



Agenda
City Council Regular Meeting
Tuesday, September 5, 2017
City Hall Council Chamber | 505 Swift Boulevard

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

Agenda Item:

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

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

Welcome and Roll Call

Pledge of Allegiance

Approval of Agenda: (Approved by Motion)

Presentations:

2. Junior Achievement Presentation (5 minutes)
 - Cindy Reents, City Manager
3. Ben Franklin Transit 2017 Annual Report (10 minutes)
 - Cindy Reents, City Manager
4. New Hire/Retirements (5 minutes)
 - Allison Jubb, Human Resources Director

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

5. Consideration of the Keene Road Annexation Request - Ordinance No. 34-17, Approving Annexation of Approximately 17.2 Acres Located South of Keene Road
 - Kerwin Jensen, Community Development Director

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

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

Minutes:

6. Approve the Minutes of the Meetings Held August 15 and 22, 2017
 - Heather Kintzley, City Attorney

Ordinances - First Reading:

7. Ordinance No. 32-17, Amending RMC Title 23, Section 23.22.010 Related to Commercial Zoning
 - Kerwin Jensen, Community Development Director

8. Ordinance No. 34-17, Approving the Keene Road Annexation of Approximately 17.2 Acres Located South of Keene Road
 - Kerwin Jensen, Community Development Director

Ordinances - Second Reading/Passage:

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 Railroad Street Right-of-Way Vacation
 - Pete Rogalsky, Public Works Director

Resolutions – Adoption:

11. Resolution No. 144-17, Authorizing a Consultant Agreement with Parametrix Inc. for Implementation of the Landfill Monitoring Work Plan
 - Pete Rogalsky, Public Works Director
12. Resolution No. 151-17, Approving a Purchase and Sale Agreement with Longship Cellars
 - Kerwin Jensen, Community Development Director
13. Resolution No. 153-17, Appointing Membership to the Code Enforcement Board
 - Heather Kintzley, City Attorney
14. Resolution No. 154-17, Expressing Appreciation to Adam Pechtel for Service on the Code Enforcement Board
 - Heather Kintzley, City Attorney
15. Resolution No. 155-17, Expressing Appreciation to Steve Snyder for Service on the Code Enforcement Board
 - Heather Kintzley, City Attorney
16. Resolution No. 156-17, Approving 2017 Park Partnership Program Funding Allocations
 - Joe Schiessl, Parks and Public Facilities Director
17. Resolution No. 157-17, Authorizing an Agreement with the Bonneville Power Administration for Energy Conservation
 - Bob Hammond, Energy Services Director
18. Resolution No. 158-17, Adopting an Electric Utility Privacy Policy
 - Bob Hammond, Energy Services Director
19. Resolution No. 159-17, Authorizing Submittal of a Department of Ecology Stormwater Capacity Grant Application
 - Pete Rogalsky, Public Works Director
20. Resolution No. 160-17, Authorizing an Amended and Restated Parking Lease Agreement with Charles Joseph Frenzel
 - Kerwin Jensen, Community Development Director
21. Resolution No. 161-17, Authorizing an Amendment to a Purchase and Sale Agreement with SIRJMR, Inc.
 - Kerwin Jensen, Community Development Director

Items for Approval:

Expenditures - Approval:

22. Expenditures from August 7, 2017 - August 25, 2017 for \$9,092,802.02 including Check Nos. 247920-249548, Wire Nos. 6537-6553, Payroll Check Nos. 122431-123545, and Payroll Wire/ACH Nos. 10037-10073
 - Cathleen Koch, Administrative Services Director

Items of Business:

23. Resolution No. 168-17, Approving a Sixth Amendment to the Purchase and Sale Agreement with The Crown Group, Inc.
 - Kerwin Jensen, Community Development Director

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: 09/05/2017

Agenda Category: Agenda Item

Key Element:

Subject:

Discuss Meeting Agenda Items (15 minutes)

Department:

City Manager

Ordinance/Resolution Number:

Document Type:

Presentation

Recommended Motion:

Summary:

Fiscal Impact:

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 09/05/2017

Agenda Category: Presentations

Key Element: Key 4 - Targeted Investments

Subject:

Junior Achievement Presentation (5 minutes)

Department:
City Manager

Ordinance/Resolution Number:

Document Type:
Presentation

Recommended Motion:

Summary:

Susan Fillafer, Regional Director for Junior Achievement will speak about Junior Achievement and its impact on Richland. She will share information about Junior Achievement, the number of students they reach (specifically in Richland) and what concepts they teach (entrepreneurship, financial literacy and work readiness). She will also speak on how business leaders go into the classroom as mentors. They will be looking for volunteers this year.

Fiscal Impact:

None

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 09/05/2017

Agenda Category: Presentations

Key Element:

Subject:

Ben Franklin Transit 2017 Annual Report (10 minutes)

Department:

City Manager

Ordinance/Resolution Number:

Document Type:

Presentation

Recommended Motion:

Summary:

Gloria Boyce, Ben Franklin Transit (BFT) General Manager, is attending the council meetings of the Tri-City jurisdictions serviced by BFT to present the 2017 BFT Annual Report, as well as, provide a brief overview of the service changes coming in September and how it will affect Richland.

Fiscal Impact:

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 09/05/2017

Agenda Category: Presentations

Key Element:

Subject:

New Hire/Retirements (5 minutes)

Department:

Administrative Services

Ordinance/Resolution Number:

Document Type:

Presentation

Recommended Motion:

Summary:

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

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

Fiscal Impact:

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 09/05/2017

Agenda Category: Public Hearing

Key Element: Key 3 - Economic Vitality

Subject:

Consideration of the Keene Road Annexation Request - Ordinance No. 34-17, Approving Annexation of Approximately 17.2 Acres Located South of Keene Road

Department:

Community & Development Services

Ordinance/Resolution Number:

34-17

Document Type:

Public Hearing Item

Recommended Motion:

None

Summary:

This public hearing has been scheduled to provide Council with an opportunity to hear from the public concerning the proposed annexation of 17.2 acres located south of Keene Road and east of Brantingham Road. The annexation petitioner, Edward Shaw, is the sole owner of the land within the proposed annexation.

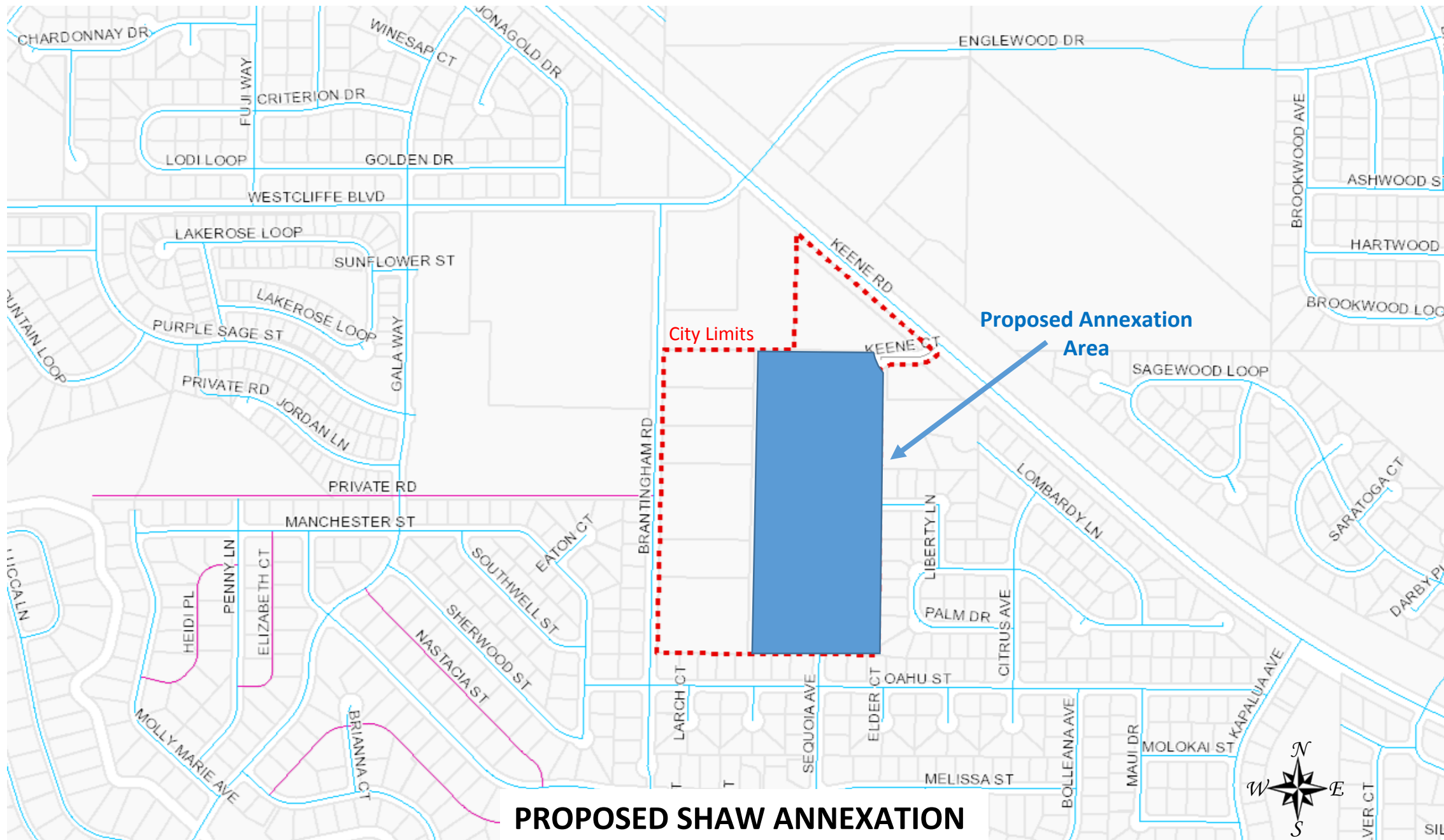
Council previously took action to authorize the commencement of annexation proceedings through the adoption of Resolution No. 54-17 and further approved the circulation of a formal petition through adoption of Resolution No. 121-17. The Planning Commission has determined that R1-10 Single Family Residential zoning would be appropriate for the property and the Benton County Boundary Review Board has completed its review of the proposal. Beyond the public hearing, the last step in the annexation process is the adoption of an ordinance. Staff has drafted Ordinance No. 34-17 for Council's consideration on tonight's consent calendar.

Fiscal Impact:

The proposed annexation is anticipated to have minor positive fiscal impacts to the City, both initially and when full build-out of the property would be achieved in the future. A copy of staff's analysis is attached.

Attachments:

1. Vicinity Map
2. Fiscal Impact Report
3. Signed Annexation Petition



FISCAL IMPACT – PROPOSED KEENE ROAD ANNEXATION

INTRODUCTION

This fiscal analysis has been prepared by staff to identify the impacts of the proposed Keene Road annexation to the City. The following is a summary of the analysis that was completed and an explanation of the assumptions used in this analysis.

The analysis included in this report focuses on the potential impacts of the annexation to the City's General Fund. Enterprise funds such as medical services, electrical, water, sewer and storm drainage are, by their nature, self-sustaining and, as such, should have neither a significant positive or negative fiscal impact on the City.

REVENUES

The revenue that would be generated by the proposed annexation is largely dependent on the amount of development that occurs in the area over time. Table I provides an estimate of the revenues that would be produced from the annexation area based only on the existing level of development. Table II provides a revenue estimate at full build-out of the annexation area. This full build-out scenario is based on the likely maximum level of development allowed under the zoning regulations applied to the proposed annexation area.

**TABLE I – Keene Road Annexation Proposal
Projected Revenue – Year 2017**

<u>Revenue Source</u>	<u>Rate</u>	<u>Basis</u>	<u>Annual Amount</u>
Property Tax	\$2.98492709/assessed valuation	\$743,610 assessed value	\$2,220
Permit Fees ¹	\$47/person	2 persons	\$94
Utility Taxes ²	0	No present utility connections	0
Sales Taxes ³	\$243/person	2 persons	\$486
Total			\$2,800

Table I & II Notes:

- ¹ Permit fees are based on the total 2017 adopted budget figures for licenses and permits, (\$2,551,425) divided by the current population (54,150).
- ² Utility taxes based on adopted budget figures for total utility tax revenue (\$13,018,600) divided by estimated number of current population (54,150).
- ³ Sales tax determined by total sales and use tax revenue (\$13,140,474) divided by current population (54,150).

**TABLE II – Keene Road Annexation Proposal
Projected Revenue – Full Build-Out**

<u>Revenue Source</u>	<u>Rate</u>	<u>Basis</u>	<u>Amount</u>
Property Tax	\$2.98492709/assessed valuation	\$18,293,180 total assessed value	\$54,603
Permit Fees ¹	\$47/person	148 persons	\$6,965
Utility Taxes ²	\$240/person	148 persons	\$35,520
Sales Taxes ³	\$243/person	148 persons	\$35,964
Total			\$133,052

Table II Assumptions:

- Assumes site would be developed at a density of approximately 3.3 units/gross acre (57 units total), which is the average density in the adjacent R1-10 zoned subdivisions.
- Average value of new construction for a single-family residence is \$320,933 according to 2016 year building permit activity records.
- Assumes 2.6 persons/household (2017 OFM Estimate).
- Assumes all new development will be served by City utilities.

No estimate has been provided on the length of time it would take to achieve full build-out of the proposed annexation area. This would be dependent upon any number of factors, including the desires of the property owner and market conditions. Rather, the two tables are offered as a comparison of revenues that would be generated from the area based on its existing and maximum potential levels of development.

PUBLIC ASSETS

Existing Infrastructure

With this annexation, the City would inherit Keene Court, a cul-de-sac that extend approximately 250 feet off of Keene Road. No other infrastructure is present within the proposed annexation area.

DEMANDS FOR NEW/EXPANDED INFRASTRUCTURE

As development would occur within the area, water, sewer and electrical services would be extended to serve new development. New roadways would need to be constructed within the site and additional traffic created by new development would add to existing traffic volumes on City streets. New development would also trigger requirements for installation of storm drainage facilities and street lighting. Additional demands would be placed on the City's parks and open spaces. The developer would be responsible for

the extension of City utilities, access roads, storm drainage facilities, street lighting, park dedication and/or payment of park fees.

The City's present system of development regulation/permitting ensures that, to a large degree, new residents are paying for the costs associated with the extension/expansion of City infrastructure. It also ensures that new development will not occur unless appropriate infrastructure improvements are put in place.

EXISTING SERVICES

Presently, the proposed annexation area is served by the following entities:

<u>Service</u>	<u>Service Provider</u>
Fire & Emergency Service	Benton County Fire District #1
Police Services	Benton County Sheriff's Department
Electrical Service	City of Richland
Water Service	Private Well
Sewer Service	On-Site Septic System
Solid Waste Disposal	No Service Currently Provided

FUTURE DEMAND FOR SERVICES

As development of the proposed annexation area occurs, future demands would be placed on City services. Some of these services would not be greatly impacted. Emergency fire/medical protection would be provided from the South Richland Station #72. As population increases, there would be more calls for service within the area.

City utility services, including power, water, sewer, and storm drainage would see increased usage. Present capacity of the City systems could accommodate this increased demand as the growth was anticipated and planned for in the City Comprehensive Plan. The fees charged for the connection to City utility services and the monthly user charges are designed to recover the costs associated with the provision of those services. Consequently, development within the proposed annexation area should not have fiscal impacts on those services.

Other services, including parks and recreation and library services, would likely see some increase in use. Table III demonstrates the effects of annexation, both initially and at full build-out, given the assumption that service levels and cost of service per capita will remain constant.

**TABLE III – Keene Road Annexation Proposal
Expense of Providing City Services**

Service	Annual Cost of Service	Level of Service ¹	Cost of Annexation ²	
			Initial	Full Build-Out
Fire & Emergency Service ³	\$151/person ³	5 minute emergency response time	\$302	22,348
Police ⁴	\$247/person ⁴	1.24 police/ 1,000 population	\$494	36,556
Parks ⁵	\$131/person ⁵	2.8 acres/1,000 population	\$262	19,388
Street ⁶ Maintenance	\$56/person	None established	\$112	8,288
Library ⁷	\$39/person	None established	\$78	11,544
Administrative Services ⁸	\$178/person	None established	\$296	26,344
Total	802		\$1,604⁹	\$124,468

Notes for Table III:

¹Level of Service reported from City of Richland Comprehensive Plan

²Cost of Annexation – Initial Impacts are based on current estimate of 2 persons residing within the proposed annexation area. Full build-out figures are based on projected population of 148 persons in 57 residences.

³Represents total current expense '17 budget for fire and emergency services (\$8,170,338) divided by current city population (54,150).

⁴Represents total current expense '17 budget for police (\$13,397,779) divided by current city population (54,150).

⁵Represents total current expense '17 budget for parks and facilities and recreation (\$7,119,605) divided by current city population (54,150).

⁶Represents streets capital construction fund '17 budget (\$3,061,814) divided by current city population (54,150).

⁷Library costs were derived by dividing 2017 total library budget (\$2,134,328) by total number of persons in the City (54,150).

⁸Administrative service costs represents the total current expense budgets for City Manager, Assistant City Manager, City Clerk, City Attorney, Communications and Marketing, Cable Communications, Information Technology, and Hanford Communities (\$9,650,248) divided by current city population (54,150).

⁹Costs for police and fire services would not likely be zero for existing levels of development, but are difficult to accurately quantify and would vary greatly based on the number of times that emergency calls for service were made.

Service costs for Table III include those services that are directly provided to residents and also include estimates for costs associated with general administrative services. Presumably, there would be some efficiencies accrued by the City in serving a larger population that would be located in a relatively small geographical area that is immediately adjacent to the City's existing service boundaries. So costs for actually providing services listed in Table III could be somewhat overstated. The per capita listing for fire and emergency services, police services and administrative services assumes that all expenses associated with providing services are directly related to

residential uses. Clearly, there are costs associated with providing services to commercial and industrial lands as well. The estimated costs of park and library services may be slightly overstated also, as some service is provided to non-City residents, which, if accounted for, would slightly decrease the per capita costs reported here. Finally, Table IV provides some comparison of the costs and revenues associated with the proposed annexation.

**TABLE IV – Keene Road Annexation Proposal
Summary of General Fund Revenues and Expenses**

	Estimated Number of Households	Projected Revenues	Projected Expenses	Net Annual Benefit
Initial Annexation	1	\$2,800	\$1,604	\$1,196
Annexation at Max. Build-Out	57	\$133,052	\$124,468	\$8,584

CONCLUSION

Staff concludes that the proposed Keene Road annexation would have slight positive fiscal impacts to the City both at the time of initial annexation and at the time that the area is fully developed. The City's enterprise funds would not be negatively impacted as expenses associated with providing power, water, sewer, storm drainage and solid waste disposal would necessarily equal the revenues associated with providing such services.

A general rule of thumb holds that the costs of providing services to residential neighborhoods generally exceed the revenues derived from those residential areas. This analysis presumes that additional sales tax would be generated from future development in the area at the same proportion as the rest of the City. However, to the extent that retailers performing market studies consider community growth, additional population may have the effect of stimulating new retail development. Ultimately this could increase the per capita sales tax revenue that the City receives.

There are other factors that are difficult to quantify. If the area is not annexed, and some level of development occurs, City services will still be directly impacted. The street system will be forced to handle more traffic, and park and library use may increase, along with police and fire service calls. However, without annexation the City will not receive any revenues from those unincorporated developments. In total, the drain on City services would likely be greater without annexation than with annexation.

Annexation also provides the City with some opportunity to control the development so that it conforms to City plans and standards. Street layout and design, the extension of street and utility corridors to adjacent parcels, the overall density of development, and the dedication of park and open spaces are all issues that the City would not control if annexation does not occur.

**PETITION FOR ANNEXATION
TO CITY OF RICHLAND, WASHINGTON**

Proposed Annexation Name: **Keene Road Annexation**

The Honorable Mayor and City Council:

WE, the undersigned, who are the owners of not less than sixty percent (60%) in value, according to the assessed valuation for general taxation, of the real property geographically depicted on the map attached hereto as Attachment 1 and legally described in Attachment 2 attached hereto, lying contiguous to the City of Richland, Washington, do hereby petition that such territory be annexed to and made a part of the City of Richland under the provisions of RCW 35.13.130 et. seq. A list of all assessors' tax parcel numbers of the parcels within the proposed annexation area, the record owner of each parcel, and the assessed value of each parcel is set forth in Attachment 3.

Prior to the circulation of this petition, a meeting was held on the twenty-first day of March, 2017, between the initiating parties of this annexation and the Council of the City of Richland, at which time the Council passed Resolution No. 54-17, accepting the notice of intention to commence annexation proceedings for the real property geographically depicted on the map attached hereto as Attachment 1 and legally described in Attachment 2 attached hereto. Resolution No. 54-17 also (1) required the simultaneous adoption of the City's Comprehensive Plan to serve as the Comprehensive Plan for the proposed annexation area; (2) required the assumption of an appropriate share of all existing indebtedness of the City by the area to be annexed upon annexation authorized; (3) directed the planning commission to propose and forward a recommendation to the city council as to the most appropriate zoning designation for the area proposed to be annexed; and (4) authorized city staff to file an application with the Boundary Review Board for the proposed annexation.

On April 26, 2017, the Richland Planning Commission conducted a public hearing and recommended that R-1-10 Single Family Residential zoning was the most appropriate zoning designation for the proposed annexation area. A notice of intention to annex was duly filed with the Boundary Review Board. Jurisdiction of the Boundary Review Board was waived by the Chair of the Boundary Review Board on July 7, 2017. On July 18, 2017, the Council passed a resolution authorizing the circulation of an annexation petition for annexation of the real property geographically depicted on the map attached hereto as Attachment 1 and legally described in Attachment 2 attached hereto.

WHEREFORE, petitioners pray that the City Council of the City of Richland, Washington entertain this petition, fix a date for a public hearing hereon, and cause notice of the hearing to be published in one or more issues of a newspaper of general circulation in the City, and to post the notice in three public places within the area proposed for annexation specifying the time and place of the hearing and inviting all interested persons to appear and voice approval or disapproval of the annexation.

INSTRUCTIONS FOR SIGNING PETITION

The following conditions should be noted for those signing the petition as owners of property:

1. Each signature shall be executed in ink or indelible pencil and shall be followed by the name of the signer, the date of signing, and the property description of the property within the proposed annexation owned by the signor.
2. The signature of a record owner, as determined by the records of the county auditor, shall be sufficient without the signature of his or her spouse;
3. In the case of mortgaged property, the signature of the mortgagor shall be sufficient, without the signature of his or her spouse;
4. In the case of property purchased on contract, the signature of the contract purchaser, as shown by the records of the county auditor, shall be deemed sufficient, without the signature of his or her spouse;
5. Any officer of a corporation owning land within the area involved, who is duly authorized to execute deeds or encumbrances on behalf of the corporation, may sign under oath on behalf of such corporation, and shall attach to the petition a certified excerpt from the bylaws of such corporation showing such authority.
6. When property stands in the name of a deceased person or any person for whom a guardian has been appointed, the signature of the executor, administrator, or guardian, as the equivalent to the signature of the owner of the property; and
7. When a parcel of property is owned by multiple owners, the signature of an owner designated by the multiple owners is sufficient.

Assessor's Parcel Numbers: 1-26983020000018

Property Owners: Edward Shaw

Signature:

By:



Date:

7/26/17

Name of Person Signing:

EDWARD T. SHAW, Executor of the
Estate of Florence Mary Shaw, deceased

JOSIE DELVIN
BENTON COUNTY CLERK

SEP 19 2016

FILED

SUPERIOR COURT OF WASHINGTON FOR BENTON COUNTY

IN THE MATTER OF THE ESTATE OF:

No. 16-4-00372-3

FLORENCE MARY SHAW,

LETTERS TESTAMENTARY

DECEASED.

WHEREAS, THE LAST WILL AND TESTAMENT AND CODICIL TO THE LAST WILL AND TESTAMENT OF FLORENCE MARY SHAW, DECEASED, WERE ON THE 19th DAY OF SEPTEMBER, 2016, EXHIBITED, PROVEN AND FILED IN THE AFORESAID SUPERIOR COURT; AND

WHEREAS, IT APPEARS IN AND BY SAID WILL AND CODICIL THAT EDWARD THOMAS SHAW BE APPOINTED Executor THEREOF; AND

WHEREAS, SAID EDWARD THOMAS SHAW HAS SIGNED AN OATH AND HAS DULY QUALIFIED; NOW, THEREFORE,

KNOW ALL MEN BY THESE PRESENTS, THAT EDWARD THOMAS SHAW IS HEREBY AUTHORIZED TO ADMINISTER SAID WILL AND CODICIL ACCORDING TO LAW.

WITNESS MY HAND AND THE SEAL OF SAID COURT THIS 19th DAY OF SEPTEMBER, 2016.

JOSIE DELVIN
Benton County Clerk

By

Jelly A. Sanchez
DEPUTY



STATE OF WASHINGTON)

) ss.

COUNTY OF BENTON)

I, JOSIE DELVIN, COUNTY CLERK AND EX-OFFICIO CLERK OF THE SUPERIOR COURT IN BENTON COUNTY, STATE OF WASHINGTON, THROUGH A DEPUTY CLERK, CERTIFY THAT THE WITHIN AND FOREGOING IS A FULL, TRUE AND CORRECT COPY OF THE ORIGINAL LETTERS TESTAMENTARY ON FILE IN THE ABOVE-ENTITLED CAUSE IN THIS OFFICE; THAT SAID LETTERS HAVE NOT BEEN REVOKED AND ARE IN FULL FORCE AND EFFECT ON THIS DATE.

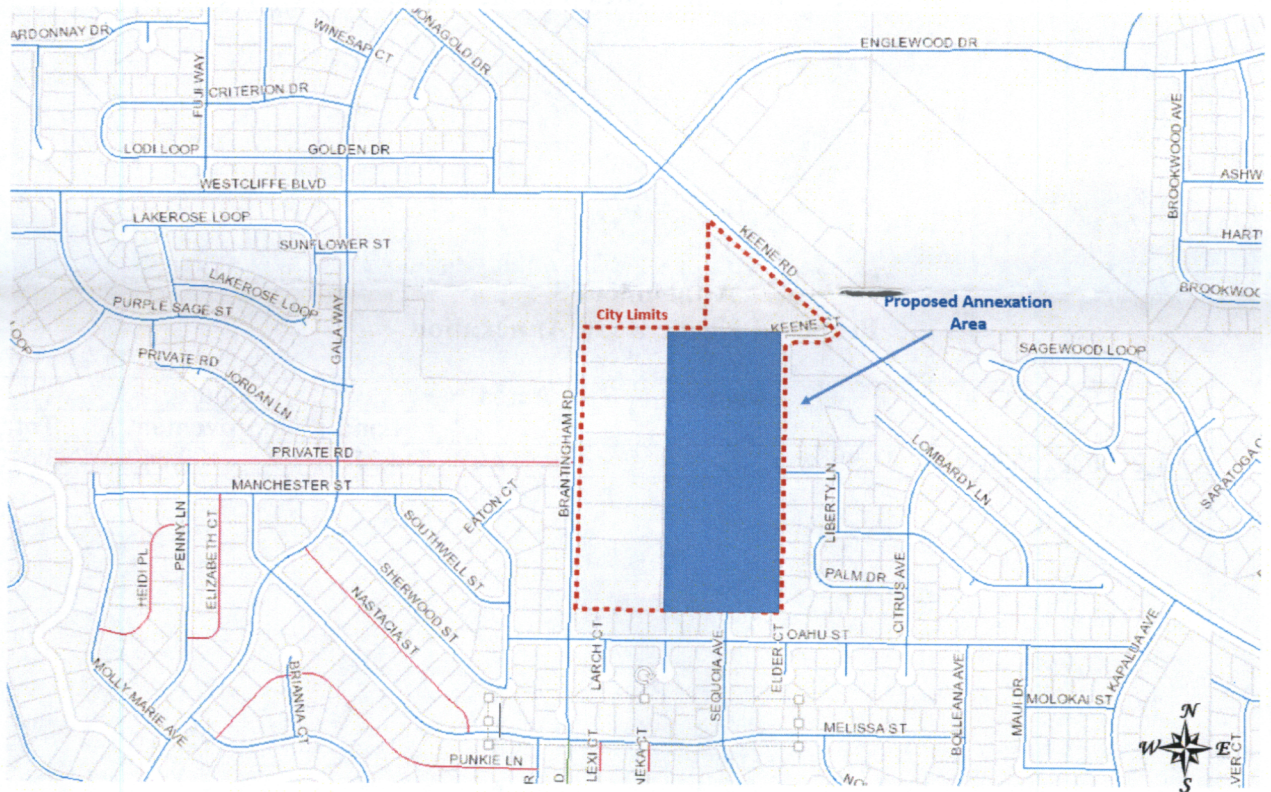
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED THE SEAL OF THE SAID SUPERIOR COURT THIS 19th DAY OF September, 2016.

JOSIE DELVIN
BENTON COUNTY CLERK

By

Jelly A. Sanchez
DEPUTY

CERTIFIED COPY



Attachment 1 **Proposed Keene Road Annexation**

Attachment 2

Legal Description for Proposed Keene Road Annexation

Lot 9 of the Plat of Badger Mountain Estates plus the Keene Court right-of-way.

Attachment 3

Proposed Keene Road Annexation

Parcel ID #	Owner	Acres	Value		
			Land	Improvement	Total
1-26983020000018	Shaw	17.2	544,270	199,340	743,610



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 09/05/2017

Agenda Category: Minutes

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Approve the Minutes of the Meetings Held August 15 and 22, 2017

Department:
City Attorney

Ordinance/Resolution Number:

Document Type:
Minutes

Recommended Motion:

Approve the minutes of the Council meeting held on August 15 and 22, 2017

Summary:

None.

Fiscal Impact:

None.

Attachments:

1. Draft 081517 Minutes
2. Draft 082217 Minutes



MINUTES
RICHLAND CITY COUNCIL REGULAR MEETING
Richland City Hall ~ 505 Swift Boulevard
Tuesday, August 15, 2017

Draft

Pre-Meeting:

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

Also present were City Manager Reents, Assistant City Manager Amundson, City Attorney Kintzley and Economic Development Manager Ratkai.

Agenda Items:

1. Executive Session Per RCW 42.30.110 (1) (ii) Current or Potential Litigation
- Heather Kintzley, City Attorney

COUNCILMEMBER ANDERSON MOVED AND COUNCILMEMBER LUZZO GILMOUR SECONDED A MOTION TO MOVE INTO EXECUTIVE SESSION AT 7:00 P.M. TO DISCUSS FOR PER RCW 42.30.110 (1) (II) CURRENT OR POTENTIAL LITIGATION FOR 10 MINUTES. THE MOTION CARRIED 5-0.

COUNCILMEMBER LEMLEY MOVED AND COUNCILMEMBER KENT SECONDED A MOTION TO MOVE OUT OF EXECUTIVE SESSION AT 7:10 P.M. THE MOTION CARRIED 5-0.

Administrative Services Director Koch, Finance Director Allen, Energy Services Engineering and Operations Manager Whitney, Energy Services Business Services Manager Edgemon and City Clerk Hopkins joined the meeting at 7:10 p.m.

2. BPA Energy Conservation Agreement
- Sandi Edgemon, Business Services Manager

Ms. Edgemon gave the details of the BPA Energy Conservation Agreement.

3. 2017 Mid-Year Financial Update
- Cathleen Koch, Administrative Services Director

Ms. Koch gave 2017 Mid-Year Financial Update.

4. Discussion of Council Meeting Agenda Items

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

Regular Meeting:

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

Welcome and Roll Call:

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

Mayor Pro Tem Christensen, Councilmembers Anderson, Lemley, 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, Administrative Services Director Koch, Public Works Transportation and Development Manager Peters, Parks and Public Facilities Director Schiessl, Police Services Director Skinner, Energy Services Engineering and Operations Manager Whitney and City Clerk Hopkins.

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

Pledge of Allegiance:

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

Approval of Agenda:

COUNCILMEMBER LEMLEY MOVED AND COUNCILMEMBER ANDERSON SECONDED A MOTION TO APPROVE THE AGENDA AS PUBLISHED. THE MOTION CARRIED 5-0.

Presentations:

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

Traci Jao, TRIDEC Member Services and Communications Director, gave a detailed presentation that included the mission statement, business recruitments, federal programs and business expansions.

Public Hearing:

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

1. Railroad Street Right-of-Way Vacation - Ordinance No. 31-17
 - Jeff Peters, Transportation and Development Manager

Mr. Peters said the purpose of the public hearing was to receive testimony on a proposal to vacate the Railroad Street right-of-way between Wellsian Way and Stevens Drive. He gave details of the vacation and the impact on the adjacent properties.

Councilmembers had a question and answer period on the vacation with Mr. Peters.

Mayor Pro Tem Christensen opened the public hearing at 7:48 p.m.

Max Faultier, 624 Wellsian Way, Richland, WA, ask for clarification on the dividing line on Railroad Street and the driveway access planned for the new development.

Ron Grant, 4220 Riverhaven Street, Pasco, WA, said he was representing Grant Land Company and had questions about the driveway access.

Shir Regev, 114 Patton Street, Richland, WA, had questions regarding the access to the Pet Over-Population location and required frontage improvements.

Mayor Pro Tem Christensen closed the public hearing at 7:56 p.m.

2. Relinquishing Sewer Easements within Willow Pointe Phase 1 - Resolution Nos. 147-17 & 148-17
- Jeff Peters, Transportation and Development Manager

Mr. Peters said the purpose of the public hearing was 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 were replaced in a new location and new easements established. These easements are no longer necessary.

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

Public Comments:

City Clerk Hopkins read the public comments procedure.

Ansley Gerhod, 785 Canyon Road, Richland, WA, said after the current events in Charlottesville, VA, she wanted to renew efforts to encourage the Council to adopt the inclusiveness resolution.

Alexis Romero, 785 Canyon Road, Richland, WA, also said after the current events in Charlottesville, VA, she wanted to renew efforts to encourage the Council to adopt the inclusiveness resolution.

Grant Gutierrez, 2425 City View Drive, Richland, WA, said he is a Latino working at Hanford as a scientist and is concerned why the Council is resistant to adopting the inclusiveness resolution.

Martin McBriarty, 704 Wright Avenue, Richland, WA, said the Lee Blvd. street name marker, which states facts about General Robert E. Lee whom the street is named after, strikes him as supporting white supremacy and he would like the sign removed.

Shir Regev 114 Patton Street, Richland, WA, said she supports the inclusiveness resolution and encouraged Council to adopt it, especially after the recent events in Charlottesville, VA.

Eileen Yokuda, 455 Mainmast Court, Richland, WA, said she supports the inclusiveness resolution and encouraged Council to adopt it.

Consent Calendar:

City Clerk Hopkins read the Consent Calendar.

Minutes:

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

Ordinances - First Reading:

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

Ordinances - Second Reading/Passage:

4. 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
5. Ordinance No. 27-17, Dedicating Duportail Street Right-of-Way
- Pete Rogalsky, Public Works Director
6. Ordinance No. 28-17, Amending the 2017 Budget in General Fund Police Services
- Chris Skinner, Police Services Director
7. 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:

8. Resolution No. 117-17, Authorizing a Water and Sewer Services Agreement with Lamb Weston
- Pete Rogalsky, Public Works Director

9. 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
10. 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
11. Resolution No. 146-17, Adopting Policy 2930 regarding Real Estate Commissions for Sale or Lease of City Owned Property
- Kerwin Jensen, Community Development Director
12. Resolution No. 147-17, Relinquishing a Sewer Easement lying within 3098 and 3150 Richardson Road
- Jeff Peters, Transportation and Development Manager
13. Resolution No. 148-17, Relinquishing a Sewer Easement lying within 3098 Richardson Road
- Jeff Peters, Transportation and Development Manager
14. Resolution No. 149-17, Approval of Final Plat of West Village First Phase
- Kerwin Jensen, Community Development Director
15. Resolution No. 150-17, Establishing a Hearing Date for the Annexation of 17.2 Acres South of Keene Road
- Kerwin Jensen, Community Development Director
16. Resolution No. 152-17, Renaming the Future Rachel Road Corridor as Center Parkway
- Kerwin Jensen, Community Development Director

Items for Approval:

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

Expenditures - Approval:

18. 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

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

Reports and Comments:

1. City Manager Reents pointed out the street name signs were sponsored by a private committee and the signs are located on private property.

2. Council:

Councilmember Lemley said he believes the inclusiveness resolution should be brought to Council for consideration, especially after the recent events in Charlottesville, VA.

Councilmember Kent and Luzzo Gilmour also supported bringing the inclusiveness resolution to Council for action as well.

Adjournment:

Mayor Thompson adjourned the meeting at 8:19 p.m.

Respectfully Submitted,

Marcia Hopkins, City Clerk

FORM APPROVED:

Robert J. Thompson, Mayor

DATE APPROVED:

DATE PUBLISHED:



MINUTES
CITY COUNCIL WORKSHOP
Richland City Hall ~ 505 Swift Boulevard
Tuesday, August 22, 2017

Draft

City Council Workshop – 6:00 p.m.

Attendance:

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

Also present were City Manager Reents, Assistant City Manager Amundson, City Attorney Kintzley, Energy Services Director Hammond, Community Development Director Jensen, Administrative Services Director Koch, Public Works Director Rogalsky, Parks and Public Facilities Director Schiessl and City Clerk Hopkins.

Agenda Items:

1. 2018 Electric Utility Retail Rates
- Bob Hammond, Energy Services Director

Mr. Hammond said the Energy Services Department (RES) staff along with rates consultant FCS Group have completed the update to the cost of service analysis (COSA) for the electric utility and finalized a proposed rate recommendation. The recommendation proposes increasing all electric utility customer class rates, resulting in a projected 6.5% increase in 2018 electric utility revenue.

This recommendation was presented and discussed in detail over the first three meetings in 2017 with the Utility Advisory Committee (UAC), which has endorsed this recommendation. Mr. Hammond and UAC Chair Roy Keck presented the rate recommendation and said it will come forward for City Council consideration at the September 19 and October 3 Council meetings.

Council had several questions for Mr. Hammond and Mr. Keck.

2. Solid Waste Disposal Alternatives
- Pete Rogalsky, Public Works Director

Mr. Rogalsky said the purpose of the workshop was to present the results of the recently completed Solid Waste Disposal Alternatives Study. The study's consultant, SCS

Engineers, were available by phone to explain the methodology and results of their analysis. Public Works Capital Project Manager Marlow was in attendance as well.

Mr. Rogalsky said the City's currently permitted landfill site will reach capacity in 2019 or 2020, according to current projections. The City's 2011 Solid Waste Management Plan included a recommendation to expand the Horn Rapids Landfill. This recommendation was based on a high level planning evaluation of costs and benefits. The work performed by SCS Engineers produced a project feasibility study level analysis that benefited from specific facility design cost estimates, operating cost estimates based on the rate study of current operations, surveys of regional vendors, and sensitivity analyses of key cost drivers. The rigorous cost analysis provided a basis from which the City can plan the facilities and services that are necessary and desirable for the period after 2019.

Mr. Rogalsky also explained the Disposal Alternatives Study was accompanied by a detailed rate study. SCS Engineers presented their Study findings and recommendations to the Utility Advisory Committee (UAC) at its May 9, 2017 meeting. The UAC concurred with the Study recommendation to expand the Horn Rapids Landfill and recommended refinements to the Study. The updated Study and rate study was reviewed at the July 11 UAC meeting. At that meeting the UAC passed a motion recommending expansion of the Horn Rapids Landfill to the City Council. In addition the UAC recommended that no rate changes be implemented in 2018. The rate study forecasts the need to increase rates beginning in 2019 when the capital expenses related to landfill expansion will require financing.

Council had questions for SCS Engineers and Mr. Rogalsky. Staff recommended the option to expand the Horn Rapids Landfill.

3. Port of Kennewick Partnership - Columbia Park Trail Project - Kerwin Jensen, Community Development Director

Mr. Jensen said the purpose of the workshop is to seek Council's concurrence with staff's proposal for a partnership project with the Port of Kennewick. The planned improvements to Columbia Park Trail between SR240 and the east City limits at Columbia Park have emerged as the recommended project. He presented the planned scope of improvements and the parameters of the partnership.

Council had a question and answer period with Mr. Jensen. The Council agreed to move ahead with the partnership.

4. Swift Corridor: City Hall Project Update
 - Joe Schiessl, Parks and Public Facilities Director
 - Darrin Sweeney, Parks and Public Facilities Project Manager

Mr. Sweeney said the Swift Corridor: City Hall project continues to make progress. He gave a presentation which included the current graphics of the interior and exterior of the building, current status of the project and said the plans are ready to be submitted for a building permit. He also said a ground breaking ceremony is being planned for September 22, 2017.

Council had several questions for Mr. Sweeney.

5. Closed Session to Discuss Collective Bargaining
 - Jon Amundson, Assistant City Manager

COUNCILMEMBER LEMLEY MOVED AND MAYOR PRO TEM CHRISTENSEN SECONDED A MOTION TO MOVE INTO A CLOSED SESSION TO DISCUSS COLLECTIVE BARGAINING. THE MOTION CARRIED 4-0.

The Council moved into the closed session at 7:12 p.m.

City Attorney Kintzley added an executive session to the meeting to discuss per RCW 42.30.110 (1) (ii) current or potential litigation for 15 minutes.

COUNCILMEMBER LEMLEY MOVED AND MAYOR PRO TEM CHRISTENSEN SECONDED A MOTION TO MOVE INTO EXECUTIVE SESSION AT 7:30 P.M. TO DISCUSS PER RCW 42.30.110 (1) (II) CURRENT OR POTENTIAL LITIGATION FOR 15 MINUTES. THE MOTION CARRIED 4-0.

MAYOR PRO TEM CHRISTENSEN MOVED AND COUNCILMEMBER LEMLEY SECONDED A MOTION TO MOVE OUT OF EXECUTIVE SESSION AT 7:45 P.M. THE MOTION CARRIED 4-0.

Adjournment:

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

Respectfully Submitted,

Marcia Hopkins, City Clerk

FORM APPROVED:

Robert J. Thompson, Mayor

DATE APPROVED:

DATE PUBLISHED:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 09/05/2017

Agenda Category: Ordinances - First Reading

Key Element: Key 3 - Economic Vitality

Subject:

Ordinance No. 32-17, Amending RMC Title 23, Section 23.22.010 Related to Commercial Zoning

Department:

Community & Development Services

Ordinance/Resolution Number:

32-17

Document Type:

Ordinance

Recommended Motion:

Give first reading, by title only, to Ordinance No. 32-17 amending Richland Municipal Code Title 23, Section 23.22.010 allowing C-3 zoning to be applied to some areas designated for industrial use that lie adjacent to State Route 240.

Summary:

The Planning Commission is recommending a change to the text of the zoning code relating to the location of C-3 General Business zoning. The amendment would allow C-3 zoning to be applied in areas that are adjacent to State Route 240 and that are designated in the Comprehensive Plan as suitable for industrial development. This change would provide the City with greater flexibility as it markets properties in the Horn Rapids Business Park and adjacent properties.

The Planning Commission held a public hearing to consider this amendment on July 26, 2017, and unanimously supported its adoption. Ordinance No. 32-17 would implement this change.

Staff recommends approval of Ordinance No. 32-17 for first reading.

Fiscal Impact:

The proposed amendment would not result in direct costs to the City. Additional flexibility in development of Horn Rapids properties may encourage economic development along the State Route 240 corridor.

Attachments:

1. Ordinance No. 32-17
2. Staff Report to Planning Commission
3. Table Comparing C-3 & M-I Uses
4. Comprehensive Plan & Zoning Maps

ORDINANCE NO. 32-17

AN ORDINANCE of the City of Richland amending Richland Municipal Code Title 23, allowing C-3 zoning to be applied to some areas designated for industrial use that lie adjacent to State Route 240.

WHEREAS, The City is the owner of properties located within and adjacent to the Horn Rapids Business Park, near State Route 240, and desires to sell such properties for the promotion of economic development; and

WHEREAS, C-3 General Business zoning is preferable to some potential buyers over the M-1 Medium Industrial zone that exists in the area; and

WHEREAS, as the C-3 General Business and M-1 Medium Industrial zones are very similar to and compatible with each other, it would not pose any conflicts if located adjacent to each other; and

WHEREAS, on July 26, 2017, the Planning Commission held a legally advertised public hearing to formally consider amendments to RMC Section 23.22.010, and has unanimously recommended approval of the proposed code amendment.

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

Section 1. RMC Title 23, Section 23.22.010, entitled Purpose of Commercial Use Districts, as enacted by Ordinance No. 28-05 and last amended by Ordinance No. 04-09, shall be amended to read as follows:

Section 23.22.010 Purpose of commercial use districts.

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

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

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

D. The general business use district (C-3) is a zone classification providing a use district for commercial establishments which require a retail contact with the public together with incidental shop work, storage and warehousing, or light manufacturing and extensive outdoor storage and display, and those retail businesses satisfying the essential permitted use criteria of the C-2 use district. This zoning classification is intended to be applied to some portions of the city that are either designated as commercial or designated as industrial and located adjacent to SR 240 under the city of Richland comprehensive plan.

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

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

comprehensive plan. The central business district zone contains overlay districts titled medical, parkway, and uptown. The overlay districts implement varying site development requirements.

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

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

Section 2. This ordinance shall be effective immediately following the day after its publication in the official newspaper of the City.

PASSED by the City Council of the City of Richland on this ____ day of October, 2017.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

Date Published: _____

STAFF REPORT

TO: PLANNING COMMISSION
FILE NO.: Z2017-104

PREPARED BY: RICK SIMON
MEETING DATE: JULY 26, 2017

GENERAL INFORMATION:

APPLICANT: CITY OF RICHLAND

REQUEST: TEXT AMENDMENTS TO SECTION 23.22.010 CONCERNING
AREAS DESIGNATED FOR C-3 GENERAL COMMERCIAL USES

LOCATION: CITYWIDE

REASON FOR REQUEST:

The City markets properties it owns in North Richland that are near State Route 240 that are designated for industrial uses under the comprehensive plan. The ability to designate some of these properties as general commercial would provide additional flexibility and encourage economic development along this corridor.

FINDINGS AND CONCLUSIONS

Staff has drafted text amendments to Section 23.22.010(D) of the Richland Municipal Code and submits that:

1. Under the City's existing comprehensive plan, land uses along the SR 240 corridor are designated as suitable for Industrial land uses;
2. Under its existing code, the City applies I-M Medium Industrial or M-2 Heavy Manufacturing zoning to properties that carry the industrial land use designation;
3. Land uses permitted within the I-M Medium Industrial and C-3 General Commercial zones are very similar in nature, with both zones allowing a variety of office, storage, light manufacturing and commercial uses. The C-3 district allows for a wider range of commercial uses and the I-M district allows for a wider range of manufacturing uses;
4. Parcels located along the SR 240 corridor, within and adjacent to the Horn Rapids Business Center enjoy good visibility from the highway and are attractive for commercial business purposes;

5. Being able to zone some of these properties for general commercial use along the SR 240 corridor would encourage economic development within the North Richland area;
6. Based upon the above findings and conclusions, the adoption of the proposed amendments to Section 23.22.010(D) of the Richland Municipal Code allowing General Commercial zoning in some locations within the Industrial land use designation is in the best interest of the community of Richland.

RECOMMENDATION

Staff recommends the Planning Commission concur with the findings and conclusions set forth in Staff Report (Z2017-104) and recommend to the City Council adoption of the proposed code amendments to RMC Sections 23.22.010(D).

ATTACHMENTS

- A. Supplemental Information
- B. Comparison of C-3 and M-1 Land Uses
- C. Existing Comprehensive Plan Land Use Map – North Richland
- D. Existing Zoning Map – North Richland

SUPPLEMENTAL INFORMATION

EXISTING CODE

The current City code provides that the C-3 zoning district may be applied to some of the areas mapped as “commercial” on our comprehensive plan. It states:

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

PROPOSED CODE CHANGES

The proposed code change would read as follows:

- D. The general business use district (C-3) is a zone classification providing a use district for commercial establishments which require a retail contact with the public together with incidental shop work, storage and warehousing, or light manufacturing and extensive outdoor storage and display, and those retail businesses satisfying the essential permitted use criteria of the C-2 use district. This zoning classification is intended to be applied to some portions of the city that are either designated as commercial or designated as industrial and are located in close proximity to SR 240 under the city of Richland comprehensive plan.*

ANALYSIS

The effect of the proposed code amendment would be to allow for some properties located along the SR 240 corridor in North Richland that are designated as “Industrial” under the City’s comprehensive plan to be zoned as C-3 General Commercial. Lands typically designated as “industrial” are generally zoned M-1 Medium Industrial. The rationale for this change is based on the uses permitted within these two districts. A comparison of the list of uses in these two zones reveals that they are very similar. The attached table provides a direct comparison. While the industrial zone allows for a broader range of industrial uses, the commercial zone allows for both light industrial uses as well as a wide range of commercial uses.

Within the Horn Rapids Business Park, located along the north side of SR 240, the City has marketed smaller parcels to small businesses. Large parcels of 40 acres and larger are made available north of the Business Park and uses such as Preferred Freezer Storage, Washington Corn Processors and Ferguson Enterprises have located in this area. The nature of the development occurring within the Horn Rapids Business Park includes a variety of office, storage and even some retail uses. The likelihood of manufacturing uses on these smaller parcels is somewhat limited. The visibility of these properties from SR 240 makes some commercial uses more attractive and hence C-3 commercial zoning would be desirable for these properties.

One possible example of the City's C-3 zoning providing for a use that would not be possible under the I-M zone is a winery. A wine production facility is permitted in the I-M zone, but a tasting room is not, while both uses are allowed in the C-3 zone.

SUMMARY

The proposed code amendments would provide land owners within the Horn Rapids Business Park and lands adjacent to SR 240 the opportunity to develop under C-3 General Commercial zoning, which would provide greater flexibility and lead to greater economic activity.

COMPARISON OF GENERAL COMMERCIAL (C-3) AND MEDIUM INDUSTRIAL (I-M) USES

P = Permitted Use

S = Special Use

A = Accessory Use

Blank = Not Permitted

Land Use	I-M	C-3
Automotive, Marine and Heavy Equipment Uses		
Automotive Repair – Major	P	P
Automotive Repair – Minor	P	P
Automotive Repair – Specialty Shop	P	P
Automobile Service Station	P	P
Auto Part Sales		P
Boat Building	P	P
Bottling Plants	P	P
Car Wash – Automatic or Self-Service	P ²	P
Equipment Rentals	P	P
Farm Equipment and Supplies Sales	P	P
Gas/Fuel Station/Mini Mart	P	P
Heavy Equipment Sales and Repair	P	P
Manufactured Home Sales		P
Marine Repair	P	P
Towing, Vehicle Impound Lots	P ³	S
Truck Rentals	P	P
Truck Stop – Diesel Fuel Sales	P	P
Truck Terminal	P	P
Vehicle Leasing/Renting		P
Vehicle Sales	P	P
Warehousing, Wholesale Use	P	P
Business and Personal Services		

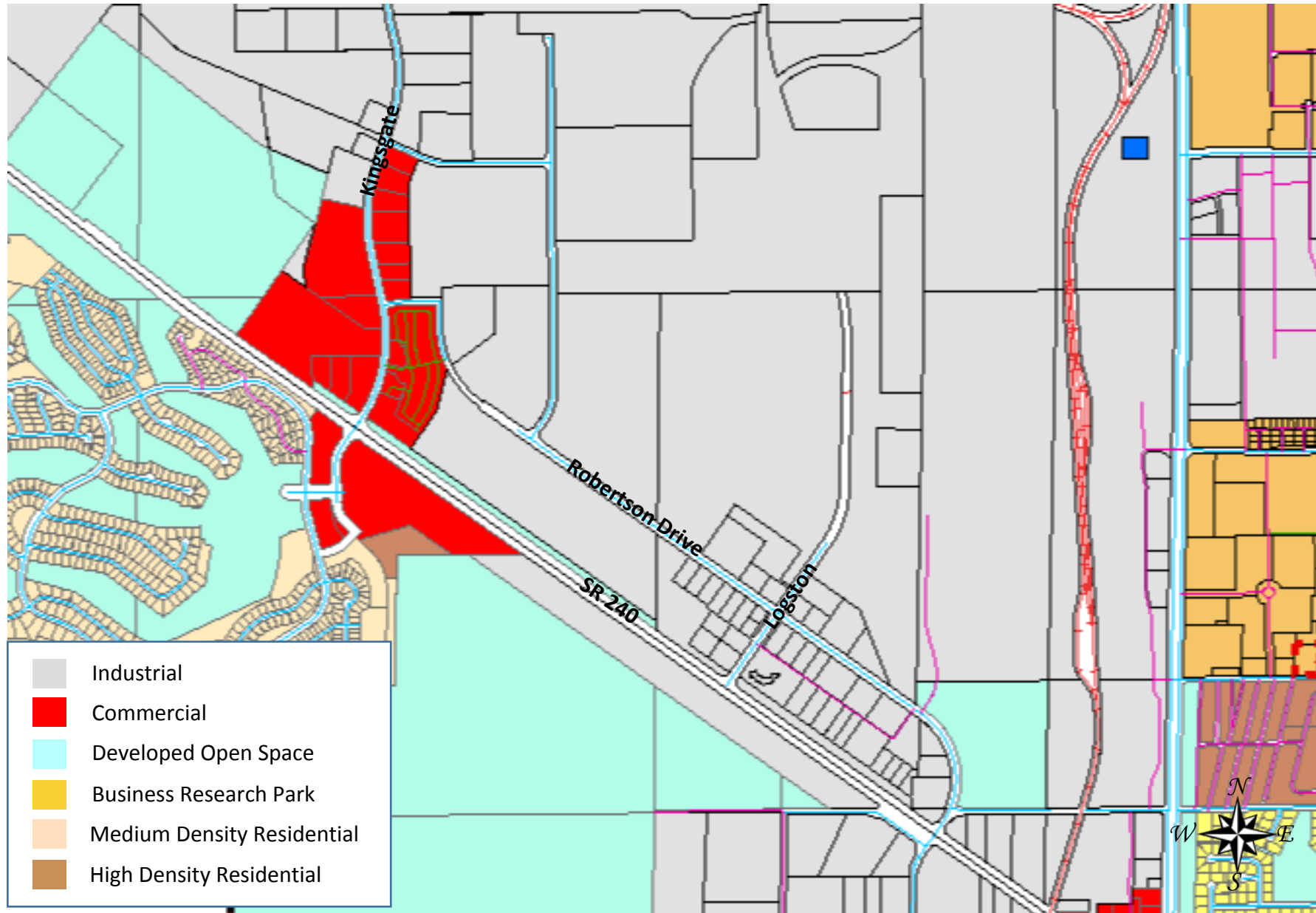
Land Use	I-M	C-3
Animal Shelter	S ⁴	S
Automatic Teller Machines		P
Commercial Kennel		P
Contractors' Offices and Shops	P	P
Funeral Establishments		P
General Service Businesses	P	P
Health/Fitness Facility	P	P
Health/Fitness Center	P	P
Health Spa		P
Laundry/Dry Cleaning, Commercial	P	P
Laundry, Dry Cleaning, Neighborhood		P
Laundry/Dry Cleaning, Retail	P	P
Laundry, Self Service		P
Mini-Warehouse	P ⁵	P
Mailing Service	P	P
Personal Loan Business	P	P
Personal Services Businesses	P	P
Photo Processing, Copying and Printing Services	P	P
Telemarketing Services	P	P
Video Rental Store		P
Food Service		
Cafeterias	A	A
Delicatessen	A	P
Drinking Establishments	P	P
Micro Brewery		P
Portable Food Vendors		P

Land Use	I-M	C-3
Restaurants/Sit Down	P	P
Restaurants/Drive-Through	P ⁶	P
Restaurants/Lounge	P	P
Restaurants/Take Out	P	P
Restaurants with Entertainment/Dancing Facilities	P	P
Wineries	P	
Wineries – Tasting Room		P
Industrial/Manufacturing Uses		
Airport, Industrial	P	
Excavating, Processing, Removal of Topsoil, Sand, Gravel, Rock or Similar Natural Deposits	S ⁷	
Laundry and Cleaning Plants	P	P
General Manufacturing Uses	P	
Light Manufacturing Uses	P	P
Research, Development and Testing Facilities	P	
Warehousing, Storage and Distribution	P	P
Wholesale Facilities and Operations	P	P
Wineries – Production		P
Office Uses		
Financial Institutions	P	P
Medical, Dental and Other Clinics	P	P
Newspaper Offices and Printing Works		P
Office – Consulting Services	P	P
Office – Corporate	P	P
Office – General	P	P
Office – Research and Development	P	P
Radio and Television Studios		P

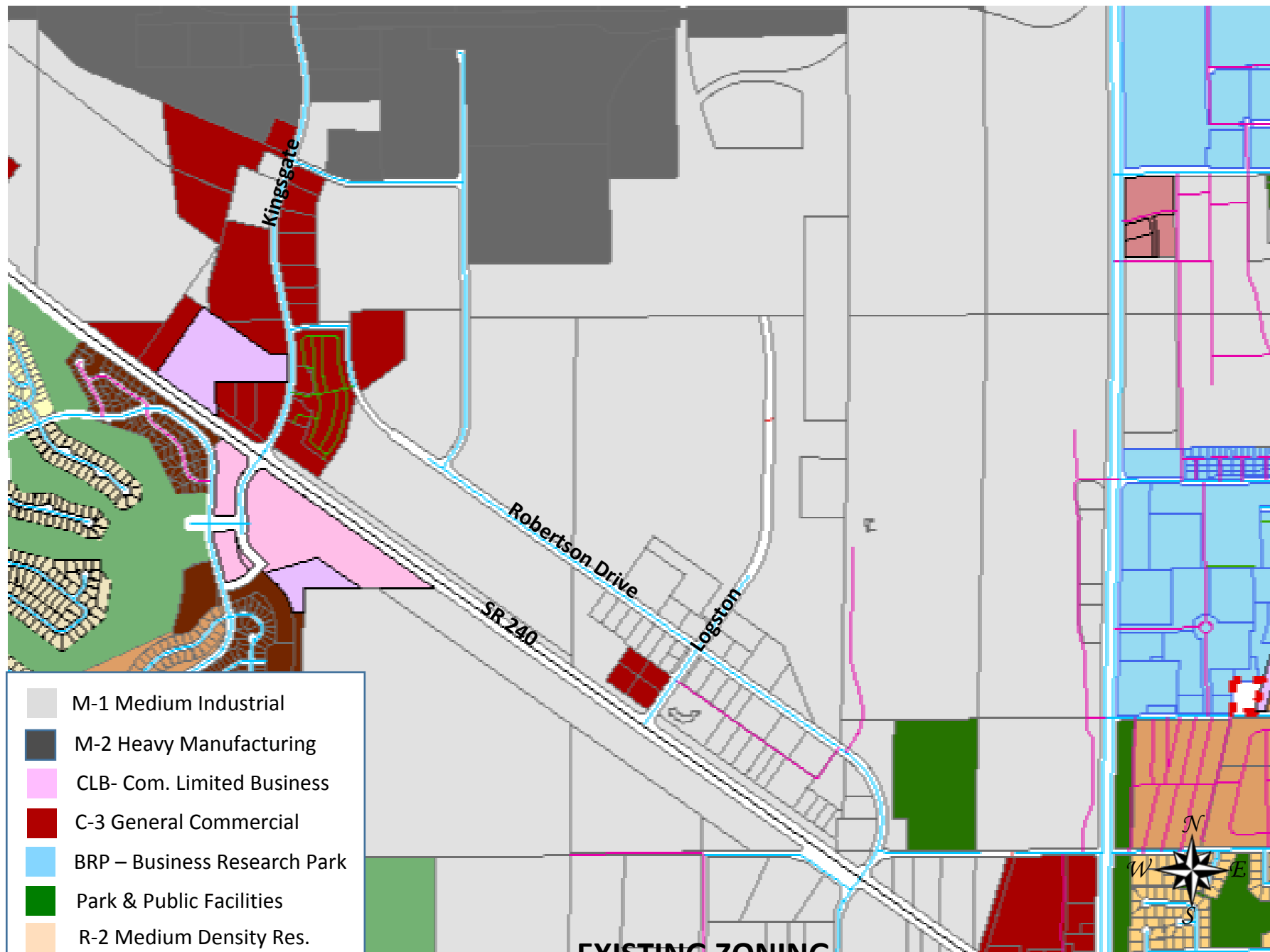
Land Use	I-M	C-3
Schools, Commercial		P
Schools, Trade		P
Travel Agencies		P
Public/Quasi-Public Uses		
Churches		P
Clubs or Fraternal Societies		P
General Park Operations and Maintenance Activities	P	P
Passive Open Space Use	P	P
Power Transmission and Irrigation Wasteway Easements and Utility Uses	P ⁸	P
Public Agency Buildings	P ⁸	P
Public Agency Facilities	P ⁸	P
Public Parks	P	P
Schools		P
Schools, Alternative		P
Special Events Including Concerts, Tournaments and Competitions, Fairs, Festivals and Similar Public Gatherings	P	P
Trail Head Facilities	P	P
Trails for Equestrian, Pedestrian, or Nonmotorized Vehicle Use	P	P
Recreational Uses		
Art Galleries		P
Arcades		P
Cinema, Indoor		P
Cinema, Drive-In		P
Commercial Recreation, Indoor		P
Commercial Recreation, Outdoor	S ⁹	
House Banked Card Rooms		P

Land Use	I-M	C-3
Recreational Vehicle Campgrounds		S
Recreational Vehicle Parks		S
Stable, Public		P
Theater		P
Residential Uses		
Accessory Dwelling Unit	A	
Bed and Breakfast		P
Day Care Center	S ¹⁰	
Dwelling Units for a Resident Watchman or Custodian	A	A
Hotels or Motels		P
Temporary Residence	P ¹¹	P
Retail Uses		
Adult Use Establishments	P ¹²	
Airport, Commercial	P	
Apparel and Accessory Stores		P
Auto Parts Supply Store		P
Books, Stationery and Art Supply Stores		P
Building, Hardware, Garden Supply Stores		P
Department Store		P
Drug Store/Pharmacy		P
Electronic Equipment Stores		P
Food Stores		P
Florist		P
Furniture, Home Furnishings and Appliance Stores		P
Landscaping Material Sales		P
Nursery, Plant		P

Land Use	I-M	C-3
Office Supply Store		P
Outdoor Sales		P
Parking Lot or Structure	P	P
Pawn Shop		P
Pet Shop and Pet Supply Stores		P
Retail Hay, Grain and Feed Stores		P
Secondhand Store		P
Specialty Retail Stores		P
Miscellaneous Uses		
Bus Station	P	P
Bus Terminal	P	P
Bus Transfer Station	P	P
Cemetery		P
Community Festivals and Street Fairs	P	P
Convention Center		P
Farming of Land	P	
Micro- and Macro-Antennas	P	P
Monopole	P ¹³	P
On-Site Hazardous Waste Treatment and Storage	P	A
Outdoor Storage	P ¹⁴	P
Storage in an Enclosed Building	P	A



COMPREHENSIVE LAND USE PLAN





COUNCIL AGENDA ITEM COVERSHEET

Council Date: 09/05/2017

Agenda Category: Ordinances - First Reading

Key Element: Key 3 - Economic Vitality

Subject:

Ordinance No. 34-17, Approving the Keene Road Annexation of Approximately 17.2 Acres Located South of Keene Road

Department:

Community & Development Services

Ordinance/Resolution Number:

34-17

Document Type:

Ordinance

Recommended Motion:

Give first reading, by title only, to Ordinance No. 34-17, approving the proposed Keene Road annexation.

Summary:

Ordinance No. 34-17 has been prepared for Council's consideration. If adopted, the ordinance would annex 17.2 acres located south of Keene Road and east of Brantingham Road. The annexation is the subject of a public hearing that occurs earlier on tonight's Council agenda.

Staff recommends approval of Ordinance No. 34-17 for first reading.

Fiscal Impact:

The proposed annexation is anticipated to have a minor positive fiscal impact to the City, both initially and when full build-out of the property would be achieved in the future. A copy of the fiscal impact report is attached.

Attachments:

1. Ordinance No. 34-17
2. Vicinity Map
3. Fiscal Impact Report

WHEN RECORDED RETURN TO:

Richland City Clerk
P.O. Box 190 MS-05
Richland, WA 99352

PID#: 1-26983020000018

ORDINANCE NO. 34-17

AN ORDINANCE of the City of Richland, Benton County Washington, annexing approximately 17.2 acres of land located south of Keene Road and east of Brantingham Road, in Section 26, Township 9 North, Range 28 East, W.M., providing for assumption of existing City indebtedness, and amending the Official Zoning Map.

WHEREAS, the City received a notice of intent to annex from Edward Shaw, owner of real property, the value of which exceeded ten percent (10%) of the proposed annexation area and so qualified to commence annexation proceedings for annexation into the City of Richland; and

WHEREAS, a meeting was held on March 21, 2017 between the initiating party of this annexation and the City Council of the City of Richland, at which time the Council adopted Resolution No. 54-17, accepting the notice of intention to commence annexation proceedings for the real property legally described in Exhibit A attached hereto, subject to simultaneous adoption of the Comprehensive Plan for the proposed annexation area, and the assumption of the appropriate share of all existing City indebtedness; and

WHEREAS, Resolution No. 54-17 further authorized and directed the Richland Planning Commission to propose and forward a recommendation to the City Council as to the most appropriate zoning designation for the area proposed to be annexed; and

WHEREAS, the Richland Planning Commission held a public hearing on April 26, 2017 to consider an appropriate zoning designation for the proposed annexation area, and recommended adoption of Single Family Residential R-1-10 zoning for the property; and

WHEREAS, a notice of intention to annex was duly filed with the Benton County Boundary Review Board. Jurisdiction of the Boundary Review Board was not invoked within 45 days of filing, and thus, the proposed annexation was deemed approved by the Boundary Review Board as of July 7, 2017; and

WHEREAS, on July 18, 2017, Richland City Council adopted Resolution No. 121-17, authorizing the circulation of an annexation petition for annexation of the real property legally described in Exhibit A attached hereto; and

WHEREAS, a petition was circulated and signed by the sole property representing one hundred percent (100%) of the assessed value of the proposed annexation area, thereby exceeding the state requirement that owners representing at least sixty percent (60%) of the value of the proposed annexation area petition the City for annexation, with such value determined according to the assessed valuation for general taxation; and

WHEREAS, the Richland City Council held a public hearing to consider the annexation on September 5, 2017, which hearing was duly noticed by the City Clerk through publication in a newspaper of general circulation and through the mailing of notice to all property owners within the annexation area, specifying the time and place of the hearing and inviting interested persons to appear and voice approval or disapproval of the annexation; and

WHEREAS, the matter was duly considered by the City Council of the City of Richland, and the Council has determined that the annexation would be of general benefit to the residents of the City of Richland.

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

Section 1. The real property legally described in Exhibit A, attached hereto, is hereby annexed to the City of Richland and is hereby declared to be within the corporate limits of the City of Richland, Benton County, Washington (the "Annexed Area").

Section 2. The Richland Comprehensive Plan, adopted October 6, 1997 by passage of Ordinance No. 26-97, shall serve as the comprehensive plan for the Annexed Area. All properties within the annexation shall be designated as "low density residential" under the land use map that is part of the comprehensive plan.

Section 3. The property within the Annexed Area shall be assessed and taxed at the same rate and on the same basis as other property within the City, including assessments or taxes in payment for all or of any portion of the outstanding indebtedness of the City, approved by the voters, contracted, or incurred prior to, or existing at the date of annexation.

Section 4. Title 23 of the City of Richland Municipal Code (RMC) and the Official Zoning Map of the City as adopted by Section 23.08.040 of said title, hereby amends Sectional Map No. 61 which is one of a series of maps constituting said Official Zoning Map, bearing the number and date of passage of this ordinance and by this reference made a part of this ordinance and of the Official Zoning Map of the City.

Section 5. It is hereby found, as an exercise of the City's police power, that the best zoning for the properties included in the Annexed Area shall be R1-10 Single Family Residential, as depicted on Exhibit B, attached hereto, when consideration is given to the interest of the general public.

Section 6. The City Clerk is directed to file a copy of this annexation with the Board of Commissioners of Benton County and the State of Washington in the manner required by law. The City Clerk is also directed to file with the Auditor of Benton County, Washington, a copy of this ordinance and shall attach the amended sectional map, as necessary, and an amended Annexation map, duly certified by the Clerk as a true copy.

Section 7. As authorized and required by RCW 35.13.280, the City shall negotiate a new franchise with the solid waste collection service provider currently serving the Annexed Area on terms that are acceptable to the City and that comply with the City's Solid Waste Management Plan.

Section 8. This ordinance shall be effective on the day following publication in the official newspaper of the City.

PASSED by the City Council of the City of Richland on this 19th day of September, 2017.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

Date Published: _____

EXHIBIT A

Legal Description for the Keene Road Annexation

Lot 9 of the Plat of Badger Mountain Estates plus the Keene Court right-of-way.

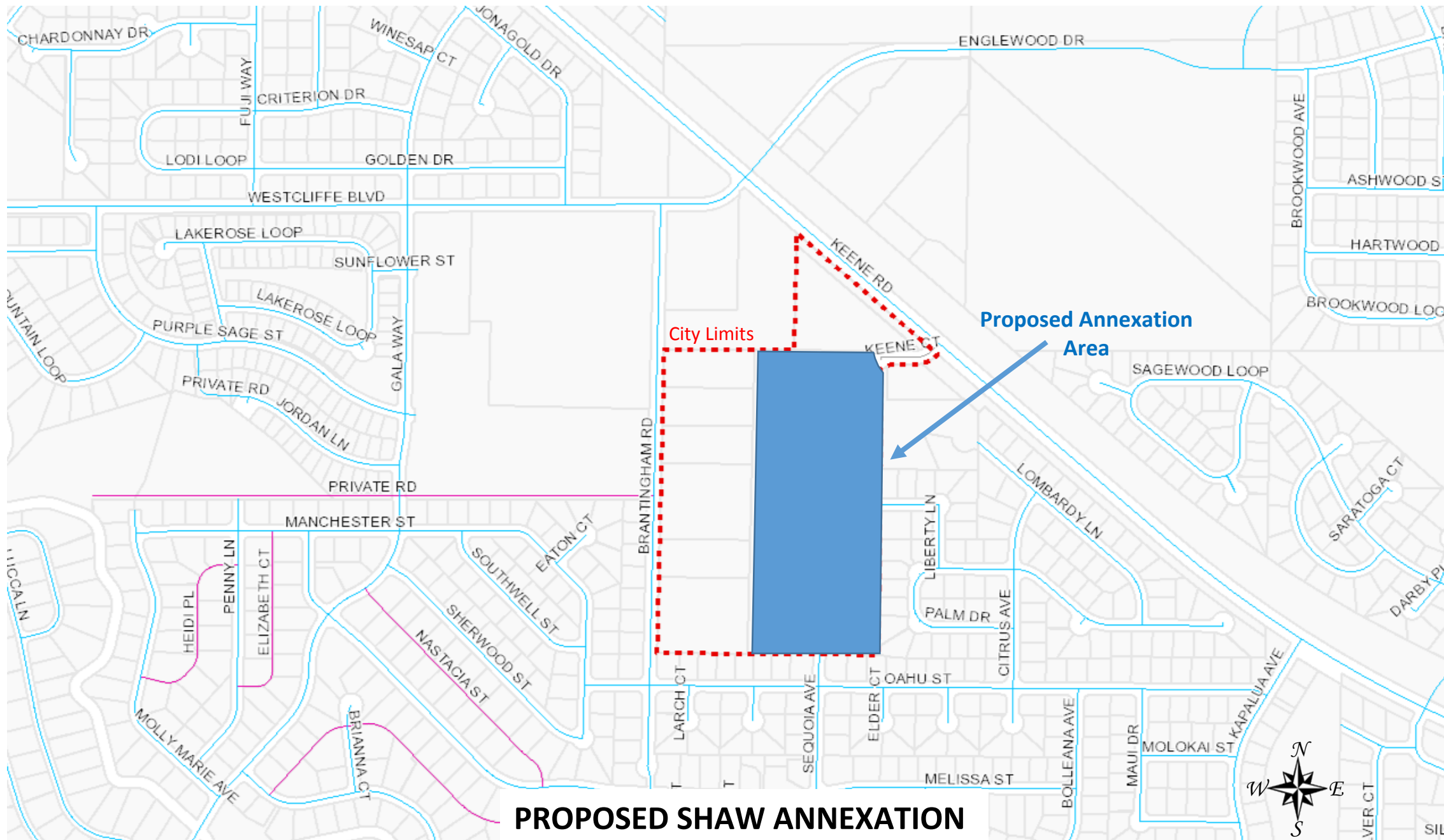
This description includes the following **County Parcel Identification Number**:

1-2698-302-0000-018

EXHIBIT B

ZONING FOR KEENE ROAD ANNEXATION





FISCAL IMPACT – PROPOSED KEENE ROAD ANNEXATION

INTRODUCTION

This fiscal analysis has been prepared by staff to identify the impacts of the proposed Keene Road annexation to the City. The following is a summary of the analysis that was completed and an explanation of the assumptions used in this analysis.

The analysis included in this report focuses on the potential impacts of the annexation to the City's General Fund. Enterprise funds such as medical services, electrical, water, sewer and storm drainage are, by their nature, self-sustaining and, as such, should have neither a significant positive or negative fiscal impact on the City.

REVENUES

The revenue that would be generated by the proposed annexation is largely dependent on the amount of development that occurs in the area over time. Table I provides an estimate of the revenues that would be produced from the annexation area based only on the existing level of development. Table II provides a revenue estimate at full build-out of the annexation area. This full build-out scenario is based on the likely maximum level of development allowed under the zoning regulations applied to the proposed annexation area.

**TABLE I – Keene Road Annexation Proposal
Projected Revenue – Year 2017**

<u>Revenue Source</u>	<u>Rate</u>	<u>Basis</u>	<u>Annual Amount</u>
Property Tax	\$2.98492709/assessed valuation	\$743,610 assessed value	\$2,220
Permit Fees ¹	\$47/person	2 persons	\$94
Utility Taxes ²	0	No present utility connections	0
Sales Taxes ³	\$243/person	2 persons	\$486
Total			\$2,800

Table I & II Notes:

- ¹ Permit fees are based on the total 2017 adopted budget figures for licenses and permits, (\$2,551,425) divided by the current population (54,150).
- ² Utility taxes based on adopted budget figures for total utility tax revenue (\$13,018,600) divided by estimated number of current population (54,150).
- ³ Sales tax determined by total sales and use tax revenue (\$13,140,474) divided by current population (54,150).

**TABLE II – Keene Road Annexation Proposal
Projected Revenue – Full Build-Out**

<u>Revenue Source</u>	<u>Rate</u>	<u>Basis</u>	<u>Amount</u>
Property Tax	\$2.98492709/assessed valuation	\$18,293,180 total assessed value	\$54,603
Permit Fees ¹	\$47/person	148 persons	\$6,965
Utility Taxes ²	\$240/person	148 persons	\$35,520
Sales Taxes ³	\$243/person	148 persons	\$35,964
Total			\$133,052

Table II Assumptions:

- Assumes site would be developed at a density of approximately 3.3 units/gross acre (57 units total), which is the average density in the adjacent R1-10 zoned subdivisions.
- Average value of new construction for a single-family residence is \$320,933 according to 2016 year building permit activity records.
- Assumes 2.6 persons/household (2017 OFM Estimate).
- Assumes all new development will be served by City utilities.

No estimate has been provided on the length of time it would take to achieve full build-out of the proposed annexation area. This would be dependent upon any number of factors, including the desires of the property owner and market conditions. Rather, the two tables are offered as a comparison of revenues that would be generated from the area based on its existing and maximum potential levels of development.

PUBLIC ASSETS

Existing Infrastructure

With this annexation, the City would inherit Keene Court, a cul-de-sac that extend approximately 250 feet off of Keene Road. No other infrastructure is present within the proposed annexation area.

DEMANDS FOR NEW/EXPANDED INFRASTRUCTURE

As development would occur within the area, water, sewer and electrical services would be extended to serve new development. New roadways would need to be constructed within the site and additional traffic created by new development would add to existing traffic volumes on City streets. New development would also trigger requirements for installation of storm drainage facilities and street lighting. Additional demands would be placed on the City's parks and open spaces. The developer would be responsible for

the extension of City utilities, access roads, storm drainage facilities, street lighting, park dedication and/or payment of park fees.

The City's present system of development regulation/permitting ensures that, to a large degree, new residents are paying for the costs associated with the extension/expansion of City infrastructure. It also ensures that new development will not occur unless appropriate infrastructure improvements are put in place.

EXISTING SERVICES

Presently, the proposed annexation area is served by the following entities:

<u>Service</u>	<u>Service Provider</u>
Fire & Emergency Service	Benton County Fire District #1
Police Services	Benton County Sheriff's Department
Electrical Service	City of Richland
Water Service	Private Well
Sewer Service	On-Site Septic System
Solid Waste Disposal	No Service Currently Provided

FUTURE DEMAND FOR SERVICES

As development of the proposed annexation area occurs, future demands would be placed on City services. Some of these services would not be greatly impacted. Emergency fire/medical protection would be provided from the South Richland Station #72. As population increases, there would be more calls for service within the area.

City utility services, including power, water, sewer, and storm drainage would see increased usage. Present capacity of the City systems could accommodate this increased demand as the growth was anticipated and planned for in the City Comprehensive Plan. The fees charged for the connection to City utility services and the monthly user charges are designed to recover the costs associated with the provision of those services. Consequently, development within the proposed annexation area should not have fiscal impacts on those services.

Other services, including parks and recreation and library services, would likely see some increase in use. Table III demonstrates the effects of annexation, both initially and at full build-out, given the assumption that service levels and cost of service per capita will remain constant.

**TABLE III – Keene Road Annexation Proposal
Expense of Providing City Services**

Service	Annual Cost of Service	Level of Service ¹	Cost of Annexation ²	
			Initial	Full Build-Out
Fire & Emergency Service ³	\$151/person ³	5 minute emergency response time	\$302	22,348
Police ⁴	\$247/person ⁴	1.24 police/ 1,000 population	\$494	36,556
Parks ⁵	\$131/person ⁵	2.8 acres/1,000 population	\$262	19,388
Street ⁶ Maintenance	\$56/person	None established	\$112	8,288
Library ⁷	\$39/person	None established	\$78	11,544
Administrative Services ⁸	\$178/person	None established	\$296	26,344
Total	802		\$1,604⁹	\$124,468

Notes for Table III:

¹Level of Service reported from City of Richland Comprehensive Plan

²Cost of Annexation – Initial Impacts are based on current estimate of 2 persons residing within the proposed annexation area. Full build-out figures are based on projected population of 148 persons in 57 residences.

³Represents total current expense '17 budget for fire and emergency services (\$8,170,338) divided by current city population (54,150).

⁴Represents total current expense '17 budget for police (\$13,397,779) divided by current city population (54,150).

⁵Represents total current expense '17 budget for parks and facilities and recreation (\$7,119,605) divided by current city population (54,150).

⁶Represents streets capital construction fund '17 budget (\$3,061,814) divided by current city population (54,150).

⁷Library costs were derived by dividing 2017 total library budget (\$2,134,328) by total number of persons in the City (54,150).

⁸Administrative service costs represents the total current expense budgets for City Manager, Assistant City Manager, City Clerk, City Attorney, Communications and Marketing, Cable Communications, Information Technology, and Hanford Communities (\$9,650,248) divided by current city population (54,150).

⁹Costs for police and fire services would not likely be zero for existing levels of development, but are difficult to accurately quantify and would vary greatly based on the number of times that emergency calls for service were made.

Service costs for Table III include those services that are directly provided to residents and also include estimates for costs associated with general administrative services. Presumably, there would be some efficiencies accrued by the City in serving a larger population that would be located in a relatively small geographical area that is immediately adjacent to the City's existing service boundaries. So costs for actually providing services listed in Table III could be somewhat overstated. The per capita listing for fire and emergency services, police services and administrative services assumes that all expenses associated with providing services are directly related to

residential uses. Clearly, there are costs associated with providing services to commercial and industrial lands as well. The estimated costs of park and library services may be slightly overstated also, as some service is provided to non-City residents, which, if accounted for, would slightly decrease the per capita costs reported here. Finally, Table IV provides some comparison of the costs and revenues associated with the proposed annexation.

**TABLE IV – Keene Road Annexation Proposal
Summary of General Fund Revenues and Expenses**

	Estimated Number of Households	Projected Revenues	Projected Expenses	Net Annual Benefit
Initial Annexation	1	\$2,800	\$1,604	\$1,196
Annexation at Max. Build-Out	57	\$133,052	\$124,468	\$8,584

CONCLUSION

Staff concludes that the proposed Keene Road annexation would have slight positive fiscal impacts to the City both at the time of initial annexation and at the time that the area is fully developed. The City's enterprise funds would not be negatively impacted as expenses associated with providing power, water, sewer, storm drainage and solid waste disposal would necessarily equal the revenues associated with providing such services.

A general rule of thumb holds that the costs of providing services to residential neighborhoods generally exceed the revenues derived from those residential areas. This analysis presumes that additional sales tax would be generated from future development in the area at the same proportion as the rest of the City. However, to the extent that retailers performing market studies consider community growth, additional population may have the effect of stimulating new retail development. Ultimately this could increase the per capita sales tax revenue that the City receives.

There are other factors that are difficult to quantify. If the area is not annexed, and some level of development occurs, City services will still be directly impacted. The street system will be forced to handle more traffic, and park and library use may increase, along with police and fire service calls. However, without annexation the City will not receive any revenues from those unincorporated developments. In total, the drain on City services would likely be greater without annexation than with annexation.

Annexation also provides the City with some opportunity to control the development so that it conforms to City plans and standards. Street layout and design, the extension of street and utility corridors to adjacent parcels, the overall density of development, and the dedication of park and open spaces are all issues that the City would not control if annexation does not occur.



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 09/05/2017

Agenda Category: Ordinances - Second Reading/Passage

Key Element: Key 1 - Financial Stability & Operational Effectiveness

Key 2 - Infrastructure & Facilities

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 second reading and pass 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 second reading and passage, 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 5th day of September, 2017.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

Date Published: September 10, 2017



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 09/05/2017

Agenda Category: Ordinances - Second Reading/Passage

Key Element: Key 2 - Infrastructure & Facilities

Subject:

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

Department:
Public Works

Ordinance/Resolution Number:
31-17

Document Type:
Ordinance

Recommended Motion:

Give second reading and pass 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. Additionally, the vacation will allow the adjacent owners to increase their use of the right of way for access as well as other uses that the space may support, such as parking and/or building on portions of the vacated right of way.

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

On August 15, 2017, Council held a public hearing as required by state law. 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. Three property owners attending the hearing and asked questions regarding access to their property. Staff explained that access would remain to the properties fronting Railroad Street.

Council approved first reading of Ordinance No. 31-17 at its August 15, 2017 meeting. Staff recommends approval of Ordinance No. 31-17 for second reading and passage.

Fiscal Impact:

Minor staff time and recording fees are necessary to complete this roadway vacation. Both are covered in the existing operation budget.

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 5th day of September, 2017.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

Date Published: September 10, 2017

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**.

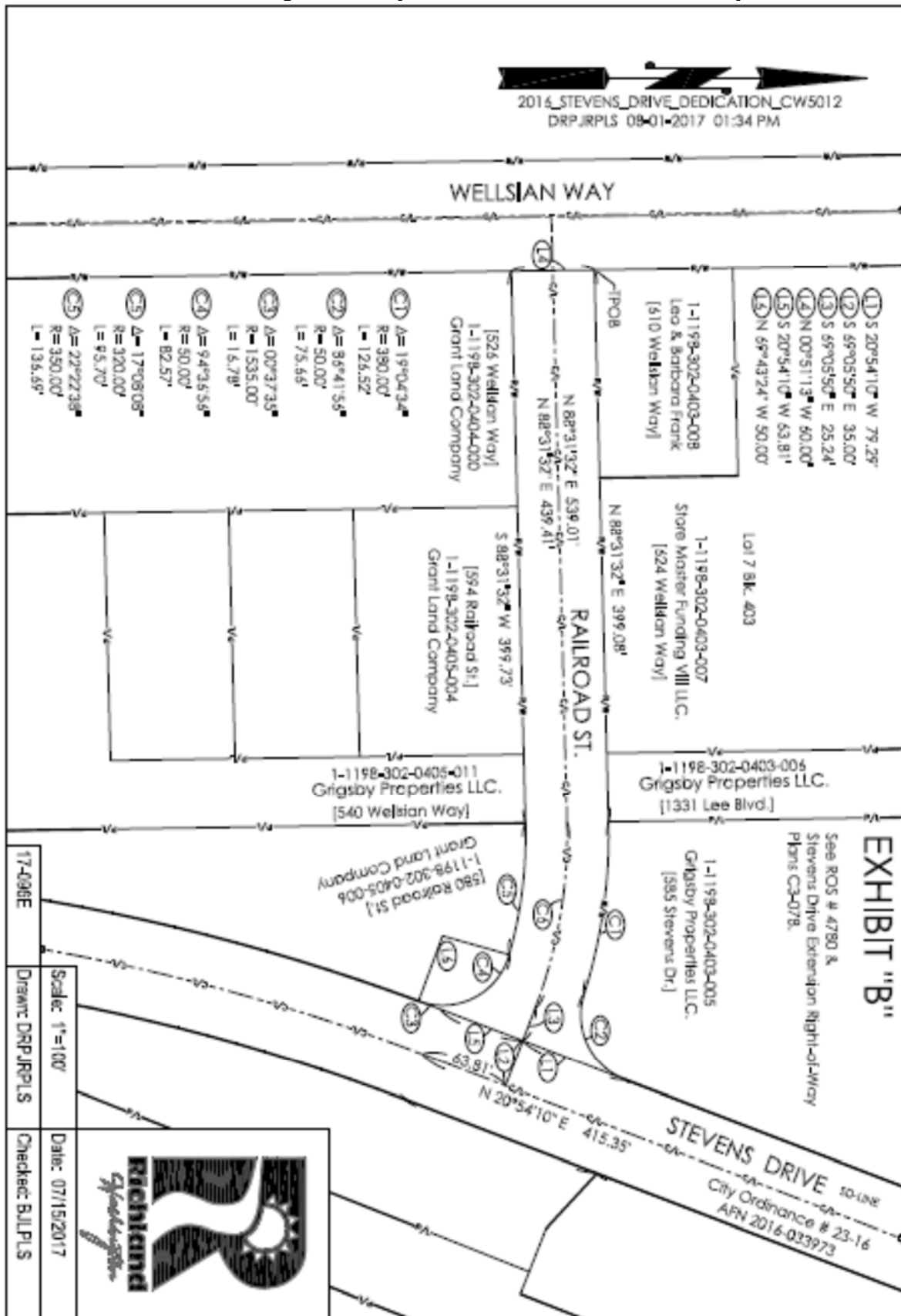
Reference Documents:

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: 09/05/2017

Agenda Category: Resolutions – Adoption

Key Element: Key 2 - Infrastructure & Facilities

Subject:

Resolution No. 144-17, Authorizing a Consultant Agreement with Parametrix Inc. for Implementation of the Landfill Monitoring Work Plan

Department:
Public Works

Ordinance/Resolution Number:
144-17

Document Type:
Resolution

Recommended Motion:

Approve Resolution No. 144-17, authorizing the City Manager to sign and execute an agreement with Parametrix Inc. for implementation of the Assessment Monitoring Work Plan for the Horn Rapids Landfill.

Summary:

Environmental monitoring of the Horn Rapids Landfill detected groundwater contamination beneath the landfill more than fifteen years ago. The City advanced required investigations and remediation activities as a voluntary independent action. In recent years, contaminant migration beyond the landfill property boundary has occurred. Under state law, this migration requires additional characterization. On May 2, 2017, City Council approved the terms of Agreed Order No. DE 13717. The Agreed Order is a formal agreement with the Washington State Department of Ecology that directs additional site characterization work.

Parametrix, Inc. has been functioning as the City's environmental monitoring consultant for more than ten years. Parametrix staff participated in consultation with the Benton-Franklin Health District and Washington State Department of Ecology to develop the contents of the Assessment Monitoring Work Plan, which is the technical guidance for the Agreed Order. Staff is proposing to contract with Parametrix for the implementation of the work plan to complete the required next steps for evaluation of the landfill site groundwater contamination. Parametrix expertise and site knowledge make them uniquely qualified to assist the City in this matter.

The City will support this effort by contracting with the analytical laboratory to analyze water samples. Taking on this responsibility saves cost by avoiding subcontractor mark-up that would be applied by the consultant. The work is planned to begin this fall and should be complete by the end of 2019.

Staff recommends approval of Resolution No. 144-17.

Fiscal Impact:

The total cost of this work is estimated to be \$242,233.84. However, because the City's costs for this work are being reimbursed through two insurance carriers, no financial impact is expected. The Solid Waste budget includes capacity to pay bills as they are submitted, with reimbursement to follow. The 2017 Solid Waste budget contains \$215,000 for this purpose. Staff has prepared the proposed 2018 Solid Waste budget to support the remaining costs not covered by the 2017 budget.

Attachments:

1. Resolution No. 144-17
2. Parametrix Consultant Agrmt

RESOLUTION NO. 144-17

A RESOLUTION of the City of Richland authorizing the execution of a consultant agreement with Parametrix, Inc. for implementation of Remedial Investigation and a Feasibility Study Work Plan at the Horn Rapids Landfill.

WHEREAS, Chapter 70.105D RCW, Hazardous Waste Cleanup - Model Toxics Control Act (MTCA), is Washington State's law guiding environmental remediation; and

WHEREAS, MTCA empowers the Washington State Department of Ecology to take enforcement actions against property owners to effect compliance with the law; and

WHEREAS, the City's Horn Rapids Landfill has become subject to MTCA requirements through detection of groundwater contamination at the landfill site; and

WHEREAS, since the 1990s, the City has voluntarily and independently pursued compliance with MTCA while keeping the Department of Ecology informed of its action and progress; and

WHEREAS, the City's compliance activities have included full characterization of the contamination and implementation of a remedial action plan designed to intercept and control the contamination; and

WHEREAS, in recent years, landfill site monitoring has indicated the continued migration of contaminants beyond the limits of the existing monitoring system; and

WHEREAS, under MTCA, the migration of contaminants requires extension of the City's monitoring system to ensure full characterization of the contamination; and

WHEREAS, the Department of Ecology preferred to advance the additional site characterization work under the direction of an Agreed Order as defined in MTCA; and

WHEREAS, on May 2, 2017, Richland City Council approved the terms of Agreed Order No. DE 13717 to the City's best advantage, including documenting eligibility of the City's past expenses for State grant funding, and rigorously defining the scope of the Assessment Monitoring Work Plan; and

WHEREAS, the City selected Parametrix, Inc. as its landfill environmental monitoring consultant several years ago through a competitive solicitation process complying with the City's purchasing policies; and

WHEREAS, Parametrix has completed recent groundwater monitoring reports for the Horn Rapids Landfill, and participated in consultation meetings with the Benton Franklin Health District and the Washington State Department of Ecology to negotiate the terms of the Agreed Order and Work Plan; and

WHEREAS, staff recommends contracting with Parametrix, Inc. to implement the Work Plan; and

WHEREAS, the Solid Waste Utility Fund has budget capacity sufficient to fund this work.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City Manager is authorized to sign and execute a consultant agreement with Parametrix, Inc. for the implementation of the Assessment Monitoring Work Plan at the Horn Rapids Landfill.

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 5th day of September, 2017.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney



AGREEMENT BETWEEN CITY AND CONSULTANT

THIS AGREEMENT, entered into this ____ day of _____, 2017 by and between the City of Richland, 505 Swift Blvd., Richland, Washington, (hereinafter referred to as the "City"), and Parametrix, Inc., 719 Second Avenue, Suite 200, Seattle, Washington (hereinafter referred to as the "Consultant").

WITNESSETH:

1) SCOPE OF WORK

- a) The Consultant shall furnish all services, labor and related equipment necessary to conduct and complete the work as designated in this Agreement. The Consultant shall provide Remedial Investigation Work Plan Implementation services for the Horn Rapids Landfill.
- b) The following exhibit(s) are attached hereto and made a part of this Agreement:
 - (i) Exhibit A: Scope of Work and Budget
- c) This Agreement consists of this Agreement, the above referenced Exhibit(s) and other documents listed below. These form the entire Agreement between the parties, and are fully integrated into this Agreement as if stated or repeated herein. In the event of a conflict between documents, the order of precedence will be the order listed below. An enumeration of the Agreement documents is set forth below:
 - (i) City of Richland Agreement No. 235-17
 - (ii) Exhibit A: Scope of Work

2) GENERAL REQUIREMENTS

- a) The Consultant shall attend status, progress, and coordination meetings with the designated City of Richland representatives, or such federal, community, state, city or county officials, groups or individuals as may be requested by the City. If additional meetings are requested, the City will provide the Consultant sufficient notice prior to those meetings requiring Consultant participation.
- b) The Consultant shall prepare a monthly progress report if requested, in a form approved by the City, that will outline in written and/or graphical form the various phases and the order of performance of the work in sufficient details so that the progress of the work can easily be evaluated.

3) TIME FOR BEGINNING AND COMPLETION

The Consultant shall not begin any work under the terms of this Agreement until authorized in writing by the City. Consultant agrees to use best efforts to complete all work described under this Agreement by December 31, 2019.

4) PAYMENT

- a) For services rendered under this Agreement, the City shall pay the Consultant an amount not to exceed two hundred forty two thousand, two hundred thirty three dollars and eighty four cents (\$242,233.84). Payment shall be made on a "time and materials" basis. Payment as identified in this section shall be full compensation for all work performed or services rendered, and for all labor, materials, supplies, equipment, and incidentals necessary to complete the work specified in Exhibit A, Scope of Work.
- b) Invoices not in dispute by the City will be paid net thirty (30) days and shall reference the contract number and/or purchase order applicable to the work. The invoice shall provide sufficient detail on the work being billed and include detailed receipts for any invoices.
- c) Partial payments to cover the percentage of work completed may be requested by the Consultant. These payments shall not be more than one (1) per month.
- d) Pre-approved travel, meals and lodging will be reimbursed at cost and only when consultant travels at least 150 miles per one way trip. Reimbursable expenses are limited to the following: coach airfare, ground transportation (taxi, shuttle, car rental), hotel accommodations at the government rate, personal or company vehicle use at the then-current federal mileage rate, and meals at the current federal per-diem meal allowance or up to the current federal per-diem with detailed receipts, no alcohol, and a 20% maximum gratuity.
- e) Reimbursement for extra services/reimbursable expenses are not authorized under this Agreement unless detailed in the Scope of Work or agreed upon in writing as a modification to this Agreement.
- f) The Consultant will allow access to the City, the State of Washington, the Federal Grantor Agency, the Comptroller General of the United States, or any of their duly authorized representatives to any books, documents, papers, and records which are directly pertinent to the specific contract for the purpose of making audit, examination, excerpts, and transcriptions. Unless otherwise provided, said records must be retained for three years from the date of receipt of final payment. If any litigation, claim, or audit arising out of, in connection with, or relating to this contract is initiated before the expiration of the three-year period, the records shall be retained until such litigation, claim, or audit involving the records is completed.

5) INDEPENDENT CONTRACTOR

The Consultant, and any and all employees of the Consultant or other persons engaged in the performance of any work or services required of the Consultant under this Agreement, are independent contractors and shall not be considered employees of the City. Any and all claims that arise at any time under any Workers' Compensation Act on behalf of said employees or other persons while so engaged, and any and all claims made by a third party as a consequence of any act or omission on the part of the Consultant's employees or other persons engaged in any of the work or services required to be provided herein, shall be the sole obligation and responsibility of the Consultant.

6) OWNERSHIP OF DOCUMENTS

All designs, drawings, specifications, documents, reports and other work products prepared pursuant to this Agreement shall become the property of the City upon payment to the Consultant of the fees set forth in this Agreement. The City acknowledges the Consultant's plans and specifications, including all documents on electronic media, as instruments of professional services. The plans and specifications prepared under this Agreement shall become the property of the City upon completion of the services and payment in full of all payment due to the Consultant. The City may make or permit to be made any modifications to the plans and specifications without the prior written authorization of the Consultant. The City agrees to waive any claim against the Consultant arising from any unauthorized reuse of the plans and specifications, and to indemnify and hold the Consultant harmless from any claim, liability or cost arising out of any reuse of the plans and specifications by the City or its agent not authorized by the Consultant.

7) TERMINATION

- a) This Agreement may be terminated by either party upon thirty (30) days' written notice. In the event this Agreement is terminated by the Consultant, the City shall be entitled to reimbursement of costs occasioned by such termination by the Consultant. In the event the City terminates this Agreement, the City shall pay the Consultant for the work performed, which shall be an amount equal to the percentage of completion of the work as mutually agreed between the City and the Consultant.
- b) If any work covered by this Agreement shall be suspended or abandoned by the City before the Consultant has completed the assigned work, the Consultant shall be paid an amount equal to the costs incurred up to the date of termination or suspension as mutually agreed upon between the City and the Consultant.

8) AVAILABILITY OF RECORDS FOR PUBLIC INSPECTION

- a) As a public contract, all records prepared, generated or used by Consultant or its agents, employees and subcontractors relating to this Agreement and associated work (hereinafter "public records") may be subject to disclosure under the Washington State Public Record Act, Chapter 42.56 RCW.
- b) Contractor shall maintain and retain all such public records in a manner that is readily accessible for a minimum term of no less than three (3) years following completion of the contract work. City shall have the right to timely review all such public records upon request. Contractor shall provide copies of any public records requested by City within 30 days of City's request. If City requests that copies of public records be provided to City in an electronic format, said records shall be provided at no cost to City. If paper copies are requested by City, City shall pay \$.10 per page. Payment for paper copies shall be rendered to Consultant within 20 days of receipt.
- c) All records subject to a public disclosure request will be provided to a requester unless exempted from disclosure by law. The City's decision to exempt or redact any public record shall be based only upon valid exemptions that apply to the City. City will not refrain from disclosing any record under an exemption that may be personal to Consultant. In the event Consultant objects to release of any public record under this Agreement, Consultant may seek judicial approval to prevent such disclosure at its sole expense. City shall neither aid nor interfere with Consultant's request for an injunction to prevent disclosure of any public record under this Agreement.

- d) Consultant shall insert this provision in all contracts with subcontractors or agents providing services relating to this Agreement.

9) DISPUTE RESOLUTION

- a) The City and the Consultant agree to negotiate in good faith for a period of thirty (30) days from the date of notice of all disputes between them prior to exercising their rights under this Agreement, or under law.
- b) All disputes between the City and the Consultant not resolved by negotiation between the parties may be arbitrated only by mutual agreement of the City and the Consultant. If not mutually agreed to resolve the claim by arbitration, the claim will be resolved by legal action.

10) DEBARMENT CERTIFICATION

The Consultant certifies that neither the Consultant nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participating in this contract by any federal or state department or agency. Further, the Consultant agrees not to enter into any arrangements or contracts related to completion of the work contemplated under this Agreement with any party that is on the "General Service Administration List of Parties Excluded from Federal Procurement or Non-procurement Programs" which can be found at:

www.sam.gov and

<http://www.lni.wa.gov/TradesLicensing/PrevWage/AwardingAgencies/default.asp>

11) VENUE, APPLICABLE LAW AND PERSONAL JURISDICTION

In the event that either party deems it necessary to initiate a legal action to enforce any right or obligation under this Agreement, the parties agree that any such action shall be initiated in the Superior Court of the State of Washington situated in Benton County. The parties agree that all questions shall be resolved by application of Washington law, and that the parties to such action shall have the right of appeal from such decision of the Superior Court in accordance with the laws of the State of Washington. The Consultant hereby consents to the personal jurisdiction of the Superior Court of the State of Washington situated in Benton County.

12) ATTORNEY'S FEES

The parties agree that should legal action be necessary to enforce any of the provisions of this Agreement, that the substantially prevailing party will be awarded its reasonable attorney's fees and costs in action, including costs and attorney's fees on appeal if appeal is taken.

13) INSURANCE

The Consultant shall procure and maintain for the duration of the Agreement insurance against claims for injuries to persons or damage to property which may arise from or in connection with the performance of the work hereunder by the Consultant, its agents, representatives, or employees.

- a) No Limitation. Consultant's maintenance of insurance as required by this Agreement shall not be construed to limit the liability of the Consultant to the coverage provided by such insurance, or otherwise limit the City's recourse to any remedy available at law or in equity.

- b) Minimum Scope of Insurance. Consultant shall obtain insurance of the types described below:
1. Automobile Liability insurance covering all owned, non-owned, hired and leased vehicles. Coverage shall be written on Insurance Services Office (ISO) form CA 00 01 or a substitute form providing equivalent liability coverage.
 2. Commercial General Liability insurance shall be as least as broad as ISO occurrence form CG 00 01 and shall cover liability arising from premises, operations, stop-gap independent contractors and personal injury and advertising injury. The City shall be named as an insured under the Consultant's Commercial General Liability insurance policy with respect to the work performed for the City using an additional insured endorsement at least as broad as ISO CG 20 26.
 3. Workers' Compensation coverage as required by the Industrial Insurance laws of the State of Washington.
 4. Professional Liability insurance appropriate to the Consultant's profession.
- c) Minimum Amounts of Insurance. Consultant shall maintain the following insurance limits:
1. Automobile Liability insurance with a minimum combined single limit for bodily injury and property damage of \$1,000,000 per accident.
 2. Commercial General Liability insurance shall be written with limits no less than \$1,000,000 each occurrence, \$2,000,000 general aggregate.
 3. Professional Liability insurance shall be written with limits no less than \$1,000,000 per claim and \$1,000,000 policy aggregate limit.
- d) Other Insurance Provisions. The Consultant's Automobile Liability and Commercial General Liability insurance policies are to contain, or be endorsed to contain that they shall be primary insurance with respect to the City. Any insurance, self-insurance, or self-insured pool coverage maintained by the City shall be excess of the Consultant's insurance and shall not contribute with it.
- e) Acceptability of Insurers. Insurance is to be placed with insurers with a current A.M. Best rating of not less than A:VII.
- f) Verification of Coverage. Consultant shall furnish the City with original certificates and a copy of the amendatory endorsements, including but not necessarily limited to, the additional insured endorsement, evidencing the insurance requirements of the Consultant before commencement of the work.
- g) Notice of Cancellation. The Consultant shall provide the City with written notice of any policy cancellation within two (2) business days of Consultant's receipt of such notice.
- h) Failure to Maintain Insurance. Failure on the part of the Consultant to maintain the insurance as required shall constitute a material breach of contract, upon which the City may, after giving five (5) business days' notice to the Consultant to correct the breach,

immediately terminate the contract or, at its discretion, procure or renew such insurance and pay any and all premiums in connection therewith, with any sums so expended to be repaid to the City on demand, or at the sole discretion of the City, offset against funds due the Consultant from the City.

- i) Public Entity Full Availability of Consultant Limits. If the Consultant maintains higher insurance limits than the minimum shown above, the City shall be insured for the full available limits of the Commercial General and Excess or Umbrella liability maintained by the Consultant, irrespective of whether such limits maintained by the Consultant are greater than those required by this contract or whether any certificate of insurance furnished to the City evidences limits of liability lower than those maintained by the Consultant.

14) INDEMNIFICATION / HOLD HARMLESS

- a) Consultant 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 the Consultant or the Consultant's employees or agents in performance of this Agreement, except for injuries and damages caused by the sole negligence of the City.
- b) Should a court of competent jurisdiction determine that this Agreement is subject to RCW 4.24.115, then, in the event of liability for damages arising out of bodily injury to persons or damages to property caused by or resulting from the concurrent negligence of the Consultant and the City, its officers, officials, employees, and volunteers, the Consultant's liability, including the duty and cost to defend, shall be only to the extent of the Consultant's negligence. It is further specifically and expressly understood that the indemnification provided herein constitutes the Consultant's waiver of immunity under Industrial Insurance, Title 51 RCW, solely for the purposes of this indemnification. This waiver has been mutually negotiated by the parties. The provisions of this section shall survive the expiration or termination of this Agreement.

15) STANDARD OF CARE

The professional services will be furnished in accordance with the care and skill ordinarily used by members of the same profession practicing under similar conditions at the same time and in the same locality.

16) SUCCESSORS OR ASSIGNS

All of the terms, conditions and provisions hereof shall inure to the benefit of and be binding upon the parties hereto, and their respective successors and assigns; provided, however, that no assignment of the Agreement shall be made without written consent of the parties to the Agreement.

17) NOTICES

Any notices required under this Agreement will be in writing, addressed to the appropriate party at the address which appears below (as modified in writing from time to time by such party), and given by electronic submission, by facsimile personally, by registered or certified mail, return receipt requested, or by nationally recognized overnight courier service. All notices shall be effective upon the date sent.

Purchasing Manager
City of Richland

Contact Name: Steve Emge
Name of Firm: Parametrix, Inc.

505 Swift Blvd., MS-11
Richland, WA 99352
Email: purchasing@ci.richland.wa.us
Phone: (509) 942-7710
Fax: (509) 942-7397

Address: 719 Second Avenue, Suite 200
Address: Seattle, WA 98104
Email: SEmge@parametrix.com
Phone Number: (206) 394-3700
Fax Number: (855) 542-6353

18) EQUAL OPPORTUNITY AGREEMENT

The Consultant agrees that s/he will not discriminate against any employee or job applicants for work under this Agreement for reasons of race, sex, nationality, religious creed, or sexual orientation.

19) PARTIAL INVALIDITY

Any provision of this Agreement which is found to be invalid or unenforceable shall be ineffective to the extent of such invalidity or unenforceability, and the invalidity or unenforceability of such provision shall not affect the validity or enforceability of the remaining provisions hereof.

20) AMENDMENTS

All amendments must be in writing and be approved and signed by both parties.

21) CHANGE IN LAW

The parties hereto agree that in the event legislation is enacted or regulations are promulgated, or a decision of court is rendered, or any interpretive policy or opinion of any governmental agency charged with the enforcement of any such law or regulation is published that affects or may affect the legality of this Agreement or any part thereof or that materially and adversely affects the ability of either party to perform its obligations or receive the benefits intended hereunder ("Adverse Change in Law"), then within fourteen (14) days following written notice by either party to the other party of such adverse change in law, the parties shall meet to negotiate in good faith an amendment which will carry out the original intention of the parties to the extent possible. If, despite good faith attempts, the parties cannot reach agreement upon an amendment within sixty (60) days after commencing negotiation, then this Agreement may be terminated by either party as of the earlier of: (i) the effective date of the adverse change in law, or (ii) the expiration of a period of sixty (60) days following written notice of termination provided by one party to the other.

22) CONFIDENTIALITY

In the course of performing under this Agreement, Consultant, including its employees, agents or representatives, may receive, be exposed to, or acquire confidential information. Confidential information may include, but is not limited to, patient information, contract terms, sensitive employee information, or proprietary data in any form, whether written, oral, or contained in any computer database or computer readable form. Consultant shall: i) not disclose or sell confidential information except as permitted by this Agreement; (ii) only permit use of such confidential information by employees, agents and representatives having a need to know in connection with performance under this Agreement; and (iii) advise each of its employees, agents, and representatives of their obligations to keep such information confidential.

23) CHANGES OF WORK

- a) When required to do so, and without any additional compensation, the Consultant shall make such changes and revisions in the completed work of this Agreement as necessary to correct or revise any errors, omissions, or other deficiencies in the design, drawings,

specifications, reports, and other similar documents which the Consultant is responsible for preparing or furnishing under this Agreement.

- b) Should the City find it desirable for its own purposes to have previously satisfactorily completed work or parts thereof changed or revised, the Consultant shall make such revisions as directed by the City. This work shall be considered as Extra Work and will be paid for as herein provided under Section 22, Extra Work.

24) EXTRA WORK

The City may desire to have the Consultant perform work or render additional services within the general scope of this Agreement. Such work shall be considered as extra work and will be specified in a written supplement to this Agreement which will set forth the nature of the scope, schedule for additional work, additional fees and the method of payment. Work under a supplemental Agreement shall not proceed until authorized in writing by the City.

(Signature page to follow)

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

CITY OF RICHLAND, WASHINGTON

PARAMETRIX, INC.

CYNTHIA D. REENTS, ICMA-CM
City Manager

Signature

ATTEST:

Printed Name

MARCIA HOPKINS
City Clerk

Address

Phone: _____

APPROVED AS TO FORM:

Email: _____

Fax: _____

HEATHER D. KINTZLEY
City Attorney

EXHIBIT A – SCOPE OF WORK

CITY OF RICHLAND PUBLIC WORKS DEPARTMENT SERVICE AGREEMENT FOR ENGINEERING SERVICES

PHASE 02 – 2017 ASSESSMENT MONITORING SERVICES

Leader: Lisa Gilbert, LHG

Background:

Parametrix has developed this scope of work to conduct assessment monitoring activities for 2017, as requested by The City of Richland Public Works Department (City).

Task 01 – Project Meetings/Correspondence

Objective:

Prepare for and attend four project meetings with the City, Department of Ecology and Benton-Franklin Health Department.

Approach:

Parametrix representatives will include Steve Emge, Project Manager, Dwight Miller, Client Manager, and Lisa Gilbert, Project Hydrogeologist.

Deliverables:

- Summary notes and follow-up correspondence for each meeting.

Assumptions:

- Each project meeting will be held at the Ecology office in Union Gap, Washington.
- Each meeting will be three hours in duration.

Task 02 – Work Plan Implementation

Objective:

A Parametrix field geologist will oversee the implementation of the Remedial Investigation Work Plan including sampling of groundwater using direct push probes, collect groundwater samples for analysis, and installation of one groundwater monitoring well, and document the results of the field investigations in a technical memorandum.

Approach:

- Oversee trial push probe installation at one location. If successful, oversee the installation of up to five additional probes.
- Prepare bid specifications and oversee the installation of a groundwater monitoring well on City property southeast of the Horn Rapids Landfill.

SCOPE OF WORK (CONTINUED)

- Oversee groundwater sampling, communicate and coordinate with analytical laboratory, deliver samples to analytical laboratory.

Deliverables:

- Well installation bid specifications.
- Samples provided to laboratory for analysis.
- Field data sheets for each groundwater sample documenting field parameter results.
- Boring logs for each push probe.
- Boring and well installation log for groundwater monitoring well.
- Analytical laboratory reports and summary tables of groundwater quality data.
- Draft (PDF via e-mail) and Final Technical Memorandum (four copies and PDF via e-mail) documenting installation of push probes and groundwater monitoring well and results of groundwater analyses.

Assumptions:

- In Phase 1, six push probe installations will be conducted to depths of 100 ft, and samples will be collected from each probe at total depth. Each installation will be completed in one field day.
- A trial push probe installation will be conducted to test whether the technology will be successful. If the push probe technology is successful, five additional probes will be installed.
- If the push probe trial is not successful, a driller will be contracted and a monitoring well installed.
- The push probe contractor (Atkins) will be under contract to Parametrix.
- Copies of original laboratory reports, including laboratory QA/QC results, will be provided to Parametrix by the analytical laboratory.
- The analytical laboratory will be under direct contract to the City
- Push probe groundwater samples will be collected and tested for volatile organic compounds and RSK parameters (methane, ethane, ethane). The sample for volatile organics will be hand delivered to an analytical laboratory for 24-hour turnaround so that the results may be used to confirm the location of the next push probe. One sample per push probe and two duplicate samples will be analyzed, for a total of eight samples.
- In Phase 2, one groundwater monitoring well will be installed to a total depth of 100 feet using the air rotary method. It is assumed that the well will be completed in two days.
- One groundwater sample and one duplicate sample will be analyzed from the well for WAC 173-351 Appendix I and II parameters.
- Drilling contractor will be under direct contract to the City.

SCOPE OF WORK (CONTINUED)

- Copies of original laboratory reports, including laboratory QA/QC results, will be provided to Parametrix by the analytical laboratory.
- Groundwater monitoring well samples will be collected and tested for selected inorganic parameters and volatile organic compounds

Task 03 – Remedial Investigation Report

Objective:

Prepare a remedial investigation report in accordance with MTCA requirements.

Approach:

This task will include the following activities:

- Prepare a remedial investigation report.

Deliverables:

- Remedial Investigation Report.

Assumptions:

The Remedial Investigation report will include the following sections:

- Cover Letter
- Introduction (General Site Information, Site History, Site Use)
- Field Investigations (Previous Environmental Investigation, Site Characterization, Sampling/Analytical Results)
- Conceptual Site Model
- Proposed Cleanup Standards (General, Terrestrial Ecological Evaluation)
- Summary, Conclusions, and Recommendations

Figures will include: Vicinity Map, Site Map, Conceptual Site Model

Task 04 - Feasibility Study Report

Objective:

Prepare a feasibility study report in accordance with MTCA requirements.

Approach:

This task will include the following activities:

- Prepare a feasibility study report.

SCOPE OF WORK (CONTINUED)

Deliverables:

- Feasibility study report.

Assumptions:

The Feasibility Study report will include the following sections:

- Cover Letter
- Introduction
- Alternatives (Identify Remedial Action Objectives, Identify a Reasonable Number and Type of Alternatives)
- Detailed Evaluation and Selection of Alternatives (Threshold and Other Requirements, DCA Ranking Criteria)
- Proposed Cleanup Standards
- Remedy Selection

Tables will include: ARARs, Evaluation of Remedial Alternatives, Cost/Quantity Summary, Cost Detail for Alternatives.

Parametrix Inc.

City of Richland
Horn Rapids Assessment Monitoring

SUMMARY

Phase	Task	Description	Labor Subtotal	Expense Subtotal	Grand Total
2		2017 Assessment Monitoring	\$183,780.54	\$58,453.30	\$242,233.84
	1	Project Management/Meetings	\$20,261.68	\$879.00	\$21,140.68
	2	Work Plan Implementation	\$48,104.98	\$56,834.30	\$104,939.28
	3	RI Report	\$58,205.56	\$370.00	\$58,575.56
	4	FS Report	\$57,208.33	\$370.00	\$57,578.33
Total:			\$183,780.54	\$58,453.30	\$242,233.84



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 09/05/2017

Agenda Category: Resolutions – Adoption

Key Element: Key 3 - Economic Vitality

Subject:

Resolution No. 151-17, Approving a Purchase and Sale Agreement with Longship Cellars

Department:

Community & Development Services

Ordinance/Resolution Number:

151-17

Document Type:

Resolution

Recommended Motion:

Adopt Resolution No. 151-17, authorizing the City Manager to sign and execute a Purchase and Sale Agreement with Longship Cellars.

Summary:

Longship Cellars is proposing to purchase a total of 2.45 acres, comprised of two lots in the Horn Rapids Business Center along the north side of Robertson Drive, for the construction and operation of a Winery Production Facility.

Longship Cellars is owned by Kyle and Cassie Welch. They currently produce their wines in a facility in Kennewick, and are pursuing this project to own and operate their own facility in Richland. They recently opened a new tasting room in Columbia Point.

The purchase price for both lots is \$1.50 per square foot for the 1.45 acre and 1.00 acre properties, amounting to estimated gross proceeds of \$160,354. The purchase price is consistent with the City of Richland's Resolution No. 35-13, which established pricing within the Horn Rapids Business Center in September, 2013.

The City will retain a repurchase right if Longship Cellars has not submitted an application for approval of building plans to the City within six (6) months of closing, or if they do not begin construction of the Winery Production Facility within eighteen (18) months of closing.

The proposed purchase was reviewed by the Economic Development Committee (EDC) at its regular meeting on July 24, 2017. The EDC recommended approval.

Staff recommends approval of Resolution No. 151-17.

Fiscal Impact:

The Purchaser will pay \$160,354 for the two lots totaling 2.45 acres in the Horn Rapids Business Center. Net proceeds after closing will be deposited in the City's Industrial Development Fund.

Attachments:

1. Resolution No. 151-17
2. Longship Cellars Purchase & Sale Agreement
3. Longship Cellars - Letter of Intent
4. Recod Survey No. 4756
5. Aerial Map

RESOLUTION NO. 151-17

A RESOLUTION of the City of Richland approving that certain Purchase and Sale Agreement by and between the City of Richland and Longship Cellars.

WHEREAS, the City of Richland is the record owner of 2.45 acres of City-owned surplus property, described as Parcel I and Parcel J of Record Survey No. 4756 in the Horn Rapids Business Center, along the south side of Henderson Loop of the Horn Rapids Business Center; and

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

WHEREAS, the aforesaid City-owned property is managed by the Economic Development Office and is available for sale; and

WHEREAS, pursuant to Resolution No. 35-13, which was adopted by City Council on September 17, 2013 for the purpose of setting prices for City-owned surplus property, the 2.45 acres of business center property is available for sale at \$1.50 per square foot, for a total price of \$160,354; and

WHEREAS, Longship Cellars has agreed to purchase the property for said amount; and

WHEREAS, at its July 24, 2017 meeting, the Economic Development Committee (EDC) recommended to the Richland City Council that it sell the 2.45 acres of City-owned surplus property in the Horn Rapids Business Center to Longship Cellars for the total sale price of \$160,354.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City Manager is authorized to sign and execute a Purchase and Sale Agreement selling the 2.45 acres of City-owned property along the north side of Robertson Drive in the Horn Rapids Business Center, described as Parcel I and Parcel J of Record Survey No. 4756, to Longship Cellars for a total sale price of \$160,354.

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 5th day of September, 2017.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

AGREEMENT FOR PURCHASE AND SALE OF REAL PROPERTY

This Agreement for Purchase and Sale of Real Property (the "Agreement") is made and entered into this ____ day of _____, 2017 between the **CITY OF RICHLAND**, a Washington municipal corporation ("Seller"), and **LONGSHIP CELLARS LLC**, a Washington for-profit corporation ("Purchaser").

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

1.1. The Property. The land involved in this transaction is located in the City of Richland, Benton County, Washington, and is depicted in Exhibit A and Exhibit B and legally described in Exhibit C.

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

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

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

2. Purchase Price. The total purchase price for the 43,560 square foot property (Parcel I) and the 63,343 square foot property (Parcel J), totaling 106,903 square feet, shall be One Hundred Sixty Thousand Three Hundred Fifty-Four Dollars and no cents (\$160,354).

2.1. Earnest Money Deposit. As consideration for Seller's execution and delivery of this Agreement, Purchaser will deposit with Chicago Title Company ("Title Company") a certified or cashier's check or wire transfer in the amount of Ten Thousand Dollars (\$10,000) within five (5) business days after both parties have signed this Agreement. Hereafter, the term "Earnest Money Deposit" shall be used to refer, when appropriate, to the Earnest Money Check and, when paid, to the principal thereof and any interest thereon. Purchaser shall be entitled to direct the Title Company to place the Earnest Money Deposit in an interest bearing account of Purchaser's choice. The Earnest Money Deposit will be returned if Purchaser determines to terminate this Agreement during the due diligence period provided in Section 3.3. However, should Purchaser default or terminate this Agreement at any time after the due diligence period has expired, the balance of the Earnest Money Deposit shall be forfeited to Seller pursuant to Section 9

herein, but only after any outstanding obligations for Title Company services as specified in 4.1 have been deducted and paid from the Earnest Money Deposit.

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

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

3.2. Preliminary Title Report. Within five (5) business days after the Execution Date, Purchaser, at its sole cost and expense, shall order from Chicago Title Company a preliminary title report on the Property, and copies of all documents referred to therein, and upon receipt, furnish same to Seller.

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

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

4. Closing. On or before the date of Closing, Purchaser shall deliver to Chicago Title Company the Purchase Price for the Property in the form of a certified or cashier's check or wire transfer. Seller shall deliver the Deed, as approved by Purchaser, to the Title Company for placing in escrow. Title Company shall be instructed that when it is in a position to issue a standard owner's policy of title insurance in the full amount of

the Purchase Price, insuring fee simple title to the Property as described in Section 1.1 in Purchaser, Title Company shall record and deliver to Purchaser the Deed; and issue and deliver to Purchaser the standard owner's policy of title insurance.

4.1. Closing Costs. Each party shall pay its own attorney's fees. Seller shall pay one-half of all recording costs, escrow closing costs, if applicable, and the full premium for a standard owner's policy of title insurance. Purchaser shall pay one-half of all transfer taxes, recording costs and escrow closing costs.

4.2. Closing Date. The Closing of the transaction and delivery of all items shall occur at Chicago Title Company, and shall occur on a date specified by Chicago Title Company with written notice to Seller and Purchaser. Unless extended in writing by the parties, Closing shall occur no later than sixty (60) days after the date of execution of this Agreement. Failure to close within sixty (60) days, or to extend the Closing Date by mutual agreement of the parties, shall cause this Agreement to terminate and be without any further notice and effect, and without any further obligation of either party to the other.

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

6. Covenants, Representations and Warranties.

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

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

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

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

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

6.2. Seller's Representations and Warranties. Seller hereby makes the following representations and warranties to Purchaser, each of which shall be true on the date hereof, throughout the contract period, and on the date of Closing. Seller shall immediately provide Purchaser with written notice of any event which would make any

representation or warranty set forth below incorrect or untrue, and upon receipt of such notice, Purchaser may elect to terminate this Agreement. Upon Purchaser's election to terminate, this Agreement shall be without any further force and effect, and without further obligation of either part to the other. If this Agreement is terminated under this Section, the Earnest Money Deposit shall be returned to Purchaser.

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

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

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

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

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

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

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

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

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

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

6.3.3. Purchaser further represents that the property will be developed as a Winery Production Facility. Any deviation from this intended use must be authorized by the Seller in writing or be subject to the Repurchase Right in Section 10.13. This Agreement does not alleviate the Purchaser from obtaining the necessary approvals, authorizations or permits required for development of the Property for said use, nor shall this Agreement be construed as granting such approval.

6.3.4. PURCHASER AGREES THAT POLE BUILDINGS ARE NOT ALLOWED IN THE HORN RAPIDS BUSINESS CENTER, AND WILL NOT BE CONSTRUCTED ON SAID PROPERTY.

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

7. Casualty and Condemnation.

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

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

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

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

10. Miscellaneous.

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

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

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

If to Seller: City of Richland
Attn: Economic Development Office
P.O. Box 190, MS #19
Richland, Washington 99352
Phone: (509) 942-7583

If to Purchaser: Longship Cellars, LLC
Attn: Kyle Welch, Managing Partner
404 Bradley Avenue, Suite #100
Richland, Washington 99352
Phone: (509) 572-7652
Email: kyle@longshipcellars.com

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

been mailed as provided above, as the case may be.

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

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

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

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

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

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

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

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

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

10.13. Right to Repurchase/Reclaim. This Property is being sold to Purchaser in anticipation of a Winery Production Facility, subject to the following:

10.13.1. If Purchaser fails to submit an application to Seller for approval of building plans within six (6) months of Closing, Seller reserves the right to reclaim title to the Property.

10.13.2. If Purchaser fails to initiate construction of structures, as authorized by the issuance of a building permit, within eighteen (18) months of Closing, Seller reserves the right to reclaim title to the Property.

10.13.3. Seller shall reclaim the Property by refunding the original Purchase Price of One Hundred Sixty Thousand Three Hundred Fifty-Four Dollars and no cents (\$160,354) for the combined 106,903 square feet of property comprised of Parcel I and Parcel J of Record Survey #4756, without interest.

10.13.4. Purchaser and Seller shall each pay for one half of the closing costs related to the repurchase of the Property. Other than closing costs, Seller will not assume any liability for expenses incurred by Purchaser in conducting this transaction. Purchaser agrees to re-convey fee simple Title to Seller within sixty (60) days of receipt of notification of Seller's decision to seek re-conveyance of the Property.

10.13.5. This Repurchase Right is exclusive to Seller and shall be exercised at Seller's sole discretion. This Repurchase Right survives sixty months (60) months after closing or until such time as construction of structures is initiated, whichever is earlier.

10.13.6. Seller shall be under no obligation to exercise this Repurchase Right. Purchaser agrees that Seller must grant approval to any resale of the Property by Purchaser to any third party within the sixty (60) month Repurchase Period, which shall be given in Seller's sole discretion. This Repurchase Clause shall survive Closing.

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

[Signature Page to Follow]

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

CITY OF RICHLAND – SELLER

**LONGSHIP CELLARS, LLC –
PURCHASER**

By: Cynthia D. Reents, ICMA-CA
Its: City Manager

By: Kyle Welch
Its: Managing Partner

Date

Date

APPROVED AS TO FORM:

By: Heather Kintzley
Its: City Attorney

RECORD SURVEY NO. 4756

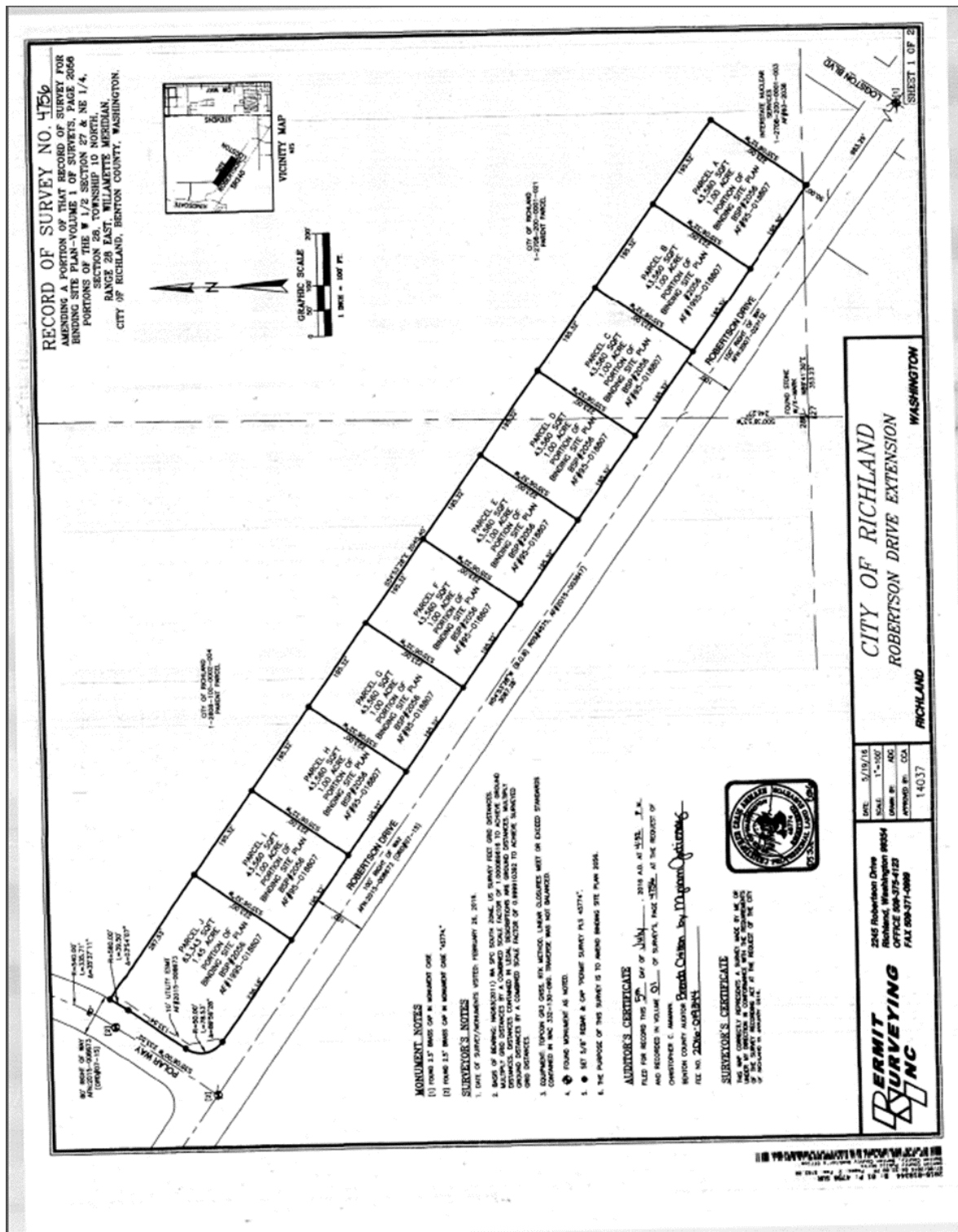


EXHIBIT B

PARCELS "I" and "J" RECORD SURVEY NO. 4756

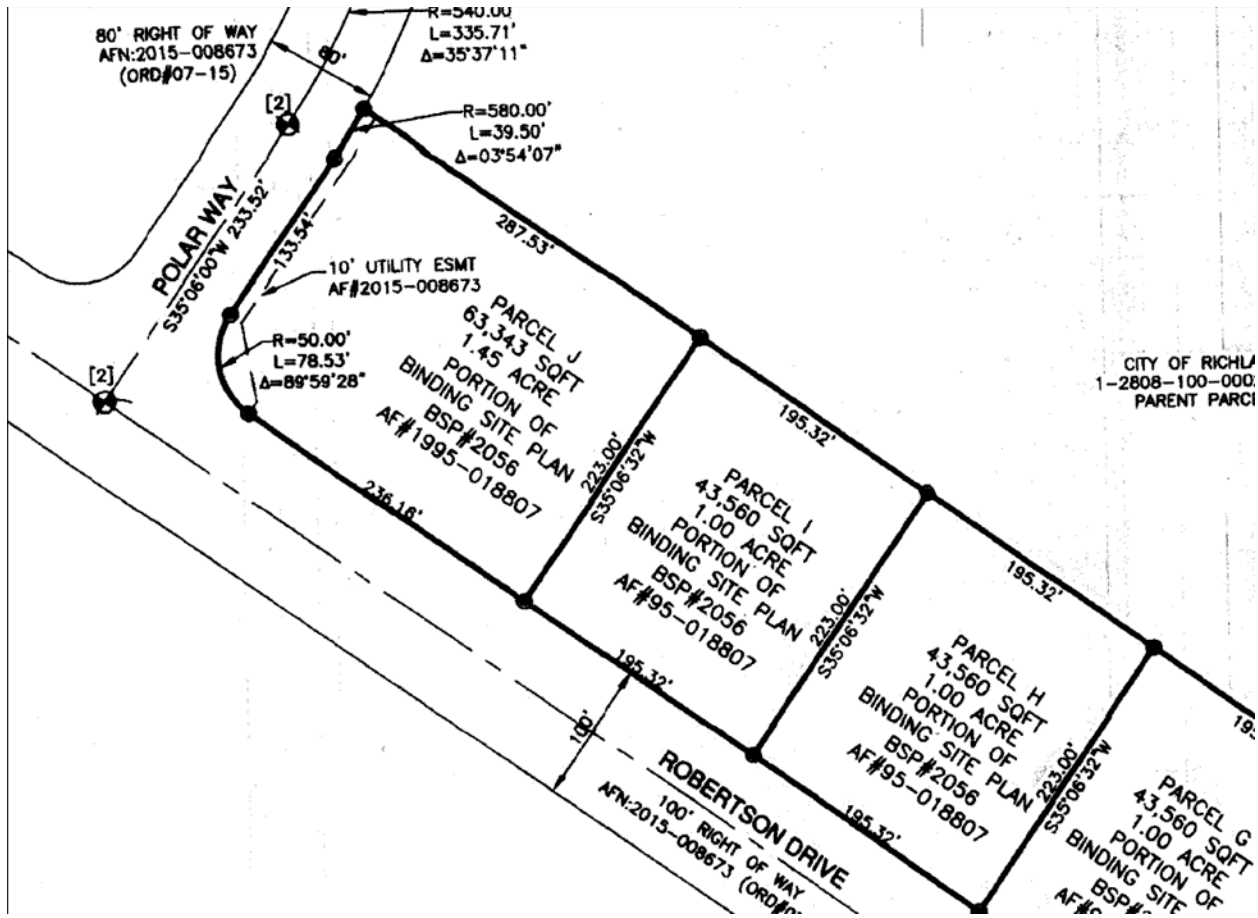


EXHIBIT C

PARCEL "I" LEGAL DESCRIPTION

A PORTION OF BINDING SITE PLAN 2056, ACCORDING TO THE SURVEY THEREOF RECORDED IN VOLUME 1 OF SURVEYS, PAGE 2056, UNDER AUDITOR'S FILE NUMBER 1995-018807, RECORDS OF BENTON COUNTY, WASHINGTON SITUATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 10 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF A PUBLIC ROAD KNOWN AS LOGSTON BOULEVARD AND ROBERTSON DRIVE, AS DEPICTED ON RECORD OF SURVEY 4575, AS RECORDED IN VOL. 1 OF SURVEYS, PAGE 4575, UNDER AUDITOR'S FILE NUMBER 2015-003647, RECORDS OF BENTON COUNTY, WASHINGTON. THENCE NORTH 54°53'28" WEST ALONG THE CENTERLINE OF SAID ROBERTSON DRIVE FOR A DISTANCE OF 2546.06 FEET; THENCE NORTH 35°06'32" EAST AT RIGHT ANGLES FOR A DISTANCE OF 50.00 FEET TO THE NORTHERLY RIGHT-OF-WAY MARGIN OF SAID ROBERTSON DRIVE TO THE TRUE POINT OF BEGINNING.

THENCE CONTINUING NORTH 35°06'32" EAST FOR A DISTANCE OF 223.02 FEET; THENCE NORTH 54°53'28" WEST FOR A DISTANCE OF 195.34 FEET; THENCE SOUTH 35°06'32" WEST A DISTANCE OF 223.02 FEET TO THE NORTHERLY RIGHT-OF-WAY MARGIN OF SAID ROBERTSON DRIVE; THENCE SOUTH 54°53'28" EAST ALONG THE NORTH LINE THEREOF FOR A DISTANCE OF 195.34 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS 1.00 ACRES.

PARCEL "J" LEGAL DESCRIPTION

A PORTION OF BINDING SITE PLAN 2056, ACCORDING TO THE SURVEY THEREOF RECORDED IN VOLUME 1 OF SURVEYS, PAGE 2056, UNDER AUDITOR'S FILE NUMBER 1995-018807, RECORDS OF BENTON COUNTY, WASHINGTON SITUATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 10 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF A PUBLIC ROAD KNOWN AS LOGSTON BOULEVARD AND ROBERTSON DRIVE, AS DEPICTED ON RECORD OF SURVEY 4575, AS RECORDED IN VOL. 1 OF SURVEYS, PAGE 4575, UNDER AUDITOR'S FILE NUMBER 2015-003647, RECORDS OF BENTON COUNTY, WASHINGTON. THENCE NORTH 54°53'28" WEST ALONG THE CENTERLINE OF SAID ROBERTSON DRIVE FOR A DISTANCE OF 2741.39 FEET; THENCE NORTH 35°06'32" EAST AT RIGHT ANGLES FOR A DISTANCE OF 50.00 FEET TO THE NORTHERLY RIGHT-OF-WAY MARGIN OF SAID ROBERTSON DRIVE TO THE TRUE POINT OF BEGINNING.

THENCE CONTINUING $35^{\circ}06'32''$ EAST FOR A DISTANCE OF 223.02 FEET;
THENCE NORTH $54^{\circ}53'28''$ WEST FOR A DISTANCE OF 287.56 FEET TO A
POINT ON THE EASTERLY MARGIN OF A PUBLOC ROAD KNOWN AS POLAR
WAY, AS DEPICTED ON RECORD OF SURVEY 4575, AS RECORDED IN VOL. 1
OF SURVEYS, PAGE 4575, UNDER AUDITOR'S FILE NUMBER 2015-003647,
RECORDS OF BENTON COUNTY, WASHINGTON, AND THE BEGINNING OF A
580.00 RADIUS CURVE TO THE RIGHT; THENCE SOUTHERLY A DISTANCE OF
39.50 FEET ALONG THE EASTERLY MARGIN AND THE ARC OF SAID CURVE
THROUGH A CENTRAL ANGLE OF $03^{\circ}54'07''$; THENCE CONTINUING ALONG
THE EASTERLY MARGIN THEREOF SOUTH $35^{\circ}06'00''$ WEST FOR A DISTANCE
OF 133.55 FEET TO THE BEGINNING OF A 50.00 FOOT RADIUS CURVE TO
THE RIGHT; THENCE SOUTHERLY AND EASTERLY A DISTANCE OF 78.53
FEET ALONG THE EASTERLY MARGIN AND THE ARC OF SAID CURVE THROUGH
A CENTRAL ANGLE OF $89^{\circ}59'28''$ TO A POINT ON THE NORTHERLY RIGHT-
OF-WAY MARGIN OF SAID ROBERTSON DRIVE; THENCE SOUTH $54^{\circ}53'28''$
EAST ALONG THE NORTH LINE THEREOF FOR A DISTANCE OF 236.18 FEET
TO THE TRUE POINT OF BEGINNING.

CONTAINS 1.45 ACRES.

July 12, 2017

Kyle Welch
Managing Partner
Longship Cellars LLC
404 Bradley Blvd Suite # 100
Richland, WA 99352

Darin K. Arrasmith
Planner
Economic Development Office
City of Richland

I am submitting this letter of intent to purchase lots J (1.45 acres) and I (1.0 acres) at the Horn Rapids Industrial Park along Robertson and Polar Way in Richland, WA currently owned by the City of Richland.

We propose to build a winery production facility totaling approximately 2,500 to 3,000 square feet. Our expected construction start date is ASAP after your approval and transfer of title, but no later than Spring 2018.

The proposed purchase price for the parcels is \$1.50 per square foot, totaling approximately \$160,354.50. We understand that this sale is pending approval by City Council.

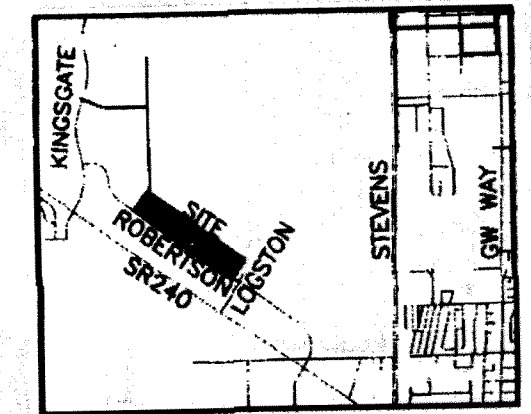
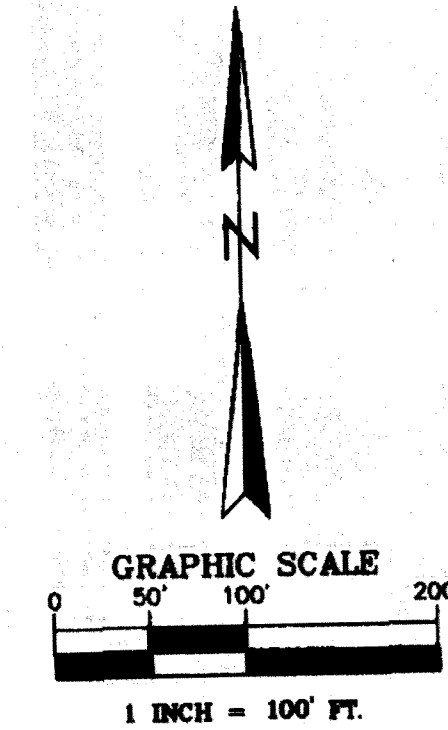
This letter of intent does not and is not intended to contractually bind the parties, and is only an expression of interest. This letter does not bind either party contractually.

Sincerely,

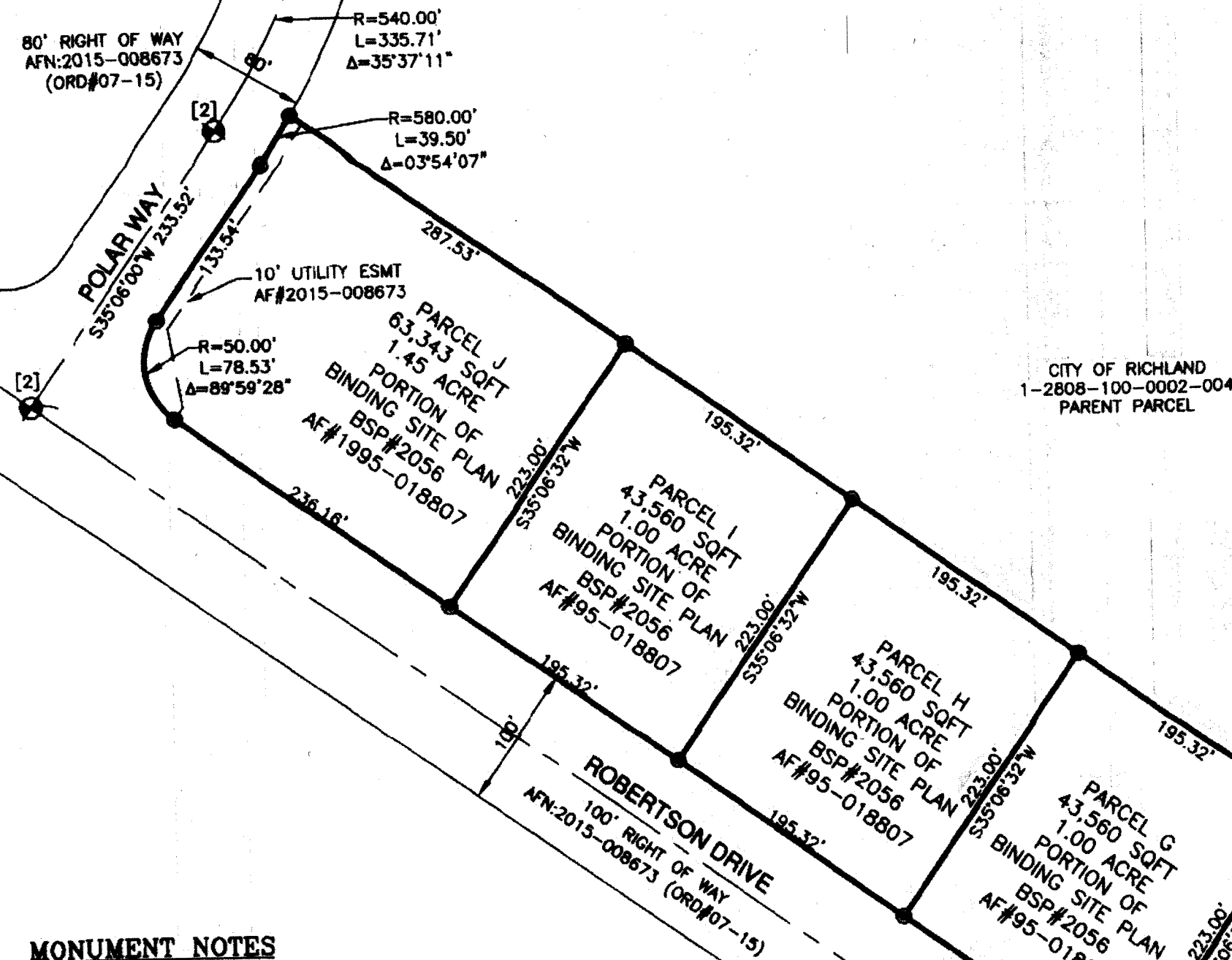
A handwritten signature in black ink, appearing to read "Kyle Welch". The signature is fluid and cursive, with the first name "Kyle" written in a larger, more prominent script than the last name "Welch".

Kyle Welch
Managing Partner
Longship Cellars LLC

RECORD OF SURVEY NO. 4756
AMENDING A PORTION OF THAT RECORD OF SURVEY FOR
BINDING SITE PLAN-VOLUME 1 OF SURVEYS, PAGE 2056
PORTIONS OF THE W 1/2 SECTION 27 & NE 1/4,
SECTION 28, TOWNSHIP 10 NORTH,
RANGE 28 EAST, WILLAMETTE MERIDIAN,
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON.



VICINITY MAP
NTS



MONUMENT NOTES

- [1] FOUND 2.5" BRASS CAP IN MONUMENT CASE
- [2] FOUND 2.5" BRASS CAP IN MONUMENT CASE "45774."

SURVEYOR'S NOTES

- DATE OF SURVEY/MONUMENTS VISITED: FEBRUARY 26, 2016.
- BASIS OF BEARING: NAD83(2011) WA SPC SOUTH ZONE, US SURVEY FEET GRID DISTANCES. MULTIPLY GRID DISTANCES BY A COMBINED SCALE FACTOR OF 1.000089616 TO ACHIEVE GROUND DISTANCES. DISTANCES CONTAINED IN LEGAL DESCRIPTIONS ARE GROUND DISTANCES. MULTIPLY GROUND DISTANCES BY A COMBINED SCALE FACTOR OF 0.999910392 TO ACHIEVE SURVEYED GRID DISTANCES.
- EQUIPMENT: TOPCON GR3 GNSS, RTK METHOD. LINEAR CLOSURES MEET OR EXCEED STANDARDS CONTAINED IN WAC 332-130-090. TRAVERSE WAS NOT BALANCED.
- FOUND MONUMENT AS NOTED.
- SET 5/8" REBAR & CAP "PERMIT SURVEY PLS 45774".
- THE PURPOSE OF THIS SURVEY IS TO AMEND BINDING SITE PLAN 2056.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 5th DAY OF July, 2016 A.D. AT 4:32 P.M.,
AND RECORDED IN VOLUME 01 OF SURVEYS, PAGE 4756 AT THE REQUEST OF
CHRISTOPHER C. AMMANN.
BENTON COUNTY AUDITOR Brenda Chilton by Myriam J. Jaramila
FEE NO. 2016-019344

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR
UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS
OF THE SURVEY RECORDING ACT AT THE REQUEST OF THE CITY
OF RICHLAND IN JANUARY 2016.



2245 Robertson Drive
Richland, Washington 99354
OFFICE 509-375-4123
FAX 509-371-0999

DATE: 5/19/16
SCALE: 1"=100'
DRAWN BY: ADG
APPROVED BY: CCA
14037

CITY OF RICHLAND
ROBERTSON DRIVE EXTENSION

RICHLAND

WASHINGTON

SHEET 1 OF 2

2016-019344 B: 01 P: 4756 SUR
07/06/2016 04:32:09 PM Pages: 2 Fee: \$162.00
Benton County Auditor's Office
Benton County, Washington



LONGSHIP CELLARS
2.45 ACRES

POLAR WAY

ROBERTSON DRIVE

SR 240

SR 240

ROBERTSON DR

LOGSTON BLVD

HENDERSON LOOP

PRIVATE RD

PRIVATE RD

KINGSGATE WAY

INADR



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 09/05/2017

Agenda Category: Resolutions – Adoption

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Resolution No. 153-17, Appointing Membership to the Code Enforcement Board

Department:
City Attorney

Ordinance/Resolution Number:
153-17

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 153-17, appointing Gregory Levy and Alisha Victorine to the Code Enforcement Board to serve in Position No. 2 and Position No. 3, respectively.

Summary:

Adam Pechtel submitted his resignation to the Code Enforcement Board (CEB) effective June 14, 2017, and on July 12, 2017, Steve Snyder submitted his resignation effective when a new member was selected for his replacement.

Chair Frey and Council Liaison Anderson are recommending the appointments of Gregory Levy to Position No. 2 and Alisha Victorine to Position No. 3. Both positions have unexpired terms to March 31, 2018.

Candidates Jamie Heijmans, Benjamin Stanfield, Eloise Uvalle and Skye White were also considered for the CEB.

Fiscal Impact:

None.

Attachments:

1. Resolution No. 153-17
2. Recommendation and Application Packets

RESOLUTION NO. 153-17

A RESOLUTION of the City of Richland confirming the position appointments of Gregery Levy and Alisha Victorine to the Code Enforcement Board.

BE IT RESOLVED by the City Council of the City of Richland that the following position appointments to the Code Enforcement Board, effective September 19, 2017, are hereby confirmed:

<u>NAME</u>	<u>POSITION NO.</u>	<u>TERM ENDING</u>
Gregery Levy	2	3/31/18
Alisha Victorine	3	3/31/18

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

ADOPTED by the City Council of the City of Richland at a regular meeting on the 5th day of September, 2017.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

Barham, Debby

From: Kintzley, Heather
Sent: Wednesday, August 30, 2017 3:46 PM
To: Barham, Debby
Subject: Recommendations for CEB Vacancies

Debby – On August 23, 2017, Councilmember Anderson, Board Chair Frey and I interviewed 4 applicants for the 2 existing Code Enforcement Board vacancies. Chair Frey and Councilmember Anderson recommend that Gregory Levy and Alisha Victorine be appointed.

Thanks,
Heather

Select the Board, Commission or Committee applying for:

Code Enforcement Board

PERSONAL INFORMATION:

First Name Gregery
Last Name Levy
Street Address 1912 Lassen Ave
City Richland
State Wa
Zip 99354
Email: eaos820@yahoo.com
Contact Phone: (360) 865-2202
Alternate Phone Not answered
Length of Residency in the City of Richland 7 years
Occupation: Training Specialist

RECEIVED

AUG 09 2017

RICHLAND CITY CLERK

Arts Commission or Parks & Recreation Commission Applicants Only:

Youth-Grade: Not answered

OCCUPATIONAL AND EDUCATIONAL BACKGROUND:

See Attached Resume

EXPERIENCE:

Experience Applicable to the City Board, Commission or Committee to which you are applying.
25 years experience interpreting complex procedures and regulations governing operations in the Naval Nuclear Power Program and Department of Energy Operations at the Hanford site.

Are you currently serving on a City of Richland Board, Commission or Committee?
(An individual is limited to serve on two boards, commissions or committees at the same time)

(o) No

If Yes, which one/s? Not Applicable

Otherwise, enter "Not Applicable" in the field provided

Have you served on a City of Richland Board, Commission or Committee before?

No

If Yes, which one/s? Not Applicable

Otherwise, enter "Not Applicable" in the field provided

Are you a City of Richland Employee?

Per Richland Municipal Code Section 2.28.520, no employee, during his or her term of service in City employment, shall be eligible, or be appointed, to serve on any City board, committee or commission performing an advisory function to the City Council.

No

By submitting this application, I hereby waive my right to privacy with respect to the information contained in my application and any supporting documents attached thereto. The City, its officials or employees are authorized to make my application and supporting documents available for public inspection, including inspection by members of the media. In addition, I certify that I am in compliance with the qualification requirements.

I accept

A resume is required to complete the application.

Commission-Board Resume.docx

Gregery Levy
1912 Lassen Blvd
Richland, Wa 99354
Phone: (360)865-2202

Summary:

Former Navy Nuclear Qualified Machinists Mate and Radiological Controls Supervisor with twenty one years of increasing responsibility in the operation, radiological maintenance and supervision of various nuclear facilities. Current position is performing as a Radiological Controls Training Specialist with WRPS at the 200 East Tank Farms Complex.

Experience:

Training Specialist: (May 2015 to Present): Serving as a Radiological Controls Training Specialist for WRPS at the Tank Farms Facility. Duties include analyzing training requests to determine if training is the correct solution for a process failure and if so designing/developing classroom or practical field training as needed for the work force. Responsible for ensuring that the requirements of local procedures, Department of Energy Orders and WAC codes are properly flowed down into training documentation. Periodically evaluate ongoing training programs to ensure the training they deliver is adequate and meets the customer's needs. Audits completed training documentation to ensure error free records are maintained per DOE requirements.

Health Physics Technician Supervisor: (September 2010 to May 2015): Serving as Radiological Controls First Line Manager for WRPS-Production Operations at 200 West Tank Farms. Duties include performing field walk downs, observing work in progress, providing mentoring and direction to RCTs and field teams regarding radiological conduct of operations for preventative and corrective maintenance evolutions to meet TSR and environmental requirements. Communicate clearly with other WRPS Managers and the Department of Energy representatives to ensure the companies mission and the customer's needs remain a primary focus. Qualified On the Job Trainer/Evaluator, conducting training and evaluation of qualified Health Physics Technicians and Supervisors on survey instrumentation and maintenance evolutions.

Radiological Controls Supervisor: (February 2007 to September 2010) Serving at Puget Sound Naval Shipyard as a Radiological Controls Supervisor. Provided Radiological Control Leadership to a team of up to 20 Radiological Controls Technicians, ensuring proper compliance in accordance with all applicable policies and procedures, supporting work evolutions while setting a standard of no injuries to anyone. Coordinated with Production Management to ensure that all nuclear maintenance milestones are met, while conducting work safely, on budget, in a radiologically correct manner, maintaining the flexibility to respond to the sorts of emergent work and changing priorities that often effect an operational command. Evaluated the performance of assigned radiological control personnel through formal sign-offs and performance evaluations, including on-the-job training and qualification boards for RCT's.

Radiological Controls Technician: (September 2000-February 2007) Served at Nuclear Regional Maintenance Department Bangor, Washington as a Radiological Controls Technician. Responsible for supervising, monitoring, and performing radiological work, surveys, and contamination controls on high energy systems onboard nuclear powered submarines and aircraft carriers, setting a high work standard for myself, and my team. Duties included providing job coverage to mechanics performing nuclear component maintenance, routine surveys, and mentoring and interacting with ships force personnel while ensuring work is completed in a safe manner following the philosophy of ALARA. Provided timely feedback to production management and Ships Force leadership to focus on potential observed problems, working to strengthen knowledge and help accomplish seldom performed maintenance tasks. Developed and conducted formal classroom and hands on training for infrequently performed high risk evolutions for Ships Force personnel.

Engineering Laboratory Technician: (October 1995 to September 2000) Served aboard the USS Seawolf (SSN-21) as a Machinist Mate 1st Class . Performed qualitative and quantitative radiological and chemical analyses of reactor coolant water, steam generator water, feed and condensate water, and all grades of make-up water. Functioned as Machinery and Reactor Laboratories Training Petty Officer for 18-months, and Engineering Department Training Assistant for one year. During this time I was responsible for creating and maintaining Annual, Quarterly and Weekly Training Schedules, ensuring the flow-down of all programmatic and operational training requirements. Produced and graded quarterly continual training exams, which I then used to evaluate the effectiveness of the training program, and determine topics which required remedial coverage. Participated in the ship-wide Lock-Out-Tag-Out Program as an operator, tech reviewer, and administrator.

Education:

- 1999 - Quality Assurance Supervisor School
- 1999 - Quality Assurance Inspector School
- 1995 - Engineering Laboratory Technician School
- 1995 - Nuclear Prototype Training Unit
- 1994 - Naval Nuclear Power School
- 1994 - Machinists Mate Nuclear Field "A" School

Select the Board, Commission or Committee applying for:

Code Enforcement Board

PERSONAL INFORMATION:

First Name Alisha
Last Name Victorine
Street Address 1310 Haupt Ave
City Richland
State WA
Zip 99354
Email: vic.alisha@gmail.com
Contact Phone: (804) 399-3372
Alternate Phone Not answered
Length of Residency in the City of Richland 6 Years
Occupation: Currently Stay at home Mom

RECEIVED

JUL 25 2017

RICHLAND CITY CLERK

Arts Commission or Parks & Recreation Commission Applicants Only:

Youth-Grade: Not answered

OCCUPATIONAL AND EDUCATIONAL BACKGROUND:

PROFESSIONAL EXPERIENCE

4/07- 9/10 Fulton Hill Concepts (Real Estate Investment Projects)

Project Manager

Accountable for meeting objectives for investment projects. Specifically the restoration and renovation of several homes bought and sold as part of an ongoing revitalization project in the Fulton Hill area.

- Coordinated the work of the sub contractors, engineers, tradesmen.
- Responsible for executing the budget, scheduling, and quality-control of properties within the client's goals.
- Obtained Real Estate License and Certification

2/05-3/07 entertainment-works inc (Marketing Consultants)

Richmond City Manager

Successfully responsible for building a growing new marketplace for a national company and managing 30 staff members over several busy urban and suburban locations. Interviewing several hundred members of the public on a weekly basis to gather demographic research for the film industry (think focus group testing of yet to be released films).

- Managed all projects and employees in all aspects of city wide operations.
- Sent nightly reports of projects to national field director and daily payroll to the corporate offices.
- Recruited respondents to meet productivity goals. Held systematic reviews of new-hires and veteran staff.

1/03-12/04 20/20 Communications and Future International (Comcast subcontractors)

Sales Supervisor

Supervised a direct sales team with corrective performance management plans in order to achieve budgeted sales goals, activity and quotas. Maintained and increased sales volume from established accounts and collected account balances.

- Utilized tactical planning, standardized reporting, and feedback on effectiveness of existing sales plans to management.
- Supported and lead competitive field efforts through the implementation of acquisition and winback

tactics.

- Coordinated audit follow-up by direct sales representatives.
- Reported results of connect level and quality of existing customers.

7/02- 1/03 Aflac (supplemental insurance for individuals and groups)

Insurance Agent

Helped customers by assessing their needs and providing appropriate coverage options. Marketed products in the field to acquire corporate and small business accounts.

- Top sales person for the City of Richmond account 12/02
- Obtained License and Certification to sell Insurance upon completion of training and background investigation

10/01 - 10/02 NORC National Organization for Research Center at the University of Chicago

Field Interviewer

Responsible for independent research; tracking, interviewing, testing, and organizing data for respondents in the oldest longitudinal study in the U.S. conducted for the Department of Labor for the Bureau of Labor Statistics and for the National Science Foundation for which I covered Washington D.C., New York City, Philadelphia, and all of both Virginia and Maryland. (Data collected is cited in textbooks, periodicals, and congressional/senate studies and bills, much like census data).

- Top 5 Field Interviewers in the country for 2002

9/00-5/2001

Coordinator and Conference Spokesperson- Virginia Commonwealth University

Assisted in the development of the Service Learning Program's pilot year at VCU under the Office of Community Programs, the Honors Department, and the Department of Religious Studies. Directly responsible for 45 students working at over 15 area humanitarian agencies.

EDUCATION

Graduated 5/2001

Virginia Commonwealth University

Bachelor Degree Cum Laude May 2001

Bachelor of Interdisciplinary Studies

Double Major- Filmmaking and Comparative Religious Studies

Double Minor – Philosophy and Art History

Office of the Provost and Vice President for Academic Affairs

The Honors College

701 West Grace Street

P.O. Box 843010

Richmond, Virginia 23284-3010 Phone: (804) 828-1803

EXPERIENCE:

Experience Applicable to the City Board, Commission or Committee to which you are applying.

Non-paid work/ Volunteer

The Virginia Board for People with Disabilities, Youth Leadership Program and Partners in Policy Making- Group Moderator, Producer, Editor, Support Staff 2001-2007

Fulton Hill Civic Association- Board Member 2007-2010, Editor for the Fulton Newsletter

Spring Meadow Waldorf School- Board Member 1996, 1997

Richmond Derby Demons- LLC Co-Founder, Treasurer, Board Member, Ombudsman, Inter-league Chair, Captain, Coach 2006-2011

River City Rollergirls- Inter-league Relations, Promotions and Sponsorship Committees 2006

Atomic City Rollergirls- President 2013-2014, Vice President 2012-2013, Board Member 2012-2015

Nuclear Nightmares Junior Roller Derby- President, Coach 2016

Goochland County parks and recreation- Soccer coach and 4-H leader
The Richmond Boys and Girls Club- Tutor for ages 5-9
The Neighborhood Resource Center- Event support, Promotions
Children's Museum of Richmond- Annual support staff
Food Not Bombs- Kitchen prep, serving, donation acquisition/coordination
Richmond Folk Festival- Annual support staff
Stop Child Abuse Now- Fundraiser
Art 180- Fundraiser

Awards/Honors

2001- Golden Key National Honor Society - Phi Sigma Pi National Honor Fraternity 2000-2001 President-
Religious Studies Society VCU
2001 Recipient- Outstanding Academic Achievement Award- University Honors
1997 and 2000 VCU Student Film Festival- Best Film Award and Best Documentary
2002 Award and bonus- Received national recognition by N.O.R.C. as one of the top five Field Interviewers in
the United States for my work on the General Social Survey for the National Science Foundation and the U.S.
Department of Labor, Bureau of Labor Statistics.
2003 Recognized with Fast Start, Fireball, and Superfireball Awards and bonuses by AFLAC for achieving goals
in company production, sales, and service.

Are you currently serving on a City of Richland Board, Commission or Committee?

(An individual is limited to serve on two boards, commissions or committees at the same time)

No

If Yes, which one/s? Not Applicable

Otherwise, enter "Not
Applicable" in the field
provided

Have you served on a City of Richland Board, Commission or Committee before?

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If Yes, which one/s? Not Applicable

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employment, shall be eligible, or be appointed, to serve on any City board, committee or commission
performing an advisory function to the City Council.

No

By submitting this application, I hereby waive my right to privacy with respect to the information contained in
my application and any supporting documents attached thereto. The City, its officials or employees are
authorized to make my application and supporting documents available for public inspection, including
inspection by members of the media. In addition, I certify that I am in compliance with the qualification
requirements.

I accept

A resume is required to complete the application.

[Alisha Victorine Resume 2017.doc](#)

Alisha Victorine

(804) 399-3372

vic.alisha@gmail.com

PROFESSIONAL EXPERIENCE

4/07- 9/10 Fulton Hill Concepts (Real Estate Investment Projects)

Project Manager

Accountable for meeting objectives for investment projects. Specifically the restoration and renovation of several homes bought and sold as part of an ongoing revitalization project in the Fulton Hill area.

- Coordinated the work of the sub contractors, engineers, tradesmen.
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- Obtained License and Certification to sell Insurance upon completion of training and background investigation

10/01 - 10/02 NORC National Organization for Research Center at the University of Chicago

Field Interviewer

Responsible for independent research; tracking, interviewing, testing, and organizing data for respondents in the oldest longitudinal study in the U.S. conducted for the Department of Labor for the Bureau of Labor Statistics and for the National Science Foundation for which I covered Washington D.C., New York City, Philadelphia, and all of both Virginia and Maryland. (Data collected is cited in textbooks, periodicals, and congressional/senate studies and bills, much like census data).

- Top 5 Field Interviewers in the country for 2002

EDUCATION

Graduated 5/2001

VIRGINIA COMMONWEALTH UNIVERSITY Bachelor's Degree

**Cum Laude*

1st Major- Comparative Religious Studies with a Minor in Philosophy

2nd Major- Filmmaking with a Minor in Art History



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 09/05/2017

Agenda Category: Resolutions – Adoption

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Resolution No. 154-17, Expressing Appreciation to Adam Pechtel for Service on the Code Enforcement Board

Department:
City Attorney

Ordinance/Resolution Number:
154-17

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 154-17, expressing appreciation to Adam Pechtel for his service on the Code Enforcement Board.

Summary:

Mr. Pechtel was appointed to the Code Enforcement Board July 21, 2015, and served until June 14, 2017, when his resignation took effect.

Fiscal Impact:

None.

Attachments:

I. Resolution No. 154-17

RESOLUTION NO. 154-17

A RESOLUTION expressing the appreciation of the City of Richland and its citizens to Adam Pechtel for the service he rendered to the City as a member of the Code Enforcement Board.

BE IT RESOLVED by the City Council of the City of Richland, Washington, that the City and its citizens express publicly and formally to Adam Pechtel, their appreciation for the service he rendered to the City during his tenure as a member of the Code Enforcement Board.

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 5th day of September, 2017.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 09/05/2017

Agenda Category: Resolutions – Adoption

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Resolution No. 155-17, Expressing Appreciation to Steve Snyder for Service on the Code Enforcement Board

Department:
City Attorney

Ordinance/Resolution Number:
155-17

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 155-17, expressing appreciation to Steve Snyder for his service on the Code Enforcement Board.

Summary:

Mr. Snyder was appointed to the Code Enforcement Board effective April 5, 2016, and served until September 5, 2017, when his replacement was appointed.

Fiscal Impact:

None.

Attachments:

I. Resolution No. 155-17

RESOLUTION NO. 155-17

A RESOLUTION expressing the appreciation of the City of Richland and its citizens to Steve Snyder for the service he rendered to the City as a member of the Code Enforcement Board.

BE IT RESOLVED by the City Council of the City of Richland, Washington, that the City and its citizens express publicly and formally to Steve Snyder, their appreciation for the service he rendered to the City during his tenure as a member of the Code Enforcement Board.

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 5th day of September, 2017.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 09/05/2017

Agenda Category: Resolutions – Adoption

Key Element: Key 6 - Community Amenities

Subject:

Resolution No. 156-17, Approving 2017 Park Partnership Program Funding Allocations

Department:

Parks & Public Facilities

Ordinance/Resolution Number:

156-17

Document Type:

Resolution

Recommended Motion:

Adopt Resolution 156-17, approving 2017 Park Partnership Program funding awards to Boy Scouts of America/Robert Warren, Lower Columbia Basin Audubon Society, Friends of Badger Mountain, Sunrise Rotary and the Richland Senior Association.

Summary:

The City implements an annual Park Partnership Program (PPP) grant. The program matches City funding dollar-for-dollar with private funding (cash or in-kind services) for physical improvements in City parks up to \$5,000. The 2017 program is funded by the City's Undesignated Park Reserve Fund in the amount of \$20,000.

This year, eight (8) applications were received totaling \$33,205 as follows: \$5,000 Boy Scouts of America/Robert Warren (Howard Amon Basketball Court), \$5,000 Friends of Badger Mountain (Step By-Pass Trail), \$1,955 Lower Columbia Basin Audubon Society (Leslie Groves Native Vegetation), \$5,000 Jim & Bill Pogue and Brent Martell (Benches/Tables Badger Mountain Trailhead), \$5,000 Columbia Center Rotary (Dog Park Portable Toilet Enclosure), \$5,000 Sunrise Rotary (Hanford Reach Solar System), \$1,250 Richland Parkway Improvement Association (Walkability Signage), \$5,000 Richland Seniors Association (Richland Community Center Furniture).

On June 8, 2017, the Parks and Recreation Commission (PRC) voted unanimously to recommend funding five of the eight submitted projects using available, budgeted 2017 funds of \$20,000. Projects recommended for funding are: \$5,000 Boy Scouts of America/Robert Warren (Howard Amon Basketball Court); \$1,955 Lower Columbia Basin Audubon Society (Leslie Groves Native Vegetation); \$5,000 Friends of Badger Mountain (Step By-Pass Trail), \$5,000 Sunrise Rotary (Hanford Reach Solar System) and \$3,045 Richland Seniors Association (Richland Community Center Furniture) for a total of \$20,000. The PRC also voted unanimously to fund the remaining \$1,955 of the Richland Seniors Association project using future, additional funding to be considered by separate Council action.

On August 10, 2017, the PRC voted unanimously to revise the Boy Scout of America/Robert Warren application project location from Howard Amon Park to Badger Mt. Park.

Staff recommends approval of Resolution No. 156-17.

Fiscal Impact:

The adopted 2017 Park Reserve Fund includes \$20,000 to cover the PRC's recommended funding package.

Attachments:

- I. Resolution No. 156-17

RESOLUTION NO. 156-17

A RESOLUTION of the City of Richland approving 2017 Park Partnership Program Funding Allocations.

WHEREAS, annually, Richland City Council allocates \$20,000 of Undesignated Park Reserve Funds in the Capital Improvement Program (CIP) to the Park Partnership Program; and

WHEREAS, the Park Partnership Program provides financial assistance to individuals and groups for park improvements; and

WHEREAS, in 2017, eight (8) applications were received totaling \$33,205, as follows: \$5,000 Boy Scouts of America/Robert Warren (Howard Amon Basketball Court); \$5,000 Friends of Badger Mountain (Step By-Pass Trail); \$1,955 Lower Columbia Basin Audubon Society (Leslie Groves Native Vegetation); \$5,000 Columbia Center Rotary (Dog Park Portable Toilet Enclosure); \$5,000 Sunrise Rotary (Hanford Reach Solar System); \$1,250 Richland Parkway Improvement Association (Walkability Signage); \$5,000 Richland Seniors Association (Richland Community Center Furniture); and \$5,000 Jim & Bill Pogue and Brent Martell (Benches/Tables Badger Mountain Trailhead); and

WHEREAS, on June 8, 2017, the Parks and Recreation Commission (PRC) voted unanimously to recommend funding five (5) of the eight (8) submitted projects using available 2017 funds. Projects recommended for funding are as follows: \$5,000 Boy Scouts of America/Robert Warren (Howard Amon Basketball Court); \$1,955 Lower Columbia Basin Audubon Society (Leslie Groves Native Vegetation); \$5,000 Friends of Badger Mountain (Step By-Pass Trail); \$5,000 Sunrise Rotary (Hanford Reach Solar System); and \$3,045 Richland Seniors Association (Richland Community Center Furniture) for a total of \$20,000; and

WHEREAS, on June 8, 2017, the PRC additionally recommended funding in the amount of \$1,955 to the Richland Seniors Association (Richland Community Center Furniture) and \$5,000 to Columbia Center Rotary (Dog Park Portable Toilet Enclosure) through a budget adjustment to be considered by City Council in a future separate action.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that funding allocations to each of the projects is approved in the amounts recommended by the PRC, with the exception of the recommendations in excess of \$20,000, which are subject to future council consideration by separate action.

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 5th day of September, 2017.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 09/05/2017

Agenda Category: Resolutions – Adoption

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Resolution No. 157-17, Authorizing an Agreement with the Bonneville Power Administration for Energy Conservation

Department:

Energy Services

Ordinance/Resolution Number:

157-17

Document Type:

Resolution

Recommended Motion:

Adopt Resolution No. 157-17, authorizing the City Manager to sign and execute an agreement with Bonneville Power Administration for Energy Conservation.

Summary:

The City of Richland Energy Services (RES) operates and maintains an effective energy efficiency program funded through an Energy Conservation Agreement (ECA) with Bonneville Power Administration (BPA). The ECA is the contractual mechanism by which BPA agrees to purchase energy savings RES achieves within its service territory. This funding allows RES to provide financial incentives to customers for the energy efficiency measures they install. The existing ECA was executed on October 23, 2009.

BPA is issuing a new ECA to streamline the language and update the content to remove discontinued programs, clarify language, and better reflect BPA policy. The ECA serves as the funding mechanism for RES to provide financial incentives to customers for the energy efficiency measures they install.

City staff has reviewed the agreement proposed by BPA and find it acceptable for replacement of the previous ECA with BPA.

City staff recommends adoption of Resolution No. 157-17.

Fiscal Impact:

RES' Implementation Budget is estimated to be approximately \$2,100,000 for the Fiscal Year 2018-2019 Rate Period.

Attachments:

1. Resolution No. 157-17
2. Energy Conservation Agreement (Contract 182-17)

RESOLUTION NO. 157-17

A RESOLUTION of the City of Richland authorizing execution of an agreement with Bonneville Power Administration for Energy Conservation.

WHEREAS, the City of Richland Energy Services (RES) operates and maintains an electric utility and an effective energy efficiency program; and

WHEREAS, the Bonneville Power Administration (BPA) is required by the Pacific Northwest Electric Power Planning and Conservation Act, 16 U.S.C. §§ 839 839h (Northwest Power Act), to meet the net firm power load requirements of its customers in the Pacific Northwest; and

WHEREAS, consistent with the Pacific Northwest Electric Power and Conservation Planning Council's regional power plan, BPA pursues conservation as a resource; and

WHEREAS, RES operates an energy efficiency program that benefits customers and the City and enables BPA to achieve conservation as a resource; and

WHEREAS, the City executed the existing Energy Conservation Agreement (ECA) with BPA on October 23, 2009; and

WHEREAS, the ECA is the contractual mechanism by which BPA agrees to purchase the energy savings RES achieves within its service territory; and

WHEREAS, BPA is issuing the new ECA to streamline the language and update the content to remove discontinued programs, clarify language, and better reflect BPA policy; and

WHEREAS, the ECA serves as the funding mechanism for RES to provide financial incentives to customers for the energy efficiency measures they install; and

WHEREAS, conservation is the lowest cost resource that RES can obtain to meet future load requirements; and

WHEREAS, achieving conservation will help RES reduce its system load and the cost of complying with the Washington State Energy Independence Act in the future after it reaches the 25,000 customer threshold; and

WHEREAS, the new ECA agreement will be effective October 1, 2017.

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 Energy Conservation Agreement with Bonneville Power Administration.

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 5th day of September, 2017.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

Contract No. 17ES-11540

City of Richland Contract No. 182-17

ENERGY CONSERVATION AGREEMENT

executed by

BONNEVILLE POWER ADMINISTRATION

and

CITY OF RICHLAND, WASHINGTON

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Exhibit A Notices and Contact Information

This ENERGY CONSERVATION AGREEMENT (Agreement) is executed by the UNITED STATES OF AMERICA, Department of Energy, acting by and through BONNEVILLE POWER ADMINISTRATION (BPA); and CITY OF RICHLAND, WASHINGTON (Richland), a municipal corporation organized under the laws of the State of Washington, hereinafter individually referred to as “Party” or collectively referred to as the “Parties.”

RECITALS

BPA is required by the Pacific Northwest Electric Power Planning and Conservation Act, 16 U.S.C. §§ 839-839h (Northwest Power Act), to meet the net firm power load requirements of its customers in the Pacific Northwest.

Per the Northwest Power Act and consistent with the Pacific Northwest Electric Power and Conservation Planning Council’s regional power plan, BPA pursues Conservation as a resource.

BPA is authorized to acquire cost-effective Conservation to reduce the firm power load requirements of its customers in the Pacific Northwest, and intends to do so by purchasing Energy Savings from Program Participants in accordance with the Energy Conservation Agreement.

Richland intends to implement Measures in accordance with the Implementation Manual and to report and sell the resulting Energy Savings to BPA.

This Agreement, including BPA's Energy Efficiency Implementation Manual as may be revised, provides the implementation, reporting, and payment requirements for BPA's portfolio of Energy Efficiency Measures.

The Parties agree as follows:

1. TERM

This Agreement takes effect on the date signed by the Parties and expires on September 30, 2021, unless terminated earlier as provided in section 13, Termination. Performance by BPA and Richland shall commence on October 1, 2017, with the exception of those actions required prior to that date included in section 3(a) and section 3(b). All obligations under this Agreement shall be preserved until discharged or satisfied.

2. DEFINITIONS

Capitalized terms used in this Agreement shall have the meaning stated.

- (a) "Approved Invoice Payment Amount" means the sum of amounts in an invoice package that BPA determines has met the criteria in section 5(b) and section 5(c) and that BPA authorizes payment of per section 6.
- (b) "Available Implementation Budget" means the amount available for BPA to purchase Energy Savings from a specific Program Participant at a given point in time equal to the Program Participant's Initial Implementation Budget plus any applicable Rollover Amount plus or minus any applicable Implementation Budget Transfers minus any applicable Approved Invoice Payment Amounts.
- (c) "Conservation" means any reduction in electric power consumption as a result of increases in the efficiency of energy use, production or distribution, as defined in section 3(3) of the Northwest Power Act, and includes actual and planned Conservation.
- (d) "Energy Efficiency Incentive" or "EEI" means the aggregate program cost established by BPA for purchasing Energy Savings from all Program Participants within a Rate Period.
- (e) "Energy Savings" means amounts of Conservation that BPA has determined to be attributable to Measures implemented in a manner consistent with this Agreement.

- (f) “Implementation Budget Transfer” means an increase or decrease in a Program Participant’s Available Implementation Budget as a result of a method of transferring funds as defined and allowed under this Agreement.
- (g) “Implementation Manual” means the publicly accessible BPA guidance document, as may be revised, that specifies: (1) the Measures that may be implemented by Program Participants, (2) the requirements and specifications for implementation of Measures, and (3) the obligations on BPA and the Program Participants related to the implementation, reporting, payment amounts, oversight, and evaluation of Energy Savings, including Self-Funded Energy Savings.
- (h) “Initial Implementation Budget” means the portion of an EEI established by BPA and effective at the beginning of a Rate Period to purchase Energy Savings from a specific Program Participant during that Rate Period.
- (i) “Measure” means any material, equipment, or activity identified in the Implementation Manual that a Program Participant may install or implement within its service area to achieve Conservation.
- (j) “Program Participant” means a BPA customer that has an Energy Conservation Agreement in effect.
- (k) “Rate Period” shall have the meaning as defined in BPA’s Tiered Rate Methodology, as amended.
- (l) “Rollover Amount” means an amount of a Program Participant’s budget remaining at the end of a given Rate Period that may carry forward to increase the amount of that Program Participant’s Available Implementation Budget for the following Rate Period.
- (m) “Self-Funded Energy Savings” means Energy Savings for which a Program Participant chooses to not seek payment from BPA.

3. IMPLEMENTATION BUDGET

- (a) **Determination of EEI**
By September 30, 2017, and no later than September 30 prior to the start of each Rate Period thereafter, BPA shall determine the EEI for the upcoming Rate Period.
- (b) **Notification of Richland’s Initial Implementation Budget**
By September 30, 2017, and no later than September 30 prior to the start of each Rate Period thereafter, BPA shall notify Richland of its Initial Implementation Budget for the upcoming Rate Period.

Each Rate Period, BPA shall establish Richland’s Initial Implementation Budget based on Richland’s Tier One Cost Allocator. For purposes of this

Agreement, the term Tier One Cost Allocator has the meaning as defined in BPA's Tiered Rate Methodology, as may be revised.

(c) **Rollover Amount**

As applicable and in accordance with the terms and conditions in the Implementation Manual, BPA shall calculate Richland's Rollover Amount and incorporate a Rollover Amount into Richland's Available Implementation Budget for each Rate Period. By November 15, 2017, and no later than November 15 every two years thereafter, BPA shall notify Richland of its applicable Rollover Amount for the remainder of the Rate Period.

(d) **Implementation Budget Transfers**

Richland may request an increase or decrease to its Available Implementation Budget through an Implementation Budget Transfer in accordance with the Implementation Manual.

If BPA, or the Parties together, establish a new project or program that allows Implementation Budget Transfers to Richland's Available Implementation Budget, then the terms and conditions of such project or program will be included in the Implementation Manual or as a new exhibit to this Agreement.

BPA shall provide notice to Richland stating the changes to Richland's Available Implementation Budget due to any Implementation Budget Transfers.

(e) **Notices and Notifications**

Notices sent under this section 3 shall be sent in accordance with Exhibit A, Notices and Contact Information.

In addition to the notices sent by BPA pursuant to sections 3(b), 3(c) and 3(d) above, Richland may request notification of its Available Implementation Budget at any time during the term of this Agreement.

4. THE IMPLEMENTATION MANUAL

The Implementation Manual is incorporated by reference and is made a part of this Agreement. BPA may unilaterally modify the Implementation Manual within the general scope of this Agreement and in accordance with the process stated in the Implementation Manual. BPA will provide notice of all modifications to Richland in accordance with the process stated in the Implementation Manual.

Richland may implement Measures to produce Energy Savings consistent with the Implementation Manual. Unless otherwise agreed, BPA shall use the Implementation Manual in effect on the Measure completion date when conducting its reviews pursuant to section 5(c) below.

5. INVOICING PROCESS

(a) **Documentation and Submittal of Invoice Packages**

Richland shall comply with the documentation requirements in the Implementation Manual.

Unless the Parties agree otherwise, Richland shall execute and maintain a BPA Customer Portal Access and Use Agreement in order to submit invoice packages to BPA.

Whether seeking Self-Funded Energy Savings or for BPA payment for Energy Savings, Richland shall submit its invoice packages, including any required reports and documentation, in accordance with the reporting requirements in the Implementation Manual. If there is a disagreement regarding the completeness or accuracy of any submitted documentation, reports, or invoices, as applicable, then BPA shall work with Richland to resolve such issues.

If BPA determines that any Program Participant's third-party contractor falsified information reported to BPA, then BPA shall have the right to prohibit all Program Participants from reporting Measures implemented with the assistance of that contractor. If such action is taken, then BPA will notify all Program Participants in accordance with Exhibit A.

(b) **Performance Payments**

For purposes of this Agreement, Performance Payment shall have the meaning as defined in the Implementation Manual.

When BPA notifies Richland of its Initial Implementation Budget for the upcoming Rate Period pursuant to section 3(b) above, BPA shall also notify Richland of its Performance Payment classification category and rate for the upcoming Rate Period. BPA's Performance Payment classification categories, rates, caps, and certain terms and conditions of Richland's receipt of such, shall be as stated in the Implementation Manual.

If Richland is seeking BPA payment for Energy Savings, then BPA shall automatically apply a Performance Payment unless Richland requests otherwise. Instructions for Richland to reduce or opt out of Performance Payments, as applicable, will be included in the Implementation Manual. If Richland opts out of a Performance Payment for a given invoice package, then Richland may not claim Performance Payments for that invoice package at a later date.

BPA shall not apply Performance Payments for any invoice package or the portion of an invoice package that Richland submits for Self-Funded Energy Savings.

BPA will deduct any applicable Performance Payments from Richland's Available Implementation Budget.

(c) **BPA Review of Invoice Packages, Creation of Invoice Reports, and Determination of Approved Invoice Payment Amounts**

After BPA receives an invoice package from Richland, BPA shall conduct a timely review process to determine whether: (1) the Measures submitted conform to the requirements of the Implementation Manual and this Agreement, (2) Richland has otherwise followed the terms and conditions of the Implementation Manual and this Agreement, (3) Richland has adequate Available Implementation Budget, and (4) the form of the invoice is proper.

After BPA has conducted its review process above, which may include an oversight review pursuant to section 7 below, then BPA will determine whether it accepts the invoiced Energy Savings. BPA will not accept Measures that are not in compliance with the requirements of this Agreement. BPA shall create and provide to Richland an itemized invoice report that states the accepted Energy Savings and the Approved Invoice Payment Amount.

In no event shall the Approved Invoice Payment Amount on an invoice report exceed Richland's Available Implementation Budget.

6. PAYMENT OF APPROVED INVOICE PAYMENT AMOUNTS

BPA agrees to purchase and Richland agrees to sell Energy Savings in accordance with this Agreement. BPA shall pay Richland any Approved Invoice Payment Amounts, as determined under sections 5(b), 5(c) and 8 of this Agreement and in accordance with sections 10 and 13 of this Agreement. Such payment shall be due no later than 30 days after BPA accepts the invoiced Energy Savings and provides the itemized invoice report to Richland pursuant to section 5(c) above. All payments to Richland will be made electronically.

This contract is subject to the provisions of the Prompt Payment Act (31 U.S.C. 3901 *et seq.*) and regulations at 5 C.F.R. Part 1315. If interest penalty payments are determined due under the provisions of the Prompt Payment Act, payment shall be made at the rates determined by the U.S. Treasury under Section 611 of the Contract Disputes Act of 1978 (41 U.S.C. 7109) that is in effect on the day after the due date.

7. OVERSIGHT REVIEW AND EVALUATION PROCESSES

In accordance with the oversight review and evaluation processes in the Implementation Manual, BPA shall have the right to conduct: (1) oversight review including, but not limited to, site and record reviews, and (2) impact and process evaluations.

During the invoice package review process in section 5(c) above or otherwise, BPA may select at random any Program Participant invoice to conduct oversight review. If BPA selects an invoice submitted by Richland to conduct oversight review, then BPA shall notify Richland of such selection and the Parties shall coordinate accordingly.

Oversight review and evaluation processes will be conducted at BPA's discretion.

8. NETTING OF AMOUNTS OWED

BPA will net amounts owed under this Agreement by Richland to BPA against any equal or greater amount owed under a pending Approved Invoice Payment Amount by BPA to Richland. However, if there is no pending Approved Invoice Payment Amount of equal or greater value, then BPA shall send Richland a bill for the amount owed to BPA.

9. INFORMATION EXCHANGE, PRIVACY ACT COMPLIANCE, AND FOIA

Upon request and as allowed by law, the Parties shall provide each other with any information that is reasonable and necessary to verify the achievement of Energy Savings and otherwise administer and implement this Agreement. The Parties shall make best efforts to provide such requested information in a timely manner.

BPA represents that personally identifiable information (PII), including end-user information provided to BPA under this Agreement, is protected by federal law and BPA policy. This protection includes compliance with the requirements of the Privacy Act of 1974 (5 U.S.C. §552a) and DOE Order 206.1.

If BPA subsequently enters into a contract with a third party under which end-user PII provided to BPA by Richland will be provided to the third party, then BPA shall include terms contractually obligating such third parties to protect such end-user PII and to only use such PII for purposes of administering and implementing that contract.

BPA may release information provided by Richland when required by the Freedom of Information Act (5 U.S.C. § 552) (FOIA), court order, or federal law. Proprietary information of Richland, as designated in writing by Richland, will only be shared within BPA with individuals who need the information to fulfill a job function.

10. GOVERNING LAW, LIABILITY, AND DISPUTE RESOLUTION

This Agreement shall be interpreted consistent with and governed by federal law. Richland and BPA shall identify issue(s) in dispute arising out of this Agreement and make a good faith effort to negotiate a resolution of such disputes before either may initiate litigation or arbitration. Such good faith effort shall include discussions or negotiations between the Parties' executives or managers.

BPA and Richland assert that neither is the agent or principal for the other; nor are they partners or joint venturers, and BPA and Richland agree that they shall not represent to any other party that they act in the capacity of agent or principal for the other.

In no event will either BPA or Richland be liable to each other for any special, punitive, exemplary, consequential, incidental or indirect losses/damages from any failure of performance howsoever caused, whether or not arising from a party's sole, joint or concurrent negligence.

The reference to specific products or manufacturers does not represent a BPA endorsement or warranty, and BPA is not liable for any damages that may result from the installation or use of such products.

Pending resolution of a contract dispute or contract issue between the Parties or through formal dispute resolution of a contract dispute arising out of this Agreement, the Parties shall continue performance under this Agreement unless to do so would be impossible or impracticable. Unless the Parties engage in binding arbitration as provided for in this section, the Parties reserve their rights to individually seek judicial resolution of any dispute arising under this Agreement.

(a) **Judicial Resolution**

Final actions subject to section 9(e) of the Northwest Power Act are not subject to arbitration under this Agreement and shall remain within the exclusive jurisdiction of the United States Court of Appeals for the Ninth Circuit. Such final actions include, but are not limited to, the establishment and the implementation of rates and rate methodologies. Any dispute regarding any rights or obligations of Richland or BPA under any rate or rate methodology, or BPA policy, including the implementation of such policy, shall not be subject to arbitration under this Agreement. For purposes of this section, BPA policy means any written document adopted by BPA as a final action in a decision record or record of decision that establishes a policy of general application or makes a determination under an applicable statute or regulation. If BPA determines that a dispute is excluded from arbitration under this section, then Richland may apply to the federal court having jurisdiction for an order determining whether such dispute is subject to non-binding arbitration under this section.

(b) **Arbitration**

Any contract dispute or contract issue between the Parties arising out of this Agreement, which is not excluded by section 10(a) above, shall be subject to arbitration, as set forth below.

- (1) Richland may request that BPA engage in binding arbitration to resolve any dispute. If Richland requests such binding arbitration and BPA determines in its sole discretion that binding arbitration of the dispute is appropriate under BPA's Binding Arbitration Policy or its successor, then BPA shall engage in such binding arbitration, provided that the remaining requirements of this section 10 are met. BPA may request that Richland engage in binding arbitration to resolve any dispute. In response to BPA's request, Richland may agree to binding arbitration of such dispute, provided that the remaining requirements of this section 10 are met. Before initiating binding arbitration, the Parties shall draft and sign an agreement to engage in binding arbitration, which shall set forth the precise issue in dispute, the amount in controversy and the maximum monetary award allowed, pursuant to BPA's Binding Arbitration Policy or its successor.

- (2) Non-binding arbitration shall be used to resolve any dispute arising out of this contract that is not excluded by section 10(a) above and is not resolved via binding arbitration, unless Richland notifies BPA that it does not wish to proceed with non-binding arbitration.

(c) **Arbitration Procedure**

Any arbitration shall take place in Portland, Oregon, unless the Parties agree otherwise. The Parties agree that a fundamental purpose for arbitration is the expedient resolution of disputes; therefore, the Parties shall make best efforts to resolve an arbitrable dispute within one year of initiating arbitration. The rules for arbitration shall be agreed to by the Parties.

(d) **Arbitration Remedies**

The payment of monies shall be the exclusive remedy available in any arbitration proceeding pursuant to this section. This shall not be interpreted to preclude the Parties from agreeing to limit the object of arbitration to the determination of facts. Under no circumstances shall specific performance be an available remedy against BPA.

(e) **Finality**

- (1) In binding arbitration, the arbitration award shall be final and binding on the Parties, except that either Party may seek judicial review based upon any of the grounds referred to in the Federal Arbitration Act, 9 U.S.C. §1-16 (1988). Judgment upon the award rendered by the arbitrator(s) may be entered by any court having jurisdiction thereof.
- (2) In non-binding arbitration, the arbitration award is not binding on the Parties. Each Party shall notify the other Party within 30 calendar days, or such other time as the Parties otherwise agreed to, whether it accepts or rejects the arbitration award. Subsequent to non-binding arbitration, if either Party rejects the arbitration award, either Party may seek judicial resolution of the dispute, provided that such suit is brought no later than 395 calendar days after the date the arbitration award was issued.

(f) **Arbitration Costs**

Each Party shall be responsible for its own costs of arbitration, including legal fees. Unless otherwise agreed to by the Parties, the arbitrator(s) may apportion all other costs of arbitration between the Parties in such manner as the arbitrator(s) deem reasonable taking into account the circumstances of the case, the conduct of the Parties during the proceeding, and the result of the arbitration.

11. UNCONTROLLABLE FORCES

The Parties shall not be in breach of their respective obligations to the extent the failure to fulfill any obligation is due to an Uncontrollable Force. "Uncontrollable Force" means an event beyond the reasonable control of, and without the fault or

negligence of, the Party claiming the Uncontrollable Force, that prevents that Party from performing its contractual obligations under this Agreement and which, by exercise of that Party's reasonable care, diligence and foresight, such Party was unable to avoid. Uncontrollable Forces include, but are not limited to:

- (a) strikes or work stoppage;
- (b) floods, earthquakes, or other natural disasters; terrorist acts; and
- (c) final orders or injunctions issued by a court or regulatory body having competent subject matter jurisdiction which the Party claiming the Uncontrollable Force, after diligent efforts, was unable to have stayed, suspended, or set aside pending review by a court of competent subject matter jurisdiction.

Neither the unavailability of funds or financing, nor conditions of national or local economies or markets shall be considered an Uncontrollable Force. The economic hardship of either Party shall not constitute an Uncontrollable Force. Nothing contained in this provision shall be construed to require either Party to settle any strike or labor dispute in which it may be involved.

If an Uncontrollable Force prevents a Party from performing any of its obligations under this Agreement, such Party shall: (1) immediately notify the other Party of such Uncontrollable Force by any means practicable and confirm such notice in writing as soon as reasonably practicable; (2) use its best efforts to mitigate the effects of such Uncontrollable Force, remedy its inability to perform, and resume full performance of its obligation hereunder as soon as reasonably practicable; (3) keep the other Party apprised of such efforts on an ongoing basis; and (4) provide written notice of the resumption of performance. Written notices sent under this section must comply with Exhibit A, Notices and Contact Information.

12. STANDARD PROVISIONS

(a) **Amendments**

Except where this Agreement explicitly allows one Party to unilaterally amend a provision or revise an exhibit, no amendment or exhibit revision to this Agreement shall be of any force or effect unless set forth in a written instrument signed by an authorized representative of each Party.

(b) **Interpretations**

BPA may issue interpretations, determinations, and findings related to this Agreement that are binding on the Parties. Such decisions shall be provided to Richland in writing. In administering this Agreement, only the written statements of BPA officials acting within the scope of their authority shall be considered to be official BPA statements.

(c) **Assignment**

This Agreement is binding on any successors and assigns of the Parties. BPA may assign this Agreement to another federal agency to which BPA's

statutory duties have been transferred. Neither Party may otherwise transfer or assign this Agreement, in whole or in part, without the other Party's written consent. Such consent shall not be unreasonably withheld. BPA shall consider any request for assignment, consistent with applicable BPA statutes.

(d) **Entire Agreement**

This Agreement, including documents expressly incorporated by reference, constitutes the entire agreement between the Parties. It supersedes all previous communications, representations, or contracts, either written or oral, which purport to describe or embody the subject matter of this Agreement.

(e) **Order of Precedence**

In the event of conflict, the body of this Agreement shall prevail over the exhibits of this Agreement. If the terms and conditions of the Implementation Manual conflict with the terms and conditions of this Agreement, the terms and conditions of this Agreement will take precedence.

(f) **No Third Party Beneficiaries**

This Agreement is made and entered into for the sole benefit of the Parties, and the Parties intend that no other person or entity shall be a direct or indirect beneficiary of this Agreement.

(g) **Severability**

If any term of this Agreement is found to be invalid by a court of competent jurisdiction, then such term shall remain in force to the maximum extent permitted by law. All other terms shall remain in force unless that term is determined not to be severable from all other provisions of this Agreement by such court.

(h) **Waivers**

No waiver of any provision or breach of this Agreement shall be effective unless such waiver is in writing and signed by the waiving Party, and any such waiver shall not be deemed a waiver of any other provision of this Agreement or any other breach of this Agreement.

13. TERMINATION

All notices sent under this section 13 shall be sent in accordance with Exhibit A, Notices and Contact Information.

(a) **Customer's Right to Terminate**

If Richland has no Measures in the process of being implemented and all outstanding invoice packages have been submitted to BPA, then Richland may terminate this Agreement upon thirty days' prior written notice to BPA. However, if Richland does have Measures in the process of being implemented, then Richland must submit any associated invoice packages prior to submitting a notice of termination. Any such termination will take effect upon BPA's payment of the final Approved Invoice Payment Amount.

Richland may not submit invoices for implemented Measures after Richland has submitted a notice of termination.

If BPA has made any progress payments to Richland pursuant to the Implementation Manual and the relevant Measure(s) are yet to be fully implemented, or if Richland otherwise owes money to BPA under this Agreement, and Richland provides BPA written notice to terminate this Agreement, then the Parties shall work together to develop a mutually agreeable completion and repayment schedule. Richland will be required to have Measures under this Agreement completed by September 30 of the Rate Period in which the termination notice is provided to BPA. Termination of this Agreement will not be effective prior to BPA being reimbursed amounts owed or until BPA determines sufficient Measure completion.

(b) **BPA's Right to Terminate**

BPA may terminate this Agreement upon thirty days' prior written notice to Richland if BPA determines that Richland:

- (1) has failed to comply with the record-keeping requirements included in the Implementation Manual;
- (2) has failed to use any portion of the Implementation Budget in a manner consistent with this Agreement;
- (3) has posed a significant environmental, health or safety threat;
- (4) has reported falsified information to BPA; or
- (5) has made any other material breach of this Agreement.

Any notice of termination sent by BPA shall include an effective date of such termination.

If BPA terminates this Agreement, then Richland's Available Implementation Budget will be zero as of the date of termination. Richland will not be allowed a completion period for any Measures Richland has in progress beyond the termination date. Further, Richland shall have 30 days after the termination date to provide a refund to BPA of any progress payments BPA made to Richland for Measures for which Richland had not yet submitted an invoice.

Termination by BPA under this section 13(b) is without prejudice to any other remedies available to BPA under law.

(c) **Termination Upon Termination of Power Sales Agreement**

If Richland's Power Sales Agreement Contract No. 09PB-13097 is terminated, then this Agreement shall terminate on the same date. If such actions occur, Richland's Available Implementation Budget will be zero as of the date of termination. Richland will not be allowed a completion period for any

Measures Richland has in progress beyond the termination date. Further, Richland shall have 30 days after the termination date to provide a refund to BPA of any progress payments BPA made to Richland for Measures for which Richland had not yet submitted an invoice. BPA shall also determine if Richland is required to provide a refund to BPA, in addition to any refund of progress payments.

14. SIGNATURES

This Agreement may be executed in several counterparts, all of which taken together will constitute one single agreement, and the Agreement may be executed and delivered electronically. The Parties have executed this Agreement as of the last date indicated below.

CITY OF RICHLAND, WASHINGTON

UNITED STATES OF AMERICA
Department of Energy
Bonneville Power Administration

By _____

By _____

Title City Manager

Title Energy Efficiency Representative

If opting out of the electronic signature:

By: _____

Name: Cynthia D. Reents, ICMA-CM
(Print/Type)

Title: City Manager

Date: _____

Exhibit A
NOTICES AND CONTACT INFORMATION

1. NOTICES AND CONTACT INFORMATION

(a) Notices

Any notice required under this Agreement that requires such notice to be provided under the terms of this section shall be provided in writing to the other Party in one of the following ways:

- (1) delivered in person;
- (2) by a nationally recognized delivery service with proof of receipt;
- (3) by United States Certified Mail with return receipt requested;
- (4) electronically, if both Parties have the means to verify the electronic notice's origin, date, time of transmittal and receipt; or
- (5) by another method agreed to by the Parties.

Notices are effective when received. Either Party may change the name or address for delivery of notice by providing notice of such change consistent with this section. Parties shall deliver notices to the following person and address:

(b) Contact Information

If to Richland:

City of Richland
840 Northgate Drive
Richland, WA 99352
Attn: Ms. Cynthia D. Reents, ICMA-CM
City Manager
Phone: 509-942-7381
E-Mail: creents@ci.richland.wa.us

If to BPA:

Bonneville Power Administration
2316 Eastgate Street, Suite 160
Walla Walla, WA 99362-1588
Attn: Linda Bettencourt – PEK/WW
Contracting Officer's Technical Rep.
Phone: 509-527-6214
E-Mail: lrbettencourt@bpa.gov

2. REVISIONS

When a Party to this Agreement requests a change to their contact information included in section 1(b) of this exhibit, then the requesting Party must send notice of such requested change to the other Party. BPA may unilaterally revise this exhibit to implement such requested changes to section 1(b). All other revisions to this exhibit shall be by mutual agreement of all the Parties.



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 09/05/2017

Agenda Category: Resolutions – Adoption

Key Element: Key 1 - Financial Stability & Operational Effectiveness

Key 2 - Infrastructure & Facilities

Subject:

Resolution No. 158-17, Adopting an Electric Utility Privacy Policy

Department:

Energy Services

Ordinance/Resolution Number:

158-17

Document Type:

Resolution

Recommended Motion:

Adopt Resolution No. 158-17, Establishing the Electric Utility Privacy Policy to comply with RCW 19.29A Consumers of Electricity.

Summary:

The City of Richland is committed to protecting electric utility customer privacy by protecting private and proprietary customer information from sale or unauthorized disclosure to contractors, vendors, affiliates, and other agencies when such information is desired for the purpose of marketing or offering products and services.

RCW 19.29A.100 requires the City, as operator of a consumer-owned electric utility, to adopt by council action a customer information privacy policy meeting certain requirements.

The purpose of the City's Electric Utility Privacy Policy is to identify the customer data which is protected from disclosure for marketing or product offering purposes, and to establish a procedure for investigation and resolution of complaints by a retail electric customer whose privacy or proprietary information may have been sold or disclosed in violation of the policy.

Staff recommends Council adopt Resolution 158-17.

Fiscal Impact:

None.

Attachments:

1. Draft Electric Utility Privacy Policy
2. Resolution No. 158-17



ELECTRIC UTILITY PRIVACY POLICY

Policy No. xxxx
September 5, 2017

POLICY

Standard

1. Authority

RCW 19.29A.100 requires the City of Richland, as operator of a consumer-owned electric utility, to adopt, by council action, a customer information privacy policy meeting certain requirements.

2. Policy

The City of Richland is committed to protecting electric utility customer privacy by protecting private and proprietary customer information from sale or unauthorized disclosure to contractors, vendors, affiliates, and other agencies when such information is desired for the purpose of marketing or offering products and services.

3. Purpose

Private and proprietary customer information, as defined in this policy, is collected and used to perform many essential business functions of Richland's electric utility. Such functions include, but are not limited to: 1) operating and maintaining the electric utility system; 2) managing outages; 3) processing customer bills, credit and collections; and 4) energy efficiency and usage management. The purpose of this policy is to identify what customer data is protected from disclosure for marketing or product offering purposes, and to establish a procedure for investigation and resolution of complaints by a retail electric customer whose privacy or proprietary information may have been sold or disclosed in violation of this policy.

4. Application

This policy applies to the disclosure of private and proprietary customer information that could be used to market or offer products and services to customers who do not already subscribe to those products and services. All contractors, vendors, affiliates, and other agencies with whom the electric utility does business, and who have access to the City's systems and data, shall adhere to this privacy policy.

Practice

1. Definitions

- a. *Consumer-Owned Utility* means a municipal electric utility formed under Title 35 RCW.
- b. *Private customer information* includes a retail electric customer's name, address, telephone number, and other personally identifying information.
- c. *Proprietary customer information* means: (a) Information that relates to the source, technical configuration, destination, and amount of electricity used by a retail electric customer, a retail electric customer's payment history, and household data that is made available by the customer solely by virtue of the utility-customer relationship; and (b) information contained in a retail electric customer's bill.

2. Sale or Disclosure for Certain Purposes Prohibited.

- a. No employee of the City of Richland shall authorize or engage in the sale of private or proprietary customer information related to Richland retail electric customers.
- b. Absent customer consent, no employee of the City of Richland shall authorize or engage in the disclosure of private or proprietary customer information related to Richland retail electric customers when such disclosure is for the purposes of marketing services or product offerings to a retail electric customer who does not already subscribe to the particular service or product.

3. Disclosure with Customer Consent

- a. When disclosure is requested by an affiliate, subsidiary, or other third party for purposes of marketing services or products that the customer does not already subscribe to, the City may make the requested disclosure if customer consent is first obtained. The City is not required to act on a request by an affiliate, subsidiary, or other third party seeking disclosure, but may choose to do so in its discretion.
- b. Customer consent shall be written or electronic. The City shall maintain a record of each instance of permission for disclosing a retail electric customer's privacy or proprietary customer information. The record shall contain:
 - i. The confirmation of consent for the disclosure of private customer information;
 - ii. A list of the date of the consent and the affiliates, subsidiaries, or third parties to which the customer has authorized disclosure of his or her private or proprietary customer information; and

- iii. A confirmation that the name, service address, and account number exactly matches the utility records for such account.
- iv. Retention values for public records as established by state law shall be followed.

4. Authorized Disclosures without Customer Consent

- a. Nothing in this policy prohibits disclosure of private or proprietary customer information by an electric utility to a third party when the utility has a contract that is directly related to the conduct of the utility's business, provided that the contract prohibits the third party from further disclosing or selling any private or proprietary customer information obtained from the utility to any party that is not a party to the contract.
 - i. When contracting, the City routinely includes a confidentiality clause prohibiting disclosure or sale of private and proprietary customer information by the contracting party. This clause shall be reviewed periodically by the City Attorney to ensure legal sufficiency.
- b. Nothing in this policy prohibits disclosure of the essential terms and conditions of any special contract existing between the City of Richland and a Richland retail electric customer.
- c. Nothing in this policy prohibits collection and disclosure of retail electric customer information in aggregate form if the aggregated information does not allow any specific customer to be identified.
- d. This policy does not apply to demands for disclosure served upon the City in the form of a court order, subpoena, warrant, discovery demand, or other process of law.

5. Marketing Materials Allowed

This policy does not limit the City's ability to insert any marketing material into the retail electric customer's billing package.

6. Washington Public Records Act Compliance

The Washington State Public Records Act provides that public records shall be made available for public inspection and copying unless such disclosure is expressly exempted by state or federal law. While the disclosure or sale of private or proprietary retail electric customer information for marketing or product offering purposes is prohibited under state law, certain information covered by this policy may be subject to disclosure under the Public Records Act when not requested for commercial purposes. This policy shall not be

relied upon as a basis to categorically deny a public records request for retail electric customer information. The City Attorney will be consulted to address any perceived conflict between this policy and the Washington State Public Records Act.

7. Complaints

- a. Customer complaints related to violation of this policy shall be submitted in writing to the Energy Services Director. The Energy Services Director, or designee, shall promptly investigate the complaint and prepare written findings regarding the facts surrounding the alleged violation. Any such investigation shall not extend beyond twenty (20) business days without notification to the complainant. If the investigation demonstrates, by clear and convincing evidence, that a violation has occurred, the City will take prompt remedial action, to the extent authorized by law, to mitigate the impact of the violation. The complainant shall be notified of the outcome of the investigation and the actions taken by the City to remedy the violation; provided, however, that details involving discipline of employees for violation of this policy shall not be shared with the complainant.
- b. Employees who knowingly violate this policy are subject to disciplinary action.

Responsibilities

Employees who have access to private and proprietary customer information are responsible for knowing the content of this policy; and ensuring that said information is not sold or disclosed for marketing or product offering purposes without customer consent.

Supervisors, managers, and directors (referred to as supervisors) are responsible and accountable for training newly-hired staff who have access to private and proprietary customer information on the content of this policy; assisting employees who have access to private and proprietary customer information in making appropriate disclosure decisions when requests are received; and providing refreshers to staff on this policy from time to time.

The Human Resources Director is responsible for providing guidance in any disciplinary matter associated with a violation of 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 protecting retail electric customer data

from sale or disclosure for marketing or product offering purposes as required by Washington State law.

Approval

City Manager

Date

Responsible Administrator: Energy Services Director
Revision History:
Adopted by City Council – September 5, 2017 (created)

RESOLUTION NO. 158-17

A RESOLUTION of the City of Richland adopting an
Electric Utility Privacy Policy.

WHEREAS, the City of Richland operates a retail municipal electric utility; and

WHEREAS, the City collects and uses private and proprietary customer information to perform many essential business functions, including but not limited to: 1) operating and maintaining the electric utility system; 2) managing outages; 3) processing customer bills, credit and collections; and 4) energy efficiency and usage management; and

WHEREAS, the City is committed to protecting electric utility customer privacy by protecting private and proprietary customer information from sale or unauthorized disclosure to contractors, vendors, affiliates, and other agencies when such information is desired for the purpose of marketing or offering products and services; and

WHEREAS, RCW 19.29A.100 requires consumer-owned electric utilities to adopt a policy providing for protection of retail electric customer information and identifying the conditions under which disclosure is authorized; and

WHEREAS, staff has informed the Utility Advisory Committee of this requirement.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the Electric Utility Privacy Policy 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 5th day of September, 2017.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 09/05/2017

Agenda Category: Resolutions – Adoption

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Resolution No. 159-17, Authorizing Submittal of a Department of Ecology Stormwater Capacity Grant Application

Department:
Public Works

Ordinance/Resolution Number:
159-17

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 159-17, authorizing the submittal of a Department of Ecology Stormwater grant application.

Summary:

The Washington State 2017-2019 budget includes funding for stormwater program capacity grants to local agencies implementing stormwater programs under the requirements of National Pollutant Discharge Elimination System Phase II permits.

The City of Richland qualifies for a grant of up to \$50,000. Grant funds may be used to offset the ongoing programs of the City's Stormwater Utility.

City staff recommends applying for this funding to reduce the cost of stormwater programs on Richland residents.

Staff recommends approval of Resolution No. 159-17.

Fiscal Impact:

The Capacity Grant provides \$50,000 to applicants for public outreach, education and system preventative maintenance work. There is no City match required and the funds are available upon application.

Attachments:

I. Resolution No. 159-17

RESOLUTION NO. 159-17

A RESOLUTION of the City of Richland authorizing the submittal of a 2017–2019 Stormwater Capacity Grant application to the Department of Ecology.

WHEREAS, the City of Richland’s Stormwater Management Program is regulated by a Washington State-issued National Pollution Discharge Elimination System (NPDES) permit; and

WHEREAS, the quality of stormwater runoff discharged by the City into the Columbia and Yakima Rivers is regulated by the NPDES permit; and

WHEREAS, the City’s Strategic Leadership Plan includes a goal to protect and enhance the City’s water resources; and

WHEREAS, the City is eligible to apply for a Stormwater Capacity Grant under the NPDES permit regulation; and

WHEREAS, the grant program, which has a grant ceiling of \$50,000 per applicant, is non-competitive, and there are no match requirements; and

WHEREAS, the grant may be used to defray ongoing expenses related to implementation of the City’s NPDES Municipal Stormwater Permit Program, and toward projects that benefit the Program; and

WHEREAS, the City has adequate means to administer a municipal Stormwater Capacity Grant.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that staff is authorized to complete and submit a 2017–2019 Stormwater Capacity Grant application to the Department of Ecology.

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 5th day of September, 2017.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 09/05/2017

Agenda Category: Resolutions – Adoption

Key Element: Key 3 - Economic Vitality

Subject:

Resolution No. 160-17, Authorizing an Amended and Restated Parking Lease Agreement with Charles Joseph Frenzel

Department:

Community & Development Services

Ordinance/Resolution Number:

160-17

Document Type:

Resolution

Recommended Motion:

Adopt Resolution No. 160-17, authorizing the City Manager to sign and execute an Amended and Restated Parking Lease Agreement with Charles Joseph Frenzel.

Summary:

The City owns a parking lot containing 26 spaces located partially within Howard Amon Park adjacent to and south of the Allied Arts Gallery at 89 Lee Boulevard, and located partially within the property commonly known as 650 George Washington Way. The parking lot is currently leased by Charles Frenzel for non-exclusive use by his building tenants at 660 George Washington Way.

The parking area of Mr. Frenzel's lease was segregated through a Boundary Line Adjustment when the City deeded a portion of Howard Amon Park to the 650 George Washington Way property for inclusion in the sale to the Crown Group, Inc.

After careful consideration, Mr. Frenzel desires to only lease that portion of the leased parking lot remaining within Howard Amon Park adjacent to and east of his property at 660 George Washington Way. Mr. Frenzel has agreed to amend and restate the parking lease agreement. The lease term under the amended lease is 20 years.

Staff recommends approval of Resolution No. 160-17.

Fiscal Impact:

The annual lease rate for the amended parking area will be \$931.14 for lease years 1 thru 5, increasing 7.5% every five (5) years. The annual lease rate for lease years 16 thru 20 will be \$1,156.75. Lease revenues will be deposited into the Park Reserve Fund.

Attachments:

1. Resolution No. 160-17
2. Amended and Restated Parking Lease - C44-04 (A)
3. Vicinity Map - Aerial

RESOLUTION NO. 160-17

A RESOLUTION of the City of Richland authorizing execution of a First Amended and Restated Parking Lease Agreement with Charles Joseph Frenzel.

WHEREAS, the City of Richland is the owner of a parking lot located partially within Howard Amon Park adjacent to and south of the Allied Arts Gallery at 89 Lee Boulevard, and located partially within the property commonly known as 650 George Washington Way. Said parking lot is located adjacent to and east of property owned by Charles Joseph Frenzel; and

WHEREAS, pursuant to a Lease Agreement entered into on April 8, 2004, as amended on June 10, 2005 (Contract No. 44-04), Mr. Frenzel leases from the City the non-exclusive use of twenty-six (26) parking spaces on said leased premises; and

WHEREAS, on February 10, 2015, the City executed a Boundary Line Adjustment and deeded a portion of Howard Amon Park to 650 George Washington Way, the property located adjacent to and south of the property owned by Mr. Frenzel, thereby segregating the leased premises; and

WHEREAS, on March 27, 2015, the City entered into a Purchase and Sale Agreement (Contract No. 54-15) to sell 650 George Washington Way; and

WHEREAS, Mr. Frenzel desires to lease only that portion of the leased premises remaining within Howard Amon Park adjacent to and east of property owned by him; and

WHEREAS, the City and Mr. Frenzel have determined that, prior to closing on the 650 George Washington Way property transaction, it is in their respective best interests to restate the Parking Lease Agreement on the terms and conditions contained therein; and

WHEREAS, at its July 13, 2017 meeting, the Parks and Recreation Commission (PRC) recommended approval of the First Amended and Restated Parking Lease Agreement.

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 First Amended and Restated Parking Lease Agreement with Charles Joseph Frenzel.

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 5th day of September, 2017.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

FIRST AMENDED AND RESTATED LEASE AGREEMENT

Re: Parking south of Allied Arts Gallery at 89 Lee Blvd.

THIS FIRST AMENDED AND RESTATED LEASE AGREEMENT (“Lease”) is made and entered into on this _____ day of _____, 2017, by and between the **CITY OF RICHLAND**, a Washington municipal corporation (“City”), and **CHARLES JOSEPH FRENZEL**, a single person (“Frenzel”). City and Frenzel are referred to collectively herein as the “Parties.”

I. RECITALS

WHEREAS, City is the owner of a parking lot located partially within Howard Amon Park adjacent to and south of the Allied Arts Gallery at 89 Lee Blvd., and located partially within the property commonly known as 650 George Washington Way (“Original Leased Premises”). Said Original Leased Premises is located adjacent to and east of the property owned by Frenzel, as shown on attached **Exhibit A**; and

WHEREAS, pursuant to that certain Lease Agreement (Contract No. 44-04) entered into on April 8, 2004 and amended on June 10, 2005, Frenzel leases from the City the non-exclusive use of twenty-six (26) parking spaces on said Original Leased Premises; and

WHEREAS, on February 10, 2015, City executed a Boundary Line Adjustment and deeded a portion of Howard Amon Park to 650 George Washington Way, the property located adjacent to and south of the property owned by Frenzel, thereby segregating the Original Leased Premises; and

WHEREAS, on March 27, 2015, the City entered into a Purchase and Sale Agreement (Contract No. 54-15) to sell 650 George Washington Way; and

WHEREAS, Frenzel desires to lease only that portion of the Original Leased Premises remaining within Howard Amon Park adjacent to and east of his property, as depicted in the shaded area on **Exhibit B** and legally described in **Exhibit C** (“Amended Leased Premises”); and

WHEREAS, City and Frenzel have determined that, prior to closing on the sale of the 650 George Washington Way property, it is in their respective best interests to amend and restate the Lease Agreement on the terms and conditions contained herein.

NOW, THEREFORE, in consideration of the mutual covenants and promises contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and Frenzel hereby agree to amend and restate the Lease Agreement as follows:

1. The Premises.

City hereby leases to Frenzel, and Frenzel hereby leases from the City, the non-exclusive use of the parking lot located wholly within Howard Amon Park as depicted in the shaded area

in **Exhibit B** and legally described in **Exhibit C**, consisting of approximately five thousand one hundred seventy three (5,173) square feet.

2. Lease Term.

The term of the Lease shall be five (5) years. Frenzel shall have the option to extend the Lease for four (4) terms of five (5) years each by giving written notice of intent to renew not less than sixty (60) days prior to the end of any such five (5) year term. Notice shall be given as identified in section 8.

3. Annual Rent. Frenzel shall pay City annual rent for the Amended Leased Premises as follows:

- A. Lease Years 1-5: Due on June 10 of each year for lease years 1 thru 5 of this Amended and Restated Lease Agreement, Frenzel shall pay an annual lease payment of \$931.14 plus leasehold excise tax as required by the State of Washington.
- B. Lease Years 6-10: Commencing on June 10 of lease year 6 of this Amended and Restated Lease Agreement, the annual lease payment for lease years 6 thru 10 shall increase 7.5% from the immediately previous five-year lease term, equaling an annual lease payment of \$1,000.98 plus leasehold excise tax as required by the State of Washington.
- C. Lease Years 11-15: Commencing on June 10 of lease year 11 of this Amended and Restated Lease Agreement, the annual lease payment for lease years 11 thru 15 shall increase 7.5% from the immediately previous five-year lease term, equaling an annual lease payment of \$1,076.05 plus leasehold excise tax as required by the State of Washington.
- D. Lease Years 16-20: Commencing on June 10 of lease year 16 of this Amended and Restated Lease Agreement, the annual lease payment for lease years 16 thru 20 shall increase 7.5% from the immediately previous five-year lease term, equaling an annual lease payment of \$1,156.75 plus leasehold excise tax as required by the State of Washington.

4. Non-Exclusive Use. During the term of this Lease (as defined herein), Frenzel shall be entitled to the non-exclusive and unreserved use of the Amended Leased Premises for parking purposes on the same terms and conditions as are available to the general public. Frenzel shall use and occupy the Amended Leased Premises solely for the purpose of parking motor vehicles during normal business hours of the commercial uses now or hereafter located on Lots 4 and 5, Block 563, Plat of Richland.

5. Indemnity. Frenzel shall defend, indemnify and hold harmless the City of Richland, its officers, officials, employees and volunteers from and against any and all claims, suits, actions, or liabilities for injury or death of any person, or for loss or damage to property, which arise out of Frenzel's use or occupancy of the Amended Leased Premises, or from the conduct of Frenzel's tenants, or from any activity, work or thing done, permitted, or suffered by Frenzel or Frenzel's employees, invitees, agents or contractors, in or about the Amended Leased Premises, except to the extent that such injury or damage shall have been occasioned by the

sole negligence or wrongful act or omission of the City.

6. **Maintenance**. During the term of this Lease or any renewal or extension thereof, Frenzel shall be responsible for the maintenance and improvement of the striping of the parking spaces and the installation of parking bumpers. Frenzel must obtain City approval prior to commencement of any improvements to the Amended Leased Premises. With written agreement of the City, the cash value of Frenzel's improvements may be credited toward lease payments. Credit will be calculated on a 1:1 ratio of actual costs. Frenzel shall not be entitled to cash reimbursement for improvements made at the termination of the Lease. The City shall be solely responsible for the maintenance, alteration and repair of the asphalt of the Amended Leased Premises, and for the cost and expenses thereof.
7. **Assignment**. Frenzel shall not, without the prior written consent of the City, assign or transfer its interests under this Lease in whole or in part.
8. **Notice**. Any notice required or permitted under this Lease shall be deemed to have been given when personally delivered or when deposited in the United States mail, as certified mail, postage prepaid, and addressed to the last known address of the party being provided with the notice. Notice may be given via email by mutual agreement of the Parties. As of the date of execution of this Lease, the addresses of the Parties are as follows:

City of Richland
Attn: Economic Development Office
505 Swift Blvd., MS #18
Richland, Washington 99352

Charles J. Frenzel
660 George Washington Way, Apt. J
Richland, Washington 99352

9. **Termination**. Frenzel shall have the right to terminate this Lease as of June 10 during the original term, or any renewed or extended term thereof, by giving written notice to the City not less than ninety (90) days prior to June 10 in the terminating year.
10. **Default**. This Lease may be terminated by the City for any default by Frenzel in respect to any items, conditions or covenants of this Lease, including nonpayment of rent. Failure of the City to take any action with respect to any default by Frenzel hereunder shall not constitute a waiver of the City's rights under this Lease, including the right to act on future instances of default, whether the same or different.
11. **First Right of Refusal**. If at any time during the term of this Agreement, the City elects to sell all or any portion of the Amended Leased Premises, the City hereby grants to Frenzel the first right to purchase such interest on the terms offered by the City. It is understood and agreed that Frenzel shall have thirty (30) days after receipt of a written notice from the City detailing the specific terms of such sale in which to make his determination to purchase, and if Frenzel does not elect to purchase by providing the City with written notice within such thirty (30) day period, then the City shall have the right to sell such interest to any other person, firm or corporation on the same terms and at a purchase price no less than that offered to Frenzel. Any reduction in the original purchase price shall be resubmitted to Frenzel for his determination as set forth herein. It is further understood and agreed that all offers received by the City from third persons shall first be submitted to Frenzel for his determination in accordance with the terms outlined herein. The right created herein shall

continue for so long as Frenzel leases the Premises, whether by the terms of this Agreement or any renewals thereof.

12. **Time Of Essence.** Time is of the essence in the performance of all obligations of Lessor and Lessee under this Lease.
13. **Relationship of Lessor to Lessee.** Nothing contained in this Lease shall be deemed or construed by the Parties or by any third person to create the relationship of principal and agent or of partnership or of joint venture or of any association between Lessor and Lessee, and neither the method of computation of Rent nor any other provisions contained in this Lease nor any acts of the Parties shall be deemed to create any relationship between Lessor and Lessee.
14. **Entire Agreement.** There are no oral agreements or representations between the Parties hereto which affect this Lease, and this Lease supersedes and cancels any and all previous negotiations, arrangements, agreements, warranties, representations and understandings, if any, between the Parties.
15. **Severability.** If any provision of this Lease shall be determined to be void by any court of competent jurisdiction, then that determination shall not affect any other provisions of this Lease, and all such other provisions shall remain in full force and effect. It is the intention of the Parties that if any provision of this Lease is capable of two constructions, only one of which would render the provision valid, then the provision shall have the meaning which renders it valid.
16. **Headings.** The paragraph headings set forth in this Lease are set forth for convenience purposes only, and do not in any way define, limit or construe the contents of this Lease.
17. **Governing Law; Venue; Attorney's Fees.** This Lease shall be governed by and construed in accordance with the laws of the State of Washington. Venue for any action instituted under this Lease shall be in the Superior Court for Benton County, Washington. All Parties submit to personal jurisdiction on Benton County Superior Court. If suit or action is instituted in any court in connection with any controversy arising out of this Lease, the prevailing party in that suit or action or any appeal therefrom shall be entitled to recover, in addition to any other relief, the sum which the court or arbitrator may judge to be reasonable attorney's fees.

[Signature Page to Follow]

IN WITNESS WHEREOF, the Parties hereto have executed this Lease the day and year first above written.

LESSOR

LESSEE

By: Cynthia D. Reents, ICMA-CM
Its: City Manager

Charles J. Frenzel

APPROVED AS TO FORM:

Heather Kintzley, City Attorney

STATE OF WASHINGTON

ss.

COUNTY OF BENTON

On this day personally appeared before me **Cynthia D. Reents**, to me known to be the individual described in and who executed the within and foregoing instrument in her capacity as City Manager for the **CITY OF RICHLAND**, and acknowledged that she signed the same as her free and voluntary act and deed in the capacity herein stated, for the uses and purposes therein mentioned.

Dated this _____ day of _____, 2017.

Notary public in and for the State of Washington, residing at _____
My appointment expires _____

STATE OF WASHINGTON

ss.

COUNTY OF BENTON

On this day personally appeared before me **Charles Frenzel**, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed in the capacity herein stated, for the uses and purposes therein mentioned.

Dated this _____ day of _____, 2017.

Notary public in and for the State of Washington, residing at _____
My appointment expires _____

EXHIBIT "A"

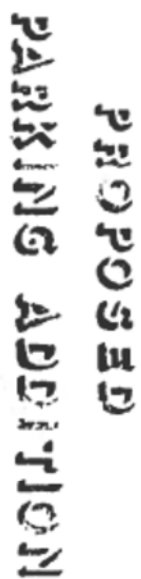


EXHIBIT B
AMENDED LEASED PARKING LOT
(5,172.90 SQUARE FEET)

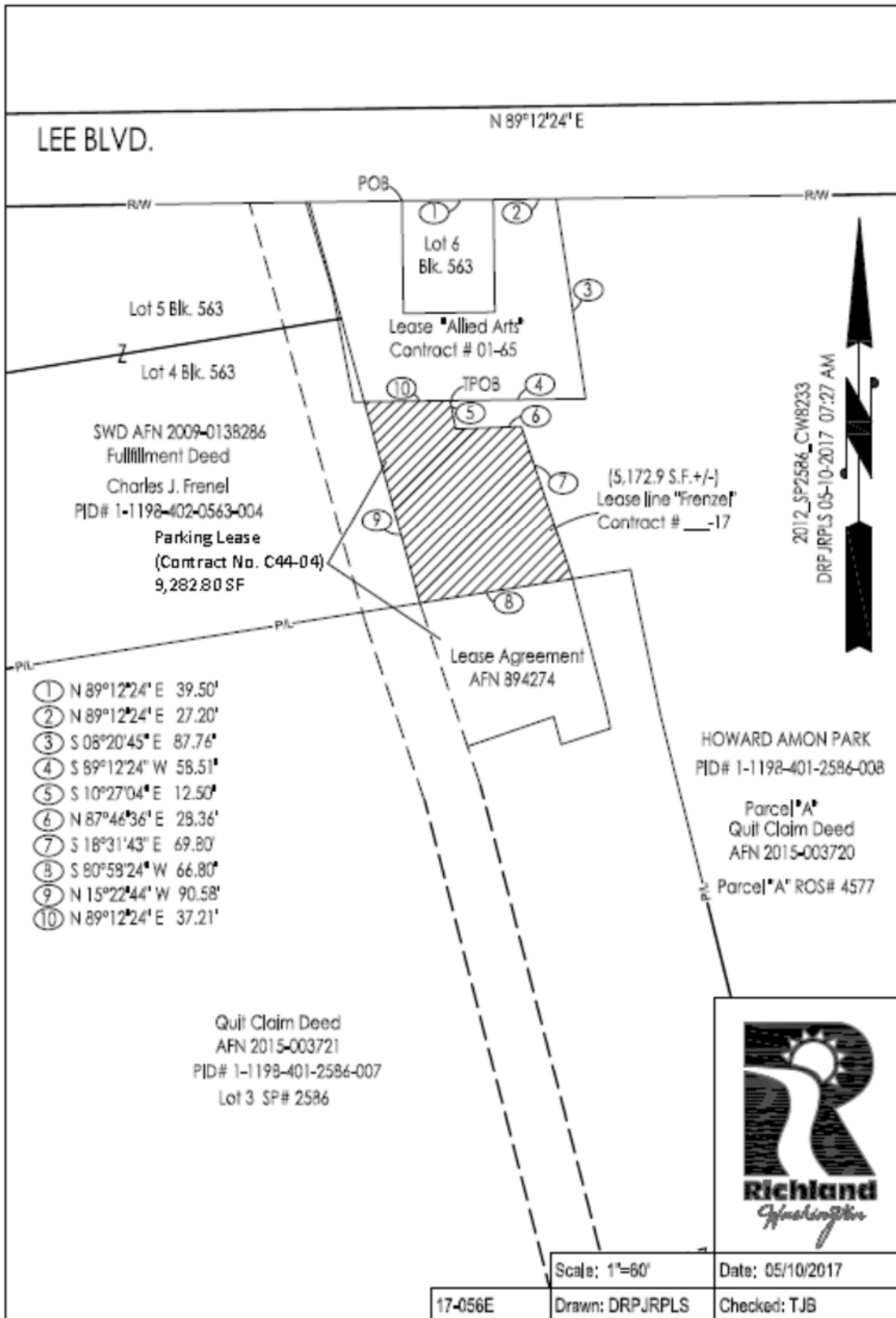


EXHIBIT C
LEGAL DESCRIPTION – AMENDED LEASED PARKING LOT

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

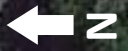
A portion of Parcel "A" of Quit Claim Deed recorded under Auditor's File Number 2015-003720, records of said County and State, more particularly described as follows:

Beginning at the Northwest corner of Lot 6 Block 563 of the Plat of Richland as recorded in Volume's 6 and 7 of Plats; Thence North $89^{\circ}12'24''$ East a distance of 39.50 feet along the Northerly line of said Lot 6 to its Northeast corner, said corner is lying on the Southerly right-of-way of Lee Blvd. as shown on said Plat of Richland, said corner is also on the Northerly line of an existing "Allied Arts Lease" recorded under City of Richland Contract Number 01-65, records of the City of Richland; Thence continuing North $89^{\circ}12'24''$ East a distance of 27.20 feet leaving said corner along said Southerly right-of-way to the Northeast corner of said existing "Allied Arts Lease"; Thence South $08^{\circ}20'45''$ East a distance of 87.76 feet leaving said Southerly right-of-way along the Easterly line of said Lease to its Southeast corner; Thence South $89^{\circ}12'24''$ West a distance of 58.51 feet along the Southerly line of said Lease to the **TRUE POINT OF BEGINNING**; Thence South $10^{\circ}27'04''$ East a distance of 12.50 feet leaving said Southerly line of said "Allied Arts Lease"; Thence North $87^{\circ}46'36''$ East a distance of 28.36 feet; Thence South $18^{\circ}31'43''$ East a distance of 69.80 feet to a point on the Northerly line of Quit Claim Deed recorded under Auditors File Number 2015-003721, records of said County and State; Thence South $80^{\circ}58'24''$ West a distance of 66.80 feet along said Northerly line of Quit Claim Deed to a point on the Westerly line of said Parcel "A"; Thence North $15^{\circ}22'44''$ West a distance of 90.58 feet along said Westerly line to a point on the Southerly line of said "Allied Arts Lease"; Thence North $89^{\circ}12'24''$ East a distance of 37.21 feet along said Southerly line back to the true point of beginning.

Reference Documents: Record of Survey No. 4577 / Short Plat No. 2586.

Containing 5,172.9 square feet, more or less, according to the bearing and distances listed above and as depicted on the attached **Exhibit "A"**.

17-056
Drpjrpls



AMON PARK DRIVE

FORMER CREHST

Richland Food Mart
(GTY Pacific Leasing)

ALLIED
ARTS

REVISED
FRENZEL
PARKING
LEASE

2004 FRENZEL
PARKING LEASE

650 GEO. WA. WAY
CITY OF RICHLAND
[PSA w/ THE CROWN GROUP]

GTY
Pacific Leasing

GEORGE WASHINGTON WAY

NUTREX
OFFICE
BLDG.

GASLIGHT

LEE BLVD

JADWIN AVE



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 09/05/2017

Agenda Category: Resolutions – Adoption

Key Element: Key 3 - Economic Vitality

Subject:

Resolution No. 161-17, Authorizing an Amendment to a Purchase and Sale Agreement with SIRJMR, Inc.

Department:

Community & Development Services

Ordinance/Resolution Number:

161-17

Document Type:

Resolution

Recommended Motion:

Authorize the City Manager to sign and execute a First Amendment to the Purchase and Sale Agreement with SIRJMR, Inc. for the purchase of 1.86 acres in the Horn Rapids Business Center.

Summary:

SIRJMR, Inc. entered into a Purchase and Sale Agreement (Contract No. 125-17) with the City to purchase 2.50 acres at the northwest corner of SR 240 and Logston Boulevard in the Horn Rapids Business Center, for the construction of a coffee roast facility along with a warehouse, distribution center and a drive-thru espresso/retail center.

Per the requirements of the Purchase and Sale Agreement, SIRJMR, Inc. was to close on the sale no later than June 27, 2017. On June 27, 2017, SIRJMR, Inc. notified the City on its progress to close on the land sale, and indicated that its bank had yet to complete its review of the development project in order to approve financing. Because additional time was necessary, the parties agreed to extend the closing date to July 31, 2017.

On July 26, 2017, SIRJMR, Inc. submitted to the City a written request to amend the purchase and sale agreement to reduce the size of property to be purchased from 2.5 acres to 1.86 acres, and to extend the closing date. According to SIRJMR, Inc., the lending sought is only available if the project is scaled down.

Given staff's review of SIRJMR, Inc.'s request, staff proposes an amendment to the Purchase and Sale Agreement to reduce the size of property to be purchased from 2.5 acres to 1.86 acres, and to extend the closing date to no later than 60 days after September 8, 2017.

All other terms of the existing Purchase and Sale Agreement will remain in effect.

Staff recommends approval of Resolution No. 161-17.

Fiscal Impact:

Purchaser will pay \$202,554 for 1.86 acres of commercial property in the Horn Rapids Business Center. Net proceeds after closing will be deposited in the City's Industrial Development Fund.

Attachments:

1. Resolution No. 161-17
2. First Amendment - PSA 125-17
3. Exhibit A - Amended Lot

RESOLUTION NO. 161-17

A RESOLUTION of the City of Richland authorizing execution of a First Amendment to Purchase and Sale Agreement with SIRJMR, Inc.

WHEREAS, on April 25, 2017, the City of Richland entered into a Purchase and Sale Agreement with SIRJMR, Inc. (Contract No. 125-17) for the sale to SIRJMR, Inc. of 2.5 acres of City-owned property known as portions of Lots 1 and 4 of Short Plan 2115 of the Horn Rapids Business Center; and

WHEREAS, by mutual written agreement of the Parties, the original closing date of June 27, 2017 was extended to occur no later than September 30, 2017; and

WHEREAS, SIRJMR, Inc. provided a written request to amend the Purchase and Sale Agreement to reduce the size of the subject property from 2.5 acres to 1.86 acres based on a revision of the intended development of the property, and to extend the closing date by an additional thirty (30) days; and

WHEREAS, the City is willing to amend the Purchase and Sale Agreement to reduce the size of the subject property from 2.5 acres to 1.86 acres, at the purchase price of \$202,554, and to extend the closing date to occur no later than sixty (60) days after September 8, 2017; and

WHEREAS, all remaining terms and conditions of the Purchase and Sale Agreement, as executed on April 25, 2017, shall remain unchanged and in full force and effect.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City Manager is authorized to sign and execute a First Amendment to the existing Purchase and Sale Agreement as described herein.

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 5th day of September, 2017.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

First Amendment to Purchase and Sale Agreement

This **First Amendment** to the April 25, 2017 Purchase and Sale Agreement ("Amendment") is made and entered it on this _____ day of _____, 2017 by and between the **City of Richland**, a Washington municipal corporation ("Seller") and **SIRJMR, Inc.**, a Washington for-profit corporation, d/b/a Treasure Valley Coffee Company of the Columbia Basin ("Purchaser").

For valuable consideration, the receipt of which is hereby acknowledged, the City and SIRJMR, Inc. agree that the following sections of the Purchase and Sale Agreement executed on April 25, 2017 is modified as follows:

- 1.1. The Property.** The land involved in this transaction is located in the City of Richland, Benton County, Washington, and is legally described as follows, and is depicted in Exhibit A:

A PORTION OF LOTS 1 AND 4, OF SHORT PLAT NO. 2115, AS RECORDED IN VOL. 1 OF SHORT PLATS, PAGE 2115, RECORDS OF BENTON COUNTY, LOCATED IN SECTION 27, TOWNSHIP 10 NORTH, RANGE 28 EAST, W.M., CITY OF RICHLAND, BENTON COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF STATE ROUTE 240 AND A PUBLIC ROAD KNOWN AS LOGSTON BOULEVARD; THENCE NORTH 35°06'28" EAST ALONG THE CENTERLINE OF SAID LOGSTON BOULEVARD FOR A DISTANCE OF 150.01 FEET TO A POINT OF INTERSECTION OF THE SOUTH LINE OF SAID SHORT PLAT PROJECTED; THENCE NORTH 54°53'40" WEST ALONG SAID SOUTH LINE PROJECTED 50.00 TO A POINT ON THE WEST RIGHT-OF-WAY MARGIN OF LOGSTON BOULEVARD AND THE SOUTHEAST CORNER OF LOT 1 OF SAID SHORT PLAT 2115 AND THE TRUE POINT OF BEGINNING;

THENCE NORTH 35°06'28" EAST ALONG THE EAST LINE THEREOF FOR A DISTANCE OF 324.58 FEET; THENCE NORTH 54°53'16" WEST FOR A DISTANCE OF 335.36 FEET; THENCE SOUTH 35°06'28" WEST FOR A DISTANCE OF 324.78 FEET TO A POINT ON THE SOUTH LINE OF SAID SHORT PLAT 2115; THENCE SOUTH 54°53'40" EAST ALONG THE SOUTH LINE THEREOF FOR A DISTANCE OF 335.36 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1 AND THE TRUE POINT OF BEGINNING.

CONTAINS 2.5 ACRES MORE OR LESS.

- 2. Purchase Price.** The purchase price for the Property shall be two dollars and fifty cents (\$2.50) per square foot, for a total purchase price of Two Hundred Two Thousand Five Hundred Fifty Four Dollars (\$202,554) for the 1.86 acre property.

4.2. Closing Date. The Closing of the transaction and delivery of all items shall occur at Cascade Title Company, and shall occur on a date specified by Cascade Title Company with written notice to Seller and Purchaser. Closing has been previously extended by mutual agreement of the parties on two occasions. Unless again extended in writing by the parties, Closing shall occur no later than sixty (60) days after **September 8, 2017**. Failure to close within sixty (60) days, or to extend the Closing Date by mutual agreement of the parties, shall cause this Agreement to terminate and be without any further notice and effect, and without any further obligation of either party to the other.

The remaining terms and conditions of the Purchase and Sale Agreement executed on April 25, 2017 remain unchanged and in full force and effect. All rights, obligations and liabilities arising out of the contract are the direct rights and obligations of SIRJMR, INC.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment as of this ____ day of September, 2017.

CITY OF RICHLAND – SELLER

SIRJMR, INC. – PURCHASER

By: Cynthia D. Reents, ICMA-CM
Its: City Manager

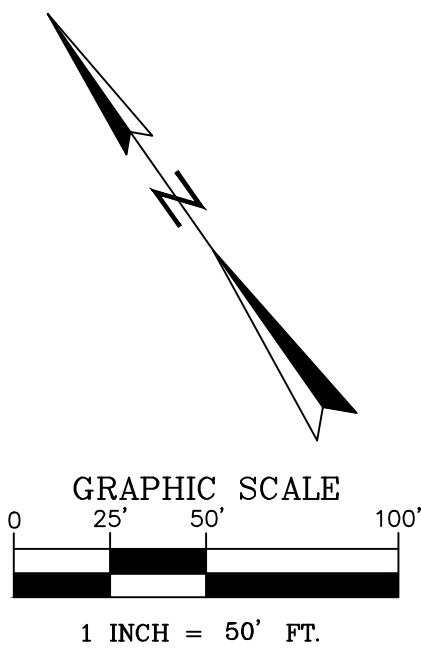
By: Christopher Troy Roskelley
Its: CEO/Secretary

APPROVED AS TO FORM

Heather Kintzley
Richland City Attorney

SHORT PLAT NO. _____

PREPARED FOR
THE CITY OF RICHLAND
PORTION OF THE NW1/4 OF THE SW1/4, SECTION 27,
TOWNSHIP 10 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN,
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON



DESCRIPTION

SURVEYOR'S NOTES

1. DATE OF SURVEY/MONUMENTS VISITED: JUNE 13, 2017.
2. BASIS OF BEARING: NAD83(2011) WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.
3. UNITS OF MEASURE: US SURVEY FEET GRID DISTANCES. MULTIPLY GRID DISTANCES BY A COMBINED SCALE FACTOR OF 1.000092417 TO ACHIEVE GROUND DISTANCES.
4. EQUIPMENT/PROCEDURES: TOPCON GR3 GNSS, RTK METHOD. LINEAR CLOSURES MEET OR EXCEED STANDARDS CONTAINED IN WAC 332-130-090.
5. [] STREET ADDRESS.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 20____ A.D. AT _____ MINUTES
PAST _____ M., AND RECORDED IN VOLUME ____ OF SHORT PLATS, PAGE _____ AT
THE REQUEST OF CHRISTOPHER C. AMMANN.

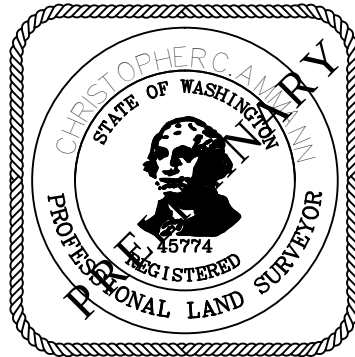
BENTON COUNTY AUDITOR _____

FEE NO. _____

SURVEYOR'S CERTIFICATE

I, CHRISTOPHER C. AMMANN, A PROFESSIONAL LAND SURVEYOR IN
THE STATE OF WASHINGTON, BASED ON MY KNOWLEDGE,
INFORMATION, AND BELIEF, HEREBY CERTIFY THAT THE SHORT
PLAT AS SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY
OF LAND DESCRIBED AND THAT ALL CORNERS AND DIMENSIONS
ARE CORRECTLY SHOWN AND THAT SAID SHORT PLAT IS STAKED
ON THE GROUND AS INDICATED HEREON.

CHRISTOPHER C. AMMANN
CERTIFICATE NO. 45774



MONUMENT LEGEND

- FOUND 3" BRASS CAP IN MONUMENT CASE.
- FOUND 5/8" REBAR & CAP "RSI-JAB 21384"
- FOUND 5/8" REBAR & CAP "PERMIT SURVEY PLS 41955"
- CALCULATED POINT, NOT FOUND OR SET
- SET 5/8" REBAR & CAP "PERMIT SURVEY PLS 45774"

PERMIT SURVEYING NC
2245 Robertson Drive
Richland, Washington 99354

Office 509-375-4123
Fax 509-371-0999

DATE: 8/16/17
SCALE: 1"=50'
DRAWN BY: ADG
APPROVED BY: CCA
PROJECT: 17048



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 09/05/2017

Agenda Category: Expenditures - Approval

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Expenditures from August 7, 2017 - August 25, 2017 for \$9,092,802.02 including Check Nos. 247920-249548, Wire Nos. 6537-6553, Payroll Check Nos. 122431-123545, and Payroll Wire/ACH Nos. 10037-10073

Department:

Administrative Services

Ordinance/Resolution Number:

Document Type:

Expenditures

Recommended Motion:

Approve the expenditures from August 7, 2017, to August 25, 2017 in the amount of \$9,092,802.02.

Summary:

Breakdown of Expenditures:

Check Nos.	247920-249548	3,529,334.58
Wire Nos.	6537-6553	832,519.64
Payroll Check Nos.	122431-123545	51,039.57
Payroll Wires/ACH	10037-10073	4,679,908.23
TOTAL		\$9,092,802.02

Fiscal Impact:

Yes

Total Disbursements: \$9,092,802.02.

Attachments:

1. Wire Transfers
2. Voucher Listing Report

VOUCHER LISTING REPORT
SUMMARY OF WIRE TRANSFERS
AUGUST 7 - AUGUST 25, 2017

Payee	Wire Description	Amount
Claim Wires - Wire No. 6537 to 6553		
AW Rehn Insurance	Fire Health Reimbursement Account	309.75
Cascade Title Co.	GSA Land Purchase (Recording/Closing)	2,990.50
CIGNA Health/Matrix/QBE/VSP	Insurance Claims	618,644.96
Conover	Section 125	955.94
Department of Licensing	Firearms Online Pmt for Concealed Licenses	928.00
LEOFF Trust	Fire Health Premiums	77,166.06
Richland Golf Management Corporation	Col. Pt. Operating Reimb	125,845.11
Zenith Administrators	Insurance Claims	5,679.32
	Total Claim Wire Transfers	\$ 832,519.64
Payroll Wires & Direct Deposits (ACH) - Wire No. 10037 to 10073		
Payroll Wires *see description below	Total Payroll Wire Transfers & Deposits	\$ 4,679,908.23
Total Claim & Payroll Wires/ACH		\$ 5,512,427.87

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



City Of Richland

VL-1 Voucher Listing

From: 8/7/2017 To: 8/25/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
FUND 001		GENERAL FUND			
Division: 000		UNASSIGNED			
BANK OF AMERICA		17070062113	249001	BANK ANALYSIS FEES	\$1,917.38
		TXN00034087	249284	INGRAM BOOKS	\$18.03
BENTON COUNTY TREASURER		0717BC	249007	CRIME VICTIMS COMP BCDC-JUL 17	\$787.08
FAIRCLOTH, JARED		17-342 FAIRCLOTH	249153	17-342 TRANSFORMER TRAINING	\$1,601.26
PERMIT REFUND		2017-002196	249479	REFUND 1032 BIRCH PROJ CNCLLD	\$77.80
				REFUND 1032 BIRCH PROJ CNCLLD	\$3.60
RECWARE REFUND		080117	248913	REFUND DAMAGE DEPOSIT	\$500.00
				REFUND DAMAGE DEPOSIT	\$150.00
			248948	REFUND DAMAGE DEPOSIT	\$150.00
				REFUND DAMAGE DEPOSIT	\$500.00
			248964	REFUND DAMAGE DEPOSIT	\$500.00
				REFUND DAMAGE DEPOSIT	\$150.00
			248995	REFUND DAMAGE DEPOSIT	\$150.00
				REFUND DAMAGE DEPOSIT	\$500.00
		080317	248957	REFUND REC CLASS CANCELLED	\$7.58
				REFUND DAMAGE DEPOSIT	\$425.00
			248985	REFUND DAMAGE DEPOSIT	\$425.00
				REFUND REC CLASS CANCELLED	\$7.58
			248992	REFUND REC CLASS CANCELLED	\$7.58
				REFUND DAMAGE DEPOSIT	\$425.00
		081117	249148	REFUND FOR PUB-N-GRUB	\$170.00
		081417	249186	REFUND DAMAGE DEPOSIT	\$425.00
				REFUND ACTIVITY CANCELLED	\$52.50
			249190	REFUND DAMAGE DEPOSIT	\$425.00
				REFUND ACTIVITY CANCELLED	\$52.50
SUAREZ, MATT		17-343 SUAREZ	249225	17-343 TRANSFORMER TRAINING	\$1,541.26
TALENT WISE INC		98352720	249535	BACKGROUND CHECKS- JULY	\$134.00
WASHINGTON STATE PATROL		I18000562	249243	BACKGROUND CHECKS-JUL 2017	\$396.00
WASHINGTON STATE TREASURER		0717WS	249095	FINES & FORFEITURES BC-JUL 17	\$42,433.04
WEBCHECK INC		5762	249097	WEBCHECK SRVC JULY 17	\$1,329.26
WHITNEY, CLINT		17-349 WHITNEY	249251	17-349 NRU/PPC MEETINGS	\$438.04
UNASSIGNED TOTAL ****					\$55,699.49
Division: 001		CITY COUNCIL			
BANK OF AMERICA		TXN00034105	249284	Annex Bldg Coffee, Paper plate	\$92.82
		TXN00034375		DELTA AIR-AWC LEG MTG-PL	\$350.40
		TXN00034396		DELTA-AWC LEG MTG-PL-CREDIT	(\$350.40)
VERIZON WIRELESS	P058235	9790068048	248989	Verizon Service for Jun-28-Jul	\$180.14
CITY COUNCIL TOTAL ****					\$272.96



City Of Richland

VL-1 Voucher Listing

From: 8/7/2017 To: 8/25/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
Division: 100 CITY MANAGER					
BANK OF AMERICA		TXN00034018	249284	ICMA-DUES-CR	\$1,500.00
		TXN00034033		ICMA-ANL-CONF-OCT-CR	\$665.00
PITNEY BOWES PURCHASE POWER		0717/14823173	248968	POSTAGE 07/01/17 TO 07/31/17	\$82.58
VERIZON WIRELESS	P058261	9790068047	249411	Verizon Charges for July	\$38.68
CITY MANAGER TOTAL ****					\$2,286.26
Division: 101 CITY CLERK					
BANK OF AMERICA		TXN00034099	249284	Record BCES Transition & Buy-I	\$105.58
PITNEY BOWES PURCHASE POWER		0717/14823173	248968	POSTAGE 07/01/17 TO 07/31/17	\$24.39
TRI CITY HERALD	S017552	3171866	249541	COUNCIL PHN - CDS RAN ON 7/14/	\$43.47
	S017552	3183777		PHN 080117 COUNCIL RAN ON 7/23	\$64.27
	S017552	3185529		ORD 21-17 PW RAN ON 7/23/17	\$24.72
	S017552	3185547		ORD 22-17 CA RAN ON 7/23/17	\$29.66
	S017552	3189613		PHN 080117 COUNCIL RAN ON 7/30	\$37.08
CITY CLERK TOTAL ****					\$329.17
Division: 102 CITY ATTORNEY					
BANK OF AMERICA		TXN00033961	249284	SQ TAXI - KINTZLEY/CHIN MEDIA	\$51.84
		TXN00033984		RPS PASCO TRICITIES - PARKING	\$10.00
		TXN00034049		OFFICE DEPOT #2766 - SUPPLIES	\$165.00
		TXN00034084		PACER - INFO CHARGES	\$24.70
		TXN00034154		STAPLES - SUPPLIES	\$14.11
		TXN00034158		STAPLES - SUPPLIES	\$65.13
		TXN00034249		COSTCO WHSE #0486 - TRAINING T	\$64.20
		TXN00034306		STARBUCKS STORE 08936 - TRAINI	\$34.64
		TXN00034325		STARBUCKS STORE 08936 - TRAINI	\$34.64
		TXN00034367		STARBUCKS STORE 08936 - TRAINI	\$34.64
		TXN00034388		STARBUCKS STORE 08936 - TRAINI	\$17.32
BENTON COUNTY TREASURER		JUNE 2017	248917	DISTRICT COURT/OPD COSTS JUNE	\$50,722.36
		MAY 2017		DISTRICT COURT/OPD COSTS MAY	\$61,536.20
COLUMBIA SAFETY LLC		000034115	248836	CPR/AED (122 COR EMPLOYEES)	\$6,710.00
MENKE JACKSON BEYER LLP		07/2017-065	249064	GENERAL (CITY ATTY)	\$588.87
PITNEY BOWES PURCHASE POWER		0717/14823173	248968	POSTAGE 07/01/17 TO 07/31/17	\$3.37
THOMSON REUTERS-WEST		836563458	249230	INFORMATION CHARGES-JULY 2017	\$2,171.87
VERIZON WIRELESS	P058261	9790068047	249411	Verizon Charges for July	\$38.68
	P058261			Verizon Charges for July	\$39.19
XEROX CORPORATION		090135165	249252	MX4-344681 BASE/PRINTS- JUL	\$67.39
CITY ATTORNEY TOTAL ****					\$122,394.15
Division: 110 ASSISTANT CITY MANAGER					
BANK OF AMERICA		TXN00033905	249284	ICMA-CONF-REG-OCT-JMA	\$665.00
		TXN00033938		PMI-MBRSHJ-JMA	\$129.00



City Of Richland

VL-1 Voucher Listing

From: 8/7/2017 To: 8/25/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00033953	249284	GRIGGS ACE RICHLAND-OFC-FAN	\$54.29
		TXN00033990		ADOBE -SEND AND TRACK	\$21.71
		TXN00034120		OFFICE DEPOT-PAPER-CONFDNTL EN	\$312.14
		TXN00034371		AMAZON MKTPLACE-HDMI-JMA	\$18.30
VERIZON WIRELESS	P058261	9790068047	249411	Verizon Charges for July	\$38.93
XEROX CORPORATION		090135165	249252	MX4-344681 BASE/PRINTS- JUL	\$236.69
				MX4-344681 BASE/PRINTS- JUL	\$66.38
ASSISTANT CITY MANAGER TOTAL ****					\$1,542.44
Division:	111	COMMUNICATIONS & MARKETING			
BANK OF AMERICA		TXN00033898	249284	FACEBK-POOL MGRS-CDL	\$9.43
		TXN00033903		4IMPRINT/CITY FAIR ITEMS	\$6,794.99
		TXN00033912		FACEBK-POOL-FSTVL-CDL-REGATA	\$23.04
		TXN00033913		OFFICE DEPOT-CASIO CALC	\$15.19
		TXN00034016		4IMPRINT/REFUND FOR CITY FAIR	(\$814.41)
		TXN00034314		4IMPRINT-SAIL SIGN BASE-BALLAS	\$408.01
		TXN00034393		ADOBE-STK IMGS-JULY	\$32.57
		TXN00034399		OFFICE DEPOT-SLANTED SIGN	\$21.72
FLASHALERT NEWSWIRE		9217	248847	FLASHALERT NEWSWIRE	\$215.00
LITTLE RED ICE CREAM TRUCK LLC		080117	249060	NATL NIGHT OUT-ICE CREAM	\$500.00
VERIZON WIRELESS	P058261	9790068047	249411	Verizon Charges for July	\$76.17
WEST COAST PAPER COMPANY		10228822	248898	PAPER 67# WHITE	\$304.08
XEROX CORPORATION		090135183	249252	BG2-946472 BASE/PRINTS-JUL	\$532.12
				BG2-946472 BASE/PRINTS-JUL	\$384.40
		090135184	248994	B35-458536 BASE- JULY	\$140.31
		090135185	249252	XU6-476287 BASE/PRINTS-JUL	\$444.74
				XU6-476287 BASE/PRINTS-JUL	\$425.01
COMMUNICATIONS & MARKETING TOTAL ****					\$9,512.37
Division:	112	CABLE COMMUNICATIONS			
BANK OF AMERICA		TXN00033925	249284	SMARTSHEET-JUNE	\$82.54
		TXN00033954		DROPBOX-SM_INFO@CI.RICHLAND.WA	\$107.51
		TXN00034093		NATOA-CONF REG-MC	\$750.00
		TXN00034304		BEST BUY-TRIPODS	\$152.02
		TXN00034336		B&H PHOTO-HDMI CONVERTR	\$261.10
		TXN00034395		SMARTSHEET-JULY	\$82.54
SWAGIT PRODUCTIONS LLC	S017444	9292	248886	EASE H: SDI, HDMI, DVI, VGA,	\$8,990.00
VMI INC	P058060	239311	248894	ULTRANEXUS HD AUTOMATION CONTR	\$12,086.09
	P058060			FREIGHT	\$164.20
	P058060			ADJUST FOR TAX	\$0.01
	P058060			LGX-1TBR-LX 1TB USB STORAGE SE	\$862.28
	P058060	239325		FREIGHT	\$59.73



City Of Richland

VL-1 Voucher Listing

From: 8/7/2017 To: 8/25/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
VMI INC	P058060	239325	248894	EN20/MP2 ADTEC 8 BIT MPEG2 ENC	\$3,962.81
	P058060	239368		FREIGHT	\$31.02
	P058060			MAXCOMM MX-HD/SD-3G-T FIBER OP	\$1,295.60
	P058060			MX-HD/SD-3G-R MAXCOMM FIBER OP	\$1,295.60
CABLE COMMUNICATIONS TOTAL ****					\$30,183.05
Division:	113	HANFORD COMMUNITIES			
BANK OF AMERICA		TXN00034320	249284	PARADISE BTLD WATR-PBL-MNHTNPR	\$100.00
LUNDGREN, REGINA E		RCH-SB-521	248867	SPEAKERS BUREAU - JULY	\$280.00
XEROX CORPORATION		090135165	249252	MX4-344681 BASE/PRINTS- JUL	\$67.39
HANFORD COMMUNITIES TOTAL ****					\$447.39
Division:	120	FIRE			
BANK OF AMERICA		TXN00033933	249284	AMAZON - DISH SOAP	\$9.30
		TXN00033947		AMAZON - STA H2O FILTERS	\$67.43
		TXN00033968		HARBOR FREIGHT - SALVAGE TARPS	\$46.10
		TXN00033978		ZORO TOOLS - RACING FUEL	\$335.20
		TXN00033996		HOME DEPOT - STA 72 FRIDGE	\$866.63
		TXN00034002		CHARTER - STA INTERNET FEES	\$254.96
		TXN00034039		STAPLES - KEY TAGS	\$96.70
				STAPLES - MARKERS, PAPER	\$9.04
		TXN00034061		ROTOPAX - ITEM NOT REC'D	(\$91.49)
		TXN00034078		AMAZON - TOILET CLEANER	\$26.02
		TXN00034131		WAL-MART - *BI LUNCH SUPP'S	\$39.64
		TXN00034135		ISLAND VIEW - *BI BOXED DINNER	\$220.64
		TXN00034138		ISLAND VIEW - *BI BOXED DINNER	\$23.76
		TXN00034150		SUBWAY - *BI LUNCHES	\$104.26
		TXN00034151		ACE - *BI ICP CANOPY & TABLE	\$233.02
		TXN00034156		ISLAND VIEW - *BI BOXED DINNER	\$210.45
		TXN00034181		AMAZON - LYSOL CLEANER	\$18.16
		TXN00034182		CONOCO - *BI SMALL EQUIP FUEL	\$18.03
		TXN00034183		ISLAND VIEW - *BI BOXED LUNCH	\$276.55
		TXN00034184		YOKE'S - *BI SANDWICH TRAYS	\$104.53
		TXN00034198		COSTCO - *BI REHAB SUPP'S	\$123.29
		TXN00034232		CONOCO - *BI SMALL EQUIP FUEL	\$43.16
		TXN00034239		DICKEYS BBQ - *BI BOXED DINNER	\$361.10
		TXN00034258		SUBWAY - *BI LUNCHES	\$380.40
		TXN00034277		COSTCO - *BI WATER / GATORADE	\$82.00
		TXN00034282		ISLAND VIEW - *BI REHAB ICE	\$94.30
		TXN00034286		ZORO TOOLS - *BI TOY HOSE/NOZZ	\$939.27
		TXN00034287		COSTCO - *BI REHAB WATER	\$17.94
		TXN00034292		CONOCO - *BI SMALL EQUIP FUEL	\$33.33



City Of Richland

VL-1 Voucher Listing

From: 8/7/2017 To: 8/25/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00034328	249284	AMAZON - FIREMAN'S FRIEND	\$67.51
		TXN00034356		WPSG, INC - CHOCKS, AXES, LUGS	\$1,720.51
		TXN00034359		WPSG, INC - HYDRANT BAG	\$248.97
		TXN00034369		CMC RESCUE - THROW BAG	\$149.87
		TXN00034373		WPSG, INC - 30" HALLIGANS	\$1,182.39
		TXN00034387		AMAZON - BOLT CUTTERS, BROOMS	\$330.81
		TXN00034398		BASECAMP - MONTHLY SUB FEES	\$54.30
		TXN00034410		AMAZON - STA WATER COOLERS	\$698.98
BENTON COUNTY FIRE DIST 1		FTC2017-10	249320	2017 REGIONAL LIVE FIRE TRNG	\$2,027.06
BENTON PUD		624	249321	QTRLY RACK LEASE APR-JUN 2017	\$795.52
BENTON RURAL ELECTRIC ASSOCIATION		07/17-74170526	248918	COLLINS RD RADIO TOWER-ELECTRI	\$28.25
CALLBACK STAFFING SOLUTIONS LLC		006126	249327	STAFFING CALLBACK SRVCS-AUG	\$182.07
CASCADE FIRE EQUIPMENT CORP DBA	P058108	120930	248830	SHIPPING	\$26.06
	P058108			ADJUST FOR TAX	\$0.01
	P058108			TOPPS SAFETY WILDLAND SHIRT, 6	\$677.66
CHAPLAIN SERVICES NETWORK		RFD-06302017	248924	CHAPLAIN SRVCS MAR-JUNE 2017	\$236.25
CITY OF RICHLAND		07/2017 JULY	249025	CITY UTILITY BILLS/JULY 2017	\$4,834.02
D&D TELECOMMUNICATION PROPERTIES LLC		376	248930	PERRY MONUMENT RD RENT-aug	\$760.07
DAY WIRELESS SYSTEMS	P057814	593457	249342	Tablet installation-16 Vehicle	\$320.59
	P057814			NEW MOUNTS ON 2 AMBULANCES,	\$865.06
EMERGENCY REPORTING		2017_4313	249348	ERS SUBSCRIPTION-AUGUST	\$208.92
		2017_4928		ERS SUBSCRIPTION-SEPTEMBER	\$208.92
EMERICK, MIKE		073117	249149	REIMB FUEL - DARRINGTON FIR	\$41.90
FARMERS EXCHANGE		193382	249349	CHAINSAW REPAIR	\$119.73
FEDERAL EXPRESS CORP		5-872-10454	249155	SHIPPING CHGS-FIRE SYSTEM PLAN	\$4.77
		5-895-24468	249350	ST 74 NO2 MONITORS/SENSORS	\$9.04
FRONTIER		07/17 2061880334	248936	VHF PHONE LINE 07/19-08/18/17	\$422.86
		08/17 2530045365	249355	SILVER CLOUD PHONE LINE	\$66.64
INTERNATIONAL ASN OF ARSON INVESTIGATORS		109744	249053	DUES-RAMSAY 9/1/17-9/1/18	\$100.00
LN CURTIS & SONS		INV105453	249373	CASTLEBERRY COAT ALT'S	\$59.73
NOVA MOBILE SYSTEMS, INC	P057518	13012658-2/CREDIT	248872	GETAC OFFICE DOCK STATION WITH	\$1,515.00
	P057518			GETAC F110 DETACHABLE KEYBOARD	\$1,945.00
	P057518			GETAC F110 TABLET WITHOUT RFID	\$61,978.00
	P057518	13012658-4		GETAC BUMPER TO BUMPER + Exten	\$10,089.00
	P057518	13012658-5		GETAC OFFICE DOCK STATION WITH	\$1,212.00
PITNEY BOWES PURCHASE POWER		0717/14823173	248968	POSTAGE 07/01/17 TO 07/31/17	\$4.39
RICHLAND ACE HARDWARE		213829	249075	CLEANER TIRE FOAM	\$6.51
		57687	249207	WASH/WAX/GLUE/FASTENERS	\$21.90
		57799		DRANO CLOG REMOVER	\$10.85
SEA WESTERN INC	P058090	200405	248881	HAIX MISSOULA WILDLAND	\$5,734.08
	P058090			SHIPPING	\$80.47



City Of Richland

VL-1 Voucher Listing

From: 8/7/2017 To: 8/25/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
SEA WESTERN INC	P058090	200405	248881	#HX XR1, HAIX XR1 STATION BOOT	\$293.22
	P058090			#HX14X 9.5M, HAIX FIRE HUNTER	\$390.96
	P058090			#LN RAIN MAX C, JANEVILLE RANI	\$1,341.21
	P058090			#LN RAN MAX P, JANEVILLE RANIE	\$912.24
	P058177	200496	249392	HAIX MISSOULA WILDLAND BOOTS,	\$260.64
	P058177			SHIPPING	\$20.47
UNITED PARCEL SERVICE	S017550	000986641337	249409	GROUND PKG W/INSURANCE TO ICOM	\$16.13
UPTOWN CLEANERS		93078	249091	LINEN/UNIFORM LAUNDRY SRVCS	\$337.98
		93135		LINEN/UNIFORM LAUNDRY SRVCS	\$348.28
		93229		LINEN/UNIFORM LAUNDRY SRVCS	\$346.01
		93278		LINEN/UNIFORM LAUNDRY SRVCS	\$285.73
		93280		PANT RELABELING	\$48.87
VERIZON WIRELESS	P058261	9790068047	249411	Verizon Charges for July	\$512.67
	P058261			Verizon Charges for July	\$872.47
XEROX CORPORATION	P058281	090135182	249546	OFFICE COPIER LEASE/USAGE (JUN	\$335.96
FIRE TOTAL ****					\$110,312.23
Division:	130	POLICE			
101 CLEANERS		07/17-9427360	249100	UNIFORM LAUNDRY SRVCS-JULY	\$242.22
BANK OF AMERICA		TXN00033928	249284	Amazon.com - FLASH DRIVES	\$173.70
		TXN00033934		UPS 0000002654EE267 - Purchase	\$31.84
		TXN00033945		COSTCO WHSE - WATER/COOKIES VI	\$28.97
		TXN00033948		WAL-MART #3261 - WATER/GATORAD	\$9.06
		TXN00033955		MCDONALD'S F33162 - FOOD FOR S	\$32.50
		TXN00033963		STAPLES - EVIDENCE GLOVES	\$1,004.09
		TXN00033967		PEAVEY CORP. - BLUE EVIDENCE T	\$80.58
		TXN00033972		WAL-MART #3261 - IBUPROFEN	\$28.17
		TXN00033976		SNIPERCRAFT - KOE REGISTRATION	\$625.00
		TXN00033989		STAPLES - FILTERS/PLATES/WIPES	\$85.98
		TXN00033999		UPS 0000002654EE277 - Purchase	\$37.71
		TXN00034000		SIRCHIE FINGER PRINT LABO - FU	\$47.34
		TXN00034004		FACEBK S36UQBJY92 - EVENT ADV	\$25.02
		TXN00034008		STAPLES - PAPER/TONER	\$765.26
		TXN00034011		WALGREENS #10478 -CLIPPERS	\$3.25
		TXN00034013		EVIDENT INC - CANS/BOXES/TIES/	\$834.31
		TXN00034015		LOWES #02344 - MOUNTING SUPPLI	\$16.20
		TXN00034043		SANDYS TROPHIES INC - WALL NAM	\$175.12
		TXN00034051		CENTRAL FOOD - VICTIM LUNCH OL	\$17.06
		TXN00034066		ENVOY DATA CORP-Vertical USB N	\$1,104.00
		TXN00034101		COVERT LAW ENFORCEMENT - DOCKI	\$413.00
		TXN00034104		Amazon.com - BLUETOOTH MOUSE/D	\$51.38
		TXN00034140		AMAZON - COIN BATTERIES/KEY RI	\$30.26



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From: 8/7/2017 To: 8/25/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00034141	249284	BLUETRACK - STRESS BALLS	\$312.24
		TXN00034142		UPS 0000002654EE287 - Purchase	\$23.79
		TXN00034143		PAYPAL LAWENFORCES - RADAR/LI	\$37.45
		TXN00034163		STEEBERS LOCK SERVICE - PADLOC	\$55.22
		TXN00034165		STAPLES - FAN/PAPER	\$51.47
		TXN00034177		BLUETRACK - STRESS BALLS	\$70.00
		TXN00034185		GRIGGS ACE RICHLAND - TAPE RUL	\$32.56
		TXN00034187		IDEAL BLASTING SUPPLY - SUUNTO	\$566.06
		TXN00034202		AMAZON - WRITE ON TAGS	\$42.25
		TXN00034207		AMAZON - METRES CAVICIDE DISIN	\$21.75
		TXN00034212		SECURITY PRO USA - BATTERING	\$191.24
		TXN00034215		AMAZON - REPLACEMENT BELT CLIP	\$26.65
		TXN00034220		FAT OLIVES RESTAURANT - ICAC L	\$39.81
		TXN00034222		ACE HDWE - TAPE RULER	\$16.28
		TXN00034233		FACEBK 8AZ93CAY92 - EVENT AD	\$49.98
		TXN00034255		STEEBERS LOCK SERVICE - BLANK	\$513.14
		TXN00034262		MULTI-HEALTH SYSTEMS - ANDERSO	\$120.00
		TXN00034266		AMAZON MKTPLACE PMTS - COMMAND	\$17.36
		TXN00034274		AMAZON MKTPLACE PMTS - OGIO LA	\$62.96
		TXN00034290		EAGLE PRINTING - EMBROIDERY ON	\$342.37
				EAGLE PRINTING - EMBROIDERY ON	\$26.06
				EAGLE PRINTING - EMBROIDERY ON	\$61.79
		TXN00034299		UPS 0000002654EE297 - Purchase	\$33.10
		TXN00034343		GRIGGS ACE RICHLAND - PELLETS	\$5.96
		TXN00034344		TALOS TACTICAL LLC - TEST AMMO	\$42.01
		TXN00034345		DAMAGED EAR WRESTLING - CHARGE	\$850.00
		TXN00034363		DYNO NOBEL - PRIMACORD/NONEL M	\$1,905.04
				DYNO NOBEL - PRIMACORD	\$594.96
		TXN00034376		STAPLES - PERM MARKERS/KEYBOAR	\$82.53
		TXN00034379		AMAZON.COM - SHOOTING GLASSES	\$30.31
		TXN00034403		SANDYS TROPHIES INC - NAME BAD	\$12.76
		TXN00034409		DYNO NOBEL - PRIMACORD/NONEL M	\$1,310.09
BENTON COUNTY SHERIFF'S OFFICE	06/17-CUSTODY		248916	CUSTODY COSTS-JUNE 2017	\$89,182.17
	3/17-MEDICAL		249006	MEDICAL SUPPLIES/SRVCS-MAR	\$2,739.17
BERGER, KEVIN	17-354 BERGER		249433	17-354 EXPLOSIVES PURCHASE	\$42.25
	17-364 BERGER			17-364 AIRPORT BOMB SQUAD T	\$128.00
BUSH CAR WASH	4356		249125	RPD VEH WASHES-JULY (115)	\$718.75
CASCADE NATURAL GAS CORP	07/17-75997100005		249017	NAT GAS 871 GW WAY 06/20-07/17	\$10.85
CHARTER COMMUNICATIONS	08/17-0309703POL		249019	RPD INTERNET SRVCS 7/29-08/28	\$78.94
CITY OF PASCO	2017-00000020		249023	1/3 COST MEIER INV 17332&17538	\$1,441.66
	2017-00000023			COP-ANIMAL CONTROL SERV-JULY	\$20,806.38



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From: 8/7/2017 To: 8/25/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CITY OF RICHLAND		07/2017 JULY	249025	CITY UTILITY BILLS/JULY 2017	\$3,127.50
		17-162 PECK	249133	17-162 CRIME PREVENTION CON	\$92.00
		17-274 PARISH	249444	17-274 SCHOOL SAFETY CONFER	\$1,264.00
		17-319 KOE		17-319 SNIPERCRAFT BASIC	\$1,324.89
COLUMBIA BASIN IMAGING PC		1601248173	249029	HAM-MED CLEAR 17-08684	\$25.00
		1601284487		DOWNEY-MED CLEAR 17-15513	\$267.00
CROUCH, JASON		17-363 CROUCH	249447	17-363 AIRPORT BOMB SQUAD T	\$128.00
DAY WIRELESS SYSTEMS		441763	249144	INSERT RETAINER	\$17.90
		442276		EAR PIECES/LISTEN ONLY	\$158.88
FRONTIER	S017541	08/17 2530035792	249355	FRONTIER COMMUNICATIONS MONTHL	\$636.63
GALLS, LLC	P058095	BC0447047	248850	ZA954 NAV 16 X 33 FLYING CROSS	\$67.28
	P058095			ADJSUT FOR TAX	\$0.01
	P058095			CUSTOMER SPECIFIC EMBLEM	\$2.17
	P058095			BUTTON REMOVAL/MOVE	\$4.77
	P058095			SHIPPING	\$39.09
	P058095			SW724 RED MD 5.11 TACTICAL MEN	\$43.43
	P058095			SW724 RED XL 5.11 TACTICAL MEN	\$43.43
	P058095			TR506 TDKH 32 X 32 5.11 TACTIA	\$54.29
	P058095			TR506 TDKH 32 X 34 5.11 TACTIC	\$54.29
	P058095			TR506 TDKH 38 X 34 5.11 TACTIC	\$54.29
	P058095			TR618 NAV 38 X 33 OB MENS POLY	\$97.69
	P058095			TR506 TDKH 34 X 32 5.11 TACTIC	\$54.29
	P058095			FL622 DC STREAMLIGHT STINGER L	\$117.93
	P058095			TR506 TDKH 36 X 34 5.11 TACTIC	\$108.58
	P058135	BC0447762	249356	ESTIMATED SHIPPING	\$31.48
	P058135			TP430 BLK US PEACEKEEPERS RAPI	\$49.95
	P058135	BC0447765		ESTIMATED SHIPPING	\$20.62
	P058135			FT921 BLK 10.5M SALOMON XA PRO	\$173.76
GLASEN, HEIDI		17-360 GLASEN	249469	17-360 NARCOTICS DISPOSAL	\$18.00
GRAINGER	S017551	9525272325	249470	LIGHTSTICK, RED ITEM #6ZCH6	\$27.83
IRON MOUNTAIN INC		PAN1116	249168	SHREDDING SRVCS-JULY	\$115.42
KADLEC REGIONAL MEDICAL CENTER		H10170150056803	249055	STEPHENS MED CLRNC 17-01127	\$110.06
KENNEWICK EMERGENCY PHYSICIANS PS		LINK 17-12235	249057	LINK-MED CLEAR 17-12235	\$449.00
KENNEWICK GENERAL HOSPITAL		5959108-0001	249058	LINK-MED CLEAR 17-12235	\$4,189.89
LANGUAGE LINE SERVICES LLC		4124521	249180	NONEMERGENCY TRANSLATION-JULY	\$0.00
LARSEN GUNSMITHING & FIREARMS	P058188	9231	248864	G2X-C-BK SUREFIRE FLASHLIGHTS	\$260.64
	P058212	9243	249371	SAFARILAND TRANSPORT HOODS	\$62.99
LN CURTIS & SONS	P057370	INV116215	248866	AMMX0024GL940A SBLK BLADE TECH	\$130.10
	P057370			ACCX0072AA0018A M BLADE-TECH S	\$59.46
NETSENTIAL COM INC		36203	249070	SOFTWARE-RICHLANDSHIELD.ORG	\$600.00
NORTHWEST EMERGENCY PHYSICIANS INC		179919342	249071	JOHNSON-MED CLEAR 16-27585	\$303.00



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
NORTHWEST EMERGENCY PHYSICIANS INC		180963855	249071	GILLESPIE-MED CLEAR 17-00933	\$303.00
		186968252		HAM-MED CLEAR 17-08684	\$886.00
OXARC INC		60024114	249198	CYLINDER RENTAL-JULY	\$8.34
PITNEY BOWES PURCHASE POWER		0717/14823173	248968	POSTAGE 07/01/17 TO 07/31/17	\$604.48
				POSTAGE 07/01/17 TO 07/31/17	\$0.46
RIVER CITY TOWING INC		15685	249211	TOW CHARGE	\$48.87
STOP STICK, LTD	P058096	0009486-IN	248979	ADJUST FOR TAX	(\$0.02)
	P058096			SHIPPING	\$119.46
	P058096			S3800K 9' STOP STICK KIT	\$7,284.89
TRANS UNION RISK & ALTERNATIVE DATA		07/17-204527	249234	RPD RECORDS SEARCH - JULY	\$110.00
VERIZON WIRELESS	P058261	9790068047	249411	Verizon Charges for July	\$5,736.14
WASHINGTON STATE PATROL		118000562	249243	BACKGROUND CHECKS-JUL 2017	\$32.00
XEROX CORPORATION		090135173	249252	LX5-691308 BASE/PRINTS-JUL	\$233.56
		090135174		LX5-691344 BASE/PRINTS-JUL	\$235.17
		090135175		LX5-694258 BASE/PRINTS-JUL	\$187.71
		090135176		MX4-345491 BASE/PRINTS-JUL	\$506.44
		090135177		MX4-345537 BASE/PRINTS-JUL	\$221.98
POLICE TOTAL ****					\$159,461.40
Division:	210	ADMINISTRATIVE SERVICES			
BANK OF AMERICA		TXN00033920	249284	STAPLES-COMPUTER STAND-IB	\$28.21
		TXN00034279		DUPUS BMERS-ASD MTG CK/CR/SH/J	\$56.68
CABOT DOW ASSOCIATES INC	P057294	JULY 2017	249015	HR LABOR NEGOTIONS	\$3,465.00
GOVERNMENT FINANCE OFFICERS ASN		0153003 2017	249049	9/1/17-8/31/18 DUES KOCH	\$198.00
VERIZON WIRELESS	P058261	9790068047	249411	Verizon Charges for July	\$38.68
ADMINISTRATIVE SERVICES TOTAL ****					\$3,786.57
Division:	211	FINANCE			
BANK OF AMERICA		TXN00033916	249284	WFOA-CONF REG-BRIMACOMBE	\$550.00
		TXN00033973		STAPLES-DESK ORGANIZER	\$87.85
		TXN00033979		STAPLES-TONER/PAPER/POST-IT	\$364.83
		TXN00034006		STAPLES-MICR TONER	\$152.12
		TXN00034023		STAPLES-STAPLERS/TONER/PAPER	\$781.21
		TXN00034034		STAPLES-BINDER CLIPS	\$6.07
		TXN00034037		STAPLES-MICR TONER	\$164.77
		TXN00034100		VARIDESK -STAND DESK-J WILLIS	\$450.00
		TXN00034121		AMAZON-Plantronics Wireless	\$245.13
		TXN00034272		STAPLES-SELF INK STAMP	\$21.81
		TXN00034296		AMAZON -Wireless Headset	\$245.13
FEDERAL EXPRESS CORP		5-887-87560	249350	OVERNIGHT PITNEY BOWES	\$8.78
GARDA CL NORTHWEST INC		10318893	249158	ARMORED CAR SRVCS JULY 2017	\$435.20
GOVERNMENT FINANCE OFFICERS ASN		0153003 2017	249049	9/1/17-8/31/18 DUES SUCHY/ALLE	\$397.00



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From: 8/7/2017 To: 8/25/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
JETPAY PAYMENT SERVICES, FL, LLC		2018137	249485	MERCHANT SRVC CHRGS JULY 17	\$34,221.24
PARADISE BOTTLED WATER CO		07/17-ADMIN SRVCS	248874	BOTTLED WATER-JULY	\$39.63
				BOTTLED WATER-JULY	\$39.62
PITNEY BOWES PURCHASE POWER		0717/14823173	248968	POSTAGE 07/01/17 TO 07/31/17	\$882.65
				POSTAGE 07/01/17 TO 07/31/17	\$37.68
				POSTAGE 07/01/17 TO 07/31/17	\$4,070.69
REDSSON LTD		195795	248879	PORTAL SERVICE LOCATES-JULY	\$258.00
RETAIL LOCKBOX INC		17074812	249074	UB PYMT PROCESSING JUL 17	\$2,497.40
VERIZON WIRELESS	P058261	9790068047	249411	Verizon Charges for July	\$60.75
	P058261			Verizon Charges for July	\$38.68
XEROX CORPORATION		090135178	249252	MX4-346672 BASE/PRINTS-JUL	\$309.65
FINANCE TOTAL ****					\$46,365.89
Division:	212	PURCHASING			
BANK OF AMERICA		TXN00034007	249284	PARADISE BOTTLED WATER DISPENS	\$266.07
		TXN00034271		AMAZON/PENS,CALCULATOR,PHONE S	\$63.85
CITY OF RICHLAND		07/2017 JULY	249025	CITY UTILITY BILLS/JULY 2017	\$784.30
ORKIN EXTERMINATING INC	S017270	159239243	248961	PEST CONTROL SERVICES FOR BLDG	\$29.86
	S017270			PEST CONTROL SERVICES FOR BLDG	\$29.87
PITNEY BOWES PURCHASE POWER		0717/14823173	248968	POSTAGE 07/01/17 TO 07/31/17	\$0.92
VERIZON WIRELESS	P058261	9790068047	249411	Verizon Charges for July	\$33.02
	P058261			Verizon Charges for July	\$19.33
XEROX CORPORATION	S017272	090135180	249252	XEROX 7855 LEASE AND COPY CHAR	\$48.10
	S017272			XEROX 7855 LEASE AND COPY CHAR	\$192.39
PURCHASING TOTAL ****					\$1,467.71
Division:	213	INFORMATION TECHNOLOGY			
BANK OF AMERICA		TXN00033899	249284	GODADDY-SCCM License	\$94.99
		TXN00033911		STAPLES - PAPER SUPPLY	\$121.49
		TXN00033970		APL APPLE ONLINE STORE - IT CO	\$181.37
		TXN00033991		Amazon.com - Credit	(\$130.20)
		TXN00033993		APL APPLE ONLINE STORE - IT CO	\$270.41
		TXN00034022		APL APPLE ONLINE STORE - IT CO	\$5,428.91
		TXN00034025		APL APPLE ONLINE STORE - IT CO	\$270.41
		TXN00034035		APL APPLE ONLINE STORE - IT CO	\$171.59
		TXN00034045		APL APPLE ONLINE STORE - IT CO	\$270.41
		TXN00034053		APL APPLE ONLINE STORE - IT CO	\$5,257.32
		TXN00034063		ALASKA AIR -Sharon Collabware	\$282.64
		TXN00034065		ALASKA AIR -Emily Collabware	\$282.64
		TXN00034067		AGENT FEE-Sharon Guo	\$45.00
		TXN00034079		AGENT FEE -Emily's Airfare Tic	\$45.00
		TXN00034205		MEASUREUP - Software Download	\$119.00



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00034241	249284	OEM OPTIC-Equipment for Hapo S	\$56.00
		TXN00034245		Amazon-Exam Office 365 Study G	\$63.42
		TXN00034273		THE COMPLETE LINE-Plotter Pape	\$530.11
		TXN00034281		Newegg-Temp Power Adapter	\$72.53
		TXN00034321		THE HOME DEPOT-Combo Lock Snyd	\$34.71
		TXN00034335		CDW -Fiber Media Converter	\$331.19
		TXN00034338		THE HOME DEPOT-Vault Lid Parts	\$13.08
		TXN00034397		SCHNEIDERELECTRIC-Replacement	\$206.33
CERUM NETWORKS INC	P058284	I063218	249443	Engineer Remote System Program	\$434.40
	P058284	I063228		Engineer Remote Sys Programmin	\$190.05
	P058094	I063291	249332	Cisco Catalyst 2960X48 GigE Po	\$4,709.87
	P058094			SHIPPING	\$20.09
DELL COMPUTER CORPORATION	P058152	10181180508	249343	DOCKING STATION, Dell WD15 wit	\$145.51
	P058152			LAPTOP, Dell Latitude 7480	\$1,122.46
	P058143	10181209920		DOCKING STATION, Dell WD15 wit	\$162.89
	P058143			LAPTOP, Dell Latitude 7480	\$486.95
	P058196	10183344333		ADJUST FOR TAX	(\$0.01)
	P058196			Dell Dock-WD15 with 180W Adapt	\$145.51
	P058196			Dell Latitude 7480	\$1,122.46
	P057904	930155775	249037	7x24 CORRECTIVE UPS MAINTENANC	\$11,266.16
N HARRIS COMPUTER CORPORATION	P058255	MN00102079	249379	Blue Prince Invoice Oct1-Sept3	\$9,302.00
PARAMOUNT COMMUNICATIONS INC	P058181	33775	249384	Installation of Communications	\$679.84
SINGLEWIRE SOFTWARE LLC	P058192	25088	248882	Annual Maintenance -Per End Po	\$999.12
SMARSH, INC.	S017380	INV00251617	248978	ANNUAL RENEWAL MESSAGE ARCHIVI	\$1,130.00
TRI CITIES BATTERY & AUTO REPAIR	P058237	117543	248988	BATTERY, Quantity of 2 -12V 8	\$56.54
	P058222	120060	248889	UPS Battery Replacement	\$100.04
	P058261	9790068047	249411	Verizon Charges for July	\$375.67
VERIZON WIRELESS	P058261			Verizon Charges for July	\$15.02
XEROX CORPORATION		090135170	249418	MX4-340609 BASE/PRINTS- JULY	\$169.64
INFORMATION TECHNOLOGY TOTAL ****					\$46,652.56
Division:	220	HUMAN RESOURCES			
BANK OF AMERICA		TXN00033927	249284	TARGET-OFFICE FAN STG RM	\$27.14
		TXN00034082		STARBUCKS-HR MTG W/IBEW	\$15.37
		TXN00034094		WAL-MART-NEGOTIATIONS MEETING	\$59.86
		TXN00034110		SKILLEDUCATORS-HR EEOC WEBINAR	\$319.00
		TXN00034132		ESS-EMPLOYEE BACKGROUND CK	\$5.00
		TXN00034134		STONE SOUP-NEGOTIATIONS LUNCH	\$121.51
		TXN00034206		SHRM-MEMBER DUES-J RETTIG	\$199.00
		TXN00034218		STAPLES-POST IT-FLAGS	\$7.71
		TXN00034230		STAPLES-FILE FOLDERS	\$158.60
		TXN00034244		STAPLES-FILE FOLDERS/WIPES	\$222.27



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00034315	249284	NEOGOV-J RETTIG NEOGOV CONF	\$925.00
				NEOGOV-K NASH NEOGOV CONF	\$450.00
		TXN00034316		NHRMA-PAULSEN 2017 NHRMA CONF	\$575.00
				NHRMA-PARKER 2017 NHRMA CONF	\$575.00
		TXN00034341		STAPLES-TONERS	\$278.74
		TXN00034350		STAPLES-MAGNETIC LABEL HOLDERS	\$61.88
		TXN00034357		MGM-RETTIG NEOGOV CONF HOTEL	\$110.83
		TXN00034370		MGM-NASH NEOGOV CONF HOTEL	\$110.83
		TXN00034391		HOP JACKS-HR/MERCER 2QTR MTG	\$102.50
EMPLOYMENT SCREENING SERVICES, INC		38108241337	248843	BACKGROUND/REFERENCE CHECKS	\$112.00
		38152741194		BACKGROUND/REFERENCE CHECKS	\$332.50
		38154841337		BACKGROUND/REFERENCE CHECKS	\$130.00
		38203541194	249461	BACKGROUND/REFERENCE CHECKS	\$243.50
		38205341337		BACKGROUND/REFERENCE CHECKS	\$93.00
HYAS GROUP LLC		2258	249475	3Q 2017 COMP CONSULT FEE	\$9,250.00
		2259		3Q 2017 CONSULTING FEE-FIRE	\$1,500.00
		2260		3Q 2017 RHS CONSULT FEE	\$1,500.00
ON SCENE MEDICAL SERVICES, P.C.		00226	249503	PRE EMP-PHYSICALS	\$520.00
PITNEY BOWES PURCHASE POWER		0717/14823173	248968	POSTAGE 07/01/17 TO 07/31/17	\$2.24
TALENT WISE INC		98352720	249535	BACKGROUND CHECKS- JULY	\$24.86
VERIZON WIRELESS	P058261	9790068047	249411	Verizon Charges for July	\$52.36
XEROX CORPORATION		090135170	249418	MX4-340609 BASE/PRINTS- JULY	\$4.83
		090135179	249546	MX4-354245 BASE/PRINTS- JULY	\$335.99
HUMAN RESOURCES TOTAL ****					\$18,426.52
Division:	300	COMMUNITY &DEVELOPMENT SERVICE			
ABADAN INC		CNIN137358	248997	XEROX6204 MAINT 7/23-8/22/17	\$141.13
BANK OF AMERICA		TXN00033919	249284	STAPLES - HDMI CABLE	\$30.94
		TXN00034057		SQ KAGEN COFFEE & CREPES - AS	\$4.34
		TXN00034059		SQ KAGEN COFFEE & CREPES - AS	\$4.34
		TXN00034171		DICKEYS BARBECUE - SITE REVIEW	\$41.11
		TXN00034213		JIMMY JOHNS -STAFF WORK SESSIO	\$71.69
		TXN00034381		CITY OF SPOKANE PARKING- K.JEN	\$1.20
		TXN00034411		CITY OF SPOKANE PARKING M -K.J	\$1.20
JENSEN, KERWIN		17-353 JENSEN	249172	17-353 EASTERN WA PLANNER'S	\$143.02
LYNNWOOD PUBLIC FACILITIES DISTRICT		2017 COFERENCE	249061	CONFERENCE REG-K. JENSEN	\$150.00
PITNEY BOWES PURCHASE POWER		0717/14823173	248968	POSTAGE 07/01/17 TO 07/31/17	\$0.46
VERIZON WIRELESS	P058261	9790068047	249411	Verizon Charges for July	\$155.99
XEROX CORPORATION		090135166	249099	MX4-343179 BASE/PRINTS JUL	\$374.00
COMMUNITY &DEVELOPMENT SERVICE TOTAL ****					\$1,119.42
Division:	301	DEVELOPMENT SERVICES			



City Of Richland

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From: 8/7/2017 To: 8/25/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00033998	249284	ASSOC OF WA CITIES -REGISTRATI	\$350.00
		TXN00034126		STAPLES - POST-IT, PENS, TEMPL	\$58.51
		TXN00034326		AMAZON MKTPLACE PMTS - PRINTER	\$49.99
BENTON CLEAN AIR AUTHORITY		2017-COR-Q3	249004	3RD QTR 2017 ASSESSMENT PYMT	\$14,823.04
JENNINGS, TYLER		081817	249482	REIMB ICC CERTIFICATION TRA	\$130.00
MCLEAN LAW OFFICE		GM-08152017	249496	C178-14 HEARING EXAMINER SRVCS	\$6,645.00
PITNEY BOWES PURCHASE POWER		0717/14823173	248968	POSTAGE 07/01/17 TO 07/31/17	\$4.60
TRI CITY HERALD	S017552	3157251	249541	PHN 072717 HE RAN ON 7/3/17	\$48.30
	S017552	3171900		MITIGATED DETERMINATION OF	\$77.28
	S017552	3172398		MTG NOTICE PHN DNS RAN ON	\$50.71
	S017552	3181369		DNS PHN RAN ON 7/19/17 AD	\$60.37
	S017552	3201506		DSN #EA2017-11 RAN ON 7/30/17	\$71.68
VERIZON WIRELESS	P058261	9790068047	249411	Verizon Charges for July	\$477.90
WATER SOLUTIONS INC		16489	249244	3 WTR MACHINES -AUGUST 2017	\$16.29
				3 WTR MACHINES -AUGUST 2017	\$39.63
XEROX CORPORATION		090135168	249252	LX5-692207 BASE/PRINTS-JUL	\$71.38
DEVELOPMENT SERVICES TOTAL ****					\$22,974.68
Division:	302	REDEVELOPMENT			
BANK OF AMERICA		TXN00034040	249284	BENTON CO AUDITOR - LIEN RECOR	\$77.00
PITNEY BOWES PURCHASE POWER		0717/14823173	248968	POSTAGE 07/01/17 TO 07/31/17	\$3.68
REDEVELOPMENT TOTAL ****					\$80.68
Division:	303	LIBRARY			
BANK OF AMERICA		TXN00033901	249284	MIDWEST DVD	\$1,380.97
		TXN00033906		INGRAM BOOKS	\$36.71
		TXN00033926		INGRAM BOOKS	\$69.53
		TXN00033930		INGRAM BOOKS	\$56.56
		TXN00033936		OVERDRIVE DIGITAL	\$130.30
		TXN00033939		INGRAM BOOKS	\$212.30
		TXN00033940		INGRAM BOOKS	\$219.54
		TXN00033941		INGRAM BOOKS	\$628.09
		TXN00033943		INGRAM BOOKS	\$124.60
		TXN00033944		INGRAM BOOKS	\$113.76
		TXN00033959		INGRAM BOOKS	\$153.05
		TXN00033964		INGRAM BOOKS	\$381.54
		TXN00033974		BAKER & TAYLOR BOOKS	\$162.83
		TXN00033995		MIDWEST DVD HOOPLA	\$2,551.06
		TXN00034003		INGRAM BOOKS	\$21.50
		TXN00034009		INGRAM BOOKS	\$48.57
		TXN00034014		INGRAM BOOKS	\$85.92
		TXN00034017		INGRAM BOOKS	\$36.66



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From: 8/7/2017 To: 8/25/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00034019	249284	INGRAM BOOKS	\$67.09
		TXN00034024		INGRAM BOOKS	\$168.72
		TXN00034026		OVERDRIVE DIGITAL	\$253.91
		TXN00034031		GALE LARGE PRINT	\$658.92
		TXN00034032		STAPLES - Purchase	\$2,439.68
		TXN00034041		INGRAM BOOKS	\$51.13
		TXN00034046		INGRAM BOOKS	\$37.35
		TXN00034054		DEMCO SUPPLIES	\$140.49
		TXN00034058		INGRAM BOOKS	\$26.98
		TXN00034062		INGRAM BOOKS	\$121.47
		TXN00034086		MIDWEST DVD	\$229.56
		TXN00034092		INGRAM BOOKS	\$94.29
		TXN00034116		INGRAM BOOKS	\$623.53
		TXN00034117		INGRAM BOOKS	\$70.72
		TXN00034122		STAPLES - Purchase	\$172.09
		TXN00034147		STAPLES - Credit	(\$2,358.79)
		TXN00034159		INGRAM BOOKS	\$63.76
		TXN00034167		INGRAM BOOKS	\$241.33
		TXN00034168		INGRAM BOOKS	\$23.54
		TXN00034191		INGRAM BOOKS	\$109.45
		TXN00034192		INGRAM BOOKS	\$181.25
		TXN00034211		INGRAM BOOKS	\$53.16
		TXN00034216		STAPLES - Purchase	\$105.29
		TXN00034231		INGRAM BOOKS	\$268.16
		TXN00034270		DEMCO SUPPLIES	\$1,960.00
		TXN00034318		FASTSIGNS-WINDOW VINYL_STEAM	\$217.10
		TXN00034355		SP OZOBOT - Purchase	\$545.00
		TXN00034377		BIRDBRAIN TECHNOLOGIES LL - Pu	\$178.20
		TXN00034380		SP AMERICAN BUTTON M - Purch	\$525.85
		TXN00034386		WALMART GROCERY - Purchase	\$90.40
		TXN00034407		STAPLES - Purchase	\$9.71
CITY OF RICHLAND		07/2017 JULY	249025	CITY UTILITY BILLS/JULY 2017	\$4,883.50
EQUINOX SOFTWARE INC	P058239	4066	249041	Equinox Sequoia Service from	\$15,330.00
FRONTIER	S017534	07/17 5099433152	249046	FRONTIER COMMUNICATIONS MONTH	\$376.13
GRAINGER	S017551	9525659844	249470	COMM CABLE RISER ITEM #1ATJ4	\$191.98
OCLC INC		0000548509	249501	CATALOGING SRVCS - JULY	\$1,034.70
PITNEY BOWES PURCHASE POWER		0717/14823173	248968	POSTAGE 07/01/17 TO 07/31/17	\$412.35
PROQUEST LLC		70472168	249511	DATABASES 7/1/17-6/30/18	\$934.03
VERIZON WIRELESS	P058261	9790068047	249411	Verizon Charges for July	\$79.24
XEROX CORPORATION		089836601	249099	7HB-469027 BASE ONLY- JULY	\$11.58
		089897736	249418	LX5-692939 BASE/PRINTS- JUNE	\$166.89



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
XEROX CORPORATION		089897737	249099	LX5-692946 BASE/PRINTS-JUN	\$249.94
		090135187	249252	LX5-692917 BASE/PRINTS- JUL	\$449.02
		090135188		LX5-692943 BASE/PRINTS- JUL	\$142.55
LIBRARY TOTAL ****					\$38,044.74
Division:	330	PARKS & RECREATION ADMIN			
BANK OF AMERICA		TXN00034389	249284	TRAVELOCITY 7283879144 - GARTS	\$33.00
		TXN00034392		NRPA HOUSING - GARTSIDE	\$207.19
		TXN00034406		NRPA-CONGRESS - GARTSIDE	\$765.00
		TXN00034408		DELTA AIR 0068641926899 - GA	\$468.79
VERIZON WIRELESS	P058261	9790068047	249411	Verizon Charges for July	\$1,358.58
PARKS & RECREATION ADMIN TOTAL****					\$2,832.56
Division:	331	PARKS & REC - RECREATION			
BANK OF AMERICA		TXN00033903	249284	4IMPRINT/CITY FAIR ITEMS	\$587.64
		TXN00033915		BENTON FRANKLIN DISTRIC H - PO	\$307.00
		TXN00033917		SAFEWAY STORE00003335 - POOL	\$38.79
		TXN00033924		Amazon.com - Portable Score Ke	\$99.28
		TXN00033931		AMAZON MKTPLACE PMTS - PRINTER	\$55.59
		TXN00033932		WAL-MART #3261 - POOL SUPPLIES	\$23.77
		TXN00033965		KHQ INC - HCS PUB AND GRUB ADV	\$1,800.00
		TXN00033981		SUNWEST SPORTSWEAR - SEE3SLAM	\$122.85
		TXN00033986		SIGNSIMPL LLC - Monthly Licen	\$16.00
		TXN00033988		FRED-MEYER #0286 - POOL BIRTHD	\$7.99
		TXN00033997		AMAZON MKTPLACE PMTS - DAY PLA	\$28.78
		TXN00034042		WM SUPERCENTER #3261 - GEORGE	\$29.49
		TXN00034044		OTC BRANDS, INC. - HCS LUAU	\$75.93
		TXN00034068		TED BROWN MUSIC RICHLAND - AUD	\$71.96
		TXN00034077		SQ CACHE ADVANCE, - GEOCOIN C	\$216.66
		TXN00034088		DOLLAR TREE - POOL PARTY SUPPL	\$8.69
		TXN00034089		SWANK MOTION PICTURES IN - MOV	\$385.00
		TXN00034090		SWANK MOTION PICTURES IN - MOV	\$385.00
		TXN00034091		SWANK MOTION PICTURES IN - MOV	\$385.00
		TXN00034106		SWANK MOTION PICTURES IN - MOV	\$425.00
		TXN00034107		LITTLE CAESARS 208 - POOL PART	\$244.35
		TXN00034111		AMAZON MKTPLACE PMTS -	\$14.95
		TXN00034133		Amazon.com - ODORIZER REFILL F	\$48.86
		TXN00034148		INTERNATIONAL TRANSACTION - Pu	\$2.48
		TXN00034153		DESIGNPRINT-ARTISAN MKT	\$215.80
		TXN00034157		SUPERSHUTTLE/EXECUCARMCO - AIR	\$32.00
		TXN00034164		DELTA AIR 0062390328350 - AI	\$375.60
		TXN00034166		BEDFINDERTRAVELSERVICE - HOTEL	\$309.40



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00034169	249284	SAFEWAY STORE00003335 - WATER	\$21.85
		TXN00034172		ATOMIC SCREENPRINTING - SWIM T	\$625.26
		TXN00034221		MY BINDING COM - SENIOR PICNIC	\$80.50
		TXN00034289		SWANK MOTION PICTURES IN - MOV	\$425.00
		TXN00034297		BENNETT RENTALS - HCS LUAU	\$521.28
		TXN00034329		SAFEWAY STORE00003335 - GEORG	\$17.08
		TXN00034331		DESIGNPRINT-ARTISAN MKT-CREDIT	(\$14.00)
		TXN00034333		STAPLES - FOLDERS, BATTERIES	\$47.19
		TXN00034340		STAPLES - FILE FOLDERS	\$79.76
		TXN00034382		JOINHOMEBASE.COM - TIMECARD SO	\$9.95
		TXN00034405		SWANK MOTION PICTURES IN - MOV	\$385.00
BENNETT RENTALS	161907	249003		HCS TRAILER STAND	\$23.34
CAMARENA LATIN RHYTHMS	JULY 2017	249328		SALSA INSTRUCTOR-JULY	\$586.55
CITY OF RICHLAND	17-206 BROWN	249133		17-206 STARGUARD COURSE	\$346.18
CLOVERDAYLE LLC	081217 RETAINAGE	248834		HCS PERFORMANCE AT PUB N GRUB	\$1,750.00
COOLEY, DAVID M.	092117 DEPOSIT	249034		SENIOR PICNIC PERF DEPOSIT	\$1,700.00
DH EVENTS AND ENTERTAINMENT, INC	081317 PUB N GRUB	248841		HCS PERFORMANCE AT PUB N GRUB	\$2,000.00
ELIZABETH E TROST	JULY 2017	249460		JULY CLASS-6175	\$398.83
	JUNE 2017	248933		JUNE CLASS-6174	\$313.95
HEALTHY FEET LLC	JULY 2017	248939		FOOT CARE CLASSES-JULY	\$717.60
KNUTZEN, GABRIEL	081317 PUB N GRUB	248860		HCS PERFORMANCE AT PUB N GRUB	\$400.00
LANGDON, ANTHONY		248863		HCS GROOVE PRINCIPAL PUB N GRU	\$600.00
MASON, PATTI L	JULY 2017	248956		FITNESS CLASSES - JULY	\$380.96
MOLINA, ERIC A.	081317	249377		HCS PERFORMANCE PUB-N-GRUB	\$300.00
NASARIO, JAMIE	081217	248871		HCS PERFORMANCE PUB-N-GRUB	\$400.00
PITNEY BOWES PURCHASE POWER	0717/14823173	248968		POSTAGE 07/01/17 TO 07/31/17	\$5.19
RIVERSIDEDAVE LLC	080117	249077		SOUND FOR NNO/CITY FAIR-HCS	\$650.00
	081217/081317	249213		HCS PROVIDE SOUND PUB N GRUB	\$5,000.00
SKYHAWKS SPORTS ACADEMY INC	37510	249530		SUMMER CAMPS 6/26/17-7/28/17	\$834.00
SZENDRE, JOLENE	JUNE 2017	248981		YOGA CLASS #6100-JUNE 2017	\$100.41
TRI CITIES MONITORING, INC	17-210	249238		HCS SECURITY FOR PUB N GRUB	\$1,577.80
WAMBEKE, FRAZER	081217	248896		HCS PERFORMANCE PUB-N-GRUB	\$300.00
WASHINGTON CITIES INSURANCE AUTHORITY	RI-1726	248991		BROWN-TRAINING NO SHOW FEE	\$25.00
XEROX CORPORATION	089781997	248994		MX4-322135 BASE/PRINTS- JUNE	\$231.35
				MX4-322135 BASE/PRINTS- JUNE	\$195.46
	090135164	249252		MX4-322135 BASE/PRINTS- JUL	\$231.35
				MX4-322135 BASE/PRINTS- JUL	\$92.57
PARKS & REC - RECREATION TOTAL ****					\$27,673.27
Division:	335	PARKS & REC - PARKS&FACILITIES			
ABM JANITORIAL NORTHWEST		11180890	248998	POOL CLEANING	\$670.80
		11180896		CARPET CLEANING	\$282.65



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
ABM JANITORIAL NORTHWEST		11194890	248998	JANITORIAL SRVCS-JULY	\$978.44
				JANITORIAL SRVCS-JULY	\$2,342.86
				JANITORIAL SRVCS-JULY	\$3,128.45
				JANITORIAL SRVCS-JULY	\$2,667.25
				JANITORIAL SRVCS-JULY	\$903.54
				JANITORIAL SRVCS-JULY	\$527.01
		11275509	249101	JANITORIAL SRVCS-AUGUST	\$903.54
				JANITORIAL SRVCS-AUGUST	\$3,128.45
				JANITORIAL SRVCS-AUGUST	\$2,667.25
				JANITORIAL SRVCS-AUGUST	\$2,342.86
				JANITORIAL SRVCS-AUGUST	\$978.44
				JANITORIAL SRVCS-AUGUST	\$527.01
AIREFCO INC	3829364	249103	FILTER	\$77.87	
	3829365		FILTER	\$353.17	
ALLPLAY SYSTEMS LLC	S017460	2017-119	249277	FREIGHT	\$1,068.54
	S017460			ENGINEERED WOOD FIBER, 100 CY,	\$2,035.16
	S017499	2017-120		FREIGHT	\$1,068.54
	S017499			ENGINEERED WOOD FIBER, 100 CY,	\$2,035.16
ARAMARK UNIFORM SERVICES INC	S017544	07/17-934962000	249109	LINEN CHARGES FOR JULY 2017	\$462.18
BANK OF AMERICA		TXN00033902	249284	THE HOME DEPOT #4746 - LIBRARY	\$23.44
		TXN00033910		THE HOME DEPOT #4746 - CPM DOC	\$120.48
		TXN00033937		INTL SOC ARBORICULTURE - RUBEN	\$215.00
		TXN00033956		AmazonPrime Membership -	\$11.94
		TXN00033960		GRIGGS ACE RICHLAND - 3 ON 3	\$49.91
		TXN00033966		PP TC INK - CREW SHIRTS	\$117.29
		TXN00033977		THE HOME DEPOT #4746 - SEE3SLA	\$71.58
		TXN00033980		WAL-MART #3261 - CREW SUPPLIES	\$68.08
		TXN00033983		THE HOME DEPOT #4746 - SUPPLIE	\$63.95
		TXN00034005		LOGMEIN GOTOMEETING -	\$20.64
		TXN00034010		ACE HDWE - FIRE STATION 72 IRR	\$14.11
		TXN00034020		CARROT TOP INDUSTRIES INC - WA	\$394.66
		TXN00034021		MOST DEPENDABLE FOUNTAINS -PLU	\$164.32
		TXN00034027		GRIGGS ACE RICHLAND - SHOPS 10	\$9.76
		TXN00034038		THE HOME DEPOT #4746 -AMON WAD	\$32.53
		TXN00034050		THE HOME DEPOT #4746 - PARKWAY	\$212.13
		TXN00034072		GRIGGS ACE RICHLAND - SHADE TE	\$65.15
		TXN00034103		WM SUPERCENTER #3261 - CREW SU	\$74.15
		TXN00034108		AMAZON MKTPLACE PMTS - SHADE C	\$21.99
		TXN00034113		MILNE NAIL, POWER TOOL & - SWI	\$51.12
		TXN00034125		CENTRAL HOSE & FITTINGS, - COL	\$110.06
		TXN00034136		Amazon.com - PLASTIC TABLE CLO	\$12.48



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00034137	249284	GRIGGS ACE RICHLAND - FIRE STA	\$23.84
		TXN00034139		GRIGGS ACE RICHLAND - FIRE STA	\$8.74
		TXN00034145		FASTSIGNS - COR FLAGS	\$625.54
		TXN00034155		KECO PUMP AND EQUIPMENT - MAIN	\$815.70
		TXN00034170		THE HOME DEPOT #4746 - FIRE ST	\$4.34
		TXN00034173		ACE HDWE - BATEMAN ISLAND CLOS	\$35.31
		TXN00034189		AMAZON MKTPLACE PMTS - SWING S	\$319.26
		TXN00034199		CPO COMMERCE, LLC - CREW TOOLS	\$922.40
		TXN00034204		ACE HDWE - SHOPS IRRIGATION	\$66.97
		TXN00034208		AMAZON MKTPLACE PMTS - DOORBEL	\$29.99
		TXN00034210		ACE HDWE - SHOPS 100 PLUMBING	\$16.17
		TXN00034242		BATTERY GUY - SPRAYLOGGER BOX	\$33.67
		TXN00034251		AMAZON MKTPLACE PMTS - ANTENNA	\$26.04
		TXN00034253		SPN NDS - CHANNEL GRATE, PEDE	\$295.69
		TXN00034268		GRIGGS ACE RICHLAND - AMON	\$15.83
		TXN00034269		THE HOME DEPOT #4746 - CRESTED	\$43.66
		TXN00034295		ULINE SHIP SUPPLIES - REFLEC	\$76.10
		TXN00034303		4IMPRINT - NNO SUPPLIES	\$1,088.60
		TXN00034308		SUPPLYWORKS/FAUCET REPAIR KITS	\$105.95
		TXN00034324		WAL-MART #3261 - NNO SUPPLIES	\$17.34
		TXN00034332		GRIGGS ACE RICHLAND - AMON WAD	\$14.91
		TXN00034337		GRIGGS ACE RICHLAND - AMON WAD	\$40.46
		TXN00034353		FARMERS EXCHANGE - FIRE ACCESS	\$938.29
		TXN00034360		GRIGGS ACE RICHLAND - AMON ANT	\$11.89
		TXN00034361		BC SALES CO INC - SAFETY VESTS	\$38.88
		TXN00034366		FARMERS EXCHANGE - FIRE ACCESS	\$165.07
		TXN00034372		THE HOME DEPOT #4746 - SKATE P	\$42.13
		TXN00034384		THE HOME DEPOT #4746 - CLAYBEL	\$124.67
BEAVER BARK & ROCK		832956	249112	BARK	\$81.42
		832966		BARK	\$81.42
BEDROCK SPECIALTY STONE PRODUCTS		47738	249113	BROWN BASALT BALLAST	\$1,281.48
BOY SCOUTS OF AMERICA TROOP 190		AUG 2017	249326	REIMB EXPENSES FOR JOINT PROJ	\$3,832.07
BUILDERS HARDWARE & SUPPLY CO INC		S3568824.001	249012	CONTROLLER BACKPLATE	\$3,015.34
CASCADE NATURAL GAS CORP		07/17 61897100006	248922	NAT GAS 955 NRTHGT 06/20-07/17	\$19.52
		07/17 73638100005		NAT GAS 500 AMON 06/20-7/18	\$56.52
		07/17-51897100007		NAT GAS 1005 SWIFT 06/20-07/18	\$10.85
		07/17-75226321539		NAT GAS 2710 DUPRT 6/16-7/17	\$33.46
		07/17-80577100003		NAT GAS 200 BLDG 06/16-07/17	\$10.85
		07/17-90577100002		NAT GAS 300 BLDG 06/16-7/17	\$138.42
		07/17-96738100005		NAT GAS 505 SWIFT 06/20-7/17	\$10.85
CITY OF RICHLAND		06/2017-24	248926	#24 LANDFILL FEES	\$1,321.74



City Of Richland

VL-1 Voucher Listing

From: 8/7/2017 To: 8/25/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CITY OF RICHLAND		07/2017 JULY	249025	CITY UTILITY BILLS/JULY 2017	\$1,103.23
				CITY UTILITY BILLS/JULY 2017	\$1,025.45
				CITY UTILITY BILLS/JULY 2017	\$1,145.94
				CITY UTILITY BILLS/JULY 2017	\$1,206.44
				CITY UTILITY BILLS/JULY 2017	\$1,121.81
				CITY UTILITY BILLS/JULY 2017	\$1,017.57
				CITY UTILITY BILLS/JULY 2017	\$1,016.33
				CITY UTILITY BILLS/JULY 2017	\$1,257.70
				CITY UTILITY BILLS/JULY 2017	\$1,758.27
				CITY UTILITY BILLS/JULY 2017	\$1,008.15
				CITY UTILITY BILLS/JULY 2017	\$1,003.50
				CITY UTILITY BILLS/JULY 2017	\$947.34
				CITY UTILITY BILLS/JULY 2017	\$1,010.65
				CITY UTILITY BILLS/JULY 2017	\$2,190.50
				CITY UTILITY BILLS/JULY 2017	\$5,583.05
				CITY UTILITY BILLS/JULY 2017	\$6,348.60
				CITY UTILITY BILLS/JULY 2017	\$477.70
				CITY UTILITY BILLS/JULY 2017	\$3,863.50
				CITY UTILITY BILLS/JULY 2017	\$3,744.48
				CITY UTILITY BILLS/JULY 2017	\$3,589.33
				CITY UTILITY BILLS/JULY 2017	\$2,754.98
				CITY UTILITY BILLS/JULY 2017	\$2,727.82
				CITY UTILITY BILLS/JULY 2017	\$1,463.13
				CITY UTILITY BILLS/JULY 2017	\$2,486.85
				CITY UTILITY BILLS/JULY 2017	\$1,312.72
				CITY UTILITY BILLS/JULY 2017	\$1,983.30
				CITY UTILITY BILLS/JULY 2017	\$1,976.80
				CITY UTILITY BILLS/JULY 2017	\$4,142.60
				CITY UTILITY BILLS/JULY 2017	\$1,526.85
				CITY UTILITY BILLS/JULY 2017	\$1,452.67
				CITY UTILITY BILLS/JULY 2017	\$1,391.58
				CITY UTILITY BILLS/JULY 2017	\$1,375.85
				CITY UTILITY BILLS/JULY 2017	\$1,319.19
				CITY UTILITY BILLS/JULY 2017	\$2,511.75
				CITY UTILITY BILLS/JULY 2017	\$90.95
				CITY UTILITY BILLS/JULY 2017	\$183.89
				CITY UTILITY BILLS/JULY 2017	\$113.80
				CITY UTILITY BILLS/JULY 2017	\$108.08
				CITY UTILITY BILLS/JULY 2017	\$104.59
				CITY UTILITY BILLS/JULY 2017	\$95.00
				CITY UTILITY BILLS/JULY 2017	\$93.85



City Of Richland

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From: 8/7/2017 To: 8/25/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CITY OF RICHLAND		07/2017 JULY	249025	CITY UTILITY BILLS/JULY 2017	\$121.39
				CITY UTILITY BILLS/JULY 2017	\$92.10
				CITY UTILITY BILLS/JULY 2017	\$121.60
				CITY UTILITY BILLS/JULY 2017	\$85.90
				CITY UTILITY BILLS/JULY 2017	\$83.30
				CITY UTILITY BILLS/JULY 2017	\$77.33
				CITY UTILITY BILLS/JULY 2017	\$74.48
				CITY UTILITY BILLS/JULY 2017	\$65.48
				CITY UTILITY BILLS/JULY 2017	\$59.46
				CITY UTILITY BILLS/JULY 2017	\$59.07
				CITY UTILITY BILLS/JULY 2017	\$92.37
				CITY UTILITY BILLS/JULY 2017	\$153.90
				CITY UTILITY BILLS/JULY 2017	\$172.60
				CITY UTILITY BILLS/JULY 2017	\$170.89
				CITY UTILITY BILLS/JULY 2017	\$170.00
				CITY UTILITY BILLS/JULY 2017	\$168.57
				CITY UTILITY BILLS/JULY 2017	\$167.54
				CITY UTILITY BILLS/JULY 2017	\$163.20
				CITY UTILITY BILLS/JULY 2017	\$117.77
				CITY UTILITY BILLS/JULY 2017	\$160.65
				CITY UTILITY BILLS/JULY 2017	\$48.39
				CITY UTILITY BILLS/JULY 2017	\$147.75
				CITY UTILITY BILLS/JULY 2017	\$145.35
				CITY UTILITY BILLS/JULY 2017	\$142.90
				CITY UTILITY BILLS/JULY 2017	\$139.30
				CITY UTILITY BILLS/JULY 2017	\$131.80
				CITY UTILITY BILLS/JULY 2017	\$126.60
				CITY UTILITY BILLS/JULY 2017	\$124.80
				CITY UTILITY BILLS/JULY 2017	\$161.92
				CITY UTILITY BILLS/JULY 2017	\$23.77
				CITY UTILITY BILLS/JULY 2017	\$28.69
				CITY UTILITY BILLS/JULY 2017	\$28.21
				CITY UTILITY BILLS/JULY 2017	\$27.57
				CITY UTILITY BILLS/JULY 2017	\$27.25
				CITY UTILITY BILLS/JULY 2017	\$26.31
				CITY UTILITY BILLS/JULY 2017	\$25.09
				CITY UTILITY BILLS/JULY 2017	\$58.11
				CITY UTILITY BILLS/JULY 2017	\$24.15
				CITY UTILITY BILLS/JULY 2017	\$31.38
				CITY UTILITY BILLS/JULY 2017	\$23.27
				CITY UTILITY BILLS/JULY 2017	\$18.76



City Of Richland

VL-1 Voucher Listing

From: 8/7/2017 To: 8/25/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CITY OF RICHLAND		07/2017 JULY	249025	CITY UTILITY BILLS/JULY 2017	\$17.76
				CITY UTILITY BILLS/JULY 2017	\$13.77
				CITY UTILITY BILLS/JULY 2017	\$10.29
				CITY UTILITY BILLS/JULY 2017	\$9.44
				CITY UTILITY BILLS/JULY 2017	\$0.07
				CITY UTILITY BILLS/JULY 2017	\$24.59
				CITY UTILITY BILLS/JULY 2017	\$35.75
				CITY UTILITY BILLS/JULY 2017	\$58.61
				CITY UTILITY BILLS/JULY 2017	\$48.03
				CITY UTILITY BILLS/JULY 2017	\$47.22
				CITY UTILITY BILLS/JULY 2017	\$46.78
				CITY UTILITY BILLS/JULY 2017	\$44.25
				CITY UTILITY BILLS/JULY 2017	\$43.40
				CITY UTILITY BILLS/JULY 2017	\$43.20
				CITY UTILITY BILLS/JULY 2017	\$29.66
				CITY UTILITY BILLS/JULY 2017	\$35.93
				CITY UTILITY BILLS/JULY 2017	\$29.82
				CITY UTILITY BILLS/JULY 2017	\$35.63
				CITY UTILITY BILLS/JULY 2017	\$34.90
				CITY UTILITY BILLS/JULY 2017	\$34.05
				CITY UTILITY BILLS/JULY 2017	\$901.77
				CITY UTILITY BILLS/JULY 2017	\$33.20
				CITY UTILITY BILLS/JULY 2017	\$31.69
				CITY UTILITY BILLS/JULY 2017	\$48.54
				CITY UTILITY BILLS/JULY 2017	\$40.00
				CITY UTILITY BILLS/JULY 2017	\$760.49
				CITY UTILITY BILLS/JULY 2017	\$831.31
				CITY UTILITY BILLS/JULY 2017	\$476.85
				CITY UTILITY BILLS/JULY 2017	\$308.12
				CITY UTILITY BILLS/JULY 2017	\$293.15
				CITY UTILITY BILLS/JULY 2017	\$626.14
				CITY UTILITY BILLS/JULY 2017	\$646.85
				CITY UTILITY BILLS/JULY 2017	\$657.35
				CITY UTILITY BILLS/JULY 2017	\$356.15
				CITY UTILITY BILLS/JULY 2017	\$283.89
				CITY UTILITY BILLS/JULY 2017	\$357.50
				CITY UTILITY BILLS/JULY 2017	\$766.70
				CITY UTILITY BILLS/JULY 2017	\$278.48
				CITY UTILITY BILLS/JULY 2017	\$272.58
				CITY UTILITY BILLS/JULY 2017	\$808.63
				CITY UTILITY BILLS/JULY 2017	\$272.50



City Of Richland

VL-1 Voucher Listing

From: 8/7/2017 To: 8/25/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CITY OF RICHLAND		07/2017 JULY	249025	CITY UTILITY BILLS/JULY 2017	\$259.25
				CITY UTILITY BILLS/JULY 2017	\$256.70
				CITY UTILITY BILLS/JULY 2017	\$709.56
				CITY UTILITY BILLS/JULY 2017	\$454.15
				CITY UTILITY BILLS/JULY 2017	\$482.98
				CITY UTILITY BILLS/JULY 2017	\$507.45
				CITY UTILITY BILLS/JULY 2017	\$534.30
				CITY UTILITY BILLS/JULY 2017	\$50.84
				CITY UTILITY BILLS/JULY 2017	\$465.25
				CITY UTILITY BILLS/JULY 2017	\$457.77
				CITY UTILITY BILLS/JULY 2017	\$544.50
				CITY UTILITY BILLS/JULY 2017	\$329.79
				CITY UTILITY BILLS/JULY 2017	\$557.52
				CITY UTILITY BILLS/JULY 2017	\$320.35
				CITY UTILITY BILLS/JULY 2017	\$447.10
				CITY UTILITY BILLS/JULY 2017	\$439.24
				CITY UTILITY BILLS/JULY 2017	\$419.05
				CITY UTILITY BILLS/JULY 2017	\$408.67
				CITY UTILITY BILLS/JULY 2017	\$389.45
				CITY UTILITY BILLS/JULY 2017	\$363.25
				CITY UTILITY BILLS/JULY 2017	\$358.05
				CITY UTILITY BILLS/JULY 2017	\$550.70
				CITY UTILITY BILLS/JULY 2017	\$193.29
				CITY UTILITY BILLS/JULY 2017	\$227.00
				CITY UTILITY BILLS/JULY 2017	\$340.32
				CITY UTILITY BILLS/JULY 2017	\$237.05
				CITY UTILITY BILLS/JULY 2017	\$237.53
				CITY UTILITY BILLS/JULY 2017	\$188.09
				CITY UTILITY BILLS/JULY 2017	\$853.05
				CITY UTILITY BILLS/JULY 2017	\$864.89
				CITY UTILITY BILLS/JULY 2017	\$197.17
				CITY UTILITY BILLS/JULY 2017	\$213.49
COLUMBIA GRAIN & FEED INC		152582	249030	SHOPWORK-SMALL EQUIP REPR	\$60.81
COMPLETE CLEANING SYSTEMS		74539	249031	MACHINE SCRUB WAREHOUSE	\$175.00
CONSOLIDATED ELECTRICAL DISTRIBUTORS INC		3627-580032	249138	LED DIMMABLE-LIBRARY	\$41.05
EWING IRRIGATION PRODUCTS INC		3747909	249042	LIQUID FILLED GAUGE	\$27.15
		3826686	249152	TRUCK STOCK	\$184.17
		3838035		IRRIGATION-NNO	\$106.41
FARMERS EXCHANGE		188978	249043	SMALL TOOL PARTS	\$206.40
		190022		SMALL TOOL PARTS	\$850.97
FERGUSON ENTERPRISES INC		5396238	249045	HVAC MATERIALS	\$142.50



City Of Richland

VL-1 Voucher Listing

From: 8/7/2017 To: 8/25/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
FERGUSON ENTERPRISES INC		5401307	249045	METERING PILLAR TAP	\$109.02
		CM562905		HVAC MATERIALS	(\$108.24)
FRONTIER FENCE INC		0055112	249047	FENCING SUPPLIES	\$39.96
HERC RENTALS INC		29383005-001	249051	BOOM TOWABLE	\$206.34
MCDONALD'S & ASSOCIATES INC		072017	249063	TOPSOIL	\$157.47
MIGHTY JOHNS PORTABLE TOILET & SEPTIC		39232	249066	POL RENTAL-GOETHALS PARK	\$91.00
		39233		LYNNWOOD PARK	\$91.00
		39234		POL RENTAL-CP MARINA	\$764.00
MILLER PAINT COMPANY INC		30202161	249067	EGGSHELL WHITE PAINT	\$31.44
		30257493		WHITE PAINT	\$117.12
MOON SECURITY SERVICES INC		883641	249068	BASIC FIRE MONITOR LIBRARY	\$36.00
		884488		ST#74 CELL GSM FIRE B/U	\$50.00
		884839		BASIC FIRE MONITORING CREST	\$59.00
		886128		BASIC FIRE MONITORING	\$33.00
				BASIC FIRE MONITORING	\$36.00
POOL CARE PRODUCTS INC		130633	249203	TABS	\$173.76
RICHLAND ACE HARDWARE		213832	249207	MISC SUPPLIES	\$193.99
		213841		SAFETY	\$52.10
		56911	249075	TRUCK SUPPLIES	\$49.71
		57605	249207	SPRAY PAINT/CABLE TIES	\$12.46
		57634		CLEAN SIDEWALKS	\$19.09
		57637		KEY STEM	\$6.51
		57644		BLADE SAWZAL	\$17.37
		57658		LOPPER	\$45.60
		57675		SUN AND SHADE SEED	\$72.92
		57707		SILICONE/ADAPTER SOCKET	\$25.04
		57708		FASTENERS	\$1.50
		57737		CANS	\$101.35
		57741		COUPLE/NIPPLE/PUMP	\$56.94
SPRAGUE PEST SOLUTIONS		3201692	249079	PERIMETER SERVICE	\$153.94
		3201693		PERIMETER SERVICE	\$142.54
		3201694		PERIMETER SERVICE	\$171.05
		3201695		PEIMETER SERVICE	\$325.80
		3202837		PERIMETER SERVICE	\$199.55
		3255476		EARWIG PERIMETER SERVICE	\$179.19
		3256628		INTERIOR INSECT CONTROL	\$179.19
STU'S TEAM SPORTS		22963	249400	BASKETBALL HOOP AT BADGER	\$5,755.80
TACOMA SCREW PRODUCTS INC		22182704	249082	CHAIN HOIST	\$466.60
THE DRAIN SURGEON		36855	249083	SNAKE DRAIN-CITY SHOPS	\$184.62
		37190		SNAKE FLOOR DRAIN	\$196.84
		37267		SNAKE ACTIVITY ROOM SINK	\$292.68



City Of Richland

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From: 8/7/2017 To: 8/25/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
THE DRAIN SURGEON		37295	249083	SNAKE FLOOR DRAIN IN MEN'S ROO	\$157.47
THE PERSONAL TOUCH CLEANING INC		73403	249402	JANITOR SERVICES-BLDG 100-JUL	\$4,529.90
		73404		JANITOR SERVICES-BLDG 200-JUL	\$962.89
		73405		JANITOR SERVICES-BLDG 300-JUL	\$616.56
		73461		JANITOR SERVICES-RCC-JUL	\$3,814.60
THERMAL SUPPLY INC		6331691	249084	HVAC	\$197.17
TOTAL ENERGY MANAGEMENT INC		89046	249086	HVAC SERVICE CALL	\$92.32
		89076		REPAIR A/C UNIT	\$115.39
		89121		HVAC SERVICE CALL-COMM CTR	\$92.32
		89209		CHECK A/C	\$138.47
WA STATE DEPT OF NATURAL RESOURCES		0100116548/2017	249094	AQUATIC PUBLIC MARINA	\$1,979.34
WILBUR ELLIS COMPANY	S017532	10889339	249098	IN-PLACE 15 GAL	\$521.28
	S017532			R-11 15 GAL	\$472.25
	S017532			FOUNDATION TURF 30 GAL	\$1,716.97
		10963938		FERTILIZER	\$9,910.14
	S017532	10964605		FOUNDATION TURF 30 GAL	\$1,716.97
	S017532			IN-PLACE 10 GAL	\$347.52
	S017532			R-11 10 GAL	\$314.83
	S017526	11189531	248903	PENDULUM AQUA CAP	\$640.07
	S017526			RANGER PRO	\$450.96
	S017532	11195781	249098	FTF DEFOAMER 2 BOTTLES	\$206.34
PARKS & REC - PARKS&FACILITIES TOTAL ****					\$184,570.39
Division:	338	PARKS & REC - PROJECT ADMIN			
BANK OF AMERICA		TXN00033911	249284	STAPLES - PAPER SUPPLY	\$93.37
XEROX CORPORATION		090135170	249418	MX4-340609 BASE/PRINTS- JULY	\$46.90
PARKS & REC - PROJECT ADMIN TOTAL ****					\$140.27
Division:	900	NON-DEPARTMENTAL			
ARBAUGH & ASSOCIATES INC		1614	249282	ARBAUGH CONTRACT FEES-JULY 17	\$1,470.00
BANK OF AMERICA		TXN00033898	249284	FACEBK-ROAD TRIP	\$1.36
		TXN00033912		FACEBK-ROAD TRIP	\$108.48
DEPARTMENT OF HUMAN SERVICES		2ND QTR 2017	249145	2ND QTR LIQUOR TAXES & PROFITS	\$3,398.84
KCMB LLC		2770015499	248857	KCMB-104.7FM TOURISM-JULY	\$299.00
KWRL LLC		1770015500	248861	KWRL-99.9FM TOURISM-JULY	\$299.00
RICHLAND FAMILY CHIROPRACTIC		CIP2017-001(1)	249209	COMMERCIAL IMPROVEMENT PROGRAM	\$20,000.00
STATE AUDITOR'S OFFICE		L121245	249395	AUDIT SERVICES 2017	\$14,028.76
THE OBSERVER		2390094	248982	THE OBSERVER-TRSM-JULY	\$761.25
UPTOWN BUSINESS IMPROVEMENT DISTRICT		BLRF2017-009 (1)	249090	BLRF REIMBURSEMENT	\$6,402.00
NON-DEPARTMENTAL TOTAL ****					\$46,768.69
GENERAL FUND Total ***					\$933,344.86



City Of Richland

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From: 8/7/2017 To: 8/25/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
FUND 101 CITY STREETS					
Division: 401 STREETS MAINTENANCE					
ADVANCED SIGNAL & CONTRACTING LLC	P057465	2582	248906	C/O #3 - CROSSING MALFUCTION	\$373.65
	P057465			2017 RAILROAD XING INSPECTIONS	\$320.00
AMERICAN ROCK PRODUCTS INC	P058228	318376	248910	1 1/4" MINUS BASE COURSE	\$469.83
	P058228	318533		1 1/4" MINUS BASE COURSE	\$117.09
	P058227	320355		5/8" MINUS TOP COURSE	\$163.05
	P058268	321462	249425	ADJUST TAX	(\$0.01)
	P058268	321939		1/4" MINUS BASE COURSE	\$1,543.98
BANK OF AMERICA		TXN00033950	249284	BEST BUY - 25' HDMI CABLE	\$76.01
		TXN00034144		SAFETY SMART GEAR - SAFETY VES	\$306.90
		TXN00034178		ADASIGNDEPOT - ADHESIVE DOMES,	\$597.95
		TXN00034351		M-B COMPANIES - TAX FOR O-RING	\$15.36
		TXN00034352		WAL-MART - CITY FAIR CANDY / W	\$13.10
		TXN00034354		M-B COMPANIES - O RINGS	\$178.59
		TXN00034404		OFFICE DEPOT - OFFICE SUPPLIES	\$109.07
BEAVER BARK & ROCK		825665	249002	CONCRETE	\$125.95
		832105	248827	CONCRETE	\$162.88
BENTON PUD		08/17- 1387	249117	WYE LIGHTS-BADGER REPEATER	\$62.17
CASCADE SIGNAL CORPORATION	P057953	4084	248831	NEMA TCLS723017A50753R large	\$3,122.25
	P057953			FREIGHT	\$1,079.10
CENTRAL HOSE & FITTINGS INC		465404	249127	BUSHING/NIPPLE/CAM	\$25.83
CITY OF RICHLAND		07/2017 JULY	249025	CITY UTILITY BILLS/JULY 2017	\$1,097.04
				CITY UTILITY BILLS/JULY 2017	\$94.23
		07/2017-27	249132	#27 LANDFILL FEES	\$296.79
FASTENAL COMPANY		WARIC68946	249465	BOLTS/NUTS	\$24.23
GRAINGER	S017551	9517234531	249470	TAPE MEASURE ITEM #3WAU4	\$24.76
	S017551	9517234549		MEASURING WHEEL ITEM #34F785	\$89.95
	S017551	9517234556		CARGO STRAP ITEM #2W726	\$125.24
GRANITE CONSTRUCTION COMPANY	P058224	1202562	248938	1/2" HMA ASPHALT	\$355.07
HERC RENTALS INC		29457144-001	248853	DIAMOND BLADE DRY	\$80.28
INLAND ASPHALT CO	P058185	2456683	248942	MOD 1/2" HMA 75 GYRA ASPHALT	\$181.11
	P058185	2459164		1/2" HMA 100 GYRA ASPHALT	\$166.16
	P058226	2462446		SUPERPAVE 50 1/2" ASPHALT	\$179.19
	P058225	2465858		MOD 1/2" HMA 75 GYRA ASPHALT	\$170.04
	P058267	2468579	249477	ADJUST FOR TAX	(\$0.01)
	P058267			MOD 1/2" HMA 75 GYRA ASPHALT	\$192.19
	P058267	2472555		MOD 1/2" HMA 75 GYRA ASPHALT	\$141.79
	P058267	2474465		CSS-1 TACK OIL	\$335.37
	P058267	2474474		ADJUST FOR TAX	(\$0.01)



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From: 8/7/2017 To: 8/25/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
INLAND ASPHALT CO	P058267	2474474	249477	MOD 1/2" HMA 100 GYRA ASPHALT	\$236.50
	P058185	4560881	248942	MOD 1/2" HMA 75 GYRA ASPHALT	\$147.88
PATRIOT DIAMOND INC	S017535	A07648	249506	COMBINATION BLADE, SUPERPRO FO	\$290.00
PRECISE MRM LLC	P058234	IN200-1013017	248965	5MB Flat Data Plan US with NAF	\$1,440.00
RICHLAND ACE HARDWARE		213918	249517	SCREWS	\$21.70
		57680	248880	CHISELS	\$24.96
		57800	249207	SPRAY KRYLON	\$13.01
		57803		UTILITY KNIFE/AIR FRESHENERS	\$18.84
		57939	249517	HAND HELD SPRAYERS	\$21.70
		58015		BLADES	\$18.44
UNITED PARCEL SERVICE	S017528	000986641317	248891	WEIGHT CORRECTION FOR PKG TO	\$0.38
	S017528			GROUND PKG W/INSURANCE TO	\$40.59
	S017537	000986641327	249089	GROUND PKG W/INSURANCE TO EBER	\$13.01
	S017537			GROUND PKG W/INSURANCE TO	\$40.52
	S017550	000986641337	249409	WEIGHT CORRECTION FOR PKG TO	\$0.64
	S017550			GROUND PKG W/INSURANCE TO EBER	\$24.59
	S017550			GROUND PKG TO CAMPBELL CO FOR	\$3.53
VERIZON WIRELESS	P058261	9790068047	249411	Verizon Charges for July	\$347.17
XEROX CORPORATION		090135170	249418	MX4-340609 BASE/PRINTS- JULY	\$38.03
STREETS MAINTENANCE TOTAL ****					\$15,157.66
CITY STREETS Total ***					\$15,157.66
FUND 111	PARK RESERVE FUND				
Division:	000				
PERMIT REFUND		2017-000021	249021	PARK FEES CHARGED IN ERROR	\$1,300.00
		2017-000022	249054	PARK FEES CHARGED IN ERROR	\$1,260.00
UNASSIGNED TOTAL ****					\$2,560.00
PARK RESERVE FUND Total ***					\$2,560.00
FUND 112	INDUSTRIAL DEVELOPMENT FUND				
Division:	305	ECONOMIC DEVELOPMENT			
ARBAUGH & ASSOCIATES INC		1614	249282	ARBAUGH CONTRACT FEES-JULY 17	\$150.00
BANK OF AMERICA		TXN00033957	249284	IEDC ONLINE -REGISTRATION, TRI	\$490.00
		TXN00033975		DELTA AIR- Z.RATKAI, TRIP # 17	\$232.80
		TXN00034001		ALASKA AIR - Z.RATKAI, TRIP 17	\$62.90
		TXN00034146		AIRBNB - Z.RATKAI, TRIP #17-25	\$303.00
		TXN00034186		HILTON ADVPURCH- Z.RATKAI, TRI	\$181.20
		TXN00034243		CLIPPER CAFE - TRIP # 17-275,	\$9.39
		TXN00034252		ARCO-RENTAL CAR FUEL, TRIP #17	\$4.40
		TXN00034265		WAJI'S - DEPT OF COM. MTG, TRI	\$15.00



City Of Richland

VL-1 Voucher Listing

From: 8/7/2017 To: 8/25/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00034276	249284	BUDGET RENT-A-CAR - TRIP #17-2	\$110.68
		TXN00034285		IPM OSF - PARKING, TRIP # 17-2	\$18.39
		TXN00034301		TC REG. CHAMBER - JULY LUNCHEI	\$22.00
		TXN00034313		LU LU CRAFT BAR & KI - INLAND	\$16.66
		TXN00034346		BUDGET RENT-A-CAR - CREDIT FOR	(\$19.59)
CITY OF RICHLAND		07/2017 JULY	249025	CITY UTILITY BILLS/JULY 2017	\$488.10
PITNEY BOWES PURCHASE POWER		0717/14823173	248968	POSTAGE 07/01/17 TO 07/31/17	\$1.19
RATKAI, N. ZACH		17-261 RATKAI	249205	17-261 ICSC NORTHWEST	\$54.00
THOMAS, MILES		17-260 THOMAS	249229	17-260 ICSC NORTHWEST	\$54.00
TRI CITIES VISITOR & CONVENTION BUREAU		155848	249407	BACK COVER AD-TC VISIT GUIDE	\$3,800.00
ECONOMIC DEVELOPMENT TOTAL ****					\$5,994.12
Division:	306	ECONOMIC DEVELOPMENT PROJECTS			
CITY OF RICHLAND		07/2017 JULY	249025	CITY UTILITY BILLS/JULY 2017	\$86.29
ECONOMIC DEVELOPMENT PROJECTS TOTAL ****					\$86.29
INDUSTRIAL DEVELOPMENT FUND Total ***					\$6,080.41
FUND 117		CRIMINAL JUSTICE SALES TAX			
Division:	131	CJST POLICE ACTIVITY			
BANK OF AMERICA		TXN00033949	249284	WM SUPERCENTER #3261 - BOTTLED	\$23.88
		TXN00033969		REI #75 KENNEWICK - BOOTS GLAS	\$179.19
		TXN00034247		SANDYS TROPHIES INC - NAME BAD	\$12.76
		TXN00034378		KENNEWICK RANCH & HOME - FANCH	\$216.09
		TXN00034400		BIG 5 SPORTING GOODS 293 - FAN	\$160.66
		TXN00034403		SANDYS TROPHIES INC - NAME BAD	\$12.76
CITY OF RICHLAND		17-272 JUDGE	249444	17-272 ICAC CONFERENCE	\$320.00
FIRST TACTICAL	P058215	501814	249354	MENS SPECIALIST BSU PANT #1140	\$34.99
	P058215			MENS SPECIALIST BSU PANT #1140	\$34.99
GALLS, LLC	P058135	BC0447762	249356	LE819 SIRCHIE TRAFFIC TEMPLATE	\$10.59
	P058135			SEW ON SHOULDER PATCHES LEFT A	\$3.26
	P058135			CUSTOMER SPECIFIC EMBLEM SEW O	\$3.26
	P058135			LAST NAME ONLY ON BACK ; FANCH	\$5.43
	P058135			LAST NAME ONLY ON FRONT : FANC	\$5.43
	P058135			TA019 BLK HEAVY WEIGHT HAND	\$9.72
	P058135			ST175 NAV LG JERZEES CREWNECK	\$13.01
	P058135			LAST NAME ONLY ON BACK: FANCHE	\$16.29
	P058135			LAST NAME ONLY ON FRONT: FANCH	\$16.29
	P058135			ST882 NAV LG JERZEES 8 OZ FLEE	\$17.35
	P058135			TR643 DKNV LG REG 5.11 TACTICA	\$146.58
	P058135			TS530 WHT LG HANES SS BEEFY TS	\$29.26
	P058135			ST291 NAV LG SPORT TEK JERSEY	\$52.06



City Of Richland

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From: 8/7/2017 To: 8/25/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
GALLS, LLC	P058135	BC0447762	249356	ZA2730 NAV XL REG RED KAP UTIL	\$61.74
	P058214	BC0452832	249467	JA507 BLK LG 511 TACTICAL BIG	\$79.99
	P058214			TAX - WAS PICKED UP AT STORE	\$7.22
	P058214			RICHLAND POLICE SHIELD STANDAR	\$2.00
LARSEN GUNSMITHING & FIREARMS	P058188	9231	248864	DG-11 SUREFIRE PRESSURE SWITCH	\$195.48
MENKE JACKSON BEYER LLP		07/2017-446	249064	CODE ENFORCE-EL PEDRAGAL	\$850.00
NOVA MOBILE SYSTEMS, INC	P057504	13012658-3	248872	GETAC BUMPER TO BUMPER + Exten	\$10,600.00
CJST POLICE ACTIVITY TOTAL ****					\$13,120.28
CRIMINAL JUSTICE SALES TAX Total ***					\$13,120.28
FUND 150	HOTEL/MOTEL FUND				
Division:	307	HOTEL/MOTEL TAX			
TRI CITIES VISITOR & CONVENTION BUREAU		155467	249540	TCVCB MONTHLY DUES-JULY 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		JULY 2017	249540	SPECIAL LODGING ACCESS JULY 17	\$56,663.29
TOURISM PROMOTION AREA TOTAL ****					\$56,663.29
SPECIAL LODGING ASSESSMENT Total ***					\$56,663.29
FUND 153	COMMUNITY DEV BLOCK GRANT				
Division:	308	CDBG PROGRAM			
NATIONAL ASSOCIATION FOR COUNTY COMMUNITY		4914883 BURDEN	249380	CONFERENCE REG- M. BURDEN	\$125.00
NWACDM		2017/2018 DUES	249382	10/1/17-9/30/18 DUES- BURDEN	\$100.00
PITNEY BOWES PURCHASE POWER		0717/14823173	248968	POSTAGE 07/01/17 TO 07/31/17	\$1.40
TRI CITY HERALD	S017553	3155706	249541	CDBG & HUD PUBLIC HEARING ON	\$112.50
TU DECIDES MEDIA INC		2017-26795	249239	AD CDBG 2018	\$150.00
CDBG PROGRAM TOTAL ****					\$488.90
COMMUNITY DEV BLOCK GRANT Total ***					\$488.90
FUND 154	HOME FUND				
Division:	309	HOME PROGRAM			
CITY OF KENNEWICK		AUG 2017 17-3	249333	HOME DPA 5/01/17-07/31/17	\$53,373.53
CITY OF PASCO		17-02	249024	PASCO HOME DPA 04/01-06/30/17	\$32,259.01
				PASCO HOME DPA 04/01-06/30/17	\$3,310.31
NATIONAL ASSOCIATION FOR COUNTY COMMUNITY		4914883 BURDEN	249380	CONFERENCE REG- M. BURDEN	\$100.00



City Of Richland

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From: 8/7/2017 To: 8/25/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
TRI CITY HERALD	S017553	3155706	249541	CDBG & HUD PUBLIC HEARING ON	\$112.50
HOME PROGRAM TOTAL ****					\$89,155.35
HOME FUND Total ***					\$89,155.35
FUND 301	STREETS CAPITAL CONSTRUCTION				
Division:	000				
PREMIER EXCAVATION INC	P057515	C27-17/PYMT 5	249204	C27-17/PYMT 5 RETAINAGE	(\$10,385.50)
	P057515			C27-17/PYMT 5 RETAINAGE	(\$446.25)
WHEELER EXCAVATION LLC	P057932	C150-17/PMT 3-F	249417	C150-17/PMT 3-F RETAINAGE	(\$1,903.78)
UNASSIGNED TOTAL ****					(\$12,735.53)
Division:	402	ARTERIAL STREETS			
AMERICAN ROCK PRODUCTS INC	P058228	317182	248910	3.5 YARDS CONCRETE	\$444.18
	P058228	318534		3 YARDS CONCRETE	\$468.07
	P058228	318843		2 YARDS CONCRETE	\$221.54
	P058228	319009		3.5 YARDS CONCRETE	\$523.45
	P058228	319187		3.5 YARDS CONCRETE	\$387.70
	P058227	319354		2.5 YARDS 3500 EXTERIOR CONCRE	\$276.93
	P058227	319575		5 YARDS 3500 EXTERIOR CONCRETE	\$621.63
	P058227	319740		3.5 YARDS 3500 EXTERIOR CONCRE	\$387.70
	P058227	319879		5/8" MINUS TOP COURSE	\$83.33
	P058227	320356		2 YARDS 3500 EXTERIOR CONCRETE	\$325.45
	P058268	320572	249425	4 YARDS 3500 EXTERIOR CONCRETE	\$443.09
	P058268	320705		3 YARDS 3500 EXTERIOR CONCRETE	\$468.07
	P058268	320927		5 YARDS 3500 EXTERIOR CONCRETE	\$673.58
	P058268	321090		9 YARDS 3500 EXTERIOR CONCRETE	\$1,053.42
	P058268	321232		2 YARDS 3500 EXTERIOR CONCRETE	\$221.54
	P058268	321462		3.5 YARDS 3500 EXTERIOR CONCRE	\$618.33
	P058268	321661		2.5 YARDS 3500 EXTERIOR CONCRE	\$412.68
	P058268	321784		4 YARDS 3500 EXTERIOR CONCRETE	\$443.09
	P058268	321940		3 YARDS 3500 EXTERIOR CONCRETE	\$581.01
BANK OF AMERICA		TXN00034071	249284	BENTON CO AUD- RECORD LIS PEND	\$79.00
BEAVER BARK & ROCK		833900	249112	FILL DIRT	\$108.49
		834920	249432	SOD	\$38.97
BERGER ABAM ENGINEERS INC	S054546	319654	249322	CO #1 FINAL DESIGN & BID DOCUM	\$194,374.61
C & E TRENCHING LLC	P057537	C59-17/PMT 4	249013	VANTAGE HIGHWAY PATHWAY PHASE	\$89,824.64
CHARLES LAGGAN	P057631	R-2017-3F	249128	CENTER PARKWAY EXTENSION -	\$3,963.79
DAVID EVANS & ASSOCIATES INC	P057508	403076	249143	CENTER PARKWAY - SIDING RELOCA	\$3,348.45
INLAND ASPHALT CO	P058226	2463083	248942	MOD 1/2" HMA 75 GYRA ASPHALT	\$230.41
PREMIER EXCAVATION INC	P057515	C27-17/PYMT 5	249204	LRF - LOGAN STREET/HAGEN ROAD	\$333,261.50
	P057515			PORT OF BENTON ROADS & UTILITI	\$9,692.55



City Of Richland

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From: 8/7/2017 To: 8/25/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
RICHLAND ACE HARDWARE		213865	248880	MORTAR MIX	\$18.45
		213868		WEDGE/EAR PLUGS	\$30.72
		213870		PVC ELBOW & COUPLER	\$14.66
		58006	249517	TURF BUILDER	\$20.62
TRI CITY HERALD	S017552	3135653	249541	CALL FOR BID 2017 WRIGHT AVE	\$263.75
WESTERN CONCRETE ACCESSORIES		26231	249413	EDGER/HAND GROOVER/KNEE PADS	\$159.75
		26245	249544	GLOVES/KNEE PADS	\$53.98
		35408	248900	12" CURB BRUSH	\$19.58
		35466		CURE & SEAL/CAPIN SPRAYER	\$292.05
		35489	249247	TIE WIRE	\$5.07
WHEELER EXCAVATION LLC	P057932	C150-17/PMT 3-F	249417	CO 2C - OVERAGE OF SCHEDULE C	\$2,334.00
	P057932			CO 1B - ADA RAMPS	\$14,091.53
	P057932			KEENE VILLAGE WATER SRV REPLCM	\$21,650.00
ARTERIAL STREETS TOTAL ****					\$682,531.36
STREETS CAPITAL CONSTRUCTION Total ***					\$669,795.83
FUND	380	PARK PROJECT CONSTRUCTION			
Division:	337	PARKS & REC PROJECTS			
BANK OF AMERICA		TXN00034076	249284	PETCO 1235 63512354 - DOG P	\$8.85
		TXN00034081		TARGET DOG PARK RIBBON	\$4.98
		TXN00034097		AMAZON MKTPLACE PMTS - GATE LO	\$139.00
		TXN00034127		YOKE'S FRESH MARKET - DOG PARK	\$11.98
		TXN00034161		FASTSIGNS - BATEMAN SIGN	\$165.18
		TXN00034235		THE HOME DEPOT #4746 - DOG PAR	\$139.33
		TXN00034236		THE HOME DEPOT #4746 - DOG PAR	\$51.91
BEAVER BARK & ROCK		829071	249002	CONCRETE	\$527.73
DESERT GREEN TURF INC		9583	249036	SOD FOR DOG PARK RENO	\$32,359.54
EWING IRRIGATION PRODUCTS INC		3678503	249042	JUMBO LID BOX	\$601.81
FRONTIER FENCE INC	P057550	39162	248848	FURNISH AND INSTALL FENCING FO	\$24,478.38
	P057550			C/O #1- ADD 153 LINEAL FEET OF	\$4,319.24
	P057550			C/O #2- ADD DOUBLE GATE	\$947.77
	P057550			ADJUST FOR TAX	(\$0.01)
GILLESPIE HOMES INC	P057562	81	249048	MOBILE HOME FOR ORV PARK	\$128,300.75
	P057562			C/O #1 UPGRADE TO ADURA FLOOR	\$1,292.34
	P058130	82		SITE CONSTRUCTION WORK FOR ORV	\$28,018.80
HERC RENTALS INC		29340138-001	249051	MINI EXCAVATOR-DOG PARK	\$473.27
		29355206-001		DOG PARK-TILT TRAILER	\$293.22
		29414031-001		TILT TRAILER RENTAL	\$233.49
PARKS & REC PROJECTS TOTAL ****					\$222,367.56
PARK PROJECT CONSTRUCTION Total ***					\$222,367.56



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From: 8/7/2017 To: 8/25/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
FUND 385	GENERAL GOVT CONSTRUCTION				
Division:	900	NON-DEPARTMENTAL			
BANK OF AMERICA		TXN00034060	249284	CITY OF RICHLAND - COR/PLAN 17	\$175.00
HILL INTERNATIONAL INC	P056666	C81-16/0000014	249362	DESIGN-BUILD OVERSIGHT SERVICE	\$1,357.13
LAW OFFICES OF ROBYNNE THAXTON PARKINSON PLLC	P056667	153-1/1170	248865	LEGAL & CONSULTANT SERVICES FO	\$60.00
STRATA INC	P058052	TC170030-IN	249399	Soil and material testing for	\$3,389.50
NON-DEPARTMENTAL TOTAL ****					\$4,981.63
GENERAL GOVT CONSTRUCTION Total ***					\$4,981.63
FUND 401	ELECTRIC UTILITY FUND				
Division:	000				
ANIXTER INC	P057521	3486487-00	249428	XFMR,PAD,1-PH 75 KVA, 240/120,	\$54,734.40
	P057893	3590079-02	248823	COVER, DIST CONNECTOR, FARGO	\$138.47
	P057893			CONN,DIST. 336.4-4/0 AL TO AL	\$324.17
	P057893			CONN,,DIST. #2-4/0 AL TO AL	\$486.75
	P057893			CONN,DIST., #8-2 AL TO AL OR	\$809.07
	P057968	3593643-00		REDUCER/ADAPTER, UTILCO PTF	\$92.53
	P057968	3593643-02		TERMINAL, 1000 2-HOLE PADDLE	\$263.12
	P058176	3635071-01	249280	INSULATED PROTECTIVE CAP 200A	\$14,489.96
	P058150	3643711-00	249428	CONN,VISE #4/0 CU, BRONZE	\$835.68
BANK OF AMERICA		TXN00034188	249284	PLATT/SILICONE RUB	\$114.43
		TXN00034193		PLATT/CREDIT FOR SILICONE RUB	(\$114.43)
CARLSON SALES METERING SOLUTIONS LLC	S017372	CSM-3428-3	249440	METER, FRM 16S, 120-480V,CL200	\$11,468.16
ESSEX GROUP INC	P058105	4534392	248845	FREIGHT	\$98.27
	P058105			LUBRICANT, SILICONE, DOW #4	\$1,766.10
GENERAL PACIFIC INC	P057922	1287067	248851	XFMR,PAD,3-PH 500 KVA 480Y/277	\$33,159.92
	P057922			XFMR,PAD,3-PH 300 KVA 208Y/120	\$18,201.36
	P057922			XFMR,PAD,3-PH 750 KVA 208Y/120	\$15,632.97
	P057922	1287174	249357	XFMR,PAD,3-PH 225 KVA 208Y/120	\$16,474.62
	P057922			XFMR,PAD,3-PH 150 KVA 208Y/120	\$14,771.77
	P057922			XFMR,PAD,3-PH 75 KVA, 208Y/120	\$12,415.15
KDL HARDWARE SUPPLY INC	P058103	619332	249489	PADLOCK, AMERICAN 5560	\$2,717.95
MT HOOD FASTENER COMPANY	P058162	187047	248870	SS BOLT, ASSEMBLY, 1/2-13 X 3"	\$213.00
	P058162			SS BOLT, ASSEMBLY, 1/2-13 X 1-	\$186.00
	P058162			SS BOLT, ASSEMBLY, 1/2-13 X 1-	\$193.00
	P058162			SS BOLT, ASSEMBLY, 1/2-13 X 2-	\$624.00
PLATT ELECTRIC SUPPLY	P058207	N685829	249386	CREDIT FOR PRICING ERROR	(\$222.85)
	P058207			TIE, CABLE, 5.9" MIN, BLACK	\$247.61
	P058207			TIE, CABLE, 7.9" MIN, BLACK	\$114.52



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From: 8/7/2017 To: 8/25/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
PLATT ELECTRIC SUPPLY	P058207	N685829	249386	TIE, CABLE, 11" MIN, BLACK	\$118.16
	P058207	N692267	249508	ADJUST FOR TAX	\$0.01
	P058207			FREIGHT	\$35.65
	P058207			LUBRICANT, CLEAN & LUBE,	\$227.84
	P058207	N694629	249386	ROPE HAND LINE, 3/8", POLY/DAC	\$143.35
	P058207			FREIGHT	\$35.61
	P058207			PRICE ADJUST	(\$3.51)
WESCO DISTRIBUTION INC	P057923	786617	248897	XFMR, POLE 50 KVA 120/240 1PH	\$1,144.38
	P058144	787644		CLAMP DEADEND, AUTO 4-1/0 ACSR	\$1,006.72
TOTAL ****					\$202,943.91
Division:	501	BUSINESS SERVICES			
ARBAUGH & ASSOCIATES INC		1614	249282	ARBAUGH CONTRACT FEES-JULY 17	\$840.00
BANK OF AMERICA		TXN00033911	249284	STAPLES - PAPER SUPPLY	\$93.36
		TXN00033914		STAPLES - Logitech Wireless Ke	\$63.19
		TXN00033918		DELL-Dell 22 Monitor	\$374.65
		TXN00033922		STAPLES - BINDERS, EXPO MARKE	\$38.82
		TXN00033923		DELL-DELL USB SOUNDBAR	\$28.50
		TXN00033952		AMAZON -Ergo Keyboard	\$58.99
		TXN00034055		WRISTBANDS.COM-HYDRO FLOWS WRI	\$379.60
		TXN00034115		LOGMEIN GOTOMEETING - MONTHLY	\$20.64
		TXN00034129		STAPLES - Logitech Wireless Ke	\$63.19
		TXN00034149		SD MYERS-XFMR TRNG, SUAREZ, FA	\$3,200.00
		TXN00034197		STAPLES - COPY PAPER, TAPE, PE	\$152.08
		TXN00034226		DELTA AIR - GROHS HRSST MEETI	\$350.40
		TXN00034238		ATOMIC SCREENPRINT- HYDROFLOWS	\$1,456.17
		TXN00034261		STAPLES DIRECT - Plantronics S	\$31.43
		TXN00034293		NWPPA - NW COMMUNICATIONS CONF	\$795.00
		TXN00034309		INTERNATIONAL TRANSACTION - WR	\$0.12
		TXN00034312		DELTA AIR - REFUND - GROHS HR	(\$350.40)
		TXN00034362		DELTA AIR - BIRCHER STAKEOUT	\$525.40
		TXN00034383		STERLING'S-LOCATE INTRVWS LNCH	\$47.42
CITY OF RICHLAND		07/2017 JULY	249025	CITY UTILITY BILLS/JULY 2017	\$602.06
		17-338 LARKIN	249133	17-338 NRU/RMC MEETINGS	\$422.04
		17-339 HAMMOND		17-339 NRU/RMC/PPC MEETINGS	\$551.89
		17-342 FAIRCLOTH		17-342 SD MYERS MGMT TRAINI	\$1,601.26
		17-343 SUAREZ		17-343 SD MYERS MGMT TRAINI	\$1,541.26
		17-349 WHITNEY		17-349 NRU/PPC MEETINGS	\$438.04
		17-369 WHITNEY	249444	17-369 BPA TRANSMISSION PLA	\$516.05
FAIRCLOTH, JARED		17-342 FAIRCLOTH	249153	17-342 SD MYERS MGMT TRAINI	\$9.02
FEDERAL EXPRESS CORP		5-879-72450	249155	SHIPPING-JUL 2017	\$8.86
PITNEY BOWES PURCHASE POWER		0717/14823173	248968	POSTAGE 07/01/17 TO 07/31/17	\$28.29



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From: 8/7/2017 To: 8/25/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
SUAREZ, MATT		17-343 SUAREZ	249225	17-343 SD MYERS MGMT TRAINI	\$0.02
TRI CITY HERALD	S017552	3168071	249541	CALL FOR BID BULLWHEEL TENSIO	\$115.92
UNITED PARCEL SERVICE	S017537	000986641327	249089	GROUND PKG TO TITAN TRUCK FOR	\$3.85
VERIZON WIRELESS	P058261	9790068047	249411	Verizon Charges for July	\$243.96
WATER SOLUTIONS INC		16489	249244	3 WTR MACHINES -AUGUST 2017	\$30.97
WHITNEY, CLINT		17-349 WHITNEY	249251	17-349 NRU/PPC MEETINGS	\$65.85
XEROX CORPORATION		090135170	249418	MX4-340609 BASE/PRINTS- JULY	\$55.01
	P057357	090135172	248994	XEROX LEASES FOR 2017: WORK CE	\$293.41
	P057357	090203589	249546	XEROX LEASES FOR 2017: WORK CE	\$540.02
BUSINESS SERVICES TOTAL ****					\$15,236.34
Division:	502	ELECTRICAL ENGINEERING			
BANK OF AMERICA		TXN00033907	249284	STAPLES - COPY PAPER, MEMORY C	\$104.72
		TXN00033942		STAPLES - MEMORY CARD	\$11.50
		TXN00034190		TECHSTREET - ENGINEERING STAND	\$149.87
		TXN00034317		TECHSTREET - SHIPPING - ENGINE	\$15.20
PRIMESTONE TECHNOLOGIES INC	P058010	US17-1015	248876	PRIMESTONE PRIMEREADES SOFTWARE	\$1,500.00
	P058010			CHANGE ORDER NO.1 TRAVEL EXPEN	\$970.78
RESOURCE ASSOCIATES INTL	P058101	2017-8-6	249516	DEMAND RESPONSE SUPPORT UPDATI	\$6,674.00
STANLEY CONSULTANTS, INC	P057429	0198089	249531	Electrical Distribution & Desi	\$34,393.00
VERIZON WIRELESS	P058261	9790068047	249411	Verizon Charges for July	\$195.27
WA STATE DEPT OF TRANSPORTATION		RE-45JE5719L014	248895	PLANS REVIEW-FR50454 SR240	\$370.71
ELECTRICAL ENGINEERING TOTAL ****					\$44,385.05
Division:	503	POWER OPERATIONS			
ABSOLUTE POWER INC		12157	248821	TIMBERS APTS PHASE BRKER ISSUE	\$1,455.24
ALLAN ELECTRIC INC		4829	248822	NORTHPOINT APTS-PARKING LOT LT	\$1,869.75
AMERICAN ROCK PRODUCTS INC	P058228	318842	248910	5/8" MINUS TOP COURSE	\$631.01
	P058228	319008		5/8" MINUS TOP COURSE	\$470.19
	P058229	319574		INVOICE 319574 072517 5/8" MIN	\$55.77
	P058229	319741		INVOICE 319741 DELIVERY FEE	\$217.20
	P058229			INVOICE 319741 MIXER DEL 5/8 M	\$162.99
BANK OF AMERICA		TXN00033904	249284	SHARIS- CO F173019	\$89.24
		TXN00033929		SHOGUN- CO F161090	\$70.14
		TXN00033958		SHARIS-CO F170046	\$122.35
		TXN00033971		DUPUS BOOMERS-CO F173020	\$102.90
		TXN00033982		HI-LINE/SAWS, SCABBARDS, HANDLE	\$151.77
		TXN00034028		THE HOME DEPOT - CANOPY FOR PO	\$172.54
		TXN00034073		ZORO TOOLS/TORQUE LIMITER	\$539.40
		TXN00034074		THE HOME DEPOT - CREDIT, CANOP	(\$107.51)
		TXN00034112		SHOGUN-CO F161002	\$56.78
		TXN00034123		OFFICE DEPOT-NOTEPADS	\$14.50



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00034124	249284	OFFICE DEPOT-NOTEBKS, SHRPIES,	\$51.19
		TXN00034179		HARBOR FREIGHT/FOUR WAY LUG WR	\$23.88
		TXN00034200		STERLING`S-CO F161090	\$171.78
		TXN00034225		STERLING'S-CO F161090	\$53.04
		TXN00034228		GENERAL PACIFIC/BUSHING STUDS	\$188.20
		TXN00034234		HOP JACKS-CO F161090	\$48.18
		TXN00034256		AMAZON - HDMI Cable	\$51.98
		TXN00034260		AMAZON -LED TV	\$479.99
		TXN00034300		AMAZON -LED Smart TV	\$479.98
		TXN00034305		HORIZON DISTRIBUTION/SOCKET SE	\$180.45
		TXN00034319		HOP JACKS-HO F161090	\$131.74
		TXN00034385		AMAZON-GLASSES WIPES	\$55.96
		TXN00034394		THE HOME DEPOT - TOOLS FOR POW	\$39.20
		TXN00034401		STERLING`S-HO EW170033	\$123.71
BC SALES CO INC		B449147	248826	SAFETY GLASSES-ARMER	\$7.55
BEAVER BARK & ROCK		829557	249002	BAGS OF COLORED ROCK	\$29.29
BENTON PUD		08/17- 1387	249117	WYE LIGHTS-BADGER REPEATER	\$14.05
	P057495	598	249009	SAFETY TRAINING PER CONTRACT	\$3,012.33
	P057425	600		PRE-NOTIFICATION SERVICES FOR	\$1,806.21
BOYD'S TREE SERVICE LLC	P057573	5529	248829	TREE TRIMMING & VEGETATION CON	\$7,639.52
	P057573	5562	249011	TREE TRIMMING & VEGETATION CON	\$6,070.50
	P057573	5574	249436	TREE TRIMMING & VEGETATION CON	\$7,639.52
		78975	249014	BARK	\$72.23
C & M LANDSCAPING					
CITY OF RICHLAND		07/2017 JULY	249025	CITY UTILITY BILLS/JULY 2017	\$765.59
				CITY UTILITY BILLS/JULY 2017	\$2,833.59
EFC EQUIPMENT LLC		75627	248842	CHAINSAW CHAIN	\$33.56
FASTENAL COMPANY		WARIC67503	248846	SAFETY GLASSES-COBB	\$42.86
		WARIC67701		SAFETY GLASSES-ROBIE	\$42.86
		WARIC67702		SAFETY GLASSES-ANDERSON	\$42.86
		WARIC67789		SAFETY GLASSES-MARLOW	\$40.58
		WARIC67801		SAFETY GLASSES-STUDDARD	\$20.01
		WARIC67802		SAFETY GLASSES-GIBSON	\$20.01
		WARIC67804		SAFETY GLASS-MONTELONGO	\$38.08
		WARIC678222		SAFETY GLASSES-FAIRCLOTH	\$38.08
		WARIC68171	249044	HEX HEAD SCREWS	\$43.22
HJ ARNETT INDUSTRIES LLC	S017441	INV50459	249363	LOAD BUSTER #5300R3 NEEDS REPA	\$1,025.42
	S017529	INV50533		HK PORTER REPLACEMENT CUTTER H	\$165.60
	S017529			SHIPPING & HANDLING	\$11.56
INLAND ASPHALT CO	P058267	2468579	249477	MOD 1/2" HMA 75 GYRA ASPHALT	\$288.01
	P058267			MOD 1/2" HMA 75 GYRA ASPHALT	\$55.39
KAMAN INDUSTRIAL TECHNOLOGIES	S017527	T518325	248856	FREIGHT	\$15.42



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KAMAN INDUSTRIAL TECHNOLOGIES	S017527	T518325	248856	LUBRICANT, SILICONE, DOW #4	\$61.86
	S017527	Z979465		LUBRICANT, SILICONE, DOW #4	\$371.15
	S017527			FREIGHT	\$24.46
KELLEY'S TELE-COMMUNICATIONS INC	P057372	022408012017	248858	AFTER HOURS EMERGENCY CALL SVC	\$494.45
PARADISE BOTTLED WATER CO		07/17-POWER OPS	248874	BOTTLED WATER-JULY	\$47.81
PREMIER LANDSCAPING & DESIGN	P058160	10533	249387	LAWN REPAIRS AT 1946 THAYER PE	\$907.22
RICHLAND ACE HARDWARE		213765	248880	CANOPY	\$65.15
		213770		EXT SNAP BAR 10"	\$13.02
		213853		18GA GALV WIRE 100'	\$14.95
		57721		SPRINKLER PIPE	\$6.93
RICK'S CUSTOM FENCING & DECKING INC	P058066	2017080807629A	249524	INSTALL GATE AT 84523 E REATA	\$2,386.05
TRAFFIC MANAGEMENT INC		519	248986	TRAFFIC FLAGGING 5/16/17	\$1,444.50
TYNDALE ENTERPRISES INC	P057360	1279008	248890	FIRE RETARDANT CLOTHING-2017	\$2,480.22
VERIZON WIRELESS	P058261	9790068047	249411	Verizon Charges for July	\$561.16
WESCO DISTRIBUTION INC	S017517	10056430	249361	KELLEM GRIP PULLING SOCK	\$527.13
	S017517			SHIPPING	\$11.76
	S017519	10056741	249472	FFREIGHT	\$11.76
	S017519			STRIP-N-COIL, 7/16" SOCKET	\$217.50
XEROX CORPORATION	P057980	089931157	249099	XEROX 3330 DNI PHASER 3330	\$402.91
POWER OPERATIONS TOTAL****					\$50,017.43
Division:	504	SYSTEMS DIVISION			
ARES CORPORATION	P056486	6730301-16	249429	SNYDER SUB EXPANSION PROJECT	\$2,420.90
BANK OF AMERICA		TXN00034096	249284	LABELCITY-MPP SHP IND. LABELS	\$74.11
		TXN00034109		OFFICE DEPOT-MECH PENCILS	\$9.25
		TXN00034152		WAL-MART-SUNSCRN, IPHONE CHRGR	\$34.43
		TXN00034194		WAL-MART-BLUETOOTH HDST MPP	\$37.88
		TXN00034223		AMAZON-EYEWASH SOLUTION	\$33.93
		TXN00034280		SOFTWARE TOOLBOX IN - OMNISERV	\$895.00
		TXN00034310		FIBERSTORE - FIBER OPTIC ADAPT	\$15.20
BLUEROOM		2337655	248828	POL SERVICE-1032 UNIVERSITY DR	\$81.00
CITY OF RICHLAND		07/2017 JULY	249025	CITY UTILITY BILLS/JULY 2017	\$1,783.02
ELECTRIC POWER SYSTEMS INC	P057572	013100	249039	LESLIE RD SUBSTATION DESIGN AN	\$95,543.15
	P056820	013146		SNYDER SUB BANK 2 EXPANSION	\$1,068.65
ENERGY NORTHWEST	P057671	O&M00612	249463	C49136 SNYDER SUB ADDITION PRO	\$1,015.00
	P057671			EW160073 THAYER SUB STAFF SUPP	\$1,015.00
	P057671			C59133 SYSTEM IMPROVEMENT RELA	\$1,015.00
	P057671			C59127 LESLIE RD SUB PROJECT	\$1,015.65
	P057784	O&M00613		C49136 SNYDER SUB ADDTN PROJEC	\$1,663.75
	P057784			C59127 LESLIE RD SUB PROJECT	\$1,663.75
	P057784			C59133 SYSTEM IMPROVEMENT RELA	\$1,663.75
	P057784			EW16007 THAYER STAFF SUPPORT -	\$1,663.75



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OXARC INC		60019380	248873	CYLINDER RENTAL-JUNE	\$64.40
		60025676		CYLINDER RENTAL-JULY	\$66.39
SCHWEITZER ENGINEERING LABORATORIES INC	P058072	INV-000190355	249390	CONVERSION ADDING SLOT E 3A CA	\$434.40
SD MYERS LLC	S017513	769646	249391	SNYDER BANK 2 BOTTOM VALVE	\$44.00
STONEWAY ELECTRIC SUPPLY		S102094779.001	248885	1 IN CONNECTOR	\$36.19
UTILITIES PLUS LLC	P057394	COR-0006	248893	AMENDMENT #1 INCREASE AMOUNT F	\$9,345.00
UTILITIES UNDERGROUND LOCATION CENTER		7070194	249241	UTILITIES LOCATE SERVICE	\$271.87
UTILIWORKS CONSULTING LLC	P056517	5024	249410	SMART GRID PROJECT PHASE 2,	\$3,758.00
VERIZON WIRELESS	P058261	9790068047	249411	Verizon Charges for July	\$288.88
SYSTEMS DIVISION TOTAL ****					\$127,021.30
Division:	505	ENERGY POLICY MGMT			
A ONE REFRIGERATION & HEATING INC		S-20738	249275	1324 TOTTEN-REBATE-HP	\$1,000.00
		S-21405	248820	1205 SYMONS-REBATE-HP	\$800.00
		S-21514	249275	141 SHERMAN-REBATE-HP	\$1,000.00
AIR TIGHT REMODELING		170-438	249102	230 COTTONWOOD-REBATE-WIN	\$314.19
AMERICOOOL HEATING AND A/C LLC		1236-2698	249279	2612 QUARTERHORSE-REBATE-HP	\$1,000.00
		1236-2708	249426	144 SHERMAN-REBATE-HP	\$1,000.00
BENTON COUNTY AUDITOR/WEATHERWISE	P058208	120880 RELEASE2	249005	RELEASE LIEN: NEASHAM, 507 BIR	\$74.00
	P058264	1220880 LIEN	249319	RECORD LIEN: BROWNLEE, 1606	\$74.00
	P058250	153220 RELEASE		RELEASE LIEN: COULSON, 920	\$74.00
	P058250	180600 RELEASE		RELEASE LIEN: CARTWRIGHT, 1500	\$74.00
	P058264	181960 LIEN		RECORD LIEN: GOMEZ, 1001 WILLA	\$74.00
	P058250	250520 RELEASE		RELEASE LIEN: PERRYMAN, 1528	\$74.00
	P058264	292460 LIEN		RECORD LIEN: EVERETT, 1606 THA	\$74.00
	P058250	312040 RELEASE		RELEASE LIEN: WEIKUM,1413/1415	\$74.00
	P058208	360420 RELEASE2-	249005	RELEASE LIEN: WALLACE, 1909	\$74.00
	P058250	361180 RELEASE	249319	RELEASE LIEN: LEE, 1946 HETRIC	\$74.00
	P058250	604140 RELEASE		RELEASE LIEN: GILMAR, 1615	\$74.00
	P058264	795360 LIEN		RECORD LIEN: BERRY, 213 PIPER;	\$74.00
	P058208	802160 RELEASE2	249005	RELEASE LIEN: CONOVER, 283 ADA	\$74.00
	P058264	81940 LIEN	249319	RECORD LIEN: JEPSEN, 110 THAYE	\$74.00
	P058264	830080 LIEN		RECORD LIEN: HARMALA, 188	\$74.00
BONNEVILLE ENVIRONMENTAL FOUNDATION	P057373	INV-5201	249325	GREEN POWER RENEWABLE ENERGY	\$2,500.00
CITY OF RICHLAND		112180	248833	624 SNOW-REBATE-HP	\$1,000.00
		340920	249026	1506 JOHNSTON-REBATE-HP	\$540.33
		351800-	248833	1624 HOWELL-REBATE-WINDOWS	\$560.40
		772880	249335	613 MEADOWS DR E-REBATE-WIN/HP	\$1,555.00
		782480	248833	513 GREENBROOK-REBATE-HP	\$1,000.00
		788140		223 PINETREE-REBATE-WINDOWS	\$1,498.08
		80520	249026	329 ROSSELL-REBATE-HP	\$1,000.00
		830080	248833	188 KENTWOOD-REBATE-HPX2	\$2,000.00



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DAYCO HEATING & AIR	P058165	009081-1	248838	WEATHERWISE LOAN: HARMALA, 188	\$8,481.66
	P058165			WEATHERWISE LOAN: HAMALA, 188	\$7,912.60
		58805		213 HILLVIEW DR-REBATE-HPX2	\$2,000.00
		58816	249454	2959 SONORAN DR-REBATE-HP	\$1,000.00
		59581	248838	2726 WILLOWBROOK-REBATE-HP	\$1,000.00
DELTA HEATING & COOLING INC		24988	249344	1309 MCPHERSON-REBATE-DHP	\$800.00
		24989		1311 MCPHERSON-REBATE-DHP	\$800.00
		24990		515 DOUGLAS-REBATE-HP	\$800.00
		24991		517 DOUGLAS-REBATE-DHP	\$800.00
	P057963	25018	249456	WEATHERWISE LOAN: KINSEY, 1012	\$8,704.29
	P058024	25019	249035	WEATHERWISE LOAN: HARRISON, 32	\$6,966.69
	P058111	25049	248839	WEATHERWISE LOAN: GOMEZ, 1001	\$4,034.49
EFFICIENCY SOLUTIONS LLC	P057389	7-17	249459	COMMERCIAL ENERGY EFFICIENCY	\$3,156.50
ENERGY INCENTIVES INC	P057388	CORJULY2017	249462	RESIDENTIAL ENERGY EFFICIENCY	\$1,858.25
	P057388	CORJUNE2017		RESIDENTIAL ENERGY EFFICIENCY	\$3,335.31
IWI INC		95983	249478	2025 VENTURI-REBATE-DUCT SEAL	\$250.00
JACOBS & RHODES INC		37785	249365	827 BRETZ-REBATE-HP	\$1,000.00
		37830	249480	133 RIVERWOOD-REBATE-HP	\$1,000.00
M CAMPBELL & COMPANY INC	P057919	105464	248868	WEATHERWISE LOAN: J. SCHUG; 62	\$10,034.64
	P058067	105465		WEATHERWISE LOAN: BIGGS, 513	\$9,943.42
		121707	249062	1635 ALDER AVE-REBATE-HP	\$1,000.00
		122994	248868	2036 GEO WASH WAY-REBATE-HP	\$1,000.00
		123383	248953	514 SHAW-REBATE-HP	\$1,000.00
		123968	249494	1820 DAVISON-REBATE-HP	\$1,000.00
		125126	249062	151 ORCHARD WAY-REBATE-HP	\$1,000.00
		128160	248868	2341 MICHAEL-REBATE-HP	\$1,000.00
		128163		154 BREMMER-REBATE-HP	\$1,000.00
		128520		1933 SHERIDAN-REBATE-HP	\$1,000.00
		129116	249062	1887 ALDER AVE-REBATE-HP	\$1,000.00
		130491		1939 PIKE-REBATE-HP	\$1,000.00
		131115		2165 CRESTVIEW-REBATE-HP	\$1,000.00
		131307	249494	873 VIEW DR-REBATE-HP	\$1,000.00
PERFECTION GLASS	P057704	9993655825	248875	WEATHERWISE LOAN: MCCOY, 223	\$17,072.29
	P057938	9993657883		WEATHERWISE LOAN: STEEL, 1624	\$8,762.54
		9993658219	249202	513 HOGAN-REBATE-WINDOWS	\$492.09
		9993658221	249385	81 HODGES-REBATE-WINDOWS	\$27.75
		9993658223		106 CALIENTE SANDS-REBATE-WIND	\$86.04
		9993658225	249202	803 WILLARD-REBATE-WINDOWS	\$57.72
	P057948	9993658228	249385	WEATHERWISE LOAN: CRAWFORD, 15	\$6,890.67
	P057864	9993658553		WEATHERWISE LOAN: BROCK, 613	\$6,392.47
SMITH INSULATION INC		13932-COFR	249078	257 RIVERWOOD-REBATE-INSUL	\$421.25



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TOTAL ENERGY MANAGEMENT INC	P058078	57130	249539	WEATHERWISE LOAN: ABDOLMAJID,	\$11,652.78
		57199WWR	249086	1943 MCPHERSON-REBATE-HP	\$1,000.00
TRANS UNION LLC		07702334	249087	CREDIT REPORTS-JULY	\$34.35
ENERGY POLICY MGMT TOTAL ****					\$156,645.80
Division:	506	TECHNICAL SERVICES			
BANK OF AMERICA		TXN00034302	249284	TEX GREENLEE TEXTRON/PRESS TOO	\$443.32
		TXN00034342		AMAZON-BIT SETS TECH SVC	\$58.29
		TXN00034349		AMAZON-LIGHTNG CLIPS	\$14.27
CITY OF RICHLAND		07/2017 JULY	249025	CITY UTILITY BILLS/JULY 2017	\$1,493.02
VERIZON WIRELESS	P058261	9790068047	249411	Verizon Charges for July	\$203.86
TECHNICAL SERVICES TOTAL ****					\$2,212.76
ELECTRIC UTILITY FUND Total ***					\$598,462.59
FUND	402	WATER UTILITY FUND			
Division:	000				
APEX CONTRACTING & PAVING		17-01276	249108	HYDRANT METER REFUND	\$750.00
				WATER USAGE	(\$7.60)
				HYDRANT METER RENTAL	(\$30.00)
BADGER DEVELOPMENT LLC		21620/30000	249431	RFND OVRPYMNT HYDRANT METER	\$30.00
				RFND OVRPYMNT HYDRANT METER	\$138.70
BIG D'S CONSTRUCTION OF TRI CITIES LLC		17-00736	249434	REFUND HYDRANT METER #301	(\$43.70)
				REFUND HYDRANT METER #301	\$750.00
				REFUND HYDRANT METER #301	(\$30.00)
		17-01099	249121	HYDRANT METER REFUND	\$750.00
BLACKLINE INC		17-01187	249122	HYDRANT METER REFUND	\$750.00
COST LESS CARPET		16-02001	249140	WATER USAGE	(\$0.95)
				HYDRANT RENTAL	(\$30.00)
				HYDRANT METER REFUND	\$750.00
		CUST 20076	249340	REFUND OVRPYMNT HYDRANT METER	\$45.00
				REFUND OVRPYMNT HYDRANT METER	\$30.00
CPM DEVELOPMENT		17-00420	249141	HYDRANT METER REFUND	\$750.00
				HYDRANT METER RENTAL	(\$30.00)
				WATER USAGE	(\$63.65)
HD FOWLER COMPANY INC	P057976	I4577461	249359	PIPE,DUCTILE IRON 12" CLASS 50	\$530.97
	P057976			ADJUST TAX	\$0.01
	P057976			TYLER BOX LID, 6500 SERIES,	\$10.38
	P057976			DELIVERY CHARGE	\$16.29
	P057976			PIPE, PVC 6" CLASS 150, C900	\$89.49
	P057976			CLAMP STEEL, 8" OD X 8", ROMAC	\$134.34
	P057976			VALVE, MJ KIT 6" MEGALUG 1106	\$357.40



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
HD FOWLER COMPANY INC	P057976	I4577461	249359	PIPE,DUCTILE IRON 10" CLASS 50	\$415.22
	P057976			VALVE, MJ KIT 8" MEGALUG 1108	\$501.84
	P057976			VALVE, GATE, 6 IN, FL X FL,	\$541.79
	P057976			TYLER BOX 18" TOP SECTION WITH	\$752.27
	P057976			VALVE, GATE, 8 IN, FL X MJ,	\$817.65
	P057976			COUP ROMAC 501-7.20X7.20X5	\$841.69
	P057976			VALVE, GATE, 6 IN, FL X MJ,	\$1,048.88
	P057976			COUP ROMAC RC 501 15.70X14.10B	\$1,229.18
	P057976			PIPE, DUCTILE IRON 6" CLASS 50	\$434.05
	S017471	I4577808		VALVE BOX BOTTOM, 36" SLIP	\$738.37
HD SUPPLY WATERWORKS LTD	S017471			VALVE BOX BOTTOM, 30" SLIP	\$628.90
	P058100	H460278	249360	METER BOX TRAFFIC COVER, 37	\$669.52
	P058100			FREIGHT	\$1,031.70
	P058100			METER BOX MID SECTION, 12" 37	\$2,724.56
	P058100			METER BOX TOP SECTION, 12" 37	\$3,211.08
KYRIAZIS, GEORGE	P058100			METER BOX COVER, LW COMP 37	\$4,691.52
		17-01606	249179	HYDRANT METER RENTAL	(\$30.00)
				WATER USAGE	(\$57.95)
STEVENS, KORY				HYDRANT METER REFUND	\$750.00
		17-01543	249223	WATER USAGE	(\$7.60)
				HYDRANT METER RENTAL	(\$30.00)
WATTS AND SONS				HYDRANT METER REFUND	\$750.00
		17-01678	249543	REFUND HYDRANT METER #374	\$750.00
				REFUND HYDRANT METER #374	(\$30.00)
WATTS CONSTRUCTION INC				REFUND HYDRANT METER #374	(\$7.60)
		16-01234	249245	WATER USAGE	(\$144.40)
				HYDRANT METER RENTAL	(\$30.00)
				HYDRANT METER REFUND	\$750.00
		16-01280		WATER USAGE	(\$0.95)
WHEELER EXCAVATION LLC				HYDRANT METER RENTAL	(\$30.00)
				HYDRANT METER REFUND	\$750.00
	P057932	C150-17/PMT 3-F	249417	C150-17/PMT 3-F RETAINAGE	(\$4,254.68)
UNASSIGNED TOTAL ****					\$25,051.72
Division:	410	WATER CAPITAL PROJECTS			
ABADAN INC		ARIN075503	249420	WRIGHT RECONSTRUCTION	\$39.10
BERGER ABAM ENGINEERS INC	S054546	319654	249322	CO #2 WATER LINE DESIGN	\$5,339.31
HD FOWLER COMPANY INC		I4572873	248852	SUPERNAT METER PARTS	\$574.94
IRZ CONSULTING LLC	P052094	7666	249169	AMENDMENT #3 TO COMPLETE THE	\$480.00
STELLAR INDUSTRIAL SUPPLY		3817647	249532	STEEL SNAP HOOK/STRAP	\$313.44
STONEWAY ELECTRIC SUPPLY		S102099007.001	248885	SUPERNAT METER PARTS	\$665.18
		S102102108.001		SUPERNAT METER PARTS	\$8.11



City Of Richland

VL-1 Voucher Listing

From: 8/7/2017 To: 8/25/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
TWIN CITY METALS INC		00886	249542	STAINLESS STEEL	\$443.46
WHEELER EXCAVATION LLC	P057932	C150-17/PMT 3-F	249417	KEENE VILLAGE WATER SRV REPLCM	\$39,666.68
	P057932			CO 2A - OVERAGE OF SCHEDULE A	\$28,876.74
WATER CAPITAL PROJECTS TOTAL ****					\$76,406.96
Division: 411 WATER ADMINISTRATION					
ARBAUGH & ASSOCIATES INC		1614	249282	ARBAUGH CONTRACT FEES-JULY 17	\$540.00
WATER ADMINISTRATION TOTAL ****					\$540.00
Division: 412 WATER OPERATIONS					
ARAMARK UNIFORM SERVICES INC	S017544	07/17-934962000	249109	LINEN CHARGES FOR JULY 2017	\$43.44
BANK OF AMERICA		TXN00033921	249284	EVOQUA WATER TECH - 3/8" VALVE	\$305.79
		TXN00034119		HACH - REAGENT SET, SHLORINE	\$1,205.67
		TXN00034209		ERWOW - 2017 FALL CONFERENCE-A	\$275.00
		TXN00034227		FISHER SCIENTIFIC - TEST TUBE	\$123.59
		TXN00034229		HACH - LAB PRODUCTS	\$689.52
		TXN00034257		TULALIP CASINO - ERWOW CONFERE	\$176.85
		TXN00034283		FISHER SCI - TURBIDITY STANDAR	\$79.25
		TXN00034352		WAL-MART - CITY FAIR CANDY / W	\$13.11
BENTON FRANKLIN HEALTH DISTRICT		8996	249116	WATER SAMPLES	\$3,060.00
BENTON RURAL ELECTRIC ASSOCIATION		07/17-38510	249118	KENNEDY BOOSTER STATION	\$2,645.18
CASCADE NATURAL GAS CORP		08/17-28638100009	249442	NAT GAS 110 SAINT 07/19-08/17	\$10.85
CITY OF RICHLAND		07/2017 JULY	249025	CITY UTILITY BILLS/JULY 2017	\$116.50
				CITY UTILITY BILLS/JULY 2017	\$94,232.85
ENERGY NORTHWEST		ENV03099	249463	WATER SAMPLES	\$60.00
FIELD INSTRUMENTS & CONTROLS INC	S017522	165155	249351	FREIGHT	\$8.69
	S017522			AQUAMETRIX SALT BRIDGE KIT FOR	\$103.17
	S017507	165243	249466	FREIGHT	\$16.71
	S017507			SUBMERSIBLE LEVEL TRANSMITTER,	\$540.29
GRAINGER	S017551	9518770376	249470	CIRCUIT PROTECTOR ITEM #2DC65	\$670.10
	S017551	9518866356		ACOUSTIC COUPLANT ITEM #3PCJ9	\$35.41
KEMIRA WATER SOLUTIONS INC	S017320	9017555370	249367	ANNUAL PO FOR THE PURCHASE OF	\$12,873.60
LAB/COR INC		170722-4109	248862	WATER SAMPLES	\$450.00
PITNEY BOWES PURCHASE POWER		0717/14823173	248968	POSTAGE 07/01/17 TO 07/31/17	\$9.62
RANCH AND HOME INC		50064276	248877	SALT	\$265.54
		50064774	249512	SALT	\$270.96
RICHLAND ACE HARDWARE		57719	248880	PAD COOLER/VALVE FLOAT-1182	\$35.58
		57802	249207	SAW HOLE/DRILL BITS	\$31.67
		57824		POWER WASHER	\$119.45
		57849		SCREWS	\$7.59
SENSKE LAWN & TREE CARE INC		7999594	249218	WTP PEST CONTROL-3RD QTR	\$543.00
		7999596		HR PS PEST CONTROL-3RD QTR	\$97.69



City Of Richland

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From: 8/7/2017 To: 8/25/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
SENSKE LAWN & TREE CARE INC		7999597	249218	INTAKE PEST CONTROL-3RD QTR	\$97.69
		7999598		UV PEST CONTROL-3RD QTR	\$97.69
STEP SAVER INC	P058263	T405576	249397	BULK, SODIUM CHLORIDE (NACL)	\$1,350.13
	P058263			PTO &/OR DELIVERY	\$300.44
	P058263			STOP OFF / RE-DIRECT FEE	\$100.00
	P058263			FREIGHT / SHIPPING CHARGE	\$1,481.25
STONEWAY ELECTRIC SUPPLY		S102104193.001	249224	PHILLIPS LITE-WTP	\$164.89
UNITED PARCEL SERVICE	S017550	000986641337	249409	NDA PKG TO LAB/COR FOR WATER	\$19.05
UNIVAR USA INC	S017491	SK609929	248892	PRAESTOL 2515TR FILTER AID, 10	\$1,764.95
	S017491			FREIGHT	\$75.00
VERIZON WIRELESS	P058261	9790068047	249411	Verizon Charges for July	\$189.12
XEROX CORPORATION		090135189	249252	LX5-693082 BASE/PRINTS- JUL	\$127.69
WATER OPERATIONS TOTAL ****					\$124,884.57
Division:	413	WATER MAINTENANCE			
AMERICAN ROCK PRODUCTS INC	P058268	321231	249425	5/8" MINUS TOP COURSE, INV: 32	\$155.49
AT&T WIRELESS		07/17-2872432888	249000	287243288881 06/27-07/26/17	\$57.81
BANK OF AMERICA		TXN00033911	249284	STAPLES - PAPER SUPPLY	\$55.32
		TXN00033962		USA BLUE BOOK - 4" GAUGES	\$171.90
		TXN00034128		WM SUPERCENTER - PHONE CHARGE	\$29.17
		TXN00034160		ABC-NV - WTPO II EXAM - SNELL	\$98.00
		TXN00034209		ERWOW - 2017 FALL CONFERENCE-E	\$275.00
		TXN00034284		TULALIP CASINO - ERWOW CONFERE	\$176.85
		TXN00034298		DELL-2 cell swappable battery	\$71.88
		TXN00034327		HOME DEPOT - PIPE CAP	\$3.21
		TXN00034334		APWA - ASSET MANAGEMENT COURSE	\$50.00
		TXN00034352		WAL-MART - CITY FAIR CANDY / W	\$13.11
		TXN00034402		TULALIP CASINO - CANCELED EVER	(\$176.85)
CITY OF RICHLAND		07/2017 JULY	249025	CITY UTILITY BILLS/JULY 2017	\$411.43
				CITY UTILITY BILLS/JULY 2017	\$2,458.74
				CITY UTILITY BILLS/JULY 2017	\$3.96
				CITY UTILITY BILLS/JULY 2017	\$1,049.15
				CITY UTILITY BILLS/JULY 2017	\$80.70
				CITY UTILITY BILLS/JULY 2017	\$1,141.68
				CITY UTILITY BILLS/JULY 2017	\$35,405.00
				CITY UTILITY BILLS/JULY 2017	\$510.11
COST LESS CARPET		16-02001	249140	HYDRANT DAMAGE	(\$100.00)
FASTENAL COMPANY		WARIC68628	249154	BOLTS/DRILL BITS	\$30.25
GRAINGER	S017551	9517234564	249470	V-BELT ITEM #3X624	\$34.02
HD FOWLER COMPANY INC		I4569275	248852	HYDRANT/MEGA LUG	\$2,135.17
		I4569322		6" GASKET & T BOLT	\$15.53
		I4572868		RICHLAND HIGH METER PARTS	\$441.13



City Of Richland

VL-1 Voucher Listing

From: 8/7/2017 To: 8/25/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
HD FOWLER COMPANY INC		I4589737	249162	TAPPING BITS	\$1,494.64
INLAND ASPHALT CO	P058185	4560881	248942	MOD 1/2" HMA 75 GYRA ASPHALT	\$83.08
IRRIGATION SPECIALISTS INC		1216894-01	248854	PACKING GLANDS	\$273.67
NATIONAL METER & AUTOMATION	S017508	S1087280.001	249381	FREIGHT	\$63.99
	S017508			3/4" METER, BADGER MODEL M35,	\$905.72
OXARC INC		60025673	248873	CYLINDER RENTAL-JULY	\$76.44
PRO BUILD COMPANY LLC		1237988	249510	2 X 4'S	\$38.00
RICHLAND ACE HARDWARE		213855	248880	ADAPTER TEE	\$5.63
		57662		FENCE TIE	\$7.59
		57672		UNIONS	\$21.14
SENSKE LAWN & TREE CARE INC		7999599	249218	HR INTAKE PEST CONTROL-3RD QTR	\$97.69
TC INK LLC		16108	249227	CITY LOGO HATS	\$117.00
TOKAY SOFTWARE INC	P058233	107060	249085	Tokay Software Support, TERM:	\$790.00
UTILITIES UNDERGROUND LOCATION CENTER		7070194	249241	UTILITIES LOCATE SERVICE	\$45.31
VERIZON WIRELESS	P058261	9790068047	249411	Verizon Charges for July	\$455.06
XEROX CORPORATION		090135170	249418	MX4-340609 BASE/PRINTS- JULY	\$19.48
WATER MAINTENANCE TOTAL ****					\$49,092.20
WATER UTILITY FUND Total ***					\$275,975.45

FUND 403 WASTEWATER UTILITY FUND

Division: 000

ECI SERVICES		C200-16/RETAINAGE	249038	RELEASE OF RETAINAGE C200-16	\$21,097.20
UNASSIGNED TOTAL ****					\$21,097.20

Division: 421 SEWER CAPITAL PROJECTS

A CORE INC		355520	248996	REMOVE COMPRESSOR PAD-PT BLDG	\$999.12
		355718	249274	HAND SAW FOR WALL REMOVAL	\$347.52
FIELD INSTRUMENTS & CONTROLS INC	P058098	165255	249351	ANNULAR SEAL AND PRESSURE	\$1,669.73
	P058098			SHIPPING	\$48.58
	P058098			IFM EFECTOR PRESSURE TRANSMITT	\$433.31
GRAY & OSBORNE INC	P057512	7	249160	WWTF INFLUENT UPGRADES - DESIG	\$13,677.35
KAMAN INDUSTRIAL TECHNOLOGIES		C131895	249056	GEARS/CHAIN	\$529.11
		I905676		POWER V BELTS	\$45.16
		P308101		SPROCKET	\$150.55
MP CONSTRUCTION INC	P057638	1702-22-01	249069	Chlorination Bldg Door Replcmn	\$4,980.40
	P057638			Install 8' x 9' pair hollow me	\$1,251.71
PARAMOUNT SUPPLY COMPANY		582981	249505	CPVC SOC UNIONS	\$50.82
		583999		SS WELD-ON FLNGS OSGBSNPMP	\$63.34
PLATT ELECTRIC SUPPLY		N506191	249073	INLINE CPLR & CORD PRIMPMPS	\$17.82
STONEWAY ELECTRIC SUPPLY		S102109165.001	249398	ELECTRIC COMPONENTS	\$73.89
SEWER CAPITAL PROJECTS TOTAL ****					\$24,338.41



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VL-1 Voucher Listing

From: 8/7/2017 To: 8/25/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
Division: 422 SEWER OPERATIONS					
ABADAN INC		ARIN074659	248997	PRINTS	\$21.62
		ARIN075406	249276	COPIES	\$77.31
ALS ENVIRONMENTAL	P058086	51-395271-0	249278	WATER - 625 SEMIVOL. ORGANIC C	\$525.00
	P058086			WATER - 624 VOLATILE ORGANIC C	\$640.00
	P058086			WATER - 335.4 TOTAL CYANIDE	\$40.00
	P058086			WATER - 420.1 PHENOLICS	\$45.00
	P058086			WATER - 608 ORGANOCHLOR.PEST./	\$160.00
	P058086			WATER - 1631E TOTAL MERCURY	\$60.00
	P058086			BOICHEMICAL OXYGEN DEMAND (BOD	\$48.00
	P058086			INGREDION 6-13-17 SAMPLING EVE	\$60.00
	P058086			WATER - 200.8 TRACE ELEMENTS	\$130.00
	P058086			TOTAL SUSPENDED SOLIDS DRIED A	\$18.00
	P058086			WATER - AMMONIA-N EPA 350.1/35	\$25.00
	P058086			WATER - OIL & GREASE TOTEL HEM	\$200.00
AMERIGAS		3067211115	248999	PROPANE-BOILER WWTP	\$73.60
		3067538770		WWTP TANK RENTAL	\$114.03
ARAMARK UNIFORM SERVICES INC	S017544	07/17-934962000	249109	LINEN CHARGES FOR JULY 2017	\$87.58
BANK OF AMERICA		TXN00033903	249284	4IMPRINT/CITY FAIR ITEMS	\$265.48
		TXN00033909		SUNWEST SPORTSWEAR - SHIRTS CI	\$327.26
		TXN00033935		Amazon.com - CLOROX WIPES	\$53.78
		TXN00033985		OSI UNITEDSTATESFLAG - US FLAG	\$80.22
		TXN00034036		TWIN CITY METALS INC - 42FT 1-	\$49.20
		TXN00034047		AMAZON MKTPLACE PMTS - 10X10 C	\$397.90
		TXN00034056		AMAZON MKTPLACE PMTS - PHCASES	\$48.93
		TXN00034075		STAPLES - COPIER PAPER, CR123	\$101.42
		TXN00034098		STAPLES - BOX OF 12 CR123 BATT	\$55.55
		TXN00034130		AMAZON MKTPLACE PMTS - CELL PH	\$19.57
		TXN00034176		WOODS END LABORATORIES IN - SO	\$169.46
		TXN00034195		IN WASHINGTON ORGANIC RE - CN	\$820.00
		TXN00034196		GREEN RIVER COMMUNITY CO - TUI	\$300.00
		TXN00034214		STAPLES - RETURN OF (1) CR123	(\$62.11)
		TXN00034224		USA BLUE BOOK - SOLUTIONS FOR	\$284.85
		TXN00034250		PACIFIC NW CLEAN W - ANLCONF B	\$530.00
		TXN00034259		PACIFIC NW CLEAN W - ANLCNF HI	\$665.00
		TXN00034267		TFS FISHERSCI ECOM HUS - ENIVI	\$83.75
		TXN00034275		THE HOME DEPOT #4746 - S-HKS,	\$92.70
		TXN00034278		THE HOME DEPOT #4746 - SPRAYER	\$21.69
		TXN00034330		FASTSIGNS-ETCHED GLASS-WTF	\$386.62
		TXN00034368		USA BLUE BOOK - RICCA BUFFER L	\$67.83
BENTON FRANKLIN HEALTH DISTRICT		8965	249008	TKN/NITRATE/PHOSPHATE	\$98.00



City Of Richland

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From: 8/7/2017 To: 8/25/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BENTON FRANKLIN HEALTH DISTRICT		9024	249116	TKN NITRA/NITRI TTL PHOS FECAL	\$511.00
BLUE TARP FINANCIAL INC		38462491	249323	SWITCH FLOW	\$82.10
BLUEROOM		2337653	248919	POL SERVICE-WWTP-JUNE 2017	\$81.00
CASCADE COLUMBIA DISTRIBUTION COMPANY	P058129	699432	249329	SODIUM BICARBONATE, ITEM NO.	\$718.39
	P058129			ENERGY/INVOICE SURCHARGE (PER	\$27.15
	P058153	700034	249441	SODIUM BICARBONATE, ITEM NO.	\$1,436.78
	P058153			ENERGY/INVOICE SURCHARGE (PER	\$27.15
CENTRAL HOSE & FITTINGS INC		463647	249127	2 50FT HOSES & NOZZLES WWTP	\$672.02
CITY OF RICHLAND		07/2017 JULY	249025	CITY UTILITY BILLS/JULY 2017	\$22,390.76
		07/2017-25	249334	#25 BIOSOLIDS LANDFILL FEES	\$3,260.07
COLE DRAINS & PLUMBING REPAIR		5612	249027	POWER SNAKE FLOOR DRAINS	\$146.61
COLE INDUSTRIAL INC		YA24645	248835	BOILER TROUBLESHOOT HIGH LIMIT	\$781.92
COLEMAN OIL COMPANY		0448632-IN	249028	GREASE FOR WWSHOP EQUIPMENT	\$715.01
COMPLETE PEST PREVENTION INC		33958	248929	WWTP PEST CONTROL SRVCS	\$130.32
		34254	249032	WWTP PEST CONTROL SRVCS	\$190.05
		34297		WWTP PEST CONTROL SRVCS	\$130.32
CONSOLIDATED ELECTRICAL DISTRIBUTORS INC		3627-578327	249033	RELAY FOR DIGESTER GAS BURNER	\$250.97
ENDRESS HAUSER INC	P058049	6001896341	248844	WWTF RADAR LEVEL TRANSMITTERS	\$2,001.80
	P058049			SHIPPING	\$15.31
GRAINGER	S017551	9528732051	249470	ELECTRIC AIR COMPRESSOR ITEM #	\$1,005.09
HD FOWLER COMPANY INC		I4588666	249162	CPVC GLUE FOR OSG	\$47.30
IRRIGATION SPECIALISTS INC		1215817-01	249364	PVC PARTS	\$333.28
		1215819-01		PVC PARTS	\$27.53
KAMAN INDUSTRIAL TECHNOLOGIES		H617656	249056	POLY CHAIN BELTS	\$225.56
		I905676		POWER V BELTS	\$54.19
		O175366		FLEX SLEEVE	\$43.40
		S711723	249176	B47 BELTS FR HVAC SOLIDS BLDG	\$54.51
MIDWEST LABORATORIES INC	P058232	853970	249065	COR LANDFILL COMPOST FACILITY	\$275.00
	P058232			COR LANDFILL COMPOST FACILITY	\$75.00
	P058232			COR LANDFILL COMPOST FACILITY	\$75.00
	P058232			SHIPPING FOR 2017-06-14 - 1 FE	\$25.00
	P058232			SHIPPING FOR 2017-06-08 - 1 FE	\$25.00
	P058243	857707	249376	COR LANDFILL COMPOST FACILITY	\$275.00
	P058243			SHIPPING FOR 2017-07-19 - 1 FE	\$25.00
MOON SECURITY SERVICES INC		884301	249193	WWTP-BASIC MONITORING	\$54.87
MULTARI, NINA		080117	249194	REIMB CITY FAIR SUPPLIES	\$34.47
OXARC INC		60019376	248962	CYLINDER RENTAL - JUNE	\$15.26
		60025672	249198	CYLINDER RENTAL-JULY	\$15.51
PARADISE BOTTLED WATER CO		07/17-WWTP	249199	BOTTLED WATER-JULY	\$68.36
PITNEY BOWES PURCHASE POWER		0717/14823173	248968	POSTAGE 07/01/17 TO 07/31/17	\$0.46
RICHLAND NAPA		388145	248969	30W OIL FOR LAB EQUIPMENT	\$4.76



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From: 8/7/2017 To: 8/25/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
SERV-A-PURE COMPANY		109961	249219	MEMBRANE CARTRIDGE H2O PUR LAB	\$211.77
SOLENIIS LLC	P058191	131194153	249393	ADJUST FOR TAX	\$0.01
	P058191			2,290 LB #656974 PRAESTOL K 2	\$2,735.63
	P058191			2,290 LB #657180 PRAESTOL K 2	\$2,735.63
STEP SAVER INC	P058213	T491113	248884	STOP OFF / RE-DIRECT FEE	\$100.00
	P058213			FREIGHT/SHIPPING CHARGE	\$1,481.25
	P058213			BULK, SODIUM CHLORIDE (NACL)	\$841.20
	P058213			PTO &/OR DELIVERY	\$300.44
STONEWAY ELECTRIC SUPPLY		S102083294.001	249081	CONDUIT HOLESEAL INFL PUMP 3	\$19.59
		S102087437.001		2G BX EXTNDR INFL PMP #3	\$4.85
TACOMA SCREW PRODUCTS INC		22182711	249082	SELLARS WHITE RAGS OPS BLDG	\$79.31
		22183371		PULL BOX WHITE RAGS	\$475.86
		22183599		VALVES/FITTINGS/GLOVES	\$176.19
		22183618		ROPE	\$30.04
		22183631		POWER BIT/TOOLBOX	\$25.90
TRI CITY HERALD	S017552	3153146	249541	DISCHARGE PERMIT #CR-IU005 RAN	\$141.29
UNITED PARCEL SERVICE	S017537	000986641327	249089	ADDITIONAL HANDLING FOR PKG TO	\$8.45
	S017537			NDA PKG TO ALS FOR WWTP OPS 8	\$100.41
	S017550	000986641337	249409	ADDITIONAL HANDLING FOR TWO PK	\$16.90
	S017550			2 GROUND PKGS TO ALS FOR WWTP	\$19.14
USA BLUEBOOK		304711	249092	GLVS HOOK HNDL AND EXTNSN	\$400.03
				GLVS HOOK HNDL AND EXTNSN	\$156.36
		304790		SAFETY BOOKLETS AND VIDEOS	\$65.13
VERIZON WIRELESS	P058261	9790068047	249411	Verizon Charges for July	\$170.62
WA STATE DEPARTMENT OF ECOLOGY		WA-W662-17	249093	WWTF LAB ACCREDITATION 17/18	\$760.00
WHITNEY EQUIPMENT COMPANY INC	P057531	83114	249250	PUMP, GOULDS SHORT SET LINESHA	\$11,775.50
	P057531			FREIGHT	\$119.77
XEROX CORPORATION		090135139	249252	MX4-749822 BASE/PRINTS- JUL	\$270.61
SEWER OPERATIONS TOTAL ****					\$66,732.40
Division:	423	SEWER MAINTENANCE			
AT&T WIRELESS		07/17-2872432888	249000	287243288881 06/27-07/26/17	\$42.95
BANK OF AMERICA		TXN00034048	249284	BENDER/CURRENT SENSORS	\$854.00
		TXN00034052		AED SUPERSTORE - ZOLL STAT-PAD	\$77.44
		TXN00034174		AMAZON MKTPLACE PMTS - ANTIBIO	\$5.99
		TXN00034175		THE HOME DEPOT #4746 - PNTNG S	\$263.98
		TXN00034180		AMAZON MKTPLACE PMTS - ANTISEP	\$5.40
		TXN00034201		Amazon.com - FIRST AID/BURN CR	\$11.26
		TXN00034237		THE HOME DEPOT #4746 - PNTING	\$171.34
		TXN00034254		THE HOME DEPOT- MUD MIXER, ALL	\$36.41
		TXN00034259		PACIFIC NW CLEAN W - ANLCNF CO	\$665.00
		TXN00034278		THE HOME DEPOT #4746 - SPACKLI	\$7.58



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00034291	249284	AMAZON.COM AMZN.COM/BILL - WAT	\$495.56
		TXN00034294		TARGET 00023143 - PAINT	\$38.17
		TXN00034311		COST LESS CARPET RICHLAND - CA	\$8.12
		TXN00034322		THE HOME DEPOT #4746 - PNTNG S	\$43.77
		TXN00034323		THE HOME DEPOT #4746 - PNTING	\$60.78
		TXN00034339		UNOCLEAN - AIR FILTERS FOR WW	\$50.63
		TXN00034348		THE HOME DEPOT #4746 - PNTINGS	\$97.67
CENTRAL HOSE & FITTINGS INC		464451	249127	NIPPLE & PLUG VEH 3338	\$54.05
		464715		HOSE/CAMLOCK/CLAMPS SOLIDS	\$185.77
CH2O INC		258119	249018	BOILER TESTING-JUL 17 BW LABOR	\$64.49
COAST CRANE COMPANY		DI/087224	249336	BOOMTRUCK RENTAL	\$917.25
HARBOR FREIGHT TOOLS USA INC		809148	249050	PTO PIN ASSORTMENT VEH 2455	\$10.85
HILMES, ALAN		081017	249473	REIMB CDL RENEWAL	\$102.00
IRRIGATION SPECIALISTS INC		1222518-01	249364	COUPLER/FITTING	\$43.53
MOON SECURITY SERVICES INC		884301	249193	WWTP-BASIC MONITORING	\$54.87
RICHLAND ACE HARDWARE		213813	249075	FILTER SPRAYER	\$15.19
		57543		CAULK	\$9.97
		57848	249389	FLY TRAPS	\$16.29
RICHLAND NAPA		392481	249210	CLEANING PADS & SOLUTION WW	\$16.37
		392545		30W OIL WW STEAM CLEANER	\$8.23
STEEBER'S LOCK SERVICE		868220	249396	DUP KEYS FOR VEH 3338	\$11.95
STONEWAY ELECTRIC SUPPLY		S102109158.001	249398	ELECTRIC COMPONENTS	\$3.39
		S102109868.001		ELECTRIC COMPONENTS	\$6.78
TACOMA SCREW PRODUCTS INC		22183369	249082	STEP LADDER	\$201.94
THE SHERWIN WILLIAMS CO		2000-1	249228	PAINT FOR VERN'S OFFICE	\$242.08
USA BLUEBOOK		304790	249092	SAFETY BOOKLETS AND VIDEOS	\$578.83
UTILITIES UNDERGROUND LOCATION CENTER		7070194	249241	UTILITIES LOCATE SERVICE	\$45.31
VERIZON WIRELESS	P058261	9790068047	249411	Verizon Charges for July	\$254.35
WATER METRICS CO WEST		IVC60050	249096	GAUGE CALIBRATION	\$110.63
SEWER MAINTENANCE TOTAL ****					\$5,890.17
WASTEWATER UTILITY FUND Total ***					\$118,058.18
FUND	404	SOLID WASTE UTILITY FUND			
Division:	000				
WASTEWORCS REFUND		9850WW	248883	REFUND WW ACCT #9850	\$520.14
UNASSIGNED TOTAL ****					\$520.14
Division:	432	SOLID WASTE COLLECTION			
BANK OF AMERICA		TXN00033946	249284	COSTCO/CAKE FOR K. KIRSCH RETI	\$43.62
		TXN00034029		SOLID WASTE ASSOCIA - M CHIDES	\$212.00
CITY OF RICHLAND		07/2017 JULY	249025	CITY UTILITY BILLS/JULY 2017	\$242.11



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From: 8/7/2017 To: 8/25/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CLAYTON WARD COMPANY		157025	248927	CURBSIDE RECYCLING-JULY	\$6,668.40
		157026		PAPER RECYCLING- JULY 2017	\$300.00
		157027		2017 DROP BOX RECYCLING SERVIC	\$10,200.00
COMPLETE PEST PREVENTION INC		34322	249337	PEST CONTROL SRVCS-JULY	\$59.73
PITNEY BOWES PURCHASE POWER		0717/14823173	248968	POSTAGE 07/01/17 TO 07/31/17	\$190.56
ROUTEWARE INC	P057663	98516	249526	CREDIT	(\$228.06)
	P057663			2017 ROUTEWARE SUPPORT FEES (1	\$2,762.78
	P057663			4Q 2017 ROUTEWARE SUPPORT FEES	\$345.35
	P057663			Q4 2017- CELLULAR DATA CHARGE	\$146.61
	P057663			Q4 2017- CAMERA SYSTEM FEE FOR	\$97.74
	P057663			ADJUST FOR TAX	\$0.02
	P057663			2017 CAMERA SYSTEM FEE (1 UNIT	\$16.29
THE SHERWIN WILLIAMS CO		2832-7	249403	PAINT FOR CONTAINERS	\$302.28
VERIZON WIRELESS	P058261	9790068047	249411	Verizon Charges for July	\$706.15
YAKIMA WORKER CARE PLLC		21256	248904	DOT PHYSICAL - BECKER	\$120.00
		21545	249548	DOT PHYSICAL - METZGER	\$120.00
SOLID WASTE COLLECTION TOTAL ****					\$22,305.58
Division:	433	SOLID WASTE DISPOSAL			
ARAMARK UNIFORM SERVICES INC	S017544	07/17-934962000	249109	LINEN CHARGES FOR JULY 2017	\$138.88
BANK OF AMERICA		TXN00033900	249284	QED ENVIORMENTAL SYSTE - CALIB	\$142.23
		TXN00034047		AMAZON MKTPLACE PMTS - 10X10 C	\$198.95
		TXN00034102		STAPLES - OFFICE SUPPLIES FOR	\$555.65
		TXN00034246		SUNWEST SPORTSWEAR - SW CITY S	\$58.62
		TXN00034288		STAPLES - Credit-RETURNED 8 CA	(\$393.13)
BLAIR, JEANNETTE		072817	249123	REIMB MILEAGE - JULY 17	\$53.39
BLUEROOM		2362809	249324	POL SERVICE-LANDFILL-JULY 2017	\$81.00
CITY OF RICHLAND		07/2017 JULY	249025	CITY UTILITY BILLS/JULY 2017	\$1,635.85
COMPLETE PEST PREVENTION INC		34273	249032	PEST CONTROL SRVCS-JULY	\$97.74
COYOTE RIDGE CORRECTIONS CENTER		CRCC1707.473	249341	WORK CREW JULY 2017	\$451.64
FINLEY BUTTES LANDFILL		5999	249353	TIRE DISPOSAL	\$453.53
GRAINGER	S017551	9527896121	249470	FLY TRAP ITEM #5YAY4	\$3.41
MITCHELL, FRANK		071917	249191	REIMB MILEAGE - JULY 17	\$37.45
ORRCO		400651	249196	USED OIL TESTING/PICK-UP/HAUL	\$277.50
PARADISE BOTTLED WATER CO		07/17-LANDFILL	249199	BOTTLED WATER-JULY	\$97.97
PARAMETRIX INC	P057762	03-40159	249200	2017 LANDFILL MONITORING,SAMPL	\$8,712.30
ROACH, ANNIKA		072717	249215	REIMB MILEAGE - JULY 17	\$29.96
VERIZON WIRELESS	P058261	9790068047	249411	Verizon Charges for July	\$60.32
XEROX CORPORATION		090135140	249252	LX5-694777 BASE/PRINTS-JUL	\$286.84
SOLID WASTE DISPOSAL TOTAL ****					\$12,980.10
SOLID WASTE UTILITY FUND Total ***					\$35,805.82



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
FUND 405	STORMWATER UTILITY FUND				
Division:	000				
WA STATE DEPARTMENT OF ECOLOGY	P058253	L9700040-PYMT 26	249242	STORMWATER LOAN #L9700040-PMT	\$1,455.03
	P058253			STORMWATER LOAN #L9700040-PMT	\$4,194.31
WHEELER EXCAVATION LLC	P057932	C150-17/PMT 3-F	249417	C150-17/PMT 3-F RETAINAGE	(\$6,694.02)
UNASSIGNED TOTAL ****					(\$1,044.68)
Division:	440	STORMWATER CAPITAL PROJECTS			
HERC RENTALS INC		29467899-001	249163	BACKHOE RENTAL	\$262.81
WHEELER EXCAVATION LLC	P057932	C150-17/PMT 3-F	249417	KEENE VILLAGE WATER SRV REPLCM	\$120,802.00
	P057932			CO 1A - ADDITIONAL CSTC, UTILI	\$7,337.48
	P057932			CO 2B - OVERAGE OF SCHEDULA B	\$5,741.00
STORMWATER CAPITAL PROJECTS TOTAL ****					\$134,143.29
Division:	441	STORMWATER			
BANK OF AMERICA		TXN00034259	249284	PACIFIC NW CLEAN W - ANLCNF CO	\$665.00
BEAVER BARK & ROCK		827076	248915	GRAVEL	\$39.07
CITY OF RICHLAND		07/2017 JULY	249025	CITY UTILITY BILLS/JULY 2017	\$539.38
INLAND ASPHALT CO	P058267	2472555	249477	MOD 1/2" HMA 75 GYRA ASPHALT	\$249.24
	P058267	2474474		MOD 1/2" HMA 100 GYRA ASPHALT	\$13.85
TREIMER INC DBA		17478	249235	24X48 PRINT SW CORNHOLE GAME	\$92.31
USA BLUEBOOK		304790	249092	SAFETY BOOKLETS AND VIDEOS	\$289.42
VERIZON WIRELESS	P058261	9790068047	249411	Verizon Charges for July	\$17.27
STORMWATER TOTAL ****					\$1,905.54
STORMWATER UTILITY FUND Total ***					\$135,004.15
FUND 407	MEDICAL SERVICES FUND				
Division:	121	AMBULANCE			
ARROW INTERNATIONAL	P058178	95045386	249283	#9001, EZ-IO, 25MM NEEDLE KIT	\$1,100.00
	P058178			EZ-IO POWER DRIVER #9058	\$590.00
	P058178			SHIPPING CHARGES	\$27.76
	P058178			TAX	\$52.45
BANK OF AMERICA		TXN00034002	249284	CHARTER - STA INTERNET FEES	\$84.99
		TXN00034030		PWW MEDIA - WEBINAR (x3)	\$300.00
BOUND TREE MEDICAL LLC		82514309	249010	O2 MASK	\$314.89
		82514310		ADULT O2 MASKS	\$125.96
		82514311		LORAZEPAM	\$97.99
		82525758		SALINE/GLOVES/IV SET/TEST STRP	\$633.94
		82527407		GLOVES/IV FLUSH/GLASSES	\$482.94
		82527408		GERMICIDAL WIPES/HAND WIPES	\$36.23
		82529098		FENTANYL	\$215.96



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BOUND TREE MEDICAL LLC		82529099	249010	SENSOR/GLUCOSE GEL/FLEX SPLNT	\$125.67
		82529100		COLD PACKS	\$18.23
		82530675		ELECTRODES/IV SETS/SALINE/GLVS	\$1,844.21
		82533919		SALINE/GLOVES/EMS SHEARS	\$868.08
		82533920		IV FLUSH/TOURNIQUET/ASPIRIN	\$270.42
		82541633		IV SETS/SALINE/GLUCOSE STRIPS	\$1,257.32
		82546236		ADULT CUFF BP	\$41.44
CARDINAL HEALTH 411 INC		2229346	249016	ADENOSINE/ALBUTEROL/GLUCAGEN	\$499.36
		2254809		SOLUMEDROL/ETOMIDATE	\$216.32
		2254944		ROCURONIUM	\$25.11
CHAPLAIN SERVICES NETWORK		RFD-06302017	248924	CHAPLAIN SRVCS MAR-JUNE 2017	\$1,338.75
CITY OF RICHLAND		07/2017 JULY	249025	CITY UTILITY BILLS/JULY 2017	\$853.06
COLUMBIA INDUSTRIES SUPPORT LLC		0052509	249135	ON SITE SHREDDING WO #84550	\$31.42
EAGLE PRINTING & GRAPHIC DESIGN INC		45580	249347	AMB BILLING STAMPS X2	\$45.50
EMERGENCY REPORTING		2017_4313	249348	ERS SUBSCRIPTION-AUGUST	\$348.20
		2017_4928		ERS SUBSCRIPTION-SEPTEMBER	\$348.20
LIFE ASSIST INC		811234	249372	DIPHENHYDRAMINE	\$41.25
OXARC INC		30057975	248962	MEDICAL OXYGEN	\$42.12
		30062656		MEDICAL OXYGEN	\$42.12
		30068905	249072	MEDICAL OXYGEN	\$59.33
		30074923	248962	MEDICAL OXYGEN	\$82.62
		30085678	249072	MEDICAL OXYGEN	\$51.56
		30090693		MEDICAL OXYGEN	\$42.12
		30096871	249198	MEDICAL OXYGEN	\$51.56
		30103746		MEDICAL OXYGEN	\$88.70
PITNEY BOWES PURCHASE POWER		0717/14823173	248968	POSTAGE 07/01/17 TO 07/31/17	\$98.57
RICHLAND ACE HARDWARE		57687	249207	WASH/WAX/GLUE/FASTENERS	\$10.86
STERICYCLE INC		3003926066	249080	BIO WASTE DISPOSAL FEE	\$47.03
VERIZON WIRELESS	P058261	9790068047	249411	Verizon Charges for July	\$35.12
	P058261			Verizon Charges for July	\$341.77

AMBULANCE TOTAL ****

\$13,229.13

MEDICAL SERVICES FUND Total ***

\$13,229.13

FUND 408

BROADBAND FUND

Division:

460

BROADBAND ADMINISTRATION

CITY OF RICHLAND		07/2017 JULY	249025	CITY UTILITY BILLS/JULY 2017	\$91.84
PARAMOUNT COMMUNICATIONS INC	P058258	32243	249504	REPAIR SQUIRREL DAMAGE TO FIBE	\$1,278.22
	P058121	32257	249384	Additional Hapo Stage Fiber	\$1,622.48
THE SHERWIN WILLIAMS CO	P058285	0582-0	249536	Paint for Hapo Stage Conduit	\$92.13
BROADBAND ADMINISTRATION TOTAL ****					\$3,084.67



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From: 8/7/2017 To: 8/25/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BROADBAND FUND Total ***					\$3,084.67
FUND 501	CENTRAL STORES FUND				
Division:	000				
BANK OF AMERICA		TXN00033994	249284	C-WORKS INC/PADLOCKS FOR STOCK	\$98.00
CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	P058183	3627-580028	249339	LAMP, FLR, 20W,COMPACT,75W	\$193.53
	P058183			LAMP, FLR, 32W, 48" BIPIN T8	\$630.15
	P058183			LAMP, FLR 32W 6" 4 PIN PLUGIN	\$80.15
	P058183			LAMP, FLR, 13W,7" BIPIN	\$33.39
	P058183			LAMP, FLR, 54W, T5	\$167.68
GRAINGER	P058174	9510608905	249358	HAND SANITIZER,4 FL OZ SQUEEZE	\$867.41
	P058174			MASK, PARTICULATE AND SURGICAL	\$189.13
	P058174			BAND AID, FABRIC, 7/8" X 3",	\$30.97
	P058174			GLASSES, SAFETY READER +2.0	\$144.66
	P058174			STING WIPE, UNITIZED BOX,	\$75.69
	P058174			GLASSES, CLEAR UVEX OTG 3000	\$34.18
HORIZON DISTRIBUTION INC	P058180	994597	249166	TAPE MEASURE, STEEL, 25 FT,	\$46.31
	P058180			HARD HAT LINER, SHERPA LINING	\$42.57
	P058180			TAPE MEASURE, STEEL, 16 FT,	\$38.44
	P058180			TAPE ,TEFLON, 1/2" X 520",	\$23.13
	P058180			VEST SAFETY FLUOR ORANGE/LIME	\$22.59
	P058180			SHOVEL, ROUND POINT, 48" WOOD	\$71.29
	P058180			BAND AID, FABRIC, KNUCKLE,	\$17.81
	P058180			SHOVEL, SQUARE POINT, 48" WOOD	\$71.29
	P058180			HARD HAT CHIN STRAP, BULLARD	\$16.90
	P058180			WELDING STRIKER, SINGLE FLINT	\$11.57
	P058180			ADJUST FOR TAX	(\$0.01)
	P058180			SEALANT, RTV SILICONE, BLUE,	\$19.33
	P058180			PAD, SCOURING 9IN X 6IN,	\$118.50
	P058180			DEODORANT ROOM SPRAY, LYSOL	\$501.41
	P058180			GREASE GUN, PISTOL GRIP W/18"	\$222.91
	P058180			DISPENSER, SPRAY, PISTOL GRIP	\$59.95
	P058180			BLEACH HOUSEHOLD, LIQUID, 1GAL	\$188.20
	P058180			SHOVEL, SQUARE POINT, 48"FIBER	\$107.84
	P058180			HARD HAT SUSPENSION, RATCHET	\$80.58
	P058180			FORK, MANURE 4 OVAL TINES, 48"	\$74.80
	P058180			GAS CAN, OSHA 1 GALLON SAFETY,	\$73.80
	P058180	994598		TAPE BARRICADE YELLOW CAUTION,	\$150.82
	P058180	995664		DEODORANT ROOM SPRAY, LYSOL	\$17.59
	P058180	996813	249474	DEODORANT ROOM SPRAY, LYSOL	\$114.36
INTERLINE BRANDS INC DBA	S017498	406824235	249052	SOAP DISPENSER, FOR 800-ML	\$37.14



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
INTERLINE BRANDS INC DBA	S017498	407701044	249052	SOAP, CARTRIDGE LOTION W/PCMX,	\$633.36
	S017498	408007870		SOAP DISPENSER, FOR 800-ML	\$185.71
OXARC INC	P058026	30096225	249198	GLOVES, COWHIDE, MEDIUM,	\$553.86
	P058026			GLOVES, COWHIDE, LARGE,	\$553.86
	P058026			GLOVES, HYLITE, KNIT WRIST,	\$157.95
	P058026			GLOVES GOATSKIN, LARGE, PEARL,	\$885.92
	P058026			GLOVES GOATSKIN, MEDIUM, PEARL	\$885.92
	P058026			ADJUST FOR TAX	(\$0.01)
	P058026			GLOVES, COWHIDE, X-LARGE,	\$553.86
	P058099	30096283	248962	SQWINCHER, FASTPACK,FRUITPUNCH	\$108.60
	P058099			SQWINCHER, FASTPACK, GRAPE	\$325.80
RDO EQUIPMENT CO	P058170	P49871	249206	BLADE, EDGER,JOHN DEERE M92907	\$1,114.45
WALTER E NELSON CO	P058184	337255	249412	TOWEL, MULTIFOLD, WHITE, 2-PLY	\$1,572.53
	P058184			FUEL SURCHARGE	\$5.43
	P058184			CUP STYROFOAM, 6OZ, 25 CUPS/	\$76.56
	P058184			TOWEL, ROLL, PERFORATED, 2-PLY	\$251.84
	P058184			TISSUE, TOILET, 2PLY, EMBOSSED	\$1,536.74
	P058184			ADJUST FOR TAX	\$0.01
	P058184			TISSUE, TOILET JUMBO ROLL 2PLY	\$3,363.12
	P058184			TISSUE,FACIAL 2-PLY 125 SHT/BX	\$299.52
	P058184	337805		TOWEL,SINGLEFOLD, WHITE, 1-PLY	\$769.87
	P058184			TISSUE, TOILET, 2PLY, EMBOSSED	\$1,097.67
UNASSIGNED TOTAL ****					\$19,606.63
CENTRAL STORES FUND Total ***					\$19,606.63
FUND	502	EQUIPMENT MAINTENANCE FUND			
Division:	000				
WESTERN STATES EQUIPMENT COMPANY	P058283	IN000387341	249545	HYD HOSE AEROQP GH781-12, 3/4"	\$495.22
	P058283	IN000389493		HYD HOSE AEROQP GH781-12, 3/4"	\$495.22
UNASSIGNED TOTAL ****					\$990.44
Division:	214	EQUIPMENT MAINTENANCE			
A & E TOWING LLC		3146	249273	TOW CHARGE VEH 3320 WO 47564	\$379.56
		3147		TOW CHARGE VEH 3238 WO 47571	\$334.49
		3148	249419	TOW CHARGE VEH 3312 WO 47594	\$508.25
ALTEC INDUSTRIES INC		10793116	249104	BODY SHELF VEH 3334 WO 47572	\$84.61
ATOMIC AUTO BODY INC		32148	249110	REPAIR VEH 2458 WO 47498	\$4,029.24
AUTOZONE		3733050945	248825	SHOP TOOLS	\$284.61
		3733056085	249111	AIR SENSOR VEH 2359 WO 47363	\$105.68
BANK OF AMERICA		TXN00033951	249284	BOATANDRV - VEH5029 BATT TENDE	\$378.01
		TXN00033992		TOMSCOUNTRY - VEH5048 PROGRAMM	\$100.00



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00034203	249284	AE MUFFLER - VEH3312 MUFFLER	\$48.87
		TXN00034217		HOME DEPOT - VEH3403 12' BOARD	\$18.11
		TXN00034219		FILLER NECK - VEH3401 FUEL NEC	\$64.00
		TXN00034240		RATTLESNAKE MTN - VEH6583 KEY	\$104.79
		TXN00034307		RATTLESNAKE MTN - VEH6583 SHIF	\$195.45
		TXN00034364		WA DOL - VEH3402 LIC FEE	\$4.50
		TXN00034365		WA DOL - VEH3402 LIC FEE	\$122.25
BENTON COUNTY TREASURER	3623		249115	5054505389104117	\$8.00
BUSH CAR WASH	4376		249125	VEHICLE WASHES-JULY	\$147.00
CENTRAL HOSE & FITTINGS INC	464655		248832	VEH 7144 WO 47460	\$149.47
	464656			HYD ASSY VEH 3325 WO 47421	\$168.87
	465064		249127	HYD ASSY VEH 7119 WO 47483	\$141.76
CITY OF RICHLAND	07/2017 JULY		249025	CITY UTILITY BILLS/JULY 2017	\$3,874.80
COLEMAN OIL COMPANY	0448929-IN		249134	LANDFILL DIESEL DYED	\$3,715.08
	CL15767		248928	CARD LOCK FUEL 08/01-08/06/17	\$11,998.80
	CL16472		249134	CARD LOCK FUEL 08/07-08/13/17	\$15,626.21
	CL17818		249445	CARD LOCK FUEL 08/14-08/20/17	\$15,642.65
COLUMBIA GRAIN & FEED INC	153107		249446	CARB VEH 0030 WO 47666	\$213.84
COLUMBIA RIGGING CORP	30829		249136	VEH 3313 WO 47085	\$671.15
	30830			WINCH CABLE VEH 3313 WO 47085	\$13.03
CONNELL OIL INC	0189915-IN		249137	LUBE PRODUCTS	\$1,114.56
	0190817-IN		249338	LUBE PRODUCTS	\$950.78
	C180047-IN			LUBE PRODUCTS	\$1,222.24
CORWIN OF PASCO LLC	403095		249139	COVER VEH 2442 WO 47546	\$14.01
CUMMINS NORTHWEST LLC	009-95634		249142	TURBO VEH 3284 WO 47582	\$3,244.15
	009-95711			ACTUATOR RETURN VEH 3284	(\$387.52)
	009-95725			WATER PUMP VEH 3269 WO 47549	\$260.60
	009-95726			FITTING HOSE VEH 3269 WO 47549	\$28.61
DSU PETERBILT & GMC INC	361603L		249147	COOLER VEH 3285 WO 47444	\$1,156.92
	362953L		249346	GEAR VEH 3312 WO 47594	\$1,625.83
	CM344083L		249147	WARRANTY CREDIT VEH 3285	(\$1,120.42)
FASTENAL COMPANY	WARIC68407		249154	KITS VEH 3342 WO 47098	\$111.18
	WARIC68518			METAL KIT VEH 3403 WO 46774	\$46.85
FINAL TOUCH UPHOLSTERY	0030702		249352	REPAIR SEAT VEH 3286 WO 47578	\$195.48
G & R AG PRODUCTS INC	2174142-0001-02		248849	VEH 4000 WO 47387	\$280.80
	2174344-0001-02		249157	HOSE VEH 5042 WO 47576	\$135.75
	2174391-0001-02			HOSE SHANK VEH 5042 WO 47576	\$2.95
GENUINE AUTO GLASS OF TRI CITIES LLC	623591		249159	WINDSHIELD VEH 1103 WO 47559	\$438.29
	623769		249468	TINT VEH 2389 WO 47661	\$373.01
	623792			TINT VEH 3280 WO 47660	\$162.43
	623824			TINT/MOULD VEH 2402 WO 47659	\$263.85



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GRAINGER	S017551	9527008933	249470	WARNING LIGHT ITEM #3JYP9	\$214.97
HOTSY OF SPOKANE		23147	249167	475 GAL CARBON-ATE PLUS SOAP	\$2,579.25
JIM'S PACIFIC GARAGES INC		R100010870	248855	TCU ASSY VEH 7146 WO 47480	\$1,383.61
		X100084408		SENSOR RETURN VEH 7152	(\$368.86)
		X100084411		DRUM VEH 3240 WO 47197	\$139.99
		X100084433		HUB CAP VEH 3335 WO 47309	\$80.34
		X100085128	249173	MUDFLAP VEH 3333 WO 47468	\$14.36
		X100085701		SPEED SENSOR VEH 3205 WO 47540	\$91.46
		X100085718		ISOLATOR VEH 6238 WO 47545	\$71.55
		X100086283	249366	BOLT COVER VEH 3283 WO 47603	\$37.93
		X100086549		CABLE VEH 3286 WO 47578	\$43.66
		X100086653		PANEL VEH 3280 WO 47599	\$3,839.28
		X100086712		PANEL VEH 3280 WO 47599	\$220.36
		X100086853		DASH PANEL VEH 3280 WO 47599	\$19.44
		X100086865		PANEL VEH 3280 WO 47599	\$213.44
KENWORTH SALES COMPANY		PASCM11616356	249368	CORE CREDIT VEH 3315	(\$636.10)
		PASCM11690795		RETURNED STROBE VEH 3265	(\$117.80)
		PASCM11754405		LAMP RETURNED	(\$10.36)
		PASIN2367118		SENDER VEH 3240 WO 46988	\$122.72
		PASIN2371087		FILLER CAP VEH 5038 WO 47047	\$17.44
		PASIN2382228		MIRROR VEH 3312 WO 47100	\$22.42
		PASIN2383578		FLAP VEH 3311 WO 46990	\$40.45
		PASIN2387253		FLAP VEH 5038 WO 47147	\$15.83
		PASIN2406091		STROBE VEH 3265	\$117.80
		PASIN2421254		THERM VEH 3312	\$55.76
		PASIN2430442		HEADLAMP VEH 3336 WO 47405	\$10.23
		PASIN2430969		FILTER VEH 3335 WO 47309	\$50.43
		PASIN2431070		LAMP VEH 5039 WO 47362	\$10.36
		PASIN2431070-2		LIGHT VEH 5039 WO 47362	\$26.78
		PASIN2431074		HEADLAMP VEH 3320 WO 47353	\$12.10
		PASIN2450147		FILTER VEH 3284 WO 47474	\$50.43
		PASIN2450653		COMPRESSOR VEH 3320 WO 47564	\$521.11
		PASRO2455457	249490	REPAIR VEH 3320 WO 47564	\$179.44
MCCURLEY CHEVROLET		446161	249188	PROGRAM ECM VEH 2394 WO 47422	\$135.51
		446640	249374	REPAIR VEH 2387 WO 47557	\$217.57
		928418	248869	MODULE VEH 2394 WO 47422	\$421.19
		928547	249188	ARM VEH 2409 WO 47454	\$56.55
		928661		MOTOR VEH 2359 WO 47363	\$187.65
		928665		CONNECTOR VEH 2359 WO 47363	\$69.13
		928743		GASKETS VEH 3275 WO 47452	\$65.37
		928744		VALVE VEH 2387 WO 47557	\$583.99



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
MCCURLEY CHEVROLET		928751	249188	HOSES VEH 2410 WO 47492	\$73.99
		928883		TURBO VEH 3275 WO 47452	\$1,903.33
		CM928883		CORE CREDIT VEH 3275	(\$81.45)
MOBILE FLEET SERVICE INC		1272070046	249499	WRONG CUSTOMER	\$202.63
		1272080109		CREDIT - WRONG CUSTOMER	(\$202.63)
		1272210007		FILTERS VEH 3342 WO 47555	\$197.45
MONARCH MACHINE & TOOL CO INC		A191452	249192	COUPLER VEH 7139 WO 47010	\$38.00
		A191485		WELD REPAIR VEH 6562 WO 47300	\$54.30
		F191513	249378	REPAIR TUBE VEH 7146 WO 47249	\$450.42
		F191542		BRACKETS VEH 5029 WO 47643	\$383.91
		F191697		VEH 3222 WO 47625	\$46.26
NORCO INC		21577518	249195	SHIP TOOLS	\$15.81
OXARC INC		30108519	249198	AMRX BRACKET	\$172.54
		60025675		CYLINDER RENTAL - JULY	\$158.47
PAPE' MATERIAL HANDLING		10578829	249383	FILTER VEH 3338 WO 47573	\$381.78
RDO EQUIPMENT CO		P51822	249388	BLADE VEH 6601 WO 47360	\$93.63
		P51823		O RING VEH 7152 WO 47497	\$17.51
		P51824		ROOF VEH 6594 WO 47488	\$1,379.50
		P51825		V BELT VEH 6601 WO 47646	\$54.61
		P51984		FILTERS VEH 6601 WO 47638	\$90.47
		P52154		SCREEN VEH 7122 WO 47619	\$85.03
		P52155		FILTER VEH 6601 WO 47638	\$11.91
		W53215	248878	DIAG VEH 6595 WO 47478	\$54.30
		392275	248969	FILTER VEH 7122 WO 47348	\$348.49
		392277		FILTER VEH 6543 WO 47351	\$74.13
RICHLAND NAPA		392292		BRASS TOG VEH 3187 WO 47323	\$5.20
		392351		FILTER VEH 2423 WO 47367	\$15.55
		392352		FILTER VEH 2414 WO 47366	\$15.55
		392354		FILTER VEH 2457 WO 47368	\$16.55
		392356		FILTER VEH 2438 WO 47364	\$16.84
		392357		FILTER VEH 2474 WO 47365	\$36.28
		392360		FILTER VEH 2401 WO 47369	\$16.55
		392361		FILTER VEH 2459 WO 47370	\$16.44
		392384		FILTER VEH 2420 WO 47374	\$16.55
		392405		FILTER VEH 2447 WO 47375	\$20.37
		392409		GAS MKR VEH 6562 WO 47300	\$15.79
		392438		CONN VEH 3316 WO 47379	\$21.26
		392502		BRK CLN VEH 7152 WO 47239	\$20.69
		392515		BATTERY VEH 6562 WO 47300	\$50.44
		392517		FILTER VEH 2394 WO 47424	\$17.07
		392518		FILTER VEH 3288 WO 47414	\$4.13



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RICHLAND NAPA		392519	248969	FILTER VEH 2372 WO 47402	\$23.96
		392534		FILTER VEH 3297 WO 47376	\$57.54
		392536		TRL CONN VEH 6540 WO 47358	\$21.08
		392554		FILTER VEH 3336 WO 47406	\$149.30
		392564		FILTER VEH 3335 WO 47418	\$149.30
		392610		FILTER VEH 3337 WO 47437	\$149.30
		392611		FILTER VEH 3333 WO 47427	\$149.30
		392694		FILTER VEH 3288 WO 47414	\$17.07
		392699		FILTER VEH 2409 WO 47432	\$17.07
		392705		BRK CLN VEH 2342 WO 47313	\$54.27
		392706		BRK CLN VEH 3335 WO 47309	\$25.35
		392708		BATTERY VEH 3267 WO 47332	\$113.88
		392712		BULB VEH 2420 WO 47371	\$13.55
		392713		FILTER VEH 3304 WO 47425	\$99.21
		392718		ALARM VEH 3403 WO 46774	\$31.48
		392719		ROTAORY VEH SHOP WO SUPPLIE	\$281.12
		392738		FILTER VEH 3304 WO 47426	\$12.29
		392746		BRAKES VEH 3304 WO 47426	\$441.10
		392751		TOOLS VEH SHOP WO TOOLS	\$128.12
		392755		BATTERY VEH 2394 WO 47422	\$131.29
		392777		BRK CLN VEH 3283 WO 47277	\$25.35
		392778		FILTERS VEH 5046 WO 47439	\$24.07
		392779		FILTERS VEH 5045 WO 47438	\$24.07
		392780		FILTERS VEH 3320 WO 47434	\$172.00
		392785		FILTERS VEH 3292 WO 47435	\$205.23
		392790		HOOK VEH 3403 WO 47443	\$167.06
		392804		FILTER VEH 2433 WO 47446	\$15.55
		392805		FILTER VEH 2403 WO 47448	\$28.19
		392806		FILTER VEH 2379 WO 47449	\$17.95
		392837		CAP VEH 3275 WO 47452	\$64.05
		392875		FILTER VEH 2408 WO 47453	\$17.07
		392891		FILTER VEH 2446 WO 47476	\$12.92
		392906		CORE VEH CREDIT WO	(\$83.43)
		392923		FILTER VEH 2415 WO 47463	\$29.64
		392926		BRAKES VEH 2446 WO 47477	\$253.02
		392964		CONN VEH 4000 WO 47387	\$10.63
		392991		FILTER VEH 6589 WO 47481	\$46.59
		393004		CAP VEH 3337 WO 47415	\$32.03
		393006		BULB VEH 2408 WO 47455	\$14.54
		393024		FILTER VEH 3320 WO 47434	\$34.24
		393026		BRK CLN VEH 7144 WO 47460	\$25.35



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
RICHLAND NAPA		393027	248969	BRK CLN VEH 3175 WO 46700	\$25.35
		393031		BRK CLN VEH 3336 WO 47419	\$25.35
		393032		BRK CLN VEH 3325 WO 47421	\$36.20
		393051		HOSE VEH 3309 WO 47485	\$159.04
		393058		LED KIT VEH 3291 WO 47493	\$36.65
		393073		FILTER VEH 6594 WO 47489	\$13.49
		393087		CLEANER VEH 3275 WO 47452	\$80.96
		393095		CONTROL VEH 3306 WO 47500	\$29.84
		393106		TOOLS VEH SHOP WO TOOLS	\$901.84
		393209		BATTERY VEH 1211 WO 47501	\$156.15
		393237		U-BOLT VEH WO CREDIT	(\$5.81)
		393251		FUSE VEH 9500 WO 47373	\$15.33
		393254		FUSE VEH 9500 WO 47373	\$19.17
		393260		DISCS VEH 9500 WO 47373	\$26.88
		393288	249518	FILTER VEH 6580 WO 47491	\$38.00
		393289		FILTER VEH 2443 WO 47566	\$20.37
		393290		FILTER VEH 2448 WO 47565	\$20.37
		393291		FILTER VEH 2445 WO 47563	\$20.37
		393292		FILTER VEH 2444 WO 47561	\$20.37
		393293	248969	FILTER VEH 2442 WO 47544	\$20.37
		393294	249518	FILTER VEH 2440 WO 47568	\$20.46
		393295		FILTER VEH 2413 WO 47567	\$17.07
		393296		FILTER VEH 2412 WO 47562	\$12.92
		393297		FILTER VEH 1203 WO 47569	\$19.61
		393298	248969	FILTER VEH 1103 WO 47560	\$19.61
		393299	249518	FILTER VEH 6605 WO 47531	\$56.56
		393300	248969	FILTER VEH 2424 WO 47528	\$20.37
		393317	249518	OIL VEH 6562 WO 47300	\$13.29
		393318	248969	POLY VEH 3280 WO 47450	\$27.15
		393324		BATTERY VEH 5045 WO 47440	\$237.57
		393331		FILTER VEH CREDIT WO CREDIT	(\$14.12)
		393332		BATTERY VEH 3269 WO 47549	\$157.62
		393347		GLOVES VEH 7146 WO 47249	\$16.28
		393351	249518	FILTER VEH 3283 WO 47471	\$135.03
		393352	248969	WIPERS VEH 3329 WO 47537	\$24.96
		393353	249518	FILTER VEH 3284 WO 47472	\$135.03
		393354		FILTER VEH 3285 WO 47447	\$135.03
		393355		FILTER VEH 3312 WO 47469	\$97.66
		393356		FILTER VEH 3315 WO 47470	\$127.89
		393358	248969	CONN VEH 3293 WO 47529	\$11.39
		393392		FILTER VEH 5044 WO 47553	\$16.44



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
RICHLAND NAPA		393393	249518	FILTER VEH 5033 WO 47551	\$70.19
		393395		FILTER VEH 3329 WO 47554	\$93.99
		393398		FILTER VEH 3269 WO 47550	\$29.87
		393399		FILTER VEH 5042 WO 47552	\$183.27
		393408		FILTER VEH 3313 WO 47588	\$557.16
		393409		FILTER VEH 3325 WO 47589	\$557.16
		393423		FILTER VEH 3329 WO 47554	\$7.36
		393427		FILTER VEH 3320 WO 47623	\$186.71
		393428		FILTER VEH 3342 WO 47622	\$186.71
		393451	248969	LOOM VEH 2470 WO 47526	\$27.15
		393496	249518	WRENCH VEH 3338 WO 47573	\$6.51
		393518		DISP VEH 2442 WO 47546	\$35.28
		393529		FILTER VEH 3329 WO 47554	\$13.49
		393542		MISC VEH 3338 WO 47573	\$112.76
		393552		LOOM VEH 3338 WO 47573	\$27.15
		393553		LOOM VEH 3238 WO 47571	\$27.15
		393563		FILTER VEH 2290 WO 47577	\$18.48
		393592		WHL NUT VEH 2290 WO 47575	\$52.40
		393593		BATTERY VEH 2412 WO 47581	\$118.79
		393594		SHOCK VEH 2412 WO 47581	\$136.36
		393595		FILTER VEH 3286 WO 47578	\$34.15
		393596		FILTER VEH 3286 WO 47579	\$76.32
		393599		BRK FLU VEH 2290 WO 47575	\$43.61
		393644		KIT VEH 9500 WO 47624	\$305.17
		393671		BRK CLN VEH 2290 WO 47575	\$8.45
		393759		FILTER VEH 7145 WO 47574	\$122.40
		393760		HYD FIL VEH 3329 WO 47554	\$5.65
		393772		BRAKES VEH 2444 WO 47592	\$192.11
		393773		FLASHER VEH 3205 WO 47591	\$13.02
		393777		WASH FLUID VEH 9500 WO 4760	\$64.38
		393786		FILTER VEH 3320 WO 47564	\$35.89
		393787		WIPERS VEH 1203 WO 47569	\$25.72
		393816		FILTER VEH 3286 WO 47578	\$22.84
		393836		FILTER VEH 2402 WO 47597	\$42.71
		393855		FILTER VEH CREDIT WO CREDIT	(\$18.78)
		393865		CLEANER VEH 2410 WO 47593	\$37.18
		393867		CAP VEH 30 WO 47612	\$7.20
		393882		ATF VEH 3283 WO 47603	\$144.13
		393884		AIRCHUCK VEH 9500 WO 47609	\$36.35
		393914		LOOM VEH 2408 WO 47600	\$120.00
		393918		HOLDER VEH 2408 WO 47600	\$36.16



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
RICHLAND NAPA		393948	249518	FILTER VEH 2441 WO 47604	\$12.92
		393951		BRAKES VEH 2402 WO 47610	\$83.76
		393955		BULB VEH 3332 WO 47595	\$11.29
		393956		WIRE VEH 3334 WO 47611	\$16.82
		393977		BRAKES VEH 2402 WO 47610	\$60.43
		394002		RELAY VEH 9500 WO 47373	\$28.92
		394034		CAP VEH 7146 WO 47249	\$15.27
		394100		BRK CLN VEH 7144 WO 47460	\$25.35
		394115		FILTER VEH 3299 WO 47633	\$17.06
		394119		FILTER VEH 2389 WO 47631	\$31.29
		394122		FILTER VEH 3325 WO 47629	\$186.93
		394124		FILTER VEH 3301 WO 47627	\$17.06
		394129		PIN/CLIP VEH 3222 WO 47625	\$11.26
		394134		FILTER VEH 3276 WO 47642	\$17.06
		394136		CABLE VEH 4143 WO 47640	\$36.55
		394145		FILTER VEH 3256 WO 47648	\$17.00
		394146		FILTER VEH 2363 WO 47645	\$19.36
		394147		FILTER VEH 3293 WO 47649	\$17.19
		394148		FILTER VEH 3303 WO 47650	\$17.19
		394153		CAP VEH 7146 WO 47249	\$15.27
		394168		BRAKES VEH 2445 WO 47626	\$101.74
		394176		FILTER VEH 3320 WO 47564	\$13.64
		394181		SOCKET VEH 2314 WO 47653	\$8.46
		394186		FILTER VEH 2342 WO 47655	\$93.46
		394256		BATTERY VEH 3312 WO 47594	\$374.21
RIVER CITY TOWING INC	15692	249211		TOW CHARGE VEH 2410 WO 47492	\$48.87
RMT EQUIPMENT	T63665	249214		BRAKE LEVER VEH 7145 WO 47089	\$657.55
ROUTEWARE INC	CM98436	249526		WARRANTY VEH 3333	(\$228.08)
SHERMAN & REILLY INC	24789	249220		DYNAMOMETER VEH 6543 WO 47350	\$2,932.15
	24843			BLOCK VEH 6543 WO 47350	\$503.96
SOLID WASTE SYSTEMS INC	0097895-IN	249221		MOTOR VEH 7146 WO 47249	\$1,077.86
	0098116-IN			ACTUATOR VEH 7146 WO 47249	\$1,011.69
	0098134-IN			BUMPER VEH 3336 WO 46880	\$49.48
	0098186-IN			CYLINDER VEH 7146 WO 47249	\$425.97
	0098187-IN			PRESS SWITCH VEH 7152 WO 47497	\$336.15
	0098348-IN	249394		VALVE VEH 7152 WO 47497	\$665.95
TACOMA SCREW PRODUCTS INC	22185378	249226		SHOP SUPPLY	\$157.08
	22185700			SHOP SUPPLY	\$2.40
	22185791			SHOP SUPPLY	\$314.16
	22185792			SHOP SUPPLY	\$446.53
	22185979			DRILL BIT VEH 5042 WO 47576	\$38.90



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TACOMA SCREW PRODUCTS INC		22185995	249226	DRIVER BITS VEH 3320 WO 47564	\$65.41
		22186363	249401	SOCKET VEH 3312 WO 47594	\$24.33
		22186470		SHOP TOOLS	\$49.37
		22186472		SHOP TOOLS	\$274.28
		22186788	249534	SHOP SUPPLY	\$82.83
		22186930		PIPE PLUG VEH 3312 WO 47594	\$5.44
TIRE FACTORY INC	03-123846		248887	TPMS VEH 2365 WO 47458	\$54.79
	03-124128		249231	TRUCK REPAIR VEH 2458 WO 47541	\$18.41
	03-124145		248887	TIRE VEH 6595 WO 47461	\$110.17
	03-124212			LT TRK RPR VEH 2399 WO 47462	\$18.41
	03-124234			LT TRK RPR VEH 4129 WO 47465	\$282.22
	03-124235			TIRES VEH 3309 WO 47464	\$1,246.77
	03-124236			WHEEL SWITCH VEH 3284 WO 47457	\$86.88
	03-124284			FLAT REPAIR VEH 3222 WO 47456	\$369.24
	03-124287		249231	TIRES VEH 2401 WO 47539	\$212.43
	03-124327		248887	FLAT REPAIR VEH 3335 WO 47459	\$46.16
	03-124344		249231	TIRES VEH 3175 WO 47583	\$945.48
	03-124446			MOUNT VEH 5046 WO 47542	\$138.68
	03-124462			FLAT REPAIR VEH 3309 WO 47543	\$46.16
	03-124468			FLAT REPAIR VEH 2415 WO 47538	\$17.10
	03-124469			WHEEL SWITCH VEH 3320 WO 47537	\$86.88
	03-124470			WHEEL SWITCH VEH 3244 WO 47536	\$36.38
	03-124471			WHEEL SWITCH VEH 3312 WO 47535	\$36.38
	03-124472			WHEEL SWITCH VEH 3315 WO 47534	\$211.77
	03-124473			WHEEL SWITCH VEH 3329 WO 47533	\$43.44
	03-124495			TIRES VEH 2371 WO 47585	\$781.04
	03-124500			TIRE VEH 1211 WO 47584	\$168.44
	03-124552			CREDIT VEH 2371	(\$781.04)
	03-124553			TIRES VEH 2371 WO 47585	\$697.48
	03-124607		249537	TIRES VEH 2380 WO 47667	\$685.92
	03-124608			TIRES VEH 2402 WO 47668	\$510.41
	03-124614		249404	TIRE/SVCCALL VEH 3310 WO 47614	\$484.35
	03-124616			FLAT REPAIR VEH 3312 WO 47613	\$48.33
	03-124646		249537	TIRES VEH 2440 WO 47669	\$739.66
	03-124706			WHEEL SWITCH VEH 3309 WO 47670	\$36.38
	03-124707			WHEEL SWITCH VEH 3244 WO 47671	\$36.38
TOM DENCHEL FORD	56414		249232	ELEMENT VEH 5040 WO 47556	\$124.53
	56439		249406	BRAKE KIT VEH 3329 WO 47586	\$179.04
	56484			WASHER VEH 2448 WO 47616	\$5.08
	56488		249538	SWITCH VEH 2448 WO 47616	\$40.53
	F1C322274		248888	ELECTRICAL VEH 2443 WO 47466	\$461.55



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
TRI CITIES BATTERY & AUTO REPAIR		0247646	249237	WELD CABLE VEH 2470 WO 47526	\$119.46
TRUCKPRO HOLDING CORPORATION		06 247799	249408	SKIRT KIT VEH 2399 WO 46325	\$325.76
UNITED PARCEL SERVICE	S017528	000986641317	248891	GROUND PKG TO CASCADE FIRE FOR	\$3.86
	S017537	000986641327	249089	WEIGHT CORRECTION & LARGE PKG	\$77.82
	S017537			GROUND PKG TO DSU PETERBILT FO	\$21.74
US LINEN & UNIFORM		1979332-00	249240	UNIFORM SERVICES	\$69.72
		1982952-00		UNIFORM SERVICES	\$69.72
		1986585-00		UNIFORM SERVICES	\$69.72
		1990153-00		UNIFORM SERVICES	\$69.72
		1993728-00		UNIFORM SERVICES	\$69.72
		1997284-00		UNIFORM SERVICES	\$69.72
		2000897-00		UNIFORM SERVICES	\$69.72
		2004452-00		UNIFORM SERVICES	\$69.72
		2008041-00		UNIFORM SERVICES	\$76.35
VERIZON WIRELESS	P058261	9790068047	249411	Verizon Charges for July	\$207.35
	P058261			Verizon Charges for July	\$38.68
WESTERN CASCADE CONTAINER LLC		WCCI17324	248899	GEAR BOX VEH 3292 WO 47378	\$48.48
WESTERN INTEGRATED TECHNOLOGIES INC		1512141	249414	FILTER ELMNT VEH 3338 WO 47573	\$270.85
WESTERN PETERBILT INC		H277481	249415	COMPRESSOR VEH 3283 WO 47615	\$398.61
		H277482		CORE CHARGE VEH 3283	\$733.05
		H280653	248901	EGR VALVE VEH 3285 WO 47444	\$1,281.47
		H280654	249415	CORE CHARGE VEH 3285	\$187.34
		H280665	248901	RADIATOR VEH 3310 WO 47094	\$81.87
		H280758		BRAKE KIT VEH 3240 WO 47197	\$168.09
		H280759	249415	CORE CHARGE VEH 3240	\$97.74
		H280984		CORE CREDIT VEH 3240	(\$97.74)
		H281047		CORE CREDIT VEH 3285	(\$187.34)
		PA25731	248901	AIR DRIER VEH 3335 WO 47479	\$957.15
WESTERN STATES EQUIPMENT COMPANY		IN000403382	249248	ELEMENT VEH 7123 WO 47524	\$251.19
		IN000408706		COUPLING VEH 7122 WO 47347	\$7.43
		IN000410276		PLUG KIT VEH 3213 WO 47403	\$38.16
		IN000410293		COUPLING VEH 3335 WO 47309	\$63.24
		IN000411330		PIN VEH 3213 WO 47403	\$15.05
WESTERN SYSTEMS & FABRICATION INC		19947	249249	SEAL KIT VEH 3283 WO 47277	\$393.14
		19993		CAMER SYSTEM VEH 3280 WO 47450	\$1,289.89
		20012		BEARINGS VEH 3255 WO 47393	\$81.79
		20084		SAFETY CABLE VEH 3338 WO 47573	\$51.65
		20158	249416	LIFT PIVOT VEH 3311 WO 47580	\$1,728.10
XEROX CORPORATION		090135181	249252	LX5-691298 BASE/PRINTS-JUL	\$166.84
EQUIPMENT MAINTENANCE TOTAL ****					\$124,194.70



City Of Richland

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From: 8/7/2017 To: 8/25/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
EQUIPMENT MAINTENANCE FUND Total ***					\$125,185.14
FUND 505	PUBLIC WORKS ADMIN & ENGINEER				
Division:	450	PW ADMIN & ENGINEERING			
AMERICAN PUBLIC WORKS ASSOCIATION		7396/2017 DUES	249424	DUES RENEWAL 11/1/17-10/31/18	\$1,110.00
AT&T WIRELESS		07/17-2872432888	249000	287243288881 06/27-07/26/17	\$62.70
				287243288881 06/27-07/26/17	\$93.06
BANK OF AMERICA		TXN00033908	249284	GARRETT SPECIALTIES - CITY FAI	\$385.00
		TXN00033987		SUNWEST SPORTSWEAR -SAFETY VES	\$230.59
		TXN00034047		AMAZON MKTPLACE PMTS - 10X10 C	\$198.95
		TXN00034085		BENTON CO AUDITOR -RECORDING F	\$341.33
		TXN00034114		INLAND NORTHWEST AGC - CESCL -	\$250.00
		TXN00034118		USA BLUE BOOK - TOTAL CHLORINE	\$102.12
		TXN00034162		BENTON CO AUDITOR - RECORDING	\$84.05
		TXN00034263		STERLING'S RESTAURANT - PW DIR	\$17.11
		TXN00034358		STAPLES -TONER	\$71.05
		TXN00034374		STAPLES - KEYBOARD,DAWN,SHARPI	\$111.17
		TXN00034390		C&C SMART FOOD52305752 - POPCO	\$35.06
		TXN00034412		STAPLES - SCENTED OIL FRESHNER	\$10.63
CITY OF RICHLAND		07/2017 JULY	249025	CITY UTILITY BILLS/JULY 2017	\$838.58
DELL COMPUTER CORPORATION	P058143	10181209920	249343	LAPTOP, Dell Latitude 7480	\$1,387.71
FEDERAL EXPRESS CORP		5-879-72450	249155	SHIPPING-JUL 2017	\$5.38
IMT INC		8838	249476	W VILLAGE PH 1 TESTING M16472	\$890.50
		8886		SUNDANCE ESTATES M17276	\$532.50
PENWELL, DAN		080317	249201	REIMB EXCISE TAX	\$10.00
		081717	249507	REIMB EXCISE TAX	\$10.00
PITNEY BOWES PURCHASE POWER		0717/14823173	248968	POSTAGE 07/01/17 TO 07/31/17	\$46.10
TC INK LLC		16108	249227	CITY LOGO HATS	\$182.74
VERIZON WIRELESS	P058261	9790068047	249411	Verizon Charges for July	\$694.00
WATER SOLUTIONS INC		16489	249244	3 WTR MACHINES -AUGUST 2017	\$76.01
XEROX CORPORATION		090135167	249252	LX5-690835 BASE/PRINTS JUL	\$169.34
		090135168		LX5-692207 BASE/PRINTS-JUL	\$71.39
		090135169		MX4-343197 BASE/PRINTS JUL	\$388.52
PW ADMIN & ENGINEERING TOTAL ****					\$8,405.59
PUBLIC WORKS ADMIN & ENGINEER Total ***					\$8,405.59
FUND 506	WORKERS COMPENSATION FUND				
Division:	221	WORKERS COMP INSURANCE RESERVE			
DEPARTMENT OF LABOR & INDUSTRIES		2ND QTR 2017 SELF	248840	2ND QTR 2017 SELF INSURANCE	\$44,471.47
WORKERS COMP INSURANCE RESERVE TOTAL ****					\$44,471.47



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From: 8/7/2017 To: 8/25/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
WORKERS COMPENSATION FUND Total ***					\$44,471.47
FUND 520	HEALTH CARE/BENEFITS PLAN				
Division:	222	EMPLOYEE BENEFIT PROGRAM			
CIGNA HEALTH AND LIFE INSURANCE COMPANY		2172025	249022	AUGUST 2017 ASO CHARGES	\$15,327.20
LIFE INSURANCE COMPANY OF NORTH AMERICA		7/2017-FLI051384	249059	FLI051384 PREMIUMS - JULY	\$10,094.92
		7/2017-LK030278		LK030278 PREMIUMS-JULY	\$10,843.24
		7/2017-OK807703		OK807703 PREMIUMS-JULY	\$3,093.28
MERCER (US) INC	P057474	102210003320	249375	PROVIDE BENEFITS CONSULTING AN	\$7,083.33
EMPLOYEE BENEFIT PROGRAM TOTAL ****					\$46,441.97
HEALTH CARE/BENEFITS PLAN Total ***					\$46,441.97
FUND 521	UNEMPLOYMENT FUND				
Division:	223	UNEMPLOYEMENT COMPENSATION			
STATE OF WASHINGTON		2NDQTR2017	249040	2ND QTR 2017 UNEMPLOYMENT	\$8,368.24
UNEMPLOYEMENT COMPENSATION TOTAL ****					\$8,368.24
UNEMPLOYMENT FUND Total ***					\$8,368.24
FUND 522	POST EMP HEALTHCARE PLAN				
Division:	224	POST EMPLOYMENT BENEFITS PRGM			
CHOONG KOK THYE		2015-2016 OPTUMRX	249020	REFUND OOP FAMILY OVRPYMNT	\$175.99
CIGNA HEALTH AND LIFE INSURANCE COMPANY		2172025	249022	AUGUST 2017 ASO CHARGES	\$1,262.80
POST EMPLOYMENT BENEFITS PRGM TOTAL ****					\$1,438.79
POST EMP HEALTHCARE PLAN Total ***					\$1,438.79
FUND 611	FIREMAN'S PENSION				
Division:	216	FIRE PENSION			
BENTON COUNTY FIRE DIST 1		2017-32	249320	FIRE PENSION JULY 2017	\$690.83
BOWLS, DAVID		0804-080717	249256	NON COVERED MEDICAL	\$160.00
HEASTON & THOMPSON VISION CLINIC		092617RL	249259	NON COVERED VISION	\$114.00
HERKERT, GREGORY E DDS		051816/012417JP	249260	NON COVERED DENTAL	\$383.60
KROGER-FRED MEYER		061917JB	249261	NON COVERED RX	\$663.79
LAHTI, ROGER P		0518-072017	249263	NON COVERED RX	\$390.00
MILL PLAIN MEDICAL & PHARMACY		072417HC	249265	NON COVERED RX	\$686.24
MULROY, JAMES P		AUGUST 2017	249266	MEDICARE PREMIUM/MULROY	\$134.00
QUAIL RIDGE DENTAL INC		031617DM	249267	NON COVERED DENTAL	\$52.00
		050917EM		NON COVERED DENTAL	\$98.80
RODGERS, GARY H		AUGUST 2017	249268	MEDICARE PREMIUM/RODGERS	\$187.50
RX PHARMACY		053017CW	249269	NON COVERED RX	\$648.83



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
RX PHARMACY		0621-072017CE	249269	NON COVERED RX	\$1,049.06
		0623-072517HJ		NON COVERED RX	\$278.56
		0701-072617RB		NON COVERED RX	\$1,554.60
SIEMENS, DONALD		0720-072417	249270	NON COVERED RX	\$125.43
THOMPSON, JAMES W M.S.		071017DS	249272	NON COVERED MEDICAL	\$3,600.00
FIRE PENSION TOTAL ****					\$10,817.24
FIREMAN'S PENSION Total ***					\$10,817.24
FUND 612	POLICEMEN'S PENSION				
Division:	217	POLICE PENSION			
BOLSTAD, BARRY		AUGUST 2017	249255	MEDICARE PREMIUM/BOLSTAD	\$134.00
CASE, MIKE		062617	249257	NON COVERED RX	\$41.98
		070617		NON COVERED RX	\$260.00
		071017		NON COVERED RX	\$33.86
		071917		NON COVERED RX	\$30.00
		AUGUST 2017		MEDICARE PREMIUM/CASE	\$134.00
DUCHEMIN, ROGER		110916	249258	NON COVERED MEDICAL	\$48.57
KROGER-FRED MEYER		051017JD	249261	NON COVERED RX	\$12.98
LABBERTON, W.K. DDS		041117GZ	249262	NON COVERED DENTAL	\$743.00
LARSON, SCOTT K		072417	249264	NON COVERED RX	\$982.37
PITNEY BOWES PURCHASE POWER		0717/14823173	248968	POSTAGE 07/01/17 TO 07/31/17	\$20.37
TANNER, WILLIAM		AUGUST 2017	249271	MEDICARE PREMIUM/TANNER	\$134.00
		FEB-APR 2017		MEDICARE PREMIUM/TANNER	\$402.00
POLICE PENSION TOTAL ****					\$2,977.13
POLICEMEN'S PENSION Total ***					\$2,977.13
FUND 632	UPTOWN BUSINESS IMP DISTRICT				
Division:	000				
UPTOWN BUSINESS IMPROVEMENT DISTRICT		UBID Q2 2017	249090	UBID Q2 2017 PAYMENT	\$2,874.50
UNASSIGNED TOTAL ****					\$2,874.50
UPTOWN BUSINESS IMP DISTRICT Total ***					\$2,874.50
FUND 633	DOWNTOWN BUSINESS IMP DISTRICT				
Division:	000				
RICHLAND DOWNTOWN BUSINESS IMPROVEMNT		DBID Q2 2017	249076	DBID Q2 2017 PAYMENT	\$2,413.35
UNASSIGNED TOTAL ****					\$2,413.35
DOWNTOWN BUSINESS IMP DISTRICT Total ***					\$2,413.35
FUND 641	SOUTHEAST COMMUNICATIONS CTR				
Division:	600	SECOMM OPERATIONS GENERAL			



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
AMERIGAS		3067489556	248999	BCES-500 GALLON TANK RENTAL	\$61.90
BANK OF AMERICA		TXN00034064	249284	MOD PIZZA RICHLAND/3 GIFT CARD	\$30.00
		TXN00034069		SPECIALISTID.COM/HARD BADGE HO	\$12.92
		TXN00034070		COSTCO WHSE #0486/PLATES, BOWL	\$188.76
				COSTCO WHSE #0486/JANITORIAL S	\$229.17
		TXN00034080		C&C SMART FOOD52305752/CREAM A	\$14.19
		TXN00034083		AMAZON MKTPLACE PMTS/PRIZES FO	\$55.49
		TXN00034095		ID WHOLESALER/REGULAR BADGE HO	\$13.71
BROWNING, LISA		17-305 BROWNING	249438	17-305 SOFTWARE TOUR	\$64.00
CENTURYLINK		0817/509-786-2112	249330	GENERAL 08/6-09/5/17	\$98.53
	P057993	70402556	249331	SETUP HOLD QUEUE - CONFIGURE R	\$352.96
CORPORATE TRANSLATION SERVICES INC		110570	248837	TRANSLATION SRVCS-JULY 2017	\$148.42
DE GRAAF, DOUGLAS		17-303 DEGRAAF	249455	17-303 SOFTWARE TOUR	\$64.00
DESMARAIS, KRISTEN		17-307 DESMARAIS	249457	17-304 SOFTWARE TOUR	\$64.00
FRONTIER		08/17 5096281472	249156	GENERAL FOR 08/04-09/03/2017	\$69.84
		08/17 5096282600	249355	LONG DISTANCE 08/10-09/9/17	\$993.35
HAMILTON, CRAIG		17-306 HAMILTON	249471	17-306 SOFTWARE TOUR	\$64.00
LANGUAGE LINE SERVICES LLC		4124465	249180	NONEMERGENCY TRANSLATION-JULY	\$6.70
LETTRICK, R. KIM		073017	249182	REIMB EMP ANNIVERSARY CELEB	\$35.27
		17-302 LETTRICK	249493	17-302 SOFTWARE TOUR	\$64.00
MOON, TAE-IM PHD		080917	249500	PSYCH EVALUATION-PONTIN	\$400.00
ON SCENE MEDICAL SERVICES, P.C.		00226	249503	PRE EMP-PHYSICALS	\$110.00
WATER SOLUTIONS INC		16523	249244	WATER FILTRATION 8/7-9/6/17	\$33.67
XEROX CORPORATION		090135162	249252	MX4-322159 BASE/PRINTS JUL	\$76.64
SECOMM OPERATIONS GENERAL TOTAL ****					\$3,251.52
Division:	601	E911 OPERATIONS			
APOLLO SHEET METAL INC	P058211	940008121	248824	HVAC TROUBLESHOOTING	\$392.19
BANK OF AMERICA		TXN00034095	249284	ID WHOLESALER/REGULAR BADGE HO	\$26.63
		TXN00034248		HOLIDAY INN EXPRESS/LETTRICK	\$181.47
CORPORATE TRANSLATION SERVICES INC		110515	248837	TRANSLATION SRVCS-JULY 2017	\$320.77
ENTERPRISE RENT A CAR		14819966	249150	17-312 LETTRICK CAR RENTAL	\$77.88
LETTRICK, R. KIM		17-312 LETTRICK	249182	17-312 SECO CONTRACTS MEETI	\$115.98
MOON, TAE-IM PHD		080917	249500	PSYCH EVALUATION-PONTIN	\$400.00
ON SCENE MEDICAL SERVICES, P.C.		00226	249503	PRE EMP-PHYSICALS	\$110.00
E911 OPERATIONS TOTAL ****					\$1,624.92
Division:	602	SECOMM AGENCY			
APOLLO SHEET METAL INC	P058173	940008664	249281	REPLACEMENT OF BAD CONTROL MOD	\$890.79
		940008674		HVAC MAINTENANCE 3/1/17	\$1,416.28
DESERTGREEN LAWN & TREE CARE LLC		176891	249345	WEED CONTROL BCES	\$176.74
SECOMM AGENCY TOTAL ****					\$2,483.81



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
SOUTHEAST COMMUNICATIONS CTR Total ***					\$7,360.25
FUND 642	800 MHZ PROJECT				
Division:	610	800 MHZ			
BENTON PUD	P058259	627	249117	RATTLESNAKE MTN LEASE- 2ND QTR	\$1,193.28
KLICKITAT COUNTY PUD		07/17-69552623	249370	GOLGATHA UTILITIES 06/30-07/31	\$328.64
LEGACY POWER SYSTEMS	P058246	32632	249181	QUARTERLY MAINTENANCE INSPECTI	\$792.78
	P058246			QUARTERLY MAINTENANCE INSPECTI	\$792.78
	P058246			QUARTERLY MAINTENANCE INSPECTI	\$792.78
	P058246			QUARTERLY MAINTENANCE INSPECTI	\$792.78
	P058246			QUARTERLY MAINTENANCE INSPECTI	\$393.13
	P058248	32633		GOLGOTHA: HVAC TECHNICIAN	\$1,170.21
800 MHZ TOTAL ****					\$6,256.38
800 MHZ PROJECT Total ***					\$6,256.38
FUND 643	EMERGENCY MANAGEMENT				
Division:	620	STATE / LOCAL ASSISTANCE			
AMERIGAS		3067489556	248999	BCES-500 GALLON TANK RENTAL	\$10.31
APOLLO SHEET METAL INC	P058211	940008121	248824	HVAC TROUBLESHOOTING	\$130.72
	P058173	940008664	249281	REPLACEMENT OF BAD CONTROL MOD	\$296.93
		940008674		HVAC MAINTENANCE 3/1/17	\$354.07
BANK OF AMERICA		TXN00034012	249284	IN PHONE SUPER CENTER/PHONE R	\$81.45
		TXN00034070		COSTCO WHSE #0486/JANITORIAL S	\$10.11
				COSTCO WHSE #0486/PLATES, BOWL	\$47.19
DESERTGREEN LAWN & TREE CARE LLC		176891	249345	WEED CONTROL BCES	\$44.19
FRONTIER		08/17 5096282600	249355	LONG DISTANCE 08/10-09/17	\$248.34
XEROX CORPORATION		090135162	249252	MX4-322159 BASE/PRINTS JUL	\$44.71
STATE / LOCAL ASSISTANCE TOTAL ****					\$1,268.02
Division:	621	RADIOLOGICAL EMGCTY PREPAREDNESS			
AMERIGAS		3067489556	248999	BCES-500 GALLON TANK RENTAL	\$10.32
APOLLO SHEET METAL INC	P058211	940008121	248824	HVAC TROUBLESHOOTING	\$130.73
	P058173	940008664	249281	REPLACEMENT OF BAD CONTROL MOD	\$296.93
		940008674		HVAC MAINTENANCE 3/1/17	\$354.07
BANK OF AMERICA		TXN00034070	249284	COSTCO WHSE #0486/PLATES, BOWL	\$47.19
				COSTCO WHSE #0486/JANITORIAL S	\$10.11
		TXN00034347		TAP PUBLISHING COMPANY/WEATHER	\$147.49
DESERTGREEN LAWN & TREE CARE LLC		176891	249345	WEED CONTROL BCES	\$44.19
FRONTIER		08/17 5096282600	249355	LONG DISTANCE 08/10-09/17	\$248.33
WATER SOLUTIONS INC		16523	249244	WATER FILTRATION 8/7-9/6/17	\$11.22



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
XEROX CORPORATION		090135162	249252	MX4-322159 BASE/PRINTS JUL	\$44.71
RADIOLOGICAL EMGCY PREPAREDNES TOTAL ****					\$1,345.29
Division:	622	DOE EMERGENCY PREPAREDNESS			
AMERIGAS		3067489556	248999	BCES-500 GALLON TANK RENTAL	\$10.32
APOLLO SHEET METAL INC	P058211	940008121	248824	HVAC TROUBLESHOOTING	\$130.72
	P058173	940008664	249281	REPLACEMENT OF BAD CONTROL MOD	\$296.93
		940008674		HVAC MAINTENANCE 3/1/17	\$354.07
BANK OF AMERICA		TXN00034070	249284	COSTCO WHSE #0486/JANITORIAL S	\$10.11
				COSTCO WHSE #0486/PLATES, BOWL	\$47.19
DESERTGREEN LAWN & TREE CARE LLC		176891	249345	WEED CONTROL BCES	\$44.19
FRONTIER		08/17 5096282600	249355	LONG DISTANCE 08/10-09/9/17	\$248.34
UNITED PARCEL SERVICE	S017550	000986641337	249409	WEIGHT CORRECTION FOR 4 PKGS T	\$9.44
	S017550			4 GROUND PKGS W/INSURANCE TO	\$233.08
WATER SOLUTIONS INC		16523	249244	WATER FILTRATION 8/7-9/6/17	\$11.22
XEROX CORPORATION		090135162	249252	MX4-322159 BASE/PRINTS JUL	\$44.71
DOE EMERGENCY PREPAREDNESS TOTAL ****					\$1,440.32
Division:	623	JURISIDICITION			
AMERIGAS		3067489556	248999	BCES-500 GALLON TANK RENTAL	\$10.32
APOLLO SHEET METAL INC		940008674	249281	HVAC MAINTENANCE 3/1/17	\$354.07
BANK OF AMERICA		TXN00034070	249284	COSTCO WHSE #0486/JANITORIAL S	\$10.11
				COSTCO WHSE #0486/PLATES, BOWL	\$47.19
		TXN00034080		C&C SMART FOOD52305752/CREAM A	\$14.18
BLACKMARR, MATTHEW		17-373 BLACKMARR	249435	17-373 HAZARD MITIGATION ME	\$94.00
CALVERT, BRIAN		070617	249126	REIMB MILEAGE - SILVER DOLL	\$44.41
		080817		REIMB MILEAGE - BLANKET CRE	\$531.79
DESERTGREEN LAWN & TREE CARE LLC		176891	249345	WEED CONTROL BCES	\$44.18
FRONTIER		08/17 5096282600	249355	LONG DISTANCE 08/10-09/9/17	\$248.33
PITNEY BOWES PURCHASE POWER		0717/14823173	248968	POSTAGE 07/01/17 TO 07/31/17	\$13.54
WATER SOLUTIONS INC		16523	249244	WATER FILTRATION 8/7-9/6/17	\$11.22
XEROX CORPORATION		090135162	249252	MX4-322159 BASE/PRINTS JUL	\$44.71
JURISIDICITION TOTAL ****					\$1,468.05
Division:	630	HOMELAND SECURITY PREPARDNESS			
TNVC INC	P057683	334553-G	249405	FEDEX GROUND SHIPPING	\$45.00
	P057683			TRIJICON ELECTRO-OPTICS IR PAT	\$9,764.00
HOMELAND SECURITY PREPARDNESS TOTAL ****					\$9,809.00
EMERGENCY MANAGEMENT Total ***					\$15,330.68
FUND	644	MICRO-WAVE			
Division:	611	MICROWAVE			



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BENTON PUD	P058259	627	249117	RATTLESNAKE MTN LEASE- 2ND QTR	\$1,193.28
DAY WIRELESS SYSTEMS	P058236	440853	249342	DEPOT REPAIR/HIGH LEVEL MUX	\$5,560.32

MICROWAVE TOTAL ****

\$6,753.60

MICRO-WAVE Total ***

\$6,753.60

FUND 803

UTILITY BILL CLEARING FUND

Division: 000

ADVANCED UTILITY ACCOUNTS PAYABLE
INVOICES

CISPAY14018	248950	Customer Refund	\$232.56
CISPAY14019	248993	Customer Refund	\$258.23
CISPAY14020	248945	Customer Refund	\$61.75
CISPAY14021	248980	Customer Refund	\$103.29
CISPAY14022	248944	Customer Refund	\$12.25
CISPAY14023	248966	Customer Refund	\$20.93
CISPAY14024	248925	Customer Refund	\$346.14
CISPAY14025	248909	Customer Refund	\$166.47
CISPAY14026	248987	Customer Refund	\$46.06
CISPAY14027	248967	Customer Refund	\$100.19
CISPAY14028	248940	Customer Refund	\$178.82
CISPAY14029	248955	Customer Refund	\$11.26
CISPAY14030	248931	Customer Refund	\$8.19
CISPAY14031	248960	Customer Refund	\$75.60
CISPAY14032	248947	Customer Refund	\$54.14
CISPAY14033	248975	Customer Refund	\$136.63
CISPAY14034	248914	Customer Refund	\$77.81
CISPAY14035	248937	Customer Refund	\$96.77
CISPAY14036	248923	Customer Refund	\$99.73
CISPAY14037	248921	Customer Refund	\$36.11
CISPAY14038	248905	Customer Refund	\$13.53
CISPAY14039	248941	Customer Refund	\$117.96
CISPAY14040	248990	Customer Refund	\$15.85
CISPAY14041	248934	Customer Refund	\$42.80
CISPAY14042	248959	Customer Refund	\$32.50
CISPAY14043	248912	Customer Refund	\$124.56
CISPAY14044	248976	Customer Refund	\$322.36
CISPAY14045	248963	Customer Refund	\$16.02
CISPAY14046	248952	Customer Refund	\$16.15
CISPAY14047	248935	Customer Refund	\$86.93
CISPAY14048	248983	Customer Refund	\$92.62
CISPAY14049	248907	Customer Refund	\$6.21
CISPAY14050	248943	Customer Refund	\$23.78



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From: 8/7/2017 To: 8/25/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
ADVANCED UTILITY ACCOUNTS PAYABLE INVOICES		CISPAY14051	248932	Customer Refund	\$56.50
		CISPAY14052	248920	Customer Refund	\$95.74
		CISPAY14053	248954	Customer Refund	\$6.48
		CISPAY14054	248958	Customer Refund	\$23.73
		CISPAY14055	248946	Customer Refund	\$106.94
		CISPAY14056	248951	Customer Refund	\$109.95
		CISPAY14057	248908	Customer Refund	\$100.15
		CISPAY14058	248977	Customer Refund	\$71.94
		CISPAY14059	248984	Customer Refund	\$122.18
		CISPAY14060	248949	Customer Refund	\$94.18
		CISPAY14061	249184	Customer Refund	\$54.93
		CISPAY14062	249129	Customer Refund	\$123.21
		CISPAY14063	249106	Customer Refund	\$106.50
		CISPAY14064	249170	Customer Refund	\$0.82
		CISPAY14065	249119	Customer Refund	\$74.98
		CISPAY14066	249174	Customer Refund	\$179.77
		CISPAY14067	249212	Customer Refund	\$57.88
		CISPAY14068	249246	Customer Refund	\$13.32
		CISPAY14069	249187	Customer Refund	\$191.50
		CISPAY14070	249131	Customer Refund	\$24.03
		CISPAY14071	249183	Customer Refund	\$88.50
		CISPAY14072	249151	Customer Refund	\$91.74
		CISPAY14073	249197	Customer Refund	\$6.68
		CISPAY14074	249217	Customer Refund	\$37.92
		CISPAY14075	249222	Customer Refund	\$132.13
		CISPAY14076	249189	Customer Refund	\$54.51
		CISPAY14077	249114	Customer Refund	\$164.33
		CISPAY14078	249107	Customer Refund	\$73.32
		CISPAY14079	249177	Customer Refund	\$19.15
		CISPAY14080	249216	Customer Refund	\$76.16
		CISPAY14082	249124	Customer Refund	\$74.54
		CISPAY14083	249178	Customer Refund	\$49.23
		CISPAY14084	249165	Customer Refund	\$53.64
		CISPAY14085	249233	Customer Refund	\$100.22
		CISPAY14086	249185	Customer Refund	\$29.77
		CISPAY14087	249236	Customer Refund	\$101.92
		CISPAY14088	249171	Customer Refund	\$129.58
		CISPAY14089	249254	Customer Refund	\$23.52
		CISPAY14090	249161	Customer Refund	\$24.12
		CISPAY14091	249175	Customer Refund	\$95.80



City Of Richland

VL-1 Voucher Listing

From: 8/7/2017 To: 8/25/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
ADVANCED UTILITY ACCOUNTS PAYABLE INVOICES		CISPAY14092	249130	Customer Refund	\$55.54
		CISPAY14093	249105	Customer Refund	\$80.14
		CISPAY14094	249164	Customer Refund	\$61.09
		CISPAY14095	249120	Customer Refund	\$124.80
		CISPAY14096	249146	CUSTOMER REFUND	\$85.22
				Customer Refund	\$58.85
			249453	CUSTOMER REFUND	\$85.22
				Customer Refund	\$58.85
		CISPAY14097	249513	Customer Refund	\$64.27
		CISPAY14098	249437	Customer Refund	\$60.82
		CISPAY14099	249452	Customer Refund	\$34.62
		CISPAY14100	249486	Customer Refund	\$223.16
		CISPAY14101	249527	Customer Refund	\$161.65
		CISPAY14102	249451	Customer Refund	\$225.00
		CISPAY14103	249495	Customer Refund	\$25.77
		CISPAY14104	249448	Customer Refund	\$25.87
		CISPAY14105	249458	Customer Refund	\$312.26
		CISPAY14106	249483	Customer Refund	\$69.68
		CISPAY14107	249491	Customer Refund	\$36.79
		CISPAY14108	249488	Customer Refund	\$57.82
		CISPAY14109	249487	Customer Refund	\$61.38
		CISPAY14110	249484	Customer Refund	\$64.36
		CISPAY14111	249498	Customer Refund	\$95.44
		CISPAY14112	249529	Customer Refund	\$59.71
		CISPAY14113	249525	Customer Refund	\$75.89
		CISPAY14114	249533	Customer Refund	\$112.46
		CISPAY14116	249528	Customer Refund	\$36.14
		CISPAY14117	249427	Customer Refund	\$65.40
		CISPAY14118	249439	Customer Refund	\$63.63
		CISPAY14119	249423	Customer Refund	\$18.21
		CISPAY14120	249450	Customer Refund	\$129.96
		CISPAY14121	249514	Customer Refund	\$50.00
		CISPAY14122	249421	Customer Refund	\$100.11
		CISPAY14123	249497	Customer Refund	\$17.07
		CISPAY14124	249547	Customer Refund	\$73.70
		CISPAY14125	249515	Customer Refund	\$23.34
		CISPAY14126	249492	Customer Refund	\$70.30
		CISPAY14127	249422	Customer Refund	\$133.80
		CISPAY14128	249481	Customer Refund	\$79.05
		CISPAY14129	249449	Customer Refund	\$39.96



City Of Richland

VL-1 Voucher Listing

From: 8/7/2017 To: 8/25/2017

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
ADVANCED UTILITY ACCOUNTS PAYABLE INVOICES		CISPAY14130	249509	Customer Refund	\$136.83
		CISPAY14131	249430	Customer Refund	\$118.78
		CISPAY14132	249502	CUSTOMER REFUND	\$85.18
UNASSIGNED TOTAL ****					\$9,693.83
UTILITY BILL CLEARING FUND Total ***					\$9,693.83



City Of Richland

VL-1 Voucher Listing

From: 8/7/2017 To: 8/25/2017

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

\$3,529,334.58

Number of Invoices

Amount

Vouchers In Richland	372	\$135,989.66
Vouchers In Tri Cities	258	\$1,017,349.93
Vouchers In WA	384	\$1,072,663.14
Vouchers Outside WA	1505	\$1,303,331.85
Vouchers Final Total.....	2519	\$3,529,334.58

Ob ject Category	Title	Total	Percentage
1	SALARIES	\$969.86	0.03%
2	BENEFITS	\$125,678.49	3.56%
3	SUPPLIES	\$360,135.97	10.2%
4	OTHER SERVICES & CHARGES	\$1,242,266.48	35.2%
5	INTERGOVERNMENTAL SERVICES	\$229,266.43	6.5%
6	CAPITAL PROJECTS	\$1,126,837.99	31.93%
	MACHINERY & EQUIPMENT	\$109,996.60	3.12%
	REFUNDS	\$9,693.83	0.27%
9	INTERFUND SERVICES	\$4,511.76	0.13%
	INVENTORY PURCHASES	\$319,977.17	9.07%
	Total	\$3,529,334.58	



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 09/05/2017

Agenda Category: Items of Business

Key Element: Key 3 - Economic Vitality

Subject:

Resolution No. 168-17, Approving a Sixth Amendment to the Purchase and Sale Agreement with The Crown Group, Inc.

Department:

Community & Development Services

Ordinance/Resolution Number:

168-17

Document Type:

Resolution

Recommended Motion:

Adopt Resolution No. 168-17, authorizing the City Manager to sign and execute a Sixth Amendment to the Purchase and Sale Agreement with The Crown Group, Inc.

Summary:

On March 17, 2015, Council authorized a Purchase and Sale Agreement (Contract No. 54-15) with The Crown Group, Inc. for the sale and development of 650 George Washington Way. Per the contract, Crown initially agreed to develop the site as a mixed-use project with 10,000 square feet of retail space and 18,000 square feet of office space. After execution of several amendments, the Agreement now allows Crown to choose between an office/retail project or a residential/retail project. The initial contingency period expired on May 15, 2017. As required, Crown has paid \$45,000 in earnest money, and has expended no less than \$65,000 on the project.

At this time, Crown is seeking review of a modified site plan that further refines its residential/retail project concept, and for the opportunity to extend the construction date until mid-2018 to pursue a HUD loan to support the project. Staff believes the modified design proposed by Crown aligns with Council's vision for the property, and supports Crown's pursuit of the funding necessary to develop the project. That being said, staff also recommends that Council protect its interest in the property, and that it pursue valuable consideration in support of the proposed 6th Amendment.

To that end, the 6th Amendment is intended to accomplish the following:

- Require Crown to pay an additional \$30,000 in earnest money;
- Extend the closing date to mid-2018, triggered by a firm financial commitment to construct the residential/retail project;
- Extend the construction date to coincide with Crown's funding availability;
- Extend the repurchase period an additional 12 months;
- Require, through contractual agreement, construction substantially consistent with the revised site plan;
- Institute a schedule of milestones;
- Secure assurances that the property will not be encumbered for any purpose other than construction or permanent financing for the 650 GWW project. Staff recommends approval of Resolution No. 168-17.

Fiscal Impact:

Crown is required to pay an additional \$30,000 in earnest money, which will be applied toward the purchase price unless it is forfeited due to default prior to closing.

Attachments:

1. Resolution No. 168-17
2. Sixth Amendment to PSA with The Crown Group, Inc.
3. Revised Exhibit D - The Crown Group, Inc. PSA
4. Exhibit G - The Crown Group, Inc PSA

RESOLUTION NO. 168-17

A RESOLUTION of the City of Richland authorizing execution of a Sixth Amendment to the Purchase and Sale Agreement by and between the City of Richland and The Crown Group, Inc.

WHEREAS, on March 17, 2015, Richland City Council adopted Resolution No. 33-15, authorizing execution of a Purchase and Sale Agreement (Contract No. 54-15, hereinafter "Original Agreement") by and between the City of Richland and The Crown Group, Inc.; and

WHEREAS, on August 5, 2015, the City of Richland and The Crown Group, Inc. executed a First Amendment to Purchase and Sale Agreement extending the Initial 90-day Contingency Period under Section 4.4 of the Original Agreement to February 26, 2016; and

WHEREAS, on February 16, 2016, the City of Richland and The Crown Group, Inc. executed a Second Amendment to Purchase and Sale Agreement extending the Initial 90-day Contingency Period under Section 4.4 of the Original Agreement to June 25, 2016; and

WHEREAS, during the time granted under each previous extension, The Crown Group, Inc. actively pursued creation of a public-private partnership with the City of Richland as a component of ascertaining the feasibility of developing a public market at 650 George Washington Way; and

WHEREAS, in an email dated May 20, 2016, The Crown Group, Inc. notified the City that it was prepared to advance with a development for 650 George Washington Way that aligns with The Crown Group, Inc.'s original concept, which is mixed-use development with a combination of office space and retail. Based on this shift in focus, The Crown Group, Inc. asked the City of Richland to extend the Initial 90-day Contingency Period to and through August 18, 2016. The City agreed, and a Third Amendment to Purchase and Sale Agreement was executed on June 7, 2016; and

WHEREAS, on August 10, 2016, The Crown Group, Inc. submitted a written Extension Notice to the City to exercise its First Extension Period and extend the Contingency Period an additional 90 days to November 16, 2016; and

WHEREAS, in exercising its First Extension Period pursuant to Section 4.4 of the Purchase and Sale Agreement, The Crown Group, Inc. forfeited \$15,000 of the \$45,000 Earnest Money Deposit, and certified to the City that it had incurred expenditures totaling a minimum of \$15,000; and

WHEREAS, assuming The Crown Group, Inc. closes on the transaction pursuant to the Purchase and Sale Agreement as amended, the first \$15,000 of forfeited Earnest Money Deposit is applicable toward the purchase price; and

WHEREAS, on November 15, 2016, Richland City Council approved a Fourth Amendment to Purchase and Sale Agreement with The Crown Group, Inc., authorizing an alternative development concept that includes 5,000 square feet of retail space and no fewer than 60 residential units; and

WHEREAS, Richland City Council's approval of The Crown Group, Inc.'s alternative development concept was predicated on the several professional studies commissioned by the City over the last 15 years that have identified the provision of multi-family housing in the Central Business District ("CBD") as an important element of economic redevelopment. Said studies indicate that multi-family housing in the CBD will create additional demand for goods and services in that area, which is consistent with the City's vision for Richland's downtown and waterfront district; and

WHEREAS, on November 11, 2016, The Crown Group, Inc. submitted a written Extension Notice to the City to exercise its Second Extension Period and extend the Contingency Period an additional 90 days to February 14, 2017; and

WHEREAS, in exercising its Second Extension Period pursuant to Section 4.4 of the Purchase and Sale Agreement, The Crown Group, Inc. forfeited another \$15,000 of the \$45,000 Earnest Money Deposit, and certified to the City that it has incurred additional expenditures totaling a minimum of \$35,000; and

WHEREAS, assuming The Crown Group, Inc. closes on the transaction pursuant to the Purchase and Sale Agreement as amended, the second \$15,000 of forfeited Earnest Money Deposit is applicable toward the purchase price; and

WHEREAS, on November 15, 2016, Staff presented to City Council a list of additional concessions sought by the Crown Group, Inc. related to development at 650 George Washington Way. With that presentation, Staff committed to reviewing the list of additional requests and returning to Council with recommendations related to each one; and

WHEREAS, after engaging in a thorough vetting process regarding each of The Crown Group, Inc.'s additional requests, to include telephonic and on-site visits with the developer to fully understand the nature and extent of each request, staff recommended and Council approved the Fifth Amendment to Purchase and Sale Agreement, which consented to: relocation of the sewer line encumbering 650 George Washington Way and reimbursement thereof; shared costs of constructing a retaining wall in exchange for aesthetic control thereof; initiating the surplus process for land upon which The Crown Group, Inc. seeks to locate additional parking; and crediting UGT improvements in excess of \$75,000 to The Crown Group, Inc.'s park district impact fees, up to the maximum amount collected as determined by unit count; and

WHEREAS, on February 8, 2017, The Crown Group, Inc. submitted a written Extension Notice to the City to exercise its Third Extension Period and extend the Contingency Period an additional 90 days to May 15, 2017; and

WHEREAS, in exercising its Third Extension Period pursuant to Section 4.4 of the Purchase and Sale Agreement, The Crown Group, Inc. forfeited the last \$15,000 of the \$45,000 Earnest Money Deposit, and certified to the City that it has incurred additional expenditures totaling a minimum of \$45,000; and

WHEREAS, on May 10, 2017, the City's Development Permitting Division issued to The Crown Group, Inc. an assessment of its proposed 650 George Washington Way project for compliance with the City's zoning regulations. The project reviewed was a four-story apartment building with retail fronting George Washington Way; and

WHEREAS, on May 15, 2017, The Crown Group, Inc. submitted a written waiver of conditions under the Purchase and Sale Agreement, acknowledging that it had incurred expenses of no less than \$65,000, and confirming October 12, 2017 as the intended closing date; and

WHEREAS, after waiving conditions and receiving the City's review of its originally proposed mixed use residential/retail project, The Crown Group, Inc. submitted a revised site plan that reflects a mixed use residential/retail project that separates the residential component from the retail component, thereby utilizing 650 George Washington Way to its highest and best use (See Exhibit G of proposed Sixth Amendment); and

WHEREAS, the project will be the first mixed use, urban complex in the Tri Cities, to include elevator service and underground parking. Due to its unique character, The Crown Group, Inc.'s lending opportunities are fewer, requiring pursuit of a HUD loan; and

WHEREAS, in order to pursue the lengthy and somewhat complex HUD lending process, The Crown Group, Inc. is seeking approval to extend the construction commencement date into mid-2018; and

WHEREAS, to protect the City's interests, the City is seeking assurances related to encumbrances, and to extend the closing date to a point in time closer to commencement of construction; and

WHEREAS, in order to satisfy the exacting HUD loan schedule, The Crown Group, Inc. must meet a number of deliverables by year end 2017, as well as expend considerable dollars; and

WHEREAS, in exchange for the opportunity to pursue the revised project design ("Version 2") and the HUD loan process, the Crown Group, Inc. has agreed to pay the City an additional \$30,000 in earnest money, which is non-refundable but applicable to the purchase price at closing; and

WHEREAS, the City of Richland desires to see successful development at 650 George Washington Way, and believes that the revised retail/residential design provided by The Crown Group, Inc. will be an asset to Richland's Central Business District as it is consistent with the Council's long-held vision for the District and complements the City's efforts related to developing the waterfront.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City Manager is authorized to sign and execute a Sixth Amendment to the Purchase and Sale Agreement by and between the City of Richland and The Crown Group, Inc.

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 5th day September, 2017.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

Sixth Amendment to Purchase and Sale Agreement

This **Sixth Amendment** to the March 27, 2015 Purchase and Sale Agreement ("Amendment") is made and entered it on this _____ day of September, 2017 by and between the **City of Richland**, a Washington municipal corporation ("Seller") and **The Crown Group, Inc.**, an Illinois corporation ("Purchaser"). Seller and Purchaser are referred to collectively as the "Parties."

Seller and Purchaser acknowledge that Purchaser has timely exercised all elective contingency period extensions available under Section 4.4 of the Purchase and Sale Agreement, as amended (collectively, the "Agreement"), and that Purchaser waived conditions under Section 4. via letter dated May 15, 2017, which is hereby incorporated into the Agreement by reference.

For valuable consideration, the receipt of which is hereby acknowledged, Seller and Purchaser agree to the following:

1. As a condition of this Sixth Amendment to the existing Purchase and Sale Agreement between the Parties, Purchaser shall deposit \$30,000 of Earnest Money with Tri-City Title & Escrow within three (3) business days of execution of this Amendment. Said Earnest Money shall be non-refundable and shall forfeit to Seller in the event of Purchaser's default under the Agreement prior to Closing, but shall be applied toward the Purchase Price at Closing in the absence of any such default. If Seller repurchases the property after default under Section 13.17, the Earnest Money shall be deducted from the repurchase price. The Parties agree that, with the addition of this \$30,000, the total amount of Earnest Money deposited under the Agreement to date by Purchaser will total \$75,000.
2. Notwithstanding Purchaser's waiver of conditions as evidenced by Purchaser's May 15, 2017 letter, Seller agrees to accept as timely Purchaser's August 15, 2017 submission of an architectural site plan and elevations for review as contemplated under Section 4.4.
3. Purchaser's August 15, 2017 site plan replaces former Exhibit D – Version 2 (added by Fourth Amendment; site plan representing apartments fronting George Washington Way). Any references to Exhibit D, Version 2 after the date of execution of this Sixth Amendment shall refer solely to Purchaser's August 15, 2017 site plan (see **Exhibit G**). Revised **Exhibit D**, as modified by this Amendment, is attached and incorporated into the Agreement by reference.
4. The Parties agree to modify specific sections of the Purchase and Sale Agreement as described below:

Section 5.2 shall be modified as follows:

5.2. Closing Date. Except as provided in subsection 10.3.3.a. herein, the closing of the transaction and delivery of all items shall occur at Tri-City Title & Escrow, and shall occur no later than thirty (30) calendar days after Seller receives a firm financial commitment from a viable lender, submitted on behalf of Purchaser, evidencing a legal commitment to fund construction of Version 2 (or Version 1, if applicable – See Section 10.3.2). Purchaser shall provide lender’s firm financial commitment to Seller on or before July 10, 2018. Failure by Purchaser to provide the firm financial commitment described herein by July 10, 2018 shall result in immediate termination of this Agreement and forfeiture of all earnest money deposited by Purchaser. The lender’s firm financial commitment for Version 2 must reflect a funding commitment for the entire project (combined retail and residential). A lender’s firm financial commitment for Version 1, if applicable, must reflect a funding commitment for no less than one building, recognizing that this Agreement allows phasing if Version 1 is constructed. ~~on a date specified by Seller and communicated in writing to Purchaser. Closing shall occur no later than sixty (60) days after the Purchaser waives the conditions in Section 4 (the “Closing”). If Closing has not occurred by this date due to no fault of Seller, then upon ten (10) days written notice to Purchaser (unless Closing occurs prior to the expiration of the 10-day period), this Agreement will automatically be terminated.~~

Section 10.3.2 of the Agreement, a subsection under Section 10.3 entitled Purchaser’s Representations, as amended by the Fourth Amendment to the Agreement, shall be modified as follows:

10.3.2. Purchaser further represents that, as of the executed Agreement Sixth Amendment date, subject to the terms of this Agreement and obtaining all desired approvals, authorization and permits, it intends to develop the Property as a mixed use development with a combination of ~~either office space and retail (Exhibit D, Version 1), or residential and retail (Exhibit D, Version 2)~~ with required site design throughout per the Central Business District Zone and Design Standards, with such changes and variances as Seller shall reasonably approve. Subject to obtaining a HUD loan, Purchaser agrees to construct said project substantially consistent with the project depicted and described in Exhibit G, with minor allowances for architectural details and color changes, slight variation in number of units, and slight

parking configuration changes. Failure to construct substantially consistent with the project depicted and described in **Exhibit G** shall constitute default under this Agreement triggering Seller's right to repurchase as provided herein. **Exhibit G** is attached and incorporated by reference into this Agreement.

- a. If, through no fault of Purchaser, Purchaser cannot secure a HUD invitation or sufficient funding through a HUD loan to construct Version 2, then Purchaser may elect to construct a combination of office space and retail (Exhibit D, Version 1); provided, however, that Purchaser must meet the same firm financial commitment/closing/construction schedule as provided for Version 2 under this Agreement.
- b. If Purchaser fails to secure sufficient funding for Version 2 because of Purchaser's own untimely action, then Seller shall have the option, in Seller's discretion, to either: 1) terminate this Agreement and forfeit Purchaser's earnest money; or 2) grant Purchaser the right to construct Version 1 (office space and retail; phased construction approach).

10.3.3. Purchaser represents that it will adhere to the schedule provided in **Exhibit G** through HUD loan closing or until such time as Purchaser elects to pursue Version 1 as provided in section 10.3.2.a. above. Purchaser shall provide Seller with sufficient evidence that each identified milestone has been met according to schedule. Purchaser's failure to satisfy any of the identified milestones shall constitute default under this Agreement, resulting in termination and forfeiture of the deposited earnest money; provided, however, that termination and forfeiture shall not occur in the event all of the following conditions are met: 1) Purchaser has failed to satisfy the milestone due to no fault of Purchaser; 2) the missed milestone is satisfied within ten (10) business days of the original deadline; and 3) the delayed satisfaction of the milestone does not undermine the schedule's overall objective. Missed milestones that are remedied under this subsection shall have no impact on Purchaser's obligation to meet the hard deadlines established by the Sixth Amendment.

- a. Notwithstanding the previous subsection, if the July 10, 2018 deadline is not met due to delays caused solely by HUD and/or another involved third party, with no influence or involvement from

Purchaser, and Purchaser can demonstrate through objective evidence satisfactory to Seller that: 1) Purchaser has spent no less than \$300,000 in support of the HUD loan process (including plans); and 2) that the HUD loan process remains intact and that the HUD loan will close within sixty (60) calendar days after July 10, 2018, then all hard dates established by this Sixth Amendment may be extended for up to thirty (30) calendar days. Any such extension must be acknowledged in writing by the Parties.

10.3.4 After Closing, and until Seller's right to repurchase is extinguished, Purchaser agrees not to use the Property as collateral to secure any financial obligations, nor to encumber the Property in any way, with the exception of construction financing and permanent financing for a project substantially consistent with the project identified in Exhibit G (or Version 1, if applicable). If Purchaser's lender requires subordination of Seller's repurchase right described in Section 13.17, Seller's approval and execution of lender's form of subordination shall not be unreasonably denied.

Section 13.17 of the Agreement, entitled Option to Repurchase, as amended by the Fourth Amendment to the Agreement, shall be modified as follows:

13.17 Option to Repurchase. This Property is being sold to Purchaser in anticipation of a development as described in Section 4.7. Purchaser agrees to initiate construction on or before August 12, 2018. ~~If Purchaser fails to submit an application to Seller for approval of building plans for at least one building within three (3) months of Closing, the Seller reserves the right to repurchase title to this Property. If Purchaser does not initiate construction within six (6) months of Closing on at least one building on the Property, Seller reserves the right to repurchase title to this Property. As used herein, "initiate construction" shall mean mass grading of the Property as defined in approved grading plans submitted to Seller for approval. Failure by Purchaser to initiate construction as defined herein on or before August 12, 2018 is a default under this Agreement, thereby triggering Seller's right to repurchase the Property, which is Seller's sole remedy. Purchaser shall submit a complete application to Seller for approval of a building permit within (3) months of Closing. Failure of Purchase to submit a complete application for approval of a building permit as provided herein is a default under this Agreement, thereby triggering Seller's right to repurchase the Property, which is Seller's sole remedy.~~ commencement of installation of underground utilities. The Seller shall

repurchase this Property by giving Purchaser not less than 30 days' notice ~~after such three (3) month or six (6) month periods, as may be applicable,~~ and refunding the original Purchase Price of eight hundred one thousand nine hundred thirty-nine and 60/100 dollars (\$801,939.60) for approximately two and sixty-three hundredths (2.63) acres, to be readjusted based on \$7.00 per square foot of the property legally described on Exhibit A as determined by survey, less all earnest money paid, and less three hundred thousand and 00/100 dollars (\$300,000.00) (of which \$75,000 represents Seller's share of improvements to the Urban Greenbelt Trail adjacent to the Property), ~~(the net amount thereof being the "Purchase Price"),~~ without interest. Seller's right to repurchase includes repurchase, by refunding to Purchaser the original Purchase Price, of the strip of parking that was surplusd (as authorized by Resolution No. 25-17) and sold by Seller to Purchaser in conjunction with the sale of 650 George Washington Way. If exercising its option to repurchase, Seller must repurchase both properties simultaneously. The Seller will pay for all closing costs related to the repurchase of the property. Other than closing costs, the Seller will not assume any liability for expenses incurred by Purchaser in conducting this transaction. Purchaser agrees to re-convey title to the Seller within sixty (60) days of receipt of notification of Seller's decision to seek re-conveyance of Property. This repurchase right is exclusive to the Seller and shall be exercised at the sole discretion of the Seller. This repurchase right survives ~~twelve (12)~~ twenty-four (24) months after Closing or until such time as Purchaser passes a final, complete framing inspection, ~~building commences,~~ whichever is earlier. The Seller shall be under no obligation to exercise this option to repurchase. ~~reversionary right.~~

5. The remaining terms and conditions of the Purchase and Sale Agreement executed March 27, 2015, as amended, shall remain unchanged and in full force and effect. All rights, obligations and liabilities arising out of the contract are the direct rights and obligations of The Crown Group, Inc.
6. This Amendment shall be governed by and construed in accordance with the laws of the State of Washington.

[Signature Page to Follow]

IN WITNESS WHEREOF, the parties hereto have executed this Sixth Amendment as of the day set forth above.

CITY OF RICHLAND – SELLER

THE CROWN GROUP, INC. – PURCHASER

By: Cynthia D. Reents, ICMA-CM
Its: City Manager

By: Mark Lambert
Its: President

APPROVED AS TO FORM

Heather Kintzley, City Attorney

EXHIBIT D

REVISED PER 6TH AMENDMENT

An aerial photograph of a large commercial complex, likely a shopping center or office park. The complex features several large, light-colored buildings with flat roofs. Extensive parking lots are filled with numerous cars, organized in rows. A multi-lane road runs along the top of the complex. In the foreground, there is a large, irregularly shaped area that appears to be a construction site or a cleared lot, with some trees and a small body of water visible. The overall scene depicts a well-developed commercial area.

PRELIMINARY CONCEPT PLANNING: BASIC SITE PLANNING AND AERIAL VIEW

For more facts, please contact
our writers and editors, or call us at 1-800-451-2266.
We're here to help you get the most out of your
business.



THE CROWN GROUP • MCCLAND WASHINGTON
PARKSIDE MIXED USE

BASIC PLANNING

[illegible]

PARKING

at 1000. The station provides an accurate reading. The standard station on the 2000 Cribbing Code provides a distance of 15 feet to the adjacent structure, allowing the station to be used for any size of the City's pre-existing parking structures.

The 100,000 people of the village of Kaniyapuram in the Tamil Nadu district of Tirunelveli are among the poorest in the country. The village is a remote hamlet, with no roads and no electricity. The 100,000 people of the village are among the poorest in the country. The village is a remote hamlet, with no roads and no electricity. The 100,000 people of the village are among the poorest in the country. The village is a remote hamlet, with no roads and no electricity.

Exhibit D – Version 2

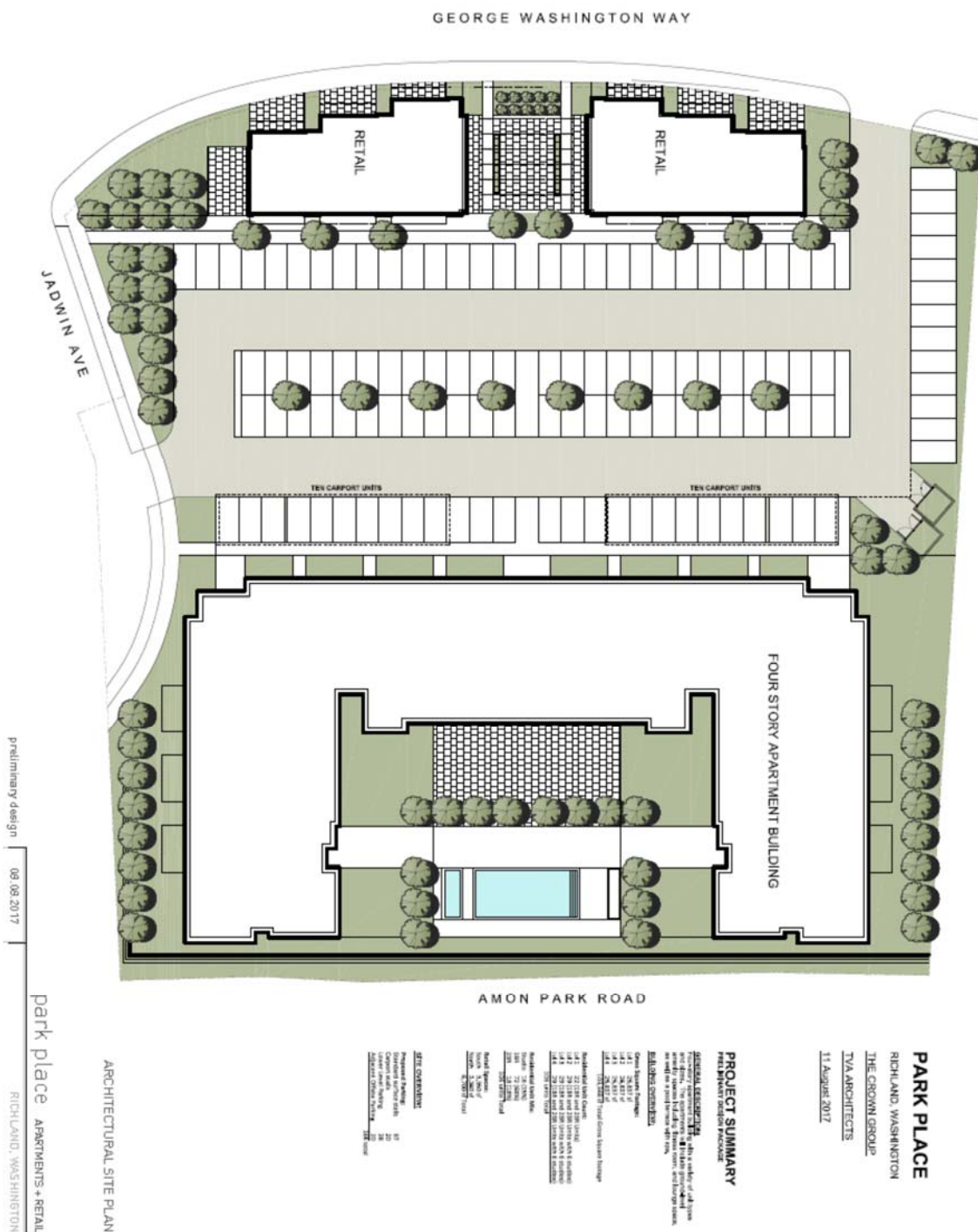




Exhibit G

Project Narrative: This project is a 4-story apartment building with 106 apartments, two 3,350 sq. ft. retail buildings, and parking for 165 cars (of which 28 will be underground parking). The apartment building will also have approximately 5,000 sq. ft. of lower level tenant storage (or possible retail) and will have one or two elevators, a fitness center, a lounge area, and outdoor amenities including a pool, spa, fire pit and BBQ/Picnic area in an enclosed courtyard.

This project will be the first mixed use, urban complex in the Tri Cities. It will also be the first apartment complex in the Tri Cities that is elevator served and provides underground parking. All rents will be market rate.



park place
APARTMENTS + RETAIL



John Dam Plaza

new amphitheater, public events, food carts, and festivals

The Parkway

specialty food and retail area, the heart of richland's downtown, catering to local businesses. additionally, the parkway is the site of the richland farmers' market

Howard Amon Park

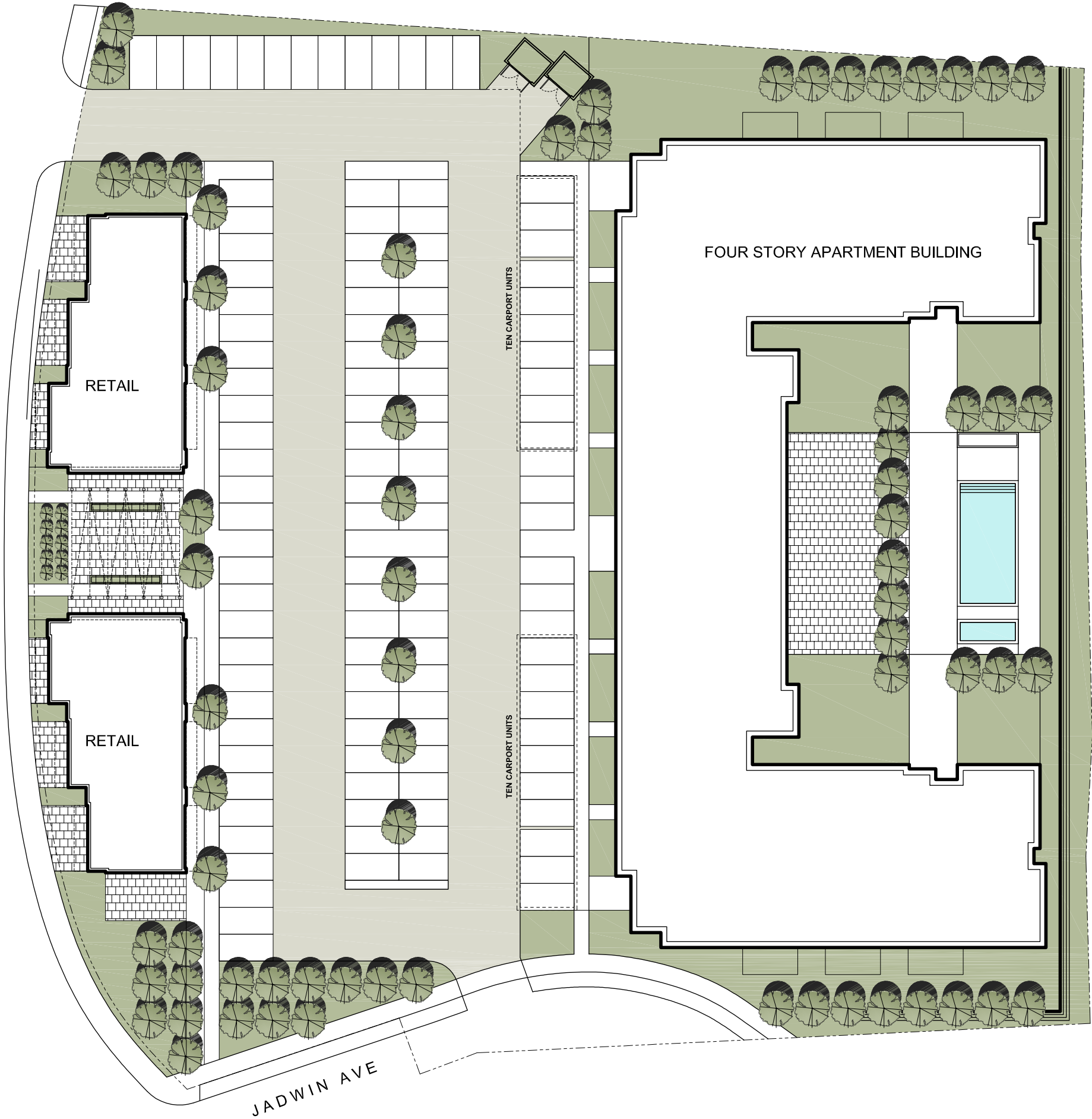
richland's primary riverfront public park includes a boat launch, fishing, a wading pool, kids' play areas, biking and hiking trails, tennis courts, and special events such as boat races and the Queen of the West paddlewheeler.

PARK PLACE

Richland Community Center

Gillespie Parkway

GEORGE WASHINGTON WAY



PARK PLACE

RICHLAND, WASHINGTON

THE CROWN GROUP

TVA ARCHITECTS

11 August 2017

PROJECT SUMMARY
PRELIMINARY DESIGN PACKAGE

GENERAL DESCRIPTION:
Four-story apartment building with a variety of unit types and sizes. The apartments will include ground-level amenity spaces including fitness room, and lounge space, as well as a pool terrace with spa.

BUILDING OVERVIEW:

Gross Square Footage:	
Lvl 1	25,837 sf
Lvl 2	25,837 sf
Lvl 3	25,837 sf
Lvl 4	25,837 sf
103,348 sf Total Gross Square footage	

Residential Unit Count:	
Lvl 1	22 (1BR and 2BR Units)
Lvl 2	29 (1BR and 2BR Units with 6 studios)
Lvl 3	29 (1BR and 2BR Units with 6 studios)
Lvl 4	29 (1BR and 2BR Units with 6 studios)
106 units Total	

Residential Unit Mix:	
Studio	16 (15%)
1BR	72 (68%)
2BR	18 (18%)
106 units Total	

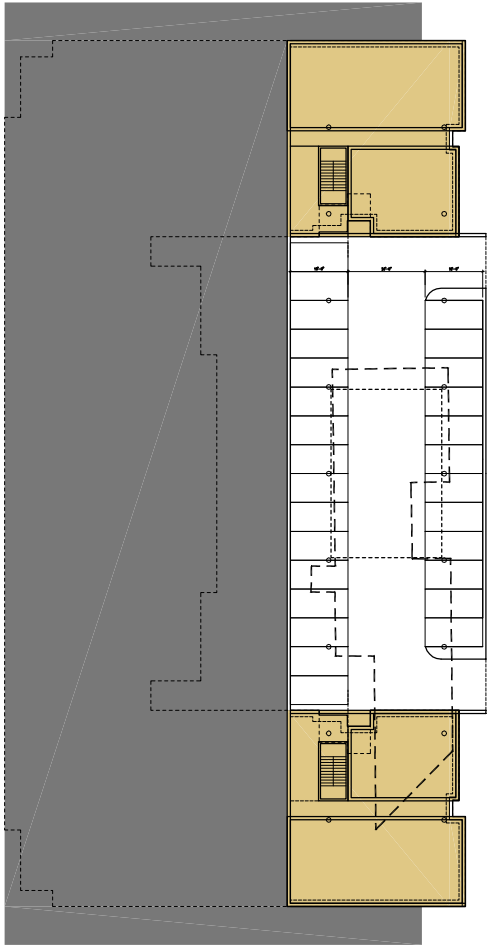
Retail Spaces:	
South	3,350 sf
North	3,350 sf
6,700 sf Total	

SITE OVERVIEW:

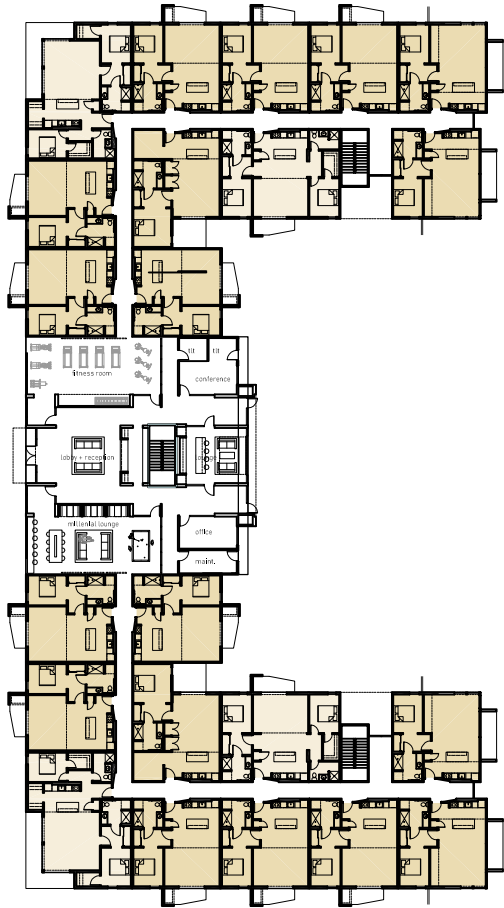
Proposed Parking:	
Standard surface stalls	97
Carport stalls	20
Lower Level Parking	28
Adjacent Offsite Parking	20
165 total	

AMON PARK ROAD

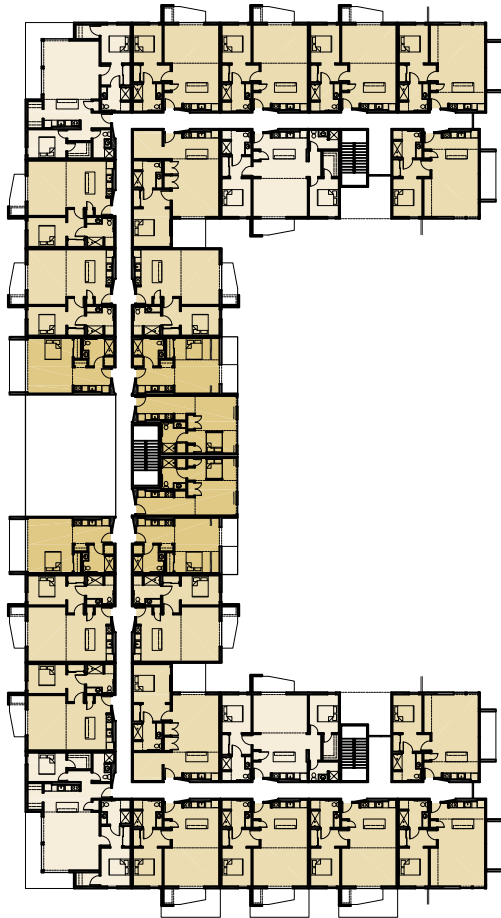
ARCHITECTURAL SITE PLAN



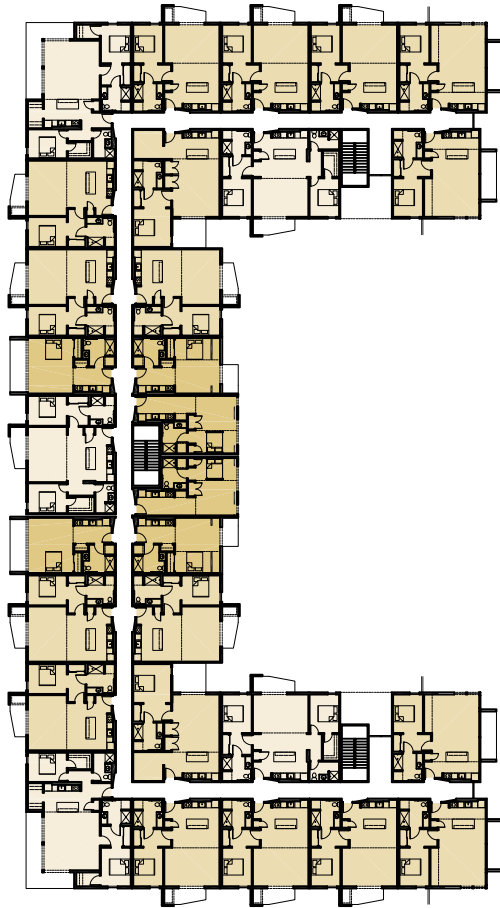
lower level plan
storage, amenity, and parking



ground level plan
amenity and residential



level two plan
residential



level three plan
residential



level four plan
residential



CONCEPTUAL RENDERINGS



CONCEPTUAL RENDERINGS



CONCEPTUAL RENDERINGS



CONCEPTUAL RENDERINGS

Park Place Apartments

See Section 10.3.3 of the Purchase and Sale Agreement, as amended. The highlighted "*" actions below represent the milestones that must be met by Purchaser in order to avoid default under the Agreement.

Responsible Party	Action Item	Estimated Critical Date	Date Completed	Money Due
Borrower	Project Engagement	Friday, August 4, 2017		
Borrower	Send items needed for Concept meeting	Sunday, August 6, 2017		
Berkadia	Complete concept meeting package	Sunday, August 13, 2017		
Berkadia	Submit concept meeting package to HUD	Tuesday, August 15, 2017		
HUD	Schedule concept meeting	Friday, August 25, 2017		
HUD	Concept meeting held	Friday, September 8, 2017		
HUD	Received Feedback from HUD	Wednesday, September 13, 2017		
Berkadia	Order 3rd Party Reports	Friday, September 15, 2017		\$25,000 to Berkadia: \$20k for 3rd Party Reports (Appraisal, Market Study, and Phase I) & \$5k Processing Fee *
Market Analyst & D3G	Receive 3rd Party Reports	Sunday, October 15, 2017		
* Contractor	DRAFT 2328 Contractor's Cost Estimate	Friday, November 3, 2017		
Berkadia	Pre-Application delivered to Berkadia Chief Underwriter for review with 3rd party reports	Sunday, October 29, 2017		
Berkadia	Berkadia underwriter review completed. Submit PRE-APPLICATION to HUD.	Sunday, November 12, 2017		.15% of Loan Amount Due to HUD for Pre-Application Fee: *
* Architect	Send 85% drawings (design & MEPs) to Berkadia for 3rd party preliminary review	Wednesday, December 27, 2017		
HUD	HUD Issues Invitation	Wednesday, December 27, 2017		\$20,000 to Berkadia for Firm Application Reports: A&E Cost Review and Firm Appraisal *
Berkadia/D3G	Provide checklist of required documents to General Contractor & Architect	Thursday, December 28, 2017		
D3G	Send Final comments to Architect for incorporation into bid set	Sunday, February 11, 2018		
* Architect	"FINAL BID SET" of Plans and specs to GC with D3G comments addressed	Sunday, February 25, 2018		
* Management Firm	All documentation delivered to Berkadia for completion of preliminary underwriting	Sunday, February 25, 2018		
* Contractor & Architect	All documentation delivered to Berkadia for completion of preliminary underwriting	Sunday, February 25, 2018		
* Borrower	All documentation delivered to Berkadia for completion of preliminary underwriting	Sunday, February 25, 2018		
* Contractor	GC Provides FINAL bid on 2328 and 2328-LI	Wednesday, February 28, 2018		
D3G	Deliver reviewed 2328 to Appraiser	Monday, March 5, 2018		
Appraiser	Final Appraisal Report Completed	Sunday, March 11, 2018		
D3G	A&E/Cost Review Reports Completed	Sunday, March 11, 2018		
* Architect	2 sets of Final plans and specs to Berkadia for HUD Firm App	Monday, March 12, 2018		
Berkadia	Firm Application to Chief Underwriter for final review	Wednesday, March 21, 2018		
Berkadia	Chief underwriter completes final underwriting review.	Wednesday, March 28, 2018		
Berkadia	Loan Committee Approval	Wednesday, April 4, 2018		
Berkadia	Firm Application delivered to HUD	Thursday, April 5, 2018		.15% of Loan Amount Due to HUD for Pre-Application Fee: *
HUD	HUD Issues FIRM-COMMITMENT	Sunday, May 20, 2018		
Berkadia	Rate Lock with Mortgagor	Monday, May 21, 2018		.50% Rate Lock Deposit Due to Berkadia (Refunded at the Closing Table) *
Attorney	Begin preparing closing documents	Tuesday, May 22, 2018		
Berkadia	Initial closing with HUD	Tuesday, June 19, 2018		
Contractor	Begin Construction	Wednesday, June 20, 2018		



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 09/05/2017

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: 09/05/2017

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COUNCIL AGENDA ITEM COVERSHEET

Council Date: 09/05/2017

Agenda Category: Reports and Comments

Key Element:

Subject:
Mayor

Department:
City Council

Ordinance/Resolution Number:

Document Type:
Presentation

Recommended Motion:

Summary:

Fiscal Impact:

Attachments: