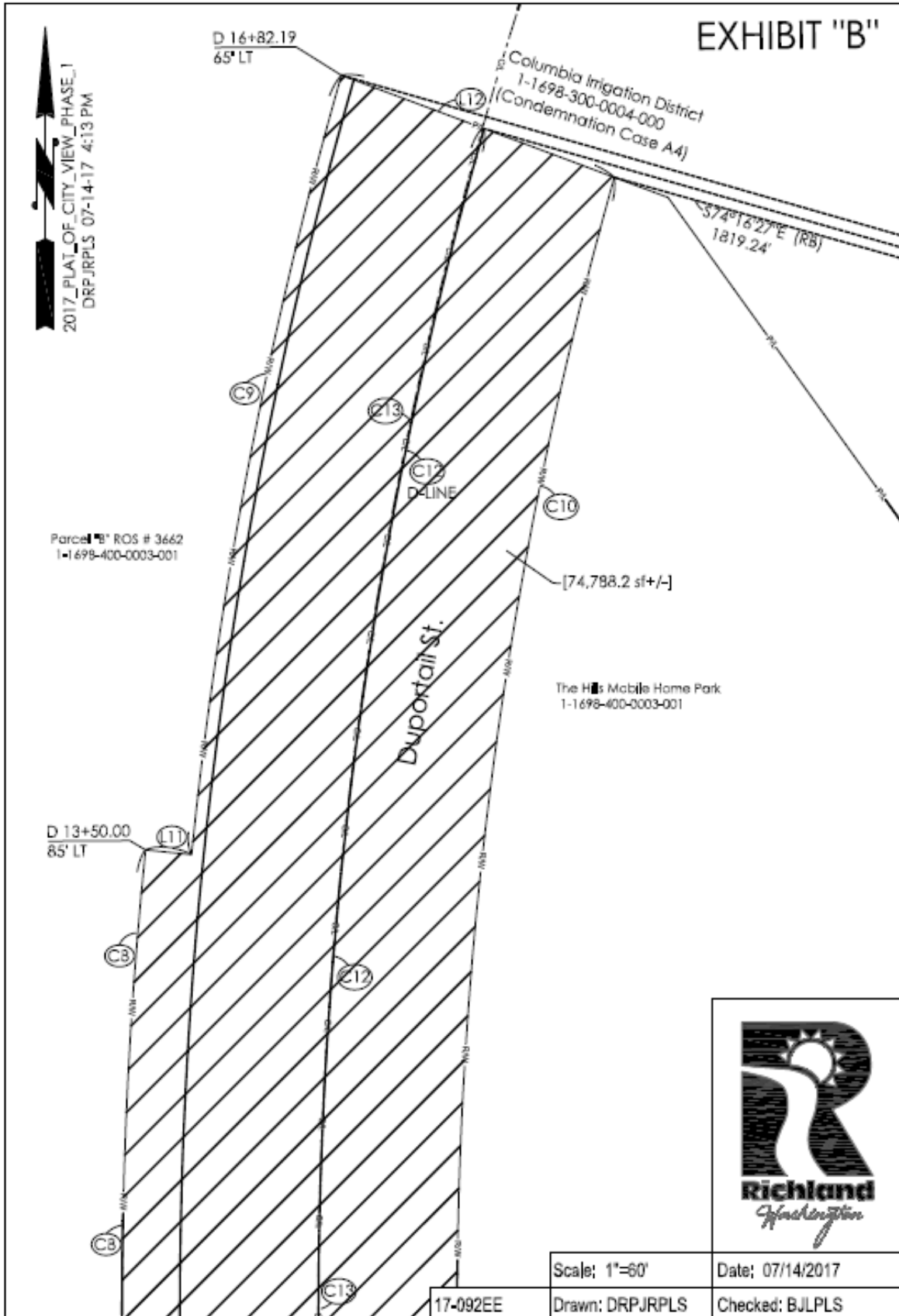
APPROVED AS TO FORM:

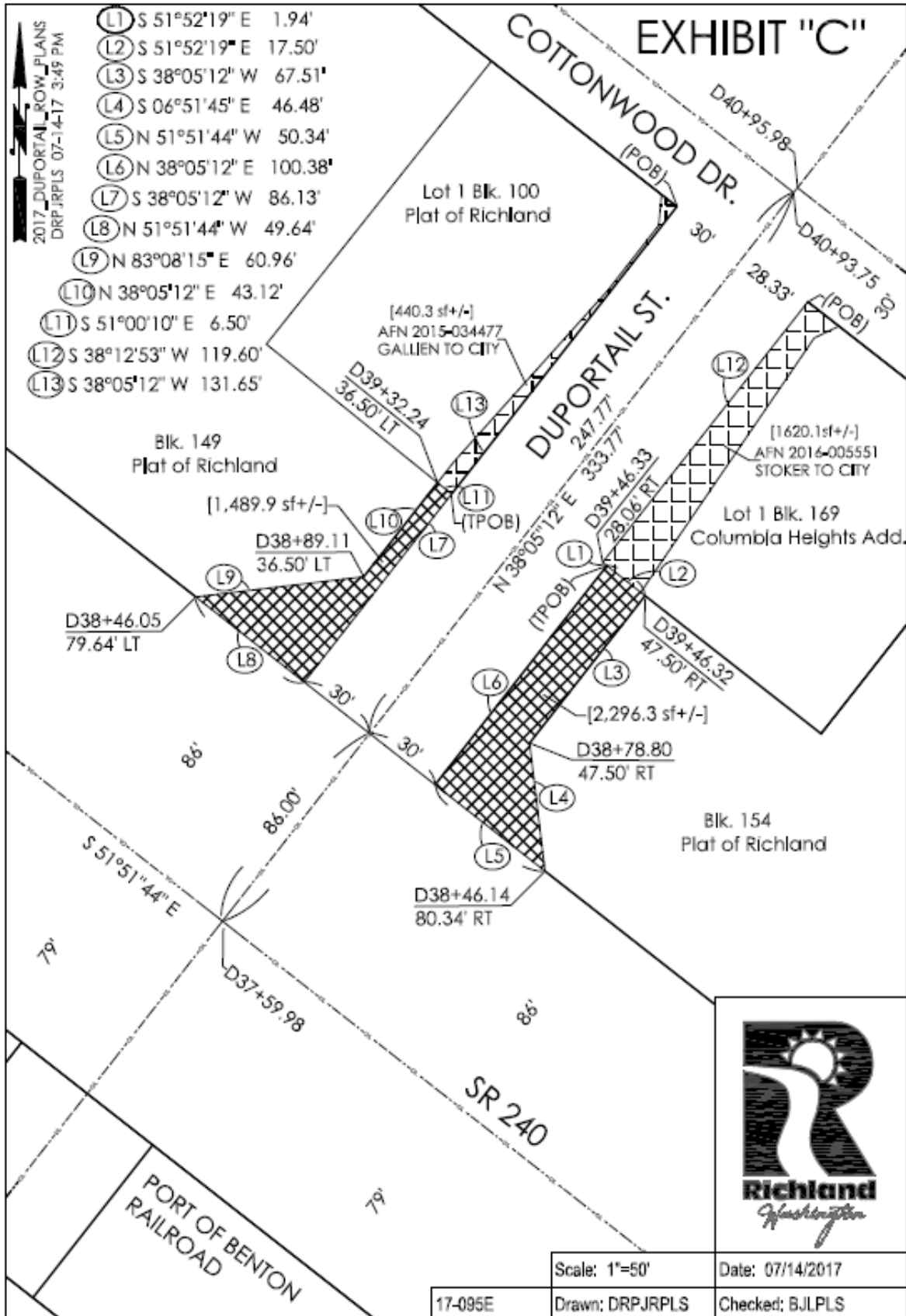
MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

Date Published: August 20, 2017









COUNCIL AGENDA ITEM COVERSHEET

Council Date: 08/15/2017

Agenda Category: Ordinances - Second Reading/Passage

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Ordinance No. 28-17, Amending the 2017 Budget in General Fund Police Services

Department:
Police Services

Ordinance/Resolution Number:
28-17

Document Type:
Ordinance

Recommended Motion:

Give second reading and approve Ordinance No. 28-17, amending the 2017 budget to provide additional appropriations in the amount of \$10,000 from Police Training Reserves to General Fund Police Services.

Summary:

When the 2017 training budget for Police Services was evaluated during the budget process, no increase was identified. Throughout the 2017 fiscal year, a variety of unanticipated costs associated with the re-certification and training of specialty teams and instructors have significantly impacted RPD's training budget.

Approval of Ordinance No. 28-17 will allocate \$10,000 of unappropriated training reserve funds to pay for unanticipated expenses that otherwise would have been covered by the now depleted training budget.

Council approved Ordinance No. 28-17 for first reading at its August 1, 2017 council meeting. No exceptions were taken at that time. Staff recommends approval of Ordinance No. 28-17 for second reading and passage.

Fiscal Impact:

Approval of Ordinance 28-17 will allocate \$10,000 of unappropriated training reserve funds to General Fund Police Services. The Richland Police Department has an unappropriated reserve in the General Fund for training in the amount of \$74,084.72.

Attachments:

I. Ordinance No. 28-17

ORDINANCE NO. 28-17

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, Richland City Council passed Ordinance No. 60-16 approving the 2017 Budget; and

WHEREAS, the Richland Police Department ("RPD") has an unappropriated reserve in the General Fund for training in the amount of \$74,084.72; and

WHEREAS, in 2017, RPD experienced unanticipated costs associated with the recertification and training of specialty teams and instructors. These costs have significantly reduced the available training budget; and

WHEREAS, several RPD Officers, as members of the Police Honor Guard, represented the City of Richland and the Richland Police Department in Washington D.C. during National Police Memorial Week; and

WHEREAS, no funds were appropriated in the General Fund for the unanticipated travel expenses associated with travel to Washington D.C.; and

WHEREAS, RPD desires to appropriate \$10,000 of the unappropriated training reserve funds to pay for these unanticipated travel expenses; and

WHEREAS, sufficient unappropriated funds are available in the Training Reserve Fund to support the requested budget adjustment; and

WHEREAS, pursuant to state law, a public hearing was held on August 1, 2017 regarding the increase in appropriations from beginning fund balance in the General Fund.

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

Section 1. Facts Constituting Emergency. The expenses contained within this ordinance were not anticipated when the 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: \$ 56,831,792
Increase in Appropriation: \$ 10,000
Amended Appropriation: \$ 56,841,792

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 15th day of August, 2017.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

Date Published: August 20, 2017



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 08/15/2017

Agenda Category: Ordinances - Second Reading/Passage

Key Element: Key 2 - Infrastructure & Facilities

Subject:

Ordinance No. 29-17, Revising the Corporate Boundary of City of Richland to Include Portions of Columbia Park Trail and Jericho Road

Department:
Public Works

Ordinance/Resolution Number:
29-17

Document Type:
Ordinance

Recommended Motion:

Give second reading and pass Ordinance No. 29-17, revising the Corporate Boundary of the City of Richland to include a portion of Columbia Park Trail and Jericho Road.

Summary:

The City of Richland and Benton County have entered into an agreement to revise the corporate boundary of the City to include a portion of Columbia Park Trail and Jericho Road rights-of-way. This action will allow execution of the pre-plat conditions for the Sundance Estates subdivision that calls for creation of a street intersection on Columbia Park Trail.

Revision of the corporate boundary of the City of Richland to include this portion of Columbia Park Trail and Jericho Road is consistent with the City's Comprehensive Plan since the area is within the City's Urban Growth Area.

Staff recommends approval of Ordinance No. 29-17. The City Council approved first reading of Ordinance No. 29-17 on August 1, 2017. No exceptions were taken.

Fiscal Impact:

Limited staff time is needed to complete the boundary revision. The City will utilize existing budget to pay for all document recording.

Attachments:

- I. Ordinance No. 29-17

ORDINANCE NO. 29-17

AN ORDINANCE of the City of Richland revising the corporate boundary of the City of Richland to include a portion of Columbia Park Trail and Jericho Road.

WHEREAS, the City of Richland and Benton County have entered into an Agreement for the revision of the corporate boundary of the City of Richland; and

WHEREAS, the City of Richland must pass an Ordinance to revise its corporate limits in compliance with the Agreement; and

WHEREAS, this action is exempt from review under the State Environmental Policy Act (RCW 43.21C.222) and is exempt from review by the Benton County Boundary Review Board pursuant to RCW 35A.21.210 and RCW 35.22.195; and

WHEREAS, the revision of the corporate boundary of the City of Richland, to include the property described below, is consistent with the City's Comprehensive Plan since the adjusted area is within the City's Urban Growth Area, and inclusion of the roadway within the City limits will foster economic growth in the City.

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

Section 1. The corporate limits of the City of Richland are hereby revised to include the following described real property which consists of roadway and road right-of-way:

A portion of the Northeast $\frac{1}{4}$ of Section 22, Township 9 North, Range 28 East, W.M. Benton County, Washington, described as follows:

That portion of Jericho Road lying adjacent to Lots 6,7,12 and 13 Block 5 of the Plat of Badger Heights Subdivision and recorded in Volume 5 of Plats on Page 11, records of said County and State.

Together With:

That portion of Columbia Park Trail, lying between the Northerly projections of the Westerly line of said Lot 7 Block 5 and the Northerly projection of the Easterly line of said Lot 6 Block 5 of said Plat of Badger Heights Subdivision to the Northerly right-of-way of Columbia Park Trail.

Except:

That portion of Columbia Park Trail Vacated by County Resolution 91-026 recorded under Auditor's File Number 91-1885 and County Resolution 90-309 recorded under Auditor's File Number 90-14925.

Containing 155,635.3 Square feet, more or less, according to the bearings and distances listed above and as depicted on the attached **Exhibit "A"**.

Section 2. All property within the revised corporate boundary shall be assessed and taxed at the same rate and on the same basis as property within the City, including assessments for taxes and payment of any bonds issued or debts contracted prior to or existing as of the date of annexation, and be further subject to the indebtedness of the City of Richland.

Section 3. From and after the effective date of this ordinance, the above described property shall be subject to all of the laws and ordinances of the City of Richland then and thereafter in force and effect.

Section 4. Severability. The provisions of this ordinance are hereby declared to be severable. If any section, subsection, sentence, clause, or phrase of this ordinance or its application to any person or circumstance is for any reason held to be invalid or unconstitutional, the remainder of this ordinance shall not as a result of said section, subsection, sentence, clause, or phrase be held unconstitutional or invalid.

Section 5. 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 15th day of August, 2017.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

Date Published: August 20, 2017



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 08/15/2017

Agenda Category: Resolutions – Adoption

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Resolution No. 117-17, Authorizing a Water and Sewer Services Agreement with Lamb Weston

Department:
Public Works

Ordinance/Resolution Number:
117-17

Document Type:
Resolution

Recommended Motion:

Approve Resolution No. 117-17, authorizing a Water and Sewer Services Agreement with Lamb Weston.

Summary:

Lamb Weston is constructing a new potato processing plant on its property on Saint Street. The new plant will require additional utility services from the City. Specifically, Lamb Weston has requested additional water supply of 1.5 million gallons per day. Lamb Weston intends to manage its wastewater with its own treatment system, but has requested the ability to discharge partially treated wastewater to the City as a backup to its own system. The City's water and sewer systems have adequate capacity to provide the requested services.

Richland Municipal Code Sections 17.56 and 18.24 detail service rates and connection fees for typical water and sewer services. The RMC indicates that connection fees for new large demands will be established by contract. The proposed Agreement has been negotiated to fulfill the intent of the code.

The water service provisions of the Agreement are straightforward. A connection fee has been established by scaling up from the codified fees to Lamb Weston's planned maximum instantaneous demand. Ongoing service rates and conditions will be governed by the municipal code.

The sewer service provisions of the Agreement are unique because Lamb Weston is not proposing full-time, or even regular, use of the City's system. For this reason, no connection fee is proposed. Lamb Weston is required to reimburse the City's costs for engineering and rate work needed to evaluate their proposal. In addition, Lamb Weston is required to acquire and maintain a permit under Section 17.30 of the municipal code. The permit regulates Lamb Weston's discharges to protect the correct functioning of the City's system. Lastly, the Agreement establishes service rates in the event Lamb Weston uses the City system. The rates fully recover the City's costs, including a rate of return on the City's infrastructure.

The Utility Advisory Committee (UAC) reviewed the proposed Agreement at its meeting on July 11, 2017 and recommend Council approval.

Fiscal Impact:

The agreement will result in Lamb Weston paying \$294,598.15 to the City, \$210,000 as a water system connection fee, \$75,000 in reimbursements for sewer professional services, and \$9,598.15 for wastewater industrial discharge permit fees.

Attachments:

1. Resolution No. 117-17
2. Water and Sewer Service Agreement

RESOLUTION NO. 117-17

A RESOLUTION of the City of Richland authorizing the execution of Agreement for Water and Sewer Services Pursuant to RMC Titles 17 and 18.

WHEREAS, Lamb Weston is developing a significant manufacturing facility on its property located on Saint Street; and

WHEREAS, Lamb Weston's new facilities will add operations to the ongoing operations of its existing facilities; and

WHEREAS, Lamb Weston's new facilities require water and sewer service capacities well in excess of typical new customer demands; and

WHEREAS, Lamb Weston is not seeking new or expanded water and sewer services to its existing manufacturing facilities; and

WHEREAS, Richland Municipal Code (RMC) Titles 17 and 18 include connection fee and service rates for typical new customer demands, but indicate that large new demands will be considered through negotiated contracts; and

WHEREAS, Lamb Weston's need for water supply can be accommodated by the City's water system without the need for special equipment or procedures; and

WHEREAS, the City's Wastewater Treatment Plant is regulated by the Washington State Department of Ecology through National Pollutant Discharge Elimination System Permit No. WA0020419, issued August 3, 2016 and effective through September 30, 2021; and

WHEREAS, the City's Wastewater Treatment Plant and wastewater collection system capacity have been evaluated in light of Lamb Weston's needs, resulting in a determination that the City's systems cannot support discharge of the full capacity of Lamb Weston's operations without triggering significant capital improvement planning; and

WHEREAS, the Wastewater Treatment Plant evaluation indicated that the City's systems are capable of processing a significant fraction of Lamb Weston's discharge without triggering significant capital improvements; and

WHEREAS, processing a significant fraction of Lamb Weston's discharge will require improvements to the air delivery system and process controls at the City's Wastewater Treatment Plant, and may require adjustments to plant operations; and

WHEREAS, Lamb Weston will treat and discharge its wastewater subject to Washington State Department of Ecology regulations, as detailed in National Pollutant Discharge Elimination System Permit No. WA0052141; and

WHEREAS, Lamb Weston seeks discharge of its partially treated wastewater to the City's sewer system as an alternative to its State-authorized discharge to the Yakima River and on-site land application fields; and

WHEREAS, City staff and consultants have estimated the cost of service to process Lamb Weston's partially treated wastewater, including the capital cost to prepare the plant to receive the Lamb Weston discharge; and

WHEREAS, City staff and Lamb Weston officials have negotiated terms of service for the new facility's water and sewer services; and

WHEREAS, City staff believes the negotiated agreement is consistent with the requirements of the RMC, fair to both parties, and should be approved.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City Manager is authorized to sign and execute the Agreement for Water & Sewer Services Pursuant to RMC Titles 17 and 18.

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

ADOPTED by the City Council of the City of Richland at a regular meeting on the 15th day of August, 2017.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

**AGREEMENT FOR WATER & SEWER SERVICES
PURSUANT TO RMC TITLES 17 AND 18**

Re: 2017 Lamb Weston Project

This Water and Sewer Services Agreement ("Agreement") is made and entered into on this _____ day of _____, 2017, by and between the **CITY OF RICHLAND**, a Washington municipal corporation (hereinafter referred to as "City"), and **LAMB WESTON, INC.**, a Delaware corporation (hereinafter referred to as "Lamb Weston"). City and Lamb Weston are referred to collectively throughout this Agreement as the "Parties."

WITNESSETH:

I. Recitals

WHEREAS, Lamb Weston is developing a significant manufacturing facility on its property located on Saint Street; and

WHEREAS, Lamb Weston's new facilities will add operations to the ongoing operations of its existing facilities; and

WHEREAS, Lamb Weston's new facilities require water and sewer service capacities well in excess of typical new customer demands; and

WHEREAS, Richland Municipal Code (RMC) Titles 17 and 18 include connection fee and service rates for typical new customer demands, but indicate that large new demands will be considered through negotiated contracts; and

WHEREAS, Lamb Weston's need for water supply can be accommodated by the City's water system without the need for special equipment or procedures; and

WHEREAS, The City's Wastewater Treatment Plant is regulated by the Washington State Department of Ecology through National Pollutant Discharge Elimination System Permit No. WA0020419, issued on August 3, 2016 and effective through September 30, 2021; and

WHEREAS, the City's Wastewater Treatment Plant and wastewater collection system capacity have been evaluated in light of Lamb Weston's needs, resulting in a determination that the City's systems cannot support discharge of the full capacity of Lamb Weston's operations without triggering significant capital improvement planning; and

WHEREAS, the Wastewater Treatment Plant evaluation indicated that the City's systems are capable of processing a significant fraction of Lamb Weston's discharge without triggering significant capital improvements; and

WHEREAS, processing a significant fraction of Lamb Weston's discharge will require improvements to the air delivery system and process controls at the City's Wastewater Treatment Plant, and may require adjustments to plant operations; and

WHEREAS, Lamb Weston currently treats and discharges its wastewater subject to Washington State Department of Ecology regulations, as detailed in National Pollutant Discharge Elimination System Permit No. WA0052141; and

WHEREAS, Lamb Weston seeks to discharge a portion of its partially treated wastewater to the City's sewer system as an alternative to its State-authorized discharge to the Yakima River and on-site land application fields; and

WHEREAS, City staff and consultants have estimated the cost of service to process Lamb Weston's partially treated wastewater, including the capital cost to prepare the plant to receive the Lamb Weston discharge; and

WHEREAS, City staff and Lamb Weston officials have negotiated terms of service for the new facility's water and sewer services.

NOW THEREFORE, in consideration of the foregoing recitals and the mutual covenants contained herein, and for such other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and Lamb Weston do hereby agree as follows:

II. Agreement

1. Incorporation of Recitals. The recitals set forth above are hereby incorporated into this Agreement by reference.
2. Terms and Conditions.
 - a. Water Services. Lamb Weston has sought potable water service from the City for its new facilities. The City has confirmed its ability to provide this service. Except as described in section 2. c. below, the City's service will be in accordance with RMC Title 18.
 - b. Sewer Services. Lamb Weston intends to treat and dispose of its wastewater without use of the City's systems, but desires to reserve the ability to discharge to the City's system as a back-up resource. The City agrees to serve as Lamb Weston's back-up resource under the conditions identified below. Lamb Weston's failure to meet any of these conditions shall release the City from the contractual obligation created by this Agreement to serve as Lamb Weston's back-up resource for discharge for wastewater.
 - i. Lamb Weston must secure and continuously maintain an industrial wastewater discharge permit pursuant to RMC Title 17.30.
 1. Lamb Weston shall pay a permit application fee of \$7,678.50.
 2. The annual permit fee will be seventy percent (70%) of the fees established in Washington State Administrative Code (WAC) Section 173-224-040 fees as currently stated or amended in the future. Per RMC Title 17.30, the permit fee may be reduced to 25% of the annual amount based on Lamb Weston's commitment, as evidenced by this Agreement, to avoid discharge through the end of the first twelve month after the effective date of the permit. The 2017 annual permit fee, prorated for the last quarter of 2017, is \$1,919.65 and shall be due in accordance with Section 2.f of this agreement. Subsequent annual permit fees will be due when invoiced by the City. Except for the required pilot testing period, which shall require no additional permit fee, if Lamb Weston discharges to the City, the permit shall return to active status for the calendar quarter in which the discharge occurs. Activation of the discharge permit shall

require payment of no less than 25% of the annual permit fee for each quarter in which a discharge occurs. No sequence of discharges will require Lamb Weston to pay more than the annual permit fee total for a calendar year.

- ii. The City's agreement to set aside capacity at its Wastewater Treatment Plant for standby use by Lamb Weston is based on the current circumstance of unused available capacity. The City's Wastewater Treatment Capacity must remain available for regular users as new or existing customers expand the demands on the Plant. If, during the term of this agreement, the City receives a proposal to make regular use of some or all of the capacity reserved for Lamb Weston's standby use, the City shall notify Lamb Weston of the proposal. For 120 days from receipt of the City's notification, Lamb Weston will have a first right of refusal to reserve the capacity made available through this Agreement for full-time regular use. If Lamb Weston exercises its right to convert from standby service to regular full time service, the terms of sewer service under this Agreement will govern the service. If Lamb Weston does not exercise its right to convert from standby service to regular full-time service, the City and Lamb Weston agree to renegotiate the terms of standby service to Lamb Weston based on the City's available capacity. If negotiations do not result in an amended or replacement agreement to this agreement within 180 days of the original notification, the City may terminate Lamb Weston's industrial wastewater discharge permit and proceed with offering service to a full-time user or users. This termination option is in addition to those identified in section 5, below.
 - iii. The City may, upon one hundred eighty (180) days' written notice, terminate Lamb Weston's industrial wastewater discharge permit if the City's National Pollutant Discharge Elimination System permit compliance requirements are changed in such a way that, in the City's reasonable judgment, permit compliance will be compromised by acceptance and treatment of Lamb Weston's wastewater. This termination option is in addition to those identified in section 5, below.
 - iv. Lamb Weston shall pay the rates established by the City for its services.
- c. Connection Fees – Water. Per RMC 18.24.050, Lamb Weston shall pay a Water Facilities Assessment of \$210,000 for new service connections to the City's water supply system based on the value of water system infrastructure required to provide the necessary instantaneous demand to the customer's facility. Lamb Weston's project will add several facilities requiring new or expanded water service demands. The new facilities and their estimated instantaneous water demand are:
- i. Main processing plant – 1,500 gpm;
 - ii. Product intake facility – 2,700 gpm;
 - iii. Wastewater processing facility - increase from 25 gpm to 75 gpm.
- The City's codified fees are based on a base unit instantaneous capacity of 25 gpm. The connection fees due for the Lamb Weston project are based on the largest instantaneous capacity facility, the Product intake facility.
- d. Connection Fees – Wastewater. RMC 17.56.040 requires collection of a Sewer Facilities Assessment for new service connections to the City's wastewater collection and treatment system. Lamb Weston's use of the City's sewer system is not typical in that use of the City's system by Lamb Weston is considered a back-up or secondary alternative to Lamb Weston's primary operating mode of discharge to the Yakima River. Therefore, no connection fee is required. The cost of service for occasional Lamb Weston use of the

City's sewer system shall be recovered through an industrial wastewater discharge permit and utility service rates as set forth herein that include a return on investment for the infrastructure utilized during Lamb Weston's occasional discharge to the City.

- e. Wastewater Treatment Plant Improvements. The City retained consultant advisors to assist in its evaluation of the Lamb Weston proposal. The City's evaluation of Lamb Weston's anticipated wastewater discharge constituents indicates that improvements to the City's Wastewater Treatment Plant equipment and process controls are needed to prepare for successful treatment of Lamb Weston's discharge, particularly if the discharge is used for a significant duration. Since the duration and frequency of Lamb Weston discharge to the City is currently unknown, the City and Lamb Weston agree to approach the City's facility needs through an adaptive management approach. Initially, the City will issue a two-year industrial wastewater discharge permit that includes pilot testing of the Lamb Weston discharge. To support this initial evaluation period, Lamb Weston shall fund updates to the City's Wastewater Treatment Plant process controls. The industrial wastewater discharge permit will include triggers that require Lamb Weston to fund additional facility improvements at the City's Wastewater Treatment Plant based on the frequency and duration of discharges. The total initial cost to Lamb Weston for preparing the City's system to receive Lamb Weston's discharge shall be \$75,000.
 - f. Collection Times. The water system connection fees, the wastewater treatment plant improvement funding, and the industrial discharge permit application fee and first year annual fee shall be due no later than ten working days after the date this agreement is executed.
 - g. Permits. No specific permit is required to acquire potable water service for Lamb Weston's facilities. An industrial wastewater discharge permit, developed, issued and authorized pursuant to RMC Title 17.30 must be obtained before any wastewater discharge is allowed.
 - h. Utility Services Rates. Utility rates are established by the Richland City Council. The City reserves the right to adjust rates for services provided to Lamb Weston based on an analysis of the cost of service. The City will provide written notice to Lamb Weston of its intent to adjust water and/or sewer rates no less than ninety (90) days in advance of Council action.
 - i. As of the effective date of this Agreement, potable water service to Lamb Weston's facility shall be billed according to rates published in RMC Title 18.24.
 - ii. As of the effective date of this Agreement, sewer service rates for Lamb Weston's occasional use of the City's sewer system for processing of Lamb Weston's process wastewater shall be \$21,390 per month for each calendar month in which a discharge occurs. In addition to the above fixed monthly charge, a volume charge of \$1.03 per hundred cubic feet shall be assessed.
3. RMC Titles 17 & 18 Control. Except for the setting of assessments, charges, and rates as described herein, all other provisions of RMC Titles 17 and 18 apply and shall control the City's provision of water and sewer service to Lamb Weston. Lamb Weston's failure to abide by the provisions of the RMC as written, or as hereafter amended, may result in enforcement action and/or penalties as described under the RMC, and/or termination of this Agreement.

4. Indemnification. Lamb Weston shall defend, indemnify, and hold the City, its officers, officials, employees and volunteers harmless from any and all claims, injuries, damages, losses or suits, including attorney fees, arising out of or resulting from the acts, errors or omissions of Lamb Weston or Lamb Weston's employees or agents in performance of this Agreement, except for injuries and damages caused by the sole negligence or willful conduct of the City.
5. Term of Agreement. This Agreement shall be effective as of the date first written above, and shall remain in effect until terminated as provided below:

- a. Automatic Termination. Provisions of this Agreement related to potable water service shall automatically terminate upon the City's receipt of payment of the water connection fees as described in section 2.c. After termination of these provisions, potable water service to Lamb Weston shall be provided pursuant to RMC Title 18.

Provisions of this Agreement related to sewer service shall remain in effect through renewal of the City's NPDES permit (Permit No. WA0020419) for its Wastewater Treatment Plant. The terms of this Agreement related to sewer service will automatically terminate upon renewal of the City's NPDES permit. The City may consider extending or modifying the sewer service terms available to Lamb Weston based on the conditions included in its renewed NPDES effective after September 30, 2021, and on the available capacity at its Wastewater Treatment Plant. The determination of available capacity, and whether or not to extend or modify sewer service terms to Lamb Weston after the renewal of the City's NPDES permit, shall be made solely at the discretion of the City.

- b. Termination Without Cause. Either party may terminate this Agreement in its entirety, or individual provisions of this Agreement related to potable water or wastewater, upon twelve (12) month's written notice to the other party, except as described in section 2.b above.
- c. Termination for Cause: The City may terminate provisions of this Agreement related to sewer service upon Lamb Weston's failure to pay utility service rates in a timely manner as defined in RMC Title 3.30.040. In addition, the City may terminate this Agreement as part of an enforcement action related to Lamb Weston's non-compliance with its industrial wastewater discharge permit. The City's enforcement action will follow the enforcement procedures described in RMC Title 17.30.
6. Notice. 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, to the attention of the individual or position identified below. The Parties may, upon mutual agreement, determine to accept notice via email.

For the City of Richland:

Pete Rogalsky
Public Works Director
505 Swift Blvd.
Richland, WA 99352
(509) 942-7504
progalsky@ci.richland.wa.us

For Lamb Weston:

Mark Schuster
Plant Manager
2013 Saint Street
Richland, WA 99354
(509) 375-4181
Mark.Schuster@lambweston.com

7. 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. Lamb Weston expressly agrees to submit to personal jurisdiction in Benton County Superior Court.
8. 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.
9. 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.
10. Assignment. Lamb Weston shall not assign, convey or transfer this Agreement or any interest herein without the prior written consent of the City of Richland, which consent shall not be unreasonably withheld. Any assignment made without City's consent is null and void, and shall not relieve Lamb Weston of any liability or obligation hereunder.
11. Exhibits. All exhibits attached hereto shall be incorporated by reference as if set out in full herein.
12. Captions. Paragraph titles or captions contained herein are inserted as a matter of convenience and for reference, and in no way define, limit, extend or describe the scope of this Agreement.
13. Binding Effect. Regardless of which party prepared or communicated this Agreement, this Agreement shall be of binding effect between the City and Lamb Weston only upon its execution by an authorized representative of each such party, and after receiving approval of the Richland City Council.
14. Warranty of Authority. The persons executing and delivering this Agreement on behalf of Lamb Weston and the City of Richland each represent and warrant that each of them is duly authorized to do so, and that execution of this Agreement is the lawful and voluntary act of the person or entity on whose behalf they purport to act.
15. 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.
16. Construction. The Parties acknowledge that each party and its counsel have reviewed this Agreement with opportunity to comment, and that the normal rule of construction providing that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of this Agreement or any amendment or exhibits hereto.
17. Scrivener. The party drafting this Agreement is the City of Richland. The City of Richland makes no representations regarding the rights or responsibilities of Lamb Weston under this Agreement.

18. Complete Agreement. This Agreement represents and contains the entire understanding between the Parties. The Parties acknowledge that no other oral or written collateral agreements, understandings, or representations exist outside of this document, with the exception of any documents expressly incorporated by reference in this Agreement. Any prior agreements, whether verbal or written, not specifically referred to in this Agreement are hereby terminated.

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

CITY OF RICHLAND

LAMB WESTON, INC.

Cynthia D. Reents, ICMA-CM
City Manager

Mark Schuster
Plant Manager

Attested:

Marcia Hopkins, City Clerk

Approved as to Form:

Heather Kintzley, City Attorney



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 08/15/2017

Agenda Category: Resolutions – Adoption

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Resolution No. 133-17, Authorizing Interlocal Agreement IAA 95-095507 with the Washington State Department of Natural Resources

Department:

Fire & Emergency Services

Ordinance/Resolution Number:

133-17

Document Type:

Resolution

Recommended Motion:

Adopt Resolution No. 133-17, authorizing the City Manager to sign and execute interlocal Agreement IAA 93-095507 with the Washington State Department of Natural Resources.

Summary:

Interlocal Agreement IAA 93-095507 allows the City of Richland Fire Department (RFD) to bill the Washington State Department of Natural Resources (DNR) for incident response and support in the event RFD engages in wildland fire suppression or management activities with DNR outside of a State mobilization structure.

This three-year agreement replaces agreement IAA 16-436, which was approved by Council on August 16, 2016 and expired December 31, 2016.

Staff recommends approval.

Fiscal Impact:

Interlocal Agreement IAA 93-095507 gives the City the ability to bill the Washington State Department Natural Resources for expenses incurred during wild land fire operations, outside of state mobilization. Revenue will vary based on each fire season's needs and activities.

Attachments:

1. Resolution No. 133-17
2. 2017 WADNR Interagency Agreement

RESOLUTION NO. 133-17

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

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

WHEREAS, the City of Richland ("Richland") and the Washington State Department of Natural Resources ("DNR") have determined that it would be in the best interests of the citizens, and of mutual benefit to the delivery of emergency services to both agencies if, in some circumstances, the services of one fire agency be extended outside corporate limits of that city or district into another; and

WHEREAS, Richland and DNR desire to enter into an Interagency Agreement wherein, under some circumstances, Richland Fire and Emergency Services will be fully reimbursed, according to the agreement, for responding to an emergency incident within the fire protection boundaries of DNR.

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

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

ADOPTED by the City Council of the City of Richland at a regular meeting on the 15th day of August, 2017.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney



INTERAGENCY AGREEMENT WITH THE CITY OF RICHLAND FIRE DEPARTMENT

Agreement No. IAA 93-095507

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

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

The purpose of this Agreement is for Richland to allow department personnel, referred to as employee(s), to act as single resources for DNR wildfire and emergency response, and for DNR to reimburse Richland for all incurred costs associated with the use of Richland employees.

IT IS MUTUALLY AGREED THAT:

1.01 Statement of Work. Richland will permit, as available, requested overhead and resource personnel, equipment, and/or services to function as single resources for DNR within the State of Washington. This service is limited to the State of Washington, with the exception of Type I and 2 Incident Management Team (IMT) members and designated alternates, when dispatched as part of a team order. Richland reserves the right to deny DNR requests for resources if such requests will impede Richland’s ability to adequately provide the necessary protection and support to the community within its own jurisdiction and/or the immediate surrounding areas.

2.01 Resource Order Authority. A resource order number is the authority reference for all claims, including those of the personnel assigned to units. Each dispatched unit or person must have an assigned resource order number, including overhead personnel, equipment, crews, and supplies. All resource order numbers are issued by the Central Washington Interagency Dispatch (CWICC) office.

3.01 Period of Performance. The period of performance of this Agreement shall begin on the date of the last signature to this agreement, and end on December 31, 2019, unless terminated sooner as provided herein.

4.01 Payment. Payment for services rendered is established under RCW 39.34.130 and is intended to make the department whole. Richland shall receive full reimbursement of all actual costs incurred, as outlined in *Attachment A - Cost Reimbursement Procedures*, from the point of staging/mobilization, including transportation, salary for hours worked, benefits, overtime premiums, per diem, backfilling of employees, and travel, to the point of demobilization.

5.01 Billing Procedures. DNR shall reimburse Richland upon the receipt of invoiced claim forms submitted by Richland as outlined in Attachment A. Invoiced costs will be billed within one hundred-twenty (120) business days of demobilization. Payment to Richland for incurred costs will be made by warrant or account transfer within ninety (90) days of receiving the invoice.

6.01 Records Maintenance. In accordance with RCW 40.14 Preservation and Destruction of Public Records, Richland preserves and maintains all records, documents and other evidence sufficient to support and verify all direct and indirect costs incurred by Richland in the use of personnel and other resources by the DNR. These records are available for inspection, review, or audit by personnel of the DNR, other personnel authorized by the DNR, the Office of the State Auditor, and federal officials as authorized by law. Richland shall keep all records, documents, and other material relevant to this Agreement for six years after agreement expiration. The Office of the State Auditor, federal auditors, and any persons authorized by the parties shall have full access to and the right to examine any of these materials during this period.

Records and other documents in any medium furnished by one party to this agreement to the other party will remain the property of the furnishing party, unless otherwise agreed. The receiving party will not disclose this material to any third parties without notifying the furnishing party. Each party will use reasonable security procedures to ensure that records and documents provided by the other party are protected to the fullest extent possible.

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

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

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

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

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

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

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

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

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

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

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

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

16.01 Insurances. DNR acknowledges that Richland is a member of the Washington Cities Insurance Authority (WCIA) risk pool. In lieu of Certificate(s) of Insurance, DNR agrees to accept a signed evidence of coverage letter (*see Attachment B – Evidence of Coverage*) as evidence of adequate liability coverage.

17.01 Indemnities. Each Party shall hold harmless and indemnify the other Party and its directors, officers, agents and employees against any and all loss, liability, damage, or expense, including any direct, indirect or consequential loss, liability, damage, or expense, but not including attorneys' fees unless awarded by a court of competent jurisdiction, for injury or death to persons, including employees of either Party, and damage or loss of use to property, including property of either Party, arising out of or caused in connection with its own intentional, willful, wanton, reckless or grossly negligent conduct. Neither Party shall be indemnified hereunder for any loss, liability, damage, or expense resulting from its sole negligence or willful gross misconduct.

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

19.01 Filing. As provided in RCW 39.34.040, the executed Agreement shall be filed with the Benton County Auditor.

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

21.01 Contract Management. The Project Coordinator for each of the parties shall be the contact person for this agreement. All communications should be directed to the project coordinator(s), with the exception of billing inquiries. For Richland, billing inquiries should be directed to Richland's Fire Administrative Coordinator; DNR billing inquiries should be directed to DNR's Fiscal Analyst.

22.01 Project Coordinators.

The Project Coordinator for Richland is:
Tom Huntington, Operations Chief
Richland Fire Department
1000 George Washington Wy
Richland WA 99352
Phone: (509) 942-7795, Office
Phone: (509) 578-9313, Cell

The Project Manager for DNR is:
Wyatt Leighton
713 Bowers Road
Ellensburg, WA 98926
Phone: (509) 925-0959

For Richland billing inquiries, contact:
Trish Auchmoody
Richland Fire Department

For DNR billing inquiries, contact:
Sarah Thorson
Fiscal Analyst

1000 George Washington Wy
Richland, WA 99352
Phone: (509) 942-7792, Office
tauchmoody@ci.richland.wa.us

SE Region DNR
Phone: (509) 925-0915, Office
sarah.thorson@dnr.wa.gov

IN WITNESS WHEREOF, the parties have executed this Agreement on the dates provided below.

CITY OF RICHLAND
RICHLAND FIRE DEPARTMENT

Dated: _____, 20__

By: _____
Cindy Reents, ICMA-CM

Title: _____
City Manager

Address: _____
505 Swift Blvd
Richland, WA 99352

STATE OF WASHINGTON
DEPARTMENT OF NATURAL RESOURCES

Dated: _____, 20__

By: _____
Todd Welker

Title: _____
Regional Manager

Address: _____
713 Bowers Road
Ellensburg, WA 98926

ATTACHMENT A - COST REIMBURSEMENT PROCEDURES

Payment for services provided to Richland is established under RCW 39.34.130 and is intended to make the department whole. DNR will reimburse Richland for all actual costs incurred while dispatched to incidents in Washington State according to the terms outlined below.

Travel Time

Travel time is calculated as the mileage from the home agency to the incident divided by 45mph. A computer program such as MapPoint, MapQuest, Google Maps, or another similar mapping program will be used to determine mileage. This calculation takes into consideration rest breaks and fueling. Travel will be documented on the Crew Time Report (CTR).

It is understood that road and weather conditions may vary causing excessive travel time. In such cases, the extra travel time and rationale will be documented on the CTR and approved by the record keeper and Division Supervisor via signature on the CTR.

Staging Hours

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

Non-Compensable Time

Time when an individual is not on assigned duty and is free to leave the area is non-reimbursable, including the following:

1. Unscheduled hours for meals
2. Sleeping periods
3. Time required for vehicle/equipment servicing or maintenance
4. Crew change travel time for crew members
5. Out-of-service time (i.e., unit decommissioned or broken down). If crew is reassigned, it must be documented on the CTR.

Crew Change

When accepting a dispatch to an incident, resources are expected to stay 72 hours. After 72 hours the resources will be released or given opportunity to remain based on the needs of the incident. If Richland wishes to replace a crew after 72-hours assigned to an incident, they may do so. However, no costs will be reimbursed.

Personnel Compensated by Richland

Regular Hours: All hours regularly scheduled at the home agency (i.e., Richland) for personnel assigned to a mobilization incident. These hours will be calculated the same as Richland calculates

their regular hours for days scheduled for duty at their regular hourly rate. Richland operates on 24-hour shifts, beginning and ending at 8:00 a.m.

Overtime Hours: Overtime hourly rates for personnel assigned to an incident for overtime hours worked. Overtime hours are those hours not regularly scheduled to work at the home agency (i.e., Richland) that are assigned on the incident action plan. Compensable overtime hours are the same as those in “time-in assigned status” (on-duty time). DNR does not compensate employees on a portal-to-portal basis.

Backfill

Backfill is intended to make the department whole. Richland will be reimbursed the overtime premium differential for positions that require replacement staff.

For the purpose of this agreement, “backfill” is defined as any and all additional costs required to cover an individual that has been mobilized, including overtime premiums or out of class premiums. The term Backfill Personnel applies to those persons who come in on a non-scheduled work day to replace those persons assigned to a mobilization incident. Only regularly scheduled hours will be eligible for backfill consideration.

When required to comply with local minimum staffing requirements, the overtime premium costs of a replacement firefighter filling in for a firefighter dispatched to an incident will be reimbursed. When the firefighter arrives back home, eligibility for cost reimbursement will end for both that firefighter and the backfilling replacement firefighter.

If the dispatched firefighter arrives home during his/her regular work shift, the expectation is that he/she will report for and return to work. If Richland chooses to allow the returning firefighter to go home (i.e., to his/her personal residence) rather than to return to work, it will do so at its own expense.

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

		\$360 = \$120 for overtime. \$240 for regular shift. Scheduled Cost to agency: \$240 Backfill cost to Incident: \$120
Total cost to agency for scheduled firefighter = \$240 Total cost to agency to send firefighter to incident = \$0 Total cost to incident for firefighter sent to incident = \$360 (\$240 regular shift + \$120 backfill. Total cost to agency for backfill firefighter = \$240		

Total Cost of Compensation (TCC): All personnel claims submitted will utilize the TCC method. TCC compensates for a regular hourly wage plus benefits.

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

Time Keeping

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

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

Wet Rate

All apparatus and equipment will be paid at the same “wet rates” as those listed in the current Washington Fire Services Resource Mobilization Plan Wage and Equipment Rates.

Paid as Ordered

Resources will be paid based on the resource order.

Out-of-Service Units

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

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

Examples:

- Mechanical breakdowns, including major items (e.g., motor, transmission, differential).
- Body damage, minor (e.g., scratched paint from brush and trees, or damage sustained running through fences) or major (e.g., body and fender damage).
- Cost incurred due to incidental loss or damage to apparatus, equipment, or personal property are not reimbursable.
- Cost of temporary replacement for lost or damaged apparatus, equipment, or personal property (e.g., rental expense) while permanent repairs or replacement are being pursued is not reimbursable.

Travel

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

Per Diem:

Resources are expected to be self-sufficient for up to 24 hours depending on the conditions of the incident. Per diem cannot be claimed during this initial 24 hour time period unless:

- Travel will be in excess of 6 hours and out of your home jurisdiction, or otherwise approved by the Incident Commander.

After 24 hours, resources may submit per diem claims only for those meals that are not available at camp. The following guidelines apply:

- Paid in accordance with Washington State Office of Financial Management (OFM) rates;
- Reimbursed for actual per diem expenses (receipts required). May not exceed OFM rates. Receipts must be itemized showing what was purchased, not just the total. If purchasing for a group, must have each individual sign receipt.
- For travel home in excess of 6 hours, if sack lunches are provided, per diem claims will not be allowed.

Personnel Accommodations:

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

DNR agrees to the following:

- Record Employee's time spent in performance of this Agreement.
- Provide a copy of the employee's time record to the employee, who will provide a copy to Richland.

- Contact Richland Fire Department's Administrative Coordinator at (509) 942-7792 immediately with any billing questions.
- Ensure the citizens of Richland are made whole by providing full compensation to the City of Richland for personnel, services, equipment, etc. provided.

Richland agrees to the following:

- Richland will permit, as available, requested overhead and resource personnel, equipment, and/or services to function as single resources for DNR within the State of Washington when requested by the CWICC office via resource order.
- Send a final billing to the address below within one hundred-twenty (120) days of demobilization. Invoices will be identified by incident name, location and incident number, and will be supported by adequate documentation. Adequate documentation includes the following: copies of resource orders and shift tickets, transaction statements (or equivalent), individual time records and original OF288s/OF286s, copies of employee shift rosters showing regular and overtime hours, and any other original receipts or documents pertinent to invoiced costs.

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



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 08/15/2017

Agenda Category: Resolutions – Adoption

Key Element: Key 1 - Financial Stability & Operational Effectiveness

Key 2 - Infrastructure & Facilities

Subject:

Resolution No. 145-17, Authorizing Award of Bid to Michels Corporation for the Reata Substation to Dallas Rd Substation Transmission Line Construction Project

Department:

Energy Services

Ordinance/Resolution Number:

145-17

Document Type:

Resolution

Recommended Motion:

Adopt Resolution No. 145-17, authorizing the City Manager to sign and execute a contract award to Michels Power in the amount of \$854,307.95 and execute change orders up to ten percent (10%) of the approved contract amount.

Summary:

The City of Richland Energy Services (RES) completed a twelve-year long-range electric utility infrastructure plan in 2014. Included in this plan is the construction of a new RES substation in the Dallas Rd area and a 115 kilo-volt (kV) transmission line to serve the new substation. The City's 2017 Capital Improvement Plan (CIP) identified the construction of the Reata Rd to Dallas Rd Transmission Line.

This transmission line is planned as a joint project with Benton PUD (BPUD), which is also responding to its utility growth and system reliability needs. This collaboration will result in savings to RES and BPUD ratepayers compared to constructing this infrastructure separately. RES has taken the lead for the design and construction of the first phase of transmission line with BPUD taking the lead for the design and construction of the second phase of the transmission line, Dallas Rd. Substation to Sunset Substation.

The City received four bids on July 25, 2017, with the lowest qualified bid of \$854,307.95 from Michels Power of Neenah, Wisconsin. The other three bids ranged from \$884,741.42 to \$1,025,163.94. The engineer's estimate for the project was \$906,804.20 and was based upon past projects of similar scope. Construction will begin in August and be completed by November 2017.

Fiscal Impact:

This project is included in the City's approved 2017 Capital Improvement Plan for the Electric Utility pg. 36, and funding of \$854,307.95 is in the City's approved 2017 Budget.

Attachments:

1. Resolution No. 145-17
2. Bid Tab Summary

RESOLUTION NO. 145-17

A RESOLUTION of the City of Richland authorizing award of bid and execution of an agreement with Michel's Power for the construction of the Reata-to-Dallas Transmission Line.

WHEREAS, the City of Richland operates and maintains an electric utility, referred to as Richland Energy Services (RES), consisting of substations, distribution equipment and infrastructure that delivers power to customers served by RES; and

WHEREAS, RES, with consulting services provided by HDR Engineering Inc. ("HDR"), completed a Long Range Plan ("Plan") for the City's electric utility in December, 2014; and

WHEREAS, a primary objective of the Plan was to identify targeted infrastructure improvements required in order to sustain reliable service to existing electric utility customers; and

WHEREAS, the City has future plans to build a new substation near Dallas Road ("Dallas Rd Substation"), and has submitted an interconnection request to the Bonneville Power Administration (BPA) to interconnect a new 115-kV transmission line to the Reata Line ("Reata-to-Dallas Line") as a means of providing service to the Dallas Rd Substation; and

WHEREAS, the construction of a 115-kV transmission line ("Sunset Road-to-Dallas Line") by Benton PUD from the Sunset Road Line to the Dallas Rd Substation would provide the means for redundant BPA transmission services in the project area, including the existing Benton PUD substations and future City and Benton PUD substations; and

WHEREAS, transmission line construction to implement the design and equipment installation was identified in the City's 2017-2032 Capital Improvement Plan (CIP); and

WHEREAS, funds in the City's 2017 Electric Utility Fund approved budget include system improvements through the City's Capital Improvement Plan for this project; and

WHEREAS, Michel's Power has been selected by RES as the lowest responsive bidder through a competitive, sealed bid process to provide the construction of the Reata-to-Dallas Transmission Line.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City Manager is authorized to sign and execute an agreement with Michel's Power in the amount of \$854,307.95 and execute change orders up to ten percent (10%) of the approved contract amount for the construction of the Reata-to-Dallas transmission line.

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 15th day of August, 2017.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

City of Richland

DATE BIDS OPENED: July 25, 2017	ITB # 17-0053
REATA SUB TO DALLAS SUB TRANSMISSION LINE	

Item	Description	Qty	Unit	MICHELS POWER NEENAH, WI		SUMMIT LINE CONSTRUCTION HEBER CITY, UT		MAGNUM POWER CASTLE ROCK, WA	
				Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
1	MOVE IN / MOVE OUT MOBILIZATION	1	LS	11,160.16	11,160.16	40,595.59	40,595.59	56,735.51	56,735.51
					-		-		-
2	TRAFFIC CONTROL ALLOWANCE	1	LS	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00
					-		-		-
	POLE UNITS:				-		-		-
3	40-2	1	EA	1,742.22	1,742.22	3,696.65	3,696.65	1,418.39	1,418.39
4	65-H2	1	EA	3,771.19	3,771.19	5,959.35	5,959.35	1,702.07	1,702.07
5	70-H2	19	EA	4,719.60	89,672.40	6,273.73	119,200.87	1,985.74	37,729.06
6	75-H2	8	EA	5,015.83	40,126.64	6,644.90	53,159.20	1,985.74	15,885.92
7	80-H2	6	EA	5,438.56	32,631.36	7,359.28	44,155.68	2,269.42	13,616.52
8	85-H2	4	EA	5,744.28	22,977.12	7,742.34	30,969.36	2,269.42	9,077.68
9	90-H2	1	EA	6,028.91	6,028.91	8,098.98	8,098.98	2,553.10	2,553.10
10	75-S	8	EA	3,487.55	27,900.40	3,100.70	24,805.60	5,673.55	45,388.40
11	80-S1	1	EA	3,487.55	3,487.55	3,100.70	3,100.70	6,808.26	6,808.26
12	80-S2	1	EA	3,487.55	3,487.55	3,100.70	3,100.70	6,808.26	6,808.26
13	90-S	1	EA	3,487.55	3,487.55	3,100.70	3,100.70	6,808.26	6,808.26
					-		-		-
	POLE TOP ASSEMBLY UNITS:				-		-		-
14	C7-H(M)	1	EA	935.77	935.77	1,915.72	1,915.72	1,418.39	1,418.39
15	C8-HF(M)	1	EA	795.06	795.06	1,206.40	1,206.40	1,418.39	1,418.39
16	C9-HFU(M)	6	EA	406.91	2,441.46	1,095.44	6,572.64	709.19	4,255.14
17	TP-115	25	EA	1,332.92	33,323.00	1,782.94	44,573.50	1,063.79	26,594.75
18	TP-115B1	6	EA	1,361.60	8,169.60	2,099.96	12,599.76	1,063.79	6,382.74
19	TP-115B2	4	EA	1,377.41	5,509.64	2,290.17	9,160.68	1,063.79	4,255.16
20	TPS-115B	8	EA	1,386.00	11,088.00	1,992.74	15,941.92	2,836.78	22,694.24
21	TS-5AA	1	EA	4,434.94	4,434.94	6,884.03	6,884.03	2,127.58	2,127.58
22	TS-5AB	3	EA	4,162.62	12,487.86	6,227.54	18,682.62	10,637.91	31,913.73
23	TSS-5A	1	EA	5,262.51	5,262.51	5,213.09	5,213.09	2,836.78	2,836.78
24	TSS-5AA	1	EA	5,338.95	5,338.95	5,153.65	5,153.65	2,836.78	2,836.78
25	TSS-5AB	1	EA	5,174.55	5,174.55	4,878.91	4,878.91	2,836.78	2,836.78
					-		-		-
	OVERHEAD CONDUCTOR ASSEMBLY UNITS:				-		-		-
26	(1)-16M	4.88	KFT	3,302.56	16,116.49	2,626.09	12,815.32	11,971.19	58,419.41
27	(3)-795 ACSR	15.76	KFT	13,439.80	211,811.25	12,791.34	201,591.52	16,613.86	261,834.43

City of Richland

DATE BIDS OPENED: July 25, 2017	ITB # 17-0053
REATA SUB TO DALLAS SUB TRANSMISSION LINE	

Item	Description	Qty	Unit	MICHELS POWER NEENAH, WI		SUMMIT LINE CONSTRUCTION HEBER CITY, UT		MAGNUM POWER CASTLE ROCK, WA	
				Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
28	(3)-336 ACSR	2.01	KFT	6,975.10	14,019.95	6,649.14	13,364.77	15,983.32	32,126.47
29	(1)-#4/0 ACSR	2.01	KFT	3,487.55	7,009.98	1,846.98	3,712.43	5,327.77	10,708.82
					-		-		-
	GUY ASSEMBLY UNITS:				-		-		-
30	DG-1	14	EA	418.58	5,860.12	380.20	5,322.80	283.68	3,971.52
31	DG-2	3	EA	486.10	1,458.30	463.41	1,390.23	283.68	851.04
32	DG-3	2	EA	688.49	1,376.98	500.40	1,000.80	283.68	567.36
33	DG-4	16	EA	890.87	14,253.92	546.63	8,746.08	283.68	4,538.88
34	DG-5	6	EA	1,021.57	6,129.42	591.54	3,549.24	283.68	1,702.08
35	DG-6	3	EA	850.37	2,551.11	464.73	1,394.19	283.68	851.04
36	DG-7	4	EA	1,006.30	4,025.20	547.95	2,191.80	283.68	1,134.72
37	DG-8	3	EA	1,055.94	3,167.82	637.77	1,913.31	283.68	851.04
38	DG-9	6	EA	1,251.05	7,506.30	742.12	4,452.72	283.68	1,702.08
					-		-		-
	ANCHOR ASSEMBLY UNITS:				-		-		-
39	TA-3H (26k)	40	EA	919.88	36,795.20	748.39	29,935.60	1,418.39	56,735.60
40	TA-3H-EXT	1	EA	142.49	142.49	543.99	543.99	1,418.39	1,418.39
					-		-		-
	MISCELLANEOUS OVERHEAD PLANT ASSEMBLY UNITS:				-		-		-
41	ARRESTER	3	EA	216.93	650.79	167.70	503.10	468.07	1,404.21
42	H1.1	1	EA	277.71	277.71	508.51	508.51	468.07	468.07
43	L1(M)	1	EA	181.88	181.88	261.32	261.32	468.07	468.07
44	L2(M)	3	EA	333.58	1,000.74	434.35	1,303.05	468.07	1,404.21
45	S12-A(M)	1	LS	10,395.04	10,395.04	8,546.13	8,546.13	7,091.94	7,091.94
46	TG-25D	1	EA	428.61	428.61	196.77	196.77	468.07	468.07
47	TG-92	2	EA	229.11	458.22	147.85	295.70	468.07	936.14
48	TM-4F	1	EA	220.68	220.68	58.08	58.08	468.07	468.07
49	VD	3	EA	234.38	703.14	93.97	281.91	468.07	1,404.21
					-		-		-

City of Richland

DATE BIDS OPENED: July 25, 2017	ITB # 17-0053
REATA SUB TO DALLAS SUB TRANSMISSION LINE	

Item	Description	Qty	Unit	MICHELS POWER NEENAH, WI		SUMMIT LINE CONSTRUCTION HEBER CITY, UT		MAGNUM POWER CASTLE ROCK, WA	
				Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
	UNDERGROUND ASSEMBLY UNITS:				-		-		-
50	2" EPEC-13.5	3140	FT	1.47	4,615.80	3.83	12,026.20	0.79	2,480.60
51	4" PVC	5	FT	38.44	192.20	7.40	37.00	9.93	49.65
52	6" PVC	160	FT	26.60	4,256.00	14.66	2,345.60	5.67	907.20
53	MARKER	7	EA	87.46	612.22	118.77	831.39	7.09	49.63
54	UG5-DF	3	EA	686.82	2,060.46	1,312.07	3,936.21	567.36	1,702.08
55	UG8-F(M)	1	LS	821.63	821.63	2,073.31	2,073.31	709.19	709.19
56	UG10-CE(M)	1	LS	8,612.43	8,612.43	3,316.74	3,316.74	3,900.57	3,900.57
57	TRENCH	3305	FT	5.63	18,607.15	19.14	63,257.70	21.28	70,330.40
58	V3STL	2	EA	2,826.96	5,653.92	7,656.66	15,313.32	4,255.16	8,510.32
59	(3)-1000 AL EPR	250	FT	27.90	6,975.00	33.25	8,312.50	28.37	7,092.50
					-		-		-
	REMOVAL ASSEMBLY UNITS:				-		-		-
60	{R} (4)-#4 ACSR	2.18	KFT	3,208.55	6,994.64	2,955.17	6,442.27	5,673.55	12,368.34
61	{R} (3)1000 AL EPR	60	FT	23.72	1,423.20	9.24	554.40	93.61	5,616.60
62	{R} ANCHOR	3	EA	69.75	209.25	36.94	110.82	354.60	1,063.80
63	{R} C1-L	4	EA	69.75	279.00	184.70	738.80	709.19	2,836.76
64	{R} C2-L	1	EA	69.75	69.75	184.70	184.70	709.19	709.19
65	{R} C7-L	1	EA	69.75	69.75	184.70	184.70	709.19	709.19
66	{R} C8-LF	1	EA	69.75	69.75	184.70	184.70	709.19	709.19
67	{R} GUY	3	EA	27.90	83.70	92.35	277.05	709.19	2,127.57
68	{R} POLE	7	EA	348.76	2,441.32	554.10	3,878.70	1,702.07	11,914.49
69	{R} L1	1	EA	13.95	13.95	92.35	92.35	468.07	468.07
70	{R} L2	3	EA	13.95	41.85	92.35	277.05	468.07	1,404.21
71	{R} UG10	1	EA	697.51	697.51	1,108.19	1,108.19	2,836.78	2,836.78
72	{R} UG5-DF	3	EA	27.90	83.70	554.10	1,662.30	2,836.78	8,510.34
					-		-		-
	WALL ASSEMBLY UNIT: (Addendum #2)				-		-		-
73	WALL	1	LS	13,795.66	13,795.66	10,567.20	10,567.20	11,347.10	11,347.10
SUBTOTAL					\$786,655.57		\$934,318.87		\$943,981.53
8.6% SALES TAX					67,652.38		80,351.42		81,182.41
TOTAL					\$854,307.95		\$1,014,670.29		\$1,025,163.94
GRAND TOTAL					\$854,307.95		\$1,014,670.29		\$1,025,163.94

City of Richland

DATE BIDS OPENED:	July 25, 2017	ITB #	17-0053
REATA SUB TO DALLAS SUB TRANSMISSION LINE			

				POTELCO INC *SUBMITTED*		POTELCO INC *CORRECTED*			
				SUMNER, WA		SUMNER, WA			
Item	Description	Qty	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
1	MOVE IN / MOVE OUT MOBILIZATION	1	LS	15,000.00	15,000.00	15,000.00	15,000.00		-
					-		-		-
2	TRAFFIC CONTROL ALLOWANCE	1	LS	20,000.00	20,000.00	20,000.00	20,000.00		-
					-		-		-
	POLE UNITS:				-		-		-
3	40-2	1	EA	3,047.86	3,047.86	3,047.86	3,047.86		-
4	65-H2	1	EA	7,157.97	7,157.97	7,157.97	7,157.97		-
5	70-H2	19	EA	7,901.38	150,126.22	7,901.38	150,126.22		-
6	75-H2	8	EA	8,084.52	64,676.16	8,084.52	64,676.16		-
7	80-H2	6	EA	7,563.32	45,379.92	7,563.32	45,379.92		-
8	85-H2	4	EA	6,474.71	25,898.84	6,474.71	25,898.84		-
9	90-H2	1	EA	9,102.18	9,102.18	9,102.18	9,102.18		-
10	75-S	8	EA	8,047.20	64,377.60	8,047.20	64,377.60		-
11	80-S1	1	EA	7,151.16	7,151.16	7,151.16	7,151.16		-
12	80-S2	1	EA	7,749.50	7,749.50	7,749.50	7,749.50		-
13	90-S	1	EA	8,415.83	8,415.83	8,415.83	8,415.83		-
					-		-		-
	POLE TOP ASSEMBLY UNITS:				-		-		-
14	C7-H(M)	1	EA	1,780.87	1,780.87	1,780.87	1,780.87		-
15	C8-HF(M)	1	EA	3,041.16	3,041.16	3,041.16	3,041.16		-
16	C9-HFU(M)	6	EA	1,727.57	10,365.42	1,727.57	10,365.42		-
17	TP-115	25	EA	2,007.81	50,195.25	2,007.81	50,195.25		-
18	TP-115B1	6	EA	1,607.81	9,646.86	1,607.81	9,646.86		
19	TP-115B2	4	EA	1,650.90	6,603.60	1,650.90	6,603.60		
20	TPS-115B	8	EA	1,646.07	13,168.56	1,646.07	13,168.56		
21	TS-5AA	1	EA	5,295.35	5,295.35	5,295.35	5,295.35		
22	TS-5AB	3	EA	4,843.15	14,529.45	4,843.15	14,529.45		
23	TSS-5A	1	EA	5,549.02	5,549.02	5,549.02	5,549.02		
24	TSS-5AA	1	EA	5,290.42	5,290.42	5,290.42	5,290.42		
25	TSS-5AB	1	EA	5,042.00	5,042.00	5,042.00	5,042.00		
					-		-		
	OVERHEAD CONDUCTOR ASSEMBLY UNITS:				-		-		
26	(1)-16M	4.88	KFT	9.51	46,408.80	9.51	46.41		
27	(3)-795 ACSR	15.76	KFT	16.28	256,572.80	16.28	256.57		

City of Richland

DATE BIDS OPENED:	July 25, 2017	ITB #	17-0053
REATA SUB TO DALLAS SUB TRANSMISSION LINE			

				POTELCO INC *SUBMITTED*		POTELCO INC *CORRECTED*			
				SUMNER, WA		SUMNER, WA			
Item	Description	Qty	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
28	(3)-336 ACSR	2.01	KFT	7.99	16,059.90	7.99	16.06		
29	(1)-#4/0 ACSR	2.01	KFT	7.03	14,130.30	7.03	14.13		
					-		-		
	GUY ASSEMBLY UNITS:				-		-		
30	DG-1	14	EA	1,520.64	21,288.96	1,520.64	21,288.96		
31	DG-2	3	EA	1,000.92	3,002.76	1,000.92	3,002.76		
32	DG-3	2	EA	1,071.23	2,142.46	1,071.23	2,142.46		
33	DG-4	16	EA	1,066.75	17,068.00	1,066.75	17,068.00		
34	DG-5	6	EA	1,094.67	6,568.02	1,094.67	6,568.02		
35	DG-6	3	EA	1,028.00	3,084.00	1,028.00	3,084.00		
36	DG-7	4	EA	932.17	3,728.68	932.17	3,728.68		
37	DG-8	3	EA	1,107.82	3,323.46	1,107.82	3,323.46		
38	DG-9	6	EA	1,192.58	7,155.48	1,192.58	7,155.48		
					-		-		
	ANCHOR ASSEMBLY UNITS:				-		-		
39	TA-3H (26k)	40	EA	999.89	39,995.60	999.89	39,995.60		
40	TA-3H-EXT	1	EA	500.00	500.00	500.00	500.00		
					-		-		
	MISCELLANEOUS OVERHEAD PLANT ASSEMBLY UNITS:				-		-		
41	ARRESTER	3	EA	1,554.33	4,662.99	1,554.33	4,662.99		
42	H1.1	1	EA	441.31	441.31	441.31	441.31		
43	L1(M)	1	EA	443.50	443.50	443.50	443.50		
44	L2(M)	3	EA	438.19	1,314.57	438.19	1,314.57		
45	S12-A(M)	1	LS	4,124.24	4,124.24	4,124.24	4,124.24		
46	TG-25D	1	EA	929.50	929.50	929.50	929.50		
47	TG-92	2	EA	1,462.20	2,924.40	1,462.20	2,924.40		
48	TM-4F	1	EA	1,020.12	1,020.12	1,020.12	1,020.12		
49	VD	3	EA	337.57	1,012.71	337.57	1,012.71		
					-		-		

City of Richland

DATE BIDS OPENED:	July 25, 2017	ITB #	17-0053
REATA SUB TO DALLAS SUB TRANSMISSION LINE			

				POTELCO INC *SUBMITTED*		POTELCO INC *CORRECTED*			
				SUMNER, WA		SUMNER, WA			
Item	Description	Qty	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
	UNDERGROUND ASSEMBLY UNITS:				-		-		
50	2" EPEC-13.5	3140	FT	2.00	6,280.00	2.00	6,280.00		
51	4" PVC	5	FT	29.77	148.85	29.77	148.85		
52	6" PVC	160	FT	29.77	4,763.20	29.77	4,763.20		
53	MARKER	7	EA	-	-	-	-		
54	UG5-DF	3	EA	4,343.00	13,029.00	4,343.00	13,029.00		
55	UG8-F(M)	1	LS	4,343.00	4,343.00	4,343.00	4,343.00		
56	UG10-CE(M)	1	LS	1,921.50	1,921.50	1,921.50	1,921.50		
57	TRENCH	3305	FT	17.24	56,978.20	17.24	56,978.20		
58	V3STL	2	EA	2,508.00	5,016.00	2,508.00	5,016.00		
59	(3)-1000 AL EPR	250	FT	18.72	4,680.00	18.72	4,680.00		
					-		-		
	REMOVAL ASSEMBLY UNITS:				-		-		
60	{R} (4)-#4 ACSR	2.18	KFT	5.61	12,229.80	5.61	12.23		
61	{R} (3)1000 AL EPR	60	FT	236.00	14,160.00	236.00	14,160.00		
62	{R} ANCHOR	3	EA	646.33	1,938.99	646.33	1,938.99		
63	{R} C1-L	4	EA	502.40	2,009.60	502.40	2,009.60		
64	{R} C2-L	1	EA	942.00	942.00	942.00	942.00		
65	{R} C7-L	1	EA	950.12	950.12	950.12	950.12		
66	{R} C8-LF	1	EA	950.12	950.12	950.12	950.12		
67	{R} GUY	3	EA	628.00	1,884.00	628.00	1,884.00		
68	{R} POLE	7	EA	607.66	4,253.62	607.66	4,253.62		
69	{R} L1	1	EA	471.00	471.00	471.00	471.00		
70	{R} L2	3	EA	376.80	1,130.40	376.80	1,130.40		
71	{R} UG10	1	EA	1,091.57	1,091.57	1,091.57	1,091.57		
72	{R} UG5-DF	3	EA	1,356.83	4,070.49	1,356.83	4,070.49		
					-		-		
	WALL ASSEMBLY UNIT: (Addendum #2)				-		-		
73	WALL	1	LS		-		-		
SUBTOTAL					\$1,159,735.22		\$814,679.02		\$0.00
8.6% SALES TAX					99,737.23		70,062.40		-
TOTAL					\$1,259,472.45		\$884,741.42		\$0.00
GRAND TOTAL					\$1,259,472.45		\$884,741.42		\$0.00



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 08/15/2017

Agenda Category: Resolutions – Adoption

Key Element: Key 1 - Financial Stability & Operational Effectiveness, Key 3 - Economic Vitality

Subject:

Resolution No. 146-17, Adopting Policy 2930 regarding Real Estate Commissions for Sale or Lease of City-Owned Property

Department:

Community & Development Services

Ordinance/Resolution Number:

146-17

Document Type:

Resolution

Recommended Motion:

Adopt Resolution No. 146-17, adopting Policy 2930 regarding real estate commissions for the sale or lease of City-owned property.

Summary:

The sale or lease of City-owned property is aided by working closely with real estate agents. In order to encourage and foster such relationships, as well as to remain competitive when recruiting development, it is in the City's best interest to compensate agents according to the degree of their involvement in the sale or lease of City-owned property.

In order to establish a consistent policy for the payment of real estate commissions to private sector brokers when facilitating the sale or lease of City-owned property, staff recommends the adoption of revised Policy 2930.

Although the City Manager has authority under the Richland Municipal Code to issue rules or administrative regulations not inconsistent with general law, the Charter or ordinances of the City, staff is seeking Council's approval of Policy 2930 due to the financial component involved.

Staff recommends approval of Resolution 146-17.

Fiscal Impact:

There are no immediate fiscal impacts to adopting this policy.

Attachments:

1. Resolution No. 146-17
2. Proposed Policy 2930

RESOLUTION NO. 146-17

A RESOLUTION of the City of Richland adopting a real estate commission policy on the sale or lease of City-owned property.

WHEREAS, the City recognizes the benefit of private sector involvement in the purchase and/or development of City-owned property; and

WHEREAS, Richland Municipal Code (RMC) 3.06.020 provides that whenever it is determined by the City Council that it is in the best interest of the City that real property owned by the City should be sold or leased, the Council may authorize the sale or lease and conveyance of such real property, upon any terms and conditions which it deems appropriate; and

WHEREAS, by Policy 2930, adopted on September 30, 1992, the City established the basis by which real estate commissions were to be paid on transactions involving sale or lease of City-owned property; and

WHEREAS, Policy 2930 is currently 25 years out-of-date; and

WHEREAS, staff have surveyed numerous policies from other similarly-situated jurisdictions to create the proposed updated Policy 2930; and

WHEREAS, although the City Manager has authority under RMC 2.04.060 to issue rules or administrative regulations not inconsistent with general law, the Charter or ordinances of the City, Council approval of Policy 2930 is being sought due to the financial element of the policy.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that Policy 2930 is hereby adopted as presented.

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 15th day of August, 2017.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney



POLICY

Standard

1. Authority

RMC 3.06.020 authorizes the sale or lease of City-owned real property that is determined to be surplus to the City's needs upon any terms and conditions which the City Council deems appropriate.

2. Policy

The sale and/or development of City-owned property for the present and future benefit of City of Richland citizens is aided by working closely with real estate agents. In order to encourage and foster such relationships, the City's best interests are served by compensating agents, based upon prior agreement, according to the degree of their involvement in the sale of City property.

3. Purpose

As a real estate owner, the City of Richland recognizes the potential involvement of the private sector in the purchase and/or development of City-owned property. This policy provides for the payment of commissions or other fees, if applicable, to real estate agents who provide services in the sale of City-owned land.

4. Application

In order to qualify for receipt of a real estate commission ("Commission") under this policy, a real estate broker ("Broker") must be licensed in the State of Washington, and must register as the "procuring cause" of the sale or lease of City-owned land or buildings. A Broker shall be considered the "procuring cause" of the sale or lease of City land or buildings only when the Broker and the tenant or purchaser ("Prospective Customer") both agree in writing, in a form acceptable to City staff, that the Broker is representing the client in the proposed transaction with the City of Richland.

Practice

1. Written Confirmation of Representation

To be eligible for a Commission, the Broker's written confirmation must:

- a. Acknowledge receipt of this policy, including a specific acknowledgement of Section c. below regarding multiple brokers; and
- b. Be received by the City before any substantial discussions have occurred between the Prospective Customer and City staff. The term "substantial discussions" means that point in the negotiations where price and terms for a specific lease or sale are being negotiated. For this policy to apply, City staff must be made aware of the existence of an involved Broker prior to the negotiation of price and terms. In the event a valid *Buyer Broker Agreement* exists prior to Prospective Customer contacting the City, said Agreement shall be provided to the City. The *Buyer Broker Agreement* can then be modified, if necessary, to incorporate the above requirements.

2. Multiple Brokers

Multiple Brokers may register with regard to a Prospective Customer under this policy. In such an event, City staff will only negotiate with one Broker, and will consider approval of only one Commission. Prior to disbursement of any approved Commission, the Brokers and the Prospective Customer will provide a written agreement, acceptable to the City and signed by all parties, indicating the exact division of the Commission.

3. Choice of Representation; Timeliness

The Prospective Customer shall choose, in its sole decision and prior to the point of substantial discussion, whether or not a Broker is representing the Prospective Customer in a City-owned real estate transaction. If a lengthy period of time (six (6) months or more) has passed since the initial registration with no recent activity from the Broker and/or Prospective Customer, then updated written confirmation of the brokerage relationship must be provided to City staff.

4. Termination of Brokerage Relationship

When a Prospective Customer informs the City that the business relationship with the Broker has been terminated prior to the execution of a binding and definitive lease or sale agreement, then no Commission shall be due. In said event, the Prospective Customer shall provide the City with written notice, along with supporting documentation, that the brokerage relationship has been terminated. If a Prospective Customer informs the City, in writing, that the business relationship with the Broker has been terminated after the execution of a binding and definitive lease or sale agreement, then the Commission shall be due and payable as provided herein.

5. Fee Paid to Broker

The Economic Development Manager ("Manager") shall negotiate the amount of Commission to be paid to qualifying real estate Brokers. The Commission negotiated for

each transaction shall be in writing, and shall be signed by the City and the Broker. The Commission shall not exceed the following maximum amounts:

- a. Lease Transactions. A Commission shall be paid to the Broker who is the procuring cause of the lease of City-owned real estate and who has registered in accordance with this policy. The Commission shall not exceed four percent (4%) of the net annual base rent (excluding Washington State Leasehold Tax, any triple-net charges, any common area maintenance charges, any percent of gross receipts or other similar fees or charges) for the initial term of the lease or a maximum period of the first five (5) consecutive years of the lease term, whichever is less. The Broker shall receive: (i) one-half of the Commission within thirty (30) days after the lease is fully executed between the City of Richland and the Lessee and all contingency periods have expired which would allow the Lessee to terminate the lease; and (ii) the remaining one-half within thirty (30) days after the Lessee occupies the leased property.
- b. Sale Transactions. A Commission shall be paid to the Broker who is the procuring cause of the sale of City-owned real estate and who has registered in accordance with this policy. The Commission shall not exceed four percent (4%) of the total sales price, and will be based upon, but not limited to, the following factors: the dollar size of the transaction; the due diligence period; the length of time to close; the financial terms; and the existing commercial market commission rates in Benton County, Washington. The Broker shall receive payment of the Commission upon closing. If the sale is an installment sale, payment terms for the Commission will be negotiated between the City of Richland and the Broker and set forth in the Commission Agreement or by written addendum thereto signed by the City and the Broker.
- c. Transactions Not Included. No Commission shall be paid on sale options, new leases or sales with existing City lessees, options to extend current leases, renewals of existing leases, expired leases, or on the expansion of currently leased areas. No Commission shall be paid on leases that generate less than \$5,000 annual rental to the City excluding taxes and utilities. No Commission shall be payable if the Broker has any interest in the sale or lease transaction or the property involved therein.
- d. Variations May Be Considered. In special circumstances, including transactions of unusual magnitude of size or value, City staff may recommend variations from the limitations set forth herein. Any such variation must be approved by City Council.

6. Claims Against the City

By registering pursuant to this policy, the Broker and the Prospective Client understand and agree that no claim, cause of action or proceeding, administrative or judicial, can be maintained against the City of Richland, its elected officials or employees to collect any Commission or other compensation except to the extent the City fails to pay a Commission as authorized herein.

7. No Alteration of this Policy

This policy may only be amended by the formal action of the Richland City Council.

Responsibilities

The Economic Development Manager is responsible for negotiating with eligible Brokers the percentage of Commission to be paid for leases or sales of City-owned property under this policy.

The City Manager shall oversee the City's general compliance with this policy.

Guide

Consistent with the City's core values of teamwork, integrity and excellence, this policy is intended to establish the City's commitment to attracting numerous diverse economic development opportunities to the City.

Approval

City Manager

Date

Responsible Administrator: Economic Development Manager

Revision History:

Adopted by City Council – August 15, 2017



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 08/15/2017

Agenda Category: Resolutions – Adoption

Key Element: Key 2 - Infrastructure & Facilities

Subject:

Resolution No. 147-17, Relinquishing a Sewer Easement lying within 3098 and 3150 Richardson Road

Department:
Public Works

Ordinance/Resolution Number:
147-17

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 147-17, authorizing relinquishment of a sewer easement on Port of Benton property lying within 3098 and 3150 Richardson Road.

Summary:

Weyerhaeuser Apartments LLC and the Port of Benton have requested the relinquishment of a portion of a sewer easement recorded under Benton County Auditor's File Number 530869 that crosses a portion of Tracts A and B and Battelle Boulevard as shown on the Plat of Willow Pointe Phase I.

A new sewer line was installed in a different location in the Willow Pointe Sewer Relocation project, which was approved in 2014. A new easement will be recorded over the relocated sewer line prior to relinquishing this portion.

Staff has reviewed this request and has determined that this portion of the original sewer easement is no longer needed. A public hearing is being held tonight concerning this proposed relinquishment. Unless new information is delivered, staff recommends adoption Resolution No. 147-17, which calls for relinquishment of this portion of the sewer easement after a new easement is recorded over the relocated sewer line.

Fiscal Impact:

Limited staff time is needed to complete the relinquishment. The requesting party will cover the costs of document recording.

Attachments:

I. Resolution No. 147-17

RESOLUTION NO. 147-17

A RESOLUTION of the City of Richland declaring surplus a portion of a certain sewer easement recorded under Benton County Auditor's File Number 530869 lying within 3098 and 3150 Richardson Road.

WHEREAS, Weyerhaeuser Apartments LLC and the Port of Benton have requested that an abandoned portion of an existing sewer easement lying within 3098 and 3150 Richardson Road be relinquished and replaced with a new sewer easement in a different location to allow for development of the property; and

WHEREAS, staff have conducted an analysis determining that this portion of the existing sewer easement is no longer necessary for public use; and

WHEREAS, RCW 35.94.040 provides for the disposal of surplus property originally required for public utility purposes; and

WHEREAS, notice was duly given that a public hearing would be held on this date concerning the relinquishment of this portion of the sewer easement; and

WHEREAS, the public hearing resulted in no input to Council opposing the staff recommendation.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the portion of this existing easement originally acquired for sewer purposes and described as follows is hereby found to be surplus to the City's needs:

An easement 25.00 feet in width and having 12.50 feet on each side of the following described centerline, under Auditor's File Numbers 521608 & 530869 to be relinquished and affecting a portion of Tract A, B and Battelle Boulevard as depicted on the Plat of Willow Pointe Phase 1, recorded in Volume 15 of Plats on Page 314, records of said County and State, the centerline more particularly described as follows:

Commencing at the Southwest corner of said Tract B; Thence North 89°35'34" East along the Southerly line of said Tract B a distance of 201.46 feet to the centerline of said easement; Thence North 09°56'06" West along said centerline a distance of 10.00 feet to the TRUE POINT of BEGINNING; Thence continuing North 09°56'06" West along said centerline a distance of 1090.50 feet to the point of terminus.

See attached **Exhibit A**.

BE IT FURTHER RESOLVED that the consideration supporting this conveyance, which covers administrative processing fees, shall be paid by the applicant.

BE IT FURTHER RESOLVED that the City Manager is authorized to sign and execute relinquishment documents to release the City's interest in the portion of said easement lying within 3098 and 3150 Richardson Road, as depicted on **Exhibit A**, and to deliver the same upon payment.

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 15th day of August, 2017.

ROBERT J. THOMPSON
Mayor

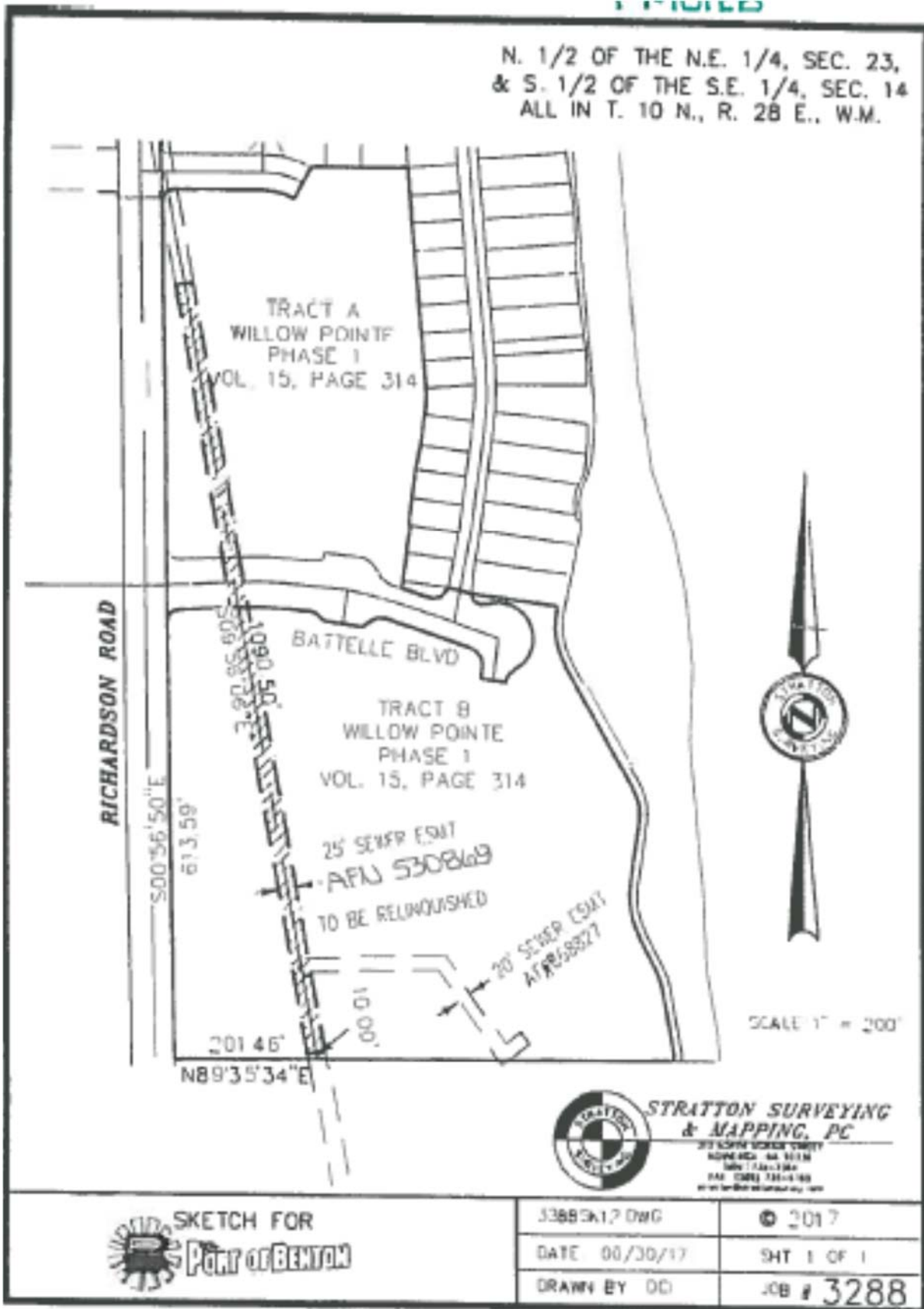
ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

Exhibit A





COUNCIL AGENDA ITEM COVERSHEET

Council Date: 08/15/2017

Agenda Category: Resolutions – Adoption

Key Element: Key 2 - Infrastructure & Facilities

Subject:

Resolution No. 148-17, Relinquishing a Sewer Easement lying within 3098 Richardson Road

Department:
Public Works

Ordinance/Resolution Number:
148-17

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 148-17, authorizing relinquishment of a portion of sewer easement on Port of Benton property and lying within 3098 Richardson Road.

Summary:

The Port of Benton has requested the relinquishment of a portion of a sewer easement recorded under Benton County Auditor's File Number 868827 that crosses a portion of Tract B as shown on the Plat of Willow Pointe Phase I.

A new sewer line was installed in a different location in the Willow Pointe Sewer Relocation project, which was approved in 2014. A new easement will be recorded over the relocated sewer line prior to relinquishing this portion.

Staff has reviewed this request and has determined that this portion of the original sewer easement is no longer needed. A public hearing is being held tonight concerning this proposed relinquishment. Unless new information is delivered, staff recommends adoption of Resolution No. 148-17, which calls for relinquishment of this portion of the sewer easement after a new easement is recorded over the relocated sewer line.

Fiscal Impact:

Limited staff time is needed to complete the relinquishment. The requesting party will cover the costs of document recording.

Attachments:

- I. Resolution No. 148-17

RESOLUTION NO. 148-17

A RESOLUTION of the City of Richland declaring surplus a portion of a certain sewer easement recorded under Benton County Auditor's File Number 868827 and lying within 3098 Richardson Road.

WHEREAS, the Port of Benton has requested that an abandoned portion of an existing sewer easement lying within 3098 Richardson Road be relinquished and replaced with a new sewer easement in a different location to allow for development of the property; and

WHEREAS, staff have conducted an analysis determining that this portion of the existing sewer easement is no longer necessary for public use; and

WHEREAS, RCW 35.94.040 provides for the disposal of surplus property originally required for public utility purposes; and

WHEREAS, notice was duly given that a public hearing would be held on August 15, 2017 concerning the relinquishment of this portion of the sewer easement; and

WHEREAS, the public hearing resulted in no input to Council opposing the staff recommendation.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the portion of this existing easement originally acquired for sewer purposes and described as follows is hereby found to be surplus to the City's needs:

A portion of the Northeast $\frac{1}{4}$ of Section 23, Township 10 North, Range 28 East, W.M., City of Richland, Benton County, Washington, described as follows:

An easement 20.00 feet in width and having 10.00 feet on each side of the following described centerline:

Commencing at the North $\frac{1}{4}$ corner of said Section 23; Thence North $08^{\circ}47'26''$ East a distance of 17.67 feet to the intersection of the centerline of George Washington Way and 8th Street; Thence North $89^{\circ}17'37''$ East along the centerline of said 8th Street a distance of 655.66 feet; Thence South $45^{\circ}23'33''$ East a distance of 780.24 feet; Thence South $86^{\circ}21'18''$ East a distance of 129.61 feet to an existing sewer manhole and the TRUE POINT of BEGINNING; Thence North $43^{\circ}49'07''$ East a distance of 14.14 feet; Thence North $88^{\circ}49'07''$ East a distance of 184.70 feet; Thence South $35^{\circ}00'53''$ East a distance of 155.60 feet to the center of an existing Lift Station Wet Well; Thence North $50^{\circ}51'38''$ East a distance of 40.00 feet to an

existing Sanitary Sewer Manhole and the terminus of said centerline.

See attached **Exhibit A**.

BE IT FURTHER RESOLVED that the consideration supporting this conveyance, which covers administrative processing fees, shall be paid by the applicant.

BE IT FURTHER RESOLVED that the City Manager is authorized to sign and execute relinquishment documents to release the City's interest in the portion of said easement lying within 3098 Richardson Road, as depicted on **Exhibit A**, and to deliver the same upon payment.

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 15th day of August, 2017.

ROBERT J. THOMPSON

Mayor

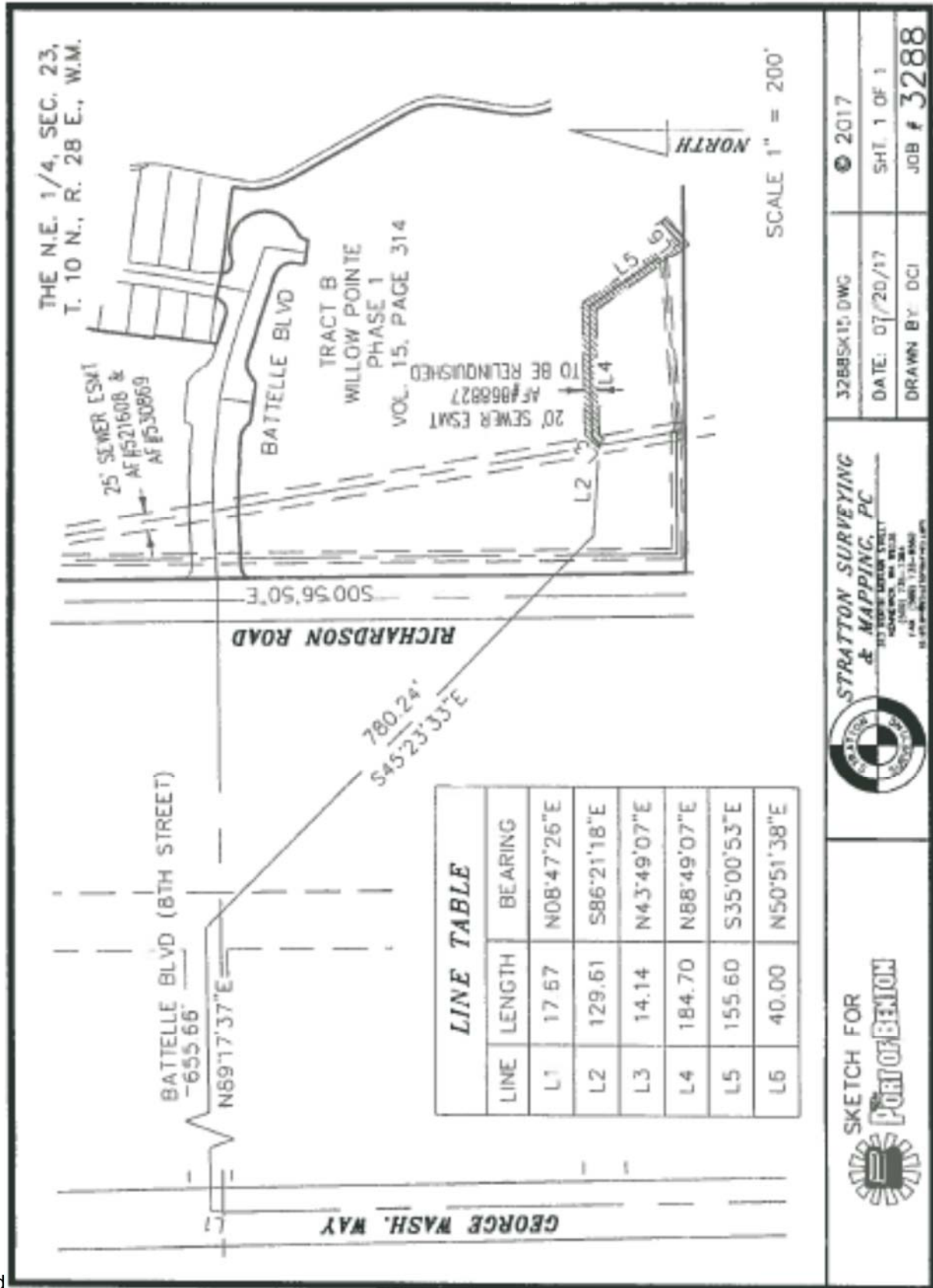
ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

EXHIBIT A





COUNCIL AGENDA ITEM COVERSHEET

Council Date: 08/15/2017

Agenda Category: Resolutions – Adoption

Key Element: Key 3 - Economic Vitality

Subject:

Resolution No. 149-17, Approval of Final Plat of West Village First Phase

Department:

Community & Development Services

Ordinance/Resolution Number:

149-17

Document Type:

Resolution

Recommended Motion:

Adopt Resolution No. 149-17, approving the final plat of the first phase of the plat of West Village subject to the conditions of approval listed in the Hearing Examiner's Report, and adopting the findings of the Richland Hearing Examiner as the findings of the City Council.

Summary:

Nor Am Investment, LLC is requesting final plat approval for the initial phase of the West Village Subdivision, an 82 lot, 5 tract project located within the Badger Mountain South Master Planned Community. The project is a part of the 564 lot subdivision that was originally approved by City Council on February 2, 2016, following a public hearing and recommendation for approval by the Richland Hearing Examiner.

Staff has reviewed the project to ensure compliance with the original conditions of approval attached to the plat, and has concluded that the plat is being constructed according to the identified conditions.

Staff recommends approval of Resolution No. 149-17.

Fiscal Impact:

Future construction of the lots within the plat will raise both land values and property taxes. With residential development, demands placed on City services will also be increased.

Attachments:

1. Resolution No. 149-17
2. Attachment A to Resolution No. 149-17
3. Final Plat of West Village
4. Conditions of Approval

RESOLUTION NO. 149-17

A RESOLUTION of the City of Richland approving the final plat of the first phase of the plat of West Village subject to the conditions of approval listed in the Hearing Examiner's Report and adopting the findings of the Richland Hearing Examiner as the findings of the City Council.

WHEREAS, on December 17, 2015, the Hearing Examiner held an open record public hearing to consider the preliminary plat application of Plat of West Village, as filed by Nor Am Investment, LLC; and

WHEREAS, the Hearing Examiner recommended to the Richland City Council that it conditionally approve the preliminary plat of West Village in accordance with the Examiner's written Findings, Conclusions and Recommendation for approval dated January 25, 2016; and

WHEREAS, on February 2, 2016, the Richland City Council held a closed record review to consider the West Village preliminary plat application in light of the Hearing Examiner's recommendation, and took action to approve the preliminary plat through adoption of Resolution No. 12-16; and

WHEREAS, Phase 1 of the Village West plat, consisting of 82 lots and 5 tracts, 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 West Village, Phase 1, attached hereto as **Exhibit A**, subject to the conditions of approval attached to the project.

BE IT FURTHER RESOLVED that the findings of the Hearing Examiner dated January 25, 2016 are hereby adopted as the findings of the Richland City Council.

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 15th day of August, 2017.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

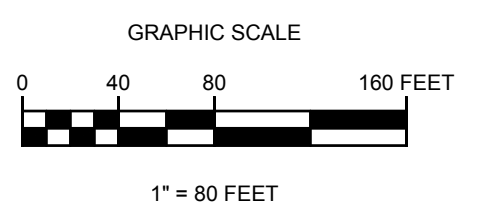
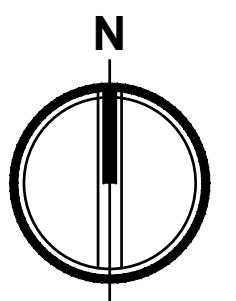
HEATHER KINTZLEY
City Attorney

WEST VILLAGE PHASE 1A
PORTIONS OF THE NW 1/4, THE NE 1/4, THE SE 1/4, AND THE SW 1/4 OF SECTION 32, TOWNSHIP 09 NORTH, RANGE 28 EAST, W.M.,
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON.

Exhibit A

**PROPERTY CORNERS**

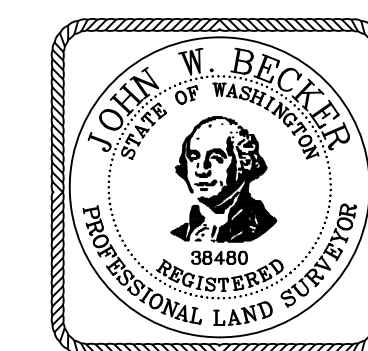
SET 5/8 REBAR AND CAP LS 38480 AT ALL
PROPERTY CORNERS

**AUDITOR'S CERTIFICATE**

FILED FOR RECORD AT THE REQUEST OF DR. LARRY WHITE MANAGING MEMBER
FOR NOR AM INVESTMENTS LLC., RECORDED IN VOLUME _____ OF PLATS,
ON PAGE _____, RECORDS OF BENTON COUNTY, WASHINGTON, AT _____
MINUTES PAST _____, THIS _____ DAY OF _____, 2017 A.D.

BENTON COUNTY AUDITOR

FEE NUMBER



CITY OF RICHLAND
840 NORTHGATE DRIVE
RICHLAND, WA 99352
OFFICE (509) 942-7512
FAX (509) 627-2994



9825 Sandifur Parkway, Suite A Pasco, WA 99301
509.380.5883 TEL 509.380.5885 FAX www.ahbl.com WEB

WEST VILLAGE PHASE 1A
PORTIONS OF THE NW 1/4, THE NE 1/4, THE SE 1/4, AND THE SW 1/4 OF SECTION 32, TOWNSHIP 09 NORTH, RANGE 28 EAST, W.M.,
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	30.16	N6° 13' 51"W
L2	23.05	N68° 47' 01"E
L3	46.52	N41° 15' 05"E
L4	28.19	N4° 03' 33"E
L5	28.19	N4° 03' 33"E
L6	28.00	N78° 43' 38"E
L7	28.00	N78° 43' 38"E
L8	26.00	N85° 06' 19"E
L9	12.00	S89° 40' 22"W
L10	25.00	S80° 51' 11"W
L11	31.00	N80° 51' 11"E
L12	70.00	S87° 24' 22"W
L13	19.76	S87° 24' 22"W
L14	89.76	S87° 24' 22"W
L15	22.02	SS3° 46' 57"W
L16	54.98	N83° 46' 09"E
L17	56.00	S78° 43' 38"W
L19	6.00	N79° 29' 49"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	23.46	2932.00	0°27'31"	S89° 58' 34"W	23.46
C2	113.16	2387.00	2°42'59"	S2° 17' 30"E	113.15
C3	91.79	2387.00	2°12'12"	S4° 45' 05"E	91.79
C4	60.85	2387.00	1°27'38"	S6° 35' 00"E	60.85
C5	19.87	12.50	91°04'58"	N38° 13' 40"E	17.84
C6	19.41	12.50	88°57'06"	SS1° 45' 18"E	17.52
C7	61.73	2491.00	1°25'11"	S6° 34' 09"E	61.73
C8	41.93	2491.00	0°57'52"	SS° 22' 37"E	41.93
C9	17.07	54.00	18°06'45"	N13° 57' 03"W	17.00
C10	30.00	54.00	31°49'58"	N38° 55' 24"W	29.62
C11	30.00	54.00	31°49'54"	N70° 45' 20"W	29.62
C12	30.00	54.00	31°49'49"	S77° 24' 48"W	29.61
C13	31.03	54.00	32°55'40"	S45° 02' 04"W	30.61
C14	81.21	54.00	86°09'54"	S14° 30' 43"E	73.77
C15	17.11	54.00	18°08'57"	S66° 40' 08"E	17.03
C16	30.19	25.00	69°11'10"	N41° 09' 01"W	28.39
C17	19.86	12.50	91°00'55"	N38° 15' 42"E	17.83
C18	30.91	2932.00	0°36'15"	S89° 26' 38"W	30.91
C19	17.47	25.00	40°02'49"	S13° 47' 34"W	17.12
C20	19.63	12.50	90°00'01"	SS1° 13' 51"E	17.68
C21	3.41	25.00	7°49'04"	S37° 43' 30"W	3.41
C22	60.00	54.00	63°39'58"	N9° 48' 02"E	56.96
C23	19.68	54.00	20°52'43"	N32° 28' 18"W	19.57
C24	26.80	54.00	28°26'25"	N57° 07' 52"W	26.53
C25	29.45	54.00	31°14'48"	N86° 58' 29"W	29.09
C26	55.27	54.00	58°38'34"	S48° 04' 50"W	52.89
C27	50.19	54.00	53°15'11"	S7° 52' 02"E	48.40
C28	18.47	54.00	19°36'06"	S44° 17' 40"E	18.38
C29	20.88	25.00	47°51'52"	N30° 09' 47"W	20.28
C30	56.03	568.00	5°39'05"	S88° 01' 53"E	56.00
C31	27.99	568.00	2°49'26"	S83° 47' 38"E	27.99
C32	19.63	12.50	90°00'00"	N38° 46' 09"E	17.68
C33	44.58	178.00	14°21'01"	S76° 35' 40"W	44.47
C34	48.58	178.00	15°38'12"	S61° 36' 04"W	48.43
C35	77.27	328.00	13°29'52"	S47° 02' 00"W	77.09
C36	53.50	328.00	9°20'42"	S35° 36' 43"W	53.44
C37	55.08	328.00	9°37'14"	S26° 07' 45"W	55.01
C38	70.77	328.00	12°21'43"	S15° 08' 17"W	70.63
C39	8.49	328.00	1°29'01"	S8° 12' 55"W	8.49
C40	24.62	2962.87	0°28'34"	S89° 22' 46"W	24.62
C41	5.62	25.00	12°52'56"	N13° 54' 52"E	5.61
C42	15.26	25.00	34°58'57"	N37° 50' 48"E	15.03
C43	72.15	54.00	76°33'15"	S17° 03' 39"W	66.90
C44	20.12	54.00	21°20'37"	S31° 53' 17"E	20.00
C45	45.50	54.00	48°16'33"	S66° 41' 52"E	44.16
C46	46.77	54.00	49°37'22"	N64° 21' 11"E	45.32
C47	20.88	25.00	47°51'52"	S63° 28' 26"W	20.28
C48	46.91	30.00	89°35'23"	N45° 35' 15"W	42.27
C49	43.66	25.00	100°04'02"	S42° 33' 37"E	38.32
C50	61.26	272.00	12°54'15"	S13° 55' 32"W	61.13

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C51	128.69	272.00	27°06'26"	S33° 55' 52"W	127.49
C52	38.23	16.50	132°45'45"	N66° 08' 02"W	30.24
C53	85.02	54.00	90°12'42"	S44° 51' 31"E	76.51
C54	25.82	54.00	27°23'46"	N76° 20' 15"E	25.57
C55	25.82	54.00	27°23'46"	N48° 56' 29"E	25.57
C56	25.82	54.00	27°23'45"	N21° 32' 44"E	25.57
C57	77.38	54.00	82°06'14"	N33° 12' 16"W	70.93
C58	36.87	16.50	128°02'20"	S10° 14' 13"E	29.67
C59	63.85	122.00	28°59'12"	S68° 46' 33"W	63.12
C60	19.02	12.50	87°10'14"	N52° 38' 44"W	17.24
C61	98.36	2547.00	2°12'45"	S10° 09' 59"E	98.35
C62	33.45	2491.00	0°46'10"	N10° 53' 17"W	33.45
C63	58.71	2491.00	1°21'02"	N9° 49' 41"W	58.71
C64	20.27	12.50	92°55'19"	N37° 18' 30"E	18.12
C65	5.87	2387.00	0°08'27"	S0° 51' 47"E	5.87
C66	4.15	2325.00	0°06'08"	S0° 55' 44"E	4.15
C67	18.98	12.50	86°58'54"	SS2° 44' 24"E	17.21
C68	52.25	2387.00	1°15'15"	S9° 52' 34"E	52.25
C69	34.05	2356.00	0°49'41"	S8° 43' 58"E	34.05
C70	9.32	37.50	14°13'58"	S6° 47' 21"W	9.29
C71	73.96	500.00	8°28'31"	S86° 37' 10"E	73.89
C72	86.26	3000.00	1°38'51"	S89° 57' 59"W	86.25
C73	66.91	2055.00	1°51'56"	N1° 32' 41"W	66.91
C74	132.69	2055.00	3°41'58"	N1° 31' 21"E	132.66
C75	89.55	2055.00	2°29'48"	N4° 37' 14"E	89.54
C76	39.98	422.00	5°25'41"	S0° 41' 12"E	39.96
C77	12.83	2547.00	0°17'19"	S22° 55' 10"E	12.83
C78	521.97	2381.00	12°33'38"	S16° 47' 01"E	520.93
C79	56.36	2381.00	1°21'23"	S9° 49' 30"E	56.36
C80	184.53	54.00	195°47'47"	S42° 33' 37"E	106.98
C81	20.88	25.00	47°51'52"	N31° 24' 20"E	20.28
C82	265.10	328.00	46°18'32"	S30° 37' 40"W	257.95
C83	171.13	272.00	36°02'55"	S25° 29' 52"W	168.33
C84	239.86	54.00	25°43'01"	N52° 59' 43"E	85.97
C85	48.63	30.00	92°52'37"	S45° 33' 38"W	43.48
C86	259.87	54.00	27°54'34"	S83° 46' 09"W	72.46
C87	236.42	54.00	25°50'55"	S49° 40' 51"W	88.01
C88	103.66	2491.00	2°23'03"	S6° 05' 13"E	103.65
C89	92.17	2491.00	2°07'12"	S10° 12' 46"E	92.16
C90	259.06	2387.00	6°13'06"	S3° 54' 07"E	258.93
C91	84.02	568.00	8°28'31"	S86° 37' 10"E	83.94
C92	30.60	2547.00	0°41'18"	S6° 54' 06"E	30.60
C93	335.55	2325.00	8°16'08"	S5° 00' 45"E	335.26
C94	78.77	532.50	8°28'31"	N86° 37' 10"W	78.70
C97	93.16	178.00	28°59'13"	S68° 46' 34"W	92.10
C98	10.21	2055.00	0°17'05"	N0° 28' 11"W	10.21
C99	54.10	34.50	89°50'34"	N44° 18' 34"E	48.72

PLAT CLOSURE

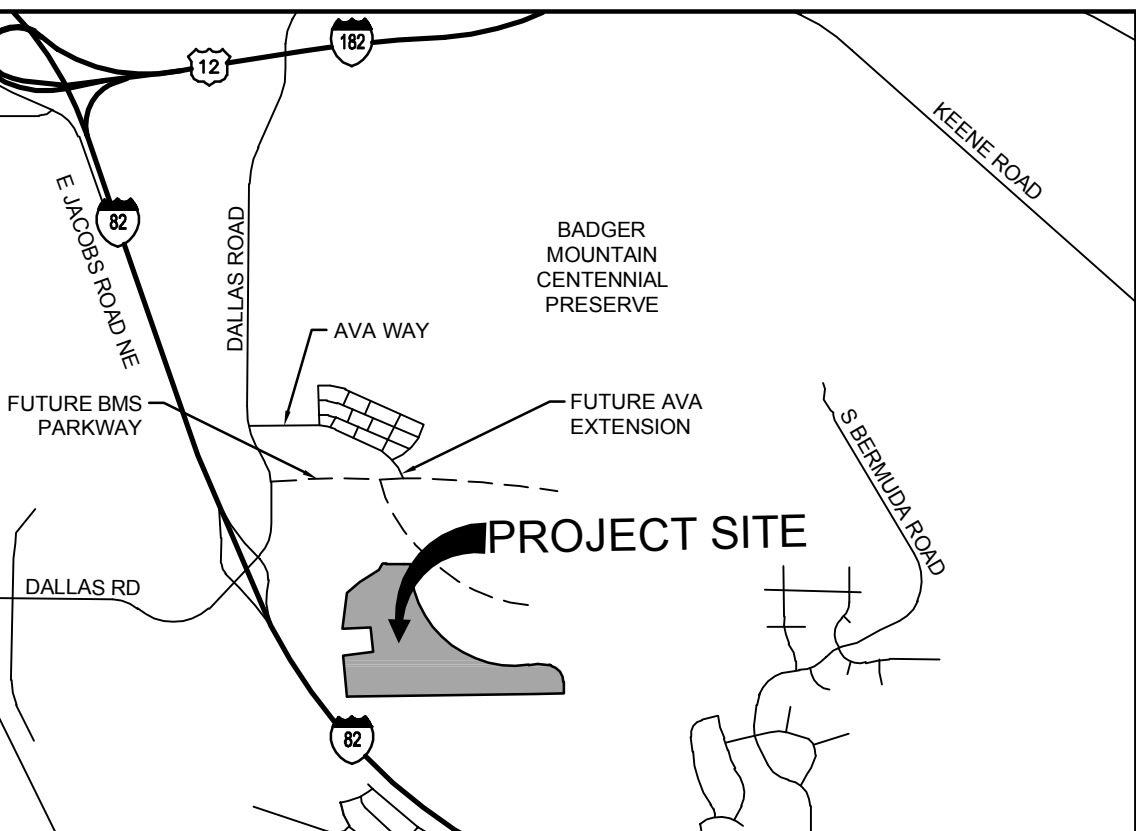
END NORTH: 325975.0177' EAST: 1962540.3992'
SEGMENT #1 : CURVE
LENGTH: 578.34' RADIUS: 2381.00'
DELTA: 13.5501 (DMS) TANGENT: 290.60'
CHORD: 576.91' COURSE: S16° 06' 19.19"E
COURSE IN: N80° 51' 11.25"E COURSE OUT: S66° 56' 10.36"W
RP NORTH: 328353.5154' EAST: 1964891.1226'
END NORTH: 325420.7495' EAST: 1962700.4364'
SEGMENT #2 : LINE
COURSE: S66° 56' 10.36"W LENGTH: 166.00'
NORTH: 325355.7180' EAST: 1962547.7049'
SEGMENT #3 : CURVE
LENGTH: 12.83' RADIUS: 2547.00'
DELTA: 0.1719 (DMS) TANGENT: 6.42'
CHORD: 12.83' COURSE: N22° 55' 09.93"W
COURSE IN: N66° 56' 10.36"E COURSE OUT: S67° 13' 29.77"W
RP NORTH: 328353.5198' EAST: 1964891.1213'
END NORTH: 325367.5352' EAST: 1962542.7084'
SEGMENT #4 : LINE
COURSE: S67° 00' 55.36"W LENGTH: 394.00'
NORTH: 325213.6844' EAST: 1962179.9882'
SEGMENT #5 : LINE
COURSE: S60° 03' 45.04"W LENGTH: 85.25'
NORTH: 325171.1400' EAST: 1962106.1131'
SEGMENT #6 : LINE
COURSE: S43° 58' 54.61"W LENGTH: 84.69'
NORTH: 325110.2005' EAST: 1962047.3018'
SEGMENT #7 : LINE
COURSE: S28° 58' 43.42"W LENGTH: 85.92'
NORTH: 325035.0377' EAST: 1962005.6748'
SEGMENT #8 : LINE
COURSE: S12° 02' 14.07"W LENGTH: 87.31'
NORTH: 324949.6474' EAST: 1961987.4665'
SEGMENT #9 : LINE
COURSE: S07° 08' 17.80"W LENGTH: 7.55'
NORTH: 324942.0975' EAST: 1961987.4461'
SEGMENT #10 : LINE
COURSE: N87° 58' 21.85"W LENGTH: 128.34'
NORTH: 324946.6375' EAST: 1961859.1864'
SEGMENT #11 : CURVE
LENGTH: 39.98' RADIUS: 422.00'
DELTA: 5.2541 (DMS) TANGENT: 20.00'
CHORD: 39.96' COURSE: S0° 41' 12.14"E
COURSE IN: S87° 58' 21.87"E COURSE OUT: S86° 35' 57.58"W
RP NORTH: 324931.7093' EAST: 1962280.9223'
END NORTH: 324906.6804' EAST: 1961859.6654'
SEGMENT #12 : LINE
COURSE: S86° 35' 57.58"W LENGTH: 56.00'
NORTH: 324903.3518' EAST: 1961803.7644'
SEGMENT #13 : LINE
COURSE: S87° 24' 21.82"W LENGTH: 1164.67'
NORTH: 324850.6419' EAST: 1960640.2877'
SEGMENT #14 : CURVE
LENGTH: 251.90' RADIUS: 560.00'
DELTA: 25.4624 (DMS) TANGENT: 128.12'
CHORD: 249.79' COURSE: N35° 29' 29.46"W
COURSE IN: S67° 23' 42.45"W COURSE OUT: N41° 37' 18.62"E
RP NORTH: 324635.3928' EAST: 1960123.3083'
END NORTH: 325054.0213' EAST: 1960495.2641'
SEGMENT #15 : LINE
COURSE: N11° 43' 11.63"W LENGTH: 52.99'
NORTH: 325105.9066' EAST: 1960484.5003'
SEGMENT #16 : LINE
COURSE: N38° 13' 27.35"E LENGTH: 190.91'
NORTH: 325255.8845' EAST: 1960602.6242'
SEGMENT #17 : LINE
COURSE: N67° 38' 17.46"W LENGTH: 25.00'
NORTH: 325265.3959' EAST: 1960579.5042'
SEGMENT #18 : CURVE
LENGTH: 287.86' RADIUS: 1000.00'
DELTA: 16.2934 (DMS) TANGENT: 144.93'
CHORD: 286.86' COURSE: N14° 06' 55.30"E
COURSE IN: N67° 38' 17.46"W COURSE OUT: S84° 07' 51.94"E
RP NORTH: 325645.8501' EAST: 1959654.7044'
END NORTH: 325543.5946' EAST: 1960649.4622'
SEGMENT #19 : LINE
COURSE: N5° 52' 08.06"E LENGTH: 51.84'
NORTH: 325595.1629' EAST: 1960654.7630'

SEGMENT #20 : LINE
COURSE: N32° 47' 27.25"W LENGTH: 64.03'
NORTH: 325648.9899' EAST: 1960620.0860'
SEGMENT #21 : LINE
COURSE: N5° 52' 08.06"E LENGTH: 150.00'
NORTH: 325798.2037' EAST: 1960635.4239'
SEGMENT #22 : LINE
COURSE: N0° 33' 58.73"W LENGTH: 44.62'
NORTH: 325842.8215' EAST: 1960634.9828'
SEGMENT #23 : CURVE
LENGTH: 299.35' RADIUS: 2055.00'
DELTA: 8.2047 (DMS) TANGENT: 149.94'
CHORD: 299.09' COURSE: N1° 41' 43.90"E
COURSE IN: N84° 07' 52.68"W COURSE OUT: N87° 31' 20.47"E
RP NORTH: 328052.9435' EAST: 1958590.7535'
END NORTH: 326141.7805' EAST: 1960643.8324'
SEGMENT #24 : LINE
COURSE: N89° 13' 50.60"E LENGTH: 382.85'
NORTH: 326146.9207' EAST: 1961026.6479'
SEGMENT #25 : CURVE
LENGTH: 284.76' RADIUS: 500.00'
DELTA: 30.2023 (DMS) TANGENT: 135.56'
CHORD: 261.68' COURSE: N74° 03' 39.9"E
COURSE IN: N0° 46' 09.40"W COURSE OUT: S31° 06' 32.60"E
RP NORTH: 326646.8756' EAST: 1961019.9349'
END NORTH: 326216.7824' EAST: 1961278.2673'
SEGMENT #26 : LINE
COURSE: N58° 53' 27.40"E LENGTH: 225.75'
NORTH: 326335.4203' EAST: 1961471.5511'
SEGMENT #27 : CURVE
LENGTH: 337.96' RADIUS: 500.00'
DELTA: 38.4338 (DMS) TANGENT: 175.72'
CHORD: 331.56' COURSE: N78° 15' 16.29"E
COURSE IN: S31° 06' 32.60"E COURSE OUT: N7° 37' 05.17"E
RP NORTH: 325907.3276' EAST: 1961729.8855'
END NORTH: 326402.9141' EAST: 1961796.1688'
SEGMENT #28 : LINE
COURSE: S82° 22' 54.83"E LENGTH: 169.00'
NORTH: 326380.5099' EAST: 1961963.6771'
SEGMENT #29 : CURVE
LENGTH: 73.96' RADIUS: 500.00'
DELTA: 8.2831 (DMS) TANGENT: 37.05'
CHORD: 73.89' COURSE: S86° 37' 10.44"E
COURSE IN: N7° 37' 05.17"E COURSE OUT: S0° 51' 26.06"E
RP NORTH: 326876.0967' EAST: 1962029.9619'
END NORTH: 326376.1529' EAST: 1962037.4386'
SEGMENT #30 : LINE
COURSE: N89° 08' 33.94"E LENGTH: 411.64'
NORTH: 326382.3115' EAST: 1962449.0325'
SEGMENT #31 : CURVE
LENGTH: 611.81' RADIUS: 3000.00'
DELTA: 11.4105 (DMS) TANGENT: 306.97'
CHORD: 610.75' COURSE: S85° 00' 53.63"E
COURSE IN: S0° 51' 26.06"E COURSE OUT: N10° 49' 38.79"E
RP NORTH: 323382.6473' EAST: 1962493.9158'
END NORTH: 326329.2393' EAST: 1963057.4722'
SEGMENT #32 : LINE
COURSE: S10° 49' 38.79"W LENGTH: 68.00'
NORTH: 326262.4499' EAST: 1963044.6983'
SEGMENT #33 : CURVE
LENGTH: 481.53' RADIUS: 2932.00'
DELTA: 9.2435 (DMS) TANGENT: 241.31'
CHORD: 480.99' COURSE: N83° 52' 38.94"W
COURSE IN: S10° 49' 38.79"W COURSE OUT: N1° 25' 03.34"E
RP NORTH: 323382.6472' EAST: 1962493.9170'
END NORTH: 326313.7498' EAST: 1962566.4518'
SEGMENT #34 : CURVE
LENGTH: 331.40' RADIUS: 2325.00'
DELTA: 8.1000 (DMS) TANGENT: 165.98'
CHORD: 331.12' COURSE: SS° 03' 48.64"E
COURSE IN: N89° 01' 11.48"E COURSE OUT: S80° 51' 11.25"W
RP NORTH: 326353.5211' EAST: 1964891.1116'
END NORTH: 325983.9220' EAST: 1962595.6765'
SEGMENT #35 : LINE
COURSE: S80° 51' 11.25"W LENGTH: 56.00'
NORTH: 325975.0199' EAST: 1962540.3896'
PERIMETER: 7724.05' AREA: 2820078.21 SQ. FT.
ERROR CLOSURE: 0.0109 COURSE: N78° 12' 40.01"W
ERROR NORTH: 0.00222 EAST: -0.01064
PRECISION 1: 707136.70

AUDITOR'S CERTIFICATE

WEST VILLAGE PHASE 1A

PORTIONS OF THE NW 1/4, THE NE 1/4, THE SE 1/4, AND THE SW 1/4 OF SECTION 32, TOWNSHIP 09 NORTH, RANGE 28 EAST, W.M.,
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON.



LEGAL DESCRIPTION

THAT PORTION OF REVISED PARCEL 1 AS SHOWN ON RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FEE NO. 2014-014937, RECORDS OF BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL 1; THENCE SOUTH 89°06'11" WEST ALONG THE SOUTH LINE THEREOF A DISTANCE OF 1934.38 FEET; THENCE LEAVING SAID LINE NORTH 00°33'49" WEST A DISTANCE OF 2872.65 FEET TO THE TRUE POINT OF BEGINNING AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 2932.00 FEET AND FROM WHICH THE CHORD BEARS NORTH 83°52'39" WEST A DISTANCE OF 480.99 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 9°24'35" A DISTANCE OF 481.53 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 2325.00 AND FROM WHICH THE CHORD BEARS SOUTH 05°03'49" EAST A DISTANCE OF 331.12 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 8°10'00" A DISTANCE OF 331.40 FEET; THENCE SOUTH 80°51'11" WEST A DISTANCE OF 56.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 2547.00 FEET AND FROM WHICH THE CHORD BEARS NORTH 22°55'10" WEST A DISTANCE OF 12.83 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0°17'19" A DISTANCE OF 12.83 FEET; THENCE SOUTH 67°00'55" WEST A DISTANCE OF 394.00 FEET; THENCE SOUTH 60°03'45" WEST A DISTANCE OF 85.25 FEET; THENCE SOUTH 43°58'55" WEST A DISTANCE OF 84.69 FEET; THENCE SOUTH 28°58'43" WEST A DISTANCE OF 85.92 FEET; THENCE SOUTH 12°02'14" WEST A DISTANCE OF 87.31 FEET; THENCE SOUTH 00°09'18" WEST A DISTANCE OF 7.55 FEET; THENCE NORTH 87°58'22" WEST A DISTANCE OF 128.34 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 422.00 FEET AND FROM WHICH THE CHORD BEARS SOUTH 00°41'12" EAST A DISTANCE OF 39.96 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 5°25'41" A DISTANCE OF 39.98 FEET; THENCE SOUTH 86°35'33" WEST A DISTANCE OF 56.00 FEET; THENCE SOUTH 87°24'22" WEST A DISTANCE OF 1164.67 FEET TO THE EASTERLY MARGIN OF DALLAS ROAD, THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 560.00 FEET, AND FROM WHICH THE CHORD BEARS NORTH 35°29'29" WEST A DISTANCE OF 249.79 FEET; THENCE NORTHWESTERLY ALONG SAID MARGIN AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°46'24" A DISTANCE OF 251.90 FEET; THENCE NORTH 11°43'12" WEST A DISTANCE OF 52.99 FEET; THENCE NORTH 38°13'27" EAST A DISTANCE OF 190.91 FEET; THENCE NORTH 67°38'17" WEST A DISTANCE OF 25.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 1000.00 FEET AND FROM WHICH THE CHORD BEARS NORTH 14°06'55" EAST A DISTANCE OF 286.86 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°29'34" A DISTANCE OF 287.86 FEET; THENCE NORTH 05°52'08" EAST A DISTANCE OF 51.84 FEET; THENCE NORTH 32°47'27" WEST A DISTANCE OF 64.03 FEET; THENCE NORTH 05°52'08" EAST A DISTANCE OF 150.00 FEET; THENCE NORTH 00°33'59" WEST A DISTANCE OF 44.61 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 2055.00 FEET AND FROM WHICH THE CHORD BEARS NORTH 01°41'44" EAST A DISTANCE OF 299.10 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 8°20'48" A DISTANCE OF 299.36 FEET; THENCE LEAVING SAID EASTERLY MARGIN NORTH 89°13'51" EAST A DISTANCE OF 382.85 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 500.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°20'23" A DISTANCE OF 264.76 FEET; THENCE NORTH 58°53'27" EAST A DISTANCE OF 225.75 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 500.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 38°43'38" A DISTANCE OF 337.96 FEET; THENCE SOUTH 82°22'55" EAST A DISTANCE OF 169.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 500.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 8°28'31" A DISTANCE OF 73.96 FEET; THENCE NORTH 89°08'34" EAST A DISTANCE OF 411.64 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 3000.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°41'05" A DISTANCE OF 611.81 FEET; THENCE SOUTH 10°49'39" WEST A DISTANCE OF 68.00 FEET TO THE POINT OF BEGINNING.

EQUIPMENT USED

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

BASIS OF BEARING

NAD 83/91
HELD A BEARING OF SOUTH 89° 06' 11" WEST FOR THE SOUTH LINE OF SECTION 32

SURVEYOR'S CERTIFICATE

I, JOHN W. BECKER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF WASHINGTON, HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION IN FEBRUARY 2016, AT THE REQUEST OF NOR AM INVESTMENTS, LLC.

JOHN W. BECKER, PLS 38480 DATE

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF DR. LARRY WHITE MANAGING MEMBER
FOR NOR AM INVESTMENTS LLC., RECORDED IN VOLUME _____ OF PLATS,
ON PAGE _____, RECORDS OF BENTON COUNTY, WASHINGTON, AT _____
MINUTES PAST _____, THIS _____ DAY OF _____, 2017 A.D.

BENTON COUNTY AUDITOR FEE NUMBER

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, NOR AM INVESTMENTS, LLC. 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 AS SHOWN HEREON AND THAT ALL STREETS, ROAD RIGHTS-OF-WAY AND UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC AND THAT THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED BY THE NAME WEST VILLAGE PHASE 1A.

DR. LARRY WHITE
MANAGING MEMBER FOR NOR AM INVESTMENTS, LLC DATE

ACKNOWLEDGMENTS

STATE OF _____
COUNTY OF _____ §.S.

BY ITS PROPER OFFICERS THIS _____ DAY OF _____, 20____,
ON THE DAY AND YEAR FIRST ABOVE WRITTEN, BEFORE ME PERSONALLY
APPEARED:

TO ME KNOWN TO BE THE _____

OF THE
CORPORATION THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT,
AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY
ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES
THEREIN MENTIONED, AND ON OATH STATED THAT HE WAS AUTHORIZED TO
EXECUTE SAID INSTRUMENT.

IN WITNESS WHEREOF, I HAVE HEREON SET MY HAND AND OFFICIAL SEAL
THE DAY AND YEAR FIRST ABOVE WRITTEN.

PRINT NAME SIGN NAME

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT _____

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN
PAID TO AND INCLUDING THE YEAR 20____.

TAX PARCEL NUMBER

BENTON COUNTY TREASURER DATE

BENTON COUNTY ASSESSOR DATE

APPROVALS

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

CITY MANAGER DATE

CITY CLERK DATE

CITY ENGINEER DATE

CHAIRMAN, CITY PLANNING COMMISSION DATE

SHEET INDEX

- LEGAL DESCRIPTION, APPROVALS, OWNER'S CERT.
- SECTION SURVEY AND BOUNDARY DETAIL
- PLAT DETAIL
- LINE/CURVE TABLE FOR PLAT DETAIL

SURVEY FOR

NOR AM INVESTMENTS, LLC
12513 AVENUE DUBOIS SW
LAKEWOOD, WA 98498-9242
PARCEL NO. 1-3298-300-0003-007

TRACT INDEX

TRACT NAME	TRACT OWNER	TRACT USE
TRACT A	NOR-AM DEVELOPMENT	COMMERCIAL
TRACT B	NOR-AM DEVELOPMENT	OPEN SPACE
TRACT C	BADGER DEVELOPER	FUTURE DEVELOPMENT
TRACT D	BMSCA*	GREEN BELT
TRACT E	BMSCA*	GREEN BELT

*BADGER MOUNTAIN SOUTH COMMUNITY ASSOCIATION

EASEMENT TABLE

1. 1 FOOT NO ACCESS/SCREENING EASEMENT.
2. 10 FOOT PUBLIC UTILITY EASEMENT.
3. VARIABLE WIDTH PUBLIC UTILITY AND ACCESS EASEMENT.
4. 16.5 FOOT PUBLIC UTILITY EASEMENT.

CITY OF RICHLAND NOTES

1. ADDRESS NUMBERS [NOTED IN BRACKETS] ARE SUBJECT TO CHANGE BY THE CITY OF RICHLAND AT TIME OF BUILDING PERMIT ISSUANCE.

2. PARK FEES AS REQUIRED BY RICHLAND MUNICIPAL CODE CHAPTER 22.12 SHALL BE PAID BY THE PROPERTY OWNER PRIOR TO THE TIME THAT A FINAL BUILDING INSPECTION IS PERFORMED BY THE CITY FOR ANY HOME ON ANY LOT WITHIN THIS SUBDIVISION.

3. ALL RESIDENTIAL STRUCTURES TO BE CONSTRUCTED WITHIN THIS PLAT, SHALL BE CONSTRUCTED WITH A SPRINKLER SYSTEM THAT MEETS THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARDS 13-0.

4. ALL RESIDENTIAL LOTS SHALL BE IMPROVED WITH LANDSCAPING AT THE TIME A CERTIFICATE OF OCCUPANCY IS ISSUED FOR ANY RESIDENTIAL USE ON THAT LOT IN ACCORDANCE WITH THE LANDSCAPE STANDARDS CONTAINED IN SECTION 11.6 OF THE LAND USE AND DEVELOPMENT REGULATIONS FOR THE BADGER MOUNTAIN SOUTH COMMUNITY.

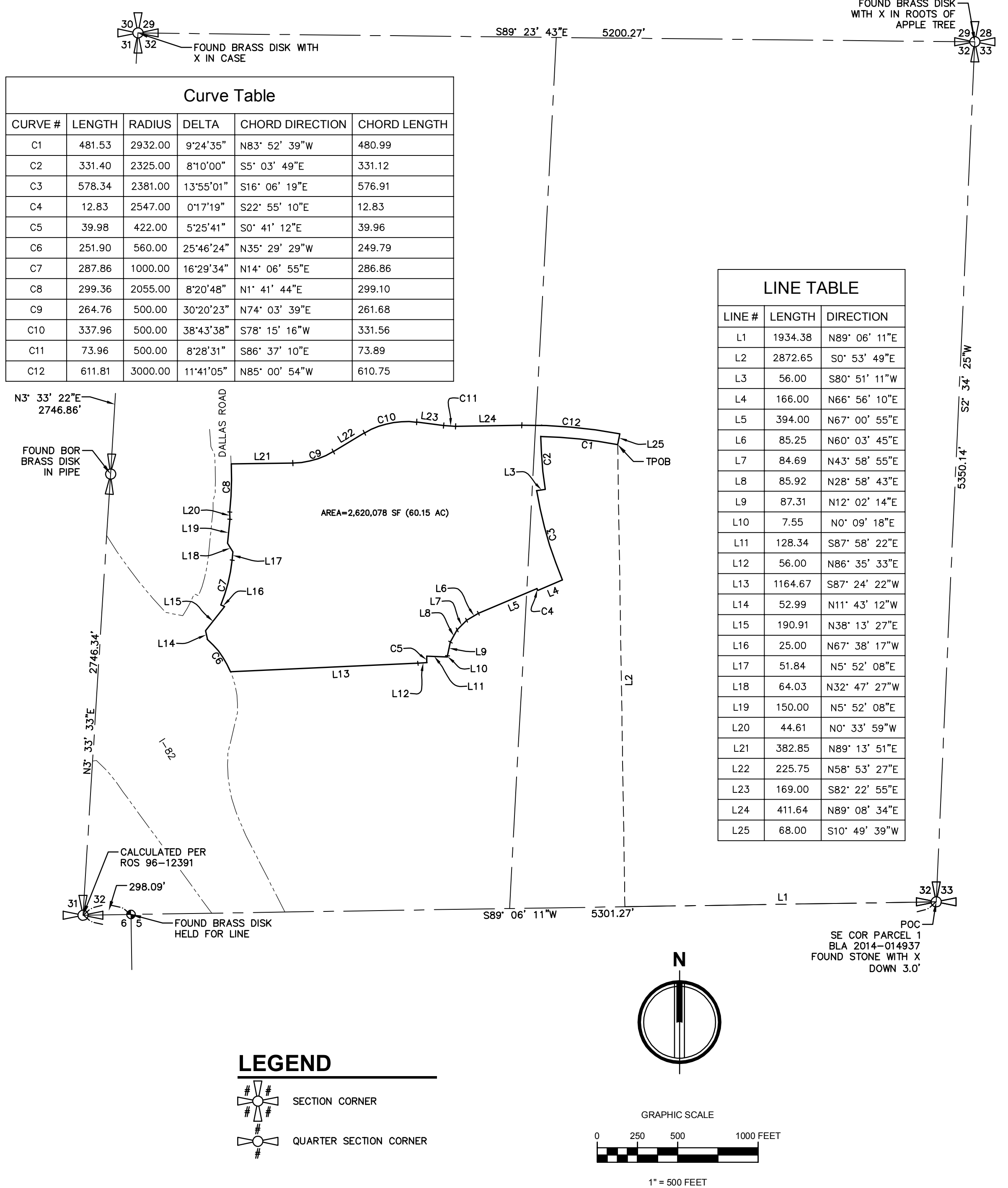
5. ALL RESIDENTIAL STRUCTURES LOCATED WITHIN THIS PLAT SHALL CONFORM TO THE BUILDING TYPE STANDARDS CONTAINED IN SECTION 8 OF THE LAND USE AND DEVELOPMENT REGULATIONS FOR THE BADGER MOUNTAIN SOUTH COMMUNITY.

6. ALL RESIDENTIAL STRUCTURES LOCATED WITHIN THIS PLAT SHALL CONFORM TO THE SUSTAINABLE STANDARDS CONTAINED IN SECTION 12 OF THE LAND USE AND DEVELOPMENT REGULATIONS FOR THE BADGER MOUNTAIN SOUTH COMMUNITY.

7. BADGER MOUNTAIN PARKWAY IS CLASSIFIED AS AN ARTERIAL COLLECTOR STREET, AND ROAD "H" IS CLASSIFIED AS A NEIGHBORHOOD COLLECTOR STREET. CONSEQUENTLY, NO DRIVEWAYS ACCESSING SINGLE-FAMILY LOTS WILL BE ALLOWED ONTO THEM.

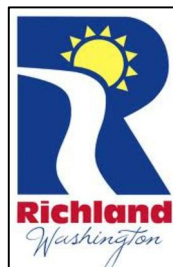
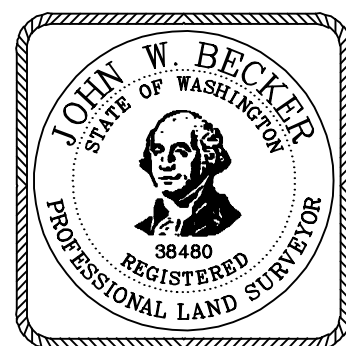
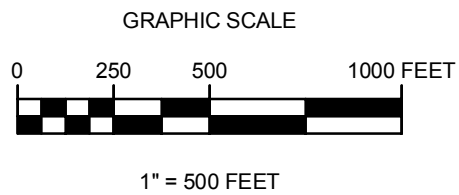
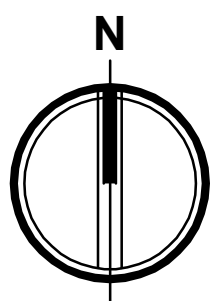
8. ALL LANDSCAPED AREAS WITHIN THE PLAT THAT ARE IN THE PUBLIC RIGHT OF WAY SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS TO MAINTAIN.

9. THE CITY OF RICHLAND RESERVES THE RIGHT TO ACQUIRE ADDITIONAL EASEMENT AREA BEHIND THE BACK OF SIDEWALK, AT THOSE INTERSECTION RADIUS RETURNS, BEHIND SIDEWALK RAMPS DESIGNED TO MEET CURRENT AMERICANS WITH DISABILITY ACT (ADA) REQUIREMENTS AT THE DATE OF RECORDING OF THIS PLAT. RADIUS RETURNS MAY REQUIRE ADDITIONAL SIDEWALK RAMP AREA TO ACCOMMODATE UPDATES OR REVISIONS TO CURRENT ADA REQUIREMENTS. IN NO SUCH CASE SHALL THE EASEMENT AREA INCREASE OR ENCROACH BEYOND A 25' RADIUS CURVE, OF THE PROPERTY SIDELINES AT OR NEAR BACK OF WALK, FILLETED AS SUCH. HOMEOWNERS ARE HEREBY NOTIFIED THAT A FUTURE EASEMENT MAY NEED TO BE GRANTED TO THE CITY OF RICHLAND, TO ACCOMMODATE FUTURE ADA REQUIREMENTS.



LEGEND

- SECTION CORNER
- QUARTER SECTION CORNER



CITY OF RICHLAND

840 NORTHGATE DRIVE
RICHLAND, WA 99352
OFFICE (509) 942-7512
FAX (509) 627-2994

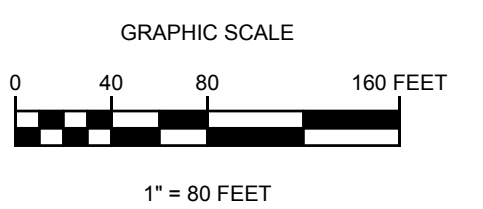
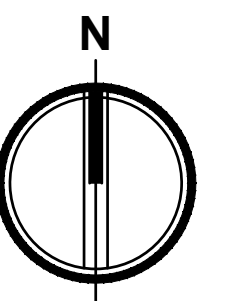


9825 Sandifur Parkway, Suite A Pasco, WA 99301
509.380.5883 TEL 509.380.5885 FAX www.ahbl.com WEB

WEST VILLAGE PHASE 1A
PORTIONS OF THE NW 1/4, THE NE 1/4, THE SE 1/4, AND THE SW 1/4 OF SECTION 32, TOWNSHIP 09 NORTH, RANGE 28 EAST, W.M.,
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON.

**PROPERTY CORNERS**

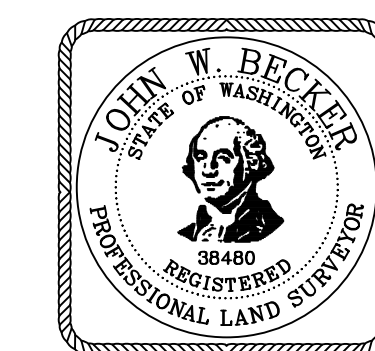
SET 5/8 REBAR AND CAP LS 38480 AT ALL
PROPERTY CORNERS

**AUDITOR'S CERTIFICATE**

FILED FOR RECORD AT THE REQUEST OF DR. LARRY WHITE MANAGING MEMBER
FOR NOR AM INVESTMENTS LLC., RECORDED IN VOLUME _____ OF PLATS,
ON PAGE _____, RECORDS OF BENTON COUNTY, WASHINGTON, AT _____
MINUTES PAST _____, THIS _____ DAY OF _____, 2017 A.D.

BENTON COUNTY AUDITOR

FEE NUMBER



CITY OF RICHLAND
840 NORTHGATE DRIVE
RICHLAND, WA 99352
OFFICE (509) 942-7512
FAX (509) 627-2994



9825 Sandifur Parkway, Suite A Pasco, WA 99301
509.380.5883 TEL 509.380.5885 FAX www.ahbl.com WEB

WEST VILLAGE PHASE 1A
PORTIONS OF THE NW 1/4, THE NE 1/4, THE SE 1/4, AND THE SW 1/4 OF SECTION 32, TOWNSHIP 09 NORTH, RANGE 28 EAST, W.M.,
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	30.16	N6° 13' 51"W
L2	23.05	N68° 47' 01"E
L3	46.52	N41° 15' 05"E
L4	28.19	N4° 03' 33"E
L5	28.19	N4° 03' 33"E
L6	28.00	N78° 43' 38"E
L7	28.00	N78° 43' 38"E
L8	26.00	N85° 06' 19"E
L9	12.00	S89° 40' 22"W
L10	25.00	S80° 51' 11"W
L11	31.00	N80° 51' 11"E
L12	70.00	S87° 24' 22"W
L13	19.76	S87° 24' 22"W
L14	89.76	S87° 24' 22"W
L15	22.02	SS3° 46' 57"W
L16	54.98	N83° 46' 09"E
L17	56.00	S78° 43' 38"W
L19	6.00	N79° 29' 49"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	23.46	2932.00	0°27'31"	S89° 58' 34"W	23.46
C2	113.16	2387.00	2°42'59"	S2° 17' 30"E	113.15
C3	91.79	2387.00	2°12'12"	S4° 45' 05"E	91.79
C4	60.85	2387.00	1°27'38"	S6° 35' 00"E	60.85
C5	19.87	12.50	91°04'58"	N38° 13' 40"E	17.84
C6	19.41	12.50	88°57'06"	S51° 45' 18"E	17.52
C7	61.73	2491.00	1°25'11"	S6° 34' 09"E	61.73
C8	41.93	2491.00	0°57'52"	S5° 22' 37"E	41.93
C9	17.07	54.00	18°06'45"	N13° 57' 03"W	17.00
C10	30.00	54.00	31°49'58"	N38° 55' 24"W	29.62
C11	30.00	54.00	31°49'54"	N70° 45' 20"W	29.62
C12	30.00	54.00	31°49'49"	S77° 24' 48"W	29.61
C13	31.03	54.00	32°55'40"	S45° 02' 04"W	30.61
C14	81.21	54.00	86°09'54"	S14° 30' 43"E	73.77
C15	17.11	54.00	18°08'57"	S66° 40' 08"E	17.03
C16	30.19	25.00	69°11'10"	N41° 09' 01"W	28.39
C17	19.86	12.50	91°00'55"	N38° 15' 42"E	17.83
C18	30.91	2932.00	0°36'15"	S89° 26' 38"W	30.91
C19	17.47	25.00	40°02'49"	S13° 47' 34"W	17.12
C20	19.63	12.50	90°00'01"	S51° 13' 51"E	17.68
C21	3.41	25.00	7°49'04"	S37° 43' 30"W	3.41
C22	60.00	54.00	63°39'58"	N9° 48' 02"E	56.96
C23	19.68	54.00	20°52'43"	N32° 28' 18"W	19.57
C24	26.80	54.00	28°26'25"	N57° 07' 52"W	26.53
C25	29.45	54.00	31°14'48"	N86° 58' 29"W	29.09
C26	55.27	54.00	58°38'34"	S48° 04' 50"W	52.89
C27	50.19	54.00	53°15'11"	S7° 52' 02"E	48.40
C28	18.47	54.00	19°36'06"	S44° 17' 40"E	18.38
C29	20.88	25.00	47°51'52"	N30° 09' 47"W	20.28
C30	56.03	568.00	5°39'05"	S88° 01' 53"E	56.00
C31	27.99	568.00	2°49'26"	S83° 47' 38"E	27.99
C32	19.63	12.50	90°00'00"	N38° 46' 09"E	17.68
C33	44.58	178.00	14°21'01"	S76° 35' 40"W	44.47
C34	48.58	178.00	15°38'12"	S61° 36' 04"W	48.43
C35	77.27	328.00	13°29'52"	S47° 02' 00"W	77.09
C36	53.50	328.00	9°20'42"	S35° 36' 43"W	53.44
C37	55.08	328.00	9°37'14"	S26° 07' 45"W	55.01
C38	70.77	328.00	12°21'43"	S15° 08' 17"W	70.63
C39	8.49	328.00	1°29'01"	S8° 12' 55"W	8.49
C40	24.62	2962.87	0°28'34"	S89° 22' 46"W	24.62
C41	5.62	25.00	12°52'56"	N13° 54' 52"E	5.61
C42	15.26	25.00	34°58'57"	N37° 50' 48"E	15.03
C43	72.15	54.00	76°33'15"	S17° 03' 39"W	66.90
C44	20.12	54.00	21°20'37"	S31° 53' 17"E	20.00
C45	45.50	54.00	48°16'33"	S66° 41' 52"E	44.16
C46	46.77	54.00	49°37'22"	N64° 21' 11"E	45.32
C47	20.88	25.00	47°51'52"	S63° 28' 26"W	20.28
C48	46.91	30.00	89°35'23"	N45° 35' 15"W	42.27
C49	43.66	25.00	100°04'02"	S42° 33' 37"E	38.32
C50	61.26	272.00	12°54'15"	S13° 55' 32"W	61.13

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C51	128.69	272.00	27°06'26"	S33° 55' 52"W	127.49
C52	38.23	16.50	132°45'45"	N66° 08' 02"W	30.24
C53	85.02	54.00	90°12'42"	S44° 51' 31"E	76.51
C54	25.82	54.00	27°23'46"	N76° 20' 15"E	25.57
C55	25.82	54.00	27°23'46"	N48° 56' 29"E	25.57
C56	25.82	54.00	27°23'45"	N21° 32' 44"E	25.57
C57	77.38	54.00	82°06'14"	N33° 12' 16"W	70.93
C58	36.87	16.50	128°02'20"	S10° 14' 13"E	29.67
C59	63.85	122.00	28°59'12"	S68° 46' 33"W	63.12
C60	19.02	12.50	87°10'14"	N52° 38' 44"W	17.24
C61	98.36	2547.00	2°12'45"	S10° 09' 59"E	98.35
C62	33.45	2491.00	0°46'10"	N10° 53' 17"W	33.45
C63	58.71	2491.00	1°21'02"	N9° 49' 41"W	58.71
C64	20.27	12.50	92°55'19"	N37° 18' 30"E	18.12
C65	5.87	2387.00	0°08'27"	S0° 51' 47"E	5.87
C66	4.15	2325.00	0°06'08"	S0° 55' 44"E	4.15
C67	18.98	12.50	86°58'54"	SS2° 44' 24"E	17.21
C68	52.25	2387.00	1°15'15"	S9° 52' 34"E	52.25
C69	34.05	2356.00	0°49'41"	S8° 43' 58"E	34.05
C70	9.32	37.50	14°13'58"	S6° 47' 21"W	9.29
C71	73.96	500.00	8°28'31"	S86° 37' 10"E	73.89
C72	86.26	3000.00	1°38'51"	S89° 57' 59"W	86.25
C73	66.91	2055.00	1°51'56"	N1° 32' 41"W	66.91
C74	132.69	2055.00	3°41'58"	N1° 31' 21"E	132.66
C75	89.55	2055.00	2°29'48"	N4° 37' 14"E	89.54
C76	39.98	422.00	5°25'41"	S0° 41' 12"E	39.96
C77	12.83	2547.00	0°17'19"	S22° 55' 10"E	12.83
C78	521.97	2381.00	12°33'38"	S16° 47' 01"E	520.93
C79	56.36	2381.00	1°21'23"	S9° 49' 30"E	56.36
C80	184.53	54.00	195°47'47"	S42° 33' 37"E	106.98
C81	20.88	25.00	47°51'52"	N31° 24' 20"E	20.28
C82	265.10	328.00	46°18'32"	S30° 37' 40"W	257.95
C83	171.13	272.00	36°02'55"	S25° 29' 52"W	168.33
C84	239.86	54.00	25°43'01"	N52° 59' 43"E	85.97
C85	48.63	30.00	92°52'37"	S45° 33' 38"W	43.48
C86	259.87	54.00	27°54'34"	S83° 46' 09"W	72.46
C87	236.42	54.00	25°50'55"	S49° 40' 51"W	88.01
C88	103.66	2491.00	2°23'03"	S6° 05' 13"E	103.65
C89	92.17	2491.00	2°07'12"	S10° 12' 46"E	92.16
C90	259.06	2387.00	6°13'06"	S3° 54' 07"E	258.93
C91	84.02	568.00	8°28'31"	S86° 37' 10"E	83.94
C92	30.60	2547.00	0°41'18"	S6° 54' 06"E	30.60
C93	335.55	2325.00	8°16'08"	S5° 00' 45"E	335.26
C94	78.77	532.50	8°28'31"	N86° 37' 10"W	78.70
C97	93.16	178.00	28°59'13"	S68° 46' 34"W	92.10
C98	10.21	2055.00	0°17'05"	N0° 28' 11"W	10.21
C99	54.10	34.50	89°50'34"	N44° 18' 34"E	48.72

PLAT CLOSURE

END NORTH: 325975.0177' EAST: 1962540.3992'
SEGMENT #1 : CURVE
LENGTH: 578.34' RADIUS: 2381.00'
DELTA: 13.5501 (DMS) TANGENT: 290.60'
CHORD: 576.91' COURSE: S16° 06' 19.19"E
COURSE IN: N80° 51' 11.25"E COURSE OUT: S66° 56' 10.36"W
RP NORTH: 328353.5154' EAST: 1964891.1226'
END NORTH: 325420.7495' EAST: 1962700.4364'
SEGMENT #2 : LINE
COURSE: S66° 56' 10.36"W LENGTH: 166.00'
NORTH: 325355.7180' EAST: 1962547.7049'
SEGMENT #3 : CURVE
LENGTH: 12.83' RADIUS: 2547.00'
DELTA: 0.1719 (DMS) TANGENT: 6.42'
CHORD: 12.83' COURSE: N22° 55' 09.93"W
COURSE IN: N66° 56' 10.36"E COURSE OUT: S67° 13' 29.77"W
RP NORTH: 328353.5198' EAST: 1964891.1213'
END NORTH: 325367.5352' EAST: 1962542.7084'
SEGMENT #4 : LINE
COURSE: S67° 00' 55.36"W LENGTH: 394.00'
NORTH: 325213.6844' EAST: 1962179.9882'
SEGMENT #5 : LINE
COURSE: S60° 03' 45.04"W LENGTH: 85.25'
NORTH: 325171.1400' EAST: 1962106.1131'
SEGMENT #6 : LINE
COURSE: S43° 58' 54.61"W LENGTH: 84.69'
NORTH: 325110.2005' EAST: 1962047.3018'
SEGMENT #7 : LINE
COURSE: S28° 58' 43.42"W LENGTH: 85.92'
NORTH: 325035.0377' EAST: 1962005.6748'
SEGMENT #8 : LINE
COURSE: S12° 02' 14.07"W LENGTH: 87.31'
NORTH: 324949.6474' EAST: 1961987.4665'
SEGMENT #9 : LINE
COURSE: S07° 08' 17.80"W LENGTH: 7.55'
NORTH: 324942.0975' EAST: 1961987.4461'
SEGMENT #10 : LINE
COURSE: N87° 58' 21.85"W LENGTH: 128.34'
NORTH: 324946.6375' EAST: 1961859.1864'
SEGMENT #11 : CURVE
LENGTH: 39.98' RADIUS: 422.00'
DELTA: 5.2541 (DMS) TANGENT: 20.00'
CHORD: 39.96' COURSE: S0° 41' 12.14"E
COURSE IN: S87° 58' 21.87"E COURSE OUT: S86° 35' 57.58"W
RP NORTH: 324931.7093' EAST: 1962280.9223'
END NORTH: 324906.6804' EAST: 1961859.6654'
SEGMENT #12 : LINE
COURSE: S86° 35' 57.58"W LENGTH: 56.00'
NORTH: 324903.3518' EAST: 1961803.7644'
SEGMENT #13 : LINE
COURSE: S87° 24' 21.82"W LENGTH: 1164.67'
NORTH: 324850.6419' EAST: 1960640.2877'
SEGMENT #14 : CURVE
LENGTH: 251.90' RADIUS: 560.00'
DELTA: 25.4624 (DMS) TANGENT: 128.12'
CHORD: 249.79' COURSE: N35° 29' 29.46"W
COURSE IN: S67° 23' 42.45"W COURSE OUT: N41° 37' 18.62"E
RP NORTH: 324635.3928' EAST: 1960123.3083'
END NORTH: 325054.0213' EAST: 1960495.2641'
SEGMENT #15 : LINE
COURSE: N11° 43' 11.63"W LENGTH: 52.99'
NORTH: 325105.9066' EAST: 1960484.5003'
SEGMENT #16 : LINE
COURSE: N38° 13' 27.35"E LENGTH: 190.91'
NORTH: 325255.8845' EAST: 1960602.6242'
SEGMENT #17 : LINE
COURSE: N67° 38' 17.46"W LENGTH: 25.00'
NORTH: 325265.3959' EAST: 1960579.5042'
SEGMENT #18 : CURVE
LENGTH: 287.86' RADIUS: 1000.00'
DELTA: 16.2934 (DMS) TANGENT: 144.93'
CHORD: 286.86' COURSE: N14° 06' 55.30"E
COURSE IN: N67° 38' 17.46"W COURSE OUT: S84° 07' 51.94"E
RP NORTH: 325645.8501' EAST: 1959654.7044'
END NORTH: 325543.5946' EAST: 1960649.4622'
SEGMENT #19 : LINE
COURSE: N5° 52' 08.06"E LENGTH: 51.84'
NORTH: 325595.1629' EAST: 1960654.7630'

SEGMENT #20 : LINE
COURSE: N32° 47' 27.25"W LENGTH: 64.03'
NORTH: 325648.9899' EAST: 1960620.0860'
SEGMENT #21 : LINE
COURSE: N5° 52' 08.06"E LENGTH: 150.00'
NORTH: 325798.2037' EAST: 1960635.4239'
SEGMENT #22 : LINE
COURSE: N0° 33' 58.73"W LENGTH: 44.62'
NORTH: 325842.8215' EAST: 1960634.9828'
SEGMENT #23 : CURVE
LENGTH: 299.35' RADIUS: 2055.00'
DELTA: 8.2047 (DMS) TANGENT: 149.94'
CHORD: 299.09' COURSE: N1° 41' 43.90"E
COURSE IN: N84° 07' 52.68"W COURSE OUT: N87° 31' 20.47"E
RP NORTH: 328052.9435' EAST: 1958590.7535'
END NORTH: 326141.7805' EAST: 1960643.8324'
SEGMENT #24 : LINE
COURSE: N89° 13' 50.60"E LENGTH: 382.85'
NORTH: 326146.9207' EAST: 1961026.6479'
SEGMENT #25 : CURVE
LENGTH: 284.76' RADIUS: 500.00'
DELTA: 30.2023 (DMS) TANGENT: 135.56'
CHORD: 261.68' COURSE: N74° 03' 39"E
COURSE IN: N0° 46' 09.40"W COURSE OUT: S31° 06' 32.60"E
RP NORTH: 326646.8756' EAST: 1961019.9349'
END NORTH: 326216.7824' EAST: 1961278.2673'
SEGMENT #26 : LINE
COURSE: N58° 53' 27.40"E LENGTH: 225.75'
NORTH: 326335.4203' EAST: 1961471.5511'
SEGMENT #27 : CURVE
LENGTH: 337.96' RADIUS: 500.00'
DELTA: 38.4338 (DMS) TANGENT: 175.72'
CHORD: 331.56' COURSE: N78° 15' 16.29"E
COURSE IN: S31° 06' 32.60"E COURSE OUT: N7° 37' 05.17"E
RP NORTH: 325907.3276' EAST: 1961729.8855'
END NORTH: 326402.9141' EAST: 1961796.1688'
SEGMENT #28 : LINE
COURSE: S82° 22' 54.83"E LENGTH: 169.00'
NORTH: 326380.5099' EAST: 1961963.6771'
SEGMENT #29 : CURVE
LENGTH: 73.96' RADIUS: 500.00'
DELTA: 8.2831 (DMS) TANGENT: 37.05'
CHORD: 73.89' COURSE: S86° 37' 10.44"E
COURSE IN: N7° 37' 05.17"E COURSE OUT: S0° 51' 26.06"E
RP NORTH: 326876.0967' EAST: 1962029.9619'
END NORTH: 326376.1529' EAST: 1962037.4386'
SEGMENT #30 : LINE
COURSE: N89° 08' 33.94"E LENGTH: 411.64'
NORTH: 326382.3115' EAST: 1962449.0325'
SEGMENT #31 : CURVE
LENGTH: 611.81' RADIUS: 3000.00'
DELTA: 11.4105 (DMS) TANGENT: 306.97'
CHORD: 610.75' COURSE: S85° 00' 53.63"E
COURSE IN: S0° 51' 26.06"E COURSE OUT: N10° 49' 38.79"E
RP NORTH: 323382.6473' EAST: 1962493.9158'
END NORTH: 326329.2393' EAST: 1963057.4722'
SEGMENT #32 : LINE
COURSE: S10° 49' 38.79"W LENGTH: 68.00'
NORTH: 326262.4499' EAST: 1963044.6983'
SEGMENT #33 : CURVE
LENGTH: 481.53' RADIUS: 2932.00'
DELTA: 9.2435 (DMS) TANGENT: 241.31'
CHORD: 480.99' COURSE: N83° 52' 38.94"W
COURSE IN: S10° 49' 38.79"W COURSE OUT: N1° 25' 03.34"E
RP NORTH: 323382.6472' EAST: 1962493.9170'
END NORTH: 326313.7498' EAST: 1962566.4518'
SEGMENT #34 : CURVE
LENGTH: 331.40' RADIUS: 2325.00'
DELTA: 8.1000 (DMS) TANGENT: 165.98'
CHORD: 331.12' COURSE: SS° 03' 48.64"E
COURSE IN: N89° 01' 11.48"E COURSE OUT: S80° 51' 11.25"W
RP NORTH: 326353.5211' EAST: 1964891.1116'
END NORTH: 325983.9220' EAST: 1962595.6765'
SEGMENT #35 : LINE
COURSE: S80° 51' 11.25"W LENGTH: 56.00'
NORTH: 325975.0199' EAST: 1962540.3896'
PERIMETER: 7724.05' AREA: 2820078.21 SQ. FT.
ERROR CLOSURE: 0.0109 COURSE: N78° 12' 40.01"W
ERROR NORTH: 0.00222 EAST: -0.01064
PRECISION 1: 707136.70

AUDITOR'S CERTIFICATE

CONDITIONS OF APPROVAL

"West Village" Preliminary Subdivision File No. S2015-103

A. General.

1. Preliminary plat approval shall be null and void if any condition enumerated herein is not satisfied.
2. As provided in RCW 58.17.140, a final plat meeting all applicable requirements must be submitted to the city for approval within five years of the date of preliminary plat approval; provided, however, the applicant must comply with any otherwise applicable provisions of the city's code, including those pertaining to extension of the approval period presently found at RMC 24.12.055, or as may subsequently be amended.
3. No construction or site development activities related to the plat may be undertaken until the land-use and engineering approvals become effective, and the City and other regulatory authorities with jurisdiction issue applicable permits.
4. Unless modified by the Public Works Director, Applicant shall comply with requirements of applicable utility service providers, including – but not limited to – purveyors of sewer, water, irrigation, electricity, gas, and telecommunication (phone, internet, television, cable) services.
5. The applicant shall comply with all professional report conclusions and recommendations submitted in connection with the preliminary plat and engineering reviews, as approved and or amended by the City.
6. Applicant shall be responsible for consulting with state and federal agencies, and tribal entities with jurisdiction (if any) for applicable permit or other regulatory requirements. Approval of a preliminary plat does not limit the applicant's responsibility to obtain any required permit, license or approval from a state, federal, or other regulatory body. Any conditions of regulatory agency permits/licenses shall be considered conditions for this project.
7. The final engineering plans and final plat shall conform to all applicable provisions of the Richland Municipal Code and the Conditions of Approval herein.

B. Conditions, based on recommendations from the City's Technical Advisory Committee, Exhibit 15.

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 under the Land Use and Development Regulations adopted for the Badger Mountain South Subarea 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. The street addresses shall be finalized at time of final plat submittal and review. Street addressing shall be in conformance to RMC Chapter 12.01. The following note shall be placed on the final plat(s): "Address

numbers [noted in brackets] are subject to change by the City of Richland at time of building permit issuance."

4. Park fees as required by Richland Municipal Code (RMC) Chapter 22.12 shall be paid prior to the City's performance of a final inspection for any new home within the plat boundaries. The following note shall be placed on the final plat: "Park fees as required by Richland Municipal Code Chapter 22.12 shall be paid by the property owner prior to the time that a final building inspection is performed by the City for any home on any lot within this subdivision."

5. All construction located within the boundaries of this plat shall conform with the requirements of the Land Use and Development Regulations (LUDR) adopted by the City of Richland for the Badger Mountain South Community. To ensure that future lot buyers are properly informed of the specific LUDR requirements, the following notes shall be placed on the final plat:

- a. "All residential structures to be constructed within this plat, shall be constructed with a sprinkler system that meets the National Fire Protection Association (NFPA) standards 13-D."
- b. "All residential lots shall be improved within landscaping at the time a certificate of occupancy is issued for any residential use on that lot in accordance with the landscape standards contained in Section 11.E of the Land Use and Development Regulations for the Badger Mountain South Community."
- c. "All residential structures located within this plat shall conform to the Building Type Standards contained in Section 8 of the Land Use and Development Regulations for the Badger Mountain South Community."
- d. All residential structures located within this plat shall conform to the Sustainable Standards contained in Section 12 of the Land Use and Development Regulations for the Badger Mountain South Community."

6. Development shall comply with all applicable requirements of the Badger Mountain Irrigation District including but not limited to requirements for design and installation of an irrigation system and related easements.

7. The final plat(s) shall include a note identifying the intended use, ownership and maintenance of all non-residential tracts within the plat boundaries and shall specify the particular lots within each phase of development that are reserved for housing types other than single family units. This requirement is intended to ensure compliance with Section 8 of the LUDR that mandates at least two housing types per block.
8. Pedestrian pathways within designated access easements as depicted on the Overall Site Plan (Exhibit 5) within each phase of development shall be hard surfaced at the time the final plat for that particular phase is constructed.

9. At the time that engineering plans for each phase of development are submitted to the City for review, the applicants shall include construction plans for the proposed green infrastructure improvements associated with that particular phase of development.

10. The applicants shall submit a plan for the landscape/fencing treatment for the lots along the westerly and southerly boundary of Road H to the City planning staff for review and approval. Once approved, the treatment plan shall be installed at the time of final plat construction for that particular phase of development.

11. Two sewer stubs shall be provided to the adjacent Richland School District property.

12. Prior to any construction activities taking place on site, the applicants shall demonstrate compliance with the Environmental Mitigation Conditions identified Exhibit B of the Master Agreement between the City of Richland and Nor Am Investments, LLC and as identified in the City's Planned Action Ordinance. Specifically, the following conditions shall apply:

Findings, Conclusions and Recommendation to Approve
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a. Erosion control measures as required by City of Richland shall be implemented; vegetative cover on exposed soils shall be provided as soon as practicable following clearing and grading activities; water of exposed soils shall be performed in accordance with Benton Clean Air Authority requirements; soils shall be compacted at densities appropriate for planned uses.

b. The applicants shall submit a dust control plan to the Benton County Clean Air Authority for their review and approval. All construction work shall be performed in accordance with the provisions of the approved dust control plan.

c. The applicants shall submit an erosion control plan to the City of Richland Public Works Department for their review and approval based on the Washington State Department of Ecology Stormwater Management Manual for Eastern Washington. All construction work shall be performed in accordance with the provisions of the approved erosion control plan, which shall be consistent with City standards.

d. The applicant shall conform to City noise standards.

e. Transportation mitigation measures shall be applied as analysis indicates following study at the time that the development generates 500 peak hour trips. The mitigation measures identified through the further analysis shall be implemented in accordance with the planned action ordinance.

f. Potable water systems shall be designed and constructed in accordance with City standards

g. Sewer systems shall be designed and constructed in accordance with City standards.

h. All single-family residences and duplexes shall be constructed with a residential fire sprinkler system.

i. Energy conservation measures and sustainability standards as established in the LUDR shall apply to new construction within the proposed project.

C. Conditions based on Civil and Utility Engineering Comments, Exhibit 14.

1. The boundary of the plat shall be clearly defined. All streets and tracts that are to be a part of this project shall be delineated with a border. Dallas Road and I-82 shall be clearly depicted in the vicinity map as well.

2. *[Removed from initial recommendation, because Tract F, an Open Space tract, is adequately depicted in Exhibit 2, on sheets C0.01 and C1.13. This comment is placed here, to retain the same numbering system in the original staff recommendation].*

3. All final plans for public improvements shall be submitted prior to pre-construction 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.

4. 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.

5. A copy of the construction drawings shall be submitted for review to the appropriate jurisdictions by the developer and its 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.

6. 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 Engineer's estimate (Opinion of probable cost) and a copy of the material submittals shall be submitted along with the final plan submittal.

7. When 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.

8. 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.

9. A pre-construction ("pre-con") 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.

10. 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'.

11. All plan sheets involving construction of public infrastructure shall have the stamp of a current Washington State licensed professional engineer.

12. All construction plan sheets shall include the note "*CALL TWO WORKING DAYS BEFORE YOU DIG I-800-424-5555 (or "811").*" Or: <http://www.call811.com/>

13. 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.

14. 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:

15. 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. Watermain larger than 8-inches in diameter shall be ductile iron.
 - G. Watermain 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 watermain 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-foot 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.
 - K. Water 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 local streets shall be 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. 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.
 - 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. The final engineered construction plans shall identify locations for irrigation system, street lighting, gas service, power lines, telephone lines, cable television lines, street trees and mail boxes. All electrical appurtenances such as transformers, vaults, conduit routes, and street lights (including their circuit) need to be shown in the plan view.
 - Y. Construction plans shall provide or reference all standard drawings or special details that will be necessary to construct all public improvements which will be owned, operated, maintained by the City or used by the general public (Commercial Driveaway, Curb, Gutter, Sidewalk, Water, Sewer, Storm, Street and Street lighting etc.).
 - Z. The contractor shall be responsible for any and all public infrastructure construction deficiencies for a period of one year from the date of the letter of acceptance by the City of Richland.

16. 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.

17. 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 turnouts 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.

18. 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:

- 19. Left turn lanes and right turn pockets shall be constructed on Dallas Road at the Badger Mountain Parkway intersection at the time of Phase 1 construction per the Master Agreement.
- 20. The south half of Badger Mountain Parkway (including frontage improvements), shall be constructed a minimum of 32-feet wide from Dallas Road to the future roundabout concurrent with phase 1 construction.
- 21. Badger Mountain Parkway shall be constructed to full width, including all frontage improvements, from Dallas Road to the roundabout at Ava Way concurrent with the phase that generates the 500th peak hour trip within the West Village preliminary plat.

22. The extension of Ava Way from West Vineyards to the roundabout at the intersection with Badger Mountain Parkway shall be constructed and completed when Badger Mountain Parkway is constructed to full-width. This will also include the complete build-out of the roundabout.
23. A traffic signal shall be constructed at the Dallas Road/Badger Mountain Parkway intersection concurrent with the phase that generates the 600th PM peak-hour trip for the entire Badger Mountain South Development. This requirement is applied to enforce the provisions of the Badger Mountain South Master Agreement. The City is tracking the accumulation of approved trip generating projects according to the approval date of the development. The developer may achieve compliance with this condition either by completing the signal construction at the appropriate time, or by participation in a traffic impact fee program adopted by ordinance by the City Council at a future date.
24. A specific cross-section of Badger Mountain Parkway was not included on sheet C1.15 of the pre-plat submittal. A cross section of this roadway and its median are needed along with a proposed cross section of the "half street" that shall be constructed concurrent with phase 1. The cross sections supplied shall be compliant with the street sections noted in the LUDR agreement.
25. A ten-foot public utility easement shall be provided along all road frontages and shown on the face of the final plat.
26. Tracts "D" and "E" (future roads) shall be built to the South plat boundary at the same time that the phase that contains them is constructed.
27. All mid-block pedestrian pathways need to be shown on both the pre-plat and construction plans and built to city standards. Said pathways shall be dedicated to the City of Richland at the time of final platting.
28. 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.).
29. A note will be shown on the face of the final plat stating that Badger Mountain Parkway is classified as an "Arterial Collector" street, and "Road H" is classified as a "Neighborhood Collector" street. Subsequently, no driveways accessing single-family lots will be allowed onto them.
30. All intersections of private roadways or alleys with City streets shall be standard commercial driveway drops constructed to City standards.
31. All private roads shall be constructed to provide for adequate fire truck & solid waste collection truck access & turnaround movements.
32. On-street parking and "No Parking" areas shall be as defined in the Badger Mountain South Land Use and Development Regulations current at the time of development. All parking restrictions shall be noted on the final construction plans and final plats.
33. Homes whose sole access is the proposed "rear alley easement" road section may have to place their garbage cans at locations acceptable to City solid waste collection vehicles.
34. 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:

35. 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 existing 12-inch watermain stub off Dallas Road shall be extended to the project site at the time that Badger Min Parkway is constructed.
36. The existing 12-inch watermain in Ava Way in the plat of West Vineyards to the north shall also be extended to this plat to provide a "looped" water system which provides redundancy and helps eliminate stagnant water. This water extension shall be done at the same time that Ava Way is constructed.
37. Domestic water shall be extended to the adjoining properties adjacent to the pre-plat, provided they are in the correct pressure zone.
38. 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.
39. The fire hydrant layout shall be approved by the City Fire Marshal.

Sanitary Sewer:

40. The closest sanitary sewer available for this development is located in Dallas Road to the west. 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.
41. 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.
42. Sanitary sewer shall be extended to the adjoining properties adjacent to the plat.

Storm Water:

43. 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.
44. 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.
45. 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.

46. 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.

47. 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.

48. If there are any natural drainage ways across the proposed pre-plot, the engineered construction plans shall address it in accordance with Richland Municipal code 24.16.170 ("Easements-watercourses").

49. 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.

50. 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.

51. Stormwater collection pipes shall be extended to the adjoining properties adjacent to the plat.

52. 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.

53. 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.

54. 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:

55. 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.

56. 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.

57. 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.

58. Ten-foot wide public utility easements will be required on the final plat along both sides of all rights-of-way within the proposed plat.

59. 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 & alleys 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".*

60. A note shall be added to the face of the plat that states: *"The private drives & alleys within this plat are five lanes and parking is restricted. The required no-parking signs shall be installed by the developer where applicable."* 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.

61. All landscaped areas within the plat that are in the public Right of Way shall be the responsibility of the homeowners to maintain.

62. A note will be shown on the face of the final plat stating that Badger Mountain Parkway is classified as an "Arterial Collector" and "Road H" is classified as a "Neighborhood Collector" street. Subsequently, no driveways accessing single-family lots will be allowed onto them.

63. A one-foot "No access / screening easement" will be required along the Dallas Road, Badger Mountain Parkway and "Road H" rights-of-way.

64. The intended use and ownership of all tracts within the plat shall be noted on the final plat.

65. Any unpaid L.I.D. assessment(s) attached to any property included within the plat must be paid in full or segregated per Richland Municipal Code 3.12.095.

66. Any restricted parking areas on public streets shall be indicated on the final plat documents.



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 08/15/2017

Agenda Category: Resolutions – Adoption

Key Element: Key 3 - Economic Vitality

Subject:

Resolution No. 150-17, Establishing a Hearing Date for the Annexation of 17.2 Acres South of Keene Road

Department:

Community & Development Services

Ordinance/Resolution Number:

150-17

Document Type:

Resolution

Recommended Motion:

Adopt Resolution No. 150-17, setting the date of September 5, 2017 for a public hearing to consider the proposed annexation of approximately 17.2 acres located south of Keene Road and east of Brantingham Road.

Summary:

Edward Shaw, the owner of a 17.2-acre tract located south of Keene Road and east of Brantingham Road, has requested annexation into the City. On March 21, 2017, Council authorized the annexation process to proceed through the adoption of Resolution No. 54-17. Since then, the annexation has been reviewed by both the Planning Commission and the Benton County Boundary Review Board. The next and final step in the process is for Council to schedule and hold a public hearing to formally consider the annexation request.

Resolution No. 150-17 will establish a public hearing date of September 5, 2017, which is Council's next regular meeting.

Staff recommends approval of Resolution No. 150-17.

Fiscal Impact:

Annexation does have fiscal impacts to the City. At the time of the public hearing, staff will provide a fiscal analysis for the proposed annexation.

Attachments:

1. Resolution No. 150-17
2. Vicinity map

RESOLUTION NO. 150-17

A RESOLUTION of the City of Richland setting a date for a public hearing to consider the proposed annexation of approximately 17.2 acres located south of Keene Road and east of Brantingham Road in Section 29, Township 9 North, Range 28 East W.M., Benton County, Washington.

WHEREAS, a petition for annexation to the City of Richland has been received from Edward Shaw, the sole owner of property included within the proposed annexation area; and

WHEREAS, such petition has been duly certified by the Benton County Auditor.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the next regularly scheduled City Council meeting, to be held on September 5, 2017, is hereby established as the date in which Council will conduct a public hearing to consider the annexation petition.

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 15th day of August, 2017.

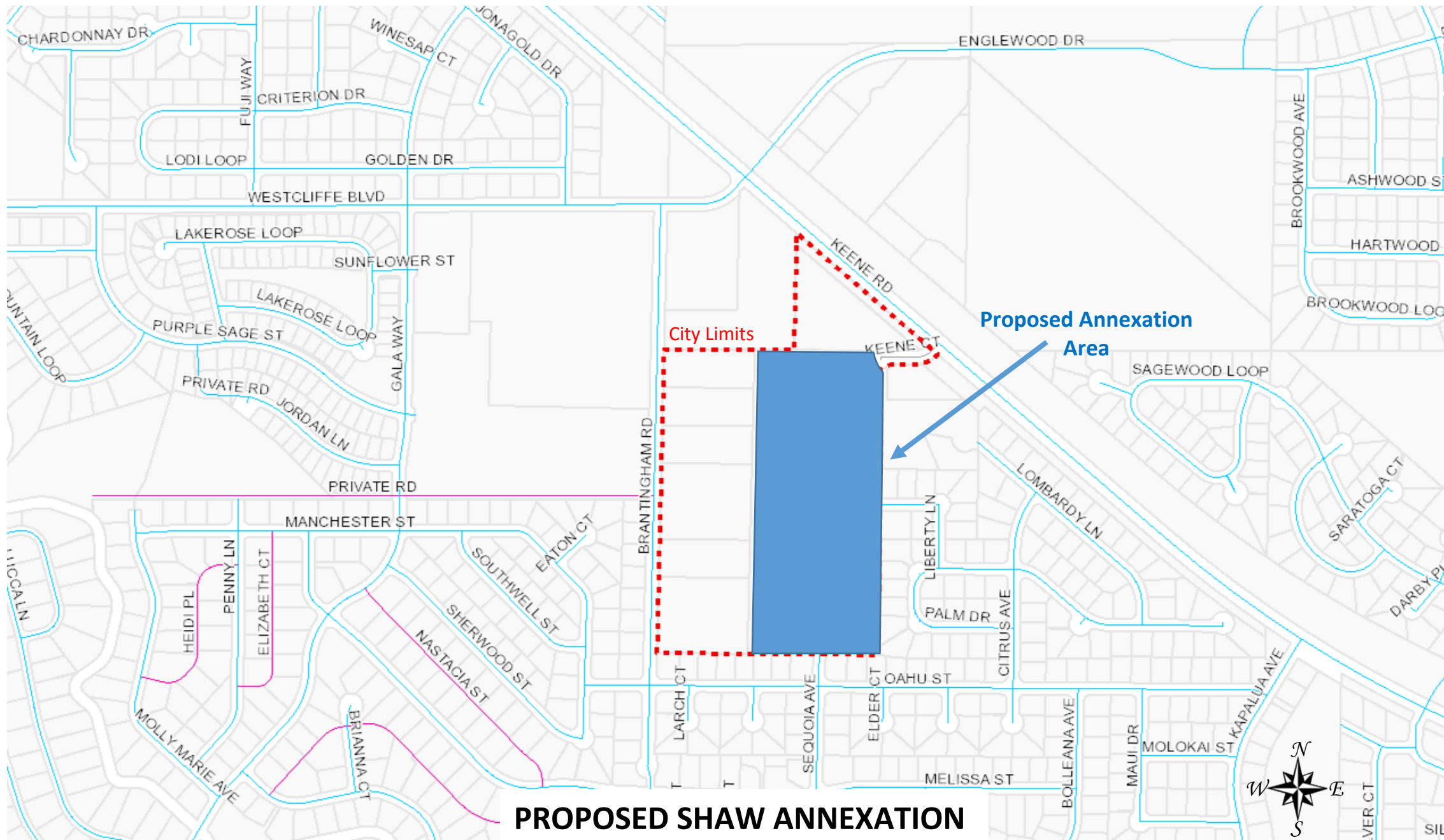
ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTLEY
City Attorney





COUNCIL AGENDA ITEM COVERSHEET

Council Date: 08/15/2017

Agenda Category: Resolutions – Adoption

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Resolution No. 152-17, Renaming the Future Rachel Road Corridor as Center Parkway

Department:

Community & Development Services

Ordinance/Resolution Number:

152-17

Document Type:

Resolution

Recommended Motion:

Adopt Resolution No. 152-17, renaming the future Rachel Road corridor as Center Parkway.

Summary:

Council's recent decision designated the preferred alignment for the future Rachel Road corridor between Leslie and Steptoe as "alignment G," an alignment that lines up with Lorayne J Boulevard, and not with the existing segment of Rachel Road.

Under the City's street naming conventions, the name of the future street corridor needs to be changed. Center Parkway, which lines up with the road corridor at the Steptoe intersection, is the logical choice.

Resolution No. 152-17 would formally change the name of the future Rachel Road street corridor to Center Parkway.

Staff recommends approval of Resolution No. 152-17.

Fiscal Impact:

Costs associated with this street name change would be limited to changing City mapping systems and replacing street signs.

Attachments:

1. Resolution No. 152-17
2. Vicinity Map

RESOLUTION NO. 152-17

A RESOLUTION of the City of Richland
renaming the future Rachel Road corridor as Center
Parkway.

WHEREAS, pursuant to long-standing transportation plans adopted by the City, the extension of Rachel Road from Leslie Road eastward to Steptoe Street has been identified as a needed collector street; and

WHEREAS, the City Council, through adoption of Resolution No. 125-17, approved an alignment for the future road, shifting it to the south so that it no longer aligns with Rachel Road; and

WHEREAS, given its new proposed alignment, the City street naming conventions as adopted in Chapter 12.01 of the Richland Municipal Code require the renaming of Rachel Road; and

WHEREAS, the eastern terminus of this collector road now aligns with Center Parkway.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the street that will extend westward from Steptoe Avenue to Leslie Road, near the intersection of Leslie Road and Loranye J. Boulevard, will be named Center Parkway.

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 15th day of August, 2017.

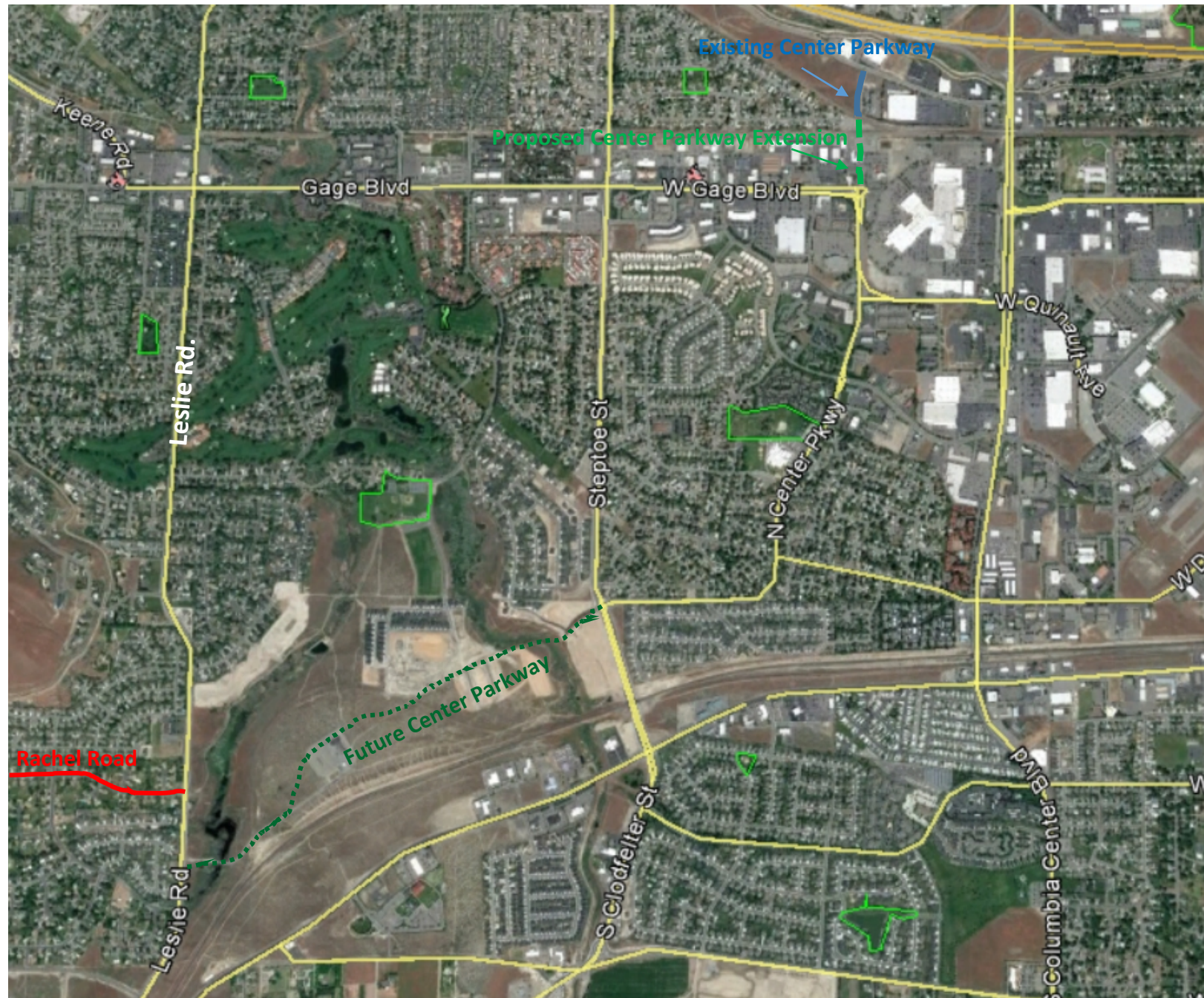
ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney





COUNCIL AGENDA ITEM COVERSHEET

Council Date: 08/15/2017

Agenda Category: Items for Approval

Key Element: Key I - Financial Stability & Operational Effectiveness

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 the Energy Communities Alliance National Cleanup Workshop in Alexandria, Virginia in September.

Summary:

Mayor Thompson plans to attend the third-annual National Cleanup Workshop from September 11-14, 2017 in Alexandria, Virginia.

The National Cleanup Workshop will bring together senior Department of Energy (DOE) executives and site officials, industry executives, national and local elected officials, and other stakeholders to discuss DOE's progress on the cleanup of the environmental legacy of the nation's Manhattan Project and Cold War nuclear weapons program.

Focus will be on the progress of major Environmental Management (EM) projects across the complex, upcoming procurements and acquisition developments, status and outlook for Fiscal Year 2018 appropriations, stakeholder involvement and community commitments, opportunities to move forward on excess facilities and infrastructure, the National Transuranic Waste Program and WIPP, and technology development and deployment priorities.

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 for the Mayor to attend the ECA National Cleanup Workshop are \$1,873. There are enough funds in Council's travel and tuition line items to cover all expenses; however, some expenses will be reimbursed by ECA.

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 08/15/2017

Agenda Category: Expenditures - Approval

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Expenditures from July 24, 2017 - August 4, 2017 for \$8,371,236.37 including Check Nos. 247491-247919, Wire Nos. 6516-6536, Payroll Check Nos. 122412-122430, and Payroll Wire/ACH Nos. 10021-10036

Department:

Administrative Services

Ordinance/Resolution Number:

Document Type:

Expenditures

Recommended Motion:

Approve the expenditures from July 24, 2017, to August 4, 2017 in the amount of \$8,371,236.37.

Summary:

Breakdown of Expenditures:

Check Nos.	247491-247919	1,888,101.98
Wire Nos.	6516-6536	4,203,823.42
Payroll Check Nos.	122412-122430	24,441.62
Payroll Wires/ACH	10021-10036	2,254,869.35
TOTAL		\$8,371,236.37

Fiscal Impact:

Yes

Total Disbursements: \$8,371,236.37. Disbursements (wire transfers) include \$3,094,305.00 for purchase power.

Attachments:

1. Wire Transfers
2. Voucher Listing Report

VOUCHER LISTING REPORT
SUMMARY OF WIRE TRANSFERS
JULY 24 - AUGUST 4, 2017

Payee	Wire Description	Amount
Claim Wires - Wire No. 6516 to 6536		
AW Rehn Insurance	Fire Health Reimbursement Account	21,000.00
Bonneville Power Administration	Purchase Power	3,094,305.00
CIGNA Health/Matrix/QBE/VSP	Insurance Claims	450,085.47
Conover	Section 125	6,278.36
Department of Licensing	Firearms Online Pmt for Concealed Licenses	723.00
LEOFF Trust	Fire Health Premiums	75,026.22
Meyers Power Products	Invoice W-854480	552,014.88
Payment/Global Processing, Inc.	Landfill Merchant Service Fees	1,612.34
Zenith Administrators	Insurance Claims	2,778.15
	Total Claim Wire Transfers	\$ 4,203,823.42
Payroll Wires & Direct Deposits (ACH) - Wire No. 10021 to 10036		
Payroll Wires *see description below	Total Payroll Wire Transfers & Deposits	\$ 2,254,869.35
Total Claim & Payroll Wires/ACH		\$ 6,458,692.77

*Payroll Wires - transactions represent; employee payroll, payment of benefits, payroll taxes and other related payroll benefits.



City Of Richland

VL-1 Voucher Listing

From: 7/24/2017 To: 8/4/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
FUND 001 GENERAL FUND					
Division: 000 UNASSIGNED					
BENTON FRANKLIN COMMUNITY ACTION COMMITTEE		2ND QTR 2017 HH	247519	HHANDS APPLICATIONS 2QTR 2017	\$1,795.39
CAMPBELL-HIME, LESLIE		17-300 CAMPBELL-H	247767	17-300 ALA CONFERENCE	\$296.00
GOENEN, MICHELLE		17-175 GOENEN	248782	17-175 BASIC SRO COURSE	\$665.00
HAMMOND, BOB		17-327 HAMMOND	247788	17-327 NWPPA STRATEGIC PLAN	\$329.02
PERMIT REFUND		2017-000020	247823	DUPLICATE PERMIT	\$4.50
				DUPLICATE PERMIT	\$45.50
RECWARE REFUND		071117	247843	DEPOSIT REFUND	\$500.00
				DEPOSIT REFUND	\$200.00
		071217	247646	REFUND DAMAGE DEPOSIT	\$500.00
		072517	247691	REFUND ACTIVITY CANCELLED	\$231.25
WASHINGTON STATE PATROL		I17009109	247610	BACKGROUND CHECKS-JUNE 2017	\$576.00
UNASSIGNED TOTAL ****					\$5,142.66
Division: 001 CITY COUNCIL					
PARADISE BOTTLED WATER CO		07/17-CITYATTORNE	248800	BOTTLED WATER-JULY	\$25.51
CITY COUNCIL TOTAL ****					\$25.51
Division: 100 CITY MANAGER					
SPRINGSTED INCORPORATED	P057871	1	247829	CLASS AND COMPENSATION STUDY	\$9,750.00
VERIZON WIRELESS	P058146	9788324193	247608	Verizon Wireless Charges June	\$38.68
XO HOLDINGS LLC DBA		0293218849	247845	PHONE CHARGES 7/23-8/22/17	\$47.82
CITY MANAGER TOTAL ****					\$9,836.50
Division: 101 CITY CLERK					
CODE PUBLISHING INC		57223	247769	RMC ELECTRONIC UPDATES 7/24	\$93.18
PARADISE BOTTLED WATER CO		07/17-CITYATTORNE	248800	BOTTLED WATER-JULY	\$7.66
XO HOLDINGS LLC DBA		0293218849	247845	PHONE CHARGES 7/23-8/22/17	\$31.19
CITY CLERK TOTAL ****					\$132.03
Division: 102 CITY ATTORNEY					
BELL BROWN & RIO PLLC		884	248754	PROSECUTION SRVCS-AUGUST	\$22,143.88
KENYON DISEND PLLC		185653	247561	SALES TAX REVIEW	\$1,137.50
MENKE JACKSON BEYER LLP		06/2017-065	247569	GENERAL (CITY ATTY)	\$933.90
OGDEN MURPHY WALLACE, PLLC		735368	248798	MOBILITIE CONSORTIUM-JUNE	\$422.26
PARADISE BOTTLED WATER CO		07/17-CITYATTORNE	248800	BOTTLED WATER-JULY	\$5.11
PRONTO PROCESS SERVICE INC		PTO-2017005743	248804	MESSENGER SERVICE-JULY	\$40.00
THOMSON REUTERS-WEST		836392915	247598	INFORMATION CHARGES-JUNE 2017	\$2,171.87
VERIZON WIRELESS	P058146	9788324193	247608	Verizon Wireless Charges June	\$52.44
	P058146			Verizon Wireless Charges June	\$40.16
XO HOLDINGS LLC DBA		0293218849	247845	PHONE CHARGES 7/23-8/22/17	\$49.61



City Of Richland

VL-1 Voucher Listing

From: 7/24/2017 To: 8/4/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CITY ATTORNEY TOTAL ****					\$26,996.73
Division: 110	ASSISTANT CITY MANAGER				
PARADISE BOTTLED WATER CO		07/17-CITYATTORNE	248800	BOTTLED WATER-JULY	\$7.66
VERIZON WIRELESS	P058146	9788324193	247608	Verizon Wireless Charges June	\$38.67
XO HOLDINGS LLC DBA		0293218849	247845	PHONE CHARGES 7/23-8/22/17	\$32.62
ASSISTANT CITY MANAGER TOTAL ****					\$78.95
Division: 111	COMMUNICATIONS & MARKETING				
VERIZON WIRELESS	P058146	9788324193	247608	Verizon Wireless Charges June	\$76.15
XO HOLDINGS LLC DBA		0293218849	247845	PHONE CHARGES 7/23-8/22/17	\$12.08
				PHONE CHARGES 7/23-8/22/17	\$11.95
				PHONE CHARGES 7/23-8/22/17	\$0.27
COMMUNICATIONS & MARKETING TOTAL ****					\$100.45
Division: 112	CABLE COMMUNICATIONS				
VECTOR BROADCAST LLC	S017240	4235	247607	QUARTERLY MAINTENANCE FOR AUDI	\$2,063.40
XO HOLDINGS LLC DBA		0293218849	247845	PHONE CHARGES 7/23-8/22/17	\$13.30
CABLE COMMUNICATIONS TOTAL ****					\$2,076.70
Division: 113	HANFORD COMMUNITIES				
PARADISE BOTTLED WATER CO		07/17-CITYATTORNE	248800	BOTTLED WATER-JULY	\$5.11
XO HOLDINGS LLC DBA		0293218849	247845	PHONE CHARGES 7/23-8/22/17	\$8.74
HANFORD COMMUNITIES TOTAL ****					\$13.85
Division: 120	FIRE				
COLUMBIA GRAIN & FEED INC		152488	247638	CHAINSAW CHAIN/FILING SETS	\$85.66
EMERICK, MIKE		071317	247777	REIMB FUEL - SPARTAN FIRE	\$94.42
FAMOUS DAVE'S		43425	247779	BI-FF AND CREW DINNER (108)	\$1,263.24
FEDERAL EXPRESS CORP		5-857-82179	247649	SHIPPING CHARGES- TIC REPAIR	\$11.92
FRONTIER		07/17 2530045365	247653	SILVER CLOUD PHONE LINE	\$66.64
J3 CONTRACTING LLC		072517/T6-B20193	247791	BI-T6 ENGINE W/3 CREW	\$2,995.00
ON SCENE MEDICAL SERVICES, P.C.	P058189	00100	247807	ANNUAL HAZMAT PHYSICAL	\$1,265.00
	P058189			ANNUAL HAZMAT PHYSICALS	\$7,890.00
PARADISE BOTTLED WATER CO		06/17-FIRE ST 72	247677	BOTTLED WATER-JUNE	\$104.42
		06/17-FIRE ST 74		BOTTLED WATER-JUNE	\$90.35
PUBLIC SAFETY TESTING INC		2017-7638	247582	2ND QTR 2017 SUBSCRIPTION FEES	\$283.60
RICHLAND ACE HARDWARE		213678	247685	18 GAL TOTE	\$21.71
		57479		KEY TAGS/SHARPIES	\$5.12
RICHLAND NAPA		391740	247686	BAR CHN OIL	\$35.79
		391790		OIL/GAS CAN	\$85.75
SEA WESTERN INC		200299	247825	HAIX MISSOULA BOOTS-STOCK	\$781.92
SEW FABULOUS		1338	247692	HEM 5 PAIRS OF PANTS	\$81.45
SIERRA TORRES SERVICES, INC		2017-03534	247826	BI-20 PERSON HAND CREW (X2)	\$23,650.00
STEEBER'S LOCK SERVICE		068227	247694	4 DUP KEYS	\$11.95



City Of Richland

VL-1 Voucher Listing

From: 7/24/2017 To: 8/4/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
THE COUNTRY GENTLEMEN		E33342	247833	BI-FF AND CREW BREAKFAST (35)	\$474.48
		E33343		BI-FF AND CREW BREAKFAST (35)	\$474.48
		E33344		BI-FF AND CREW BREAKFAST (35)	\$972.03
		E33358		BI-FF AND CREW DINNER (108)	\$1,619.04
TRI-CITIES FORESTRY		000	247840	BI-20 PERSON CREW (3 DAYS)	\$37,215.57
UNITED PARCEL SERVICE	S017516	000986641297	247605	WEIGHT CORRECTION FOR PKG TO P	\$0.03
VERIZON WIRELESS	P058146	9788324193	247608	Verizon Wireless Charges June	\$789.23
	P058146			Verizon Wireless Charges June	\$543.76
XEROX CORPORATION	P058187	089781980	247844	ST 71 ANNUAL COPIER MAINT	\$138.66
	P058187	089782017		OFFICE COPIER LEASE/USAGE (JUN	\$357.33
	P058187	089782018		ST 73 2ND QTR COPIER MAINT	\$32.58
XO HOLDINGS LLC DBA		0293218849	247845	PHONE CHARGES 7/23-8/22/17	\$175.83
FIRE TOTAL ****					\$81,616.96
Division:	130	POLICE			
BUSH CAR WASH		4296	247525	RPD VEH WASHES-JUNE (121)	\$756.25
CHARTER COMMUNICATIONS		07/17-0309703POL	247528	RPD INTERNET SRVCS 6/29-07/28	\$80.12
CITY OF KENNEWICK		012994	247529	BIPIN COMP SUPPORT MNT-3RD QTR	\$9,358.25
CITY OF RICHLAND		17-074 LEE	248763	17-074 ESRI USER CONFERENCE	\$1,402.52
		17-075 GROW		17-075 ESRI USER CONFERENCE	\$1,381.00
		17-175 GOENEN		17-175 BASIC SRO COURSE	\$665.00
FEDERAL EXPRESS CORP		5-851-52217	247547	RPD SHIPPING CHARGES	\$25.69
FRONTIER	S017520	08/17 2061882614	247784	TELEPHONE CHARGES 07/19/17 TO	\$68.13
GALLS, LLC	P058048	007896775	247654	CREDIT FT918 BLK 12M SALOMON Q	(\$212.26)
	P058048	BC0440810		TR506 TDKH 38 34 5.11 TACTICAL	\$162.87
	P058048			TR980 KHA 02 LNG 5.11 TACTICAL	\$81.44
	P058048			SHIPPING	\$39.09
GOENEN, MICHELLE		17-175 GOENEN	248782	17-175 BASIC SRO COURSE	\$138.49
GRANT, SAMUEL		17-136 GRANT	248784	17-136 WCIA	\$14.00
GROW, ALISHA		17-328 GROW	248785	17-328 SITE VISIT ESRI	\$38.00
KADLEC REGIONAL MEDICAL CENTER		H10163210206601	248790	AMMONS MED CLRNC 16-24745	\$105.20
		H10163210216901		THOMAS MED CLRNC 16-24766	\$308.56
		H10163530011101		CAMPOSCERVA MED CLRNC 16-27017	\$105.20
		H10163580003501		SAMS MED CLRNC 16-27406	\$120.58
		H10163610006303		JOHNSON MED CLRNC 16-27585	\$105.20
		H10170120185702		GILLESPIE MED CLRNC 17-00933	\$110.06
		H10170130004101		CALLOWAY MED CLRNC 17-00952	\$110.06
		H10170160138201		GARZA MED CLRNC 17-01173	\$373.35
		H10170290005102		MONTGOMERY MED CLRNC 17-01985	\$73.37
		H10170410007401		THOMPSON MED CLRNC 17-04447	\$325.11
		H10170550008701		GARCIA MED CLRNC 17-03777	\$221.79
		H10170550008802		BRYANT MED CLRNC 17-03775	\$221.79



City Of Richland

VL-1 Voucher Listing

From: 7/24/2017 To: 8/4/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
KADLEC REGIONAL MEDICAL CENTER		H10170570008901	248790	ASTLEY MED CLRNC 17-03909	\$429.22
		H10170660229901		CARTER MED CLRNC 17-04660	\$73.37
		H10170680170601		KLEPINGER MED CLRNC 17-04793	\$110.06
		H10170700011601		HOBBICK MED CLRNC 17-04940	\$110.06
		H10170730004801		LUEVANOS MED CLRNC 17-05184	\$175.84
		H10170760004301		FIELDER MED CLRNC 17-05390	\$645.60
		H10170770079401		HICKS MED CLRNC 17-05525	\$110.06
		H10170820000401		STEELMAN MED CLRNC 17-05831	\$151.81
		H10170820141701		HAM MED CLRNC 17-05865	\$73.37
		H10170840046102		RUSSELL MED CLRNC 17-05998	\$497.87
		H10170960058101		JOHNSON MED CLRNC 17-06952	\$73.37
		H10170970008101		SAID MED CLRNC 17-07008	\$208.73
		H10171020062201		SIGNORELLI MED CLRNC 17-07444	\$110.06
		H10171080091701		NORMAN MED CLRNC 17-07878	\$821.08
		H10171090000901		CLARK MED CLRNC 17-07900	\$110.06
		H10171100060501		ROBERTS MED CLRNC 17-07991	\$208.73
		H10183460060401		SCHMALE MED CLRNC 16-26531	\$394.59
LANGUAGE LINE SERVICES LLC		4103939	247563	NONEMERGENCY TRANSLATION-JUNE	\$16.77
LEE, CHRISTOPHER		17-329 LEE	248793	17-329 SITE VISIT ESRI	\$58.00
MOON SECURITY SERVICES INC		883951	247804	RPD RANGE MONITORING	\$59.90
OXARC INC		60017845	247578	CYLINDER RENTAL-JUNE	\$8.09
PROFORCE MARKETING INC DBA	P058133	316329	247681	26701 TSR X26 EXTENDED DPM	\$246.96
RIVER CITY TOWING INC		15580	247587	TOW CHARGE	\$48.87
		15584		TOW CHARGE	\$48.87
		15590		TOW CHARGE	\$48.87
TRANS UNION RISK & ALTERNATIVE DATA		06/17-204527	247601	RPD RECORDS SEARCH - JUNE	\$111.00
TREASURE VALLEY COFFEE CO		109411	247602	RPD COFFEE DELIVERY	\$115.43
VERIZON WIRELESS	P058146	9788324193	247608	Verizon Wireless Charges June	\$5,801.01
WA STATE CRIMINAL JUSTICE TRAINING		201128621	247609	CRIME SCENE PHOTOGRAPHY	\$100.00
XEROX CORPORATION		089782007	247614	LX5-691308 BASE/PRINTS-JUNE	\$232.06
		089782008		LX5-691344 BASE/PRINTS- JUNE	\$208.33
		089782009		LX5-694258 BASE/PRINTS- JUNE	\$202.32
		089782010		MX4-345491 BASE/PRINTS- JUNE	\$484.33
		089782011		MX4-345537 BASE/PRINTS- JUNE	\$238.95
XO HOLDINGS LLC DBA		0293218849	247845	PHONE CHARGES 7/23-8/22/17	\$6.61
				PHONE CHARGES 7/23-8/22/17	\$296.70
POLICE TOTAL ****					\$28,815.81
Division:	210	ADMINISTRATIVE SERVICES			
VERIZON WIRELESS	P058146	9788324193	247608	Verizon Wireless Charges June	\$71.37
XO HOLDINGS LLC DBA		0293218849	247845	PHONE CHARGES 7/23-8/22/17	\$19.34
ADMINISTRATIVE SERVICES TOTAL ****					\$90.71



City Of Richland

VL-1 Voucher Listing

From: 7/24/2017 To: 8/4/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
Division: 211 FINANCE					
ALLIED ENVELOPE	P058175	178731	247615	PRICE ADJUSTMENT	\$0.01
	P058175			INSIDE DELIVERY & STACKING OF	\$68.68
	P058175			WINDOW ENVELOPE, REVERSE FLAP,	\$620.92
	P058175	178734		INSIDE DELIVERY & STACKING OF	\$68.70
	P058175			RETURN ENVELOPE WITH SECURITY	\$759.66
	P058175			ADJUST FOR TAX	(\$0.01)
	P058175	178736		UTILITY BILLING STATEMENT, 20#	\$406.98
	P058175			INSIDE DELIVERY & STACKING OF	\$68.68
	P058175			PRICE ADJUSTMENT	\$0.01
	P058175	180225		ADJUST FOR TAX	(\$0.01)
	P058175			INSIDE DELIVERY & STACKING OF	\$68.70
	P058175			WINDOW ENVELOPE, REVERSE FLAP,	\$620.92
	P058175	180226		INSIDE DELIVERY & STACKING OF	\$68.68
	P058175			RETURN ENVELOPE WITH SECURITY	\$759.66
	P058175			ADJUST FOR TAX	\$0.01
	P058175	180227		UTILITY BILLING STATEMENT, 20#	\$406.98
	P058175			ADJUST FOR TAX	\$0.01
	P058175			INSIDE DELIVERY & STACKING OF	\$68.68
EN POINTE TECHNOLOGIES SALES LLC	P058127	93191365	247546	Acrobat Pro CLP5.0 MFG	\$680.68
POSTMASTER		PERMIT 153-073117	247813	POSTAGE 7/1 - 7/31/2017	\$6,852.68
VERIZON WIRELESS	P058146	9788324193	247608	Verizon Wireless Charges June	\$44.37
	P058146			Verizon Wireless Charges June	\$140.80
XO HOLDINGS LLC DBA		0293218849	247845	PHONE CHARGES 7/23-8/22/17	\$0.22
				PHONE CHARGES 7/23-8/22/17	\$128.33
				PHONE CHARGES 7/23-8/22/17	\$73.59
FINANCE TOTAL ****					\$11,907.93
Division: 212 PURCHASING					
PEREZ, YVONNE NIKKI		17-219 PEREZ	248802	17-219 NIGP CLASS	\$427.18
VERIZON WIRELESS	P058146	9788324193	247608	Verizon Wireless Charges June	\$19.33
	P058146			Verizon Wireless Charges June	\$33.00
XO HOLDINGS LLC DBA		0293218849	247845	PHONE CHARGES 7/23-8/22/17	\$41.89
				PHONE CHARGES 7/23-8/22/17	\$57.77
PURCHASING TOTAL ****					\$579.17
Division: 213 INFORMATION TECHNOLOGY					
CASELLE INC	P057390	82299	248759	ANIMAL LICENSE SOFTWARE MONTHL	\$169.33
COLUMBIA BASIN INFORMATION TECHNOLOGY	P057381	INV-000307	248766	INTERNET SERVICE MONTHLY FEE	\$800.00
DELL COMPUTER CORPORATION	P058040	10175171749	247641	OptiPlex 7050 MFF	\$31,421.78
	P058040			CREDIT FROM PO #P053642	(\$181.90)
	P058040			ADJUST TAXES	(\$0.02)



City Of Richland

VL-1 Voucher Listing

From: 7/24/2017 To: 8/4/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
DELL COMPUTER CORPORATION	P058140	10179412263	247641	Dell 27 Monitor P2717H	\$1,165.02
	P058140			ADJUST FOR TAX	(\$0.01)
EN POINTE TECHNOLOGIES SALES LLC	P058031	93182025	247546	Windows Remote Desktop Svcs De	\$1,081.66
IDENTITY AUTOMATION, LP	P058141	INV-01377	247658	RapidIdentity 2FA Maintenance	\$1,486.30
MELISSA DATA CORPORATION	P058156	3338732	247568	Mailers +4 Pro Annual Renewal	\$2,335.00
TRI CITIES BATTERY & AUTO REPAIR	P058172	119801	247702	UPS BATTERY 3rd FLOOR CITY HAL	\$106.80
UNISYS CORPORATION	P058179	801603	247704	ADJUST TAXES	(\$0.01)
	P058179			Unisys Enterprise Output	\$857.77
VERIZON WIRELESS	P058146	9788324193	247608	Verizon Wireless Charges June	\$317.46
	P058146			Verizon Wireless Charges June	\$15.02
XEROX CORPORATION		089782003	247614	MX4-340609 BASE/PRINTS- JUNE	\$188.58
XO HOLDINGS LLC DBA		0293218849	247845	PHONE CHARGES 7/23-8/22/17	\$241.57
				PHONE CHARGES 7/23-8/22/17	\$41.84
INFORMATION TECHNOLOGY TOTAL ****					\$40,046.19
Division:	220	HUMAN RESOURCES			
EMPLOYMENT SCREENING SERVICES, INC		37934241194	247545	BACKGROUND/REFERENCE CHECKS	\$324.50
		37983941194		BACKGROUND/REFERENCE CHECKS	\$373.50
		38025341194		BACKGROUND/REFERENCE CHECKS	\$29.00
		38066441194		BACKGROUND/REFERENCE CHECKS	\$25.00
EN POINTE TECHNOLOGIES SALES LLC	P058080	93191364	247546	Acrobat Pro CLP5.0 Level 1 New	\$680.68
JUBB, ALLISON		051817	247794	REIMB MEETING EXPENSES	\$30.36
ON SCENE MEDICAL SERVICES, P.C.		00208	247576	PRE EMP-PHYSICALS/HEARING	\$550.00
				PRE EMP-PHYSICALS/HEARING	\$25.00
		00211		PRE EMP-PHYSICALS	\$300.00
TALENT WISE INC		97990257	247595	BACKGROUND CHECKS- JUNE	\$10.86
THE WESLEY GROUP	P057966	19667	247836	LABOR NEGOTATION SVCS-WESLEY G	\$4,000.00
VERIZON WIRELESS	P058146	9788324193	247608	Verizon Wireless Charges June	\$66.35
XEROX CORPORATION		089782003	247614	MX4-340609 BASE/PRINTS- JUNE	\$42.26
XO HOLDINGS LLC DBA		0293218849	247845	PHONE CHARGES 7/23-8/22/17	\$69.67
HUMAN RESOURCES TOTAL ****					\$6,527.18
Division:	300	COMMUNITY &DEVELOPMENT SERVICE			
VERIZON WIRELESS	P058146	9788324193	247608	Verizon Wireless Charges June	\$160.10
XO HOLDINGS LLC DBA		0293218849	247845	PHONE CHARGES 7/23-8/22/17	\$19.59
				PHONE CHARGES 7/23-8/22/17	\$108.20
				PHONE CHARGES 7/23-8/22/17	\$5.98
				PHONE CHARGES 7/23-8/22/17	\$19.65
				PHONE CHARGES 7/23-8/22/17	\$19.28
				PHONE CHARGES 7/23-8/22/17	\$26.58
COMMUNITY &DEVELOPMENT SERVICE TOTAL ****					\$359.38



City Of Richland

VL-1 Voucher Listing

From: 7/24/2017 To: 8/4/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
Division:	301	DEVELOPMENT SERVICES			
ONEZA & ASSOCIATES		#10	247808	COMP PLAN UPDATE	\$7,920.23
VERIZON WIRELESS	P058146	9788324193	247608	Verizon Wireless Charges June	\$470.77
DEVELOPMENT SERVICES TOTAL ****					\$8,391.00
Division:	303	LIBRARY			
BLACKSTONE AUDIOBOOKS		913106	247521	AUDIOBOOKS	\$176.79
CAMPBELL-HIME, LESLIE		17-300 CAMPBELL-H	247767	17-300 ALA CONFERENCE	\$555.58
CITY OF RICHLAND			247768	17-300 ALA CONFERENCE	\$296.00
COLUMBIA INDUSTRIES SUPPORT LLC		0051678	247534	ON SITE SHREDDING WO #81441	\$81.37
MIDWEST TAPE		95215420	247571	DVD/PROCESSING	\$17.97
		95215421		DVD/PROCESSING	\$41.91
		95224682		DVD/PROCESSING	\$48.96
		95224683		DVD	\$29.91
		95226922		DVD/PROCESSING	\$130.57
OCLC INC		0000541626	247575	CATALOGING SRVCS - JUNE	\$1,004.55
RECORDED BOOKS LLC		75560825	247584	CD AUDIO BOOKS (3)	\$369.60
THE GALE GROUP INC		60833004	247596	BOOKS-7 TITLES	\$180.88
		60833024		BOOKS-3 TITLES	\$79.04
		60847578		BOOKS-3 TITLES	\$85.12
		60847598		BOOKS-4 TITLES	\$115.52
		60849375		BOOKS-6 TITLES	\$147.44
VERIZON WIRELESS	P058146	9788324193	247608	Verizon Wireless Charges June	\$80.46
XO HOLDINGS LLC DBA		0293218849	247845	PHONE CHARGES 7/23-8/22/17	\$145.58
LIBRARY TOTAL ****					\$3,587.25
Division:	330	PARKS & RECREATION ADMIN			
VERIZON WIRELESS	P058146	9788324193	247608	Verizon Wireless Charges June	\$1,446.36
PARKS & RECREATION ADMIN TOTAL ****					\$1,446.36
Division:	331	PARKS & REC - RECREATION			
DH EVENTS AND ENTERTAINMENT, INC		170813RP&R	247544	HCS PERFORMANCE AT PUB N GRUB	\$1,500.00
ELIZABETH E TROST		MAY 2017	247776	MAY CLASS-6173	\$352.28
FRONTIER	S017520	08/17 2061882614	247784	TELEPHONE CHARGES 7/19/17 TO	\$192.96
HALAU KAMAKAHIWAOKALANI		072217	247787	HCS LUAU DANCE/BAND/SOUND	\$1,800.00
MILLER, JO ANN		JULY 2017	247803	DANCE INSTRUCTOR-JULY	\$392.27
TALENT WISE INC		97990257	247595	BACKGROUND CHECKS- JUNE	\$14.00
TRI-CITIES SUNRISE ROTARY		S3S17-1819	247604	2017 H/M SEE3SLAM	\$1,200.00
XO HOLDINGS LLC DBA		0293218849	247845	PHONE CHARGES 7/23-8/22/17	\$35.86
				PHONE CHARGES 7/23-8/22/17	\$92.87
				PHONE CHARGES 7/23-8/22/17	\$5.98
PARKS & REC - RECREATION TOTAL ****					\$5,586.22
Division:	335	PARKS & REC - PARKS&FACILITIES			



City Of Richland

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From: 7/24/2017 To: 8/4/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
AMERICAN ROCK PRODUCTS INC		319007	247759	2700 DUPORTAIL ST	\$294.66
ARAMARK UNIFORM SERVICES INC	S017509	06/17-934962000	247516	LINEN CHARGES FOR JUNE 2017	\$462.19
BEAVER BARK & ROCK		830771	247762	PEA GRAVEL	\$97.70
BENTON COUNTY SHERIFF'S OFFICE		06/17-WORKCREW II	247763	WORKCREW II-JUN 2017	\$7,057.67
EWING IRRIGATION PRODUCTS INC		3548533	247778	TRUCK 3303 SUPPLIES	\$124.91
		3579024		JOHN DAM IRRIGATION	\$19.05
		3617084		JOHN DAM EVENT REPAIRS	\$94.32
		3699894		PARKWAY IRRIGATION PARTS	\$223.64
		3709400		IRRIGATION	\$85.38
		3735463		IRRIGATION PARTS	\$782.94
		3747915		IRRIGATION	\$637.48
		3747916		IRRIGATION PARTS	\$170.77
FARMERS EXCHANGE		192933	247780	BATEMAN ISLAND ACCESS	\$116.22
		58140		BATEMAN ISLAND ACCESS	\$591.48
		58273		BATEMAN ISLAND ACCESS	\$1,601.76
FRONTIER	S017520	08/17 2061882614	247784	TELEPHONE CHARGES 07/19/17 TO	\$1,106.40
	S017520			TELEPHONE CHARGES 07/19/17 TO	\$32.18
GRAINGER	S017510	9496654329	247552	V-BELT ITEM #6L217	\$179.24
	S017523	9506783787	248783	BONNET KIT ITEM #4KUF5	\$239.08
	S017523	9506783795		HANDLE REPAIR KIT ITEM #26W690	\$306.55
	S017523	9508225639		DIRECT ACTING ASSEMBLY ITEM #2	\$105.89
GTP INVESTMENTS LLC	P057396	404330733	248786	BADGER MTN LEASE FOR CITY CELL	\$10.94
	P057396	404330734		BADGER MTN LEASE FOR CITY CELL	\$312.50
INLAND ASPHALT CO	P058148	2443675	247556	SUPERPAVE 50 1/2" ASPHALT	\$14.93
MILESTONES ATHLETIC SUPPLY INC		86485	247802	PRO BASES/DBL IMPACT 1ST BASE	\$977.40
OXARC INC		30086780	247809	CO2 BULK	\$186.79
		30088052		CARBON DIOXIDE	\$113.49
		30090519		CO2 BULK	\$152.58
		30094467		CO2 BULK	\$141.18
		60006867		CYLINDER RENTAL-APRIL	\$97.20
		60019378		CYLINDER RENTAL-JUNE	\$139.50
POOL CARE PRODUCTS INC		132132	247812	SCUM BALLS	\$374.13
RICHLAND ACE HARDWARE		57124	247818	POOL REPAIRS	\$34.70
		57194		IRRIGATION TRUCK SUPPLIES	\$46.51
		57300		WEED AND FEED	\$58.62
		57302		CORDS	\$59.89
		57313		SCOURING STICK	\$4.33
		57341		GORILLA TAPE/CLIPS	\$29.38
		57366		V BELT	\$8.24
		57384		PVC PARTS	\$18.78
		57418		FASTENERS	\$7.02



City Of Richland

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From: 7/24/2017 To: 8/4/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
RICHLAND ACE HARDWARE		57427	247818	BIT SECURITY	\$3.89
		57446		TROWEL	\$15.19
		57448		BLADE	\$20.62
		57456		MOUSE TRAPS	\$5.42
		57485		V BELT	\$16.49
		57501		WASP/HORNET KILLER	\$8.67
		57504		TIEDOWN	\$20.18
		57505		SPRAY PAINT/SIMPLE GREEN CLNR	\$52.07
		57519		DRIAN CLEANER	\$20.18
		57530		SUPPLIES	\$159.46
		57533		COMFORT STATION SUPPLIES	\$92.49
		57547		PVC PARTS	\$12.27
		57589		LEE DOCK ELECTRICAL REPAIR	\$36.97
		57598		TRASH CAN/WADER REPAIRS	\$20.84
		57599		V BELT	\$32.97
		57615		SPRINKLER	\$4.33
SAFETY KLEEN SYSTEMS INC		74287531	247824	2700 DUPORTAIL ST	\$3,421.50
STONEWAY ELECTRIC SUPPLY		S102068665.001	247831	ELECTRICAL AT FS	\$51.60
		S102083304.001		COOL TOWER ELECTRICAL	\$23.35
		S102090198.001		LEE DOCK REPAIR	\$14.66
		S102093340.001		RECEPTACLE COVER	\$7.56
		S102093399.001		RECEPTACLE COVER	\$12.30
THE DRAIN SURGEON		37287	247834	703 BLDG	\$157.47
		37291		CITY SHOPS	\$526.71
THE PERSONAL TOUCH CLEANING INC		72760	247597	JANITOR SERVICES-LIBRARY-JUNE	\$5,295.09
TOTAL ENERGY MANAGEMENT INC		88859	247839	HIGH PRESSURE CUT OUT	\$291.86
WILBUR ELLIS COMPANY	S017514	11132262	247613	FOUNDATION TRUF	\$1,716.97
	S017514			IN-PLACE	\$173.76
	S017514			R-11	\$157.42
XO HOLDINGS LLC DBA		0293218849	247845	PHONE CHARGES 7/23-8/22/17	\$94.25
PARKS & REC - PARKS&FACILITIES TOTAL ****					\$29,584.16
Division:	338	PARKS & REC - PROJECT ADMIN			
XEROX CORPORATION		089782003	247614	MX4-340609 BASE/PRINTS- JUNE	\$52.14
PARKS & REC - PROJECT ADMIN TOTAL ****					\$52.14
Division:	900	NON-DEPARTMENTAL			
STATE AUDITOR'S OFFICE		L120917	247590	AUDIT SERVICES-CAFR & FINANCE	\$32,915.05
THE OBSERVER		2387268	247835	THE OBSERVER-TRSM-JUN	\$750.00
WASHINGTON CITIES INSURANCE AUTHORITY		JULY 2017	248815	WCIA CLAIMS PAID-JULY 2017	\$2,772.62
NON-DEPARTMENTAL TOTAL ****					\$36,437.67
GENERAL FUND Total ***					\$299,431.51



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VL-1 Voucher Listing

From: 7/24/2017 To: 8/4/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
FUND 101	CITY STREETS				
Division: 401	STREETS MAINTENANCE				
AMERICAN ROCK PRODUCTS INC	P058147	315463	247514	5/8" MINUS TOP COURSE	\$74.50
	P058147	316093		5/8" MINUS TOP COURSE	\$431.14
	P058147	316094		WASHED ROCK	\$348.27
	P058147	316095		1 1/4" MINUS BASE COURSE	\$1,000.11
	P058147			ADJUST FOR TAX	\$0.01
	P058147	316279		5/8" MINUS TOP COURSE	\$173.16
	P058147	316280		1 1/4" MINUS BASE COURSE	\$861.64
	P058147	316281		1 1/4" MINUS BASE COURSE	\$804.40
	P058147			ADJUST FOR TAX	(\$0.01)
	P058147	316462		1 1/4" MINUS BASE COURSE	\$163.25
	P058163	318244		1 1/4" MINUS BASE COURSE	\$174.86
CENTRAL HOSE & FITTINGS INC		463705	247633	NOZZLE/NIPPLE/CLAMP	\$75.85
CONCRETE SPECIAL TIES INC		28730	247536	SIDEWALK TOOL	\$13.58
CONNELL OIL INC	S017482	0186364-IN	247537	55 GALLON DRUMS OF TOLUENE	\$1,270.33
FRONTIER	S017520	08/17 2061882614	247784	TELEPHONE CHARGES 07/19/17 TO	\$32.18
	S017520			TELEPHONE CHARGES 07/19/17 TO	\$56.51
GTP INVESTMENTS LLC	P057396	404330733	248786	BADGER MTN LEASE FOR CITY CELL	\$7.00
	P057396	404330734		BADGER MTN LEASE FOR CITY CELL	\$200.00
INLAND ASPHALT CO	P058148	2443675	247556	SUPERPAVE 50 1/2" ASPHALT	\$173.81
	P058148	2445605		MOD 1/2" HMA 75 GYRA ASPHALT	\$55.39
	P058148			MOD 1/2" HMA 75 GYRA ASPHALT	\$69.79
	P058148	2451735		MOD 1/2" HMA 75 GYRA ASPHALT	\$138.47
	P058148			MOD 1/2" HMA 75 GYRA ASPHALT	\$55.39
	P058148	2452342		MOD 1/2" HMA 75 GYRA ASPHALT	\$993.07
RICHLAND ACE HARDWARE		57639	247818	FUEL STABILIZER	\$17.37
TRAFFIC SAFETY SUPPLY CO INC	S017480	130399	247701	CONE, TRAFFIC, 28" FLUORESCENT	\$1,531.26
VERIZON WIRELESS	P058146	9788324193	247608	Verizon Wireless Charges June	\$261.86
XEROX CORPORATION		089782003	247614	MX4-340609 BASE/PRINTS- JUNE	\$1.47
XO HOLDINGS LLC DBA		0293218849	247845	PHONE CHARGES 7/23-8/22/17	\$23.91
STREETS MAINTENANCE TOTAL ****					\$9,008.57
CITY STREETS Total ***					\$9,008.57
FUND 112	INDUSTRIAL DEVELOPMENT FUND				
Division: 000					
BIG D'S CONSTRUCTION OF TRI CITIES LLC	P057793	C95-17/PMT 1	247764	RETAINAGE	(\$12,333.87)
	P057793			RETAINAGE	(\$183.75)
COLUMBIA POINT HOSPITALITY LLC		29947-29656	247771	OVERPAYMENT-REFUND	\$10,500.00
UNASSIGNED TOTAL ****					(\$2,017.62)



City Of Richland

VL-1 Voucher Listing

From: 7/24/2017 To: 8/4/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
Division:	305	ECONOMIC DEVELOPMENT			
A & A MOTORCOACH INC		74536	248746	INLAND PORT TOUR	\$228.00
FOLLETT, LYNNE		072417	247652	REIMB MEETING EXPENSES	\$190.32
RATKAI, N. ZACH		17-275 RATKAI	247815	17-275 STATE DEPT OF COMMER	\$49.61
RGW ENTERPRISES PC	P057815	06/17-ENG/DRFT HR	248806	2017 ENGINEERING AND DRAFTING	\$7,148.11
	P057809	06/17-PM HOURS		2017 PROJECT MANAGEMENT SERVIC	\$420.00
ECONOMIC DEVELOPMENT TOTAL ****					\$8,036.04
Division:	306	ECONOMIC DEVELOPMENT PROJECTS			
BIG D'S CONSTRUCTION OF TRI CITIES LLC	P057793	C95-17/PMT 1	247764	SCHAEFFER ST CONSTRUCTION - CI	\$266,236.81
	P057793			SCHAEFFER ST CONSTRUCTION-PRIV	\$3,991.05
IMT INC		8711	247555	SCHAEFFER STREET TEST M17225	\$551.00
ECONOMIC DEVELOPMENT PROJECTS TOTAL ****					\$270,778.86
INDUSTRIAL DEVELOPMENT FUND Total ***					\$276,797.28
FUND 117	CRIMINAL JUSTICE SALES TAX				
Division:	131	CJST POLICE ACTIVITY			
CROSKREY, TOM		17-346 CROSKREY	248770	17-346 BLEA GRADUATION-ANDE	\$20.00
DE ATHLETIC/DAMAGED EAR		440995	247640	DT UNIFORMS	\$850.00
FANCHER, CAMERON		17-336 FANCHER	248777	17-336 BLEA PT TEST	\$18.00
FIRST TACTICAL	P058136	500779	247651	MENS TACTIX SYSTEM PARKA	\$279.99
GALLS, LLC	P058048	BC0440810	247654	ZA954 NAV 165 36 FLYING CROSS	\$67.28
	P058048			ADJUST FOR TAX	(\$0.01)
	P058048			CUSTOMER SPECIFIC EMBLEM	\$2.17
	P058048			CUSTOMER SPECIFIC EMBLEM	\$2.17
	P058048			SH086 DKNV 165 35 ELBECO UNDER	\$48.82
	P058048			TR618 NAV 36 OB MENS POLY/WOOL	\$97.69
	P058048			FT918 BLK 12M SALOMON QUEST 4D	\$212.26
	P058048			BUTTON REMOVE/MOVE	\$4.77
LARSEN GUNSMITHING & FIREARMS	P058093	9222	247564	VOODOO TACTICAL 36" SOFT CASE	\$91.22
	P058093			EO TECH XPS2-1	\$488.70
	P058093			M600U-Z68-BK SUREFIRE	\$228.06
	P058093			SUREFIRE UE-SR07-BK	\$124.89
MATHENY, RODNEY C		17-337 MATHENY	248795	17-337 BLEA PT TEST	\$18.00
MENKE JACKSON BEYER LLP		06/2017-446	247569	CODE ENFORCE-EL PEDRAGAL	\$788.00
PUBLIC SAFETY TESTING INC		2017-7638	247582	2ND QTR 2017 SUBSCRIPTION FEES	\$412.50
TAYLOR, JEFFERY M		17-347 TAYLOR	248810	17-347 BLEA GRADUATION-ANDE	\$20.00
WOODHOUSE, TODD		17-344 WOODHOUSE	248819	17-344 BLEA PT TEST	\$18.00
CJST POLICE ACTIVITY TOTAL ****					\$3,792.51
CRIMINAL JUSTICE SALES TAX Total ***					\$3,792.51



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From: 7/24/2017 To: 8/4/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
FUND 150	HOTEL/MOTEL FUND				
Division:	307	HOTEL/MOTEL TAX			
TRI CITIES VISITOR & CONVENTION BUREAU		155466	247703	TCVCB MONTHLY DUES-JUNE 17	\$17,604.03
HOTEL/MOTEL TAX TOTAL ****					\$17,604.03
HOTEL/MOTEL FUND Total ***					\$17,604.03
FUND 151	SPECIAL LODGING ASSESSMENT				
Division:	339	TOURISM PROMOTION AREA			
TRI CITIES VISITOR & CONVENTION BUREAU		JUNE 2017	247703	SPECIAL LODGING ACCESS JUNE 17	\$45,457.71
TOURISM PROMOTION AREA TOTAL ****					\$45,457.71
SPECIAL LODGING ASSESSMENT Total ***					\$45,457.71
FUND 153	COMMUNITY DEV BLOCK GRANT				
Division:	308	CDBG PROGRAM			
PBS ENGINEERING & ENVIRONMENTAL		0064504.000-1	247679	ASBESTOS TESTING-1037 WRIGHT	\$2,141.28
XO HOLDINGS LLC DBA		0293218849	247845	PHONE CHARGES 7/23-8/22/17	\$6.27
				PHONE CHARGES 7/23-8/22/17	\$5.98
CDBG PROGRAM TOTAL ****					\$2,153.53
COMMUNITY DEV BLOCK GRANT Total ***					\$2,153.53
FUND 154	HOME FUND				
Division:	000				
CITY OF KENNEWICK		136582/136827	247636	REFUND DUPLICATE PAYMENT	\$22,000.00
UNASSIGNED TOTAL ****					\$22,000.00
Division:	309	HOME PROGRAM			
TICOR TITLE COMPANY		17-07 DPA	247837	HOME DPA-909 WINSLOW	\$10,000.00
XO HOLDINGS LLC DBA		0293218849	247845	PHONE CHARGES 7/23-8/22/17	\$6.27
HOME PROGRAM TOTAL ****					\$10,006.27
HOME FUND Total ***					\$32,006.27
FUND 301	STREETS CAPITAL CONSTRUCTION				
Division:	000				
PREMIER EXCAVATION INC	P057515	C27-17/PYMT 4	247814	RETAINAGE	(\$8,429.97)
WHEELER EXCAVATION LLC	P057932	C150-17/PMT 2	247710	C150-17/PMT 2 RETAINAGE	(\$154.00)
UNASSIGNED TOTAL ****					(\$8,583.97)
Division:	402	ARTERIAL STREETS			
A CORE INC	P057808	355374	247509	2017 ADA COMPLIANCE - PAVEMENT	\$700.47
AKK RENTALS LLC		1058	247512	114 WELLSIAN-SIDEWALK REPAIR	\$375.53
AMERICAN ROCK PRODUCTS INC	P058163	317512	247514	3 YARDS CONCRETE	\$468.07



City Of Richland

VL-1 Voucher Listing

From: 7/24/2017 To: 8/4/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
AMERICAN ROCK PRODUCTS INC	P058163	317719	247514	1 1/2 YARDS CONCRETE	\$301.91
	P058163	317926		4 YARDS CONCRETE	\$443.09
	P058163	318064		2.5 YARDS CONCRETE	\$412.68
ANDERSON HEIGHTS DEVELOPMENT LLC		2ND QTR 2017	247618	TRAFFIC IMPACT FEES-QTR 2'17	\$849.30
BERGER ABAM ENGINEERS INC	S054546	319282	247520	CO #1 FINAL DESIGN & BID DOCUM	\$127,790.33
DCI ENGINEERS	P057530	106371	248772	DUPORTAIL BRIDGE - RELOCATION	\$600.00
DEMONIA, MIKE		061517	247642	96 CULLUM-SIDEWLK REPAIR REIMB	\$375.00
DREAM BUILDERS LLC		2ND QTR 2017	247643	TRAFFIC IMPACT FEES-QTR 2'17	\$707.75
FLETCHER & SIPPEL LLC	P058198	37641	248779	CENTER PARKWAY-Legal Service R	\$5,496.50
IMT INC		8715	247555	SLURRY SEAL TESTING M17231	\$342.50
INLAND ASPHALT CO	P058148	2442970	247556	TACK OIL	\$153.33
	P058148			SUPERPAVE 50 1/2" ASPHALT	\$664.20
	P058148	2443256		SUPERPAVE 50 1/2" ASPHALT	\$1,986.62
	P058148	2443675		SUPERPAVE 50 1/2" ASPHALT	\$179.19
	P058148	2445605		ADJUST TAX	(\$0.01)
MCCAIN TRAFFIC SUPPLY		INV0220421	247566	2015 APS PROJ-BRACKET EXTENSIO	\$146.62
MENKE JACKSON BEYER LLP	P058200	06/2017-077	248797	DUPORTAIL BRIDGE-Legal Service	\$4,405.69
PREMIER EXCAVATION INC	P057515	C27-17/PYMT 4	247814	LRF - LOGAN STREET/HAGEN ROAD	\$182,489.81
WA STATE DEPT OF TRANSPORTATION	P057759	RE-313ATB70717042	247842	I-182/QUEENSGATE ROUNDABOUT -	\$13,166.86
WESTCLIFFE LLC		2ND QTR 2017	247709	TRAFFIC IMPACT FEES-QTR 2'17	\$3,781.40
WHEELER EXCAVATION LLC	P057932	C150-17/PMT 2	247710	KEENE VILLAGE WATER SRV REPLCM	\$3,080.00
ARTERIAL STREETS TOTAL ****					\$348,916.84
STREETS CAPITAL CONSTRUCTION Total ***					\$340,332.87
FUND 380	PARK PROJECT CONSTRUCTION				
Division:	337	PARKS & REC PROJECTS			
BOYD'S TREE SERVICE LLC		5050	247765	2016 PARKS DEPT RETENTION	\$470.55
PARKS & REC PROJECTS TOTAL ****					\$470.55
PARK PROJECT CONSTRUCTION Total ***					\$470.55
FUND 401	ELECTRIC UTILITY FUND				
Division:	000				
CALHOUN & DEJONG INC	P058104	P-73008	247628	FILTER,VELCON UNIT 0.4 MICRON	\$343.61
	P058104			FREIGHT	\$31.47
	P058104			ADJUST FOR TAX	\$0.03
	P058104			FILTER, VELCON UNIT, DISSOLVED	\$721.97
CARLSON SALES METERING SOLUTIONS LLC	S017371	CSM-3427	247630	CT, 600:5, 600V, 3" WINDOW,	\$9,480.78
	S017371			CT, 600:5, 600V, W/FLAT BASE,	\$6,646.32
	S017371			CT,500:5, 600V, OVAL WINDOW,	\$9,676.26
	S017371			CT, 2000:5A, 600V,5.5" WINDOW,	\$2,111.18



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CARLSON SALES METERING SOLUTIONS LLC	S017372	CSM-3428-2	247630	METER, FRM 9S, 120-480V, CL20,	\$11,468.16
GRAINGER	P058119	9498411017	247655	ADJUST FOR TAX	(\$0.05)
	P058119			ADHESIVE 3M SUPER WEATHERSTRIP	\$121.52
M CAMPBELL & COMPANY INC		2017.000017	247565	DISCONNECT REFUND	\$100.00
SPX TRANSFORMER SOLUTIONS INC	P058106	043218	247830	FREIGHT	\$41.90
	P058106			FILTER, SUBSTATION XFMR LTC	\$1,014.06
TESSCO INC	S017495	326621	247697	CONNECT LMR 400 N MALE	\$113.38
	S017495			FREIGHT	\$21.65
	S017495			CONNECT BNC CRIMP MALE RG58 RF	\$294.31
WESCO DISTRIBUTION INC	P058149	784670	247708	COVER, DIST CONNECTOR, FARGO	\$95.03
TOTAL ****					\$42,281.58
Division:	501	BUSINESS SERVICES			
CITY OF RICHLAND		17-327 HAMMOND	247768	17-327 NWPPA STRATEGIC PLAN	\$329.02
FRONTIER	S017520	08/17 2061882614	247784	TELEPHONE CHARGES 07/19/17 TO	\$91.64
HAMMOND, BOB		17-327 HAMMOND	247788	17-327 NWPPA STRATEGIC PLAN	\$76.42
MANZO, ELENA		17-358 MANZO	248794	17-358 RMC MEETING	\$280.19
NEWSDATA CORPORATION		7132018DP	247673	DISPATCH NEWS 9/15/17-9/14/18	\$4,995.60
UNITED PARCEL SERVICE	S017524	000986641307	248812	GROUND PKG TO ECONOLITE GROUP	\$4.64
	S017524			GROUND PKG TO SD MYERS FOR MET	\$4.52
	S017524			GROUND PKG TO S&C ELECTRIC FOR	\$2.65
	S017524			WEIGHT CORRECTION FOR PKG TO S	\$0.94
	S017524			WEIGHT CORRECTION FOR PKG TO	\$0.31
VERIZON WIRELESS	P058146	9788324193	247608	Verizon Wireless Charges June	\$191.28
XEROX CORPORATION		089782003	247614	MX4-340609 BASE/PRINTS- JUNE	\$61.14
XO HOLDINGS LLC DBA		0293218849	247845	PHONE CHARGES 7/23-8/22/17	\$53.07
				PHONE CHARGES 7/23-8/22/17	\$99.70
				PHONE CHARGES 7/23-8/22/17	\$115.54
				PHONE CHARGES 7/23-8/22/17	\$120.81
				PHONE CHARGES 7/23-8/22/17	\$52.40
BUSINESS SERVICES TOTAL ****					\$6,479.87
Division:	502	ELECTRICAL ENGINEERING			
DELL COMPUTER CORPORATION	P058040	10175171749	247641	CREDIT FROM PO #P057198	(\$0.01)
VERIZON WIRELESS	P058146	9788324193	247608	Verizon Wireless Charges June	\$240.17
ELECTRICAL ENGINEERING TOTAL ****					\$240.16
Division:	503	POWER OPERATIONS			
A CORE INC	P057378	355638	248747	CONCRETE & PAVEMENT CUTTING PE	\$162.90
AMERICAN ROCK PRODUCTS INC	P058151	314116	247514	5/8" MINUS, INVOICE #314116	\$37.25
	P058151	315040		5/8" MINUS, INVOICE #315040	\$61.41
BENTON PUD	P057495	520	247625	SAFETY TRAINING PER CONTRACT	\$3,012.33
	P057425	522		PRE-NOTIFICATION SERVICES FOR	\$1,462.17



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BOYD'S TREE SERVICE LLC	P057573	5457	247523	TREE TRIMMING & VEGETATION CON	\$5,729.64
	P058054	5458	247626	TREE STUMP REMOVAL AT 1404 & 1	\$750.00
	P057573	5483		TREE TRIMMING & VEGETATION CON	\$7,517.43
	P057573	5514	248757	TREE TRIMMING & VEGETATION CON	\$7,639.52
D HITTLE & ASSOCIATES INC	P056798	11611	248771	REATA SUB TO DALLAS RD SUB TRA	\$1,003.00
FRANKLIN PUD	S017521	656	247783	56"X56" VAULT EXTENSION	\$239.77
GRAINGER	S017510	9498949446	247552	FULL BRIM SUN SHIELD ITEM #6WT	\$38.48
	S017510	9498949453		FULL BRIM SUN SHIELD ITEM #6WT	\$38.48
	S017510	9499389444		FULL BRIM SUN SHIELD ITEM #6WT	\$38.48
HJ ARNETT INDUSTRIES LLC	S017452	INV49574	247656	GLOVES ACCEPTANCE TEST HIGH VO	\$371.05
	S017452			GLOVES ACCEPTANCE TEST LOW VOL	\$343.90
	S017452			FAIT FIELD AIR INSPECTION TOOL	\$29.85
	S017452			FREIGHT	\$117.37
	S017452			NEW GLOVES LOW VOLTAGE:	\$481.18
	S017452			SMALL CANVAS BAGE W/ HOOK	\$99.28
	S017452			ACCEPTANCE TEST BLANKETS	\$94.50
	S017452			ACCEPTANCE TEST HOSES	\$70.80
	S017452			NEW GLOVE ACCEPTANCE TEST	\$63.35
	S017452			NEW BLANKET ACCEPTANCE TEST	\$10.50
	S017452			BLANKET 36"X36" 40KV ORANGE	\$117.86
	S017452	INV49665		NEW GLOVES LOW VOLTAGE:	\$137.48
	S017452			IMPORT PROT 10" OAL	\$124.20
	S017452			NEW GLOVE ACCEPTANCE TEST	\$19.90
	S017452			FREIGHT	\$12.97
INLAND ASPHALT CO	P058148	2443675	247556	SUPERPAVE 50 1/2" ASPHALT	\$29.87
	P058148	2451735		MOD 1/2" HMA 75 GYRA ASPHALT	\$55.39
M & L CONSTRUCTION INC	P057387	1126	247670	TASK 5: TRI-CITY ESTATES (OXFO	\$68,521.04
PLATT ELECTRIC SUPPLY	S017494	N515445	247680	LOCKBACK KNIFE, 2-5/8" SHEEPFO	\$142.55
	S017494			LOCKBACK KNIFE, 2-3/8" SHEEPFO	\$67.03
	S017494	N530542		LOCKBACK KNIFE, 2-3/8" SHEEPFO	\$100.54
	S017494			LOCKBACK KNIFE, 2-5/8" SHEEPFO	\$71.27
	S017494			ADJUST FOR TAX	\$0.01
	S017494	N530547		LOCKBACK KNIFE, 2-3/8" SHEEPFO	\$33.51
VERIZON WIRELESS	P058146	9788324193	247608	Verizon Wireless Charges June	\$662.86
WESCO DISTRIBUTION INC	S017492	10054640	248788	ARC SNUFFER REMOVAL TOOL	\$436.88
	S017492			FREIGHT	\$18.28
	S017492			ARC SNUFFER REPLACEMENT TOOL	\$177.92
	S017504	10054744		HANDLINE SNAP #KL470	\$334.68
	S017504			HANDLINE SWIVEL HOOK #KL259	\$318.60
	S017504			FREIGHT	\$13.99
POWER OPERATIONS TOTAL ****					\$100,809.47



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From: 7/24/2017 To: 8/4/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
Division: 504 SYSTEMS DIVISION					
ACCURATE CALIBRATION SERVICES LLC		73292	247511	YRLY CALIBRATION/CERT	\$1,600.00
ARES CORPORATION	P056486	6730301-15	247620	SNYDER SUB EXPANSION PROJECT	\$3,121.89
ELR CONSULTING INC	P057428	3045	248774	SCADA System integration suppo	\$3,927.78
VERIZON WIRELESS	P058146	9788324193	247608	Verizon Wireless Charges June	\$235.06
SYSTEMS DIVISION TOTAL ****					\$8,884.73
Division: 505 ENERGY POLICY MGMT					
A ONE REFRIGERATION & HEATING INC		S-19526	247757	1579 LANTANA DR-REBATE-HP	\$1,000.00
		S-21087		17 GALAXY LN-REBATE-HP	\$1,000.00
AIR TIGHT REMODELING	P057940	170-421	248748	ADJUST FOR TAX	(\$0.01)
	P057940			WEATHERWISE LOAN: KELLEHER, 30	\$8,925.48
APOLLO SHEET METAL INC		17060449	247760	650 CEDAR-REBATE-HP	\$1,000.00
	P057918	17070156	247619	WEATHERWISE LOAN: EINAN, 1625	\$11,473.59
BENTON COUNTY AUDITOR/WEATHERWISE	P058164	120880 RELEASE	247624	RELEASE LIEN: NEASHAM, 507 BIR	\$73.00
	P058164	360420 RELEASE2		RELEASE LIEN: WALLACE, 1909	\$73.00
	P058164	802160 RELEASE		RELEASE LIEN: CONOVER, 283 ADA	\$73.00
BENTON PUD		07/17- 1065	247625	ELECTRIC SRVCS 06/21-07/21/17	\$470.18
CASCADE TITLE COMPANY OF BENTON		4629	248758	613 MEADOWS DR E-TITLE REPORT	\$103.17
CITY OF RICHLAND		1224320	247637	1625 SARATOGA-REBATE-HP	\$1,000.00
		20240	248764	308 BENHAM-REBATE-WINDOWS	\$669.54
DAYCO HEATING & AIR		58803	247775	208 KRANICHWOOD CT-REBATE-HP	\$1,000.00
DELTA HEATING & COOLING INC		24924	247542	1442 DESERT SPRINGS-REBATE-HP	\$1,000.00
		25048		612 WRIGHT-REBATE-DHP	\$800.00
		25050		1211 MARSHALL-REBATE-DHP	\$800.00
FINANCIAL CONSULTING SOLUTION GROUP	P057201	2614-21707042	247650	COSA, Rate Design Support, and	\$7,275.15
IWI INC		92445	247558	1302 SACRAMENTO-REBATE-INSULAT	\$250.00
JACOBS & RHODES INC		37852	247792	1817 MARSHALL CT-REBATE-HP	\$1,000.00
		37882	247659	1523 HAINS-REBATE-HP	\$1,000.00
M CAMPBELL & COMPANY INC		125750	247565	1010 SUNSTONE CT-REBATE-HP	\$1,000.00
		127892	247798	1922 HOOD-REBATE-HP	\$1,000.00
		129335		1728 HOWELL-REBATE-HP	\$1,000.00
NOTUS HOLDINGS LLC		11128FY20170045	247676	3200 INNOVATION-REBATE-LIGHT	\$5,900.00
PERFECTION GLASS		9993657333	247579	1709 BIRCH-REBATE-WINDOWS	\$40.35
		9993657747	247810	1634 BUTTERNUT-REBATE-WINDOWS	\$366.21
TOTAL ENERGY MANAGEMENT INC		56817WWR	247600	562 FRANKLIN-REBATE-HP	\$1,000.00
		56947WWR		547 CHARBONNEAU DR-REBATE-HP	\$1,000.00
		57049WWR	247839	453 SATUS-REBATE-HP	\$1,000.00
		57089WWR	247700	2522 ALLEGHENY-REBATE-HP	\$1,000.00
		57100WWR	247600	60 MERCURY-REBATE-HP	\$1,000.00
		57119WWR	247839	506 SMITH-REBATE-HP	\$800.00



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TOTAL ENERGY MANAGEMENT INC		57120WWR	247839	1069 SIRRON-REBATE-HP	\$1,000.00
		57133WWR		2524 DAVISON-REBATE-HP	\$1,000.00
ENERGY POLICY MGMT TOTAL ****					\$56,092.66
Division:	506	TECHNICAL SERVICES			
GRAINGER	S017510	9499690973	247552	THERMAL TRANSFER PRINTER ITEM	\$172.75
GTP INVESTMENTS LLC	P057396	404330733	248786	BADGER MTN LEASE FOR CITY CELL	\$21.88
	P057396	404330734		BADGER MTN LEASE FOR CITY CELL	\$625.00
TESSCO INC	S017495	326621	247697	COAX CABLE, ITEM #LMR-195	\$249.78
VERIZON WIRELESS	P058146	9788324193	247608	Verizon Wireless Charges June	\$201.34
TECHNICAL SERVICES TOTAL ****					\$1,270.75
ELECTRIC UTILITY FUND Total ***					\$216,059.22
FUND	402	WATER UTILITY FUND			
Division:	000				
BADGER MOUNTAIN IRRIGATION DISTRICT		2ND QTR 2017	247761	BADGER SOUTH WTR CONNECT FEES	\$5,400.00
HOLIDAY INN EXPRESS		17-01403	247657	REFUND HYDRANT METER #337	\$750.00
				REFUND HYDRANT METER #337	(\$28.50)
				REFUND HYDRANT METER #337	(\$30.00)
JARRETT PROPERTIES		17-00694	247662	REFUND HYDRANT METER #346	(\$30.00)
				REFUND HYDRANT METER #346	\$750.00
				REFUND HYDRANT METER #346	(\$134.90)
NOR AM INVESTMENT LLC		2ND QTR 2017	247806	WHITE BLUFFS WATER LATECOMER	\$109,386.37
				WHITE BLUFFS WATER LATECOMER	\$10,850.72
WHEELER EXCAVATION LLC	P057932	C150-17/PMT 2	247710	C150-17/PMT 2 RETAINAGE	(\$9,170.65)
UNASSIGNED TOTAL ****					\$117,743.04
Division:	410	WATER CAPITAL PROJECTS			
BERGER ABAM ENGINEERS INC	S054546	319282	247520	CO #2 WATER LINE DESIGN	\$17,827.01
ENDRESS HAUSER INC	S017470	6001894825	247647	FREIGHT	\$243.29
	S017470			ELECTROMAGNETIC FLOWMETER,	\$2,822.79
	S017470			ELECTROMAGNETIC FLOWMETER,	\$2,580.33
	S017470			ADJUST TAX	(\$0.01)
FERGUSON ENTERPRISES INC		5410631	247782	PARTS FOR WTP SUPERNAT METERS	\$1,150.13
		5410658		PARTS FOR WTP SUPERNAT METERS	\$251.27
IMT INC		8713	247555	DUPORTAIL TRANS MAIN M17227	\$995.50
		8716		KEENE VILLAGE WATERLINE M17233	\$1,350.50
IRZ CONSULTING LLC	P056384	7555	247557	AMENDMENT #1 PROVIDE SERVICES	\$400.00
	P052094	7556		AMENDMENT #3 TO COMPLETE THE	\$3,440.00
WHEELER EXCAVATION LLC	P057932	C150-17/PMT 2	247710	KEENE VILLAGE WATER SRV REPLCM	\$175,318.36
WATER CAPITAL PROJECTS TOTAL ****					\$206,379.17
Division:	411	WATER ADMINISTRATION			



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
RH2 ENGINEERING INC	P057437	68307	247817	2017 WATER SYSTEM MODELING	\$918.91
WATER ADMINISTRATION TOTAL ****					\$918.91
Division:	412	WATER OPERATIONS			
ARAMARK UNIFORM SERVICES INC	S017509	06/17-934962000	247516	LINEN CHARGES FOR JUNE 2017	\$43.44
CASCADE NATURAL GAS CORP		06/17-28638100009	247631	NAT GAS 110 SAINT 05/19-06/19	\$10.85
		07/17-28638100009		NAT GAS 110 SAINT 06/20-07/18	\$10.85
ENERGY NORTHWEST		ENV03077	247648	WATER SAMPLES	\$1,932.00
		ENV03078		WATER SAMPLES	\$345.00
		ENV03080		WATER SAMPLES	\$460.00
		ENV03081		WATER SAMPLES	\$287.50
GRAINGER	S017523	9501669577	248783	PLEATED FILTER ITEM #2W238	\$90.58
GTP INVESTMENTS LLC	P057396	404330733	248786	BADGER MTN LEASE FOR CITY CELL	\$18.38
	P057396	404330734		BADGER MTN LEASE FOR CITY CELL	\$525.00
IRRIGATION SPECIALISTS INC		1220891-01	247790	LANDSCAPE FABRIC - WTP	\$314.83
RANCH AND HOME INC		50064169	247682	SALT	\$265.54
STEP SAVER INC	P058157	T407039	247592	STOP OFF / REDIRECT FEE	\$100.00
	P058157			PTO &/OR DELIVERY	\$300.44
	P058157			BULK, SODIUM CHLORIDE (NACL)	\$1,223.25
	P058157			FREIGHT / SHIPPING CHARGES	\$1,481.25
STONEMAN ELECTRIC SUPPLY		S10286335.001	247593	SHALLOW CHANNEL	\$28.25
UNITED PARCEL SERVICE	S017516	000986641297	247605	NDA PKG TO LAB/COR FOR WATER	\$22.57
	S017524	000986641307	248812	GROUND PKG TO MIOX CORP. FOR W	\$4.26
VERIZON WIRELESS	P058146	9788324193	247608	Verizon Wireless Charges June	\$170.52
XO HOLDINGS LLC DBA		0293218849	247845	PHONE CHARGES 7/23-8/22/17	\$60.44
WATER OPERATIONS TOTAL ****					\$7,694.95
Division:	413	WATER MAINTENANCE			
AMERICAN ROCK PRODUCTS INC	P058147	316092	247514	5/8" MINUS TOP COURSE	\$84.61
	P058147	316096		5/8" MINUS TOP COURSE	\$170.93
	P058147	316282		5/8" MINUS TOP COURSE	\$177.84
	P058163	317718		5/8" MINUS TOP COURSE	\$178.69
COLUMBIA GRAIN & FEED INC	P058085	152434	247533	ADJUST FOR TAX	\$0.02
	P058085			STILL #TS410 SAW	\$3,831.19
CONSOLIDATED ELECTRICAL DISTRIBUTORS INC		3627-573387	247538	50W MOG BASE-HR PUMP STATION	\$121.08
EN POINTE TECHNOLOGIES SALES LLC	P057972	93191775	247546	Adobe Acrobat Pro CLP5.0 LEVEL	\$340.34
FRESNO VALVES & CASTINGS INC		S04 46284	247549	6" CHECK VALVE	\$131.63
GC SYSTEMS, INC		35051	247551	ORINGS/REPAIR KIT/STEEL SEAT	\$1,430.13
GRAINGER	S017510	9498949438	247552	MELT BLOWN CARTRIDGE ITEM #4PC	\$62.43
	S017510	9500317822		V HEAD PIPE STAND ITEM #22XR01	\$74.71
	S017523	9503118086	248783	V HEAD PIPE STAND ITEM #22XR01	\$74.71
	S017523	9511441033		ROUND PUNCH/DIE SET ITEM #3ZJ5	\$51.09



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INLAND ASPHALT CO	P058148	2443675	247556	ADJUST FOR TAX	\$0.01
	P058148			SUPERPAVE 50 1/2" ASPHALT	\$98.55
	P058148	2451735		MOD 1/2" HMA 75 GYRA ASPHALT	\$219.33
	P058148			ADJUST FOR TAX	(\$0.01)
KELLEY'S TELE-COMMUNICATIONS INC		276308012017	248792	ANSWERING SRVC CHARGES AUGUST	\$56.70
PRO BUILD COMPANY LLC		1235873	247581	2 X 4'S	\$196.26
RICHLAND ACE HARDWARE		213812	247685	ADHESIVE	\$22.77
		57452	247585	DRILL BITS	\$14.31
		57457		FOGGER	\$10.85
		57610	247685	FASTENERS	\$0.54
VERIZON WIRELESS	P058146	9788324193	247608	Verizon Wireless Charges June	\$542.92
XEROX CORPORATION		089782003	247614	MX4-340609 BASE/PRINTS- JUNE	\$25.55
XO HOLDINGS LLC DBA		0293218849	247845	PHONE CHARGES 7/23-8/22/17	\$19.05
WATER MAINTENANCE TOTAL ****					\$7,936.23
WATER UTILITY FUND Total ***					\$340,672.30
FUND 403	WASTEWATER UTILITY FUND				
Division:	420	SEWER ADMINISTRATION			
F & AO, USAED, WALLA WALLA	P058197	REF #834336	248776	SEWER LINE EASEMENT DACW68-2-6	\$1,700.00
SEWER ADMINISTRATION TOTAL ****					\$1,700.00
Division:	421	SEWER CAPITAL PROJECTS			
CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	P058120	3627-579295/57966	247773	600V SPCL PURP FUSE, FRZ #ATMR	\$95.92
	P058120			VENTED TYPE 3R, SAG #SCE-29VR2	\$564.59
	P058120			CONTROL TRANSFORMERS AND FUSE	\$465.89
	P058120			EATON DG1 DRIVE, CONSISTING OF	\$1,357.50
	P058120			BACK PANEL, SAG #SCE24P24	\$48.67
	P058120			2P PRIMARY FUSE KIT, EATON #PF	\$63.37
	P058120			FUSBLK CVR, EATON #FSKFB	\$63.53
TACOMA SCREW PRODUCTS INC		22176977	247594	SCREWS/NUTS	\$548.41
		22178760		HEX NUTS	\$154.64
SEWER CAPITAL PROJECTS TOTAL ****					\$3,362.52
Division:	422	SEWER OPERATIONS			
ARAMARK UNIFORM SERVICES INC	S017509	06/17-934962000	247516	LINEN CHARGES FOR JUNE 2017	\$87.58
BENTON COUNTY SHERIFF'S OFFICE		06/17-WORKCREW II	247763	WORKCREW II-JUN 2017	\$1,008.16
BYKONEN, JOHN		070717	247766	REIMB SAUCERS FOR WWTP CHLO	\$18.33
CITY OF RICHLAND		06/2017-25	247531	#25 BIOSOLIDS LANDFILL FEES	\$3,818.13
GTP INVESTMENTS LLC	P057396	404330733	248786	BADGER MTN LEASE FOR CITY CELL	\$18.36
	P057396	404330734		BADGER MTN LEASE FOR CITY CELL	\$525.00
MULTARI, NINA		071917	247805	REIMB MEETING EXPENSES	\$18.03
STEP SAVER INC	P058168	T407035	247592	FREIGHT/SHIPPING CHARGE	\$1,481.25



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
STEP SAVER INC	P058168	T407035	247592	BULK, SODIUM CHLORIDE (NACL),	\$492.80
	P058168			PTO AND/OR DELIVERY (19.00% OF	\$281.44
UNITED PARCEL SERVICE	S017516	000986641297	247605	ADDITIONAL HANDLING FOR PKG TO	\$10.85
	S017516			2 NDA PKGS TO ALS FOR WWTP OPS	\$94.18
	S017516			GROUND PKG TO ALS FOR WWTP OPS	\$17.91
	S017524	000986641307	248812	ADDITIONAL HANDLING FOR PKG TO	\$10.85
	S017524			ADDITIONAL HANDLING FOR PKG TO	\$10.85
	S017524			NEXT DAY AUIR TO ALS FOR	\$85.91
VERIZON WIRELESS	P058146	9788324193	247608	Verizon Wireless Charges June	\$179.58
XO HOLDINGS LLC DBA		0293218849	247845	PHONE CHARGES 7/23-8/22/17	\$97.82
SEWER OPERATIONS TOTAL ****					\$8,257.03
Division:	423	SEWER MAINTENANCE			
KELLEY'S TELE-COMMUNICATIONS INC		276308012017	248792	ANSWERING SRVC CHARGES AUGUST	\$56.70
VERIZON WIRELESS	P058146	9788324193	247608	Verizon Wireless Charges June	\$149.07
XO HOLDINGS LLC DBA		0293218849	247845	PHONE CHARGES 7/23-8/22/17	\$1.39
SEWER MAINTENANCE TOTAL ****					\$207.16
WASTEWATER UTILITY FUND Total ***					\$13,526.71
FUND 404	SOLID WASTE UTILITY FUND				
Division:	000				
WASTEWORKE REFUND		11897WW	248775	REFUND WW ACCT #11897	\$69.76
		2615WW	248749	REFUND WW ACCT #2615	\$243.00
UNASSIGNED TOTAL ****					\$312.76
Division:	430	CAPITAL PROJECTS			
PARAMETRIX INC	P056302	03-40160	248801	LANDFILL CONTAMINATION ASSESSM	\$837.12
CAPITAL PROJECTS TOTAL ****					\$837.12
Division:	431	SOLID WASTE ADMINISTRATION			
JOYCE ZIKER PARKINSON PLLC	P058199	47405	248789	LANDFILL CONTAMINATION-INSURAN	\$1,103.50
	P058201	47406		LANDFILL CONTAMINATION-LEAL	\$691.00
SOLID WASTE ADMINISTRATION TOTAL ****					\$1,794.50
Division:	432	SOLID WASTE COLLECTION			
COMPLETE PEST PREVENTION INC		33982	247535	RODENT/INSECT TREATMENT	\$59.73
GTP INVESTMENTS LLC	P057396	404330733	248786	BADGER MTN LEASE FOR CITY CELL	\$10.94
	P057396	404330734		BADGER MTN LEASE FOR CITY CELL	\$312.50
ROUTEWARE INC	P057892	98328	247821	SOFTWARE LICENSES-	\$11,223.81
	P057892			REGULAR DUTY TABLET 9.7" ANDRO	\$1,951.54
		98449		2017 SUPPORT FEES 3 NEW UNITS	\$473.91
US LINEN & UNIFORM DBA		167363	247606	COLLECTION SAFETY SHIRTS	\$678.95
VERIZON WIRELESS	P058146	9788324193	247608	Verizon Wireless Charges June	\$737.09
XO HOLDINGS LLC DBA		0293218849	247845	PHONE CHARGES 7/23-8/22/17	\$20.64



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
SOLID WASTE COLLECTION TOTAL ****					\$15,469.11
Division:	433	SOLID WASTE DISPOSAL			
ARAMARK UNIFORM SERVICES INC	S017509	06/17-934962000	247516	LINEN CHARGES FOR JUNE 2017	\$137.67
BENTON COUNTY SHERIFF'S OFFICE		06/17-WORKCREW II	247763	WORKCREW II-JUN 2017	\$1,008.16
BLUEROOM		2337651	247522	POL SERVICE-LANDFILL-JUNE 2017	\$81.00
COMPLETE PEST PREVENTION INC		33939	247535	PEST CONTROL SRVCS-JUNE	\$97.74
COYOTE RIDGE CORRECTIONS CENTER		CRCC1706.462	247540	WORK CREW JUNE 2017	\$415.22
FRONTIER	S017520	08/17 2061882614	247784	TELEPHONE CHARGES 07/19/17 TO	\$124.84
GRAINGER	S017510	9500724175	247552	PROFESSIONAL WHL WT TOOL ITEM	\$150.63
ORRCO		399900	247577	USED OIL TESTING/PICK-UP/HAUL	\$150.00
		400273	248799	USED OIL TESTING/PICK-UP/HAUL	\$90.00
US DEPARTMENT OF AGRICULTURE		3002445887	248813	USDA APHIS DEBT MGMT 2QTR 2017	\$6,679.93
VERIZON WIRELESS	P058146	9788324193	247608	Verizon Wireless Charges June	\$85.67
XO HOLDINGS LLC DBA		0293218849	247845	PHONE CHARGES 7/23-8/22/17	\$42.27
SOLID WASTE DISPOSAL TOTAL ****					\$9,063.13
SOLID WASTE UTILITY FUND Total ***					\$27,476.62
FUND	405	STORMWATER UTILITY FUND			
Division:	000				
WHEELER EXCAVATION LLC	P057932	C150-17/PMT 2	247710	C150-17/PMT 2 RETAINAGE	(\$79.75)
UNASSIGNED TOTAL ****					(\$79.75)
Division:	440	STORMWATER CAPITAL PROJECTS			
WHEELER EXCAVATION LLC	P057932	C150-17/PMT 2	247710	KEENE VILLAGE WATER SRV REPLCM	\$1,595.00
STORMWATER CAPITAL PROJECTS TOTAL ****					\$1,595.00
Division:	441	STORMWATER			
INLAND ASPHALT CO	P058148	2443675	247556	SUPERPAVE 50 1/2" ASPHALT	\$59.73
VERIZON WIRELESS	P058146	9788324193	247608	Verizon Wireless Charges June	\$20.48
STORMWATER TOTAL ****					\$80.21
STORMWATER UTILITY FUND Total ***					\$1,595.46
FUND	407	MEDICAL SERVICES FUND			
Division:	121	AMBULANCE			
COLUMBIA BASIN COLLEGE	P058186	28133	247770	ACLS AND PALS FEES - SUMMER QT	\$201.60
	P058186			ACLS OR PALS FEES - SUMMER QTR	\$50.40
	P058186			PM STUDENT FEES - SUMMER QTR 2	\$4,271.08
LEONARD, TRAVIS		070317	247796	REIMB BOOKS	\$137.42
PARADISE BOTTLED WATER CO		06/17-FIRE ST 72	247677	BOTTLED WATER-JUNE	\$34.80
		06/17-FIRE ST 74		BOTTLED WATER-JUNE	\$30.12
PUBLIC SAFETY TESTING INC		2017-7638	247582	2ND QTR 2017 SUBSCRIPTION FEES	\$128.90
SMITH, JOSHUA		070317	247827	REIMB BOOKS	\$137.42



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VERIZON WIRELESS	P058146	9788324193	247608	Verizon Wireless Charges June	\$35.12
	P058146			Verizon Wireless Charges June	\$362.50
WASTE MANAGEMENT		0372179-2947-2	247707	PHARM WASTE SERVICE 06/17	\$23.27
XEROX CORPORATION	P058187	089781969	247844	AMB BILLING 2ND QTR COPIER MAI	\$32.58
AMBULANCE TOTAL ****					\$5,445.21
MEDICAL SERVICES FUND Total ***					\$5,445.21
FUND 408	BROADBAND FUND				
Division:	460	BROADBAND ADMINISTRATION			
HANFORD AREA ECONOMIC INVESTMENT FUND	P058169	58-01-01/PYMT 6	247553	Principle Payment For C120-13	\$14,120.09
	P058169			Late Fee For Loan# 58-01-01	\$797.23
	P058169			Interest Payment For C120-13 F	\$1,824.57
POCKETINET COMMUNICATIONS INC	P057544	193264 RETAINAGE	247811	HOME2SUITES BROADBAND BUILT	\$6,903.60
BROADBAND ADMINISTRATION TOTAL ****					\$23,645.49
BROADBAND FUND Total ***					\$23,645.49
FUND 501	CENTRAL STORES FUND				
Division:	000				
CROWN PAPER & JANITORIAL SUPPLY INC	P057903	226804	247541	TOWEL, ROLL, REINFORCED, WHITE	\$1,836.86
	P057903			WIPES, BOXED, TAN, 9.75"X 16.5	\$617.46
	P057903			WIPES, 1/4 FOLD, POLY WRAPPED	\$1,046.47
FARMERS EXCHANGE	P058171	193174	247780	OIL, 2 CYCLE, 50:1 RATIO	\$423.49
	P058171			ADJUST FOR TAX	(\$0.02)
FERGUSON WATERWORKS	P058071	0558280	247548	ELBOW GALV, 1", 45 DEGREE	\$20.20
	P058071			UNION, GALV 2"	\$109.87
	P058071			PIPE, GALV. 1/4", SCHEDULE 40,	\$166.48
	P058071			NIPPLE, GALV. 1-1/4" X CLOSE	\$11.19
	P058071			NIPPLE, GALV. 1-1/2" X 3"	\$15.58
	P058071			PIPE, GALV. 1/2", SCHEDULE 40,	\$33.30
	P058071			ELBOW GALV, 1/2", 90 DEGREE	\$7.87
	P058071			NIPPLE, GALV. 1/2" X 1-1/2"	\$5.27
	P058071			NIPPLE, GALV. 2" X 3"	\$20.63
	P058071			ADJUST TAX	(\$0.02)
	P058071			CAP, PIPE, GALV. 3/4" THREADED	\$12.05
	P058071			COUPLING GALV, 3/4", TAPERED	\$13.30
	P058071			NIPPLE, GALV. 1-1/2" X 2-1/2"	\$15.58
	P058071			NIPPLE, GALV. 1" X 2"	\$9.77
	P058071			PIPE, GALV 1-1/4" SCHEDULE 40,	\$70.93
	P058071			REDUCER, BELL GALV 2" X 1-1/2"	\$56.63
	P058071			ELBOW GALV, 2", 90 DEGREE	\$60.49



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FERGUSON WATERWORKS	P058071	0558280	247548	NIPPLE, GALV. 1-1/2" X 4"	\$19.71
	P058071			PIPE, GALV 1-1/2" SCHEDULE 40,	\$84.84
GRAINGER	P058119	9498411017	247655	LUBRICANT, WD-40, 16 OZ CAN,	\$143.74
	P058119			BUCKET PLASTIC, 10 QT MARKED,	\$143.22
	P058119			BROOM, ANGLE POLY-FLAGGD HEAD,	\$115.46
	P058119			BRUSH, WIRE, 14" WOOD HANDLE,	\$9.69
	P058119			MOP, HEAD, FINISH MOP, 4-PLY	\$206.04
	P058119			HANDLE MOP, 60", SIDE GATE	\$150.78
	P058119			GLASSES CORD, UNIVERSAL UVEX	\$12.60
	P058119			BATTERY 9V ALKALINE,12PK,72/CS	\$162.25
	P058119			CLEANER DEGREASER, CRC LECTRA	\$173.46
	P058119			BATTERY AAA ALKALINE 24/PK,	\$194.50
	P058119			BATTERY AA ALKALINE, 24PK	\$194.50
	P058119			KNIFE PUTTY, FLEXIBLE, 1 1/2",	\$9.97
	P058119			CLEANER GLASS, WINDEX, 12 OZ	\$100.09
	P058119			TOILET SEAT COVER, 1/2 FOLD	\$443.69
	P058119			BROOM, CORN, LARGE HEAVY DUTY	\$78.45
	P058119			BATTERY 6 VOLT GENERAL PURPOSE	\$69.59
	P058119			DUST PAN, STEEL, BLACK, #6,	\$44.70
	P058119			TOWELS, SCRUBS-IN-A-BUCKET	\$335.44
	P058119			ANTIBIOTIC OINTMENT, 1/32 OZ,	\$20.83
	P058119			BRUSH TOILET BOWL CURVED HEAD,	\$44.48
	P058119			PROPANE TORCH, SELF IGNITING	\$564.48
	P058119			MOP, HEAD, WET MOP, BLENDED	\$290.35
	P058119			KNIFE PUTTY, FLEXIBLE, 3",	\$24.16
	P058119			HAND SANITIZER, REFILL 1200ML	\$85.20
	P058119			SNAPHOOK 1/2" ROUNDED SWIVEL	\$43.11
KENNEWICK INDUSTRIAL & ELECTRICAL SUPPLY	P058091	270563	247560	SPRINKLER, PART CIRCLE, FALCON	\$615.89
	P058091			SPRINKLER, HUNTER ULTRA I-25	\$9,199.29
UNASSIGNED TOTAL ****					\$18,133.89
CENTRAL STORES FUND Total ***					\$18,133.89
FUND	502	EQUIPMENT MAINTENANCE FUND			
Division:	214	EQUIPMENT MAINTENANCE			
AGTERRA TECHNOLOGIES INC		17-2815	247758	FLOW SENSOR VEH 6561 WO 47401	\$550.00
AMERICAN RADIATOR INC		AA100118	247513	REBUILD VEH 3310 WO 47094	\$2,098.15
		AA100180	248750	RADIATOR VEH 3296 WO 47269	\$632.05
ATOMIC AUTO BODY INC		32252	248752	BODY REPAIR VEH 2445 WO 47430	\$2,809.75
AUTOZONE		3733047879	248753	SEAL VEH 3292 WO 47378	\$79.23
		3733048450		MANIFOLD VEH 2359 WO 47363	\$437.43
		3733051672		SHOCK VEH 2403 WO 47451	\$175.91



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BIG WEST EQUIPMENT		932919	248756	ELEMENTS VEH 7149 WO 47429	\$359.91
BRAUN NORTHWEST INC		21257	247524	BLOWER PART VEH 5040 WO 47110	\$258.80
CENTRAL HOSE & FITTINGS INC		463852	247526	SWIVEL VEH 7144 WO 47093	\$42.53
		464024	248760	HYD ASSY VEH 3333 WO 47286	\$298.87
		464041		HYD ASSY VEH 3333 WO 47286	\$287.45
		464343		SEAL SWIVEL VEH 7144 WO 47093	(\$30.58)
		464346		BLOW GUN VEH 7144 WO 47093	\$51.17
COLEMAN OIL COMPANY		CL07496	247532	CARD LOCK FUEL 07/17-07/23/17	\$17,053.86
		CL08186	248765	CARD LOCK FUEL 07/24-07/30/17	\$14,640.57
		CL08468		CARD LOCK FUEL 07/31/17	\$3,254.51
COLUMBIA GRAIN & FEED INC		152600	248767	REMOTE VEH 5033 WO 47183	\$282.35
COLUMBIA RIGGING CORP		30754	248768	VEH 3251 WO 47436	\$906.77
CONNELL OIL INC		0188228-IN	247772	LUBE PRODUCTS	\$71.07
		C178142-IN	247639	LUBE PRODUCTS	\$1,092.32
CORWIN OF PASCO LLC		401660	247774	PEDAL VEH 9000 WO 47259	\$384.43
		402187	248769	RESERVOIR VEH 5045 WO 47331	\$45.07
		402188		RESERVOIR VEH 5046 WO 47352	\$45.07
		402410		SHIELD VEH 2414 WO 47404	\$271.33
		402651		SCREEN VEH 5046 WO 47441	\$170.58
		402652		SCREEN VEH 5045 WO 47440	\$170.58
FAST SIGNS		139-55611	247781	SHOP SUPPLY	\$35.92
FINAL TOUCH UPHOLSTERY		0030609	248778	TARP REPAIR VEH 3292 WO 47320	\$86.88
G & R AG PRODUCTS INC		2174093-0001-02	247785	PARTS VEH 3247 WO 47136	\$75.98
GENUINE AUTO GLASS OF TRI CITIES LLC		621655	247786	DOOR WINDOW VEH 2443 WO 47395	\$297.02
		623251		WS REPAIR VEH 2433 WO 47397	\$32.58
		623317	248781	WINDSHIELD VEH 3315 WO 47428	\$108.60
JIM'S PACIFIC GARAGES INC		F100011246	247559	INSPECTION VEH 5048 WO 47250	\$88.64
		X100062348		COMPRESSOR VEH 3279 WO 45387	\$253.61
		X100079647		CORE CREDIT VEH 7146	(\$187.34)
		X100079648		CORE CREDIT VEH 7146	(\$749.34)
		X100080945		PUSHROD VEH 3248 WO 47167	\$99.81
		X100080958		PIGTAIL RETURN VEH 3248	(\$30.85)
		X100081086		SPLASH GUARD VEH 3342 WO 47098	\$17.68
		X100081131		COMBO STROKE VEH 3248 WO 47191	\$4.34
		X100081147		PUSHROD RETURN VEH 3248	(\$45.24)
		X100081643		RTN COMPRESSOR VEH 3279	(\$235.73)
		X100081795		BRAKE TOOL VEH 3265 WO 47243	\$107.94
		X100082005		LAMP VEH 3280 WO 47267	\$73.35
		X100082021		SENSOR VEH 7152 WO 47239	\$596.28
		X100082224	247793	SHOP TOOL	\$937.34
		X100082353	247559	HEADLAMP VEH 3280 WO 47267	\$491.20



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
JIM'S PACIFIC GARAGES INC		X100083072	247559	N02 SENSOR VEH 7152 WO 47239	\$603.77
KOOL SHADES WINDOW TINTING		962795	247795	TINT VEH 1381 WO 47377	\$260.64
MCCURLEY CHEVROLET		445504	247800	SPARE KEYS VEH 2473 WO 47398	\$32.58
		927165	248796	COMPARTMENT	\$207.70
		927389	247567	CONVERTER VEH 1207 WO 47271	\$953.00
		927572		PANEL VEH 1210 WO 47311	\$380.10
		927573		HANDLE VEH 2354 WO 47290	\$95.94
		927585		MODULE VEH 2400 WO 47280	\$304.88
		927599		CONNECTOR VEH 2400 WO 47280	\$46.14
		927627		GRILLE KIT VEH 2375 WO 47291	\$284.64
		927657		HANDLE VEH 2354 WO 47290	\$82.38
		927785		CLEANER VEH 2342 WO 47313	\$118.10
		928265	248796	VEH 3297 WO 47376	\$134.59
		928266	247800	OW20 DEXOS OIL	\$178.28
		928273	248796	EVAP VEH 3297 WO 47376	\$520.86
		928448		LUBE VEH 3304 WO 47426	\$139.24
		CM927165		COMPARTMENT RETURN	(\$207.70)
MOBILE FLEET SERVICE INC		1271990037	247572	FILTERS VEH 3338 WO 47293	\$190.41
MONARCH MACHINE & TOOL CO INC		F191092	247573	WELD REPAIR VEH 7152 WO 47239	\$293.22
		F191162		VEH 3312 WO 47100	\$14.93
		F191207		WELD JOB VEH 3312 WO 47100	\$76.02
PLATT ELECTRIC SUPPLY		N556727	247580	FLUKE VEH 3243 WO 47333	\$342.09
RDO EQUIPMENT CO		P49072	247583	V-BELT VEH 6601 WO 47276	\$90.38
		P49172		PULLEY VEH 6601 WO 47276	\$58.02
		P49872	248805	GUARD VEH 6562 WO 47300	\$109.51
		P49877		QUICK LOCK VEH 6595 WO 47092	\$28.67
		P49878		BLADE VEH 6595 WO 47289	\$148.56
		P49879		FILTERS VEH 6595 WO 47281	\$187.11
		P49881		WHEEL KIT VEH 6594 WO 47315	\$437.92
		P49882		WHEEL KIT VEH 6595 WO 47272	\$425.47
		P50154		BLADE VEH 6594 WO 47355	\$253.04
		P50155		O-RING VEH 6564 WO 47229	\$7.31
		P50156		CABLE CHOKE VEH 6562 WO 47300	\$37.25
		P50158		BLADE VEH 6589 WO 47354	\$52.50
		W53746	247816	REPAIR VEH 7141 WO 47413	\$1,043.70
RICHLAND NAPA		391044	247686	FILTER VEH 2410 WO 47231	\$17.07
		391046		FILTER VEH 2370 WO 47230	\$17.95
		391211		BRAKES VEH 2365 WO 47242	\$80.58
		391245		BULB VEH 3315 WO 47241	\$9.67
		391270		FLANGE VEH 2365 WO 47242	\$12.71
		391274		CONN VEH 7152 WO 47239	\$41.64



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RICHLAND NAPA		391277	247686	FILTER VEH 2454 WO 47256	\$36.28
		391278		BELT VEH 7122 WO 47255	\$74.22
		391290		GAS CAN VEH CREDIT WO CREDI	(\$19.54)
		391309		BRK CLN VEH 3319 WO 47266	\$64.33
		391323		LENS VEH 9000 WO 47259	\$33.51
		391335		SCOPE VEH 1207 WO 47271	\$19.48
		391339		CORE VEH CREDIT WO CREDIT	(\$6.69)
		391358		FILTER VEH 6566 WO 47283	\$16.62
		391382		FILTER VEH 7143 WO 47282	\$257.97
		391418		TOOL VEH 5046 WO 47265	\$94.53
		391439		BATTERY VEH 1107 WO 47275	\$152.68
		391585		FILTER VEH 3321 WO 47284	\$12.60
		391594		RESISTOR VEH CREDIT WO CRED	(\$19.70)
		391601		BATTERY VEH 9000 WO 47259	\$237.57
		391681		FILTER VEH 2441 WO 47292	\$20.37
		391691		BATTERY VEH 2284 WO 47294	\$118.79
		391694		BRAKES VEH 2441 WO 47296	\$166.28
		391786		FILTER VEH 2407 WO 47312	\$16.44
		391793		BULB VEH 7092 WO 47317	\$35.58
		391795		OIL VEH 7142 WO 47228	\$28.21
		391802		BATTERY VEH 2272 WO 47305	\$113.88
		391827		SOCKET VEH 3243 WO 47333	\$48.86
		391829		SOCKET VEH 3243 WO 47333	\$48.86
		391842		FILTER VEH 2426 WO 47302	\$36.28
		391888		CONN VEH 4143 WO 47288	\$11.39
		391889		LAMP VEH 2407 WO 47295	\$8.70
		391899		FILTER VEH 2452 WO 47314	\$20.37
		391900		FILTERS VEH 3248 WO 47310	\$23.11
		391939		BRK CLN VEH 7133 WO 46957	\$25.35
		391974		FILTER VEH 2429 WO 47318	\$20.37
		391989		FILTER VEH 2425 WO 47316	\$36.28
		392018		CLAMP VEH 3310 WO 47094	\$35.62
		392020		SILICONE VEH 3283 WO 47277	\$14.25
		392021		HANDLE VEH 3187 WO 47323	\$16.62
		392040		FILTER VEH 2456 WO 47327	\$29.64
		392137		FILTERS VEH 6562 WO 47301	\$43.03
		392138		FILTER VEH 7141 WO 47330	\$5.65
		392139		SWITCH VEH 3403 WO 46774	\$23.83
		392157		ADAPTER VEH 7152 WO 47239	\$3.91
		392158	247820	MALE ADA VEH 3333 WO 47286	\$23.46
		392173	247686	BRK CLN VEH 7152 WO 47239	\$20.69



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RICHLAND NAPA		392174	247820	SHOP TOOL	\$108.60
		392234		BRAKE CLEAN VEH 3315 WO 47306	\$16.90
		392235		BRAKE CLEAN VEH 3244 WO 47307	\$16.90
		392260		WARRANTY-DOOR HANDLE	\$0.00
RMT EQUIPMENT		T63075	248807	KEYSWITCH VEH 6564 WO 47229	\$83.39
ROWAND MACHINERY CO		233762	247588	OIL VEH 7133 WO 46957	\$96.66
		233795	247822	FIX MONITOR VEH 7142 WO 47409	\$1,580.02
SOLID WASTE SYSTEMS INC		0096750-CM	247589	PROX SENSOR RTN VEH 3333	(\$125.54)
		0097517-IN		HYD NUT VEH 7146 WO 47106	\$98.65
		0097521-IN		FRAME/SCREEN VEH 7146 WO 47106	\$1,987.45
		0097626-IN	247828	TUBE 2 VEH 3333 WO 47286	\$340.86
		0097744-IN	248808	BLADE LINK VEH 3336 WO 47273	\$35.88
STEEBER'S LOCK SERVICE		068245	247591	DUP KEYS VEH 2272 WO 47305	\$9.45
TACOMA SCREW PRODUCTS INC		22183612	247594	FLANGES VEH 3403 WO 46774	\$17.32
		22183742		LOCTITE VEH 3336 WO 47273	\$52.51
		22183900	247832	VEH 3284 WO 47270	\$15.67
		22184516		SHOP SUPPLY	\$210.54
TIRE FACTORY INC		03-123629	247599	FLAT REPAIR VEH 5040 WO 47343	\$25.96
		03-123749		TIRES VEH 3292 WO 47342	\$2,980.36
		03-123832		BALANCE VEH 2314 WO 47338	\$71.68
		03-123843		TIRES VEH 6594 WO 47315	\$101.53
		03-123899		WHEEL SWITCH VEH 3240 WO 47344	\$47.24
		03-123900	247838	WHEEL SWITCH VEH 3247 WO 47408	\$94.48
		03-123942	247599	TIRES VEH 3333 WO 47340	\$1,246.77
		03-123943		TIRES VEH 3335 WO 47339	\$1,246.77
		03-123944		WHEEL SWITCH VEH 3244 WO 47341	\$36.38
		03-123977		TIRE REPAIR VEH 6566 WO 47283	\$45.18
		03-123978		MOUNT/DISMOUNT WO 47315	\$12.92
		03-124016		TIRES VEH 2407 WO 47295	\$879.53
		03-124037		FLAT REPAIR VEH 3319 WO 47337	\$18.41
		03-124038	247838	TIRE VEH 4113 WO 47381	\$246.94
		03-124040		MOUNT WHEEL VEH 6594 WO 47315	\$59.38
		03-124041	247599	TIRES VEH 6594 WO 47315	(\$101.53)
		03-124042		TIRES VEH 6594 WO 47315	\$101.53
		03-124043	247838	LT TRUCK RPR VEH 7137 WO 47391	\$169.41
		03-124045		TIRES VEH 6605 WO 47382	\$329.79
		03-124107		FLAT REPAIR VEH 3309 WO 47383	\$125.43
		03-124109		FLAT REPAIR VEH 3312 WO 47382	\$46.16
		03-124111		FLAT REPAIR VEH 3244 WO 47385	\$46.16
		03-124112		FLAT REPAIR VEH 3284 WO 47386	\$55.93
		03-124115		FLAT REPAIR VEH 7146 WO 47388	\$61.36



City Of Richland

VL-1 Voucher Listing

From: 7/24/2017 To: 8/4/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
TIRE FACTORY INC		03-124116	247838	FLAT REPAIR VEH 3285 WO 47389	\$46.16
		03-124143		FLAT REPAIR VEH 3204 WO 47390	\$138.47
		03-124155		TIRES VEH 4101 WO 47380	\$278.50
		03-124188		TIRE VEH 3312 WO 47396	\$393.48
		03-124190		WHEEL SWITCH VEH 3244	\$36.38
TRI CITIES BATTERY & AUTO REPAIR		119872	247603	BATTERY VEH 3306 WO 47143	\$87.44
TRUCKPRO HOLDING CORPORATION		06 249675	248811	OIL CAP VEH 4158 WO 47361	\$16.13
		06 249676		CABLE VEH 6543 WO 47420	\$47.27
US LINEN & UNIFORM DBA		167725	247841	CITY FAIR GIVEAWAY	\$464.27
		167726		CITY FAIR PROMO ITEMS	\$435.53
VERIZON WIRELESS	P058146	9788324193	247608	Verizon Wireless Charges June	\$38.67
	P058146			Verizon Wireless Charges June	\$319.00
WEST COAST OFF ROAD		25378	248816	TOOL BOX VEH 3402 WO 46773	\$6,445.76
WESTERN PETERBILT INC		H279840	247611	CLAMP/HOSE VEH 3312 WO 47100	\$71.81
		H279848		RUBBER MOUNT VEH 3312 WO 47100	\$210.12
		H280337	248817	RAD HOSE VEH 4296 WO 47269	\$145.08
		H280378		GLASS VEH 3315 WO 47428	\$124.88
		H280465		ELEMENT VEH 3336 WO 47406	\$72.52
		H280466		ELEMENTS VEH 3335 WO 47418	\$72.52
		H280467		ELEMENT VEH 3333 WO 47427	\$72.52
		H280492		DEF VEH 3335 WO 47309	\$19.96
		H280498		BRAKE KIT VEH 3240 WO 47197	\$159.75
		H280499		CORE CHARGE VEH 3240 WO 47197	\$97.74
		H280520		BRAKE KIT RETURN VEH 3240	(\$159.75)
		H280521		CORE CREDIT-RTRNED VEH 3240	(\$97.74)
		IN000400285	247612	REPAIR VEH 7142 WO 47228	\$914.44
		IN000400286		ELEV REPAIR VEH 7131 WO 47324	\$335.57
		IN000400290		ENGNE REPAIR VEH 7090 WO 47321	\$335.57
WESTERN STATES EQUIPMENT COMPANY		IN000400292		A/C REPAIR VEH 7131 WO 47325	\$419.47
		IN000403365	248818	COUPLING VEH 3244 WO 47307	\$61.29
		IN000403375		COUPLING VEH 3315 WO 47306	\$42.20
		IN000404617		COUPLING VEH 3315 WO 47306	\$18.98
		0293218849	247845	PHONE CHARGES 7/23-8/22/17	\$67.93

EQUIPMENT MAINTENANCE TOTAL ****

\$82,783.35

EQUIPMENT MAINTENANCE FUND Total ***

\$82,783.35

FUND 503

EQUIPMENT REPLACEMENT FUND

Division:

215

EQUIPMENT REPLACEMENT

CORWIN OF PASCO LLC

P057356

309030

247539

SALES TAX @ 8.6%

\$2,693.95

P057356

2017 FORD INERCEPTOR SUV HUGO

\$31,325.00

P057356

LICENSE AND DOC FEE

\$103.25



City Of Richland

VL-1 Voucher Listing

From: 7/24/2017 To: 8/4/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CORWIN OF PASCO LLC	P057444	309031	247539	SALES TAX @ 8.6%	\$2,693.95
	P057444			LICENSE AND DOC FEE	\$103.25
	P057444			2017 FORD INTERCEPTOR SUV HUGO	\$31,325.00
EQUIPMENT REPLACEMENT TOTAL ****					\$68,244.40
EQUIPMENT REPLACEMENT FUND Total ***					\$68,244.40
FUND 505	PUBLIC WORKS ADMIN & ENGINEER				
Division:	450	PW ADMIN & ENGINEERING			
ABADAN INC		ARIN074598	247510	PLOTTER MYLAR	\$516.05
BENTON COUNTY TREASURER		3592	247518	BC IMAGES-JUNE 2017	\$19.00
IMT INC		8687	247555	WHITE BLUFFS PHASE 4 M17028	\$973.00
		8698		CLEARWATER CREEK TEST M17130	\$1,526.00
		8700		GREYHAWK PH2 TESTING M17159	\$1,786.00
		8721		W VILLAGE PH 1 TESTING M16472	\$3,010.00
LOPEZ, BRANDIN		062817	247797	REIMB EXCISE TAX	\$30.00
MELTON, MARK		071217	247801	REIMB MEETING EXPENSES	\$14.00
		072017		REIMB MEETING EXPENSES	\$14.00
		072417		REIMB MEETING EXPENSES	\$14.00
				REIMB MEETING EXPENSES	\$14.00
VERIZON WIRELESS	P058146	9788324193	247608	Verizon Wireless Charges June	\$689.29
XO HOLDINGS LLC DBA		0293218849	247845	PHONE CHARGES 7/23-8/22/17	\$183.72
PW ADMIN & ENGINEERING TOTAL ****					\$8,775.06
PUBLIC WORKS ADMIN & ENGINEER Total ***					\$8,775.06
FUND 520	HEALTH CARE/BENEFITS PLAN				
Division:	222	EMPLOYEE BENEFIT PROGRAM			
MAGELLAN BEHAVIORAL HEALTH		AUG 2017	247799	EAP PREMIUMS-AUGUST	\$706.26
MERCER (US) INC	P057474	102210003319	247570	PROVIDE BENEFITS CONSULTING AN	\$7,083.33
EMPLOYEE BENEFIT PROGRAM TOTAL ****					\$7,789.59
HEALTH CARE/BENEFITS PLAN Total ***					\$7,789.59
FUND 611	FIREMAN'S PENSION				
Division:	216	FIRE PENSION			
BAKER, MARSHALL R		AUGUST 2017	247712	MEDICARE PREMIUM/BAKER	\$108.00
BENTON COUNTY FIRE DIST 1		2017-30	247517	FIRE PENSION JUNE 2017	\$690.83
BOARDMAN, JOHN S		071317	247491	NON COVERED VISION	\$477.96
BOWLS, DAVID		060217/060517	247493	NON COVERED MEDICAL	\$160.00
		AUGUST 2017	247715	MEDICARE PREMIUM/BOWLS	\$104.90
CANFIELD, HARRY R			247718	MEDICARE PREMIUM/CANFIELD	\$107.00
CARRICK, HENRY			247719	MEDICARE PREMIUM/CARRICK	\$104.90
CLARK, FRANK M			247720	MEDICARE PREMIUM/CLARK	\$104.90



City Of Richland

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From: 7/24/2017 To: 8/4/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
DOWNS, DANNY		AUGUST 2017	247726	MEDICARE PREMIUM/DOWNS	\$134.00
ELIASON, CURTIS			247729	MEDICARE PREMIUM/ELIASON	\$109.00
ESTY, RAYMOND J			247730	MEDICARE PREMIUM/ESTY	\$104.90
FAMILY FIRST DENTAL		051117RL	247497	NON COVERED DENTAL	\$794.50
		061317MB		NON COVERED DENTAL	\$34.00
FERRIANS, ALLEN LARRY		AUGUST 2017	247731	MEDICARE PREMIUM/FERRIANS	\$109.00
HOUCHIN, EARL			247734	MEDICARE PREMIUM/HOUCHIN	\$104.90
JOHNSON, NEILS E			247735	MEDICARE PREMIUM/JOHNSON	\$105.00
JONES, HAROLD			247736	MEDICARE PREMIUM/JONES	\$104.90
KEYS, JACK D			247737	MEDICARE PREMIUM/KEYS	\$134.80
LAHTI, ROGER P			247738	MEDICARE PREMIUM/LAHTI	\$104.90
MILL PLAIN MEDICAL & PHARMACY		0518-053017HC	247501	NON COVERED RX	\$1,340.35
		062817HC		NON COVERED RX	\$686.24
MITCHELL, RAYMOND L		AUGUST 2017	247741	MEDICARE PREMIUM/MITCHELL	\$107.00
MULROY, JAMES P		JULY 2017	247502	MEDICARE PREMIUM/MULROY	\$134.00
MURRAY, DAVID		AUGUST 2017	247743	MEDICARE PREMIUM/MURRAY	\$104.90
MYERS, EDWARD A			247744	MEDICARE PREMIUM/MYERS	\$107.00
OWEN, MICHAEL			247745	MEDICARE PREMIUM/OWEN	\$104.90
POLLARD, JAMES			247746	MEDICARE PREMIUM/POLLARD	\$104.90
QUAIL RIDGE DENTAL INC		051917EM	247503	NON COVERED DENTAL	\$58.40
RODGERS, GARY H		JULY 2017	247504	MEDICARE PREMIUM/RODGERS	\$187.50
RONEY, LARRY		AUGUST 2017	247747	MEDICARE PREMIUM/RONEY	\$106.00
RX PHARMACY		0325-050217HJ	247505	NON COVERED RX	\$278.56
		0512-060617RB		NON COVERED RX	\$1,550.70
		0524-060517CE		NON COVERED RX	\$2,780.52
		42417NJ		NON COVERED RX	\$5.00
SIEMENS, DONALD		AUGUST 2017	247748	MEDICARE PREMIUM/SIEMENS	\$107.00
WEST, ROYAL			247753	MEDICARE PREMIUM/WEST	\$106.00
WILLIAMSON, CRAIG E			247754	MEDICARE PREMIUM/WILLIAMSON	\$105.00
FIRE PENSION TOTAL ****					\$11,672.36
FIREMAN'S PENSION Total ***					\$11,672.36
FUND 612	POLICEMEN'S PENSION				
Division:	217	POLICE PENSION			
ANDERS, PETER		AUGUST 2017	247711	MEDICARE PREMIUM/ANDERS	\$107.00
BATES, LAURIE VERN JR			247713	MEDICARE PREMIUM/BATES	\$108.00
BEDEN, LARRY			247714	MEDICARE PREMIUM/BEDEN	\$108.00
BOLSTAD, BARRY		052617	247492	MEDICARE PREMIUM/BOLSTAD	\$134.00
BRUNSON, DALE A		AUGUST 2017	247716	MEDICARE PREMIUM/BRUNSON	\$106.00
BUSH, LEE		053117LB	247494	NON COVERED RX	\$46.54
		0758204450		NON COVERED ASSISTED LIVING	\$4,225.00



City Of Richland

VL-1 Voucher Listing

From: 7/24/2017 To: 8/4/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BUSH, LEE		0758302772	247494	NON COVERED ASSISTED LIVING	\$9,019.82
		AUGUST 2017	247717	MEDICARE PREMIUM/BUSH	\$106.00
CASE, MIKE		040617	247495	NON COVERED RX	\$50.66
		042617		NON COVERED RX	\$33.86
		042717		MEDICARE PREMIUM/CASE	\$268.00
		042817		NON COVERED RX	\$30.00
		051817		NON COVERED RX	\$218.00
		060617		NON COVERED RX	\$30.00
		060617-2		NON COVERED RX	\$33.86
		42617-2		NON COVERED RX	\$5.69
CLEAVENGER, MICHAEL		AUGUST 2017	247721	MEDICARE PREMIUM/CLEAVENGER	\$134.00
CLEAVENGER, WILL J			247722	MEDICARE PREMIUM/CLEAVENGER	\$107.00
CLEMENTS, JOHN M			247723	MEDICARE PREMIUM/CLEMENTS	\$104.90
COUCH, LARRY			247724	MEDICARE PREMIUM/COUCH	\$108.00
DEMYER, JAMES J		061917	247496	NON COVERED RX	\$12.98
		AUGUST 2017	247725	MEDICARE PREMIUM/DEMYER	\$112.00
DRIVER, DOUGLAS D			247727	MEDICARE PREMIUM/DRIVER	\$125.00
DUCHEMIN, ROGER			247728	MEDICARE PREMIUM/DUCHEMIN	\$107.00
GANLEY, JOHN M			247732	MEDICARE PREMIUM/GANLEY	\$107.00
HIGGINS, FRED C			247733	MEDICARE PREMIUM/HIGGINS	\$106.00
IMPLANT & PERIODONTAL ASSOC. NW		062217JC	247498	NON COVERED DENTAL	\$97.00
KADLEC REGIONAL MEDICAL CENTER		040317JG	247499	NON COVERED MEDICAL	\$99.40
LARSON, SCOTT K		AUGUST 2017	247739	MEDICARE PREMIUM/LARSON	\$125.00
LEWIS, DAVID L			247740	MEDICARE PREMIUM/LEWIS	\$105.80
MALLEY'S PHARMACY		062317MC	247500	NON COVERED RX	\$3.47
MOORE, ROBERT		AUGUST 2017	247742	MEDICARE PREMIUM/MOORE	\$106.00
RX PHARMACY		0501-061517RT	247505	NON COVERED RX	\$667.66
		0527-061217JC		NON COVERED RX	\$750.76
SNYDER, RONALD K DDS		052517GT	247506	NON COVERED DENTAL	\$156.20
SPARKS, DAVID W		AUGUST 2017	247749	MEDICARE PREMIUM/SPARKS	\$107.00
TAYLOR, RANDAL L			247750	MEDICARE PREMIUM/TAYLOR	\$134.00
THOMAS, GERALD D			247751	MEDICARE PREMIUM/THOMAS	\$107.00
TURNER, ROY		070517	247507	NON COVERED VISION	\$389.90
		AUGUST 2017	247752	MEDICARE PREMIUM/TURNER	\$108.00
UPTOWN VISION CENTER		062617	247508	NON COVERED VISION	\$213.00
WILMOTH, ROD		AUGUST 2017	247755	MEDICARE PREMIUM/WILMOTH	\$108.00
ZIMMERMAN, GERALD			247756	MEDICARE PREMIUM/ZIMMERMAN	\$104.90

POLICE PENSION TOTAL ****

\$19,037.40

POLICEMEN'S PENSION Total ***

\$19,037.40

FUND 641

SOUTHEAST COMMUNICATIONS CTR



City Of Richland

VL-1 Voucher Listing

From: 7/24/2017 To: 8/4/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
Division: 600 SECOMM OPERATIONS GENERAL					
AT&T LONG DISTANCE		07/17 03030107210	248751	FAX LINES 06/21-07/22/17	\$33.68
CENTURYLINK		0717/509-786-2112	247527	GENERAL 07/6-08/5/17	\$93.94
		0717-509-624-3863	248761	GENERAL 07/16-08/16/17	\$7.32
		70398890	247634	911 PHONE REPAIR	\$244.36
CHARTER COMMUNICATIONS		0717-180070706114	248762	CABLE SERVICE 07/30-08/29/17	\$28.13
CITY OF RICHLAND		4404397	247530	BCES UTILITY SRVC 06/01-7/01	\$2,263.44
DEVRIES BUSINESS SERVICES		0088900	248773	SHREDDING SRVCS-07/13/2017	\$4.12
EMPLOYMENT SCREENING SERVICES, INC		38025341194	247545	BACKGROUND/REFERENCE CHECKS	\$42.75
FRONTIER		07/17 2061881060	248780	GENERAL 07/19-08/18/17	\$204.55
		07/17 5096282600	247550	LONG DISTANCE 07/10-08/9/16	\$994.54
HARRINGTON'S TROPHIES		77043	247554	LISA BROWNING ENGRAVEMENT	\$14.66
MOON, TAE-IM PHD		071117	247574	PSYCH EVALUATION- RODRIGUEZ	\$400.00
ON SCENE MEDICAL SERVICES, P.C.		00208	247576	PRE EMP-PHYSICALS/HEARING	\$110.00
POCKETINET COMMUNICATIONS INC		200904	248803	WIRELESS TRNSPRT/INTERNET-SEPT	\$268.28
SPRAGUE PEST SOLUTIONS		3191843/3191844	248809	JULY 2017 MONTHLY SERVICES	\$92.21
VANGUARD CLEANING SYSTEM OF INLAND NW		70889	248814	BCES JANITORIAL SRVCS-AUGUST	\$375.00
VERIZON WIRELESS		9788737129	247608	CELL PHONES 06/7-07/6/16	\$502.92
SECOMM OPERATIONS GENERAL TOTAL ****					\$5,679.90
Division: 601 E911 OPERATIONS					
EMPLOYMENT SCREENING SERVICES, INC		38025341194	247545	BACKGROUND/REFERENCE CHECKS	\$42.75
FRONTIER		07/17 2530120862	248780	GENERAL 05/22-06/12/17	\$25.11
MOON, TAE-IM PHD		071117	247574	PSYCH EVALUATION- RODRIGUEZ	\$400.00
ON SCENE MEDICAL SERVICES, P.C.		00208	247576	PRE EMP-PHYSICALS/HEARING	\$110.00
POCKETINET COMMUNICATIONS INC		200904	248803	WIRELESS TRNSPRT/INTERNET-SEPT	\$268.27
VERIZON WIRELESS		9788737129	247608	CELL PHONES 06/7-07/6/16	\$147.22
E911 OPERATIONS TOTAL ****					\$993.35
Division: 602 SECOMM AGENCY					
DESERTGREEN LAWN & TREE CARE LLC		174844	247543	WEED CONTROL BCES	\$26.95
RIGGLE PLUMBING INC		35640	247586	MEN'S BATHROOM MAINTENANCE	\$228.61
SECOMM AGENCY TOTAL ****					\$255.56
SOUTHEAST COMMUNICATIONS CTR Total ***					\$6,928.81
FUND 642 800 MHZ PROJECT					
Division: 610 800 MHZ					
BENTON PUD		07/17-513	248755	UTILITY SRVCS 6/27-7/27	\$677.40
KLICKITAT COUNTY PUD		06/17-69552623	247562	GOLGATHA UTILITIES 05/31-06/30	\$309.76
800 MHZ TOTAL ****					\$987.16
800 MHZ PROJECT Total ***					\$987.16



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From: 7/24/2017 To: 8/4/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
FUND 643	EMERGENCY MANAGEMENT				
Division:	620	STATE / LOCAL ASSISTANCE			
AT&T LONG DISTANCE		07/17 03030107210	248751	FAX LINES 06/21-07/22/17	\$8.42
CHARTER COMMUNICATIONS		0717-180070706114	248762	CABLE SERVICE 07/30-08/29/17	\$28.13
CITY OF RICHLAND		4404397	247530	BCES UTILITY SRVC 06/01-7/01	\$377.24
FRONTIER		07/17 5096282600	247550	LONG DISTANCE 07/10-08/9/16	\$248.63
POCKETINET COMMUNICATIONS INC		200904	248803	WIRELESS TRNSPRT/INTERNET-SEPT	\$57.49
SPRAGUE PEST SOLUTIONS		3191843/3191844	248809	JULY 2017 MONTHLY SERVICES	\$23.05
VANGUARD CLEANING SYSTEM OF INLAND NW		70889	248814	BCES JANITORIAL SRVCS-AUGUST	\$62.50
VERIZON WIRELESS		9788737129	247608	CELL PHONES 06/7-07/6/16	\$98.90
STATE / LOCAL ASSISTANCE TOTAL ****					\$904.36
Division:	621	RADIOLOGICAL EMGCY PREPAREDNES			
AT&T LONG DISTANCE		07/17 03030107210	248751	FAX LINES 06/21-07/22/17	\$8.42
CHARTER COMMUNICATIONS		0717-180070706114	248762	CABLE SERVICE 07/30-08/29/17	\$28.14
CITY OF RICHLAND		4404397	247530	BCES UTILITY SRVC 06/01-7/01	\$377.24
FRONTIER		07/17 5096282600	247550	LONG DISTANCE 07/10-08/9/16	\$248.64
POCKETINET COMMUNICATIONS INC		200904	248803	WIRELESS TRNSPRT/INTERNET-SEPT	\$57.49
SPRAGUE PEST SOLUTIONS		3191843/3191844	248809	JULY 2017 MONTHLY SERVICES	\$23.05
VANGUARD CLEANING SYSTEM OF INLAND NW		70889	248814	BCES JANITORIAL SRVCS-AUGUST	\$62.50
VERIZON WIRELESS		9788737129	247608	CELL PHONES 06/7-07/6/16	\$98.90
RADIOLOGICAL EMGCY PREPAREDNES TOTAL ****					\$904.38
Division:	622	DOE EMERGENCY PREPAREDNESS			
AT&T LONG DISTANCE		07/17 03030107210	248751	FAX LINES 06/21-07/22/17	\$8.42
CHARTER COMMUNICATIONS		0717-180070706114	248762	CABLE SERVICE 07/30-08/29/17	\$28.14
CITY OF RICHLAND		4404397	247530	BCES UTILITY SRVC 06/01-7/01	\$377.24
FRONTIER		07/17 5096282600	247550	LONG DISTANCE 07/10-08/9/16	\$248.64
POCKETINET COMMUNICATIONS INC		200904	248803	WIRELESS TRNSPRT/INTERNET-SEPT	\$57.49
SPRAGUE PEST SOLUTIONS		3191843/3191844	248809	JULY 2017 MONTHLY SERVICES	\$23.05
VANGUARD CLEANING SYSTEM OF INLAND NW		70889	248814	BCES JANITORIAL SRVCS-AUGUST	\$62.50
VERIZON WIRELESS		9788737129	247608	CELL PHONES 06/7-07/6/16	\$98.90
DOE EMERGENCY PREPAREDNESS TOTAL ****					\$904.38
Division:	623	JURISIDICITION			
AT&T LONG DISTANCE		07/17 03030107210	248751	FAX LINES 06/21-07/22/17	\$8.41
CHARTER COMMUNICATIONS		0717-180070706114	248762	CABLE SERVICE 07/30-08/29/17	\$28.13
CITY OF RICHLAND		4404397	247530	BCES UTILITY SRVC 06/01-7/01	\$377.24
DESERTGREEN LAWN & TREE CARE LLC		174844	247543	WEED CONTROL BCES	\$26.94
DEVRIES BUSINESS SERVICES		0088900	248773	SHREDDING SRVCS-07/13/2017	\$4.12
FRONTIER		07/17 5096282600	247550	LONG DISTANCE 07/10-08/9/16	\$248.63
POCKETINET COMMUNICATIONS INC		200904	248803	WIRELESS TRNSPRT/INTERNET-SEPT	\$57.48



City Of Richland

VL-1 Voucher Listing

From: 7/24/2017 To: 8/4/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
RIGGLE PLUMBING INC		35640	247586	MEN'S BATHROOM MAINTENANCE	\$228.60
SPRAGUE PEST SOLUTIONS		3191843/3191844	248809	JULY 2017 MONTHLY SERVICES	\$23.05
VANGUARD CLEANING SYSTEM OF INLAND NW		70889	248814	BCES JANITORIAL SRVCS-AUGUST	\$62.50
JURISIDICITION TOTAL ****					\$1,065.10
Division: 630	HOMELAND SECURITY PREPARDNESS				
DELL COMPUTER CORPORATION	P058040	10175171749	247641	CREDIT FROM PO #P056837	(\$160.07)
HOMELAND SECURITY PREPARDNESS TOTAL ****					(\$160.07)
EMERGENCY MANAGEMENT Total ***					\$3,618.15
FUND 803	UTILITY BILL CLEARING FUND				
Division: 000					
ADVANCED UTILITY ACCOUNTS PAYABLE INVOICES		CISPAY13983	247635	Customer Refund	\$212.05
				CUSTOMER REFUND	\$229.75
		CISPAY13984	247621	Customer Refund	\$90.00
		CISPAY13985	247666	Customer Refund	\$201.38
		CISPAY13986	247661	Customer Refund	\$63.97
		CISPAY13987	247663	Customer Refund	\$247.21
		CISPAY13988	247669	Customer Refund	\$62.38
		CISPAY13989	247695	Customer Refund	\$141.28
		CISPAY13990	247671	Customer Refund	\$35.76
		CISPAY13991	247699	Customer Refund	\$4.69
		CISPAY13992	247706	Customer Refund	\$65.18
		CISPAY13993	247705	Customer Refund	\$5.44
		CISPAY13994	247672	Customer Refund	\$261.23
		CISPAY13995	247645	Customer Refund	\$155.30
		CISPAY13996	247668	Customer Refund	\$51.44
		CISPAY13997	247644	Customer Refund	\$72.72
		CISPAY13998	247616	Customer Refund	\$10.03
		CISPAY13999	247667	Customer Refund	\$115.15
		CISPAY14000	247632	Customer Refund	\$98.56
		CISPAY14001	247696	Customer Refund	\$6.12
		CISPAY14002	247665	Customer Refund	\$168.80
		CISPAY14003	247617	Customer Refund	\$150.95
		CISPAY14004	247627	Customer Refund	\$37.36
		CISPAY14005	247664	Customer Refund	\$153.56
		CISPAY14006	247698	Customer Refund	\$10.38
				Customer Refund	\$22.36
		CISPAY14007	247690	Customer Refund	\$1,356.91
		CISPAY14008	247623	Customer Refund	\$52.00



City Of Richland

VL-1 Voucher Listing

From: 7/24/2017 To: 8/4/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
ADVANCED UTILITY ACCOUNTS PAYABLE INVOICES		CISPAY14009	247684	Customer Refund	\$95.96
		CISPAY14010	247660	Customer Refund	\$81.25
		CISPAY14011	247622	Customer Refund	\$19.86
		CISPAY14012	247674	Customer Refund	\$77.54
		CISPAY14013	247678	Customer Refund	\$55.02
		CISPAY14014	247693	Customer Refund	\$87.47
		CISPAY14015	247675	Customer Refund	\$71.38
		CISPAY14016	247683	Customer Refund	\$42.64
		CISPAY14017	247629	Customer Refund	\$42.89
UNASSIGNED TOTAL ****					\$4,655.97
UTILITY BILL CLEARING FUND Total ***					\$4,655.97



City Of Richland

VL-1 Voucher Listing

From: 7/24/2017 To: 8/4/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
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Invoice Total: ****

\$1,888,101.98

Number of Invoices

Amount

Vouchers In Richland	251	\$100,842.60
Vouchers In Tri Cities	184	\$754,174.40
Vouchers In WA	218	\$721,683.57
Vouchers Outside WA	482	\$311,401.41
Vouchers Final Total.....	1135	\$1,888,101.98

Ob ject Category	Title	Total	Percentage
2	BENEFITS	\$38,751.91	2.05%
3	SUPPLIES	\$178,223.05	9.44%
4	OTHER SERVICES & CHARGES	\$533,633.85	28.26%
5	INTERGOVERNMENTAL SERVICES	\$16,415.92	0.87%
6	CAPITAL PROJECTS	\$815,704.21	43.2%
	MACHINERY & EQUIPMENT	\$88,615.36	4.69%
7	DEBT SERVICE PRINCIPAL	\$14,120.09	0.75%
8	INTEREST	\$2,621.80	0.14%
	REFUNDS	\$4,655.97	0.25%
9	INTERFUND SERVICES	\$427.23	0.02%
	INVENTORY PURCHASES	\$194,932.59	10.32%
	Total	\$1,888,101.98	



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 08/15/2017

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: 08/15/2017

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: 08/15/2017

Agenda Category: Reports and Comments

Key Element:

Subject:
Mayor

Department:
City Council

Ordinance/Resolution Number:

Document Type:
Presentation

Recommended Motion:

Summary:

Fiscal Impact:

Attachments: