



Agenda
City Council Regular Meeting
Tuesday, May 1, 2018
City Hall Council Chamber | 505 Swift Boulevard

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

Agenda Item:

1. RMC 2.04.110 Updates to Boards, Commissions & Committees (8 minutes)
 - Heather Kintzley, City Attorney
2. Economic Development Update (15 minutes)
 - Kerwin Jensen, Community Development Director
3. Discuss Meeting Agenda Items (7 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:

4. New Hire/Retirements (5 minutes)
 - Allison Jubb, Human Resources Director
5. Public Service Recognition Week Proclamation (5 minutes)
 - Mayor Thompson
6. Building Safety Month (5 minutes)
 - Kerwin Jensen, Community Development Director
7. MyTri2030 Regional Vision Project (7 minutes)
 - Lori Mattson, President/CEO

Public Hearing: (Please Limit Public Hearing Comments to 3 Minutes) Note: Records intended for Council consideration must be given to the City Clerk.

8. Relinquishment of Water Line Easement at 356 Sanford Avenue - Resolution No. 85-18
 - Pete Rogalsky, Public Works Director

Public Comments: (Please Limit Public Comments to 2 Minutes) Note: Records intended for Council consideration must be given to the City Clerk.

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

Minutes:

9. Approve the Minutes of the Meetings Held April 17 and 24, 2018
 - Heather Kintzley, City Attorney

Ordinances - First Reading:

10. Ordinance No. 21-18, Amending Chapter 2.04 of the Richland Municipal Code related to Boards, Commissions and Committees
 - Heather Kintzley, City Attorney
11. Ordinance No. 22-18, Amending Chapter 12.08 of the Richland Municipal Code related to Right-of-Way Construction Permitting
 - Pete Rogalsky, Public Works Director

Ordinances - Second Reading/Passage:

12. Ordinance No. 17-18, Approving Amendments to the 2018 Budget to Include the 2017 Budget Carryovers
 - Cathleen Koch, Administrative Services Director
13. Ordinance No. 18-18, Amending Ordinance No. 07-17 to Correct a Scrivener's Error in the Legal Description
 - Kerwin Jensen, Community Development Director
14. Ordinance No. 19-18, Amending Richland Municipal Code Section 2.28.054 Related to Probationary Periods
 - Heather Kintzley, City Attorney
15. Ordinance No. 20-18, Increasing 2018 Budget Appropriations in the Water Fund, Equipment Replacement Fund and Stormwater Fund
 - Pete Rogalsky, Public Works Director

Resolutions – Adoption:

16. Resolution No. 72-18, Approving the Final Plat of Westcliffe Heights II
 - Kerwin Jensen, Community Development Director
17. Resolution No. 75-18, Authorizing a Revocable License Agreement and a Construction and Maintenance Agreement with Goulet Properties, LLC for Use and Maintenance of a Portion of Keene Road Trail Park
 - Joe Schiessl, Parks and Public Facilities Director
18. Resolution No. 76-18, Approving the Final Plat of Clearwater Creek Phase 6
 - Kerwin Jensen, Community Development Director
19. Resolution No. 78-18, Awarding Bid to Premier Excavation for the Henderson Loop West Project
 - Pete Rogalsky, Public Works Director
20. Resolution No. 81-18, Approving an Administrative Jurisdiction Operating Agreement with Benton County Emergency Services
 - Jeff Taylor, Interim Police Services Director
21. Resolution No. 82-18, Authorizing the Purchase of a Vactor Truck from Western System
 - Pete Rogalsky, Public Works Director

22. Resolution No. 83-18, Authorizing a First Amendment to a Services Agreement with Clayton-Ward Company
- Pete Rogalsky, Public Works Director
23. Resolution No. 84-18, Issuing a Purchase Order to Weatherproofing Technologies, Inc for Re-roofing of the City Shops Buildings 100, 200 & 300
- Joe Schiessl, Parks and Public Facilities Director
24. Resolution No. 85-18, Authorizing Relinquishment of Water Line Easement at 356 Sanford Avenue
- Pete Rogalsky, Public Works Director
25. Resolution No. 86-18, Setting a Public Hearing Date for the Proposed Vacation of a Portion of Logston Boulevard Right-of-Way
- Pete Rogalsky, Public Works Director

Items for Approval:

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

Expenditures - Approval:

27. Expenditures from April 9, 2018 - April 20, 2018 for \$5,474,795.29 including Check Nos. 256218-256733, Wire Nos. 6837-6858, Payroll Check Nos. 132587-133117 and 113118-113124, and Payroll Wire/ACH Nos. 10419-10434
- Cathleen Koch, Administrative Services Director

Items of Business:

Reports and Comments:

1. City Manager
2. City Council
3. Mayor

Adjournment

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

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



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 05/01/2018

Agenda Category: Agenda Item

Key Element:

Subject:

RMC 2.04.110 Updates to Boards, Commissions & Committees (8 minutes)

Department:
City Attorney

Ordinance/Resolution Number:

Document Type:
General Business Item

Recommended Motion:

None.

Summary:

Fiscal Impact:

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 05/01/2018

Agenda Category: Agenda Item

Key Element:

Subject:

Economic Development Update (15 minutes)

Department:

Community Development Services

Ordinance/Resolution Number:

Document Type:

Presentation

Recommended Motion:

Summary:

Fiscal Impact:

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 05/01/2018

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: 05/01/2018

Agenda Category: Presentations

Key Element:

Subject:

Public Service Recognition Week Proclamation (5 minutes)

Department:

City Manager

Ordinance/Resolution Number:

Document Type:

Presentation

Recommended Motion:

Summary:

Craig Cameron, Public Service Recognition Week volunteer, will be at the meeting to accept the proclamation and speak to the event.

Craig Cameron

Project Manager

Hanford Project Office

U.S. Environmental Protection Agency

825 Jadwin Avenue, Suite 210

Richland, WA 99352

Phone: 509 376-8665

Fax: 509 376-2396

E-mail: cameron.craig@epa.gov

Fiscal Impact:

Attachments:

1. Public Service Recognition Week Proclamation
2. 2018 Public Service Week Flyer



WHEREAS, Americans are served every single day by public servants at the federal, state, county and city levels; and

WHEREAS, these unsung heroes do the work that keeps our nation strong, not only by taking their jobs, but by taking an oath; and

WHEREAS, many public servants, including military personnel, police officers, firefighters, border patrol officers, embassy employees, health care professionals and others risk their lives each day in service to the people of the United States and around the world; and

WHEREAS, public servants include: teachers, doctors and scientists; train conductors, astronauts and nurses; safety inspectors, computer technicians and social workers; as well as, other countless occupations.

WHEREAS, day-in and day-out, they provide the diverse services demanded by the American people of their government, with efficiency and integrity; and

WHEREAS, without these public servants at every level, stability would be impossible in a democracy that regularly changes its leaders and elected officials.

NOW, THEREFORE, I, Robert Thompson, by virtue of the authority vested in me as Mayor of the City of Richland, Washington, do hereby proclaim May 2-12, 2018, to be

“PUBLIC SERVICE RECOGNITION WEEK”

in Richland, and I encourage all citizens to recognize the accomplishments and contributions of government employees at all levels – federal, state, county and city.

IN WITNESS WHEREOF I have hereunto set my hand and caused to be affixed hereto the official seal of the City of Richland, Washington this 1st day of May, 2018.


Robert J. Thompson
Mayor of Richland



CELEBRATE THE WORK OF OUR PUBLIC SERVANTS!

Public Service Recognition Week is celebrated each year during the first week of May.

This week is nationally recognized as a time set aside for public employees and their families to honor the men and women who serve as federal, state, and local government employees.

Join us for a celebration on Thursday, May 10th 2018 at the Southridge Sports Complex in Kennewick. The GESA Carousel will be open for rides from 5:45 – 6:45pm. Hamburgers, hotdogs, and fountain drinks will be provided. There will be seating inside the carousel in case of inclement weather.

MAY 10

5:30 – 7PM

SOUTHRIDGE SPORTS COMPLEX

2901 Southridge Blvd. Kennewick

For more information, Contact William "Bill" Copland at 509-734-5676 or at William.Copland@DOC.WA.GOV





COUNCIL AGENDA ITEM COVERSHEET

Council Date: 05/01/2018

Agenda Category: Presentations

Key Element: Key 7 - Neighborhoods & Community Safety

Subject:

Building Safety Month (5 minutes)

Department:

Community Development Services

Ordinance/Resolution Number:

Document Type:

Presentation

Recommended Motion:

Summary:

May is Building Safety Month. The International Code Council sponsors Building Safety Month each year to raise awareness of the importance of building codes. The Building department is partnering with our Marketing and Communications department to provide information for city residents each week during May. The May utility bill insert highlights the focus for each week of Building Safety Month.

Fiscal Impact:

None

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 05/01/2018

Agenda Category: Presentations

Key Element:

Subject:

MyTri2030 Regional Vision Project (7 minutes)

Department:
City Manager

Ordinance/Resolution Number:

Document Type:
Presentation

Recommended Motion:

Summary:

Tri-City Regional Chamber of Commerce President/CEO, Lori Mattson will present information regarding the MyTri2030 regional vision project.

Fiscal Impact:

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 05/01/2018

Agenda Category: Public Hearing

Key Element: Key 2 - Infrastructure & Facilities

Subject:

Relinquishment of Water Line Easement at 356 Sanford Avenue - Resolution No. 85-18

Department:

Public Works

Ordinance/Resolution Number:

Document Type:

Public Hearing Item

Recommended Motion:

None.

Summary:

This is a public hearing to receive public comment on the proposed relinquishment of a water line easement lying within 356 Sanford Avenue.

For more details, please refer to the staff report for Resolution No. 85-18.

Fiscal Impact:

None.

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 05/01/2018

Agenda Category: Minutes

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Approve the Minutes of the Meetings Held April 17 and 24, 2018

Department:
City Attorney

Ordinance/Resolution Number:

Document Type:
Minutes

Recommended Motion:

Approve the Minutes of the Meetings Held April 17 and 24, 2018

Summary:

None.

Fiscal Impact:

None.

Attachments:

1. 041718 Reg Mtg
2. 042418 Reg WS



MINUTES

RICHLAND CITY COUNCIL REGULAR MEETING

Richland City Hall ~ 505 Swift Boulevard

Tuesday, April 17, 2018

City Council Pre-Meeting Workshop - 7:00 p.m.

Mayor Pro Tem Christensen called the pre-meeting workshop 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 Alvarez, Lemley, Lukson, Kent and Anderson were present.

Also present were City Manager Reents, Assistant City Manager Amundson, City Attorney Kintzley and Public Works Director Rogalsky.

Agenda Item

1. Executive Session Per RCW 42.30.110 (1) (ii): Discuss Current or Potential Litigation With Legal Counsel (10 minutes)

COUNCILMEMBER LUKSON MOVED AND COUNCILMEMBER ALVAREZ SECONDED A MOTION TO MOVE INTO EXECUTIVE SESSION AT 7:00 P.M. TO DISCUSS PER RCW 42.30.110 (1) (ii): CURRENT OR POTENTIAL LITIGATION FOR 15 MINUTES. THE MOTION CARRIED 6-0.

COUNCILMEMBER LUKSON MOVED AND COUNCILMEMBER LEMLEY SECONDED A MOTION TO MOVE OUT OF EXECUTIVE SESSION AT 7:15 P.M. THE MOTION CARRIED 6-0.

Joining the meeting were Fire and Emergency Services Director Huntington, Finance Director Allen, Business Services Manager Edgemon, Interim Development Services Manager O'Neil, Parks and Public Facilities Director Schiessl, Energy Services Director Whitney and City Clerk Hopkins.

2. BPA Spill Surcharge (5 minutes)

Mr. Whitney explained why the dams are considering an increase to the amount of spill water released and what impacts that would have on the ratepayer.

3. Discuss Meeting Agenda Items (15 minutes)

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

Ms. Reents gave an update on the letter of support regarding the river shore re-

conveyance and said the recruitment for a new Police Chief is underway.

City Council Regular Meeting - 7:30 p.m.

Welcome and Roll Call

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

Attendance: Mayor Pro Tem Christensen, Councilmembers Alvarez, Lemley, Lukson, Kent and Anderson were present.

Also present were City Manager Reents, Assistant City Manager Amundson, City Attorney Kintzley, Finance Director Allen, Public Works Director Rogalsky, Fire and Emergency Services Director Huntington, Parks and Public Facilities Director Schiessl, Energy Services Director Whitney, Police Services Director Skinner and City Clerk Hopkins.

MAYOR PRO TEM CHRISTENSN MOVED AND COUNCILMEMBER LUKSON SECONDED A MOTION TO EXCUSE MAYOR THOMPSON. THE MOTION 6-0.

Pledge of Allegiance

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

Approval of Agenda

COUNCILMEMBER LEMLEY MOVED AND MAYOR PRO TEM CHRISTENSEN SECONDED A MOTION TO APPROVE THE AGENDA AS PUBLISHED. THE MOTION 6-0.

4. Expressing Appreciation to Gerald Frey for Service on the Code Enforcement Board - Resolution No. 43-18

Councilmember Alvarez read the Resolution of Appreciation and presented it to Dr. Frey. Dr. Frey said he enjoyed his time on the Code Enforcement Board.

5. Richland EMS/Fire Cardiac Survival

Fire Chief Huntington introduced an EMS/Fire Cardiac Survival video and said that Richland cardiac survival rates exceeds the statewide standard.

Public Hearing

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

6. Proposed Amendments to the 2018 Budget to Include the 2017 Budget Carryovers - Ordinance No. 17-18

Mr. Allen discussed the items included in the budget carryovers from 2017.

Mayor Pro Tem opened the public hearing at 7:47 p.m. and closed the hearing at 7:48 p.m. as there were no comment from the public.

7. Proposed Increase in the 2018 Budget Appropriation in the Water Fund, Equipment Replacement Fund and Stormwater Utility Fund - Ordinance No. 20-18

Mr. Rogalsky detailed the proposed budget appropriation in the water fund, equipment replacement fund and the storm water utility fund.

Mayor Pro Tem opened the public hearing at 7:50 p.m. and closed the hearing at 7:51 p.m. as there were no comment from the public.

8. Proposed Surplus of .44 Acres Along Keene Road Trail - Resolution No. 73-18

Mr. O'Neil gave details on the proposed surplus .44 acres along Keene Road Trail and how it will be used after it is surplus.

Councilmembers had a question and answer period with Mr. O'Neil on the topic.

Mayor Pro Tem Christensen opened the public hearing at 7:57 p.m. and closed the hearing at 7:58 p.m. as there were no public comments.

Public Comments

There were no public comments.

Consent Calendar

City Clerk Hopkins read the Consent Calendar.

COUNCILMEMBER KENT MOVED AND COUNCILMEMBER ALVAREZ SECONDED A MOTION TO APPROVE THE CONSENT CALENDAR AS PUBLISHED. THE MOTION 6-0.

Minutes

9. Approve the Minutes of the Council Meetings Held April 3 and 5, 2018
10. Ordinance No. 17-18, Approving Amendments to the 2018 Budget to Include the 2017 Budget Carryovers
11. Ordinance No. 18-18, Amending Ordinance No. 07-17 to Correct a Scrivener's Error in the Legal Description
12. Ordinance No. 19-18, Amending Richland Municipal Code Section 2.28.054 Related to Probationary Periods

Resolutions – Adoption

14. Resolution No. 43-18, Expressing Appreciation to Gerald Frey for Service on the Code Enforcement Board
15. Resolution No. 66-18, Authorizing the Purchase of a Fire Services Ladder Truck from Hughes Fire Equipment
16. Resolution No. 68-18, Authorizing Submission of a Grant Application to the Washington State Recreation and Conservation Office
17. Resolution No. 69-18, Awarding Bid to Sturgeon Electric Company, Inc. for Construction of the Stevens L-32 and L-41 Electrical Distribution Lines
18. Resolution No. 70-18, Approving the Second Round of Business License Reserve Fund Awards
19. Resolution No. 73-18, Approving the Surplus of .44 Acres of Property Along Keene Road
20. Resolution No. 77-18, Authorizing the Award of Bid to All Star, Inc. for the 2018 ADA Ramp Project
21. Resolution No. 79-18, Approving a Purchase Order to Acquire Ambulance Billing and Collection Services with Systems Design EMS, LLC
22. Appointments to the Planning Commission: Francesca Maier and Douglas Eadie

Expenditures - Approval

23. Expenditures from March 26, 2018 - April 6, 2018 for \$11,593,326.14 including Check Nos. 255930-256217, Wire Nos. 6809-6836, Payroll Check Nos. 132062-132586, and Payroll Wire/ACH Nos. 10396-10418

Reports and Comments

City Manager:

Ms. Reents said the City won the United Way of Benton and Franklin Counties 1st place in the People Choice Award and thanked the City's United Way committee members for their excellent work.

Ms. Reents expressed her appreciation to Police Chief Skinner describing the excellent service he has given to the City for seven years.

City Attorney:

Ms. Kintzley thanked Chief Skinner for his service and wished him well in his future

endeavors.

City Council:

Councilmember Alvarez said he attended the ribbon-cutting ceremony at the Repeat Boutique store that supports the Tri-Cities Chaplaincy Hospice Care.

Councilmember Lemley attended the Police Award Banquet stating it was an excellent event.

Councilmembers expressed their appreciation to Dr. Frey for his service on the Code Enforcement Board.

Councilmembers also expressed their appreciation to Chief Skinner for the excellent service he gave to the City as Chief of Police.

Adjournment

Mayor Pro Tem Christensen adjourned the meeting at 8:20 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, April 24, 2018

City Council Workshop – 6:00 p.m.

Attendance:

Mayor Thompson, Mayor Pro Tem Christensen, Councilmembers Anderson, Lemley, Alvarez and Lukson were present.

Also present were City Manager Reents, Assistant City Manager Amundson, City Attorney Kintzley, Energy Services Director Whitney, Fire and Emergency Services Director Huntington, Public Works Director Rogalsky and City Clerk Hopkins.

Agenda Items:

1. North Richland Fire and Emergency Services Deployment Update

Fire Chief Huntington gave the background on fire coverage issues in the Hanford 300 and north Richland areas and the impacts the future closure of Hanford Fire Station No. 93 will have on those areas. For Richland to provide fire and emergency services to the northern edge of Richland and Hanford 300 area, a new fire station will need to be located in that area. He gave an update on the process and timeline he is working on to develop a funding model, as well as, an engagement plan on the topic of a fire and emergency service with the public entities in that area such as Pacific Northwest National Laboratory.

Council had a question and answer period with Chief Huntington and agreed it was time to address this topic with the entities in that area.

2. Clearwater Creek Irrigation Services

Mr. Rogalsky introduced Julie West, recently promoted to the Transportation and Development Manager position. He continued by giving details on a developing partnership with the Kennewick Irrigation District (KID) in the Clearwater Creek subdivision on water sources available for irrigation. He said City staff and KID staff would be initiating a public outreach program with Hayden Homes regarding the water sources for irrigation and after the public outreach is completed, staff may present a

proposed agreement with the Kennewick Irrigation District and Hayden Homes to Council.

Council had a question and answer with Mr. Rogalsky on the topic.

3. Pavements Preservation Program Update

Mr. Rogalsky said the purpose of this workshop item was to update Council on the status and projected future for the City's pavement preservation program. He gave a presentation that generally followed the pavement preservation program shared at the May 24, 2016 Council workshop. Since that time, staff has completed another third party, citywide pavement condition rating. He shared the most current information on the state of the City's streets and the model projections of street conditions in future years. The Richland Transportation Benefit District added funding to this program and the City was awarded a \$3 million grant from the Department of Transportation to support resurfacing north George Washington Way in 2019. He solicited Council's input on a preferred pavement condition goal to guide future program development and they selected option number two.

Council had a question and answer period with Mr. Rogalsky and Ms. Reents.

Other Business:

Ms. Reents said the letter the cities signed regarding the public safety sales tax and the letter of support for the river shore re-conveyance were sent.

Councilmember Lukson inquired if Richland has a project to bring forward to the Tri-Cities Regional Public Facilities District. Council said the City does not have one at this time.

Ms. Reents said the Police Chief recruitment is underway and believes a candidate can be hired by mid-August.

Adjournment:

Mayor Thompson adjourned the workshop at 7:48 p.m.

Respectfully Submitted,

Marcia Hopkins, City Clerk

FORM APPROVED:

Robert J. Thompson, Mayor

DATE APPROVED:

DATE PUBLISHED:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 05/01/2018

Agenda Category: Ordinances - First Reading

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Ordinance No. 21-18, Amending Chapter 2.04 of the Richland Municipal Code related to Boards, Commissions and Committees

Department:
City Attorney

Ordinance/Resolution Number:
21-18

Document Type:
Ordinance

Recommended Motion:

Give first reading, by title only, to Ordinance No. 21-18, amending Chapter 2.04 of the Richland Municipal Code related to boards, commissions and committees.

Summary:

The City has need, from time to time, to update the Richland Municipal Code to bring it into alignment with current practices and to eliminate conflict and ambiguity. In addition, an element of the City's newly emerging strategic plan is to ensure that proper foundational authorities are in place to allow for successful government.

Over time, disparate regulations have been codified for the City's various boards, commissions and committees which make consistent and clear administration difficult. The proposed edits to RMC 2.04.110 and RMC 2.04.120 are intended to lend consistency to the overall administration of the City's boards, commissions and committees, and to bring the Richland Municipal Code into alignment with current practices.

Staff recommends approval of Ordinance No. 21-18 for first reading by title only.

Fiscal Impact:

None.

Attachments:

- I. ORD 21-18 BCC Amendments

ORDINANCE NO. 21-18

AN ORDINANCE of the City of Richland amending Chapter 2.04 of the Richland Municipal Code related to Boards, Commissions and Committees.

WHEREAS, the City has need, from time to time, to update the Richland Municipal Code to bring it into alignment with current practices and to eliminate conflict and ambiguity; and

WHEREAS, over time, disparate regulations have been codified for the City's various boards, commissions and committees which make consistent and clear administration difficult; and

WHEREAS, an element of the City's strategic plan is to ensure that proper foundational authorities are in place to allow for successful government; and

WHEREAS, the proposed edits to RMC 2.04.110 and RMC 2.04.120 are intended to lend consistency to the overall administration of the City's boards, commissions and committees, and to bring the Richland Municipal Code into alignment with current practices.

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

Section 1. Richland Municipal Code Section 2.04.110, entitled Boards, commissions and committees, as enacted by Ordinance No. 125 and last amended by Ordinance No. 14-15, is hereby amended as follows:

2.04.110 Boards, commissions and committees.

A. Boards, commissions and committees created. There shall be ~~the following~~ boards, commissions and committees as defined in this title : ~~planning commission, personnel committee, library board, firemen's pension board, board of trustees of the relief and pension fund of the police department, board of adjustment~~ and such other boards, commissions and committees as have been or are hereafter established by ordinance or by general laws. Each board, commission or committee shall be so organized and shall have such powers as are conferred and such duties as are required by general laws, the Charter and ordinances. ~~Whenever possible, the administrative officer of the department or offices most closely connected with the activity of a board, commission or committee shall serve as secretary of that board, commission or committee.~~

AB. Applicability. RMC 2.04.110 shall apply to all boards, commissions and committees except the Firemen's Pension Board and the Police Relief and Pension Board. ~~Subsections (B) through (E) of this section shall apply to the following committees and commissions unless otherwise noted: the utility advisory committee, the economic development committee, the planning commission, the parks and recreation commission and the board of adjustment.~~

BC. Officers, Liaisons, Staff Assistance.

1. Officers. The board, commission or committee shall elect its own chairperson and vice chairperson and create and fill such other offices as it may determine it requires.

2. Member liaisons. Commissions and committees may appoint, from their membership, nonvoting liaisons to other commissions and committees.

3. Council liaisons. Except as otherwise provided in this title, all boards, commissions and committees shall have a liaison appointed from the Council who shall serve consistent with RMC 2.04.125(A).

4. Staff liaisons. The administrative officer of the department or offices most closely connected with the activity of a board, commission or committee shall serve as a staff liaison to that board, commission or committee.

5. Liaisons shall not be members of the board, commission or committee to which they are appointed and shall fulfill the role of facilitation and transfer of information between the respective board, committee and commission.

CD. Membership~~Limitations.~~

1. Appointment. All board, commission and committee members shall be appointed by the council. The appointment procedure referenced in RMC 2.04.120 shall be used to recruit and evaluate candidates for appointment.

2. Compensation and political affiliation. All board, commission and committee members shall serve without compensation and without regard to political affiliation.

3. Membership limitations. A board, commission or committee member is limited to membership on two (2) boards, commissions or committees, including ad hoc or temporary committees ~~s~~ in existence for a period exceeding six (6) months.

E. Residency Qualification. Except as provided herein, all board, commission and committee members shall reside within Richland city limits, both at the time of appointment and for the duration of the member's term. Youth members of the Arts Commission and the Parks and Recreation Commission must reside within the boundaries of the Richland School District. Members of the Lodging Tax Committee and Economic Development Committee must be corporate citizens of Richland. Three (3) members of the Americans with Disabilities Citizens Review Committee may reside outside Richland city limits.

~~DE.~~ Term Limits. Except for the Library Board, All board, commission and or committee members ~~including personnel committee, lodging tax advisory committee and Americans with Disabilities Act review committee~~ shall serve no more than twelve (12) consecutive years on the same commission or committee. See RCW 27.12.190 for Library Board

~~terms. and shall be residents of the city, except for youth members of the parks and recreation commission, who shall be residents of the Richland school district, and members of the lodging tax advisory committee and economic development committee, who shall be corporate citizens of Richland.~~ The council may waive this limitation for any member of any board, commission or committee for one term. All board, commission and committee members shall continue to serve until their successors are appointed by the council.

E.G. Removal.

1. A board, commission or committee may, by majority vote, recommend to the council that an appointed member be removed upon such grounds as may be deemed appropriate by the board, commission or committee. The council shall take action to approve or deny the recommendation.

2. The council may, on its own motion and by majority vote, remove any appointed member of a board, commission or committee upon such grounds as it may deem appropriate and declare the position vacant.

3. A commission or committee member shall be removed upon absences from three consecutive regular meetings or four regular meetings within a twelve (12)-month period. For purposes of this subsection, workshops are excluded from the definition of “regular meeting.”

H. Vacancies.

1. Vacancies occurring other than by expiration of a term shall be filled for any unexpired term in the manner used for regular appointments. For purposes of determining the number of terms served by a member, service in excess of one (1) year shall qualify as a full term.

2. If a member’s residence status changes during his or her term such that the member no longer complies with the residency qualification, the member must vacate his or her position on the board, commission or committee.

3. Vacancies shall be filled using the appointment procedure referenced in RMC 2.04.120.

I. Training. Each new board, commission and committee member shall take the state-required Open Government Training within ninety (90) days of appointment. Board, commission and committee members are required to repeat this training every four (4) years. This training shall be coordinated and monitored for compliance by the City Clerk’s Office.

J. Expenditures. Any approved expenses incurred by a board, commission or committee shall be paid from the affiliated department’s annual budget.

K. Open meetings; executive session. All meetings shall comply with Chapter 42.30 RCW, the Open Public Meetings Act.

L. Parliamentary Procedure. Boards, commissions and committees shall follow Robert's Rules of Order when conducting meetings and making decisions.

M. Quorum; Voting; Tie.

1. Quorum. A majority of any members of a board, commission or committee present at a meeting shall constitute a quorum allowing for the transition of business.

2. In the event of a vacancy or vacancies, the majority of any of the remaining members shall constitute a quorum for the transaction of business; provided, however, that at least three (3) members must be present to constitute a quorum of the Planning Commission and the Americans with Disabilities Citizens Review Committee.

3. A majority vote of the quorum shall be sufficient to accomplish an action; provided, however, that Board of Adjustment and Code Enforcement Board action requires at least three (3) affirmative votes of those present.

4. Members not present for a hearing held by the board, commission or committee shall not participate in the decision unless the member first reads and reviews the full record made at the hearing.

5. All members present participate in a vote, including youth members and the chair, unless a member has recused himself or herself due to a real or apparent conflict of interest or has been disqualified based on an appearance of fairness concern. In the case of a tie vote, the action fails. Members must be physically present at the meeting to participate in a vote.

N. Records. All boards, commissions, committees and ad hoc committees shall prepare, for each meeting, special meeting or workshop, an agenda and agenda packet for publication on the City's website. Meeting minutes shall be prepared for each meeting and, once approved, shall be published on the City's website. All agendas, agenda packets and meeting minutes shall be prepared pursuant to the procedures adopted by the City. Such records shall be maintained according to the state-mandated retention schedule and the City's established retention policies. All records shall be open to public inspection.

Section 2. Richland Municipal Code Section 2.04.120, entitled Procedure for filling vacancies on boards, commissions and committees, as enacted by Ordinance No. 38-92 and last amended by Ordinance No. 31-03, is hereby amended as follows:

2.04.120 Procedure for filling vacancies on boards, commissions, and committees.

A. The procedure for filling vacancies on boards, commissions and committees shall be kept on file with the City Clerk's Office and made available for public inspection upon

request and by posting on the City's website. ~~Eight weeks prior to the expiration of a term, the city clerk's office corresponds with a member whose term is due to expire, so informing them. The notice outlines the appointment procedure and invites the incumbent to reapply for the position if they so desire.~~

~~B. City clerk's office circulates an advertising fact sheet with information regarding the board, commission or committee and the application and appointment process.~~

~~The fact sheet is issued to news media with copies to city council, board/commission chairperson, staff liaison and city manager and will be posted on the city's public reader board and/or other city electronics media on a space available basis. Distribution will also include the Richland library and outside agencies as appropriate.~~

~~C. Applications will be accepted for a two-week period. Applications will be reviewed for a one-week period by the city clerk's office for accuracy, completeness and compliance with appointment criteria.~~

~~D. Upon completion of the review by the city clerk's office, all applications and any accompanying documentation submitted by the applicants shall be forwarded to the board, commission or committee chairperson and the council liaison for a period not less than two weeks. The city clerk's office shall include provision for identification by the board, commission or committee chairperson and council liaison of the individual(s) they wish to be recommended to the city council for appointment.~~

~~E. Upon receipt of the board, commission or committee chairperson and council liaison's recommendations, the city clerk's office shall prepare a summary of the applications to city council to include the following:~~

~~1. Date of expiration of term;~~

~~2. Listing of applications with documentation attached; and~~

~~3. Notification of recommendations of board, commission or committee chairperson and council liaison.~~

~~F. The city clerk shall place the appointment on the agenda at the next regular city council meeting. The council shall elect an applicant from among all applicants by open, written ballot. An affirmative vote by a majority of those present at the meeting shall signify appointment.~~

~~G. The elected individual's term shall be effective upon the expiration of the term of the preceding incumbent. In the event the appointment is not made until after the expiration of the term of the preceding incumbent, the appointment shall be effective immediately.~~

~~H. In the event the board, commission or committee vacancy is for a reason other than an expiration of term, the process for filling that vacancy shall be consistent with subsections (B) through (G) of this section.~~

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

PASSED by the City Council of the City of Richland, Washington, at a regular meeting on the _____ day of May, 2018.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS, City Clerk

HEATHER KINTZLEY, City Attorney

Date Published: _____



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 05/01/2018

Agenda Category: Ordinances - First Reading

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Ordinance No. 22-18, Amending Chapter 12.08 of the Richland Municipal Code related to Right-of-Way Construction Permitting

Department:
Public Works

Ordinance/Resolution Number:
22-18

Document Type:
Ordinance

Recommended Motion:

Give first reading, by title only, to Ordinance No. 22-18, amending Chapter 12.08 of the Richland Municipal Code related to right-of-way construction permitting.

Summary:

The municipal code requires construction and dedication of utility and street infrastructure to support new land development. These requirements fall on projects as simple as some residential home remodeling projects and as complex as large industrial facilities or residential subdivisions.

Chapter 12.08 RMC establishes a permitting process that ensures infrastructure provided through land development activities meets the standards established by the City Engineer. The City Engineer establishes infrastructure standards with the goal of reliable cost-effective service delivery. Land development activities represent substantial economic activity that contributes to the City's prosperity. Project proponents seek efficient, predictable permitting processes so that their projects can meet their financial objectives.

Beginning in late 2017, City staff conducted a review of the right-of-way construction permitting process and of staff resources allocated to this process. Staff identified potential process changes that could improve the predictability and timeliness of permitting decisions while preserving the City's interest in quality infrastructure. Staff sought and received input from land development businesses and refined its proposals based on that feedback.

Ordinance No. 22-18 will introduce a plan review fee applicable to each plan review request for a commercial site plan or residential subdivision. The ordinance will also reduce and standardize construction permitting fees for large projects, such as commercial site plans and residential subdivisions, and increase fees for single family home construction and utility projects to reflect cost increases since these fees were last updated. Staff recommends approval of Ordinance No. 22-18 for first reading by title only.

Fiscal Impact:

The proposed changes are intended to be revenue neutral for commercial site plans and residential subdivisions since the new plan review fees were designed to collect revenue equal to the reduction in construction permit fees. This is based on projects requiring two plan review cycles to be permit ready. In the unlikely event that every project was permit ready after one plan review, the City's revenue would decline by twenty percent, or approximately \$57,600 per year based on revenues the past two years. In the event half of the projects require three plan reviews to be permit ready, the City's revenues will increase by ten percent, or approximately \$28,800. Revenues for single family home construction and utility projects is expected to increase approximately \$28,000.

Attachments:

- I. Ordinance No. 22-18

ORDINANCE NO. 22-18

AN ORDINANCE of the City of Richland amending Chapter 12.08 of the Richland Municipal Code related to Right-of-Way Construction.

WHEREAS, Richland Municipal Code (RMC) Title 24 requires land development activity to construct and dedicate public streets and utilities infrastructure; and

WHEREAS, infrastructure design and construction is required to conform to standards established by the City Engineer; and

WHEREAS, Chapter 12.08 RMC establishes a construction permitting process whereby the City Engineer ensures that infrastructure construction conforms to the established standards; and

WHEREAS, Chapter 12.08 RMC imposes a fee at the point that a construction permit is issued, but does not impose fees for plan review services; and

WHEREAS, recent experience has generated project delays and frustration among land development businesses and City staff; and

WHEREAS, City staff have reviewed the current municipal code and permitting process and believe that changes to this process will result in improved project delivery without compromising the quality of constructed infrastructure; and

WHEREAS, the City maintains a fee schedule as authorized by adoption of Resolution No. 104-99; and

WHEREAS, staff recommends introducing plan review fees to the infrastructure permitting process authorized in Chapter 12.08 RMC.

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

Section 1. Richland Municipal Code Section 12.08.010, entitled Definitions, as enacted by Ordinance No. 119 and last modified by Ordinance No. 28-01, is hereby amended to read as follows:

12.08.010 Definitions.

For the purposes of this chapter the following terms, phrases and words shall have the meaning given herein.

“Applicant” is any person making written application to the ~~e~~Director for a construction permit hereunder.

“City” is the city of Richland.

“City Engineer” is a professional civil engineer licensed in the State of Washington who establishes the infrastructure improvement standards for the City. This is the same person as the Public Works Director.

“Construction permit,” also known as a use permit or a right-of-way permit, is the authorization granted by the city for an applicant to work in a specified right-of-way or easement to conduct the agreed upon work.

“Construction work” is the excavation and other aboveground construction work permitted under a construction permit and required to be performed under this chapter.

“Director” means the public works ~~e~~Director for the city of Richland or designated representative.

“Easement” means any city-held easement for access and public utilities.

“Improvement” is any public or private improvement, including the property of public utilities.

“Permittee” is any person who has been granted and has in full force and effect a construction permit issued hereunder.

“Person” is any person, firm, corporation or service provider as defined under RMC Title 28.

“Public infrastructure” is any necessary construction, performed within the city right-of-way or on private property, to install city facilities, including streets, sidewalks, storm drainage, street lights, sanitary sewers and/or water lines and necessary appurtenances, as identified within city standards.

“Right-of-way” or “public way” means all property in which the city has any form of ownership or title and which is held for public street or utility purposes, regardless of whether or not any street or utility exists thereon or whether it is used, improved or maintained for public use.

“Street” is any street, highway, sidewalk, alley, avenue or other public way, easement, or other public place in the city.

Section 2. Richland Municipal Code Section 12.08.030, entitled Construction permit – Application, as enacted by Ordinance No. 119 and last modified by Ordinance No. 28-01, is hereby amended to read as follows:

12.08.030 Construction permit – Application.

No construction permit shall be issued unless a written application for the issuance of a construction permit is submitted to the ~~e~~Director. The application shall be provided by the city. The following additional material shall be required within the application:

A. Construction plans certified by a professional engineer registered in the state of Washington; and

B. A copy of the contractor's and all subcontractor state licensing and bonding compliance, and current city of Richland business licenses; and

C. A certificate of insurance meeting the requirements of section 12.08.090.

Section 3. Richland Municipal Code Section 12.08.040, entitled Construction permit fees, as enacted by Ordinance No. 28-01 and last modified by Ordinance No. 16-12, is hereby amended to read as follows:

12.08.040 Construction permit fees.

A permit fee shall be charged by the ~~d~~Director for the review of permit applications and engineering plans and for issuance of a construction permit which shall be in addition to all other fees for permits or charges relative to any proposed construction work.

The construction permit fee shall consist of one of the following components:

A. Single-Family Residential Improvements. An ~~application~~ permit fee to cover administrative and inspection costs shall be \$~~75.00~~150.00.

B. For Utility Trenching. An permit ~~application~~ fee to cover administration and inspection costs shall be \$~~75.00~~250.00.

C. For Public Infrastructure. The following fees shall apply to the permitting of infrastructure in support of commercial or industrial site development and for subdivisions, including short plats, long plats and binding site plans: ~~Prior to the issuance of the construction permit, a permit fee to cover the administrative, plan review and inspection costs shall be paid in the amount of five percent of the estimated construction cost of city infrastructure. The cost estimate shall be prepared and stamped by a licensed civil engineer and approved by the city engineer.~~

1. Plan Review Fee. The applicant shall pay a Plan Review Fee as established by the Director for the review of infrastructure engineering plans. The fee shall be based on a cost per page, and a distinct fee amount shall be established for subdivision projects and commercial/industrial site development projects based on the complexity and cost of the plan review process. The content and format of engineering plans shall conform to standards established by the Director. The plan review fee shall apply each time a project is submitted for review. The Director may, at the Director's sole discretion, reduce fees for a project requiring three (3) or more iterations of plan review on a finding that the City provided inaccurate or misleading requirements to the applicant.

2. Prior to the issuance of the construction permit, a permit fee to cover the administrative and inspection costs shall be paid in the amount of three percent (3%) of the estimated construction cost of city infrastructure. The fee shall be calculated using an infrastructure cost and permit cost estimating tool developed and maintained by the Director. The cost estimating tool shall be updated regularly by the Director to reflect the current local market for typical infrastructure construction costs. The permit fee for projects that include unique design elements not included in the City's cost estimating tool shall calculate a fee for the unique elements based on an engineer's cost estimate prepared and stamped by a licensed civil engineer and approved by the city engineer.

Large Projects: The following provides a different fee level for certain projects. To qualify for the reduced fee described below the applicant must receive approval for the proposed project's scope of work from the ~~public works d~~Director prior to issuance of a construction permit. For public infrastructure being constructed beyond the boundaries of a preliminary plat or site plan, the estimated cost of construction for which exceeds \$1,000,000, the permit fee under this subsection shall be ~~three~~ two percent (2%) of the estimated construction costs as determined by use of the City's cost estimating tool and/or the fee calculation for unique design elements described above.~~a cost estimate prepared and stamped by a licensed civil engineer and approved by the city engineer.~~

D. For Commercial with Private Stormwater Facilities. ~~A~~ permit application fee to cover the administration, plan review and inspection costs shall be \$250.00.

E. For City Pole Attachments. An application fee to cover the administrative and plan review costs shall be \$250.00. Prior to issuance of the construction permit, the applicant must identify, in writing, the professional engineer that will certify the construction of the pole attachments per RMC 14.31.030(A).

Section 4. Richland Municipal Code Section 12.08.090, entitled Insurance - Evidence, as enacted by Ordinance No. 28-01, is hereby amended to read as follows:

12.08.090 Insurance – Evidence.

A permittee, prior to the commencement of construction hereunder, shall furnish the ~~d~~Director with satisfactory evidence in writing that the permittee has in force during the performance of the construction work, the following coverage: ~~commercial general liability insurance of not less than \$300,000 per occurrence and \$300,000 general aggregate duly issued by an insurance company authorized to do business in this state. In addition, the policy shall name the city as an additional named insured for the job.~~

A. Automobile Liability insurance covering all owned, non-owned, hired and leased vehicles. Coverage shall be at least as broad as Insurance Services Office (ISO) form CA 00 01. The coverage limits shall be a minimum combined single limit for bodily injury and property damage of \$1,000,000 per accident; and

B. Commercial General liability insurance shall be at least as broad as ISO occurrence form CG 00 01 and shall cover liability arising from premises, operations, independent contractors, products-completed operations, stop gap liability, personal injury and advertising injury, and liability assumed under an insured contract. The Commercial General Liability insurance shall be endorsed to provide a per-project general aggregate limit using ISO form CG 25 03 05 09 or an equivalent endorsement. There shall be no exclusion for liability arising from explosion, collapse or underground property damage. The Public Entity shall be named as an additional insured under the Contractor's Commercial General Liability insurance policy with respect to the work performed for the Public Entity using ISO Additional Insured endorsement CG 20 10 10 01 and Additional Insured-Completed Operations endorsement CG 20 37 10 01 or substitute endorsements providing at least as broad coverage. The coverage limits shall be no less than \$1,000,000 each occurrence, \$2,000,000 general aggregate and \$2,000,000 products – completed operations aggregate limit; and

C. Worker's Compensation coverage as required by the Industrial Insurance laws of the State of Washington.

Each policy shall name the city as an additional named insured for the job.

Section 5. The City's 2018 Fee Schedule, as originally authorized by adoption of Resolution No. 104-99, is hereby amended to include the following fees related to RMC Chapter 12.08:

1. Commercial/Industrial Site Development City Infrastructure Plan Review Fee - \$100.00 per engineering plan sheet.
2. Subdivision City Infrastructure Plan Review Fee - \$400.00 per engineering plan sheet.

The fees established herein shall be adjusted annually according to the consumer price index – Seattle urban wage and clerical workers (CPI-W) July through June, rounded to the nearest five dollars (\$5.00).

Section 6. The fees and insurance requirements described above shall be applicable to all new project applications beginning on June 1, 2018.

Section 7. 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, Washington, at a regular meeting on the _____ day of _____, 2018.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS, City Clerk

HEATHER KINTZLEY, City Attorney

Date Published: _____



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 05/01/2018

Agenda Category: Ordinances - Second Reading/Passage

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Ordinance No. 17-18, Approving Amendments to the 2018 Budget to Include the 2017 Budget Carryovers

Department:

Administrative Services

Ordinance/Resolution Number:

17-18

Document Type:

Ordinance

Recommended Motion:

Give second reading and pass Ordinance No. 17-18, approving the identified carryovers and new revenues, and authorizing staff to make the necessary budget adjustments to appropriate \$38,071,203 into the 2018 budget as indicated therein.

Summary:

All appropriations in any current operating fund lapse at the end of each fiscal year.

At this time, it is necessary to carry over unexpended appropriations from the prior fiscal year to the current fiscal year for goods and services which had not yet been received by the end of the year, but were encumbered and committed in the prior year; and for uncompleted improvements in progress, including capital improvement and business license reserve projects, and grant-related expenditures at the end of the year. RCW 35.33.151 expressly allows for this action.

Ordinance No. 17-18 amends the 2018 budget to increase appropriations in the funds listed in the ordinance for the proposed carryovers. The proposed 2017 budget carryover total of \$38,071,203 includes previously approved capital improvement projects (CIP), grant-funded programs, and encumbered goods and services not yet received at year end. The carryover ordinance also authorizes the appropriation of certain earned revenues not previously budgeted.

The sources of funds for the 2017 carryovers include unrealized grants, loans, contributions of \$4,854,652 and fund balance of \$33,216,551.

Changes have been made to the carryover amount after first reading was given on April 17, 2018. These changes were due to updates to the funding structure of a project, and the addition for projects in process or planned at year end. Due to the changes, total carryovers reduced from \$40,075,274, in the first reading, to \$38,071,203.

A public hearing was held on April 17, 2018. Staff recommends approval of Ordinance No. 17-18.

Fiscal Impact:

Yes

The total increase in appropriations to the 2018 operating budget is \$38,071,203. This includes the carryover of \$35,364,904 in approved CIP projects, \$1,083,708 in other grant-funded programs and \$1,622,591 in encumbered goods and services.

Attachments:

1. Ordinance No. 17-18
2. 2017 Appropriation Carryovers

ORDINANCE NO. 17-18

AN ORDINANCE of the City of Richland amending the 2018 Budget to provide for additional appropriations from the carryover of prior year budget to complete certain uncompleted capital projects and encumbered purchases of goods and services and certain revenues not previously appropriated.

WHEREAS, on November 21, 2017, Richland City Council passed Ordinance No. 49-17 approving the 2018 Annual Budget, including the 2018-2023 Capital Improvement Plan (CIP); and

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

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

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

WHEREAS, on April 17, 2018, a public hearing was held pursuant to RCW 35.33.091 regarding the increase in appropriations from beginning fund balance and new revenue as listed in the table of Section 3 of this ordinance.

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

Section 1. Facts Constituting Emergency. The expenses contained within this ordinance were not anticipated when the 2018 budget was approved. The increased appropriations contained within this ordinance total \$38,071,203, of which \$38,071,203 was previously appropriated in the prior fiscal year's final budget. These appropriations are necessary for completion of approved projects and purchases and are identified by fund in Section 3 of this ordinance.

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

Section 3. Amendment of the 2018 Budget. The 2018 Budget is hereby amended to provide for additional appropriations. The sources of funds contained in this ordinance include unrealized grants, loans and contributions in the amount \$4,854,652, and fund balance in the amount of \$33,216,551. These balances are identified for each fund in the following table:

CHANGES IN APPROPRIATION FROM 2017 CARRYOVERS							
FUND #	FUND NAME	SOURCES OF FUNDS			USES OF FUNDS		
		CARRYOVER REVENUE	CARRYOVER APPROPRIATE D FUND BALANCE	TOTAL INCREASE IN SOURCES OF FUNDS	CURRENT APPROVED APPROPRIATION S	CHANGE IN APPROPRIATION S	TOTAL AMENDED APPROPRIATION S
001	General	\$ 33,000	\$ 3,960,143	\$ 3,993,143	\$ 59,541,097	\$ 3,993,143	\$ 63,534,240
101	City Streets	-	62,470	62,470	3,389,995	62,470	3,452,465
111	Park Reserve	-	25,155	25,155	554,495	25,155	579,650
112	Industrial Development	-	572,677	572,677	2,719,298	572,677	3,291,975
117	Criminal Justice Sales Tax	-	34,835	34,835	2,295,880	34,835	2,330,715
150	Hotel/Motel	-	172,787	172,787	1,337,500	172,787	1,510,287
153	Community Dev. Block Grant	257,614	105,898	363,512	364,290	363,512	727,802
154	HOME	495,213	196,983	692,196	773,900	692,196	1,466,096
301	Streets Capital Construction	2,469,298	566,266	3,035,564	27,003,131	3,035,564	30,038,695
380	Park Project Construction	417,812	1,520,523	1,938,335	2,668,969	1,938,335	4,607,304
385	General Government Const.	-	15,789,040	15,789,040	1,991,820	15,789,040	17,780,860
401	Electric Utility	-	1,285,000	1,285,000	88,579,760	1,285,000	89,864,760
402	Water Utility	743,759	2,362,046	3,105,805	20,551,652	3,105,805	23,657,457
403	Wastewater Utility	-	5,168,396	5,168,396	11,573,891	5,168,396	16,742,287
404	Solid Waste Utility	-	250,652	250,652	10,450,523	250,652	10,701,175
405	Storm Water Utility	115,500	152,642	268,142	3,429,541	268,142	3,697,683
406	Golf Course	-	245,945	245,945	1,855,009	245,945	2,100,954
407	Medical Services	-	9,448	9,448	4,424,330	9,448	4,433,778
408	Broadband Utility	322,456	230,250	552,706	338,457	552,706	891,163
503	Equipment Replacement	-	505,394	505,394	4,636,520	505,394	5,141,914
	Total	\$ 4,854,652	\$ 33,216,551	\$ 38,071,203	\$ 248,480,058	\$ 38,071,203	\$ 286,551,261

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, Washington, at a regular meeting on the 1st day of May, 2018.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS, City Clerk

HEATHER KINTZLEY, City Attorney

Date Published: May 7, 2018

2017 Carryovers - Encumbered, Expanded And Special Programs

Expenditure Account	Date	Vendor	Description	P.O. #	Amount
001-100-0014-513100-4107	6/8/2017	Springsted Incorporated	Class & Compensation Study	P057871	\$ 22,750
001-100-0014-513100-4117	5/10/2017	Springsted Incorporated	Class & Compensation Study - Onsite Meeting	P057871	5,000
001-113-0074-559308-4976	7/20/2017	Tri Media	Produce Video On Hanford Tunnel Collapse	S017512	5,000
001-120-0032-522200-2201	11/3/2017	Sea Western Inc	Carbon Cylinder w/Valve	P058487	12,055
001-120-0034-522100-4902	12/21/2017	Imagetrend Inc	Software License - Fire RMS	P058554	3,441
001-213-0014-518880-4912	11/30/2017	Global Knowledge Training LLC	SASAC Implementing Core Cisco ASA Security	P058545	2,495
001-213-0014-518885-4107	4/19/2017	Smash, Inc.	Message Archiving	S017380	2,260
001-213-0014-518885-4117			Security Review/PCI Vulnerabilities		37,000
001-213-0014-518890-4107			Contract Negotiations (contract 57-16 amend #1)		8,280
001-301-0074-558600-4117			GMA Comprehensive Plan Review (contract 176-16)		6,170
001-900-0074-559310-4924			Commercial Improvement Program		50,251
001-900-0074-559310-4925			Business License Reserve Program		52,803
Total General Fund					207,504
101-401-0059-542600-9813	12/19/2017	Last Mile Gear	Radios	P058623	62,470
Total Streets Fund					62,470
112-306-0074-559300-4149	4/18/2017	Big D'S Construction Of Tri	Schaeffer St Construction	P057793	11,809
Total Industrial Development Fund					11,809
401-504-0004-181569-4117	2/21/2017	Electric Power Systems Inc	Leslie Rd Substation Design & Inspection Work	P057572	300,000
401-504-0004-181563-4117	4/17/2017	Energy Northwest	Staff Augmentation	P057784	75,000
401-502-0004-172501-4117	8/9/2017	Commonwealth Associates Inc	Engineering Design Specs	P058238	225,000
401-505-0004-533115-4117	10/6/2017	Efficiency Solutions LLC	Load Forecast & Integrated Resource Plan Develop	P058402	30,000
401-504-0006-181569-6214	12/7/2017	S & C Electric Company	Circuit Switchers	P058578	100,000
401-504-0004-181569-4117	12/14/2017	Potelco Inc	Leslie Rd Substation Construction	P058607	275,000
401-502-0004-518887-4117	12/5/2017	Geodigital International COR	Update FEM Workbenches	S057295	80,000
Total Electric Fund					1,085,000
403-420-0004-535100-4117	8/21/2015	Wildlands Inc	Amon Basin Revegetation Project	P055619	19,456
403-420-0004-535100-4117	10/24/2017	Gray & Osborne Inc	WWTF Local Limits Reassessment & Reevaluation	P058441	14,110
403-423-0004-535500-4802	12/1/2017	True North Environmental Equ	Drive Motor, Shop Supplies, Crawler Repair, Motor	P058547	4,540
403-423-0004-535500-4911	12/8/2017	NW Linings & Geotextile Prod	Compost Pad Pond Liner	P058583	478
Total Wastewater Fund					38,584
404-433-0004-537820-4117	4/7/2017	Parametrix Inc	Landfill Monitoring, Sampling, Report & Gas Support	P057762	8,840
Total Solid Waste Fund					8,840
407-121-0004-526200-4902	12/21/2017	Imagetrend Inc	Software License - Fire RMS	P058554	2,989
Total Medical Services Fund					2,989
503-215-0006-594480-6405	6/8/2017	Titan Truck Equipment	2017 Replace Flatbed Truck #3266	P057977	167,367
503-215-0006-594480-6405	12/18/2017	Corwin Of Pasco LLC	2017 Replace Interceptor #2428	P058598	38,027
Total Equipment Replacement Fund					205,394
Total Encumbered And Miscellaneous Carryover					\$ 1,622,591
001-120-0033-518887-3182			Exp Prog - Mobile Data Terminals		\$ 22,268
001-120-0034-518887-4117			ITGC - Records Mgt Conversion		18,031
001-120-0036-518887-6401			Exp Prog - Mobile Data Terminals		6,803
001-120-0036-522200-6414			Exp Prog - Replace SCBA Equipment		35,966
001-213-0014-518890-3583			CIP - ERP System		277,654
001-213-0014-518890-4107			CIP - ERP System		238,660
001-213-0014-518890-4116			CIP - ERP System		31,788
001-213-0014-518890-4117			CIP - ERP System		1,225,925
001-213-0014-518890-4301			CIP - ERP System		118,360
001-213-0014-518890-6480			CIP - ERP System		10,126
001-335-0063-518887-3582			ITGC - Treeworks Tablet		2,000
001-335-0014-571510-4806			CIP - Deferred Maintenance		122,547
001-335-0064-576100-4814			CIP - Parks Facilities Ongoing Maintenance		147,511

2017 Carryovers - Encumbered, Expanded And Special Programs

Expenditure Account	Date	Vendor	Description	P.O. #	Amount
001-900-0016-510000-6209			CIP - Animal Control Facility		1,500,000
			Total General Fund		3,757,639
111-304-0004-576100-4940			Park Partnership Program		25,155
			Total Park Reserve Fund		25,155
112-305-0075-597000-5502			Transfer Out - Street Const (SR240/Kingsgate Signal)		133,763
112-305-0075-597000-5543			Transfer Out - Broadband Util (RAISE Funding For Sys		13,500
112-306-0076-559300-6209			Horn Rapids/Land Sale Development Costs		413,605
			Total Industrial Development Fund		560,868
117-131-0033-518887-3583			Exp Prog - Mobile Data Terminals For Police		2,900
117-131-0063-518887-6401			Exp Prog - Mobile Data Terminals For Police		31,935
			Total Criminal Justice Sales Tax Fund		34,835
150-307-0005-597000-5528			Transfer To Park Const - Columbia Playfield		27,787
150-307-0005-597000-5528			Transfer To Park Const - Columbia Playfield		145,000
			Total Hotel/Motel Fund		172,787
301-402-0046-595300-6302			CIP - Duportail Bridge		(222,762)
301-402-0046-595300-6318			Traffic Impact Agreement		82,645
301-402-0046-595300-6325			CIP - Marcus Whitman Sidewalks		35,000
301-402-0046-595300-6328			CIP - I-82/Queensgate Ramp		439,240
301-402-0046-595300-6330			CIP - Queensgate/Col Prk Trail Improvement		(320,325)
301-402-0046-595300-6369			CIP - Center Parkway		1,949,848
301-402-0046-595300-6392			CIP - Duportail St Extension (Fiber Installation)		75,000
301-402-0046-595300-6397			CIP - Raise Area Infrastructure		133,763
301-402-0046-595600-6399			CIP - Audible Pedestrian Signs		19,930
301-402-0046-595610-6363			CIP - Annual Sidewalk Repairs		15,315
301-402-0046-595610-6391			CIP - Curbs And Wheelchair Ramps		2,410
301-402-0046-595640-6327			CIP - SR240/Kingsgate Traffic Signal		825,500
			Total Streets Construction Fund		3,035,564
380-337-0066-594501-6403			CIP - Urban Greenbelt		20,134
380-337-0066-594515-6403			CIP - Keene Rd Improvements		108,180
380-337-0066-594524-6219			Memorial Benches		75,871
380-337-0066-594524-6335			CIP - City-Wide Safety/Security		75,000
380-337-0066-594524-6359			Playground Equipment		1,689
380-337-0066-594566-6403			CIP - Goethals Park		3,804
380-337-0066-594571-6403			CIP - Shoreline Enhancement		55,279
380-337-0066-594590-6403			CIP - Gateway Improvements		170,174
380-337-0066-594599-6403			CIP - John Dam Plaza		15,175
380-337-0066-594777-6403			CIP - Howard Amon Sturgeon Cove		2,569
380-337-0066-594783-6403			CIP - Columbia Playfield Improvements		466,183
380-337-0066-594784-6403			CIP - ORV Improvements		38,316
380-337-0066-594785-6403			CIP - Gala Park Improvements		31,029
380-337-0066-594786-6403			CIP - Drollinger Park Improvements		31,644
380-337-0066-596791-6403			CIP - Columbia Park West		1,665
380-337-0066-596793-6209			CIP - Howard Amon Park Improvements		281,679
380-337-0066-596793-6403			CIP - Howard Amon Park Improvements		22,556
380-337-0066-596794-6209			CIP - Badger Mt Park Improvements		91,654
380-337-0066-596795-6403			CIP - Trailhead Park Improvements		3,640
380-337-0066-596797-6403			CIP - Columbia Point Marina Park Improvements		348,643
380-337-0066-596797-6444			CIP - Columbia Pt Mar Pk Conversion Of State Land		60,000
380-337-0066-596799-6403			CIP - Horn Rapids Athletic Comp Imp		33,451
			Total Parks Project Construction Fund		1,938,335
385-900-0006-594191-6403			CIP - Swift Corridor Improvements - City Hall		15,789,040
			Total General Govt Construction Fund		15,789,040

2017 Carryovers - Encumbered, Expanded And Special Programs

Expenditure Account	Date	Vendor	Description	P.O. #	Amount
401-501-0004-533110-4117			Exp Prog - Energy Services Financial Program		200,000
			Total Electric Fund		200,000
402-410-0003-594505-3403			CIP - Pump And Storage Renewals		237,887
402-410-0003-594507-3403			CIP - Irrigation Utility Improvements		30,000
402-410-0003-594536-3403			CIP - Distribution System Repair/Replacement		18,876
402-410-0003-594551-3403			CIP - Water System Security Improvements		6,730
402-410-0004-594551-4403			CIP - Water System Security Improvements		15,362
402-410-0006-594503-6403			CIP - Duportail St Transm Main		171,795
402-410-0006-594505-6403			CIP - Pump And Storage Renewals		74,971
402-410-0006-594507-6403			CIP - Irrigation Utility Improvements		709,662
402-410-0006-594508-6403			CIP - Jason Lee Elementary Irrigation Well		233
402-410-0006-594535-6403			CIP - Completed Project Contingency		336,106
402-410-0006-594548-6403			CIP - Automatic Meter Read System		235,000
402-410-0006-594550-6403			CIP - Harrison Well Improvement		75,000
402-410-0006-594554-6403			CIP - Water Transmission Line-2nd Yakima		1,182,750
402-410-0006-594563-6403			CIP - Sky Meadow Transmission Line		11,433
			Total Water Fund		3,105,805
403-421-0004-594558-4403			CIP - Collection System Renew/Replacement		594,365
403-421-0006-594514-6403			CIP - Influent Upgrades		3,157,274
403-421-0006-594517-6403			CIP - Solids Upgrade		470
403-421-0006-594522-6403			CIP - Treatment Facility Renew/Replacement		110,082
403-421-0006-594558-6403			CIP - Collection System Renew/Replacement		1,267,621
			Total Wastewater Fund		5,129,812
404-430-0004-594528-4403			CIP - Groundwater Assessment		33,303
404-430-0004-594592-4403			CIP - Landfill Cell		307
404-430-0006-594559-6403			CIP - Landfill Closure		62,532
404-431-0004-537100-4117			Exp Prog - Assessment Monitoring & Legal Council		145,670
			Total Solid Waste Fund		241,812
405-440-0006-594530-4403			CIP - Stormwater Rehab/Replacement		45,653
405-440-0006-594530-6403			CIP - Stormwater Rehab/Replacement		67,257
405-440-0006-594545-6403			CIP - Stormwater Quality Retrofit		155,232
			Total Stormwater Fund		268,142
406-336-0006-576680-6417			CIP - CPGC Clubhouse Improvements		245,945
			Total Golf Course Fund		245,945
407-121-0004-526200-4902			ITGC - RMS Ongoing Maintenance		6,459
			Total Medical Services Fund		6,459
408-460-0006-538920-6397			CIP - RAISE Area Infrastructure		13,500
408-460-0006-538920-6421			CIP - Leased Fiber Ext & City Hall		539,206
			Total Broadband Fund		552,706
503-215-0006-594480-6405			CIP - Replace Garbage Truck #3283		300,000
			Total Equipment Replacement Fund		300,000
			Total CIP And Capital Project Carryover		\$ 35,364,904
001-130-0033-518887-3583			DOJ Grant - ICAC Software		\$ 28,000
			Total General Fund Grant Carryover		28,000
153-308-0074-559321-4943			Owner Occupied Rehab Program		107,989
153-308-0074-559321-4945			Owner Occupied Rehab Revolving		105,898
153-308-0075-597000-5502			CIP-Audible Signal Installation		19,930
153-308-0075-597000-5528			CIP-Columbia Playfield & Wye Park Improve		129,695
			Total CDBG Fund Grant Carryover		363,512

2017 Carryovers - Encumbered, Expanded And Special Programs

Expenditure Account	Date	Vendor	Description	P.O. #	Amount
154-309-0074-559321-4982			CHDO - Richland		198,992
154-309-0074-559321-4983			Nueva Vista Project		52,742
154-309-0074-559321-4988			Entitlement - Richland		162,784
154-309-0074-559321-4989			Entitlement - Kennewick		191,954
154-309-0074-559321-4991			Entitlement - Pasco		27,873
154-309-0075-558101-5201			Richland Program Income Admin		31,049
154-309-0075-558101-5202			Pasco Program Income Admin		41
154-309-0075-558101-5203			Kennewick Program Income Admin		26,761
Total HOME Fund Grant Carryover					<u>692,196</u>
Total Grant Carryover					<u>\$ 1,083,708</u>
2017 Encumbered/Miscellaneous Carryover					\$ 1,622,591
2017 CIP And Construction Carryover					\$ 35,364,904
2017 Grant Carryover					<u>\$ 1,083,708</u>
Total 2017 Carryover					<u><u>\$ 38,071,203</u></u>



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 05/01/2018

Agenda Category: Ordinances - Second Reading/Passage

Key Element: Key 3 - Economic Vitality

Subject:

Ordinance No. 18-18, Amending Ordinance No. 07-17 to Correct a Scrivener's Error in the Legal Description

Department:

Community Development Services

Ordinance/Resolution Number:

18-18

Document Type:

Ordinance

Recommended Motion:

Give second reading and pass Ordinance No. 18-18, amending Ordinance No. 07-17 to correct a scrivener's error in the legal description.

Summary:

Ordinance No. 07-17, passed by City Council on March 6, 2018, effected a zone change for the plat of Wild Canyon in Horn Rapids. The legal description found in Ordinance No. 07-17 contains a scrivener's error that requires correction.

Following adoption of Ordinance No. 07-17, the developer's surveyor identified errors in the legal description pertaining to an easterly boundary of the plat site where the intended boundary did not connect with the existing boundary of the Village Parkway extension to the north. The City's surveyor worked with the developer's surveyor to prepare the revised legal description contained in Ordinance No. 18-18.

First reading was given on April 17, 2018 with no exceptions taken. Staff recommends approval of Ordinance No. 18-18.

Fiscal Impact:

None.

Attachments:

- I. Ordinance No. 18-18

WHEN RECORDED RETURN TO:

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

ORDINANCE NO. 18-18

AN ORDINANCE of the City of Richland amending Ordinance No. 07-17 to correct a scrivener's error in the legal description.

WHEREAS, on March 6, 2018, Richland City Council adopted Ordinance No. 07-17, which became effective on March 12, 2018; and

WHEREAS, Ordinance No. 07-17, contingent upon recording a properly executed, delivered and accepted Property Use and Development Agreement, rezoned an identified 33.31 acre parcel of property located in Benton County, Washington (the "Property") from Multi-Family Residential (R-3) and Commercial Limited Business (C-LB) to Medium Density Residential Small Lot (R2-S); and

WHEREAS, an incorrect legal description was used in the rezone ordinance; and

WHEREAS, Council wishes to correct the error in the legal description.

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

Section 1. The legal description in Ordinance No. 07-17 for the 33.31 acre property set forth therein and referenced in the Property Use and Development Agreement attached thereto as Exhibit A is deleted and replaced with the legal description set forth in **Exhibit A-1** hereto, which is incorporated by reference.

Section 2. Except to the extent amended by this ordinance, Ordinance No. 07-17 remains in full force and effect.

Section 3. The City Clerk is directed to file with the Auditor of Benton County, Washington a copy of this ordinance, 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, Washington, at a regular meeting on the 1st day of May, 2018.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS, City Clerk

HEATHER KINTZLEY, City Attorney

Date Published: May 7, 2018

Exhibit A-1

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

A parcel of land lying in a portion of the South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ and a portion of the East $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 20, Township 10 North, Range 28 East. W.M., Benton County, Washington, described as follows:

Beginning at the Southwest corner of the Southeast $\frac{1}{4}$ of said Section 20 as shown in Horn Rapids Division No. 1, according to the Plat thereof, recorded in Volume 14 of Plats, Page 171, records of Benton County, Washington; Thence North $00^{\circ}36'46''$ East along the West line of the Southeast $\frac{1}{4}$ of said Section 20 for a distance of 283.29 feet to the TRUE POINT of BEGINNING of the parcel to be described; Thence leaving the West line of the Southeast $\frac{1}{4}$ of said Section 20, North $87^{\circ}48'16''$ East, a distance of 169.13 feet; Thence North $75^{\circ}42'59''$ East, a distance of 608.25 feet; Thence South $78^{\circ}01'13''$ East, a distance of 833.29 feet to the most Westerly Southwest corner of Lot 20, Eaglewatch, according to the Plat thereof, recorded in Volume 15 of Plats, Page 306, records of Benton County, Washington; Thence North $44^{\circ}42'08''$ East along the Westerly boundary of said Lot 20 (15-306) for a distance of 83.24 feet; Thence leaving the Westerly boundary of said Lot 20 (15-306), Northwesterly along the arc of a 535.47 foot radius, non-tangent curve to the left (the radius of which bears South $24^{\circ}10'28''$ West) through a central angle of $08^{\circ}28'33''$ for an arc distance of 79.21 feet; Thence North $74^{\circ}18'04''$ West a distance of 8.79 feet; Thence Northwesterly along the arc of a 422.00 foot radius, tangent curve to the right (the radius of which bears North $15^{\circ}41'56''$ East) through a central angle of $63^{\circ}25'28''$ for an arc distance of 467.14 feet; Thence North $10^{\circ}52'37''$ West a distance of 46.08 feet to the Southwest corner of the Village Parkway Extension Easement as described under Benton County Auditors File No. 2002-028630, records of Benton County, Washington; Thence leaving the Westerly line of said Village Parkway Extension Easement, North $85^{\circ}53'49''$ West, a distance of 192.64 feet; Thence North $61^{\circ}58'50''$ West a distance of 358.65 feet; Thence North $77^{\circ}12'20''$ West a distance of 445.05 feet; Thence North $70^{\circ}47'09''$ West, a distance of 969.22 feet; Thence South $43^{\circ}46'00''$ West a distance of 274.33 feet; Thence South $04^{\circ}19'35''$ West, a distance of 308.96 feet; Thence South $23^{\circ}28'27''$ East, a distance of 571.21 feet; Thence South $80^{\circ}22'52''$ East, a distance of 179.53 feet; Thence North $87^{\circ}48'16''$ East, a distance of 426.47 feet back to the true point of beginning.



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 05/01/2018

Agenda Category: Ordinances - Second Reading/Passage

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Ordinance No. 19-18, Amending Richland Municipal Code Section 2.28.054 Related to Probationary Periods

Department:
City Attorney

Ordinance/Resolution Number:
19-18

Document Type:
Ordinance

Recommended Motion:

Give second reading and pass Ordinance No. 19-18, amending Richland Municipal Code Section 2.28.054 related to the definition of "probationary period."

Summary:

The City has a need, from time to time, to update the Richland Municipal Code (RMC) to eliminate conflicts and ambiguities, and to bring local ordinances into alignment with updated practices.

Ordinance No. 19-18 has been drafted to remedy an issue identified in RMC 2.28.054 relating to probationary periods.

The proposed edits to RMC 2.28.054 allow for a probationary period greater than six (6) months to ensure consistency with the City's existing employment practices.

First reading was given on April 17, 2018 with no exceptions taken. Staff recommends approval of Ordinance No. 19-18.

Fiscal Impact:

None.

Attachments:

- I. Ordinance No. 19-18

ORDINANCE NO. 19-18

AN ORDINANCE of the City of Richland amending Richland Municipal Code Section 2.28.054 related to probationary periods.

WHEREAS, the City of Richland has need, from time to time, to amend the Richland Municipal Code (RMC) to eliminate conflicts and ambiguities, and to bring local ordinances into alignment with updated practices; and

WHEREAS, Chapter 2.28 RMC addresses the City's Personnel Plan; and

WHEREAS, an amendment to Chapter 2.28.054 is warranted to allow for a probationary period greater than six (6) months to ensure consistency with the City's existing employment practices.

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

Section 1. Richland Municipal Code Section 2.28.054, entitled Probationary period, as enacted by Ordinance No. 50-77 and last amended by Ordinance No. 3-97, is hereby amended to read as follows:

2.28.054 Probationary period.

"Probationary period" means a working test period of no less than six (6) months during which an employee is required to demonstrate the ability and capacity to perform the duties of the position to which the employee has been appointed.

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, Washington, at a regular meeting on the 1st day of May, 2018.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS, City Clerk

HEATHER KINTZLEY, City Attorney

Date Published: May 7, 2018



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 05/01/2018

Agenda Category: Ordinances - Second Reading/Passage

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Ordinance No. 20-18, Increasing 2018 Budget Appropriations in the Water Fund, Equipment Replacement Fund and Stormwater Fund

Department:
Public Works

Ordinance/Resolution Number:
20-18

Document Type:
Ordinance

Recommended Motion:

Give second reading and pass Ordinance No. 20-18, increasing the 2018 budget appropriation in the Water Fund, Equipment Replacement Fund and Stormwater Fund.

Summary:

Three unanticipated circumstances have resulted in higher-than-planned expenses for three different funds. Ordinance No. 20-18 would address these circumstances by adding to the authorized appropriations in the Water Fund, Stormwater Fund, and Equipment Replacement Fund.

The 2018 Equipment Replacement Fund budget included funds to purchase a vector truck for the Water Utility. The budget for this purchase was \$509,334 based on staff's best estimate of the vehicle's cost. Using the most advantageous purchasing process available, the vehicle's cost will be \$536,150. Staff is experiencing price escalation due to general market forces. Staff is proposing to provide the additional funding from the Water Fund beginning fund balance.

The developer of the Westcliffe Heights subdivision proposes installation of water pipeline extensions that are eligible for reimbursement under Chapter 18.34 RMC. These expenses were not included in the 2018 Water Fund budget because privately funded land development projects are not programmed in the City's Capital Improvement Plan. Staff recommends increasing appropriations in the Water Fund for these costs, with funding coming from beginning fund balance.

The Washington State Department of Ecology advises that a grant to offset Stormwater Fund operations is being prepared for the City. Staff prepared the 2018 budget at a baseline service level without assuming this grant revenue. With the grant becoming available, staff is proposing to enhance the public outreach element of the Stormwater operation with a portion of this grant revenue.

Council conducted a public hearing on this matter at its meeting on April 17. No testimony was received. Council approved first reading on April 17, 2018 with no exceptions taken. Staff recommends approval of Ordinance No. 20-18.

Fiscal Impact:

Water Fund appropriations will increase by \$211,816. The funds will come from the Water Fund beginning fund balance of \$5,048,582. Equipment Replacement Fund appropriation will increase by \$26,816 for the vector truck purchase, with the funding source being the Water Fund balance referenced above. The water administration expert service budget line will increase by \$185,000 to fund the developer-constructed infrastructure reimbursements. The Stormwater Fund will increase appropriation by \$5,000, with funding coming from stormwater undesignated reserve, which has a balance of \$1,192,385.

Attachments:

- I. Ordinance No. 20-18

ORDINANCE NO. 20-18

AN ORDINANCE of the City of Richland amending the 2018 Budget to provide for additional appropriations and declaring that a public emergency exists in the City's Water Fund, Equipment Replacement Fund and City Streets Fund.

WHEREAS, on November 21, 2017, the Richland City Council approved Ordinance No. 49-17 approving the 2018 Budget; and

WHEREAS, three distinct issues require consideration for budget adjustment as provided herein, to include purchase of a vactor truck, developer-installed infrastructure eligible for reimbursement, and public outreach and education efforts related to stormwater; and

WHEREAS, the 2018 Equipment Replacement Fund includes budgeted funds in the amount of \$509,334 for the purchase of a vactor truck for the Water Division; and

WHEREAS, pursuant to RCW 39.34.030 and RMC 3.04.100, the solicitation process has been satisfied through use of a cooperative contract purchase, which offers the best possible price under the circumstances; and

WHEREAS, the best price available to the City for this equipment is \$536,150, resulting in a budget shortfall of \$26,816; and

WHEREAS, the Westcliffe Heights subdivision has proposed to construct water system infrastructure eligible for cost reimbursement from the City, estimated at \$185,000; and

WHEREAS, RMC 18.34.020 establishes the authority for cost reimbursement by the City for certain developer-installed pipeline extensions; and

WHEREAS, staff recommends City reimbursement of these developer costs as the most efficient way to acquire necessary infrastructure; and

WHEREAS, the 2018 budget did not include budget capacity for this unanticipated expense; and

WHEREAS, the Washington State Department of Ecology has offered the City a \$50,000 grant to offset costs of its stormwater program; and

WHEREAS, staff recommends using \$5,000 of these grant funds to increase public outreach and education efforts related to stormwater; and

WHEREAS, the 2018 budget must be increased to support these expanded public outreach and education efforts; and

WHEREAS, the above-mentioned circumstances have created budget constraints that, if not corrected, will prevent completion of certain activities identified as necessary or desirable in the current year; and

WHEREAS, sufficient unappropriated funds are available in the Water Fund and Stormwater Fund to support the required budget adjustment; and

WHEREAS, on April 17, 2018, a public hearing was held pursuant to RCW 35.33.091 regarding the increase in appropriations from beginning fund balance in the Water Fund and Stormwater Fund.

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

Section 1. Facts Constituting Emergency. The expenses contained within this ordinance were not anticipated when the 2018 budget was approved.

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

Section 3. Amendment of the 2018 Budget. The 2018 Budget is hereby amended to provide additional appropriations in the Water and Stormwater funds from unappropriated fund balance, and in the Equipment Replacement Fund from interfund transfers as follows:

Water Fund

Current Appropriation:	\$20,339,836
Increase in Appropriation:	<u>\$ 211,816</u>
Amended Appropriation:	<u>\$20,551,652</u>

Equipment Replacement Fund

Current Appropriation:	\$ 4,609,704
Increase in Appropriation:	<u>\$ 26,816</u>
Amended Appropriation:	<u>\$ 4,636,520</u>

Stormwater Fund

Current Appropriation:	\$ 3,424,541
Increase in Appropriation:	<u>\$ 5,000</u>
Amended Appropriation:	<u>\$ 3,429,541</u>

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

PASSED by the City Council of the City of Richland, Washington, at a regular meeting on the 1st day of May, 2018.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS, City Clerk

HEATHER KINTZLEY, City Attorney

Date Published: May 7, 2018



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 05/01/2018

Agenda Category: Resolutions – Adoption

Key Element: Key 3 - Economic Vitality

Subject:

Resolution No. 72-18, Approving the Final Plat of Westcliffe Heights II

Department:

Community Development Services

Ordinance/Resolution Number:

72-18

Document Type:

Resolution

Recommended Motion:

Adopt Resolution No. 72-18, approving the final plat of Westcliffe Heights II subject to the conditions of approval contained in the Hearing Examiner and Technical Advisory Committee reports.

Summary:

Mark Bauder, the developer of the Westcliffe Heights II subdivision, is requesting final plat approval. The plat consists of 11 single-family residential lots on 3.47 acres located near the saddle of Little Badger Mountain.

Staff has reviewed the project to ensure compliance with the original conditions of approval and recommends approval of the plat of Westcliffe Heights II through adoption of Resolution No. 72-18.

Fiscal Impact:

Residential development of the lots within the plat will increase both the taxable value of the property and the demand for City services.

Attachments:

1. Resolution No. 72-18
2. Full Staff Report -TAC Report for Westcliffe Heights II
3. S2017-103 Z2017-105 Hearing Examiner Recommendation of Approval - Westcliffe Heights 2
4. Vicinity Map

RESOLUTION NO. 72-18

A RESOLUTION of the City of Richland approving the final plat of Westcliffe Heights II.

WHEREAS, on November 13, 2017, the Richland Hearing Examiner held an open record public hearing to consider the preliminary plat application of Westcliffe Heights II as submitted by Mark Bauder; and

WHEREAS, the Richland Hearing Examiner recommended to the Richland City Council that it conditionally approve the preliminary plat of Westcliffe Heights II; and

WHEREAS, on January 2, 2018, Richland City Council held a closed record hearing to consider the proposed Westcliffe Heights II preliminary plat application and the recommendation of the Richland Hearing Examiner; and

WHEREAS, immediately following the January 2, 2018 hearing, Council approved the preliminary plat request subject to the conditions of approval contained in the Technical Advisory Committee (TAC) Report issued November 13, 2017 and the Richland Hearing Examiner's report; and

WHEREAS, the final plat for Westcliffe Heights II, consisting of 11 lots on 3.47 acres, is being constructed in accordance with the conditions attached to the approved preliminary plat.

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

Section 1. The City Council finds that the conditions of preliminary plat approval for the Westcliffe Heights II final plat have been met.

Section 2. The City Council hereby adopts the findings of the Hearing Examiner from the November 13, 2017 open record public hearing as the findings of the City Council.

Section 3. The final plat of Westcliffe Heights II, a copy of which is attached hereto as **Exhibit A**, is hereby approved subject to the conditions of approval as contained in the Hearing Examiner report's dated December 1, 2017 and the TAC Report issued November 13, 2017.

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

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 1st day of May, 2018.

ROBERT J. THOMPSON
Mayor

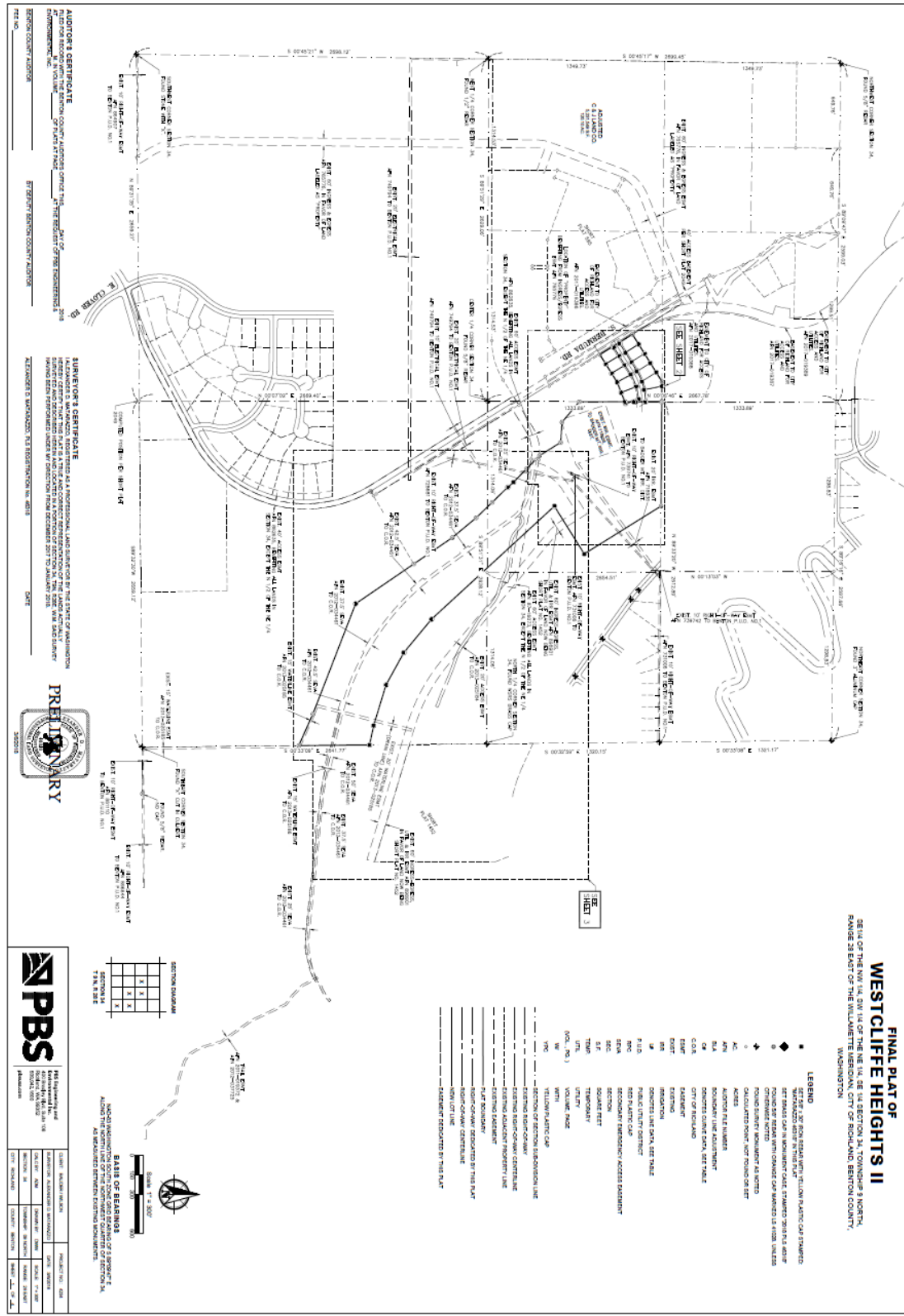
ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS, City Clerk

HEATHER KINTZLEY, City Attorney

EXHIBIT A



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

GENERAL INFORMATION:

PROPOSAL NAME: Westcliffe Heights II - Preliminary Plat and Zone Change

LOCATION: East of Bermuda Road and west of Meadow Hills Drive

APPLICANT: Mark Bauder

FILE NO.: S2017-103 & Z2017-105

DESCRIPTION: Request to subdivide 3.47 acres into 11 single family residential lots and to rezone the site from Agriculture to R-1-10 (Low-Density Residential)

PROJECT TYPE: Type III Preliminary Plat and Zone Change

HEARING DATE: November 13, 2017

REPORT BY: Shane O'Neill, Senior Planner

RECOMMENDED ACTION: Approval subject to completion of proposed conditions

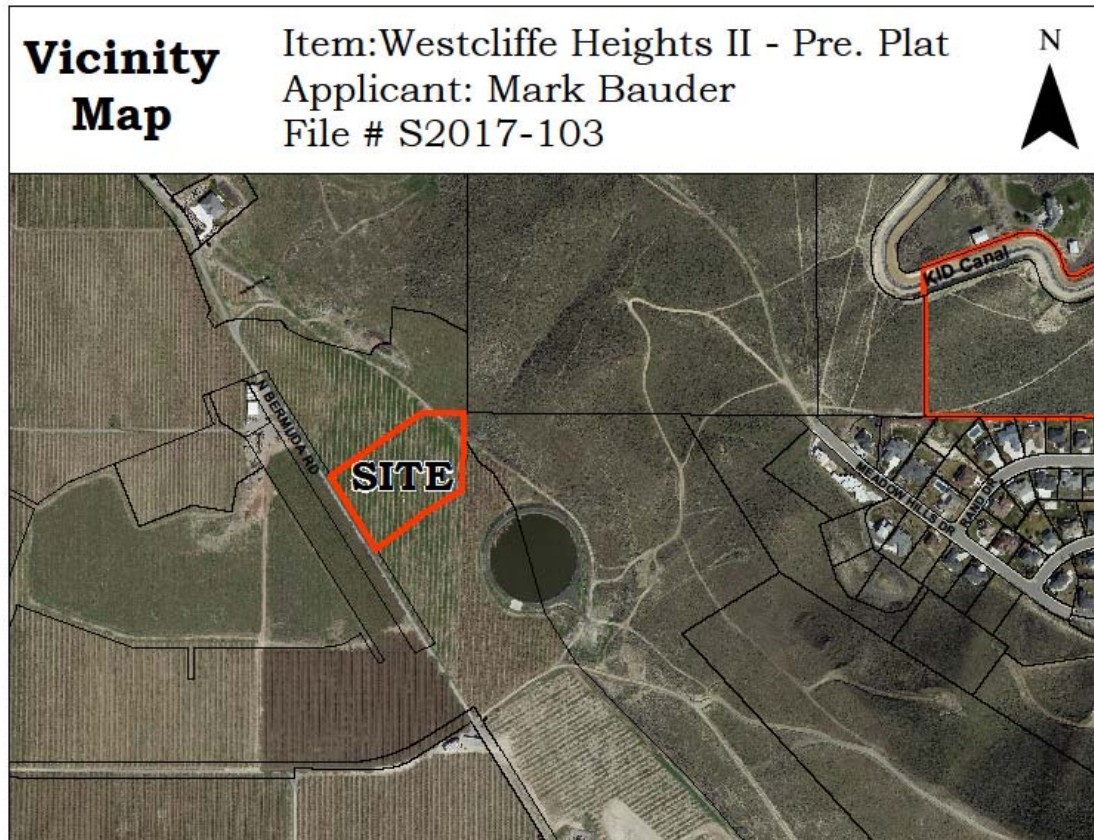


Figure 1 - Vicinity Map

DESCRIPTION OF PROPOSAL

Mark Bauder has filed a preliminary plat application to divide approximately 3.47 acres into 11 single family residential lots (Exhibit 2), known as the plat of Westcliffe Heights II. The site is part of a recently revised parcel (Exhibit 3) on Little Badger Mountain. The proposed eleven lots lie between the west boundary of the previously approved plat of Westcliffe Heights and the future extension of Queensgate Drive. The plat proposes an average lot size of 11,257 square feet.

The preliminary plat application is accompanied by a rezone application to convert the site's zoning from Agriculture to R-1-10 (Low-Density Residential).

A single 54-foot-wide roadway serving all eleven lots is shown to extend from the future Queensgate Drive to Westcliffe Heights. Southeasterly of the plat is an irrigation pond operated by Badger Mountain Irrigation District.

This plat adds 11-lots to the larger plat of Westcliffe Heights in an area that could not be included during the prior review due to the configuration of property lines. At the

time Westcliffe Heights was reviewed, the area containing the proposed 11- lots was outside of the property boundaries owned by Mark Bauder. Since that time Mr. Bauder has received approval for a boundary line adjustment (Exhibit 3) to incorporate the subject site into the larger parcel.

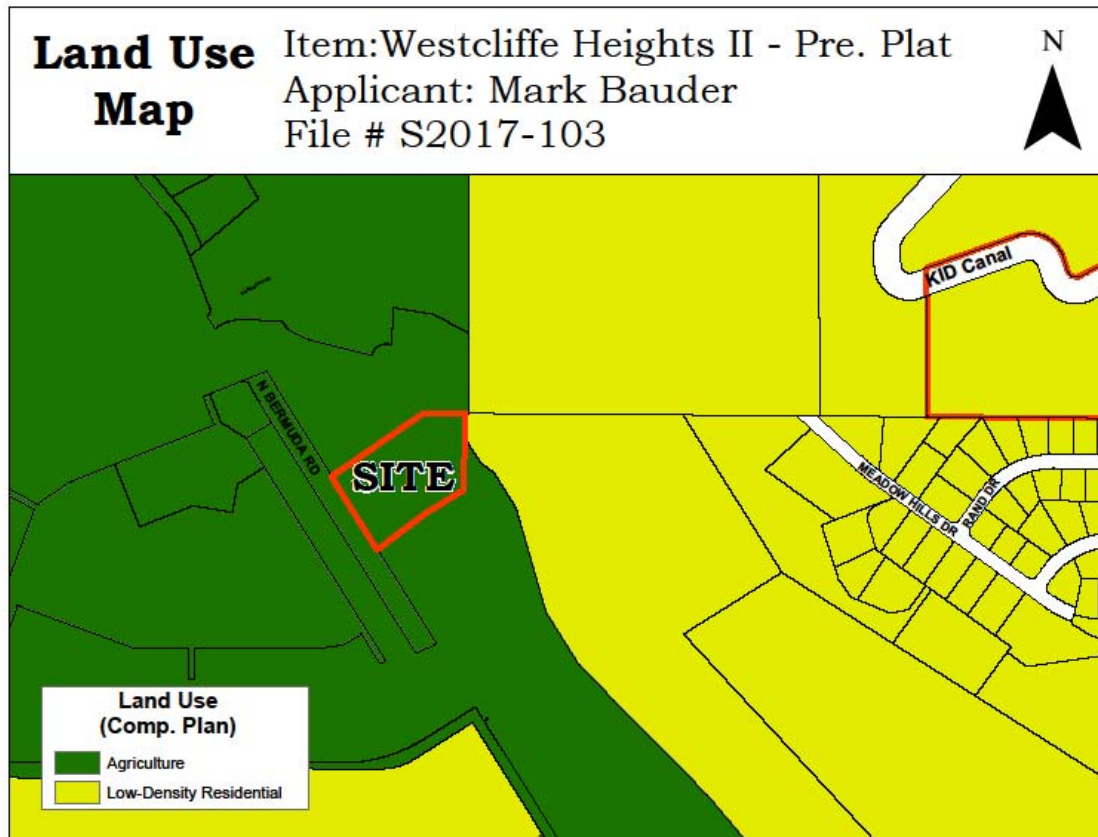


Figure 2 – Comprehensive Plan Map

COMPREHENSIVE PLAN

The Badger Mountain South sub-area plan assigns a low-density residential land use designation to the site. The low-density residential designation allows for a residential density range of between 0 – 5 dwelling units per acre equating to average allowable residential densities of 3.5 units per acre. Westcliffe Heights II proposes an overall density of 3.17 units/acre or a net density of 3.8 units/acre exclusive of the right-of-way. Both density calculations fall within the allowance of the low-density residential land use designation.

GOALS & POLICIES

Land Use Goal #3 in the plan addresses residential development. It states:
The city will maintain a broad range of residential land use designations to accommodate a variety of lifestyles and housing opportunities.

Land Use Goal 4: The City will maintain a broad range of residential land use designations to accommodate a variety of lifestyles and housing opportunities.

Policy 1 – Distribute residential uses and densities throughout the urban growth are consistent with the City's vision.

Policy 2 – Encourage higher residential densities especially in and near the Central Business District area.

Policy 3 – Innovative and non-traditional residential developments can occur through the use of planned unit developments, density bonuses, new types of housing, and multi-use or mixed-use developments.

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

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

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

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

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

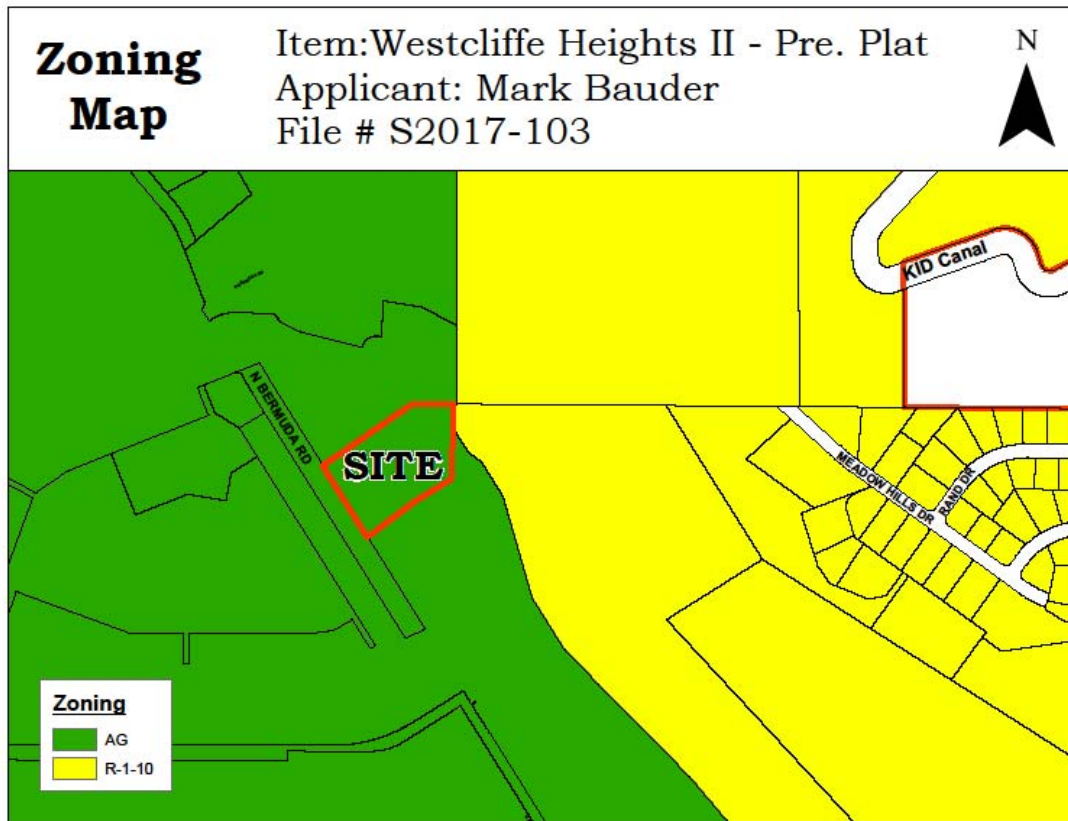


Figure 3 – Zoning Map

ZONING

The site is currently assigned Agriculture zoning, under which the proposed residential density cannot be permitted. In light of this issue Mr. Bauder has applied to convert the zoning from AG to R-1-10 (Low-Density Residential) which allows minimum lot sizes of 8,000 square feet (5.4 dwelling units/acre) with a requirement for a 10,000 square foot average lot size (4.3 units/acre).

R-1-10 (Single-Family Residential) zoning is assigned to the Westcliffe Heights site to the east. Land to the west is zoned Agriculture while other tracts to the west are under Benton County's jurisdiction as is the residential neighborhood to the south. Rezoning the site as requested would create consistency with land to the east.

Land Uses and Dimensional Standards

The following R-1-10 standards will apply to the proposed plat provided the rezone receives approval:

Uses Permitted:	Single Family Homes (detached)
Front yard setback:	20 feet minimum
Side yard setback:	10 feet minimum

Rear yard setback: 25 feet minimum
Maximum building height: 30 feet

SITE DESCRIPTION & ADJACENT LAND USES

Sitting just below the top of the hill locally referred to as “Little Badger Mountain”, the plat site currently consists of graded land treated with crushed rock. The site is flat and devoid of plant life as a result of recent grading necessary to gain equipment access for grading and site preparation of the larger Westcliffe Heights subdivision.

Surrounding adjacent lands are predominately undeveloped. Lands to the north and to the east are vacant sites containing arid sagebrush which slopes downward until reaching the residential developments below. Land in the southern and western vicinities remains as agricultural orchards.

The plat is situated in an area of vacant land on the western fringe of urban south Richland with neighborhoods to the east and north and with large open expanses of orchard land generally to the west. Approximately 450-feet north of the plat site is a small area containing structures associated with farm operations for the nearby orchards. Then 1,200 feet north of the plat site are two homes owned and inhabited by the Wilsons who own the farm land.

CRITERIA FOR PRELIMINARY PLAT APPROVAL

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

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

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

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

PUBLIC NOTICE

Application Date:	September 21, 2017
Notice of Hearing Mailed:	October 19, 2017
Notice of Hearing Posted:	October 18, 2017
Notice of Hearing Published:	October 22, 2017
Public Hearing:	November 13, 2017

A combined notice of application and SEPA determination was provided by mailing notices to property owners within 300 feet. A public hearing notices was distributed through posting of the property, mailing of notice to property owners within 300 feet of the site and publication in the *Tri-City Herald* newspaper. Copies of the notices and affidavits are included in Exhibit 4.

UTILITY AVAILABILITY

Utilities will serve the plat by way of extension from the larger Westcliffe Heights plat. The general configuration of utilities is as follows. There are existing water mains within the boundary of this preliminary plat extending from the Falconcrest subdivision to the southeast. As development proceeds over these mains it shall be the responsibility of the developer to re-lay them at the correct depth and/or relocate them to be within future rights-of-way. The developer will be required to demonstrate that all phases are capable of delivering adequate fire flows prior to construction plans being accepted for review. This may require looping of the water-main from off-site locations, or oversizing of water mains where needed. Domestic potable water will serve the plat from a forced main in the future extension of Queensgate Drive as well as from the municipal reservoir tanks central to the site.

There are multiple off-site locations available to extend sanitary sewer to this project. One possible point of sewer extension is from within the future extension of Queensgate Drive which is an integral feature of this plat as it will serve as a primary point of access into the site. However, City Engineering Department staff indicated that sewer discharge will likely drain to the existing main in Meadow Hills Drive in the Crested Hills subdivision lying at the southeast foot of Little Badger Mountain.

The electrical service for Westcliffe Heights will be accomplished by extending a feeder circuit from the Westcliffe development up Queensgate Drive. This feeder will be extended through the Westcliffe Heights development and connect to an existing feeder circuit in the Falcon Crest subdivision. This will complete a feeder loop improving the system reliability. The residential lots will be served from distribution circuits that are fed from the feeder circuit extended through the development. Infrastructure for a future feeder tie to Rachel Road will also be installed during this development.

TRANSPORTATION

Access into the plat will be achieved by connecting directly to the planned extension of Queensgate Drive, construction of which is currently underway as part of the Westcliffe Heights plat approval. The primary access point will come from Queensgate Drive by way of an off-site extension of the arterial collector roadway. This portion of Queensgate Drive will have to be constructed prior to completing Phase 1 of the larger Westcliffe Heights subdivision. At full buildout, Westcliffe Heights & Westcliffe Heights II will complete some local roadway network connections providing multiple access options for several residential areas in the vicinity. For example, the Falconcrest subdivision will no longer be restricted to a single point of access on Morency Drive to the north. As a result of the Westcliffe Heights road system Falconcrest residents will also be able to access Queensgate Drive via Morency Drive, the primary drive within the Westcliffe Heights plat or access Leslie Road via Rachel Road to the south. The Technical Advisory Report (TAC Report, Exhibit 8) contains development conditions requiring the off-site portion of Queensgate Drive to be constructed to the City's standard rural road section at the same time that this project is constructed.

In regard to the level-of-service (LOS), pursuant to RMC 12.03.170 and 12.03.180 this development proposal as submitted is in general conformance with the assumptions made for land use and scale/density. By way of impact fee payment, the project complies with the concurrency requirements of the Municipal Code.

A traffic study/transportation analysis prepared by Kittelson & Associates, Inc. dated May 4, 2016 (Exhibit 10) was submitted with the Westcliffe Heights II preliminary plat application. The 20-page traffic study analyzes traffic impacts associated with multiple roadway alignment alternates of roadways serving the Westcliffe Heights plat site, providing a set of findings and conclusions at the end. A bulk of the study analyzes impacts of roadway alignment alternates leading out of the plat site toward the south, through residential neighborhoods lying in Benton County's jurisdiction and eventually connecting to City of Richland roadways. Westcliffe Heights proposes connections to Jurupa Street and Rachel Road at the city limits boundary which the study addresses. Analyses of Queensgate Drive extensions and alignment alternates in the study are not particularly applicable to Westcliffe Heights considering all portions of Queensgate Drive lie off-site and would not be constructed as part of this project. An off-site extension of Queensgate Drive from the north however, is proposed as a primary access point for the plat, alleviating traffic on other roadways. Details of the study also correlate with the 11 lots being added along the "Primary Drive".

SEPA

Included in this rezone and pre-plat application submittal was a SEPA checklist addressing potential impacts of site development (Exhibit 5). On October 9, 2016 staff issued a Determination of Non-Significance (DNS) (Exhibit 6). The comment

period for the DNS expired on October 24, 2017. No comments were submitted to the city in response to the DNS (EA2017-15).

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

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

In this case, the proposed project is located with the City and within Richland's urban growth area; the proposed action is consistent with the City's land use designations set forth in the Badger Mountain Sub-Area Plan which was analyzed through the preparation of an environmental impact statement at the time of the plan's initial adoption in 2010.

AGENCY COMMENTS

A variety of public agencies and City departments were given an opportunity to comment on the proposal. Comments from the Richland Public Works/Engineering Department have been incorporated into the TAC Report (Exhibit 8). At the time this report was written no comments from potentially affected agencies have been received by the City with the exception of a letter from the Kennewick Irrigation District stating that the site lies outside of their service area boundary and that stormwater generated by the site shall be captured and infiltrated on-site (exhibit x).

PUBLIC COMMENTS

At the time this report was prepared, the City received no comments from any residents from the surrounding vicinity nor from the public at large.

TECHNICAL ADVISORY COMMITTEE RECOMMENDATIONS

City staff has prepared a list of recommended conditions for the application contained in the Technical Advisory Committee (TAC) Report (Exhibit 8).

ANALYSIS

The criteria approval of a preliminary plat application (RMC 24.12.053) are reprinted here, with a summary of how the application complies with the standard:

A. The preliminary plat conforms to the requirements of this title (RMC Title 24);

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

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

- Open spaces are provided for as part of the larger Westcliffe Heights plat in the form of tracts together with a large area of land that was dedicated to the city to be used for the extension of an existing hiking trail in the vicinity. Additionally the 11 proposed lots will be subject to the payment of parks impact fees at the time of building permit issuance.
- Crested Hills Park is a 5.8-acre neighborhood park situated approximately a half mile east of the proposed plat.
- The larger 41.5-acre Badger Mountain Park is located approximately 2-miles from the proposed plat site. Badger Mountain Park contains outdoor sports fields and courts able to serve recreational needs of the broader surrounding vicinity.
- The planned extension of Queensgate Drive would provide access to the proposed subdivision. Streets located within the proposed plat will include curbs, gutters and sidewalks.
- An off-site extension of Queensgate Drive is as part of the plat; thereby furthering construction of the arterial roadway network in the vicinity as identified in the Comprehensive Plan.
- The site is not located along an existing bus route. The Ben Franklin Transit Authority provides bus service to the community presently provides service along Keene Road and Gage Blvd. approximately 3.5 miles to the east.
- The plat would be served by City domestic water lines currently existing within the boundaries of the project site. Water lines have capacity to provide for the proposed project.
- Sanitary sewer would be extended to this project site via the Queensgate Drive extension corridor.
- The plat would be served by Richland Energy Services electrical power by way of service line extension.
- An irrigation source and distribution system, entirely separate from the City's domestic water system, shall be provided for this development.

- In accordance with City development standards, storm water drainage would have to be retained on-site. Site drainage will rely on storm water drainage facilities included in the larger Westcliffe Heights plat.
- Richland School District was given the opportunity to comment. Following their review of the proposed preliminary plat the District indicated they have no specific concerns or requirements relative to the plat.

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

The proposed project is consistent with the Comprehensive Plan by way of the Badger Mountain Sub-Area Plan, both in terms of the proposed density of the plat and fulfilling road network expansion by adding a section of Queensgate Drive leading into the plat. The project's conformance with zoning requirements is reliant upon approval of the associated rezone application. Provision of additional housing units will contribute to meeting the housing demand experienced in the Tri-Cities thereby serving public interest and demand. Land use designations identified in the Badger Mountain Sub-Area Plan are illustrated in the map included herein as Exhibit 11.

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

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

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

The proposal is consistent with the Comprehensive Plan by way of the Badger Mountain Sub-Area Plan and does meet the requirements of the Municipal Code as outlined above.

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

Chapter 22.09 is the City's adoption of the State Environmental Policy Act provisions. The applicants filed an environmental checklist for which the City issued and distributed a Determination of Non-Significance which completed the SEPA review process. The City has not imposed additional mitigation measures beyond of the payment of standard impact fees for new homes.

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

The project is consistent with the City's Comprehensive Plan by way of the Badger Mountain South Sub-Area Plan and approval is conditioned to comply with general and site-specific development regulations and it therefore would be considered beneficial to public health, safety and welfare and would be in the public interest.

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

The project would add 11 new residential lots that would be accessed from newly constructed roadway extensions leading into the subdivision. A critical off-site section of Queensgate Drive has been dedicated to the City in preparation for extension to the plat site. This portion of Queensgate Drive will have to be constructed prior to completing Westcliffe Heights II. Transportation connectivity would be achieved by making a direct connection to Queensgate Drive and to Jurupa Street, Rachel Road and Morency Drive as part of the larger Westcliffe Height subdivision thereby furthering connectivity within the City's road network. At full buildout, Westcliffe Heights will complete some local network connections providing multiple access options for several residential areas. For example, Falconcrest will no longer be restricted to only one (1) access on Morency Drive to the north. Because the project is within the impact fee area, traffic studies are not required to prove level of service or identify mitigation. The fee becomes the mitigation; thereby fulfilling concurrency requirements.

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

The conditions of approval recommended for this project are as a direct result of imposing City development standards as contained in City Code and are directly related to the development proposal. All such conditions are iterated in the TAC report (Exhibit 8).

FINDINGS AND CONCLUSIONS

Staff has completed its review the preliminary plat application for Westcliffe Heights II (S2017-103) and recommends approval of the request subject to conformance with the conditions of approval included in the attached Technical Advisory Committee Report (Exhibit 8) based on the following findings:

Findings of Fact:

1. Adopted in 2010, Richland's Badger Mountain South Sub-Area Plan is the guiding document for assignment of land use designations in the vicinity of the site. The BMS Plan designates the project site as suitable for low density residential development with an allowable density range of 0 to 5 units per acre;

2. The proposed preliminary plat consists of 11 lots averaging 11,257 square feet in area, representing a net density of 3.8 units per acre which falls below the maximum allowable density;
3. The proposed zone change from Agriculture to R-1-10 (Low-Density Residential) is consistent with the land use designations set forth in the Badger Mountain South Sub-Area Plan;
4. R-1-10 zoning imposes a minimum average lot size requirement of 10,000 square feet. Westcliffe Heights II proposes an 11,257 square foot average lots size which exceed the minimum requirement;
5. Queensgate Drive, including the future extensions thereof, is classified as an arterial collector roadway in the City's Comprehensive Plan;
6. The traffic study (Exhibit 10) prepared by Kittelson & Associates Inc. submitted with the pending application concludes that Queensgate Dr, Leslie Rd and Rachel Road are *"all projected to operate well under capacity regardless of which Queensgate Drive extension alternative is pursued in both the near-term (2020) as well as the 20-year conditions."*; and
7. Extending Queensgate Drive from the north to the development site is a condition of approval linked to the larger Westcliffe Heights subdivision. Prior to issuing the first residential dwelling building permit in Westcliffe Heights it is conditioned that this arterial roadway extension including all associated improvements be completed and accepted by the City.
8. The Westcliffe Heights II preliminary plat lies within the boundary of the South Richland Collector Street Financing Plan (RMC 12.03). This plat shall therefore be subject to the fees administered by the finance plan for any phase submitted for approval. Since this property is included within the Financing Plan, it is exempt from the SEPA-related traffic study requirement (TIA).

Conclusion of Law:

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

Findings of Fact:

9. The proposal to assign R-1-10 (Single-Family Residential) zoning to the project site is consistent with the regulating land use plan for applicable to the vicinity;
10. If granted, R-1-10 (Single-Family Residential) zoning permits residential densities of up to 4.3 units per acre. Westcliffe Heights II plat proposes a net residential density of 3.8 units per acre;
11. The 11 lots proposed have an average lot size of 11,257 square feet. The smallest lot is 9,600 square feet and the largest lot is 13,693 square feet.
12. The transportation element of the Comprehensive Plan contains a Street Functional Classification map which indicates a proposed principal arterial roadway aligned with the extension of Queensgate Drive identified in development plans for the larger Westcliffe Heights subdivision. The eleven

- lots proposed in the Westcliffe Heights II plat will be served by way of direct connection to the future extension of Queensgate Drive.
13. The application includes a request to convert the existing Agriculture (AG) zoning to R-1-10 (Single-Family Residential). The Westcliffe Heights II preliminary plat survey proposes eleven (11) new single family lots meeting and exceeding minimum standards for lot area and dimensions. All of the proposed lots meet or exceed the 70-foot minimum lot width requirement.
 14. All eleven proposed lots exceed the 8,000 square foot minimum area requirement imposed by the R-1-10 zone.
 15. The plat as a whole proposes an average lot area of 11,257 square feet which surpasses the 10,000 square foot minimum.

Conclusion of Law:

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

Findings of Fact:

16. Section 24.12.053 of the RMC sets forth standards for review of preliminary plats that require the Hearing Examiner to consider whether appropriate provisions are made for the public health, safety and general welfare and for such open spaces, drainage ways, streets or roads, alleys other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school;
17. The proposed preliminary plat provides for the extension of streets that are consistent with the surrounding street network, includes provisions for the extension of public domestic water, sewer, irrigation water and electrical power lines;
18. The proposed improvements serving the platted area are consistent with the City's development standards;
19. The City has wild land fire protection requirements that apply to homes built on or adjacent to steep slopes that would impact lots within the proposed plat. The recommended conditions of approval require compliance with these wild land fire protection requirements;
20. Richland Municipal Code Chapter 22.12 (Exhibit 12) discusses the parameters for dedicating parks land in lieu of payment of parks fees. Concessions have not been made as part of this plat warranting exemption from parks fees. Homes built in Westcliffe Heights II will be required to pay parks fees;
21. The school nearest to the project site is Orchard Elementary School located 2-miles away, on Gala Way. The Richland School District was invited to comment and expressed no concerns with the plat.
22. City staff and other utility providers reviewed the project and have recommended specific conditions of approval as set forth in the Technical Advisory Committee report.

Conclusion of Law:

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

Findings of Fact:

23. The applicant filed an environmental checklist (Exhibit 5) along with their preliminary plat application as required under the State Environmental Policy Act.
24. After review of the checklist and application materials, staff issued a Determination of Non-Significance (Exhibit 6) on October 9, 2017.
25. The applicant submitted a geo-technical report (Exhibit 9) as required under the City's Sensitive Areas Ordinance (RMC 22.10).

Conclusion of Law:

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

26. RMC 19.60.095(D) requires that development not lower the level of service standard for transportation facilities below a level of service D.
27. The traffic study (Exhibit 10) prepared by Kittelson & Associates Inc. submitted with the pending application concludes that Queensgate Dr, Leslie Rd and Rachel Road are *"all projected to operate well under capacity regardless of which Queensgate Drive extension alternative is pursued in both the near-term (2020) as well as the 20-year conditions"*
28. The proposed project would add 11 single family lots that would have direct access onto roadways proposed in the plat and to the off-site extension of Queensgate Drive.
29. According to the ITE Trip Generation Manual 9th edition, a single-family home is projected to generate an average of 9.5 vehicle trips per day; equating to approximately 104 vehicle trips per day being generated from an 11-lot plat.
30. The Westcliffe Heights II preliminary plat lies within the boundary of the South Richland Collector Street Financing Plan (RMC 12.03). This plat shall therefore be subject to the fees administered by the finance plan for any phase submitted for approval. Since this property is included within the Financing Plan, it is exempt from the SEPA-related traffic study requirement (TIA). The developer of this proposed project shall receive "credits" for the construction of Queensgate Drive as allowed under the City's South Richland Collector Street Financing Plan.

Conclusion of Law:

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

Overall Conclusion:

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

EXHIBIT LIST

1. Application
2. Preliminary Plat Map
3. Boundary Line Adjustment Survey
4. Public Notice & Affidavits
5. Environmental Checklist
6. Determination of Non-Significance
7. Agency Comments
8. Technical Advisory Committee Report
9. Geotechnical Engineering Report
10. Traffic Study by Kittelson & Associates
11. Badger Mountain Sub-Area Plan Land Use Map
12. Richland Municipal Code Chapter 22.12
13. Site Photos

**Exhibit 1**

S2017-103

Westcliffe Heights II

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

PRELIMINARY PLAT APPLICATION

Applicant's Section			
Applicant or Sponsor Mark Bauder			
Address 605 Summit Street		City Richland	State WA Zip 99301
Phone Number 509-521-7479	Fax Number N/A	Other mborchards@aol.com	
Proposed Subdivision Name Westcliffe Heights II		Legal Description See Attached	
Average Size Lots 11,256 sf		Proposed Number of Tracts 0	
Average Lot Size (Residential Lots) 11,256 sf		Area in Acres 3.47 acres	
Proposed Number of Lots 11		Proposed Number of Blocks 2	
Name of Surveyor Platting Subdivision Alex matarazzo, PLS - PBS			
Address 400 Bradley Blvd; Suite 106		City Richland	State WA Zip 99301
Phone Number 509-942-1600	Fax Number N/A	Other alex.matarazzo@pbsusa.com	

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


Applicant's Signature


Date

OFFICE USE ONLY

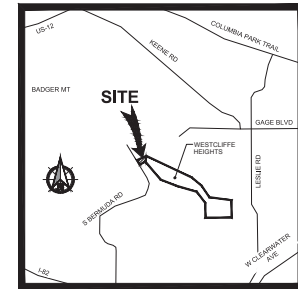
Filed on _____ Signature _____
Case File No. _____ Date of Planning Commission Hearing _____
Action by Planning Commission - Minutes _____

Attach:

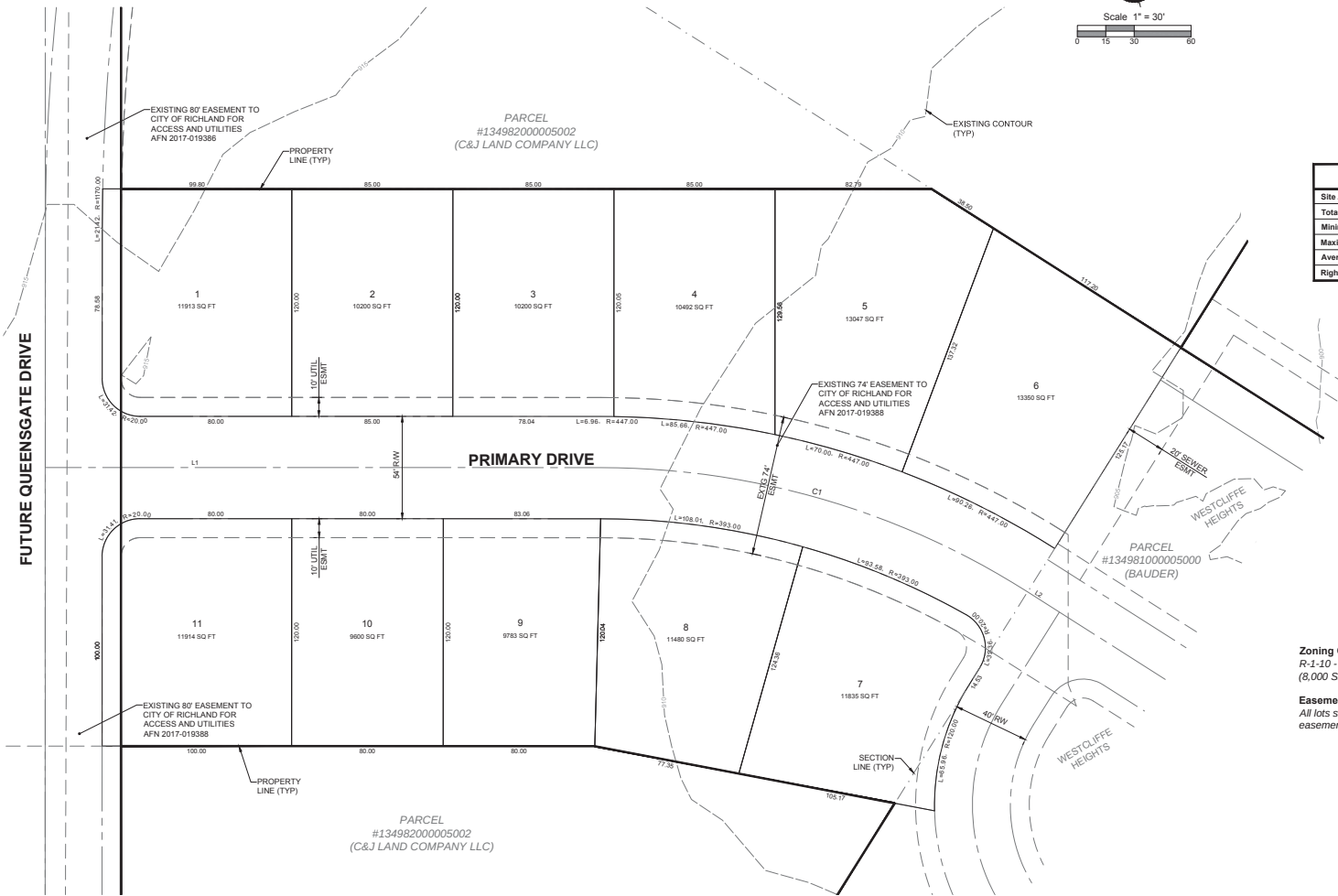
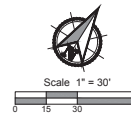
1. 6 Full-Size Copies + the .pdf file
2. 11" x 17" Reduction
3. Ownership Report from Title Company listing all Owners within 300-feet.

WESTCLIFFE HEIGHTS II PRELIMINARY PLAT

Located In The Southeast 1/4 Of The Northwest 1/4, And The Southwest 1/4 Of The Northeast 1/4 Of Section 34, Township 9 North, Range 28 East, W.M.



VICINITY MAP
NOT TO SCALE



LAND USE TABLE	
Site Area:	3.47 Acres
Total Lot Count:	11 Lots
Minimum Lot Area:	9,600 SF
Maximum Lot Area:	13,350 SF
Average Lot Area:	11,256 SF
Right of Way Dedication:	0.63 Acres

EXISTING PARCEL INCLUDED	
Parcel #	134981000005000

CURVE DATA				
#	Δ	R	L	T
C1	32°25'22"	420.00	237.67	122.11

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S 88°00'41" W	293.05
L2	N 89°33'57" W	25.49

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

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

Owner/Developer:
Mark Bauder
605 Summit Street
Richland, WA 99352
(509) 521-7479

Engineer:
PBS
Jason Mattox, PE
400 Bradley Blvd., Suite 106
Richland, WA 99352
(509) 942-1600

Surveyor:
PBS
Alex Matarazzo, PLS
400 Bradley Blvd., Suite 106
Richland, WA 99352
(509) 942-1600

PRELIMINARY
SUBJECT TO AGENCY REVIEW
NOT FOR CONSTRUCTION

PBS Engineering and
Environmental Inc.
100
Richland, WA 99352
509.942.1600
pbsusa.com



PRELIMINARY PLAT FOR:
WESTCLIFFE HEIGHTS II
A SUBDIVISION LOCATED IN THE CITY OF RICHLAND, WASHINGTON



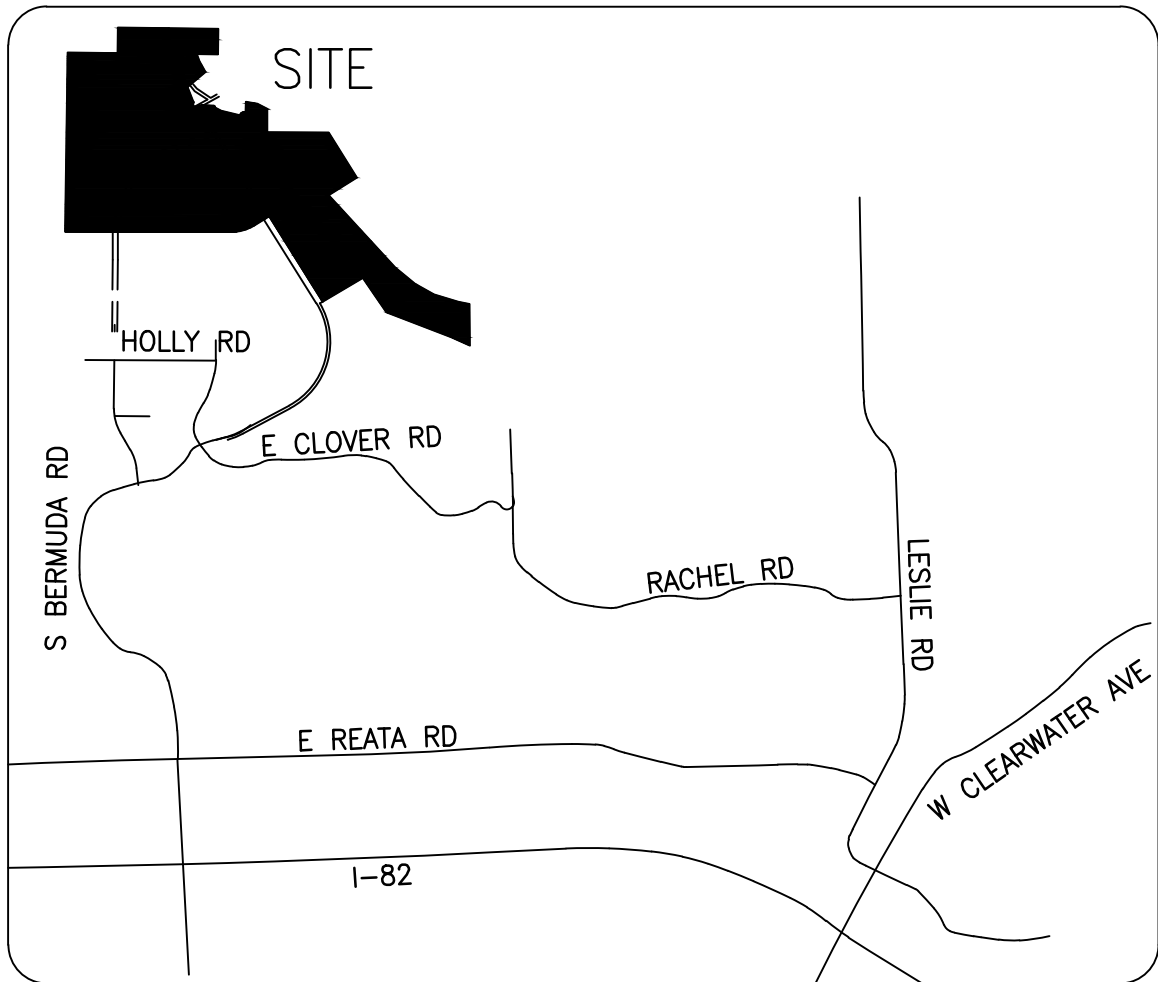
Know what's below.
Call before you dig.



DESIGNED:
JLM
CHECKED:
JLM
OCTOBER 2017
4234-00
SHEET ID

RECORD OF SURVEY

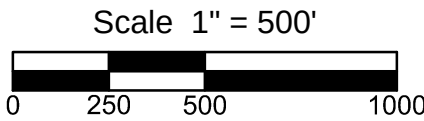
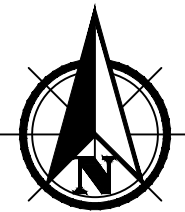
FOR BOUNDARY LINE ADJUSTMENT
NW 1/4, SW 1/4 OF THE NE 1/4, SE 1/4 SECTION 34, TOWNSHIP 9
NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY
OF RICHLAND, BENTON COUNTY, WASHINGTON



VICINITY MAP
NOT TO SCALE

LEGEND & ABBREVIATIONS

- FOUND PROPERTY PIN AS NOTED
- FOUND SURVEY MONUMENT AS DESCRIBED
- CALCULATED POINT, NOT FOUND OR SET
- SECTION LINE
- EXISTING RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY CENTERLINE
- EXISTING ADJACENT LOT LINE
- EXISTING EASEMENT
- PROPERTY BOUNDARY



BASIS OF BEARINGS

NAD-83 WASHINGTON SOUTH ZONE GRID BEARING
OF S 89°09'47" E ALONG THE NORTH LINE OF THE
NORTHWEST QUARTER OF SECTION 34, AS MEASURED
BETWEEN EXISTING MONUMENTS.

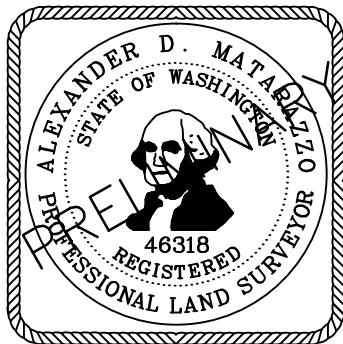
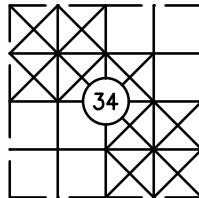
AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS ____ DAY OF ____, 20__ AT ____ .M.
IN BOOK ____ OF SURVEYS ____ AT PAGE ____ AT THE
REQUEST OF PBS.

BENTON COUNTY AUDITOR

FEE NUMBER

SECTION DIAGRAM
T9N, R28E, W.M.
SECTION 34



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 MARK BAUDER,
JULY 2017.

ALEXANDER D. MATARAZZO, PLS CERTIFICATE NO. 46318



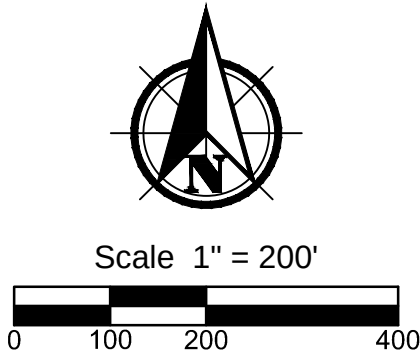
**PBS Engineering and
Environmental Inc.**
400 Bradley Blvd, Ste 106
Richland, WA 99352
509.942.1600

pbsusa.com

CLIENT: BAUDER/WILSON		PROJECT NO.: 4234-00	
SURVEYOR: ALEX D. MATARAZZO		DATE: 07/10/2017	
CALC BY: ADM	DRAWN BY: ADM	SCALE: 1" = 500'	
SECTION: 34	TOWNSHIP: 9 NORTH	RANGE: 28 EAST	
CITY: RICHLAND	COUNTY: BENTON	SHEET <u>1</u> OF <u>5</u>	

RECORD OF SURVEY

FOR BOUNDARY LINE ADJUSTMENT
NW 1/4, SW 1/4 OF THE NE 1/4, SE 1/4 SECTION 34, TOWNSHIP 9
NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY
OF RICHLAND, BENTON COUNTY, WASHINGTON

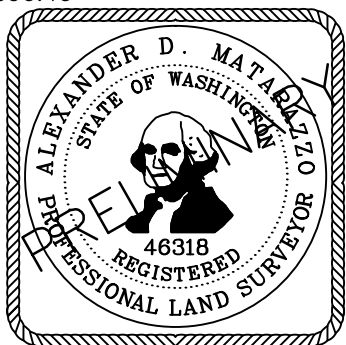


LINE	BEARING	DISTANCE
L1	N 20°10'32" E	472.96'
L2	N 62°01'18" W	113.18'
L3	S 62°01'18" E	115.00'
L4	N 55°17'34" E	150.00'
L5	N 68°29'19" E	575.33'
L6	N 21°30'41" W	115.00'
L7	N 68°29'19" E	253.30'
L8	S 31°59'19" E	1116.55'
L9	S 68°29'19" W	81.36'
L10	N 31°59'19" W	1016.76'
L11	S 58°00'41" W	115.00'
L12	S 31°59'19" E	979.45'
L13	N 31°59'19" W	130.00'
L14	S 60°35'40" W	86.88'
L15	S 82°16'18" W	94.27'
L16	N 89°51'32" W	455.00'
L17	S 00°08'28" W	115.00'
L18	N 89°51'32" W	20.00'
L19	N 00°08'28" E	115.00'
L20	N 89°51'32" W	200.35'
L21	N 69°49'28" W	465.19'
L22	S 20°10'32" W	114.98'
L23	N 69°49'28" W	63.71'
L24	S 33°54'44" E	179.82'
L25	S 27°32'33" E	79.99'
L26	S 16°49'08" E	83.10'
L27	S 03°01'50" E	77.63'
L28	S 40°12'56" E	155.78'
L29	S 22°00'21" E	247.89'
L30	S 34°22'46" E	54.00'
L31	S 87°34'02" E	132.44'
L32	S 62°06'10" E	89.64'
L33	S 76°13'06" E	248.55'
L34	N 01°54'44" E	139.23'
L35	S 80°20'04" E	151.61'
L36	S 62°09'59" E	145.81'
L37	S 00°06'46" W	300.90'
L38	S 13°57'18" W	82.68'
L39	S 31°59'06" E	120.22'
L40	S 52°44'43" E	66.36'
L41	S 31°59'19" E	155.71'
L42	S 16°01'55" E	400.68'
L43	S 31°59'19" E	233.81'
L44	S 10°25'54" W	23.50'
L45	S 10°25'54" W	36.50'
L46	S 79°34'08" E	3.82'
L47	S 79°34'16" E	60.00'
L48	S 10°26'01" W	80.00'
L49	S 79°34'06" E	120.00'
L50	S 10°25'54" W	31.13'
L51	S 64°22'01" E	63.35'
L52	S 64°22'01" E	133.35'
L53	S 74°42'48" E	120.00'
L54	S 02°03'01" E	91.96'
L55	S 39°48'17" E	237.31'
L56	N 43°56'19" W	171.56'
L57	N 44°19'57" W	146.79'
L58	N 44°19'57" W	20.10'
L59	N 40°37'06" W	57.50'
L60	N 45°52'40" W	144.22'
L61	N 45°35'07" W	101.08'
L62	N 45°35'07" W	39.35'
L63	N 89°30'45" W	155.72'
L64	N 68°46'25" E	161.19'
L65	S 49°42'13" E	205.84'
L66	S 86°22'15" E	156.14'
L67	S 31°59'19" E	41.29'
L68	S 31°59'19" E	192.52'

ADJUSTED C & J LAND CO.
5,231,549 S.F.
120.10 AC.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	20.01	310.00	3°41'57"	N 29°49'40" E	20.01
C2	20.04	540.00	2°07'36"	S 61°39'33" W	20.04
C3	116.17	179.00	37°11'06"	S 21°37'23" E	114.14
C4	149.70	471.00	18°12'38"	S 31°06'40" E	149.07
C5	33.87	25.00	77°37'55"	S 16°48'36" W	31.34
C6	111.15	173.00	36°48'43"	N 74°01'36" E	109.25
C7	39.29	25.00	90°03'27"	S 42°32'19" E	35.37
C8	95.47	55.00	99°27'15"	N 63°30'33" E	83.93
C9	32.68	355.00	5°16'26"	S 82°12'19" E	32.67
C10	31.42	20.00	90°00'00"	S 34°33'50" E	28.28
C11	50.56	280.00	10°20'47"	S 20°27'36" W	50.49
C12	24.91	1022.83	1°23'44"	N 31°17'29" W	24.91
C13	83.39	1268.81	3°45'57"	S 30°06'20" E	83.38

ADJUSTED BAUDER
2,065,028 S.F.
47.41 AC.



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 20____ AT _____ .M.
IN BOOK _____ OF SURVEYS _____ AT PAGE _____ AT THE
REQUEST OF PBS.

BENTON COUNTY AUDITOR

FEE NUMBER



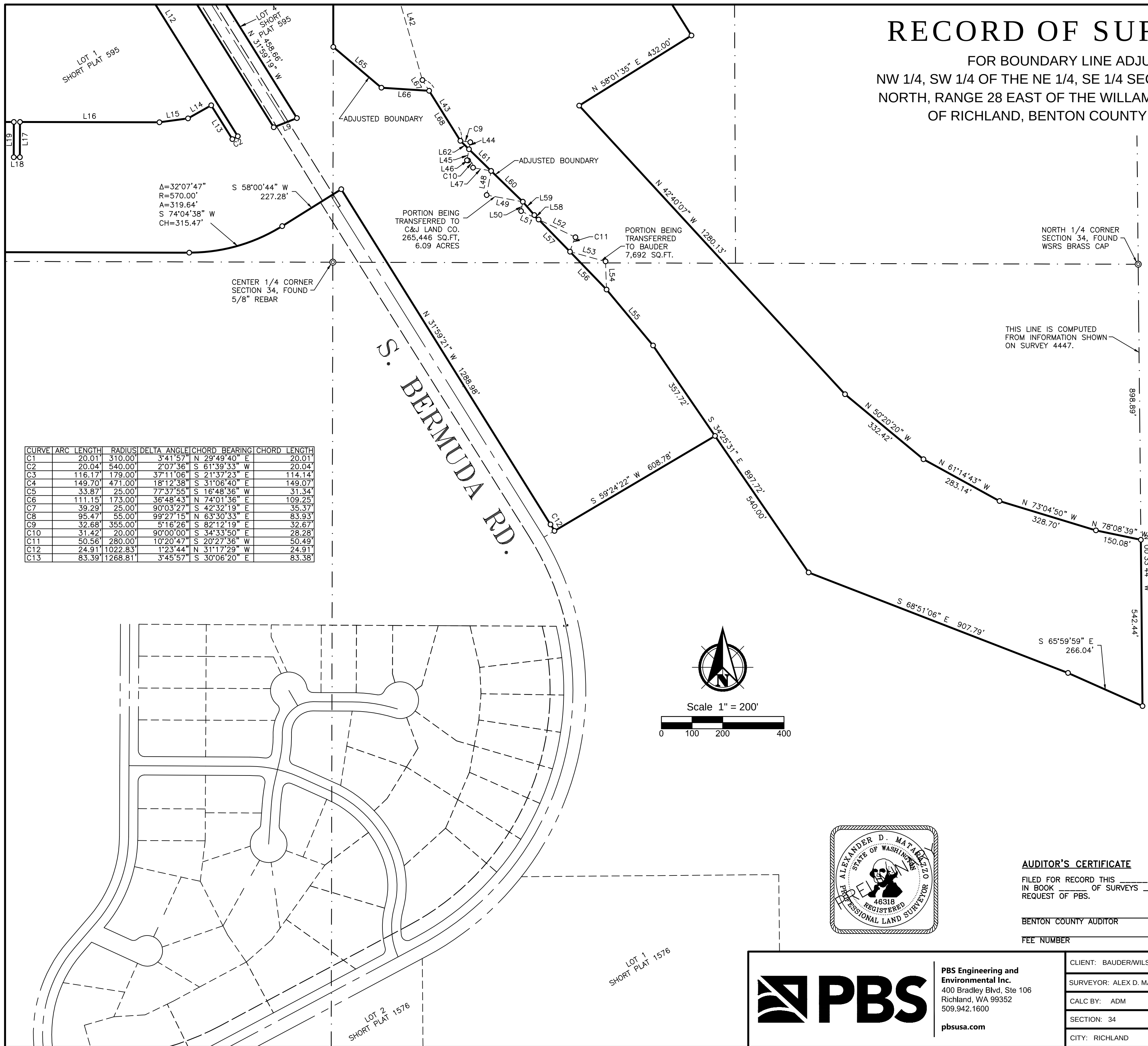
**PBS Engineering and
Environmental Inc.**
400 Bradley Blvd, Ste 106
Richland, WA 99352
509.942.1600

pbsusa.com

CLIENT: BAUDER/WILSON		PROJECT NO.: 4234-00	
SURVEYOR: ALEX D. MATARAZZO		DATE: 07/10/2017	
CALC BY: ADM	DRAWN BY: ADM	SCALE: 1" = 200'	
SECTION: 34	TOWNSHIP: 9 NORTH	RANGE: 28 EAST	
CITY: RICHLAND	COUNTY: BENTON	SHEET <u>2</u> OF <u>5</u>	

RECORD OF SURVEY

FOR BOUNDARY LINE ADJUSTMENT
NW 1/4, SW 1/4 OF THE NE 1/4, SE 1/4 SECTION 34, TOWNSHIP 9
NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY
OF RICHLAND, BENTON COUNTY, WASHINGTON



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	20.01'	310.00'	3°41'57"	N 29°49'40" E	20.01'
C2	20.04'	540.00'	2°07'36"	S 61°39'33" W	20.04'
C3	116.17'	179.00'	37°11'06"	S 21°37'23" E	114.14'
C4	149.70'	471.00'	18°12'38"	S 31°06'40" E	149.07'
C5	33.87'	25.00'	77°37'55"	S 16°48'36" W	31.34'
C6	111.15'	173.00'	36°48'43"	N 74°01'36" E	109.25'
C7	39.29'	25.00'	90°03'27"	S 42°32'19" E	35.37'
C8	95.47'	55.00'	99°27'15"	N 63°30'33" E	83.93'
C9	32.68'	355.00'	5°16'26"	S 82°12'19" E	32.67'
C10	31.42'	20.00'	90°00'00"	S 34°33'50" E	28.28'
C11	50.56'	280.00'	10°20'47"	S 20°27'36" W	50.49'
C12	24.91'	1022.83'	1°23'44"	N 31°17'29" W	24.91'
C13	83.39'	1268.81'	3°45'57"	S 30°06'20" E	83.38'

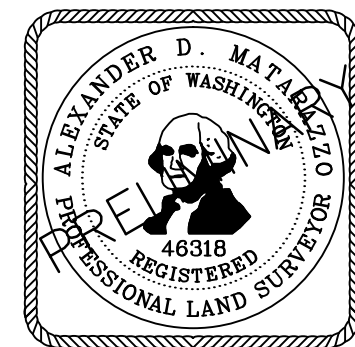
LINE	BEARING	DISTANCE
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L16	N 89°51'32" W	455.00'
L17	S 00°08'28" W	115.00'
L18	N 89°51'32" W	20.00'
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L68	S 31°59'19" E	192.52'

AUDITOR'S CERTIFICATE

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IN BOOK _____ OF SURVEYS _____ AT PAGE _____ AT THE
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FEE NUMBER _____



PBS Engineering and Environmental Inc.
400 Bradley Blvd, Ste 106
Richland, WA 99352
509.942.1600
pbsusa.com

CLIENT: BAUDER/WILSON		PROJECT NO.: 4234-00
SURVEYOR: ALEX D. MATARAZZO		DATE: 07/10/2017
CALC BY: ADM	DRAWN BY: ADM	SCALE: 1" = 200'
SECTION: 34	TOWNSHIP: 9 NORTH	RANGE: 28 EAST
CITY: RICHLAND	COUNTY: BENTON	SHEET <u>3</u> OF <u>5</u>

EXISTING PARCEL DESCRIPTIONS

PARCEL #1-3498-100-0005-000 (QCD 2016-018527)

A PORTION OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M., BENTON COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 34; THENCE SOUTH 0°33'25" EAST ALONG THE EAST LINE OF SAID SECTION 34 A DISTANCE OF 1320.72 FEET TOT HE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER; THENCE NORTH 89°34'14" WEST ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER A DISTANCE OF 1812.32 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 31°59'19" EAST A DISTANCE OF 693.29 FEET; THENCE SOUTH 58°00'41" WEST A DISTANCE OF 432.00 FEET; THENCE SOUTH 42°41'01" EAST A DISTANCE OF 1280.13 FEET THENCE SOUTH 50°21'14" EAST A DISTANCE OF 332.42 FEET; THENCE SOUTH 61°15'37" EAST A DISTANCE OF 283.14 FEET; THENCE SOUTH 73°05'44" EAST A DISTANCE OF 328.70 FEET; THENCE SOUTH 78°09'33" EAST A DISTANCE OF 153.04 FEET TO THE EAST LINE OF SAID SECTION 34; THENCE SOUTH 0°33'25" EAST ALONG THE EAST LINE OF SAID SECTION 34 A DISTANCE OF 540.20 FEET; THENCE NORTH 65°59'57" WEST A DISTANCE OF 265.85 FEET; THENCE NORTH 68°51'04" WEST A DISTANCE OF 907.79 FEET; THENCE NORTH 34°25'29" WEST A DISTANCE OF 897.72 FEET; THENCE NORTH 39°48'15" WEST A DISTANCE OF 237.31 FEET; THENCE NORTH 2°03'01" WEST A DISTANCE OF 91.96 FEET; THENCE NORTH 74°42'48" WEST A DISTANCE OF 120.00 FEET TO A POINT ON CURVE; THENCE NORTHEASTERLY ALONG THE ARC TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 10°20'47", A RADIUS OF 280.00 FEET, A CHORD BEARING NORTH 20°27'35" EAST, AN ARC DISTANCE OF 50.56 FEET TO A POINT OF TANGENT; THENCE NORTH 64°22'01" WEST RADIAL TO SAID CURVE, A DISTANCE OF 196.70 FEET; THENCE NORTH 10°25'54" EAST A DISTANCE OF 31.13 FEET; THENCE NORTH 79°34'06" WEST A DISTANCE OF 120.00 FEET; THENCE NORTH 10°26'01" EAST A DISTANCE OF 80.00 FEET; THENCE NORTH 79°34'06" WEST A DISTANCE OF 60.00 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 20.00 FEET AND A CHORD BEARING NORTH 34°33'50" WEST, AN ARC DISTANCE OF 31.41 FEET; THENCE NORTH 79°34'08" WEST A DISTANCE OF 3.82 FEET; THENCE NORTH 10°25'54" EAST A DISTANCE OF 60.00 FEET; TO A POINT OF CURVE, THENCE WESTERLY ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 5°16'26", A RADIUS OF 355.00 FEET AND A CHORD BEARING NORTH 82°12'19" WEST, AN ARC DISTANCE OF 32.69 FEET; THENCE NORTH 31°59'19" WEST A DISTANCE OF 233.81 FEET; THENCE NORTH 16°01'55" WEST A DISTANCE OF 400.68 FEET; THENCE NORTH 31°59'19" WEST A DISTANCE OF 155.71 FEET; THENCE NORTH 52°44'43" WEST A DISTANCE OF 66.36 FEET; THENCE NORTH 31°59'19" WEST A DISTANCE OF 120.21 FEET; THENCE NORTH 13°55'25" EAST A DISTANCE OF 82.52 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34; THENCE SOUTH 89°34'14" EAST ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 34 A DISTANCE OF 800.48 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL #1-3498-200-0005-002 (QCD 2012-016993)

REAL PROPERTY SITUATED IN BENTON COUNTY, WASHINGTON, LYING IN THE NORTHWEST QUARTER, THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 34; THENCE SOUTH 00°45'08" WEST ALONG THE WEST LINE THEREOF A DISTANCE OF 337.42 FEET TO THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION SAID CORNER BEING THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00°45'08" WEST ALONG THE WEST LINE OF SAID SECTION FOR 2331.96 FEET TO A POINT ON THE SAID WEST LINE, SAID POINT LIES NORTH 00°45'08" EAST 30.00 FEET FROM THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE SOUTH 89°51'32" EAST, PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION A DISTANCE OF 2,159.99 FEET TO A POINT OF CURVATURE OF A 570.00 FOOT RADIUS CURVE; THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 32°07'47", AN ARC DISTANCE OF 319.64 FEET; THENCE NORTH 58°00'41" EAST 227.40 FEET; THENCE SOUTH 31°59'19" EAST 1,289.03 FEET TO A POINT OF CURVATURE OF A 1022.83 FOOT RADIUS CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 1°23'43", AN ARC DISTANCE OF 24.91 FEET; THENCE NORTH 59°24'24" EAST RADIAL TO SAID CURVE FOR 608.78 FEET; THENCE NORTH 34°25'29" WEST 357.72 FEET; THENCE NORTH 39°48'15" WEST 237.31 FEET; THENCE NORTH 02°03'01" WEST 91.96 FEET; THENCE NORTH 74°42'48" WEST 120.00 FEET TO A POINT ON THE ARC OF A 280.00 FOOT RADIUS CURVE, THE RADIUS POINT OF WHICH BEARS SOUTH 74°42'49" EAST; THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 10°20'47", AN ARC DISTANCE OF 50.56 FEET; THENCE NORTH 64°22'01" WEST 196.70 FEET; THENCE NORTH 10°25'54" EAST 31.13 FEET; THENCE NORTH 79°34'06" WEST 120.00 FEET; THENCE NORTH 10°26'01" EAST 80.00 FEET; THENCE NORTH 79°34'16" WEST 60.00 FEET TO A POINT ON THE ARC OF A 20.00 FOOT RADIUS CURVE, THE RADIUS POINT OF WHICH BEARS NORTH 79°33'50" WEST; THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET; THENCE NORTH 79°34'08" WEST 3.82 FEET; THENCE NORTH 10°25'54" EAST 60.00 FEET TO A POINT ON THE ARC OF A 355.00 FOOT RADIUS CURVE, THE RADIUS POINT OF WHICH BEARS SOUTH 10°25'52" WEST; THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 5°16'26", AN ARC DISTANCE OF 32.68 FEET; THENCE NORTH 31°59'19" WEST 233.81 FEET; THENCE NORTH 16°01'55" WEST 400.68 FEET; THENCE NORTH 31°59'19" WEST 155.71 FEET; THENCE NORTH 52°44'43" WEST 66.36 FEET; THENCE NORTH 31°59'06" WEST 120.22 FEET; THENCE NORTH 13°55'21" EAST 82.52 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE NORTH 00°06'53" EAST ALONG THE EAST LINE THEREOF FOR 300.94 FEET; THENCE NORTH 62°10'08" WEST 145.93 FEET; THENCE NORTH 80°20'13" WEST 151.61 FEET; THENCE SOUTH 01°54'35" WEST 139.23 FEET TO A POINT ON THE ARC OF A 55.00 FOOT RADIUS CURVE, THE RADIUS POINT OF WHICH BEARS SOUTH 23°14'01" WEST; THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 99°27'15", AN ARC DISTANCE OF 95.47 FEET; THENCE NORTH 76°13'15" WEST 248.55 FEET; THENCE NORTH 62°06'19" WEST 89.64 FEET TO A POINT ON THE ARC OF A 25.00 FOOT RADIUS CURVE, THE RADIUS POINT OF WHICH BEARS NORTH 87°30'45" WEST; THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 90°03'27", AN ARC DISTANCE OF 39.29 FEET TO A POINT OF TANGENCY; THENCE NORTH 87°34'11" WEST 132.44 FEET TO A POINT OF CURVATURE OF A 173.00 FOOT RADIUS CURVE; THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 36°48'43", AN ARC DISTANCE OF 111.15 FEET; THENCE NORTH 34°22'55" WEST 54.00 FEET TO A POINT ON THE ARC OF A 25.00 FOOT RADIUS CURVE, THE RADIUS POINT OF WHICH BEARS NORTH 34°22'55" WEST; THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 77°37'35", AN ARC DISTANCE OF 33.87 FEET TO A POINT OF TANGENCY; THENCE NORTH 22°00'30" WEST 247.89 FEET TO A POINT OF CURVATURE OF A 471.00 FOOT RADIUS CURVE; THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 18°12'36", AN ARC DISTANCE OF 149.70 FEET TO A POINT OF TANGENCY; THENCE NORTH 40°13'05" WEST 155.78 FEET TO A POINT OF CURVATURE OF A 179.00 FOOT RADIUS CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 60°24'48", AN ARC DISTANCE OF 188.74 FEET TO A POINT OF TANGENCY; THENCE NORTH 20°11'42" EAST 28.09 FEET; THENCE NORTH 23°13'47" WEST 136.68 FEET; THENCE NORTH 11°08'50" EAST 154.45 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE NORTH 89°09'36" WEST ALONG SAID NORTH LINE FOR 669.45 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE SOUTH 00°35'39" WEST ALONG THE EAST LINE THEREOF FOR 336.42 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE NORTH 89°14'54" WEST ALONG THE SOUTH LINE THEREOF FOR 650.73 TO THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION AND THE SAID TRUE POINT OF BEGINNING.

EXCEPTING ALL OF SHORT PLAT 595, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 1 OF SHORT PLATS, AT PAGE 595, RECORDS OF BENTON COUNTY.

ALSO EXCEPTING A PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1 OF SHORT PLAT 3241, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK 1 OF SHORT PLATS, AT PAGE 3241, RECORDS OF SAID COUNTY; THENCE ALONG THE WESTERLY BOUNDARY OF SAID LOT 1 THE FOLLOWING COURSES AND DISTANCES SOUTH 11°08'50" WEST 154.45 FEET; THENCE SOUTH 23°13'47" EAST 136.68 FEET; THENCE SOUTH 20°11'42" WEST 28.09 FEET TO THE POINT OF CURVATURE OF A 179.00 FOOT RADIUS CURVE; THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 23°14'23", AN ARC DISTANCE OF 72.60 FEET; THENCE LEAVING SAID WESTERLY BOUNDARY NORTH 03°02'40" WEST 77.58 FEET; THENCE NORTH 16°49'38" WEST 83.10 FEET; THENCE NORTH 27°33'03" WEST 79.99 FEET; THENCE NORTH 33°55'14" WEST 179.86 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE SOUTH 89°09'36" EAST ALONG SAID NORTH LINE FOR 161.96 FEET THE SAID POINT OF BEGINNING. (BOUNDARY LINE ADJUSTMENT PER QCD, AF#2010-026265, 9/13/2010).

RECORD OF SURVEY

FOR BOUNDARY LINE ADJUSTMENT
NW 1/4, SW 1/4 OF THE NE 1/4, SE 1/4 SECTION 34, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, WASHINGTON

TRANSFER PARCEL DESCRIPTIONS

TRANSFER FROM BAUDER TO C & J LAND COMPANY

REAL PROPERTY SITUATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 34; THENCE SOUTH 00°06'46" WEST ALONG THE WEST LINE OF THE NORTHEAST QUARTER A DISTANCE OF 1,333.89 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 13°57'18" WEST A DISTANCE OF 82.68 FEET; THENCE SOUTH 31°59'06" EAST A DISTANCE OF 120.22 FEET; THENCE SOUTH 52°44'43" EAST A DISTANCE OF 66.36 FEET;THENCE SOUTH 31°59'19" EAST A DISTANCE OF 155.71 FEET; THENCE SOUTH 16°01'55" EAST A DISTANCE OF 400.68 FEET; THENCE SOUTH 31°59'19" EAST A DISTANCE OF 233.81 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 45°35'07" EAST A DISTANCE OF 140.43 FEET; THENCE SOUTH 45°52'40" EAST A DISTANCE OF 144.22 FEET; THENCE SOUTH 40°37'06" EAST A DISTANCE OF 57.50 FEET;THENCE SOUTH 44°19'57" EAST A DISTANCE OF 166.89 FEET; THENCE SOUTH 43°56'19" EAST A DISTANCE OF 171.56 FEET; THENCE NORTH 02°03'01" WEST A DISTANCE OF 91.96 FEET;THENCE NORTH 74°42'48" WEST A DISTANCE OF 120.00 FEET TO A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 280.00 FEET; THE RADIUS POINT OF WHICH BEARS SOUTH 74°42'48" EAST; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 50.56 FEET, WITH A DELTA ANGLE OF 10°20'47", A CHORD BEARING OF NORTH 20°27'36" EAST, AND A CHORD LENGTH OF 50.49 FEET TO A NON TANGENT LINE; THENCE NORTH 64°22'01" WEST A DISTANCE OF 133.35 FEET; THENCE NORTH 44°19'57" WEST A DISTANCE OF 20.10 FEET; THENCE NORTH 40°37'06" WEST A DISTANCE OF 57.50 FEET; THENCE NORTH 45°52'40" WEST A DISTANCE OF 144.22 FEET;THENCE NORTH 45°35'07" WEST A DISTANCE OF 101.08 FEET; THENCE NORTH 10°25'54" EAST A DISTANCE OF 23.50 FEET; TO A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 355.00 FEET; THE RADIUS POINT OF WHICH BEARS SOUTH 10°25'54" WEST; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 32.68 FEET, WITH A DELTA ANGLE OF 05°16'26", A CHORD BEARING OF NORTH 82°12'19" WEST, AND A CHORD LENGTH OF 32.67 FEET TO THE SAID TRUE POINT OF BEGINNING.

HAVING AN AREA OF 8,973 SQUARE FEET, 0.21 ACRES.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

TRANSFER FROM C & J LAND COMPANY TO BAUDER

REAL PROPERTY SITUATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER SECTION 34, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 34; THENCE SOUTH 00°06'46" WEST ALONG THE WEST LINE OF THE NORTHEAST QUARTER A DISTANCE OF 1,333.89 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER WHICH IS ALSO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 13°57'18" WEST A DISTANCE OF 82.68 FEET; THENCE SOUTH 31°59'06" EAST A DISTANCE OF 120.22 FEET; THENCE SOUTH 52°44'43" EAST A DISTANCE OF 66.36 FEET;THENCE SOUTH 31°59'19" EAST A DISTANCE OF 155.71 FEET; THENCE SOUTH 16°01'55" EAST A DISTANCE OF 400.68 FEET; THENCE SOUTH 31°59'19" EAST A DISTANCE OF 233.81 FEET; THENCE SOUTH 45°35'07" EAST A DISTANCE OF 39.35 FEET; THENCE SOUTH 45°35'07" EAST A DISTANCE OF 101.08 FEET; THENCE SOUTH 45°52'40" EAST A DISTANCE OF 144.22 FEET; THENCE SOUTH 40°37'06" EAST A DISTANCE OF 57.50 FEET; THENCE SOUTH 44°19'57" EAST A DISTANCE OF 20.10 FEET; THENCE NORTH 64°22'01" WEST A DISTANCE OF 63.35 FEET; THENCE NORTH 10°25'54" EAST A DISTANCE OF 31.13 FEET; THENCE NORTH 79°34'06" WEST A DISTANCE OF 120.00 FEET; THENCE NORTH 10°26'01" EAST A DISTANCE OF 80.00 FEET; THENCE NORTH 79°34'16" WEST A DISTANCE OF 60.00 FEET TO A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 20.00 FEET; THE RADIUS POINT OF WHICH BEARS NORTH 79°33'50" WEST; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 31.42 FEET, WITH A DELTA ANGLE OF 90°00'18", A CHORD BEARING OF NORTH 34°33'59" WEST, AND A CHORD LENGTH OF 28.29 FEET TO A TANGENT LINE; THENCE NORTH 79°34'08" WEST A DISTANCE OF 3.82 FEET; THENCE NORTH 10°25'54" EAST A DISTANCE OF 36.50 FEET; THENCE NORTH 45°35'07" WEST A DISTANCE OF 39.35 FEET; THENCE NORTH 31°59'19" WEST A DISTANCE OF 192.52 FEET; THENCE NORTH 86°22'15" WEST A DISTANCE OF 156.14 FEET; THENCE NORTH 49°42'13" WEST A DISTANCE OF 205.84 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER; THENCE NORTH 00°06'46" EAST ALONG THE WEST LINE OF THE NORTHEAST QUARTER A DISTANCE OF 347.63 FEET; THENCE SOUTH 68°46'25" WEST A DISTANCE OF 161.19 FEET; THENCE SOUTH 58°00'41" WEST A DISTANCE OF 250.06 FEET; THENCE NORTH 31°59'19" WEST A DISTANCE OF 294.03 FEET; THENCE NORTH 58°00'41" EAST A DISTANCE OF 427.93 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 89°30'45" EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER A DISTANCE OF 155.72 FEET TO THE SAID TRUE POINT OF BEGINNING.

HAVING AN AREA OF 265,446 SQUARE FEET, 6.09 ACRES.

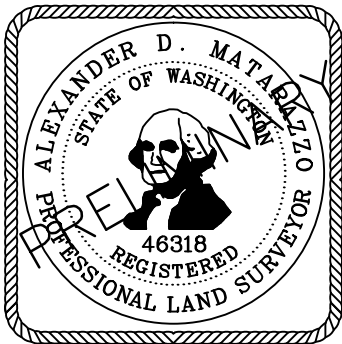
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 20____ AT _____ .M. IN BOOK _____ OF SURVEYS _____ AT PAGE _____ AT THE REQUEST OF PBS.

BENTON COUNTY AUDITOR _____

FEE NUMBER _____



PBS Engineering and Environmental Inc.
400 Bradley Blvd, Ste 106
Richland, WA 99352
509.942.1600

pbsusa.com

CLIENT: BAUDER/WILSON		PROJECT NO.: 4234-00	
SURVEYOR: ALEX D. MATARAZZO		DATE: 07/10/2017	
CALC BY: ADM	DRAWN BY: ADM	SCALE: N/A	
SECTION: 34	TOWNSHIP: 9 NORTH	RANGE: 28 EAST	
CITY: RICHLAND	COUNTY: BENTON	SHEET <u>4</u> OF <u>5</u>	

RECORD OF SURVEY_____

ADJUSTED PARCEL DESCRIPTIONS

ADJUSTED C & J LAND COMPANY PARCEL

REAL PROPERTY SITUATED IN THE NORTHWEST QUARTER, THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 34; THENCE SOUTH 89°09'47" EAST ALONG THE NORTH LINE OF SAID SECTION 34 A DISTANCE OF 649.76 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SAID CORNER ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89°09'47" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER A DISTANCE OF 507.59 FEET; THENCE SOUTH 33°54'44" EAST A DISTANCE OF 179.82 FEET; THENCE SOUTH 27°32'33" EAST A DISTANCE OF 79.99 FEET; THENCE SOUTH 16°49'08" EAST A DISTANCE OF 83.10 FEET; THENCE SOUTH 03°01'50" EAST A DISTANCE OF 77.63 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 179.00 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 116.17 FEET, WITH A DELTA ANGLE OF 37°11'06", A CHORD BEARING OF SOUTH 21°37'23" EAST, AND A CHORD LENGTH OF 114.14 FEET; THENCE SOUTH 40°12'56" EAST A DISTANCE OF 155.79 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 471.00 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 149.69 FEET, WITH A DELTA ANGLE OF 18°12'35", A CHORD BEARING OF SOUTH 31°06'39" EAST, AND A CHORD LENGTH OF 149.06 FEET; THENCE SOUTH 22°00'21" EAST A DISTANCE OF 247.89 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 33.87 FEET, WITH A DELTA ANGLE OF 77°37'55", A CHORD BEARING OF SOUTH 16°48'36" WEST, AND A CHORD LENGTH OF 31.34 FEET; THENCE SOUTH 34°22'46" EAST A DISTANCE OF 54.00 FEET TO A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 173.00 FEET; THE RADIUS POINT OF WHICH BEARS SOUTH 34°22'45" EAST; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 111.15 FEET, WITH A DELTA ANGLE OF 36°48'43", A CHORD BEARING OF NORTH 74°01'36" EAST, AND A CHORD LENGTH OF 109.25 FEET; THENCE SOUTH 87°34'02" EAST A DISTANCE OF 132.44 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 39.29 FEET, WITH A DELTA ANGLE OF 90°03'27", A CHORD BEARING OF SOUTH 42°32'19" EAST, AND A CHORD LENGTH OF 35.37 FEET; THENCE SOUTH 62°06'10" EAST A DISTANCE OF 89.64 FEET; THENCE SOUTH 76°13'06" EAST A DISTANCE OF 248.55 FEET TO A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 55.00 FEET; THE RADIUS POINT OF WHICH BEARS SOUTH 76°13'05" EAST; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 95.47 FEET, WITH A DELTA ANGLE OF 99°27'15", A CHORD BEARING OF NORTH 63°30'33" EAST, AND A CHORD LENGTH OF 83.93 FEET; THENCE NORTH 01°54'44" EAST A DISTANCE OF 139.23 FEET; THENCE SOUTH 80°20'04" EAST A DISTANCE OF 151.61 FEET; THENCE SOUTH 62°09'59" EAST A DISTANCE OF 145.81 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER; THENCE SOUTH 00°06'46" WEST ALONG THE WEST LINE OF THE NORTHEAST QUARTER A DISTANCE OF 300.90 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 89°30'45" WEST A DISTANCE OF 155.72 FEET ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 58°00'41" WEST A DISTANCE OF 427.93 FEET TO THE NORTHEASTERLY BOUNDARY OF SHORT PLAT 595, AS RECORDED WITH THE BENTON COUNTY AUDITOR UNDER AUDITOR'S FILE NUMBER 771566; THENCE ALONG THE EXTERNAL BOUNDARY OF SAID SHORT PLAT 595 THE FOLLOWING COURSES NORTH 31°59'19" WEST A DISTANCE OF 363.86 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 1268.81 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 83.39 FEET, WITH A DELTA ANGLE OF 03°45'57", A CHORD BEARING OF NORTH 30°06'20" WEST, AND A CHORD LENGTH OF 83.38 FEET TO A NON TANGENT LINE; THENCE SOUTH 68°29'19" WEST A DISTANCE OF 253.30 FEET; THENCE SOUTH 21°30'41" EAST A DISTANCE OF 115.00 FEET; THENCE SOUTH 68°29'19" WEST A DISTANCE OF 575.33 FEET; THENCE SOUTH 55°17'34" WEST A DISTANCE OF 150.00 FEET; THENCE NORTH 62°01'18" WEST A DISTANCE OF 115.00 FEET TO A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 310.00 FEET; THE RADIUS POINT OF WHICH BEARS SOUTH 58°19'22" EAST; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 20.01 FEET, WITH A DELTA ANGLE OF 03°41'57", A CHORD BEARING OF SOUTH 29°49'40" WEST, AND A CHORD LENGTH OF 20.01 FEET TO A NON TANGENT LINE; THENCE SOUTH 62°01'18" EAST A DISTANCE OF 113.18 FEET; THENCE SOUTH 20°10'32" WEST A DISTANCE OF 472.96 FEET; THENCE SOUTH 69°49'28" EAST A DISTANCE OF 63.71 FEET; THENCE NORTH 20°10'32" EAST A DISTANCE OF 114.98 FEET; THENCE SOUTH 69°49'28" EAST A DISTANCE OF 465.19 FEET; THENCE SOUTH 89°51'32" EAST A DISTANCE OF 200.35 FEET; THENCE SOUTH 00°08'28" WEST A DISTANCE OF 115.00 FEET; THENCE SOUTH 89°51'32" EAST A DISTANCE OF 20.00 FEET; THENCE NORTH 00°08'28" EAST A DISTANCE OF 115.00 FEET; THENCE SOUTH 89°51'32" EAST A DISTANCE OF 455.00 FEET; THENCE NORTH 82°16'18" EAST A DISTANCE OF 94.27 FEET; THENCE NORTH 60°35'40" EAST A DISTANCE OF 86.88 FEET; THENCE SOUTH 31°59'19" EAST A DISTANCE OF 130.00 FEET TO A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 540.00 FEET; THE RADIUS POINT OF WHICH BEARS NORTH 27°16'39" WEST; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 20.04 FEET, WITH A DELTA ANGLE OF 02°07'36", A CHORD BEARING OF NORTH 61°39'33" EAST, AND A CHORD LENGTH OF 20.04 FEET TO A NON TANGENT LINE; THENCE NORTH 31°59'19" WEST A DISTANCE OF 979.45 FEET; THENCE NORTH 58°00'41" EAST A DISTANCE OF 115.00 FEET; THENCE SOUTH 31°59'19" EAST A DISTANCE OF 1,016.76 FEET; THENCE NORTH 68°29'19" EAST A DISTANCE OF 81.36 FEET; THENCE NORTH 31°59'19" WEST A DISTANCE OF 458.66 FEET; THENCE LEAVING THE BOUNDARY OF SAID SHORT PLAT 595 NORTH 58°00'41" EAST A DISTANCE OF 250.06 FEET; THENCE NORTH 68°46'25" EAST A DISTANCE OF 161.19 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER; THENCE SOUTH 00°06'46" WEST ALONG THE WEST LINE OF THE NORTHEAST QUARTER A DISTANCE OF 347.63 FEET; THENCE SOUTH 49°42'13" EAST A DISTANCE OF 205.84 FEET; THENCE SOUTH 86°22'15" EAST A DISTANCE OF 156.14 FEET; THENCE SOUTH 31°59'19" EAST A DISTANCE OF 192.52 FEET; THENCE SOUTH 45°35'07" EAST A DISTANCE OF 140.43 FEET; THENCE SOUTH 45°52'40" EAST A DISTANCE OF 144.22 FEET; THENCE SOUTH 40°37'06" EAST A DISTANCE OF 57.50 FEET; THENCE SOUTH 44°19'57" EAST A DISTANCE OF 166.89 FEET; THENCE SOUTH 43°56'19" EAST A DISTANCE OF 171.56 FEET; THENCE SOUTH 39°48'17" EAST A DISTANCE OF 237.31 FEET; THENCE SOUTH 34°25'31" EAST A DISTANCE OF 897.72 FEET; THENCE SOUTH 68°51'06" EAST A DISTANCE OF 907.79 FEET; THENCE SOUTH 65°59'59" EAST A DISTANCE OF 266.04 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER; THENCE NORTH 00°33'44" WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER A DISTANCE OF 542.44 FEET; THENCE NORTH 78°08'39" WEST A DISTANCE OF 150.08 FEET; THENCE NORTH 73°04'50" WEST A DISTANCE OF 328.70 FEET; THENCE NORTH 61°14'43" WEST A DISTANCE OF 283.14 FEET; THENCE NORTH 50°20'20" WEST A DISTANCE OF 332.42 FEET; THENCE NORTH 42°40'07" WEST A DISTANCE OF 1,280.13 FEET; THENCE NORTH 58°01'35" EAST A DISTANCE OF 432.00 FEET; THENCE NORTH 31°58'25" WEST A DISTANCE OF 693.29 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER; THENCE NORTH 89°33'20" WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER A DISTANCE OF 800.57 FEET TO THE SAID TRUE POINT OF BEGINNING.

HAVING AN AREA OF 5,231,549 SQUARE FEET, 120.10 ACRES.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR BOUNDARY LINE ADJUSTMENT

NW 1/4, SW 1/4 OF THE NE 1/4, SE 1/4 SECTION 34, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, WASHINGTON

ADJUSTED BAUDER PARCEL

REAL PROPERTY SITUATED IN THE SOUTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 34; THENCE SOUTH 00°06'46" WEST ALONG THE WEST LINE OF THE NORTHEAST QUARTER A DISTANCE OF 1,333.89 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, SAID CORNER BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 89°30'45" WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER A DISTANCE OF 155.72 FEET; THENCE SOUTH 58°00'41" WEST A DISTANCE OF 427.93 FEET TO THE NORTHEASTERLY LINE OF LOT 4 OF SHORT PLAT 595, AS RECORDED WITH THE BENTON COUNTY AUDITOR UNDER FILE NUMBER 771566; THENCE SOUTH 31°59'19" EAST ALONG THE NORTHEASTERLY LINE OF SAID LOT 4 A DISTANCE OF 294.03 FEET; THENCE NORTH 58°00'41" EAST A DISTANCE OF 250.06 FEET; THENCE NORTH 68°46'25" EAST A DISTANCE OF 161.19 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER; THENCE SOUTH 00°06'46" WEST ALONG THE WEST LINE OF THE NORTHEAST QUARTER A DISTANCE OF 347.63 FEET; THENCE SOUTH 49°42'13" EAST A DISTANCE OF 205.84 FEET; THENCE SOUTH 86°22'15" EAST A DISTANCE OF 156.14 FEET; THENCE SOUTH 31°59'19" EAST A DISTANCE OF 192.52 FEET; THENCE SOUTH 45°35'07" EAST A DISTANCE OF 140.43 FEET; THENCE SOUTH 45°52'40" EAST A DISTANCE OF 144.22 FEET; THENCE SOUTH 40°37'06" EAST A DISTANCE OF 57.50 FEET; THENCE SOUTH 44°19'57" EAST A DISTANCE OF 166.89 FEET; THENCE SOUTH 43°56'19" EAST A DISTANCE OF 171.56 FEET; THENCE SOUTH 39°48'17" EAST A DISTANCE OF 237.31 FEET; THENCE SOUTH 34°25'31" EAST A DISTANCE OF 897.72 FEET; THENCE SOUTH 68°51'06" EAST A DISTANCE OF 907.79 FEET; THENCE SOUTH 65°59'59" EAST A DISTANCE OF 266.04 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER; THENCE NORTH 00°33'44" WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER A DISTANCE OF 542.44 FEET; THENCE NORTH 78°08'39" WEST A DISTANCE OF 150.08 FEET; THENCE NORTH 73°04'50" WEST A DISTANCE OF 328.70 FEET; THENCE NORTH 61°14'43" WEST A DISTANCE OF 283.14 FEET; THENCE NORTH 50°20'20" WEST A DISTANCE OF 332.42 FEET; THENCE NORTH 42°40'07" WEST A DISTANCE OF 1,280.13 FEET; THENCE NORTH 58°01'35" EAST A DISTANCE OF 432.00 FEET; THENCE NORTH 31°58'25" WEST A DISTANCE OF 693.29 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER; THENCE NORTH 89°33'20" WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER A DISTANCE OF 800.57 FEET TO THE SAID TRUE POINT OF BEGINNING.

HAVING AN AREA OF 2,065,028 SQUARE FEET, 47.41 ACRES.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF MARK BAUDER AND C & J LAND COMPANY, TO PERFORM A BOUNDARY LINE ADJUSTMENT.

ALL FOUND MONUMENTS AND PROPERTY CORNERS SHOWN ON THIS SURVEY WERE VISITED BETWEEN APRIL AND MAY OF 2016.

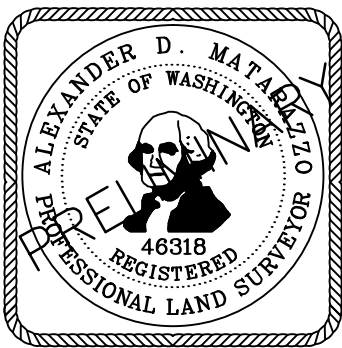
THIS SURVEY WAS PERFORMED USING TRIMBLE R8 GNSS GPS RECEIVERS IN RTK MODE, HAVING A STANDARD ERROR OF 1CM+2PPM, A SPECTRA PRECISION SP80 IN VRS NETWORK MODE, HAVING A STANDARD ERROR OF 8MM+1PPM, AND A TRIMBLE S6 TOTAL STATION WITH 3" ANGLE ACCURACY

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 20____ AT _____ .M.
IN BOOK _____ OF SURVEYS _____ AT PAGE _____ AT THE
REQUEST OF PBS.

BENTON COUNTY AUDITOR _____

FEE NUMBER _____



PBS Engineering and Environmental Inc.
400 Bradley Blvd, Ste 106
Richland, WA 99352
509.942.1600

pbsusa.com

CLIENT: BAUDER/WILSON		PROJECT NO.: 4234-00	
SURVEYOR: ALEX D. MATARAZZO		DATE: 07/10/2017	
CALC BY: ADM	DRAWN BY: ADM	SCALE: N/A	
SECTION: 34	TOWNSHIP: 9 NORTH	RANGE: 28 EAST	
CITY: RICHLAND	COUNTY: BENTON	SHEET <u>5</u> OF <u>5</u>	



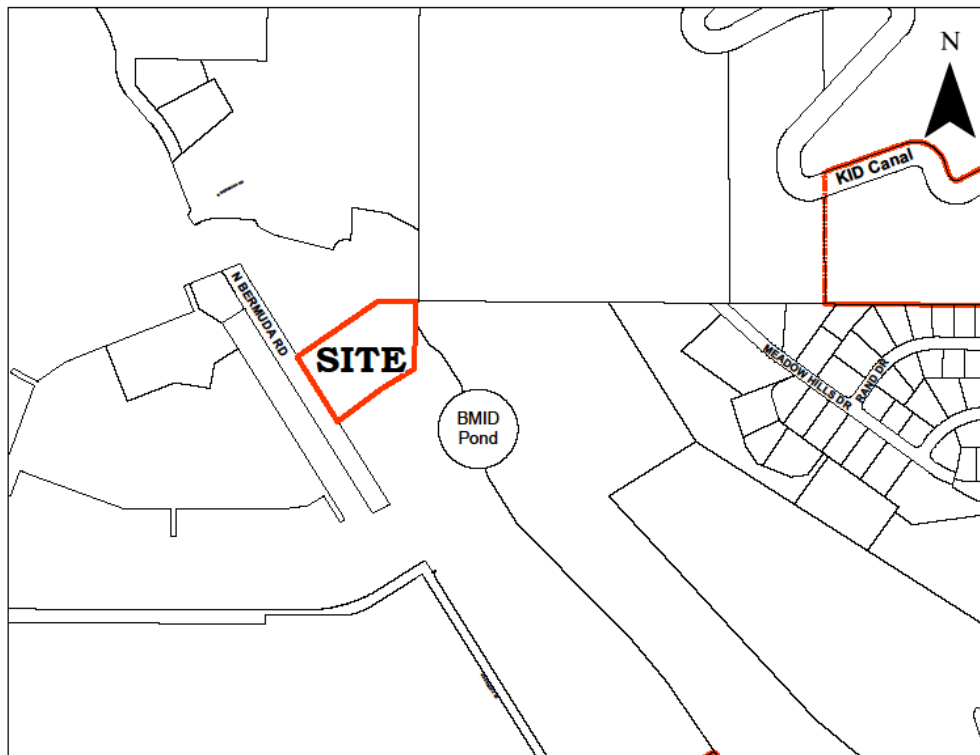
CITY OF RICHLAND PUBLIC HEARING NOTICE (S2017-103 & Z2017-105)

Notice is hereby given that Mark Bauder on September 21, 2017, filed an application for preliminary plat and rezone approval to change the zoning from Agriculture to R-1-10 (Low-Density Residential) and to subdivide an approximately 3.47 acre site into 11 single family residential lots (Preliminary Plat of Westcliffe Heights II). The proposed plat and rezone site is located north of N. Jurupa Street and south of Meadow Hills Drive, in an area locally referred to as Little Badger Mountain. The proposed plat would have an average lot size of 11,257 square feet.

The Richland Hearings Examiner, on **Monday, November 13**, 2017, will conduct a public hearing and review of the application at 6:00 p.m. in the Richland City Hall Council Chambers, 505 Swift Boulevard. All interested parties are invited to attend and present testimony at the public hearing.

Any person desiring to express their views or to be notified of any decisions pertaining to this application should notify Shane O'Neill, Senior Planner, 840 Northgate Drive, Richland, WA 99352. Comments may also be faxed to (509) 942-7587 or emailed to soneill@ci.richland.wa.us. Written comments should be received no later than 5:00 p.m. on Monday, November 6, 2017 to be incorporated into the staff report. Comments received after that date will be entered into the record at the hearing.

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



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AFFIDAVIT OF POSTING

STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

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

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

2. On the 18th day of October, 2017, I posted the attached NOTICE OF PUBLIC HEARING, File Number S2017-103 at the following location:

The north terminus of Bermuda Road, adjacent to and east of the Hidden Hills subdivision

Print Name: Shane O'Neill
SIGNED AND SWORN to before me this 18th day of October, 2017 by SHANE O'NEILL.

Signature of Notary

Printed Name

Notary Public in and for the State of Washington,

Residing in _____

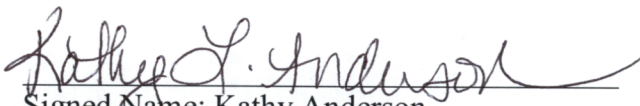
My appointment expires: _____

AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

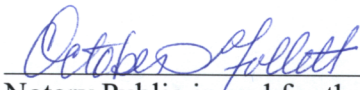
COMES NOW, Kathy Anderson, who, being first duly sworn upon oath deposes and says:

1. I am an employee in the Planning & Development Department for the City of Richland.
2. On the 19th day of October, 2017, I mailed a copy of the attached PUBLIC HEARING NOTICE (S2017-103 & Z2017-105) to the attached list of individuals via regular USPS or E-mail on the date indicated above. The Notice of Public Hearing is related to an application for preliminary plat and rezone approval to change the zoning from Agriculture to R-1-10 (Low-Density Residential) and to subdivide an approximately 3.47 acre site into 11 single family residential lots (Preliminary Plat of Westcliffe Heights II). The proposed plat and rezone site is located north of N. Jurupa Street and south of Meadow Hills Drive, in an area locally referred to as Little Badger Mountain.


Signed Name: Kathy Anderson

SIGNED AND SWORN to before me this 20 day of October, 2017 by Kathy Anderson.




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



www.ci.richland.wa.us

Exhibit 5

Development Permitting Division

840 Northgate Drive

Richland, WA 99352

Telephone 509-942-7794

SEPA ENVIRONMENTAL CHECKLIST

UPDATED 2014

Purpose of checklist:

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

Instructions for applicants:

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

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

Instructions for Lead Agencies:

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

Use of checklist for nonproject proposals:

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

A. BACKGROUND

1. Name of proposed project, if applicable: Westcliff Heights II - Preliminary Plat & REZONE

2. Name of applicant: Mark Bauder

3. Applicant contact information:

Address: 605 Summit Street
Richland, WA 99352

Phone #: 509-521-7479

email address: mborchards@aol.com

4. Date checklist prepared: August 7th, 2017

5. Agency requesting checklist: City of Richland

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

Rezone Project from AG to R1-10 Fall 2017, Project Subdivision Begin: Spring 2018

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

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

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

A cut slope evaluation was completed by Foundation Engineering, Inc. dated 8/24/2016, Geotech report was prepared by PBS 3/24/2017. A transportation consideration report was completed by Kittelson & Associates, Inc. dated 4/4/2016.

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

Property will require rezone from AG to R1-10 in order to support proposed preliminary plat.

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

Preliminary Plat will require a rezone from AG to R1-10, Grading permits, infrastructure permits through City of Richland, building permits through City of Richland.

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

Project proposes to rezone and subdivide parcel 134981000005000. Rezone would propose a designation change from AG to R1-10 the preliminary plat proposes to subdivide 11 residential lots. The project would include the development of public infrastructure to include roads, water, sewer, and storm systems. The project would be developed directly adjacent to the recently approved Westcliffe Height preliminary plat and would draw access from the required Phase 1 access point of that prelim plat.

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

These parcel is located in Section 34, Township 9 North, Range 28 East W.M., and is north of Reata Road, and south of Queensgate Drive. (See attached preliminary plat for site plan location.)

...location cont'd:

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site

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

b. What is the steepest slope on the site (approximate percent slope)? +/- 5% %

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. The majority of the site is silty soil, some portion of the site contain basalt cobbles and gravel in a silt matrix, per Cut Slope evaluation by Foundation Engineering, Inc. (See attached)

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. Not within the boundary of this preliminary plat.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

The site will be graded to create residential lots and graded to build infrastructure that will serve those lots from the existing Queensgate Drive. All fill will be from material excavated on site, import of materials for grading is not anticipated.

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

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

Approximately 35% of the site will be covered with impervious surfaces after the project completion and full build out of homes.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

During construction erosion control measures will be implemented such as person operated watering devices and silt fencing. After construction the majority of the disturbed surfaces on the site will be grass and landscaping consistent with single family yards.

2. Air

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

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

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

During construction, emissions will be limited to working hours and dust will be controlled by person operated watering devices.

3. Water

a. Surface Water:

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

There is an irrigation pond, operated by Badger Mountain Irrigation District at the south east corner of the project.

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

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

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

None.

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

No surface water withdrawals or diversions proposed with this project.

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

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

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so,

describe the type of waste and anticipated volume of discharge.

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

b. Ground Water:

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

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

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

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

c. Water runoff (including stormwater):

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

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

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

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

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

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

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

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

4. Plants

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

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

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

Grass and brush will be removed where grading will take place. Approximately 3 acres of orchard will be removed with the development of the project.

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

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

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

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

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

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

5. Animals

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

birds: hawk heron, eagle, songbirds other: _____

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

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

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10.6.17

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

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

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

Yes, Richland is within the Pacific Flyway.

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

No measures are being proposed to preserve or enhance wildlife.

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

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

6. Energy and natural resources

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

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

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

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

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

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

7. Environmental health

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

If so, describe.

There are no identified potential health hazards with this proposal.

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

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

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

None to the applicant's knowledge.

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

None.

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

None.

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

None at this time.

b. Noise

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

There are no known sources of noise in the area that will directly affect this proposal. The project is near existing agricultural uses and will experience seasonal noises due to the maintenance and production of agricultural products.

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

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

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

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

8. Land and shoreline use

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

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

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

Approximately 3 acres of orchard land will be converted to single family residential homes.

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

- b. Describe any structures on the site.

There are no residences on the subject property.

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

No.

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

The site is currently zoned AG-Agriculture, the proposed zoning is R-1-10: Single Family Residential

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

Low Density / Medium Density Residential

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

Not Applicable.

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

No.

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

The preliminary plat would allow for the development of multiple single family housing with approximately 30 residents.

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

None.

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

None proposed.

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

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

None

9. Housing

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

11 single family homes are being proposed.

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

None.

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

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

10. Aesthetics

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

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

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

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

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

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

11. Light and glare

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

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

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

Not to the applicant's knowledge.

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

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

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

All proposed lighting measures would be directed downward.

12. Recreation

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

Badger Mountain Park and various city parks located in the residential neighbors. Badger Mountain Hiking Trails are located 1.0 miles to the west and the Meadow Springs Country Club (golf course) is located 1.7 miles east of the site.

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

No.

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

None proposed at this time.

13. Historic and cultural preservation

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

Not to the applicant's knowledge.

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

Applicant is not aware of any cultural or historical resources that are present on-site.

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

None.

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

None.

14. Transportation

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

Queensgate Extension

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

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

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

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

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

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

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

No

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

Approximately 110 vehicular trips per day will be generated by the completed project. Peak volumes would occur in the morning and evening hours ITE Trip Generation Manual was used for estimation of traffic generated by single family residential development.

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

No

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

Project would utilize Queensgate roadway extension developed with Phase 1 of Westcliffe Heights.

15. Public services

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

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

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

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

16. Utilities

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

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

C. Signature

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

Signature: 

Name of signer: _____

Position and Agency/Organization: _____

Date Submitted: _____

Community & Economic Development Department

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

 10.6.17
Reviewer Signature Date

D. supplemental sheet for nonproject actions



File No. EA2017-15

CITY OF RICHLAND
Determination of Non-Significance

Description of Proposal: A preliminary plat to subdivide 3.47 acres into 11 lots to allow for the future construction of single-family homes.

Proponent: Mark Bauder

Location of Proposal: Benton County Tax Parcel #: 1-34982000005002; located east of Bermuda Road and immediately northwest of the Badger Mtn. Irrigation District pond on Little Badger Mtn.

Lead Agency: City of Richland

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

- () There is no comment for the DNS.
- (X) This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for fourteen days. Comments must be submitted by **October 24, 2017**
- () This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

Responsible Official: Shane O'Neill

Position/Title: Senior Planner

Address: 840 Northgate Drive, Richland, WA 99352

Date: Issued October 9, 2017

Signature _____



Department of Energy

Bonneville Power Administration
2211 North Commercial Avenue
Pasco, Washington 99301

Exhibit 7

TRANSMISSION BUSINESS LINE

October 18, 2017

In reply refer to: Preliminary Plat S2017-103 - Westcliffe Heights II
Located within a Portion of the E½ of Section 34 and the W½ of Section 35,
Township 9 North, Range 28 East, W.M., Benton County, Washington

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

Dear Shane:

The Bonneville Power Administration (BPA) has had the opportunity to review, Preliminary Plat S2017-103 - Westcliffe Heights II. The proposal is for an 11-lot preliminary plat survey, the site is generally located on Little Badger Mtn. in Richland, WA.

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

Thank you for the opportunity to review this application.

Sincerely,

A handwritten signature in blue ink, reading "Joseph E. Cottrell II", is located above the printed name.

Joseph E. Cottrell II
Field Realty Specialist



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

October 23, 2017

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

Subject: Review Comments - Preliminary Plat – Westcliffe Heights II

Dear Mr. O'Neill:

This letter provides Kennewick Irrigation District (KID) preliminary review comments for Preliminary Plat – Westcliffe Heights II.

- 1) This Preliminary Plat is located outside of the Kennewick Irrigation District's (KID) boundary; therefore, it is not assessed by the KID.
- 2) The Preliminary Plat is located above the Badger East Lateral Canal. All storm water should be retained onsite.

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

Sincerely,

Ben Woodard, P.E.
Assistant Engineering Manager

CC: LB\Correspondence\File: [35-9-28]



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
1250 W Alder St • Union Gap, WA 98903-0009 • (509) 575-2490

October 19, 2017

Shane O'Neill
City of Richland
PO Box 190
Richland, WA 99352

Re: EA2017-15

Dear Mr. O'Neill:

Thank you for the opportunity to comment on the determination of nonsignificance for the Westcliffe Heights II subdivision of 3.47 acres into 11 lots, proposed by Mark Bauder. We have reviewed the documents and have the following comments.

TOXICS CLEAN-UP

Based upon the historical agricultural use of this land, there is a possibility the soil contains residual concentrations of pesticides. Ecology recommends that the soils be sampled and analyzed for lead and arsenic, and for organochlorine pesticides. If these contaminants are found at concentrations above the Model Toxics Control Act cleanup levels Ecology recommends that potential buyers be notified of their occurrence.

If you have any questions or would like to respond to these Toxics Clean-up comments, please contact **Valerie Bound** at (509) 454-7886 or email at valerie.bound@ecy.wa.gov.

WATER QUALITY

Project with Potential to Discharge Off-Site

The NPDES Construction Stormwater General Permit from the Washington State Department of Ecology is required if there is a potential for stormwater discharge from a construction site with disturbed ground. This permit requires that the SEPA checklist fully disclose anticipated activities including building, road construction and utility placements. Obtaining a permit is a minimum of a 38 day process and may take up to 60 days if the original SEPA does not disclose all proposed activities.

The permit requires that Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) is prepared and implemented for all permitted construction sites. These control measures must be



Mr. O'Neill
October 19, 2017
Page 2

able to prevent soil from being carried into surface water (this includes storm drains) by stormwater runoff. Permit coverage and erosion control measures must be in place prior to any clearing, grading or construction.

More information on the stormwater program may be found on Ecology's stormwater website at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/>. Please submit an application or contact **Lloyd Stevens Jr.** at the Dept. of Ecology, (509) 574-3991, with questions about this permit.

Sincerely,



Gwen Clear
Environmental Review Coordinator
Central Regional Office
(509) 575-2012
crosepacoordinator@ecy.wa.gov

(S2017-103 – Westcliffe Heights II)

**RICHLAND PLANNING COMMISSION
TECHNICAL ADVISORY COMMITTEE REPORT
NOVEMBER 13, 2017**

APPLICANT: MARK BAUDER

REQUEST: PRELIMINARY PLAT APPROVAL TO SUBDIVIDE 3.47 ACRES INTO 11
RESIDENTIAL LOTS, (WESTCLIFFE HEIGHTS II)

LOCATION: EAST OF BERMUDA ROAD AND WEST OF MEADOW HILLS DRIVE

ENGINEER: PBS ENGINEERING

TECHNICAL ADVISORY COMMITTEE RECOMMENDATIONS

The Technical Advisory Committee conducted a review of the request and recommends that if the preliminary plat is approved, such approval be subject to the following conditions:

General Conditions:

1. The following notes shall be placed on the final plat:
 - a. The lots within this plat are subject to payment of the City of Richland's park mitigation fee regulations. Fees must be paid in accordance with Richland Municipal Code Chapter 22.12.
 - b. The lots within this plat are subject to payment of the City of Richland's road impact mitigation fee regulations. Fees must be paid in accordance with Richland Municipal Code Chapter 12.03.
2. Prior to final plat application the Fire Marshall shall identify all lots subject to the City's wild land fire protection requirements. Said lots shall be identified on the final plat and noted with the following language: *All structures built on lots (identify lot #'s) must be developed with non-combustible siding, soffit and skirting on the side adjacent to the wild-land area. Decks or porches 36 inches or less in height shall have skirting if within 30 feet of adjacent wild-land areas when the wild-land area is in excess of five contiguous acres. Skirting shall be sufficiently constructed so as not to allow the accumulation of combustible material under the deck or porch. The area under the deck or porch shall not be used for storage.*
3. Prior to plat recording: the developer shall provide the City of Richland Development Services with CBU placement and installation approval from USPS Growth Management. Current USPS contact - joseph.e.spry@usps.gov, 509-967-0500.
4. Add the following plat note: 'Addresses shown in brackets are subject to change by the City of Richland. Zip code: 99352'.
5. Prior to plat recording: A grading permit shall be issued with final inspection approval by the City and final field observation report by the geo-technical engineer submitted to this office. Any specific geo-technical requirements regarding foundation footings and site slopes shall be noted on the plat along with reference to geotechnical engineer and report date.

6. Submit three options for street name labeled as 'Primary Drive'.
7. Prior to plat recording a grading permit shall be issued with final inspection approval by the City and final field observation report by the geo-technical engineer submitted to this office. Any specific geo-technical requirements regarding foundation footings and site slopes shall be noted on the plat along with reference to geotechnical engineer and report date.
8. All final plans for public improvements shall be submitted prior to pre-con on a 24" x 36" hardcopy format and also electronically in .dwg format compatible with the City's standard CAD software. Addendums are not allowed, all information shall be supplied in the specified 24 x 36 (and electronic) format. When construction of the infrastructure has been substantially completed, the applicant shall provide paper, mylar and electronic record drawings in accordance with the City's "Record Drawing Requirements". The electronic as-built record drawings shall be submitted in a AutoCAD format compatible with the City's standard CAD software. Electronic copies of the construction plans are required prior to the pre-con meeting, along with the multiple sets of paper drawings. The mylar record drawings (including street lights) shall be submitted and approved by the City before the final punchlist inspection will be performed. All final punchlist items shall be completed or financially guaranteed prior to recording of the final plat.
9. Any and all necessary permits that may be required by jurisdictional entities outside of the City of Richland shall be the responsibility of the developer to obtain.
10. A copy of the construction drawings shall be submitted for review to the appropriate jurisdictions by the developer and his engineer. All required comments / conditions from all appropriate reviewing jurisdictions (e.g.: Benton County, any appropriate irrigation districts, other utilities, etc.) shall be incorporated into one comprehensive set of drawings and resubmitted (if necessary) for final permit review and issuance.
11. Any work within the public right-of-way or easements or involving public infrastructure will require the applicant to obtain a right-of-way permit prior to construction, per RMC Chapter 12.08. A plan review and inspection fee in the amount equal to 5% of the construction costs of the work within the right-of-way or easement will be collected at the time the permit is issued. A stamped, itemized Engineers estimate (Opinion of probable cost) and a copy of the material submittals shall be submitted along with the final plan submittal.
12. When the construction is substantially complete a paper set of "record drawings" shall be prepared by a licensed surveyor and include all changes and deviations. Please reference the Public Works document "RECORD DRAWING REQUIREMENTS & PROCEDURES" for a complete description of the record drawing process. After approval by the City of the paper copy, a Mylar copy of the record drawings shall be submitted along with a CAD copy of them. The electronic as-built record drawings shall be submitted in a AutoCAD format compatible with the City's standard CAD software. All final punchlist items shall be completed or financially guaranteed prior to recording of the final plat.
13. Public utility infrastructure located on private property will require recording of a City standard form easement prior to acceptance of the infrastructure and release of the final plat. The City requires preparation of the easement legal description by the developer two weeks prior to the scheduled date of plat acceptance. Once received, the City will prepare the easement document and provide it to the developer. The developer shall record the easement at the Benton County Assessor and return a recorded original document to the City prior to application for plat acceptance.
14. A pre-construction conference will be required prior to the start of any work within the public right-of-way or easement. Contact the Public Works Engineering Division at 942-7500 to schedule a pre-construction conference.

15. Site plan drawings which involve the construction of public infrastructure shall be drawn on a standard 24" x 36" drawing format to a scale which shall not be less than 1"= 40'.
16. All plan sheets involving construction of public infrastructure shall have the stamp of a current Washington State licensed professional engineer.
17. All construction plan sheets shall include the note "CALL TWO WORKING DAYS BEFORE YOU DIG 1-800-424-5555 (or "811")." Or: <http://www.call811.com/>
18. An irrigation source and distribution system, entirely separate from the City's domestic water system, shall be provided for this development. Construction plans will not be accepted for review until adequate and viable proof of an irrigation source is made available by the developer. The designing Engineer shall submit plans for the proposed irrigation system to the Irrigation District with jurisdiction over the property at the same time that they are submitted to the City for construction review. Plans shall be reviewed and accepted by said irrigation district prior to issuance of a Right-of-Way permit by the City. Easements shall be provided on the final plat for this system where needed.
19. A copy of the preliminary plat shall be supplied to the Post Office and all locations of future mailbox clusters approved prior to final platting.

Design Standards:

20. Public improvement design shall follow the following general format:
 - A. All materials and workmanship shall be in conformance with the latest revision of the City of Richland Standard Specifications and Details and the current edition of the State of Washington Standard Specifications for Road, Bridge, and Municipal Construction. Please confirm that you have the latest set of standard specs and details by visiting the City's web page.
 - B. Sanitary sewer shall be aligned on the north and west side of street centerlines.
 - C. Storm sewer shall be aligned on the south and east side of street centerlines.
 - D. Any sewer or storm manholes that are installed outside of public Right of Way shall have an acceptable 12-foot wide gravel access road (minimum) provided from a public street for maintenance vehicles.
 - E. 10-foot horizontal spacing shall be maintained between domestic water and sanitary sewer mainlines and service lines.
 - F. Water lines shall be aligned on the south and east side of street centerlines.
 - G. Watermains larger than 8-inches in diameter shall be ductile iron.
 - H. Watermains installed outside of the City Right of Way or in very rocky native material, shall be ductile iron and may need restrained joints.
 - I. All watermains outside areas zoned R1 shall be ductile iron.
 - J. Fire hydrant location shall be reviewed and approved by the City Fire Marshal.
 - K. Sewer mains over 15-feet deep shall be constructed out of SDR26 PVC or C900 PVC. The entire main from manhole to manhole shall be the same material. Private sewer service lines over 15-feet deep shall also be constructed of the same material, then transition to regular sewer piping above 15-feet.
 - L. All utilities shall be extended to the adjacent property (properties) at the time of construction.
 - M. The minimum centerline finish grade shall be no less than 0.30 % and the maximum centerline finish grade shall be no more than 10.0 % for local streets.
 - N. The minimum centerline radius for local streets shall be 100-feet.
 - O. Any filling of low areas that may be required within the public Right of Way shall be compacted to City standards.

- P. A overall, composite utility plan shall be included in the submitted plan set if the project is phased. This comprehensive utility plan benefits all departments and maintenance groups involved in the review and inspection of the project.
 - Q. A detailed grading plan shall be included in the submitted plan set.
 - R. For public utilities not located within public street rights-of-way the applicant shall provide maintenance access acceptable to the City and the applicant shall provide an exclusive 10-foot wide public utility easement (minimum) to be conveyed to the City of Richland.
 - S. Final design of the public improvements shall be approved at the time of the City's issuance of a Right-of-way Construction Permit for the proposed construction.
 - T. All public improvements shall comply with the State of Washington and City of Richland requirements, standards and codes.
 - U. Curb returns at minor intersections shall have a minimum radius of 25-feet. Curb returns at major intersections should have minimum radius of 30-feet but should be evaluated on a case by case basis.
 - V. All public streets shall meet design requirements for sight distance (horizontal, vertical and intersectional).
 - W. The final engineered construction plans shall identify locations for irrigation system, street lighting, gas service, power lines, telephone lines, cable television lines, street trees and mail boxes. All electrical appurtenances such as transformers, vaults, conduit routes, and street lights (including their circuit) need to be shown in the plan view.
 - X. Construction plans shall provide or reference all standard drawings or special details that will be necessary to construct all public improvements which will be owned, operated, maintained by the City or used by the general public (Commercial Driveway, Curb, Gutter, Sidewalk, Water, Sewer, Storm, Street and Street lighting etc.).
 - Y. The contractor shall be responsible for any and all public infrastructure construction deficiencies for a period of one year from the date of the letter of acceptance by the City of Richland.
21. If the project will be built in phases the applicant shall submit a master plan for the sanitary sewer, domestic water, storm drainage, electrical, street lighting and irrigation system for the entire project prior to submitting plans for the first phase to assure constructability of the entire project. This includes the location and size of any storm retention ponds that may be required to handle runoff.
22. If the City Fire Marshal requires a secondary emergency vehicle access, it shall be included in the construction plan set and be designed to the following standards:
- A. 2-inches compacted gravel, minimum (temp. SEVA only).
 - B. 2% cross-slope, maximum.
 - C. 5% slope, maximum. Any access road steeper than 5% shall be paved or be approved by the Fire Marshal.
 - D. Be 20-feet in width.
 - E. Have radii that are accommodating with those needed for City Fire apparatus.
- Secondary emergency vehicles accesses (SEVA's) shall be 20-feet wide, as noted. Longer secondary accesses can be built to 12-feet wide with the approval of the City of Richland Fire Marshal, however turn-outs are required at a spacing acceptable to the Fire Dept. Temporary SEVA's shall be constructed with 2-inches of compacted gravel, at a minimum. Permanent SEVA's shall be paved with 2-inches of asphalt over 4-inches of gravel, at a minimum.
23. SURVEY MONUMENT DESTRUCTION:
All permanent survey monuments existing on the project site shall be protected. If any monuments are destroyed by the proposed construction, the applicant shall retain a professional land surveyor to replace the monuments and file a copy of the record survey with the City.

- A. No survey monument shall be removed or destroyed (*the physical disturbance or covering of a monument such that the survey point is no longer visible or readily accessible*) before a permit is obtained from the Department of Natural Resources (DNR). WAC 332-120-030(2) states "It shall be the responsibility of the governmental agency or others performing construction work or other activity (including road or street resurfacing projects) to adequately search the records and the physical area of the proposed construction work or other activity for the purpose of locating and referencing any known or existing survey monuments." (RCW 58.09.130).
- B. Any person, corporation, association, department, or subdivision of the state, county or municipality responsible for an activity that may cause a survey monument to be removed or destroyed shall be responsible for ensuring that the original survey point is perpetuated. (WAC 332-120-030(2)).
- C. Survey monuments are those monuments marking local control points, geodetic control points, and land boundary survey corners. (WAC 332-120-030(3)).

When a monument must be removed during an activity that might disturb or destroy it, a licensed Engineer or Land Surveyor must complete, sign, seal and file a permit with the DNR.

It shall be the responsibility of the designing Engineer to identify the affected monuments on the project plans and include a construction note directing them to the DNR permit.

Traffic & Streets:

- 24. Sidewalks shall be installed along all public Right of Way frontages that building lots do not front on during construction of those phases (e.g., storm drainage ponds, parks, etc.).
- 25. If it doesn't already exist, the off-site portion of Queensgate Drive shall be constructed to the City's standard rural road section at the same time that this project is constructed.
- 26. The "Westcliffe Heights II" preliminary plat lies within the boundary of the South Richland Collector Street Financing Plan (RMC 12.03). This plat shall therefore be subject to the fees administered by the finance plan for any phase submitted for approval. Since this property is included within the Financing Plan, it is exempt from the SEPA-related traffic study requirement (TIA). If any portion of Queensgate Drive is constructed by this project, the developer of this proposed project shall receive "credits" for construction of it allowed under the City's South Richland Collector Street Financing Plan.
- 27. If Queensgate Drive adjacent to this plat is existing at the time of project construction, this project shall complete the frontage to City standards. The road section (curb, gutter and sidewalk) shall be built with the face of curb at 18-feet off of centerline. The frontage shall be completed by the developer at the time that each phase that fronts on Queensgate is constructed. A ten-foot public utility easement along its frontage shall also be provided on the face of the final plat.
- 28. A note will be shown on the face of the final plat stating that Queensgate Drive is classified as an "Arterial Collector street". Subsequently, no driveways accessing single family lots will be allowed onto Queensgate.
- 29. "Primary Drive" may be classified as a neighborhood collector. Driveways will be allowed onto it, however homeowners on this street may experience elevated traffic levels.
- 30. NEW COMMENT: The vision-clearance triangle needs to be shown on all corner lots on both the construction plans and the final plat document, in accordance with RMC Chapter 12.11.020. If the intersection is in a curve, it will have to be evaluated per AASHTO guidelines. This

information may need to be designed by the engineer of record and supplied to the surveyor of record for inclusion into the final plat document.

Domestic Water:

31. The proposed preliminary plat is located within the Tapteal 4 water pressure zone. It shall be the responsibility of the developer to install the appropriate infrastructure to serve domestic water at the correct pressure(s) to the entire plat. This may require off-site water main extensions.
32. Domestic water shall be extended to the adjoining properties adjacent to the plat.
33. The developer will be required to demonstrate that all phases are capable of delivering adequate fire flows prior to construction plans being accepted for review. This may require looping of the watermain from off-site locations, or oversizing of the main where needed.
34. The fire hydrant layout shall be approved by the City Fire Marshal.

Sanitary Sewer:

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

Storm Water:

38. This project may require coverage under the Washington State General NPDES Permit for Construction projects. The Developer shall be responsible for compliance with the permit conditions. The City has adopted revised standards affecting the construction of new stormwater facilities in order to comply with conditions of its NPDES General Stormwater Permit program. This project, and each phase thereof, shall comply with the requirements of the City's stormwater program in place at the time each phase is engineered. The project will require detailed erosion control plans.
39. All storm drainage systems shall be designed following the core elements defined in the latest edition of the Stormwater Management Manual for Eastern Washington. The Hydrologic Analysis and Design shall be completed based on the following criteria: Washington, Region 2, Benton County; SCS Type 1A – 24 Hour storm for storm volume. The applicant's design shall provide runoff protection to downstream property owners.
40. The flow-rate of the public storm drainage system shall be designed using the 2-Year, 3-Hour short duration Eastern Washington storm for pipe and inlet sizing using SCS or Santa Barbara method; no modifying or adding time of concentration; no surcharge allowed. Calculations shall be stamped by a registered professional engineer and shall include a profile of the system showing the hydraulic grade line. The calculations should include a 50-foot wide strip behind each right of way line to represent drainage from private property into the City system. Of that area, 50% shall be considered pervious and 50% impervious. Calculations shall include a profile

for the design showing the hydraulic grade line for the system. Passing the storm downhill to an existing system will require a downstream storm system capable of accepting the water without being overwhelmed.

41. All construction projects that don't meet the exemption requirements outlined in Richland Municipal Code, Section 16.06 shall comply with the requirements of the Washington State Department of Ecology issued Eastern Washington NPDES Phase II Municipal Stormwater Permit. All construction activities subject to this title shall be required to comply with the standards and requirements set forth in the Stormwater Management Manual for Eastern Washington (SWMMEW) and prepare a Stormwater Site Plan. In addition a Stormwater Pollution Prevention Plan (SWPPP) or submission of a completed erosivity waiver certification is required at the time of plan submittal.
42. If any existing storm drainage or ground water seepage drains onto the proposed site, said storm drainage shall be considered an existing condition, and it shall be the responsibility of the property developer to design a system to contain or treat and release the off-site storm drainage.
43. If there are any natural drainage ways across the proposed pre-plat, the engineered construction plans shall address it in accordance with Richland Municipal code 24.16.170 ("Easements-watercourses").
44. Prior to or concurrent with the submittal of the first phase the developer shall provide a Geotechnical report including the percolation rate of the soils in the area of any storm retention ponds. If the project constructs a storm retention pond then the engineer will need to demonstrate that the pond will drain itself within 24 hours after the end of a storm event, and not have standing water in it longer than that. Engineering solutions are available for retention ponds that do not perk within 24 hours.
45. As per RMC chapter 24.20.070 and the City of Richland's Comprehensive Stormwater Management Plan, the storm drainage system installed as part of this plat may need to be oversized in order to handle the additional flow from future developments in the vicinity.
46. Stormwater collection pipes shall be extended to the adjoining properties adjacent to the plat.
47. If the storm drain pond slopes are greater than 25% or deeper than 4-feet, then a 6-foot fence will be required around the perimeter of the pond with a minimum 12-foot wide gate for maintenance vehicles. A maintenance road from the public Right of Way to the bottom of the pond is also needed (2-inches of compacted gravel, minimum). The City's maintenance of the pond in the future will consist of trimming weeds to maintain compliance with fire and nuisance codes, and maintaining the pond for functionality.
48. The developer shall be responsible for landscaping the storm pond and for its maintenance through the one-year infrastructure warranty period. At a minimum the landscaping plan should be consistent with the City's intended maintenance standard as described above. If the developer wishes for the pond to be landscaped and visually appealing, then the homeowners association should be considered for maintenance responsibilities. This will require an irrigation meter and sprinkler system (including a power source), and responsibility for maintaining the landscaping.
49. The developer of record shall maintain the public storm drainage system for one year from the date of final acceptance by The City of Richland (as determined by the issuance of the "Letter of Final Acceptance"). Said developer shall also thoroughly clean the entire system, including structures, pipelines and basins prior to the City warranty inspection, conducted 11 months after the Letter of Final Acceptance.

Final Platting / Project Acceptance Requirements:

50. When the construction is substantially complete a paper set of "record drawings" shall be prepared by a licensed surveyor and include all changes and deviations. Please reference the Public Works document "RECORD DRAWING REQUIREMENTS & PROCEDURES" for a complete description of the record drawing process. After approval by the City of the paper copy, a mylar copy of the record drawings shall be submitted along with a CAD copy of them. The electronic as-built record drawings shall be submitted in a AutoCAD format compatible with the City's standard CAD software. All final punchlist items shall be completed or financially guaranteed prior to recording of the final plat.
51. Public utility infrastructure located on private property will require recording of a City standard form easement prior to acceptance of the infrastructure and release of a certificate of occupancy. The City requires preparation of the easement legal description by the developer two weeks prior to the scheduled date of final acceptance. Off-site ("third party") easements for City infrastructure are the responsibility of the developer to obtain. Once received, the City will prepare the easement document and provide it to the developer. The developer shall record the easement at the Benton County Assessor and return a recorded original document to the City prior to application for final occupancy.
52. Any off-site easements or permits necessary for this project shall be obtained and secured by the applicant and supplied to the City at the time of plat construction and prior to final plat acceptance by the City.
53. Ten-foot wide public utility easements will be required on the final plat along both sides of all Right-of-Ways within the proposed plat.
54. NEW COMMENT: The vision-clearance triangle needs to be shown on all corner lots on the final plat document, in accordance with RMC Chapter 12.11.020. If the intersection is in a curve, it will have to be evaluated per AASHTO guidelines. This information may need to be designed by the engineer of record and supplied to the surveyor of record for inclusion into the final plat document.
55. All landscaped areas within the plat that are in the public Right of Way shall be the responsibility of the homeowners to maintain.
56. A one-foot "No access / screening easement" will be required along the Queensgate Drive Right of Way.
57. The intended use and ownership of all tracts within the plat shall be noted on the final plat.
58. Property with an unpaid L.I.D. assessment towards it must be paid in full or segregated per Richland Municipal Code 3.12.095.



Engineering +
Environmental

Exhibit 9

Geotechnical Engineering Report

Westcliffe Heights
Richland, Washington

Prepared for:
Chad Bettesworth, PE
Pahlisch Homes
1020 N. Center Parkway Suite A
Kennewick, Washington 99336

March 24, 2017
Project No. HDJ4234.000

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March 24, 2017

**Geotechnical Engineering Report
Westcliffe Heights
Richland, Washington**

Prepared for:
Chad Bettsworth
Pahlisch Homes
1020 N. Center Parkway Suite A
Kennewick, Washington 99336

Prepared by:



03/24/2017

Adam Swenson, PE
Geotechnical Engineer

Reviewed by:

A handwritten signature in black ink, appearing to read "Ryan White".

Ryan White, PE, GE (OR)
Geotechnical Discipline Lead

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TABLE OF CONTENTS

1.0 INTRODUCTION.....	1
1.1 General	1
1.2 Purpose and Scope.....	1
1.2.1 Geologic Map Review	1
1.2.2 Subsurface Exploration	1
1.2.3 Field Infiltration Testing	1
1.2.4 Soils Testing.....	1
1.2.5 Geotechnical Engineering Analysis.....	1
1.2.6 Report Preparation	1
1.3 Project Understanding.....	2
1.4 Field Exploration	2
1.5 Laboratory Testing	2
2.0 SITE CONDITIONS.....	2
2.1 Surface Description.....	2
2.2 Geologic Setting.....	3
2.2.1 Regional Geology.....	3
2.2.2 Local Geology	3
2.3 Subsurface Conditions	3
2.3.1 Soil and Bedrock	3
2.3.2 Groundwater.....	4
2.3.3 Infiltration Testing	4
3.0 CONCLUSIONS AND RECOMMENDATIONS	5
3.1 Geotechnical Design Considerations	5
3.2 Critical Areas Review	5
3.3 Critical Areas Recommendations.....	5
3.4 Site Stormwater Management.....	6
3.5 Seismic Design Criteria	6
4.0 CONSTRUCTION RECOMMENDATIONS	6
4.1 Site Preparation	6
4.1.1 Proofrolling/Subgrade Verification.....	7
4.1.2 Wet/Freezing Weather and Wet Soil Conditions	7
4.2 Excavation.....	7
4.3 Structural Fill	8
4.3.1 Near-Surface Soils	8
4.3.2 Imported Granular Materials.....	8
4.3.3 Base Aggregate.....	8
4.3.4 Foundation Base Aggregates	9
4.3.5 Trench Backfill	9
5.0 ADDITIONAL SERVICES AND CONSTRUCTION OBSERVATIONS.....	9
6.0 LIMITATIONS.....	10
7.0 REFERENCES.....	11

SUPPORTING DATA

Figures

Figure 1	Vicinity Map
Figure 2	Site Plan

Appendix A – Field Explorations

Table A-1	Terminology Used to Describe Soil and Rock
Table A-2	Key to Test Pit and Boring Log Symbols
Figures A1 – A8	Logs for Test Pits TP-1 through TP-8

Appendix B – Laboratory Testing

1.0 INTRODUCTION

1.1 General

PBS Engineering and Environmental Inc. (PBS) is pleased to present this geotechnical engineering report for the Westcliffe Heights project in Richland, Washington. This report presents the results of our geotechnical explorations, testing, and analyses for the proposed development. The general location of the site is shown on the Vicinity Map, Figure 1. The approximate locations of our explorations in relation to existing site features are shown on the Site Plan, Figure 2.

Previous reporting for the site has been submitted by Foundation Engineering, Inc. (FEI, August 2016). The report provided recommendations regarding the excavatability of the site soils and maximum temporary/permanent slope inclinations. Recommendations provided in the FEI report for these components of the project supersede recommendations made in this report.

1.2 Purpose and Scope

The purpose of PBS' services was to develop geotechnical design and construction recommendations in support of the planned site development. This was accomplished by performing the following scope of services.

1.2.1 Geologic Map Review

Geologic maps of the site area were reviewed for information regarding geologic conditions and hazards at or near the site.

1.2.2 Subsurface Exploration

PBS completed eight test pits at the site (designated as TP-1 through TP-8). The test pits were advanced to depths up to 19 feet below the existing ground surface (bgs). The explorations were logged and representative soil samples were collected by a member of the PBS geotechnical engineering staff.

1.2.3 Field Infiltration Testing

PBS completed four infiltration tests within in three test pits, TP-1, TP-3, and TP-6, near areas where the proposed new stormwater systems will be located. Open-hole, falling head, infiltration testing was completed at depths between 8 and 17 feet bgs.

1.2.4 Soils Testing

The samples were returned to our laboratory and classified in general accordance with the Unified Soil Classification, Visual-Manual Procedure. Laboratory tests included grain-size analysis and moisture content.

1.2.5 Geotechnical Engineering Analysis

Data collected during the subsurface exploration, literature research, and laboratory testing was used to develop specific geotechnical design and construction recommendations for the proposed site development.

1.2.6 Report Preparation

This Geotechnical Engineering Report summarizes the results of our explorations and analyses, including information relating to the following:

- Exploration logs and site plan showing approximate exploration locations

- Laboratory test results
- Infiltration test results
- Discussion of subsurface conditions
- Discussion of critical areas indicated at the site as defined by the City of Richland, including steep slopes and erosion
- Earthwork, grading, and fill recommendations:
 - fill slope inclinations
 - structural fill materials and preparation
 - wet/cold weather considerations
 - utility trench excavation and backfill requirements
- Seismic design criteria in accordance with the 2015 International Building Code (IBC) with Washington amendments

1.3 Project Understanding

Current plans include developing the approximately 63-acre site for residential development in Richland, Washington. The site has been unused in recent years, but portions near the bottom of the slope may have been previously used for agricultural purposes.

1.4 Field Exploration

Eight test pits (TP-1 through TP-8) were excavated to depths up to 19 feet bgs by Mahaffey Enterprises, Inc., of Kennewick, Washington, using a Komatsu track-mounted excavator equipped with a 42-inch toothed bucket. The approximate test pit locations are shown on the Site Plan, Figure 2. Interpreted test pit logs and field exploration methods are presented in Appendix A – Field Explorations.

1.5 Laboratory Testing

Soil samples obtained during our explorations were returned to the laboratory to aid in soil classification and to evaluate their general physical properties and engineering characteristics. Laboratory testing included grain-size analysis and moisture contents. Laboratory test results are included on the exploration logs in Appendix A.

2.0 SITE CONDITIONS

2.1 Surface Description

The approximately 140-acre site is long, oriented in the southeast-northwest direction, and is of a non-descript shape. The site is bordered to the north by the north slope of Little Badger Mountain, to the west and south by agricultural land, and to the east by an undeveloped south-facing hillside. The site is generally undeveloped, covered by grasses, weeds, and some native vegetation.

The site generally slopes downward to the south and southwest. The ground surface elevations range from approximately 900 feet above mean sea level (amsl) near the western extent of the site to about 1100 feet amsl near the eastern extent of the site (PBS survey, 2016).

Multiple areas within the proposed development are designated as critical areas due to high erosion potential and/or steep slopes. Steep slopes are defined as slopes exceeding 40 percent (2.5H:1V [horizontal to vertical]). Steep slopes, as defined by the City of Richland,

are present over roughly 15 percent of the site. The inclinations of site slopes are as steep as 75 percent (1.33H:1V), but are generally 20 percent (5H:1V) or flatter.

Preliminary site grading plans generally show fill will be placed in low areas of the site to raise or flatten site grades and facilitate stormwater drainage. Current plans include construction of new roadways, stormwater drainage and infiltration facilities, and installation of utilities.

2.2 Geologic Setting

2.2.1 Regional Geology

The site lies within the Pasco Basin, a structural and topographical low area that lies in the Columbia River Plateau physiographic province in southeast Washington and Northeast Oregon. This province consists of a series of flood basalt flows of the Columbia River Basalt Group (CRBG) of the Miocene Epoch and early Pliocene Epoch (between 17 and 6 million years ago) in age, forming an extensive volcanic plateau. The thick basalt of the CRBG forms the bedrock of the region. Crossing the Columbia Basin is a northwest-trending tectonic feature called the Olympic Wallowa Lineament (OWL). Right-lateral displacement on this transform structure influenced the formation of the Pasco Basin.

The Pasco Basin lies within a tectonic subdivision of the Columbia River physiographic province known as the Yakima Fold Belt (Riedel, et al., 1991). Deformation of the basalt flows has since occurred, generally attributed to regional north-south compression and associated folding, strike-slip faulting, and thrusting. This deformation of the basalt has generally led to a series of east-west trending anticlinal ridges and synclinal valleys that trend from North 50° west to North 50° east. The anticlines often have steeply dipping north flanks and more gently dipping southerly flanks.

2.2.2 Local Geology

Geologic maps show that surficial geology in the vicinity of the site consists of members of the CRBG (Mvsem [Elephant Mountain] and Mvsp [Pomona]), Quaternary flood deposits (Qfs), and wind-deposited loess (Ql). The flood deposits originated during the Pleistocene Period. These deposits formed when the Wallula Gap, located south of the site, temporarily dammed floodwaters catastrophically released from glacial Lake Missoula upon failure of an ice dam. This constriction resulted in the formation of Lake Lewis, which extended eastward from the Gap and into the Pasco Basin area, which was in existence only a few weeks at time. Repeated flooding produced by repeated ice dam failures resulted in layered sediment (Rockwell, 1979).

The southwestern base of Badger Mountain geology is mapped as loess (Ql). The wind-deposited soil consists primarily of silt and fine sand. The loess is shown as Holocene to Pleistocene Epoch in age.

2.3 Subsurface Conditions

2.3.1 Soil and Bedrock

PBS has summarized the subsurface units as follows:

<i>SILT:</i>	Homogeneous, non-plastic sandy silt was encountered at the ground surface to between 1 foot and 14.5 feet bgs. Consistency of the observed silt appeared to vary from medium stiff to stiff.
--------------	--

Carbonate cementation of the silt soils was observed in TP-2 and TP-3.

Stiff silt was also encountered at a depth of 6 feet bgs, beneath the gravel in test pit TP-1, and extended to the 12-foot depth explored. The silt contained 29 to 30 percent sand.

GRAVEL

Gravel was encountered in TP-1, TP-3, and TP-6 at varying depths. The gravel was encountered as shallow as at the ground surface up to a depth of 6 feet bgs. The coarse subrounded to subangular gravel was often stained with carbonate deposits. The gravel was encountered in a matrix of silt and sand. Based on the excavator's difficulty in excavation, relative density of the gravel was generally dense to very dense.

BASALT

Very weak to medium weak (R1 to R3) basalt bedrock was encountered in six test pits, TP-2 and TP-4 through TP-8. Basalt was encountered between the depths of 1 and 14.5 feet bgs up to the maximum depth explored. Large, cobble-sized, carbonate stained pieces of basalt were encountered, as the basalt was often encountered in a highly-fractured state. Less often, the basalt was found in a severely-weathered state (TP-5) at a depth of 2 feet bgs. The rock was discolored and easily broken. Underlying the severely-weathered basalt the excavation encountered very severely weathered basalt resembling clay at a depth of 16 feet bgs.

2.3.2 Groundwater

Groundwater was not encountered to the depths explored during excavation of the test pits. Existing information regarding the groundwater depths in the general project area were obtained from local well logs available on the Washington Department of Ecology well log database website. Groundwater is likely found at a depth below 100 feet bgs.

Perched groundwater may be encountered at the project site due to variations in fill, alluvial deposits, and bedrock contact depths and will fluctuate due to variations in rainfall, irrigation, and the season.

2.3.3 Infiltration Testing

PBS completed four infiltration tests in three separate test pits. One test was conducted in TP-1, two in TP-3, and one in TP-6. Tests were conducted at depths of approximately 12 feet (TP-1), 8 and 17 feet (TP-3), and 10 feet bgs (TP-6). The tests were completed in general accordance with the procedures of open-pit falling head testing summarized in the Stormwater Management Manual for Eastern Washington. The test pits were excavated to the test depth and filled with water to approximately 4.8 feet (TP-1), 4.0 feet and 3.5 feet (TP-3), and 3.2 feet deep (TP-6), saturating the surrounding soils. The water was then allowed to drain and the water depth was recorded at regular, timed intervals using a pressure transducer, data logger, and by manual measurement.

The following Table 1 presents test depth, the measured infiltration rates, and soil classification.

Table 1. Infiltration and Laboratory Test Results

Test Pit	Depth of Infiltration Test (feet bgs)	Infiltration Rate¹ (inches/hour)	Soil Classification
TP-1	12	4.8	Sandy Silt (ML)
TP-3	8	7.0	Sandy Silt (ML)
TP-3	17	4.0	Cemented Silt with Sand (ML)
TP-6	10	1.6	Weathered Fractured Basalt

1. Field-measured infiltration rate.

Design infiltration rates are determined to account for the planned level of pre-treatment, maintenance, vegetation, siltation, etc. Field-measured infiltration rates are typically reduced by a factor of two to four for use in design. Based on the results of field testing and our analyses, we recommend using a factor of 2.5.

3.0 CONCLUSIONS AND RECOMMENDATIONS

3.1 Geotechnical Design Considerations

The subsurface conditions at the site consist of loose to medium dense sandy silt. The on-site soils can be reused as structural fill if properly moisture conditioned. Excavation with conventional equipment is feasible throughout the site, though additional work may be required for excavation of cemented soils and fractured bedrock.

Special consideration should be made for clay soils, such as those encountered at depth in TP-5. The FEI report provides recommendations for what to do with the clay soils.

3.2 Critical Areas Review

The site consists of varying topography with a fairly consistent slope trending down to the south and southwest. The City of Richland Code defines steep slopes as slopes inclined at greater than 40 percent (approximately 2.5H:1V slope). Recommendations regarding some of the steep slopes are provided in the FEI report.

Steep slopes can be associated with geologic hazards, such as possible slope instability and soil erosion. Instability of slopes is more likely to occur when soils are wet, while soil erosion is more likely when large amounts of water flow over the ground surface.

Due to the extent of site grading and the proximity of existing structures, it may be necessary to slope and/or temporarily shore excavations during construction. Outside the development area, site slopes show no obvious signs of recent instability such as exposed soil, scarps, seeps, etc.

3.3 Critical Areas Recommendations

Based on our observations, slopes at the site show no signs of recent instability. Erosion of site soils where slopes are steeper can be controlled with site grading, use of erosion control matting, and/or rock blankets. Site grading and drainage design shall control all surface

drainage, including any potential on-site stormwater flow. Mitigation of this geohazard by site grading design will essentially reduce the geohazard to a level that is less than the conditions observed at the time of exploration.

We recommend that mass grading activities associated with the critical areas be executed in accordance with the civil engineering design plans. Mitigation of the erosion hazard at this site will be addressed by the civil engineering plans for the site, which will include site grading and stormwater management plans.

3.4 Site Stormwater Management

The stormwater management for the site shall comply with the Eastern Washington Stormwater Management Manual (Ecology, 2004). Stormwater disposal/infiltration devices require registration with the Washington State Department of Ecology as Underground Injection and Control (UIC) facilities. Stormwater disposal systems shall be designed per area requirements.

The perimeter ground surface and hard-scaping should be sloped to drain away from all structures. Gutters should be tight-lined to a suitable discharge and maintained as free flowing. Cut or fill slopes shall be prepared and maintained to control erosion in accordance with area requirements.

3.5 Seismic Design Criteria

The seismic design parameters, in accordance with the 2015 IBC, are summarized in Table 2.

Table 2. IBC Seismic Design Parameters

Parameter	Short Period	1 Second
Maximum Credible Earthquake Spectral Acceleration	$S_s = 0.43 \text{ g}$	$S_1 = 0.16 \text{ g}$
Site Class	D	
Site Coefficient	$F_a = 1.46$	$F_v = 2.15$
Adjusted Spectral Acceleration	$S_{MS} = 0.62 \text{ g}$	$S_{M1} = 0.35 \text{ g}$
Design Spectral Response Acceleration Parameters	$S_{DS} = 0.41 \text{ g}$	$S_{D1} = 0.23 \text{ g}$
Design Spectral Peak Ground Acceleration	0.17 g	

g – acceleration due to gravity

4.0 CONSTRUCTION RECOMMENDATIONS

4.1 Site Preparation

Construction of the proposed development will require removal of loose silt for mass grading activities or in-place compaction during the dry season. In general, this material can be reused as structural fill by placing and compacting it in lifts as structural fill during dry conditions. Once any loose soils are removed, the exposed subgrade should be moisture conditioned and compacted using a large, smooth-drum, vibratory roller making a minimum of four to six overlapping passes until the subgrade is relatively dense and well-keyed. The near-surface soils should then be replaced in lifts of up to 12 inches (uncompacted thickness) and compacted as structural fill. Due to the variability of the near-surface soils

present at the site, the subgrade should be evaluated by PBS personnel by observing proofrolls (described in the following section of this report) of the structural fill as it is prepared. Specific recommendations for preparation of structural fill are included in the following sections of this report.

Based on the results of our geotechnical exploration and analyses, we believe the near-surface silt soils may be reused as structural fill. However, this will require the removal of any organic material. The use of native soil also depends on the contractor's ability to moisture condition the soil to within a few percent of the optimum moisture content, as well as apply the required energy using adequately sized compaction equipment during site grading.

4.1.1 Proofrolling/Subgrade Verification

Following site preparation and prior to placing aggregate base for the foundations, building pad, or pavement section, the exposed subgrade should be evaluated either by proofrolling or another method of subgrade verification. The subgrade should be proofrolled with a fully loaded dump truck or similar heavy, rubber-tire construction equipment to identify unsuitable areas. If evaluation of the subgrades occur during wet conditions, or if proofrolling the subgrades will result in disturbance, they should be evaluated by qualified PBS personnel using a steel foundation probe. We recommend that PBS be retained to observe the proofrolling and perform the subgrade verifications. Unsuitable areas identified during the field evaluation should be recompacted or excavated to firm ground and replaced with structural fill.

4.1.2 Wet/Freezing Weather and Wet Soil Conditions

Surficial soils at the site consist primarily of silt with sand, which may be recompacted during wet conditions. Areas containing variable amounts of silt could possibly be encountered during construction. During wet conditions, these areas may require over-excavation and replacement. Site earthwork and subgrade preparation should not be completed during freezing conditions.

Protection of the subgrade is the responsibility of the contractor. Soils that have been disturbed during site preparation activities, or soft or loose zones identified during proofrolling or probing, should be removed and replaced with compacted structural fill.

4.2 Excavation

All excavations should be made in accordance with applicable OSHA and state regulations. The contractor is responsible for adherence to the Occupational Safety and Health Administration (OSHA) requirements. Near-surface soils encountered at the site consist of loose to medium dense sandy silt; some sloughing and caving should be anticipated.

Trench cuts may stand relatively vertical to a depth of approximately 4 feet bgs, provided no groundwater seepage is present in the trench walls. Open excavation techniques may be used provided the excavation is configured in accordance with the OSHA requirements, groundwater seepage is not present, and with the understanding that some sloughing may occur. The trench walls should be flattened if sloughing occurs or seepage is present. If shallow groundwater is observed during construction, use of a trench shield or other approved temporary shoring is recommended for cuts that extend below groundwater seepage, or if vertical walls are desired for cuts deeper than 4 feet bgs.

4.3 Structural Fill

Structural fills should be placed over subgrade that has been prepared in accordance with the Site Preparation and Wet/Freezing Weather and Wet Soil Conditions sections of this report. A wide range of material may be used as structural fill; however, all material used should be free of organic matter or other unsuitable materials and should meet the specifications provided in the 2016 Standard Specifications for Road, Bridge, and Municipal Construction (WSDOT, SS 2016), depending on the application. A brief characterization of some of the acceptable materials and our recommendations for their use as structural fill is provided as follows.

4.3.1 Near-Surface Soils

Based on our geotechnical exploration, loose to medium dense silt with sand and the weathered fractured basalt encountered at the site may be suitable for mass grading applications during the dry season provided any encountered debris is removed. If the onsite soils are used as fill for mass grading, the silt and the fractured basalt materials should be worked together to create a stable fill material. Additionally, the fill should be free of any organic or deleterious material with grain-size typically less than 6 inches in diameter. Cobbles measuring more than 6 inches in diameter shall make up no more than five percent of the fill by weight. The material should be compacted to at least 92 percent of the maximum dry density, as determined by ASTM D 1557 (modified Proctor), with a maximum uncompacted lift thickness of 12 inches. Due to the rocky nature of the native fill material, visual inspection of the material and methods of processing and compaction by a member of the PBS geotechnical engineering staff is recommended.

4.3.2 Imported Granular Materials

Imported granular material used during periods of wet weather or for haul roads, building pad subgrades, staging areas, etc., should be pit or quarry run rock, crushed rock, or crushed gravel and sand, and should meet the specifications provided in WSDOT SS 9-03.14(2) – Select Borrow. In addition, the imported granular material should be well graded between coarse and fine and of the fraction passing the US Standard No. 4 Sieve, less than 5 percent by dry weight should pass the US Standard No. 200 Sieve.

Imported granular material should be placed in lifts with a maximum uncompacted thickness of 9 inches, and be compacted to not less than 95 percent of the maximum dry density, as determined by ASTM D 1557.

During wet conditions, where imported granular material is placed over potentially soft-soil subgrades, we recommend a geotextile be placed between the subgrade and imported granular material. Depending on site conditions, the geotextile should meet WSDOT SS 9-33.2 – Geosynthetic Properties for soil separation or stabilization. The geotextile should be installed in conformance with WSDOT SS 2-12.3 – Construction Geosynthetic (Construction Requirements) and, as applicable, WSDOT SS 2-12.3(2) – Separation or WSDOT SS 2-12.3(3) – Stabilization. As an alternative to the use of the geotextile, the use of cobbles measuring 3 to 6 inches may be used for soil stabilization or as deemed suitable by the geotechnical engineer of record.

4.3.3 Base Aggregate

Base aggregate for floor slabs should be clean, crushed rock or crushed gravel. The base aggregate should contain no deleterious materials, meet specifications provided in WSDOT SS 9-03.12(1)A – Gravel Backfill for Foundations (Class A), and have less than

5 percent (by dry weight) passing the US Standard No. 200 Sieve. The imported granular material should be placed in one lift and compacted to at least 95 percent of the maximum dry density, as determined by ASTM D 1557.

4.3.4 Foundation Base Aggregates

Imported granular material placed at the base of excavations for spread footings, slabs-on-grade, and other below-grade structures should be clean, crushed rock or crushed gravel, and sand that is well graded between coarse and fine. The granular materials should contain no deleterious materials, have a maximum particle size of 1½-inch, and meet WSDOT SS 9-03.12(1)A – Gravel Backfill for Foundations (Class A). The imported granular material should be placed in one lift and compacted to not less than 95 percent of the maximum dry density, as determined by ASTM D 1557.

4.3.5 Trench Backfill

Trench backfill placed beneath, adjacent to, and for at least 2 feet above utility lines (i.e., the pipe zone) should consist of well-graded granular material with a maximum particle size of 1 inch and less than 10 percent by dry weight passing the US Standard No. 200 Sieve. The pipe bedding should also meet the standards prescribed by City of Richland specifications, where WSDOT SS 9-03.12(3) – Gravel Backfill for Pipe Zone Bedding applies. The pipe zone backfill should be compacted to at least 90 percent of the maximum dry density as determined by ASTM D 1557, or as required by the pipe manufacturer or local building department.

Within pavement areas or beneath building pads, the remainder of the trench backfill should consist of well-graded granular material with a maximum particle size of 3 inches, less than 10 percent by dry weight passing the US Standard No. 200 Sieve, and should meet standards prescribed by WSDOT SS 9-03.19 – Bank Run Gravel for Trench Backfill. This material should be compacted to at least 92 percent of the maximum dry density, as determined by ASTM D 1557, or as required by the pipe manufacturer or local building department. The upper 2 feet of the trench backfill should be compacted to at least 95 percent of the maximum dry density, as determined by ASTM D 1557.

Outside of structural improvement areas (e.g., roadway alignments or building pads), trench backfill placed above the pipe zone should consist of excavated material free of wood waste, debris, clods, or rocks greater than 6 inches in diameter and meet WSDOT SS 9-03.14 – Borrow and WSDOT SS 9-03.15 – Native Material for Trench Backfill. This general trench backfill should be compacted to at least 90 percent of the maximum dry density, as determined by ASTM D 1557, or as required by the pipe manufacturer or local building department.

5.0 ADDITIONAL SERVICES AND CONSTRUCTION OBSERVATIONS

In most cases, other services beyond completion of a geotechnical engineering report are necessary or desirable to complete the project. Occasionally, conditions or circumstances arise that require the performance of additional work that was not anticipated when the geotechnical report was written. PBS offers a range of environmental, geological, geotechnical, and construction services to suit the varying needs of our clients.

PBS should be retained to review the plans and specifications for this project before they are finalized. Such a review allows us to verify that our recommendations and concerns have been adequately addressed in the design.

Satisfactory earthwork performance depends on the quality of construction. Sufficient observation of the contractor's activities is a key part of determining that the work is completed in accordance with the construction drawings and specifications. We recommend that PBS be retained to observe general excavation, stripping, and fill placement and compaction. Subsurface conditions observed during construction should be compared with those encountered during the subsurface explorations. Recognition of changed conditions requires experience; therefore, qualified personnel should visit the site with sufficient frequency to detect whether subsurface conditions change significantly from those anticipated.

6.0 LIMITATIONS

This report has been prepared for the exclusive use of the addressee, and their architects and engineers, for aiding in the design and construction of the proposed development and is not to be relied upon by other parties. It is not to be photographed, photocopied, or similarly reproduced, in total or in part, without express written consent of the Client and PBS. It is the addressee's responsibility to provide this report to the appropriate design professionals, building officials, and contractors to ensure correct implementation of the recommendations.

The opinions, comments, and conclusions presented in this report are based upon information derived from our literature review, field explorations, laboratory testing, and engineering analyses. It is possible that soil, rock, or groundwater conditions could vary between or beyond the points explored. If soil, rock, or groundwater conditions are encountered during construction that differ from those described herein, the Client is responsible for ensuring that PBS is notified immediately so that we may reevaluate the recommendations of this report.

Unanticipated soil and rock conditions and seasonal soil moisture and groundwater variations are commonly encountered and cannot be fully determined by merely taking soil samples in test pits. Such variations may result in changes to our recommendations and may require additional funds for expenses to attain a properly constructed project. Therefore, we recommend a contingency fund to accommodate such potential extra costs.

The scope of services for this subsurface exploration and geotechnical report did not include environmental assessments or evaluations regarding the presence or absence of wetlands or hazardous substances in the soil, surface water, or groundwater at this site.

If there is a substantial lapse of time between the submission of this report and the start of work at the site, if conditions have changed due to natural causes or construction operations at or adjacent to the site, or if the basic project scheme is significantly modified from that assumed, this report should be reviewed to determine the applicability of the conclusions and recommendations presented herein. Land use, site conditions (both on- and off-site), or other factors may change over time and could materially affect our findings. Therefore, this report should not be relied upon after three years from its issue, or in the event that the site conditions change.

7.0 REFERENCES

- International Building Code. (IBC). (2015). International Building Code. Country Club Hills, IL: International Code Council, Inc. Washington State Amendments to the International Building Code 2009 Edition, Effective July 1, 2010.
- Riedel, Stephen, et al. (1991). Field Trip Guide to the Geology of the Pasco Basin and Surrounding Area, South-Central Washington, Washington State University.
- Rockwell International. (1979). Compilation Geologic Map of the Pasco Basin, South Central Washington. RHO-BWI-ST-4, Rockwell Hanford Operations Energy Systems Group.
- Washington State Department of Ecology. (2004). Stormwater Management Manual for Eastern Washington, publication number 04-10-076.
- Washington State Department of Transportation (WSDOT SS). (2016). Standard Specifications for Road, Bridge, and Municipal Construction, M 41-10, Olympia, Washington.

FIGURES

E:\Projects\4234-00\Geotechnical\GeoDWG\HDJ4234.000 FIG1-2.dwg Mar 23, 2017 03:17pm brandonw



SOURCE © 2016 GOOGLE EARTH PRO.



WASHINGTON



SCALE: 1" = 2,500'

PREPARED FOR: PAHLISCH HOMES



PROJECT #
HDJ4234.000

DATE
MAR 2017

VICINITY MAP
WESTCLIFFE HEIGHTS
RICHLAND, WASHINGTON

FIGURE

1

\\pbsenv\lan\Projects\ HDJ Pasco Projects\Projects\4234-00\Geotechnical\GeoDWG\HDJ4234-000_FIG1-2.dwg Mar 17, 2017 04:12pm jimb



SOURCE: © 2016 GOOGLE EARTH PRO.

LEGEND

■ TP-1 TEST PIT NUMBER AND APPROXIMATE LOCATION



SCALE: 1" = 500'

PREPARED FOR: PAHLISCH HOMES



PROJECT #
HDJ4234.000

DATE
MAR 2017

SITE PLAN
WESTCLIFFE HEIGHTS
RICHLAND, WASHINGTON

FIGURE

2

APPENDIX A

Field Explorations

APPENDIX A – FIELD EXPLORATIONS

A1.0 GENERAL

PBS explored subsurface conditions at the project site by excavating eight test pits on August 10, 2016. The approximate locations of the explorations, designated TP-1 through TP-8, are shown on Figure 2. The procedures and techniques used to excavate the test pits, collect samples, and other field techniques are described in detail in the following paragraphs. Unless otherwise noted, all soil sampling and classification procedures were performed in general accordance with applicable ASTM standards. "General accordance" means that certain local and common drilling and descriptive practices may have been followed.

A2.0 TEST PITS

A2.1 Excavation and Sampling

The test pits were excavated using a track-mounted excavator, equipped with a 42-inch toothed-bucket, provided and operated by Mahaffey Industries Inc. of Kennewick, Washington, and were advanced to depths up to approximately 19 feet bgs. The test pits were observed by a member of the PBS geotechnical engineering staff who located the general areas for exploration and maintained a detailed log of the subsurface conditions and materials encountered during the course of the work. Representative disturbed samples were taken at selected depths in the test pits for classification and for physical testing in the PBS laboratory. The disturbed samples were sealed in plastic bags.

A2.2 Test Pit Logs

Test pit logs describe the subsurface conditions and types of materials encountered in the test pits and the depths where the materials or conditions changed, although the changes may be gradual. Each test pit log shows the depths of the samples obtained.

A3.0 MATERIAL DESCRIPTION

Initially, soil samples were classified visually in the field. Consistency, color, relative moisture, degree of plasticity, and other distinguishing characteristics of the soil samples were noted. Afterward, the samples were reexamined in the PBS laboratory, various standard classification tests were conducted, and the field classifications were modified where necessary. The terminology used in the soil classifications and other modifiers are defined in the attached Table A-1, Terminology Used to Describe Soil and Rock.

Soil Descriptions

Soils exist in mixtures with varying proportions of components. The predominant soil, i.e., greater than 50 percent based on total dry weight, is the primary soil type and is capitalized in our log descriptions (SAND, GRAVEL, SILT, or CLAY). Smaller percentages of other constituents in the soil mixture are indicated by use of modifier words in general accordance with the ASTM D2488-06 Visual-Manual Procedure. "General Accordance" means that certain local and common descriptive practices may have been followed. In accordance with ASTM D2488-06, group symbols (such as GP or CH) are applied on the portion of soil passing the 3-inch (75mm) sieve based on visual examination. The following describes the use of soil names and modifying terms used to describe fine- and coarse-grained soils.

Fine-Grained Soils (50% or greater fines passing 0.075 mm, No. 200 sieve)

The primary soil type, i.e., SILT or CLAY is designated through visual-manual procedures to evaluate soil toughness, dilatency, dry strength, and plasticity. The following outlines the terminology used to describe fine-grained soils, and varies from ASTM D2488 terminology in the use of some common terms.

Primary soil NAME, Symbols, and Adjectives			Plasticity Description	Plasticity Index (PI)
SILT (ML & MH)	CLAY (CL & CH)	ORGANIC SOIL (OL & OH)		
SILT		Organic SILT	Non-plastic	0 – 3
SILT		Organic SILT	Low plasticity	4 – 10
SILT/Elastic SILT	Lean CLAY	Organic SILT/ Organic CLAY	Medium Plasticity	10 – 20
Elastic SILT	Lean/Fat CLAY	Organic CLAY	High Plasticity	20 – 40
Elastic SILT	Fat CLAY	Organic CLAY	Very Plastic	>40

Modifying terms describing secondary constituents, estimated to 5 percent increments, are applied as follows:

Description	% Composition	
With Sand	% Sand ≥ % Gravel	15% to 25% plus No. 200
With Gravel	% Sand < % Gravel	
Sandy	% Sand ≥ % Gravel	≤30% to 50% plus No. 200
Gravelly	% Sand < % Gravel	

Borderline Symbols, for example CH/MH, are used when soils are not distinctly in one category or when variable soil units contain more than one soil type. **Dual Symbols**, for example CL-ML, are used when two symbols are required in accordance with ASTM D2488.

Soil Consistency terms are applied to fine-grained, plastic soils (i.e., $PI \geq 7$). Descriptive terms are based on direct measure or correlation to the Standard Penetration Test N-value as determined by ASTM D1586-84, as follows. SILT soils with low to non-plastic behavior (i.e., $PI < 7$) may be classified using relative density.

Consistency Term	SPT N-value	Unconfined Compressive Strength	
		tsf	kPa
Very soft	Less than 2	Less than 0.25	Less than 24
Soft	2 – 4	0.25 – 0.5	24 – 48
Medium stiff	5 – 8	0.5 – 1.0	48 – 96
Stiff	9 – 15	1.0 – 2.0	96 – 192
Very stiff	16 – 30	2.0 – 4.0	192 – 383
Hard	Over 30	Over 4.0	Over 383

Soil Descriptions

Coarse - Grained Soils (less than 50% fines)

Coarse-grained soil descriptions, i.e., SAND or GRAVEL, are based on the portion of materials passing a 3-inch (75mm) sieve. Coarse-grained soil group symbols are applied in accordance with ASTM D2488-06 based on the degree of grading, or distribution of grain sizes of the soil. For example, well-graded sand containing a wide range of grain sizes is designated SW; poorly graded gravel, GP, contains high percentages of only certain grain sizes. Terms applied to grain sizes follow.

Material NAME	Particle Diameter	
	Inches	Millimeters
SAND (SW or SP)	0.003 – 0.19	0.075 – 4.8
GRAVEL (GW or GP)	0.19 – 3	4.8 – 75
Additional Constituents:		
Cobble	3 – 12	75 – 300
Boulder	12 – 120	300 – 3050

The primary soil type is capitalized, and the fines content in the soil are described as indicated by the following examples. Percentages are based on estimating amounts of fines, sand, and gravel to the nearest 5 percent. Other soil mixtures will have similar descriptive names.

Example: Coarse-Grained Soil Descriptions with Fines

>5% to < 15% fines (Dual Symbols)	≥15% to < 50% fines
Well graded GRAVEL with silt: GW-GM	Silty GRAVEL: GM
Poorly graded SAND with clay: SP-SC	Silty SAND: SM

Additional descriptive terminology applied to coarse-grained soils follow.

Example: Coarse-Grained Soil Descriptions with Other Coarse-Grained Constituents

Coarse-Grained Soil Containing Secondary Constituents	
With sand or with gravel	≥ 15% sand or gravel
With cobbles; with boulders	Any amount of cobbles or boulders.

Cobble and boulder deposits may include a description of the matrix soils, as defined above.

Relative Density terms are applied to granular, non-plastic soils based on direct measure or correlation to the Standard Penetration Test N-value as determined by ASTM D1586-84.

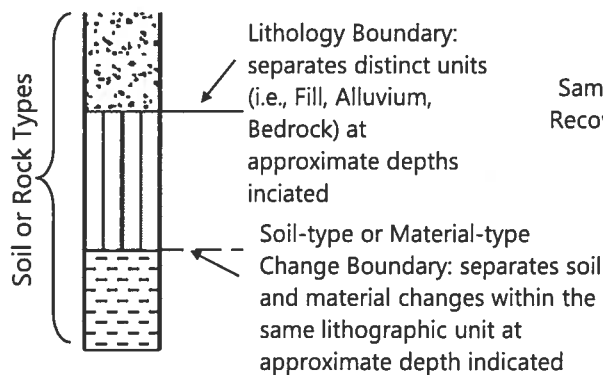
Relative Density Term	SPT N-value
Very loose	0 – 4
Loose	5 – 10
Medium dense	11 – 30
Dense	31 – 50
Very dense	> 50

SAMPLING DESCRIPTIONS

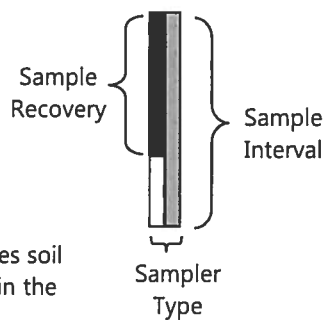
SPT Drive Sampler Standard Penetration Test ASTM D 1586	Shelby Tube Push Sampler ASTM D 1587	Specialized Drive Samplers (Details Noted on Logs)	Specialized Drill or Push Sampler (Details Noted on Logs)	Grab Sample	Rock Coring Interval	Screen (Water or Air Sampling)	Water Level During Drilling/Excavation	Water Level After Drilling/Excavation
								

LOG GRAPHICS

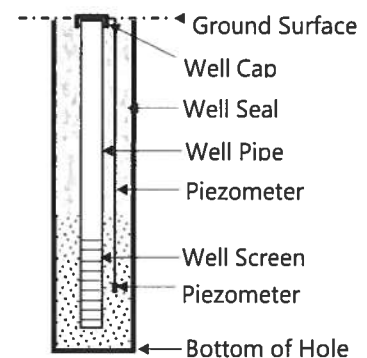
Soil and Rock



Sampling Symbols



Instrumentation Detail



Geotechnical Testing Acronym Explanations

PP	Pocket Penetrometer	HYD	Hydrometer Gradation
TOR	Torvane	SIEV	Sieve Gradation
DCP	Dynamic Cone Penetrometer	DS	Direct Shear
ATT	Atterberg Limits	DD	Dry Density
PL	Plasticity Limit	CBR	California Bearing Ratio
LL	Liquid Limit	RES	Resilient Modulus
PI	Plasticity Index	VS	Vane Shear
P200	Percent Passing US Standard No. 200 Sieve	bgs	Below ground surface
OC	Organic Content	MSL	Mean Sea Level
CON	Consolidation	HCL	Hydrochloric Acid
UC	Unconfined Compressive Strength		



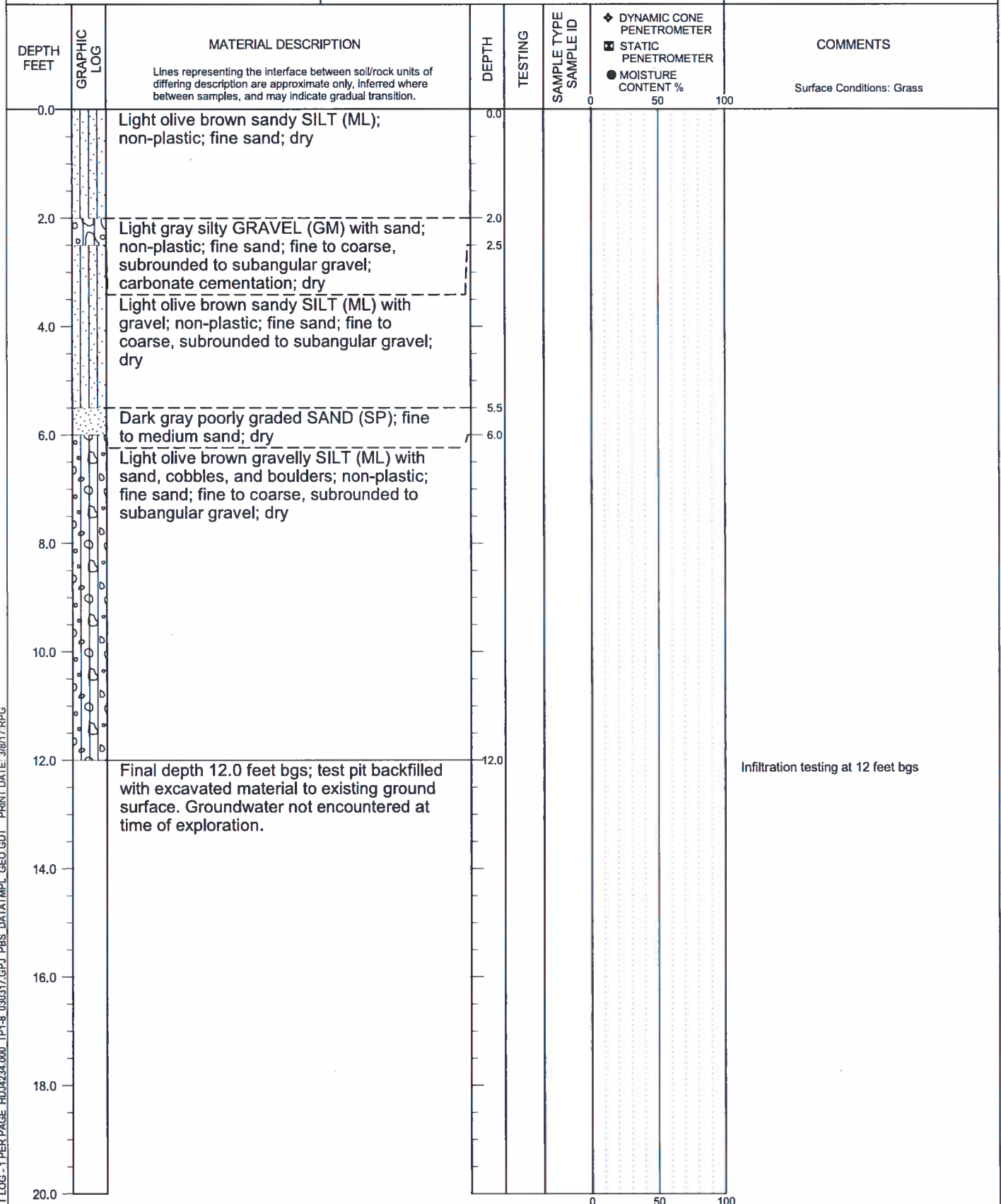
WESTCLIFFE HEIGHTS
RICHLAND, WASHINGTON

TEST PIT TP-1

PBS PROJECT NUMBER:
HDJ4234.000

APPROX. TEST PIT TP-1 LOCATION:
(See Site Plan)

Lat: 46.22193 Long: -119.29499



TEST PIT LOG - 1 PER PAGE HDJ4234.000 TP-1-8 030317.GPJ PBS DATATMPL GEO.GDT PRINT DATE: 3/8/17 RPG

LOGGED BY: A. Swenson
COMPLETED: 8/10/16

EXCAVATED BY: Mahaffey Enterprises, Inc.
EXCAVATION METHOD: Komatsu 400 LC with 42" Bucket

FIGURE A1
Page 1 of 1



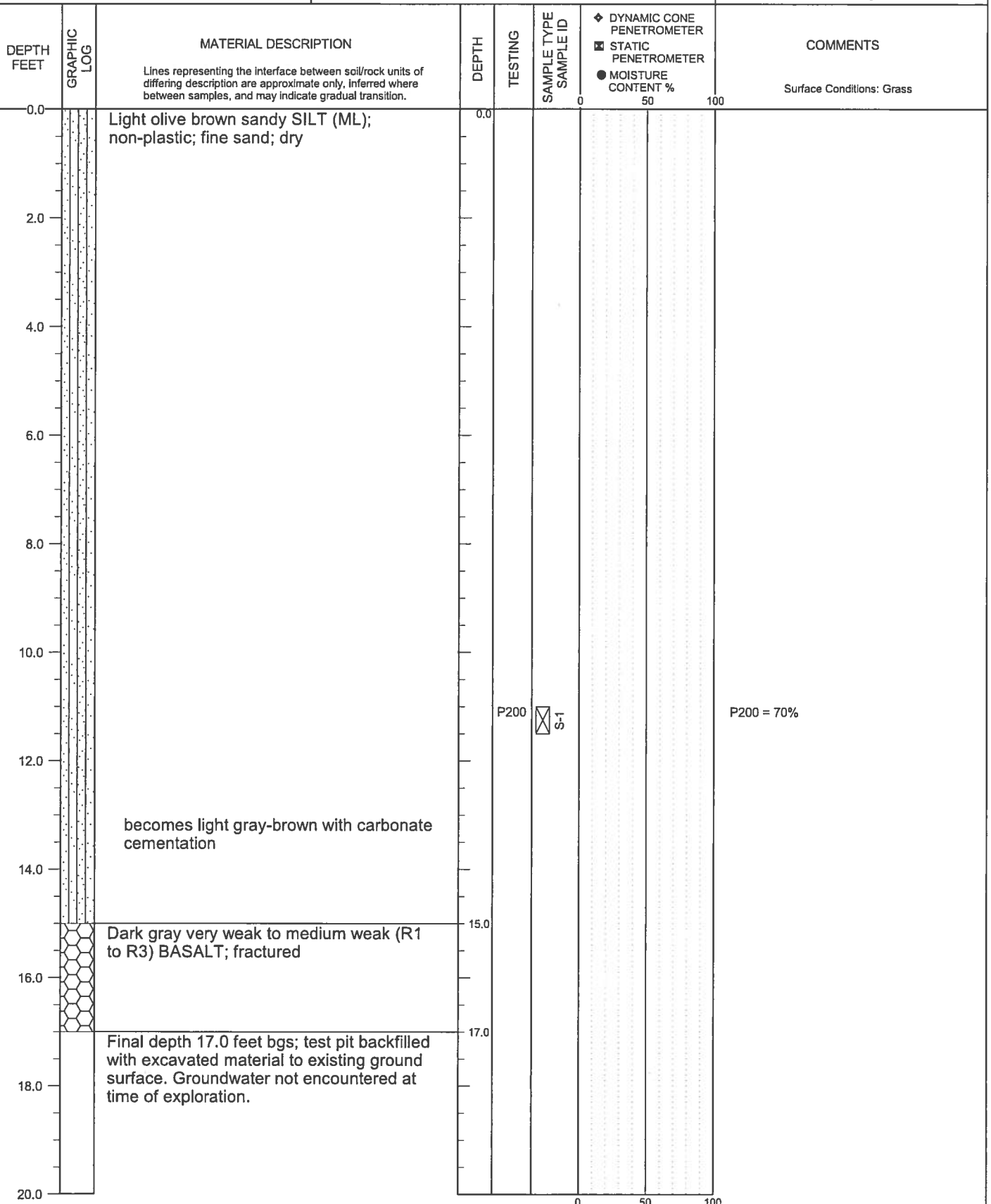
WESTCLIFFE HEIGHTS
RICHLAND, WASHINGTON

TEST PIT TP-2

PBS PROJECT NUMBER:
HDJ4234.000

APPROX. TEST PIT TP-2 LOCATION:
(See Site Plan)

Lat: 46.21884 Long: -119.29145



TEST PIT LOG - 1 PER PAGE HDJ4234.000 TP1-8 030317.GPJ PBS DATATMPL GEO.GDT PRINT DATE: 3/8/17.RPG

LOGGED BY: A. Swenson
COMPLETED: 8/10/16

EXCAVATED BY: Mahaffey Enterprises, Inc.
EXCAVATION METHOD: Komatsu 400 LC with 42" Bucket

FIGURE A2
Page 1 of 1



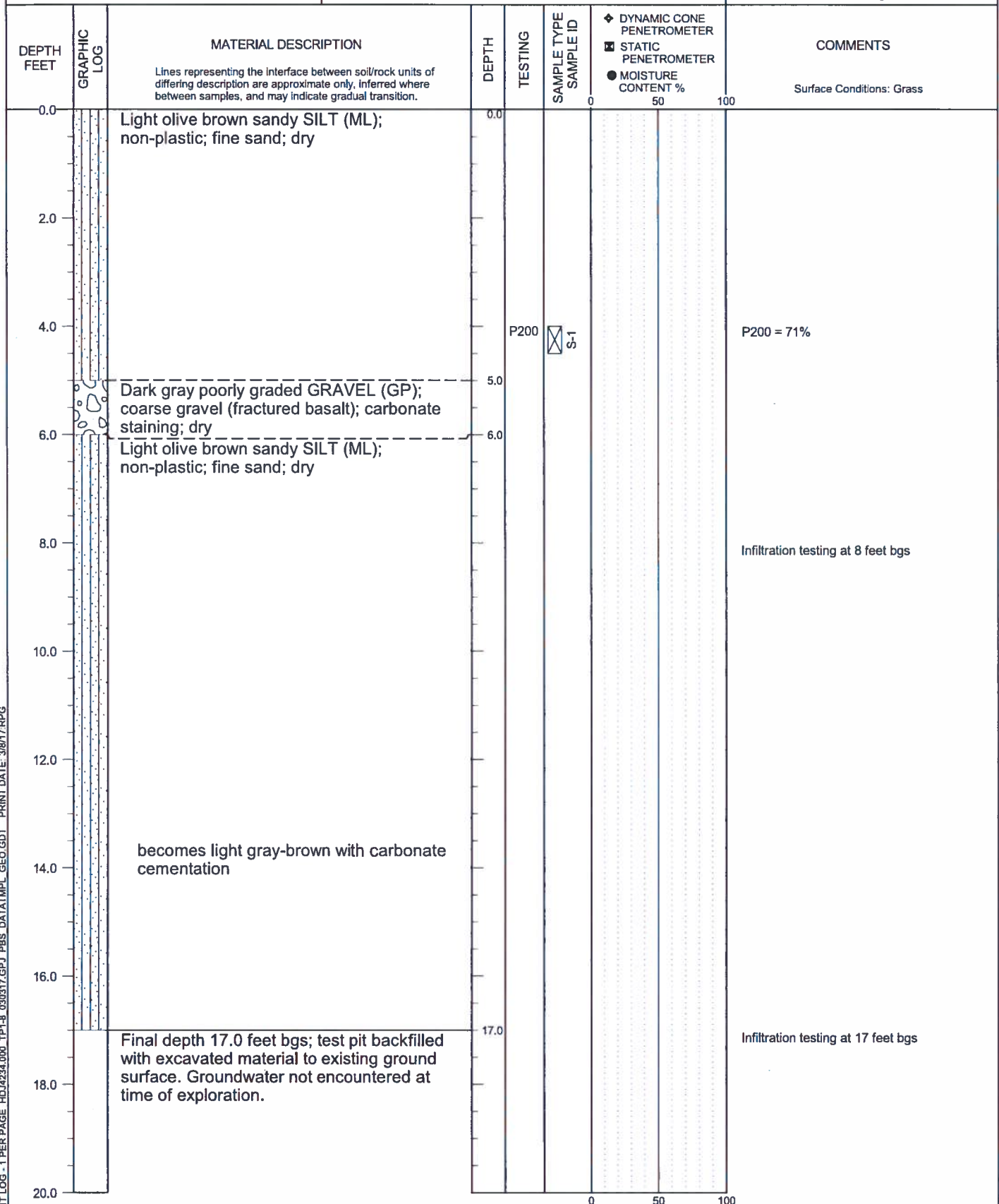
WESTCLIFFE HEIGHTS
RICHLAND, WASHINGTON

TEST PIT TP-3

PBS PROJECT NUMBER:
HDJ4234.000

APPROX. TEST PIT TP-3 LOCATION:
(See Site Plan)

Lat: 46.21954 Long: -119.29194



TEST PIT LOG - 1 PER PAGE HDJ4234.000 TP-1-8 030317.GPJ PBS DATATMPL GEO.GDT PRINT DATE: 3/8/17.RPG

LOGGED BY: A. Swenson
COMPLETED: 8/10/16

EXCAVATED BY: Mahaffey Enterprises, Inc.
EXCAVATION METHOD: Komatsu 400 LC with 42" Bucket

FIGURE A3
Page 1 of 1



WESTCLIFFE HEIGHTS
RICHLAND, WASHINGTON

TEST PIT TP-4

PBS PROJECT NUMBER:
HDJ4234.000

APPROX. TEST PIT TP-4 LOCATION:
(See Site Plan)

Lat: 46.21995 Long: -119.29119

DEPTH FEET	GRAPHIC LOG	MATERIAL DESCRIPTION Lines representing the interface between soil/rock units of differing description are approximate only, inferred where between samples, and may indicate gradual transition.	DEPTH	TESTING	SAMPLE TYPE SAMPLE ID	◆ DYNAMIC CONE PENETROMETER ▣ STATIC PENETROMETER ● MOISTURE CONTENT %	COMMENTS Surface Conditions: Grass
0.0		Light olive brown sandy SILT (ML); non-plastic; fine sand; dry	0.0		0	50	100
2.0		Moderately weathered very weak to medium weak (R1 to R3) BASALT; fractured; carbonate stained; dry	2.0				
4.0		becomes slightly weathered					
6.0		Final depth 6.0 feet bgs due to refusal in basalt; test pit backfilled with excavated material to existing ground surface. Groundwater not encountered at time of exploration.	6.0				
8.0							
10.0							
12.0							
14.0							
16.0							
18.0							
20.0							

TEST PIT LOG - 1 PER PAGE HDJ4234.000 TP-4 030317.GPJ PBS DATATMPL GEO.GDT PRINT DATE: 3/8/17 RPG

LOGGED BY: A. Swenson
COMPLETED: 8/10/16

EXCAVATED BY: Mahaffey Enterprises, Inc.
EXCAVATION METHOD: Komatsu 400 LC with 42" Bucket

FIGURE A4
Page 1 of 1



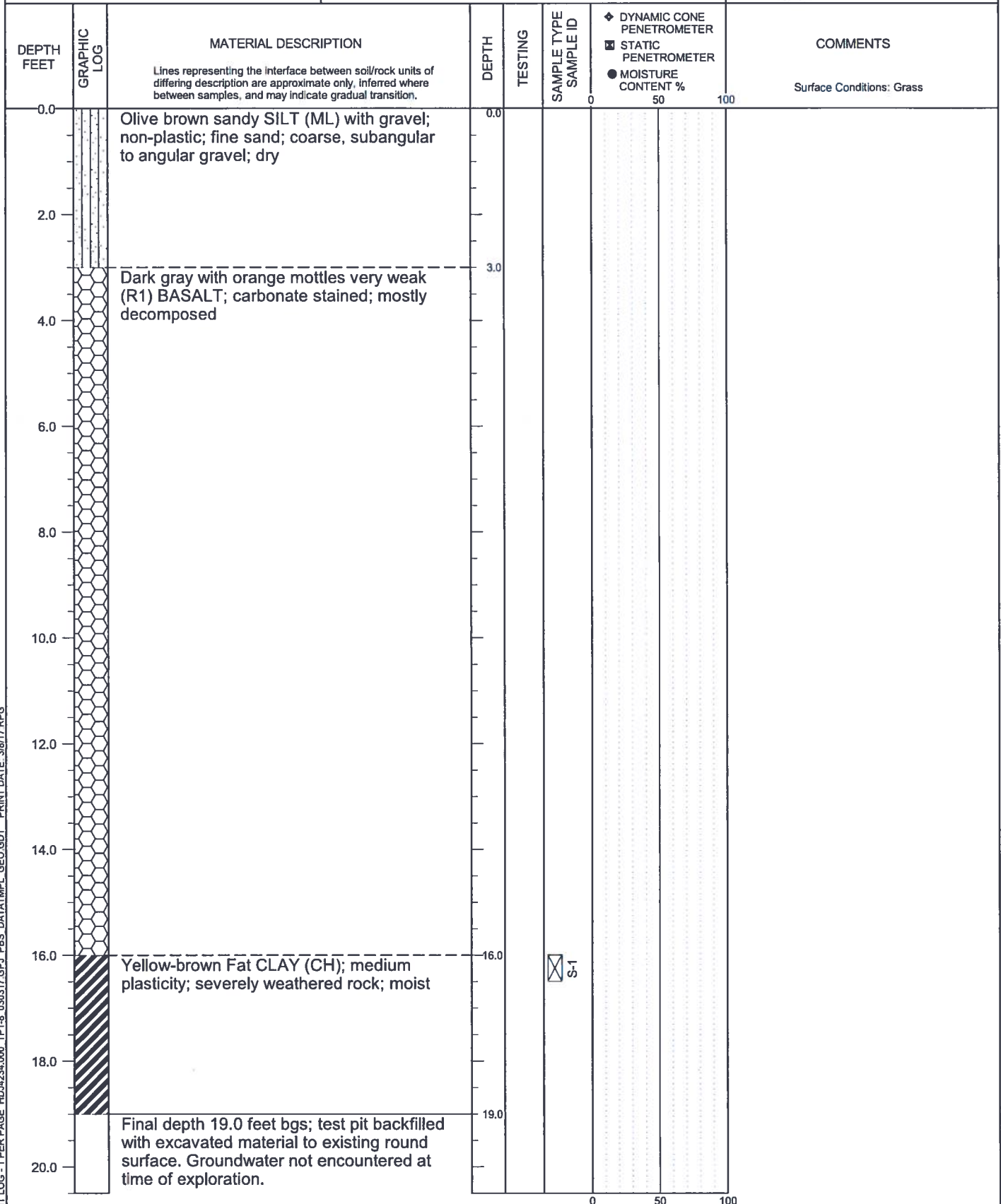
WESTCLIFFE HEIGHTS
RICHLAND, WASHINGTON

TEST PIT TP-5

PBS PROJECT NUMBER:
HDJ4234.000

APPROX. TEST PIT TP-5 LOCATION:
(See Site Plan)

Lat: 46.22100 Long: -119.29128



TEST PIT LOG - 1 PER PAGE HDJ4234.000 TP-5 030317.GPJ PBS DATATMPL GEO.GDT PRINT DATE: 3/6/17 RPG

LOGGED BY: A. Swenson
COMPLETED: 8/10/16

EXCAVATED BY: Mahaffey Enterprises, Inc.
EXCAVATION METHOD: Komatsu 400 LC with 42" Bucket

FIGURE A5
Page 1 of 1



WESTCLIFFE HEIGHTS
RICHLAND, WASHINGTON

TEST PIT TP-6

PBS PROJECT NUMBER:
HDJ4234.000

APPROX. TEST PIT TP-6 LOCATION:
(See Site Plan)

Lat: 46.22069 Long: -119.29153

DEPTH FEET	GRAPHIC LOG	MATERIAL DESCRIPTION Lines representing the interface between soil/rock units of differing description are approximate only, inferred where between samples, and may indicate gradual transition.	DEPTH	TESTING	SAMPLE TYPE SAMPLE ID	◆ DYNAMIC CONE PENETROMETER ☒ STATIC PENETROMETER ● MOISTURE CONTENT %	COMMENTS
0.0			0.0			0 50 100	Surface Conditions: Grass
2.0		Light olive brown silty GRAVEL (GM) with sand and cobbles; non-plastic; fine sand; fine to coarse, subrounded to subangular gravel; dry becomes light brown-gray; carbonate stained becomes light olive brown becomes brown with fine to medium sand					
6.0		Dark gray slightly weathered very weak to medium weak (R1 to R3) BASALT; fractured; carbonate stained; dry	6.0				
10.0		Final depth 10.0 feet bgs due to refusal in basalt; test pit backfilled with excavated material to existing ground surface. Groundwater not encountered at time of exploration.	10.0				Infiltration testing at 10 feet bgs
12.0							
14.0							
16.0							
18.0							
20.0						0 50 100	

TEST PIT LOG - 1 PER PAGE HDJ4234.000 TP1-8 030317.GPJ PBS DATATMPL GEO.GDT PRINT DATE: 3/8/17 RPG

LOGGED BY: A. Swenson
COMPLETED: 8/10/16

EXCAVATED BY: Mahaffey Enterprises, Inc.
EXCAVATION METHOD: Komatsu 400 LC with 42" Bucket

FIGURE A6
Page 1 of 1



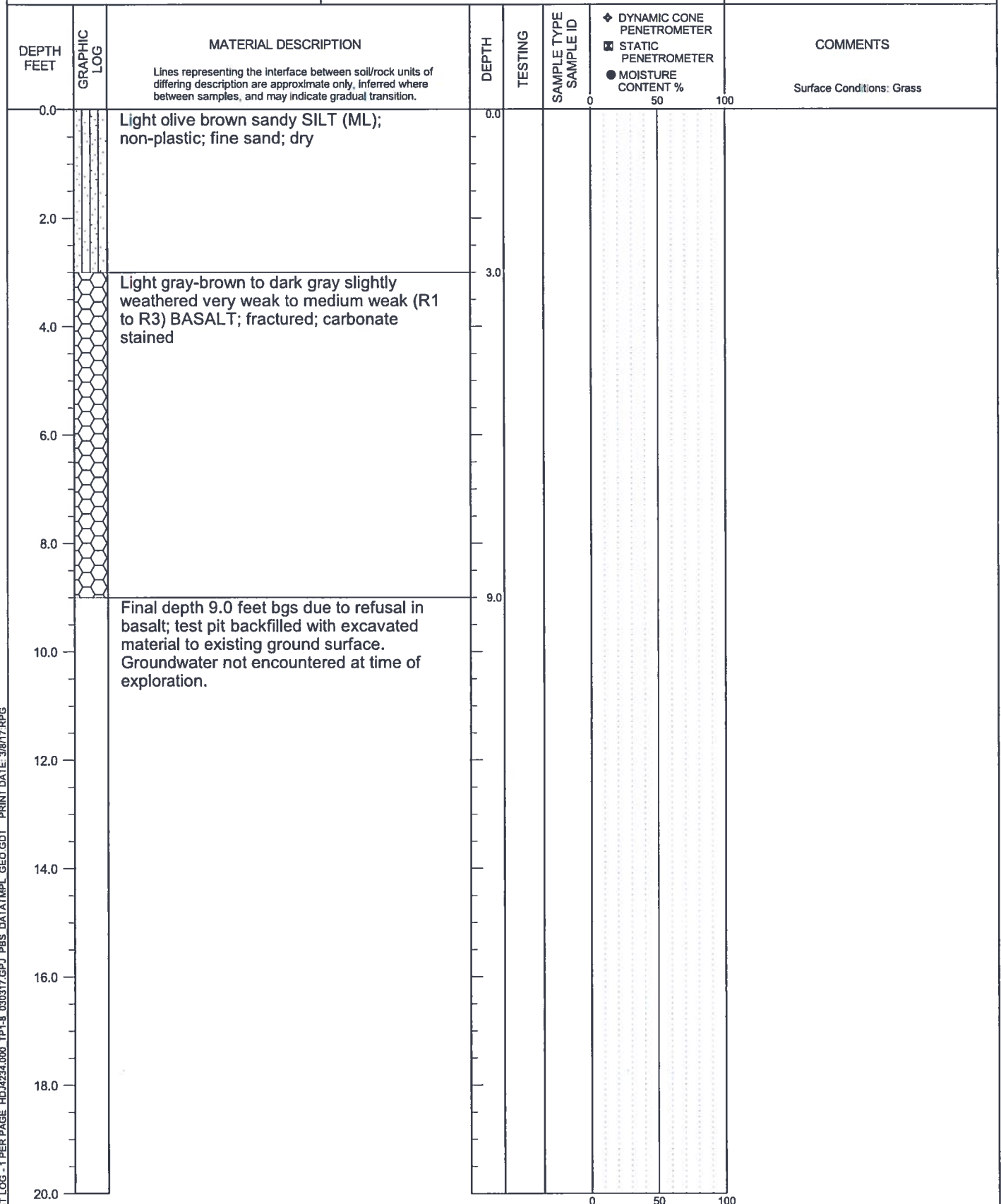
WESTCLIFFE HEIGHTS
RICHLAND, WASHINGTON

TEST PIT TP-7

PBS PROJECT NUMBER:
HDJ4234.000

APPROX. TEST PIT TP-7 LOCATION:
(See Site Plan)

Lat: 46.21931 Long: -119.29022



TEST PIT LOG - 1 PER PAGE HDJ4234.000 TP1-8 030317.GPJ PBS DATATMPL GEO GDT PRINT DATE: 3/8/17 RPG

LOGGED BY: A. Swenson
COMPLETED: 8/10/16

EXCAVATED BY: Mahaffey Enterprises, Inc.
EXCAVATION METHOD: Komatsu 400 LC with 42" Bucket

FIGURE A7
Page 1 of 1



WESTCLIFFE HEIGHTS
RICHLAND, WASHINGTON

TEST PIT TP-8

PBS PROJECT NUMBER:
HDJ4234.000

APPROX. TEST PIT TP-8 LOCATION:
(See Site Plan)

Lat: 46.21866 Long: -119.28811

DEPTH FEET	GRAPHIC LOG	MATERIAL DESCRIPTION Lines representing the interface between soil/rock units of differing description are approximate only, inferred where between samples, and may indicate gradual transition.	DEPTH	TESTING	SAMPLE TYPE SAMPLE ID	☐ DYNAMIC CONE PENETROMETER ☒ STATIC PENETROMETER ☐ MOISTURE CONTENT %	COMMENTS Surface Conditions: Grass
0.0		Light olive brown sandy SILT (ML); non-plastic; fine sand; dry	0.0		0	50	100
2.0		Light gray-brown slightly weathered very weak to medium weak (R1 to R3) BASALT; fractured; carbonate stained	1.0				
4.0							
6.0							
8.0							
10.0							
12.0							
13.0		Final depth 13.0 feet bgs due to refusal in basalt; test pit backfilled with excavated material to existing ground surface. Groundwater not encountered at time of exploration.	13.0				
14.0							
16.0							
18.0							
20.0							

TEST PIT LOG - 1 PER PAGE HDJ4234.000 TP1-8 030317 GPJ PBS DATATMPL GEO GDT PRINT DATE: 3/8/17 RPG

LOGGED BY: A. Swenson
COMPLETED: 8/10/16

EXCAVATED BY: Mahaffey Enterprises, Inc.
EXCAVATION METHOD: Komatsu 400 LC with 42" Bucket

FIGURE A8
Page 1 of 1

APPENDIX B

Laboratory Testing

APPENDIX B – LABORATORY TESTING

B1.0 GENERAL

Samples obtained during the field explorations were examined in the PBS laboratory. The physical characteristics of the samples were noted and the field classifications were modified where necessary. During the course of examination, representative samples were selected for further testing. The testing program on the soil samples included standard classification tests, which consisted of visual examination, moisture contents, and grain-size analyses. The classification tests yield certain index properties of the soils important to an evaluation of soil behavior. The testing procedures are described in the following paragraphs. Unless otherwise noted, all soil testing and classification procedures followed applicable ASTM standards.

B2.0 CLASSIFICATION TESTS

B2.1 Visual Classification

The soils were classified in accordance with the Unified Soil Classification System with certain other terminology, such as the relative density or consistency of the soil deposits, in general accordance with engineering practice. In determining the soil type (that is, gravel, sand, silt, or clay), the term which best described the major portion of the sample was used. Modifying terminology to further describe the samples is defined in Terminology Used to Describe Soil and Rock in Appendix A.

B2.2 Moisture (Water) Contents

Natural moisture content determinations were made on samples of the fine-grained soils (that is, silts, clays, and silty sands). The natural moisture content is defined as the ratio of the weight of water to dry weight of soil, expressed as a percentage. The results of the moisture content determinations are presented on the test pits logs in Appendix A.

B2.3 Grain-Size Analyses

Wash analyses (P200s) were completed on samples to determine the portion of soil samples passing the No. 200 Sieve (i.e., silt and clay). The results of the P200 testing are presented on the test pit logs in Appendix A.



May 4, 2016

Project #: 19707

Jeffrey R. Peters, PE
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840 Northgate Drive
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Richland, WA 99352

Matt Rasmussen, PE
Benton County Road Department
620 Market Street
PO Box 1001
Prosser, WA 99350

RE: The Vista - Queensgate Drive Extension/Bauder Property Review of Routing Alternatives

Dear Jeff and Matt,

This letter provides an overview of transportation considerations associated with two possible routing alternatives for the Queensgate Drive extension through The Vista on the Bauder Property (herein referred to as "The Vista"). Pursuant to our March 10, 2016 meeting and subsequent scoping conversations, we evaluated the relative differences of connecting the Queensgate Drive southerly extension to either S Bermuda Road or Rachel Road.

The methodology and findings of our review are documented in this letter. We assessed existing conditions, a near-term (year 2020) and 20-year conditions assuming site development and the two roadway extension alternatives. Link-based review of volume-to-capacity ratios generated by the BFCOG travel demand model in the site vicinity indicate that Queensgate Road, Leslie Road, Rachel Road, Bermuda Road, and E Reata Road are all projected to operate well under capacity regardless of which Queensgate Drive extension alternative is pursued in both the near-term as well as the 20-year conditions. The BFCOG model demonstrates neither extension alternative is capacity constrained at the link level and lead to a finding of comparable travel times on uncongested routes.

In general, the modeling and traffic analysis reveal that traffic capacity is not a "differentiator" in reviewing the two alternative routes. Therefore, based on our review, we recommend the proposed development move ahead routing the Queensgate Drive extension to S Bermuda Road. The S Bermuda Road alternative directs site traffic to an existing roadway that generally has fewer private residential driveways, a higher posted speed limit, and a more gentle horizontal and vertical profile as compared to Rachel Road. If a secondary connection to Rachel Road is realized in the future through other

development activities, the additional connectivity provided by Rachel Road should further enhance the local transportation system.

Assuming Queensgate Drive is extended to S Bermuda Road, review of operations at three study intersections determined that:

- Signalization of the Leslie Road/E Reata Road intersection will likely be needed in conjunction with full buildout of The Vista development. We recommend the intersection operations be monitored during phased buildout of The Vista beginning after completion of the first 200 homes at The Vista and that the intersection be signalized if and when warranted. The anticipated signalization need is consistent with the City of Richland's adopted Transportation Plan. Further, this intersection may require signalization in the event the Rachel Road extension is pursued instead of the S Bermuda Road extension (though signalization should not be required to support full buildout of The Vista alone).
- A westbound right-turn lane should be provided at the S Bermuda Road/E Reata Road intersection. The 20-year analysis revealed that this right-turn lane would meet WSDOT guidelines regardless of whether Queensgate is extended to Rachel Road or S Bermuda Road.

In addition, the 20-year analysis also identified the need for a westbound left-turn lane on E Reata Road at S Bermuda Road. The Vista development is not anticipated to contribute any traffic volumes to this movement and the need for the improvement is independent of development of the new neighborhood.

Twenty year modeling also found the Rachel Road/Leslie Road intersection requires mitigation regardless of the Queensgate Drive extension alternative selected (under both scenarios, the future modeling assumes a new eastern extension of Rachel Road between Leslie Road and Steptoe Street to the east per the *Richland Transportation Plan*). Acceptable operations can be provided either via signalization or installation of a roundabout.

No other intersection capacity improvement needs were identified amongst the three study intersections in either the near-term or the 20-year conditions.

The remainder of this letter further documents our study methodology and findings.

STUDY BACKGROUND

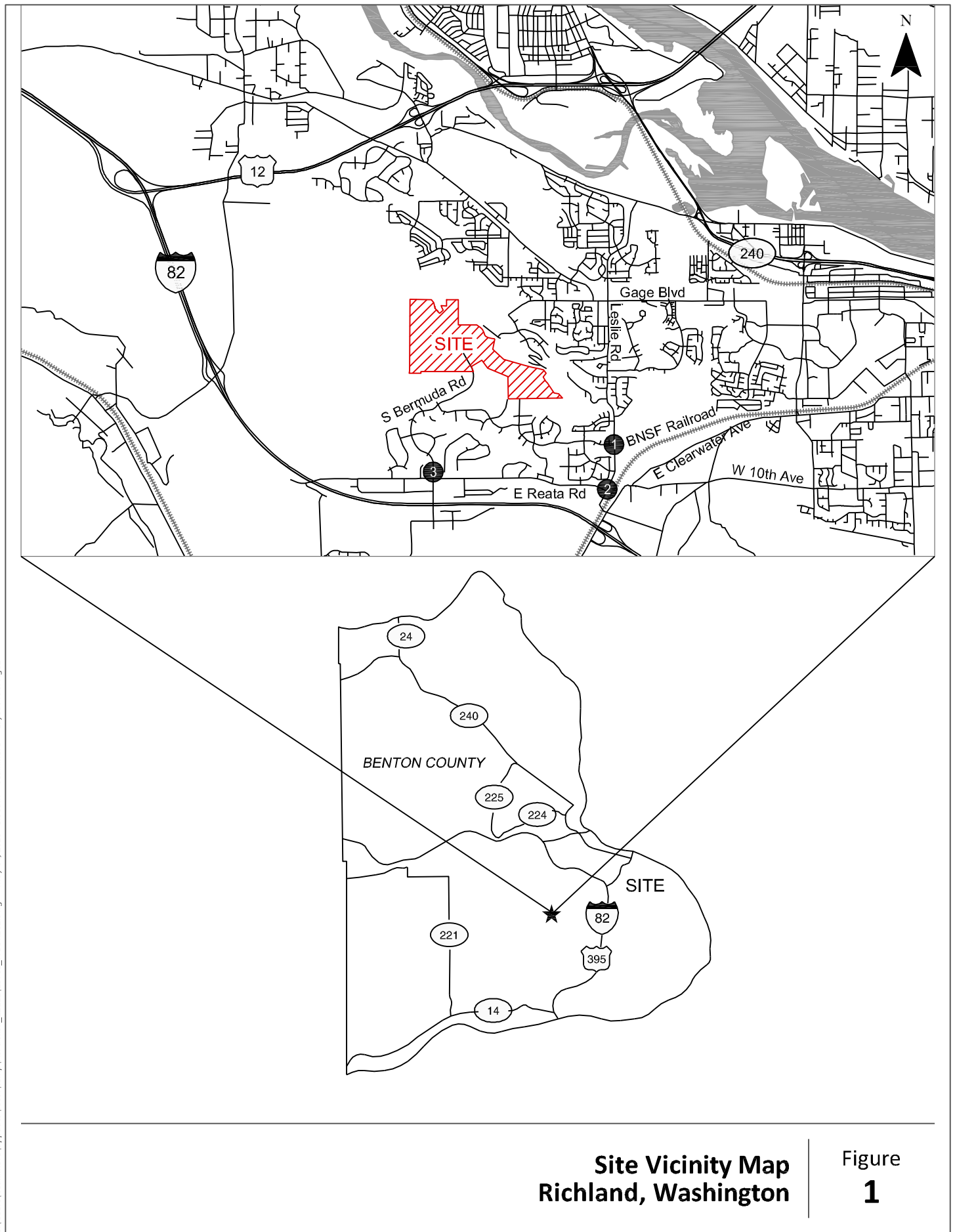
Pahlisch Homes, in cooperation with the Bauder family, is proposing development of land encompassing approximately 140 acres. At this time, development is anticipated to include up to 470 residential homes. In addition to the local street infrastructure provided within the new neighborhood, the development would also accommodate the extension of Queensgate Drive south through the property. The southerly Queensgate Drive extension could be constructed to connect with either S Bermuda Road or Rachel Road, both of which could connect the new neighborhood as well as

surrounding neighborhoods with Leslie Road. The total area of the Bauder and Wilson properties is 351 acres with a potential 1,177 homes at build out. The 20-year analysis assumes development of the additional homes.

This study compares and contrasts the transportation impacts of extending Queensgate Drive to either S Bermuda Road or Rachel Road. Figure 1 illustrates the site vicinity and Figure 2 illustrates a conceptual assessment of two roadway alignment alternatives.

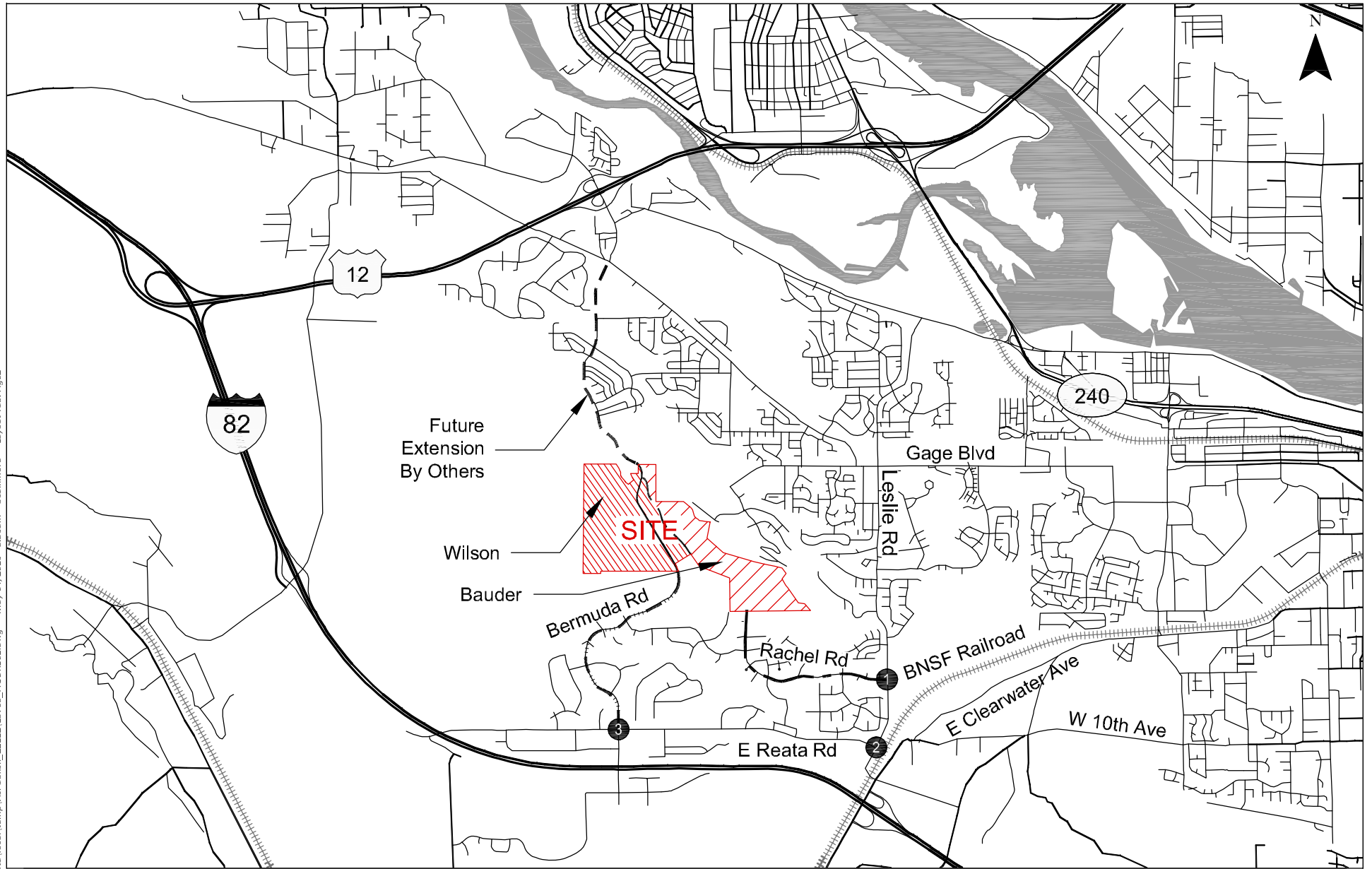
STUDY METHODOLOGY

We evaluated implications of both roadway extension alternatives through a combination of travel demand modeling and intersection capacity analysis as well as qualitative field observations about the existing built environment and topography of the adjacent roadways, as described below.



**Site Vicinity Map
Richland, Washington**

**Figure
1**



**Alternative Queensgate Alignment Options
with Site Development
Richland, Washington**

**Figure
2**

Travel Demand Model

Data from Benton-Franklin Council of Government's (BFCOG) travel demand model was used to assess traffic volume changes associated with each of the two alignment alternatives. The travel demand model was used to assess how local and regional trips may change with each of the roadway connections as well as to understand overall travel patterns within the site vicinity.

Intersection Operations

Existing conditions were reviewed at three intersections to establish a baseline for comparison of near-term and 20-year conditions assuming construction of the alternative roadway extensions. The three study intersections are:

- Leslie Road/Rachel Road
- S Bermuda Road/E Reata Road
- Leslie Road/E Reata Road

Intersection operations were evaluated using *2000 Highway Capacity Manual* analysis procedures. The City of Richland seeks to maintain Level of Service (LOS) "E" or better at unsignalized intersections per Table 3-1 of the *Richland Transportation Plan*.

EXISTING CONDITIONS

The existing conditions analysis identifies site conditions and the current operational and geometric characteristics of the transportation system in the vicinity of the property and along the two Queensgate Extension alignment alternatives. The purpose of this section is to set the stage for a basis of comparison to future conditions. The study intersections and The Vista site were visited and inventoried in March 2015.

Geometric Considerations

Today, S Bermuda Road is a two-lane facility with a posted 35 mile per hour speed limit. Rachel Road is also a two-lane facility but with a posted 25 mile per hour speed limit. In addition to having a lower posted speed limit, Rachel Road accommodates more closely spaced residential driveways and more horizontal and vertical curvature compared to S Bermuda Road.

Both roadways provide a connection to Leslie Road and ultimately I-82. Rachel Road connects directly with Leslie Road whereas S Bermuda Road connects via E Reata Road, which is a designated arterial within City limits (collector roadway within Benton County jurisdiction west of City limits). E Reata Road is a two-lane facility with a 40 mile per hour posted speed limit.

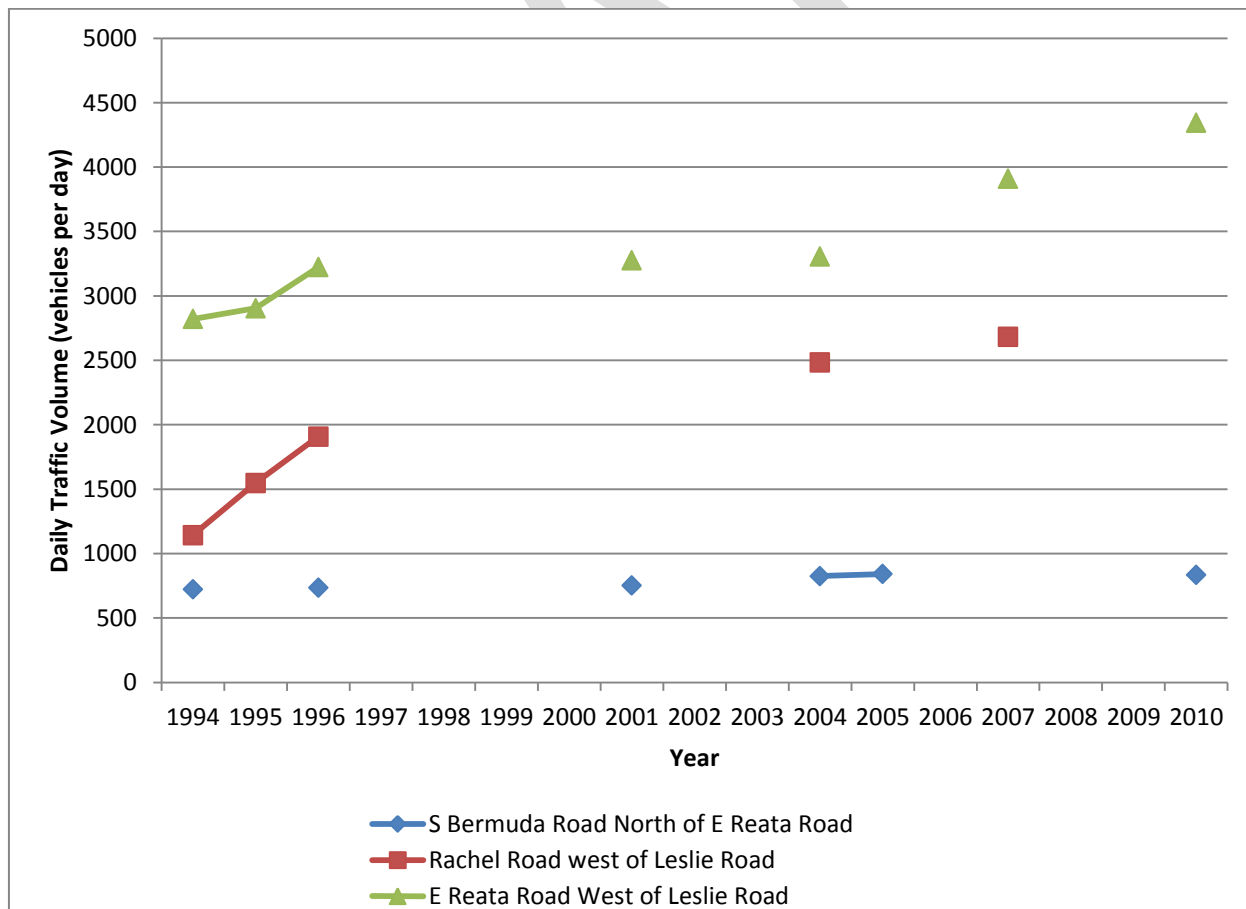
In addition to the connectivity offered by either alignment to Leslie Road, Clover Road links Rachel Road and S Bermuda Road today. The existing Clover Road connection serves local trips and is not expected materially affect either Queensgate Extension routing alternative.

Leslie Road is a designated by the City as an arterial and has a posted 40 mile per hour speed limit. The roadway has a three-lane section (one lane in each direction plus a center left-turn lane) near Rachel Road and a four-lane section near E Reata Road (two southbound lanes, one northbound lane, and one northbound left-turn lane). Leslie Road provides an important connection between either of the Queensgate extension alternatives and the regional transportation system.

24-hour Traffic Counts

The Benton County Road Department provided 24-hour historical count data for the study roadways. This data is summarized in Exhibit 1 below. This information was used to understand how traffic patterns have changed in the site vicinity during the past twenty years. Based on the counts, S Bermuda Road traffic volumes have average about 1% annual growth, Rachel Road about 10% annual growth, and E Reata Road about 3% annual growth.

Exhibit 1. Daily Traffic Volume Trends



As shown in the exhibit, S Bermuda Road has experienced relatively low growth over the past twenty years as compared to both E Reata Road and Rachel Road. However, all three roads are accommodating traffic volumes well below their capacity and consistent with their functional classification designation. The data shown in the tables also confirms that either alignment alternative can be accommodated without the need to widen any of the study roadways beyond a 3-lane cross-section.

Intersection Operations

Weekday morning (7:00-9:00 AM) and evening (4:00-6:00 PM) traffic counts were conducted at the three study intersections to establish a baseline of comparison for the near-term and 20-year analyses (refer to Attachment 1). Figure 3 summarizes the peak hour traffic counts collected as well as the existing intersection lane configurations and traffic control devices.

As shown in the figure, all intersections were found to operate within City standards and at a LOS "E" or better.

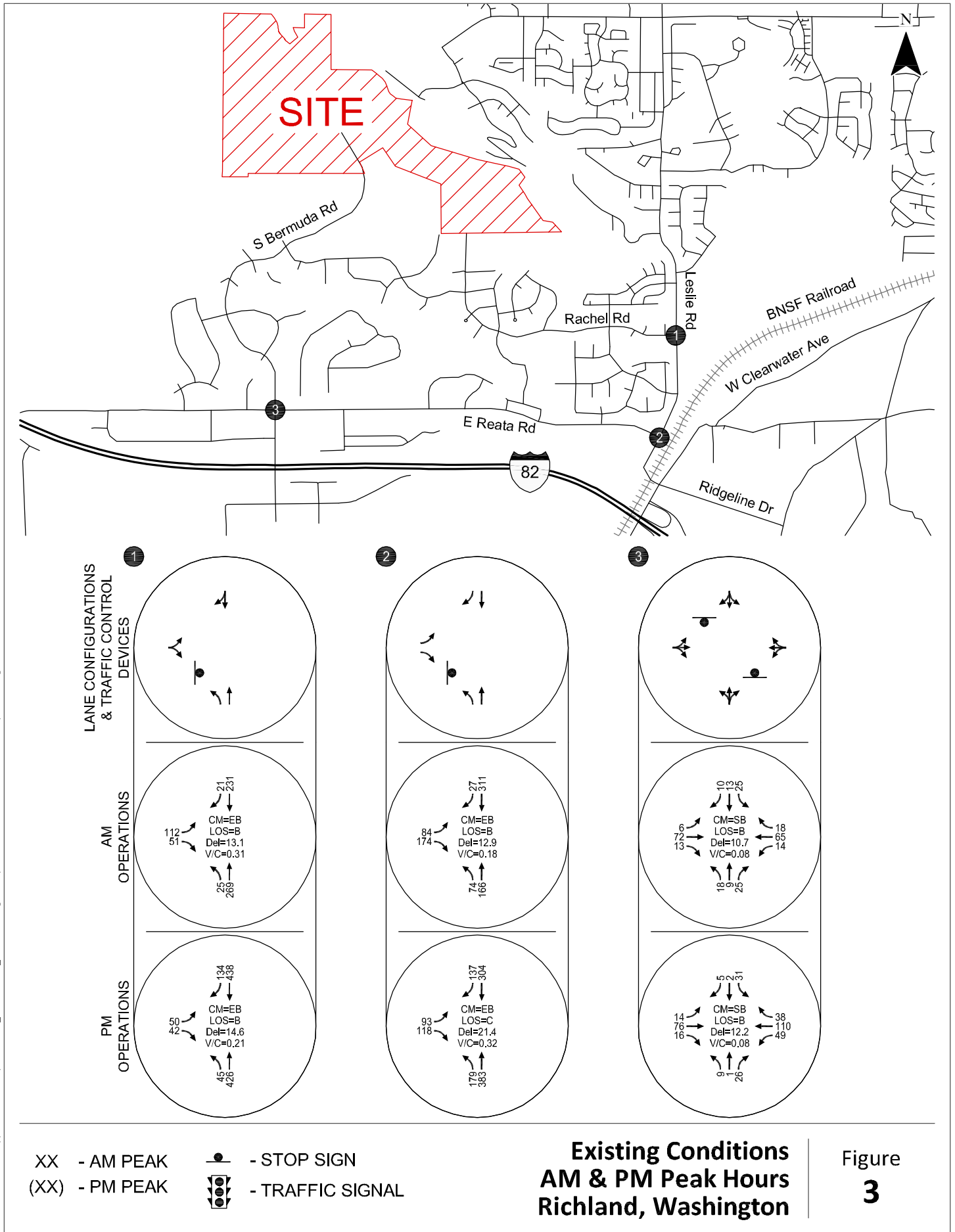


Figure 3

SITE DEVELOPMENT TRIP GENERATION

Pahlisch Homes, in cooperation with the Bauder family, is proposing development of up to 470 residential homes on 140 acres of property in southwest Richland.

A trip generation estimate was prepared based on information provided in the *Trip Generation Manual, 9th Edition* (Reference 1). Table 1 summarizes the daily, weekday AM, and weekday PM peak hour trips. Note the daily trips have been rounded to the nearest 10 and peak hour trips to the nearest 5.

Table 1. Trip Generation Estimate for The Vista Site

Land Use Category	ITE Code	Size (Units)	Total Daily Trips	Weekday AM Peak Hour			Weekday PM Peak Hour		
				Total Trips	In	Out	Total Trips	In	Out
Single Family Homes	210	470	4,470	355	90	265	470	295	175

ESTIMATED TRIP DISTRIBUTION PATTERN

Existing travel patterns, land use, and roadway connectivity were assessed in conjunction with BFCOG travel demand model data and other transportation impact studies nearby to develop a reasonable trip distribution for the site-generated trips. The estimated trip distribution pattern is shown in Figure 4.

2020 FUTURE CONDITIONS WITH THE VISTA

Future year 2020 traffic conditions were evaluated assuming buildout of the 470 single family homes within the Vista. This analysis was completed assuming extension of Queensgate Drive to S. Bermuda Road in Alternative 1 and to Rachel Road in Alternative 2. Based on BFCOG modeling, a two percent annual growth rate was assumed along each of the study roadways¹.

The operations analysis at the three study intersections was prepared for the two alignment alternatives assuming:

- Queensgate Drive does not connect with Gage Boulevard
- Queensgate Drive does not connect with Badger Mountain Parkway

Link-based review of volume-to-capacity ratios generated by the BFCOG travel demand model in the site vicinity indicate that Queensgate Road, Leslie Road, Rachel Road, Bermuda Road, and E Reata Road are all projected to operate well under capacity regardless of which Queensgate Drive extension alternative is pursued. The model also suggests that the routes will be relatively uncongested and that

¹ Based on a cordon line assumed around the study intersections, BFCOG modeling projects an average of approximately 1.4% growth per year between 2010 and 2020.

the travel times are relatively comparable. In general, the modeling results indicate that neither traffic capacity nor travel times are “differentiators” when selecting an alternative.

Figures 4 and 5 illustrate future 2020 background conditions (before site development), anticipated routing of site-generated trips, and total traffic conditions (with site development) assuming Queensgate Drive extension to S Bermuda Road. Figures 5 and 6 illustrate future 2020 conditions before and after site development assuming the Queensgate Drive extension to Rachel Road.

Analysis of the study intersections found that all of the intersections operate acceptably assuming the Queensgate Drive extension to Rachel Road. The Bermuda Road extension alternative results in eastbound delays at the E Reata Road/Leslie Road intersection causing a LOS “F” condition for the westbound left-turn movement during the weekday PM peak hour. The LOS “F” could be mitigated through signalization of the intersection, an improvement identified as an anticipated future need in the *Richland Transportation Plan*. Appendix 2 includes the intersection analysis worksheets.

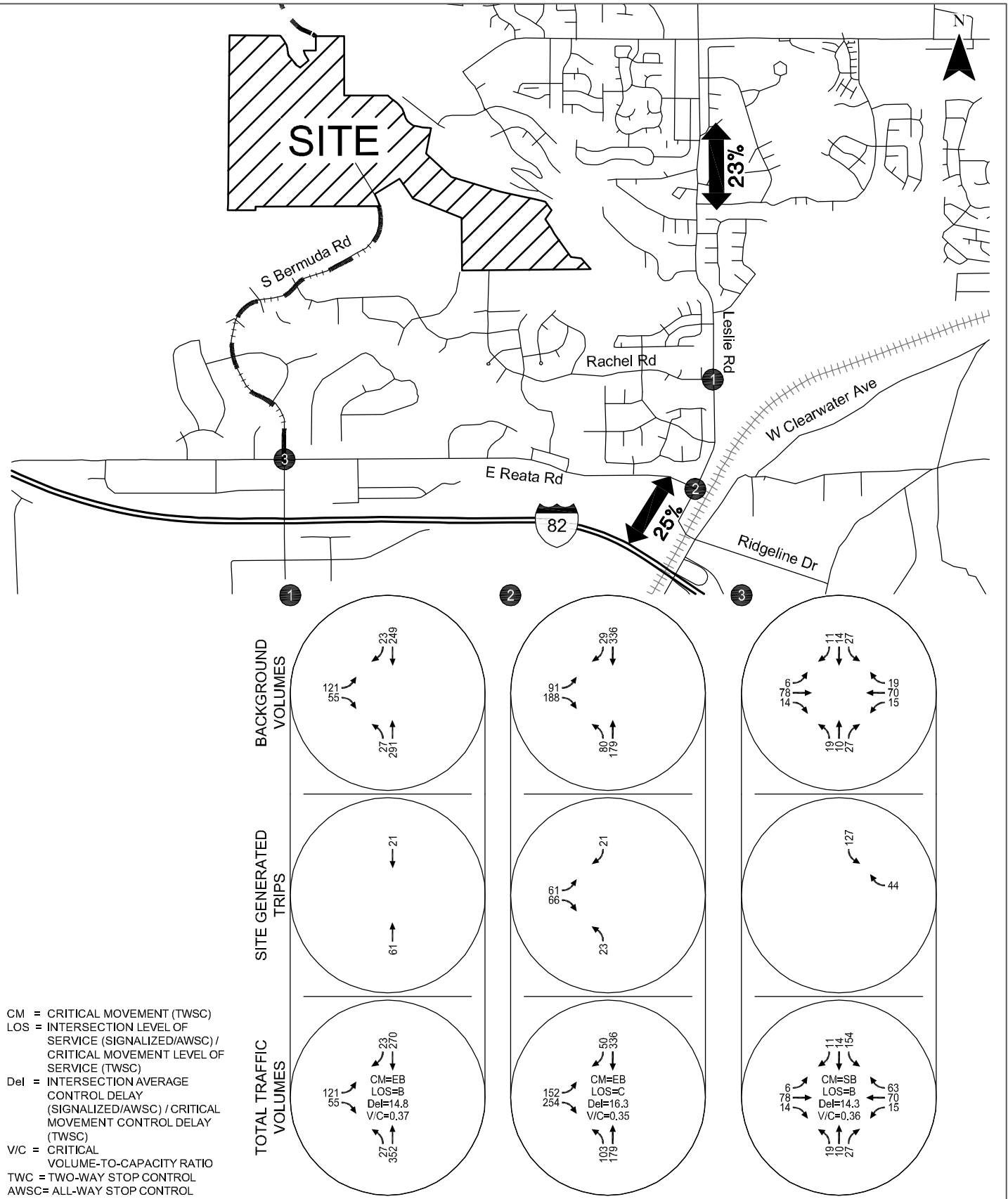
While signalization of the E Reata Road/Leslie Road intersection would implement a previously identified improvement consistent with the City’s plans, the specific implementation timeline for signalization will be dependent both on the extent of re-routing of existing traffic that occurs with completion of the Queensgate Drive extension and the rate at which trips from The Vista actually impact the E Reata Road/Leslie Road intersection, pending construction and occupancy of the new homes. For these reasons, we recommend the E Reata Road/Leslie Road intersection operations be monitored during phased buildout of The Vista and that the intersection be signalized if and when warranted.

Turn Lane Considerations

The Washington State Department of Transportation (WSDOT) has defined traffic-volume based turn lane guidelines within the *WSDOT Design Manual* (Reference 3). Left-turn lane guidelines are provided in section 1310.04(2)(a) while right-turn lane guidelines are provided in section 1310.04(3).

Left-turn lanes are already in place at two of the three study intersections. As such, we reviewed the potential need for left-turn lanes at the S Bermuda Road/E Reata Road intersection. Our analysis found that forecast traffic volumes at the intersection would not meet the WSDOT guidelines for providing a left-turn lane on E Reata Road in 2020 regardless of whether the S Bermuda Road or Rachel Road alignment alternative is chosen.

The WSDOT right-turn lane guidelines suggest the need for a westbound right-turn lane at the S Bermuda Road/E Reata Road intersection with the S Bermuda Road alternative. This right-turn lane is not needed in 2020 if the Rachel Road alternative is chosen. Provision of a right-turn would be appropriate in conjunction with site development of The Vista assuming the S Bermuda Road alternative is selected. Subject to County staff direction and/or further future analysis completed after partial site development at The Vista, it appears provision of the right-turn lane would be appropriate in conjunction with occupancy of the 150th home at the Bauder site.



Year 2020 Conditions with Bermuda Road Connection
Weekday AM Peak Hour
Richland, Washington

Figure
4

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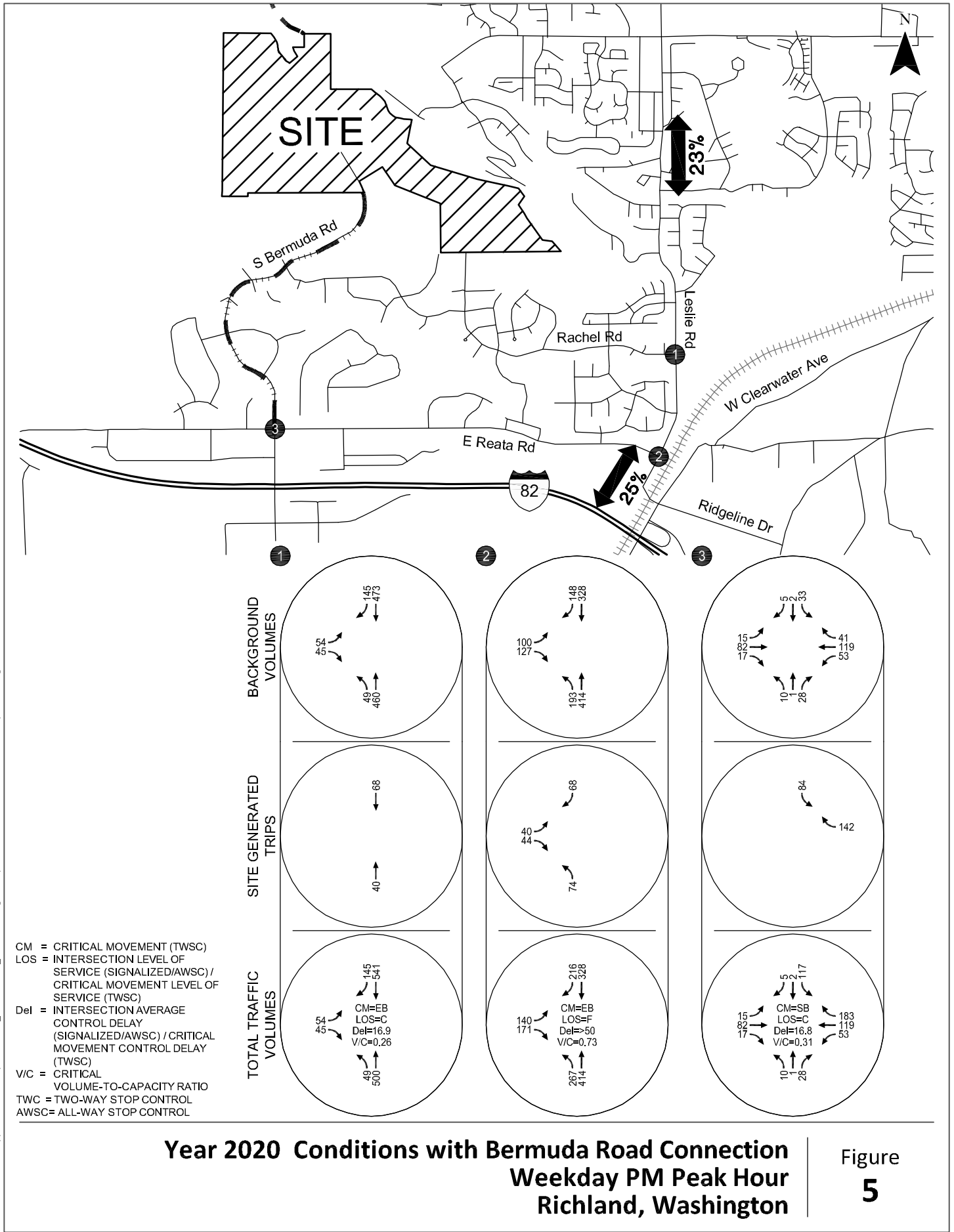
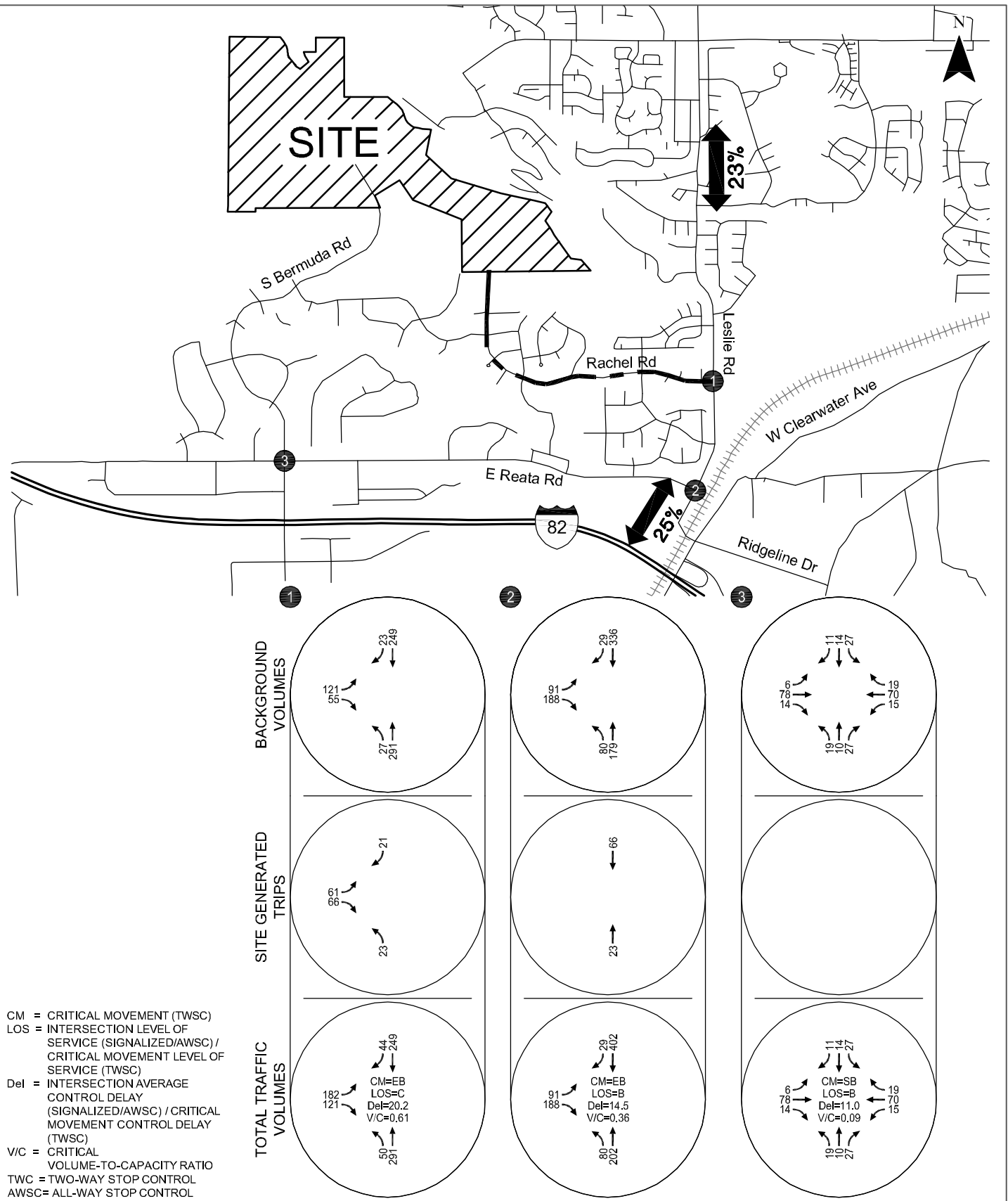
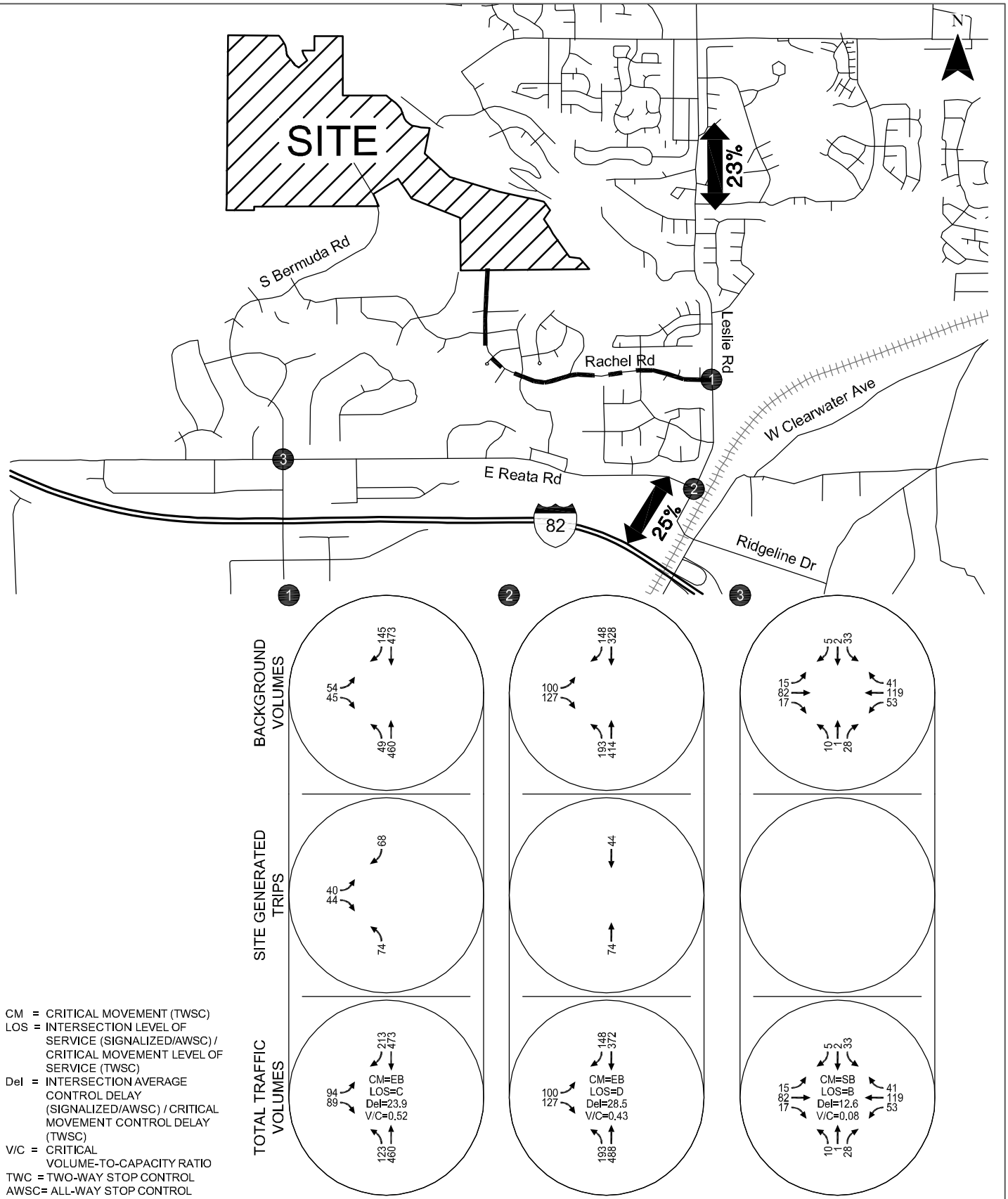


Figure 5



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**Year 2020 Conditions with Rachel Road Connection
Weekday PM Peak Hour
Richland, Washington**

**Figure
7**

2036 FUTURE CONDITIONS

Future year 2036 traffic conditions were evaluated assuming construction and occupancy of several new neighborhoods in the vicinity and additional street connectivity, including:

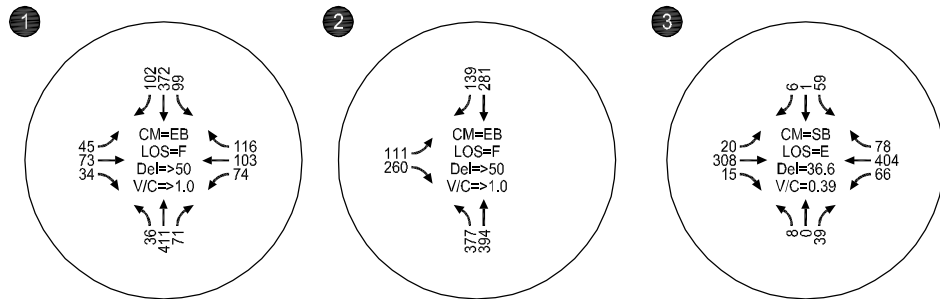
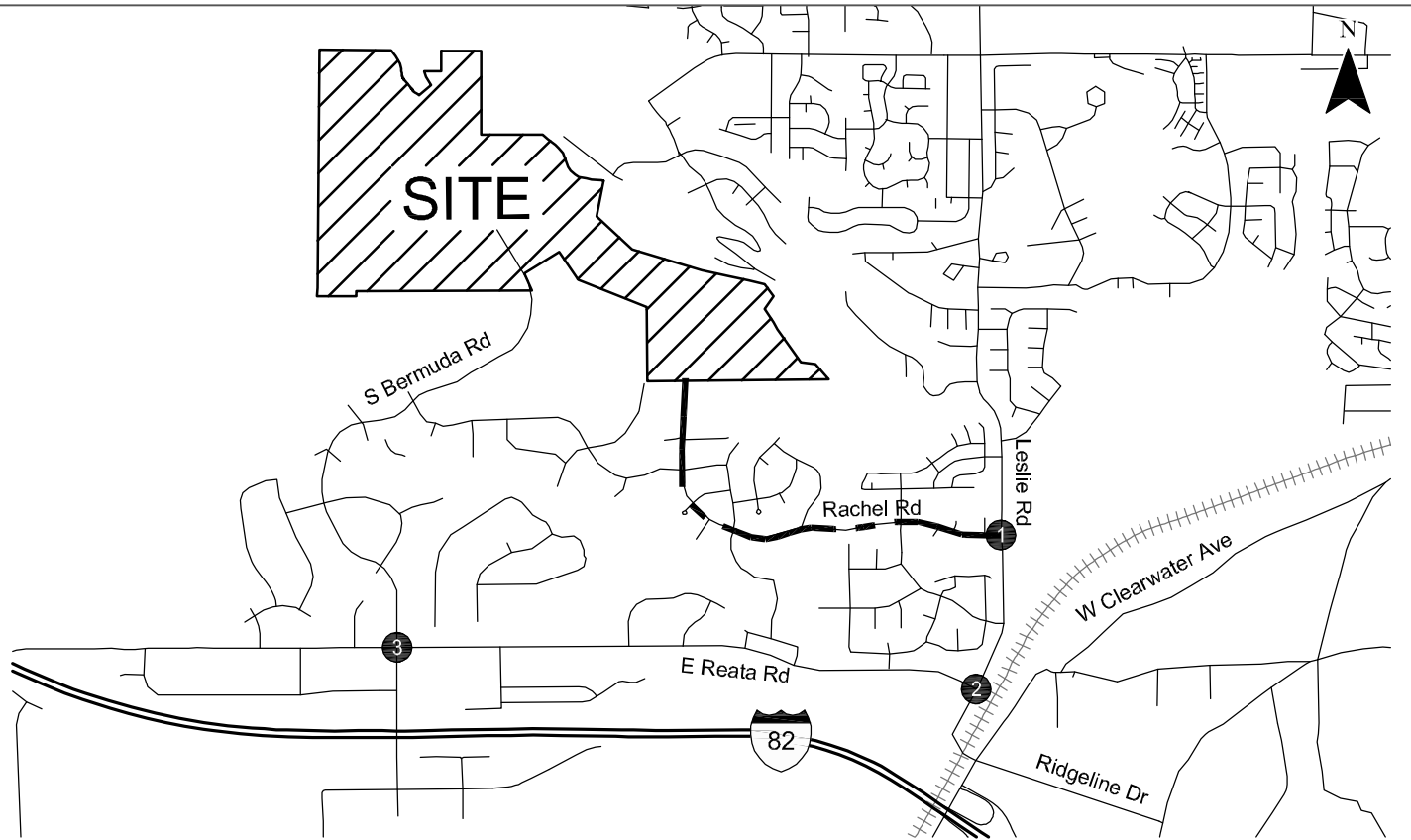
- the Badger Mountain Subarea Plan²², including completion of Badger Mountain Parkway between Queensgate Drive and Dallas Road;
- the 470 single family homes proposed within the Vista;
- development of up to 1,177 residential homes lands adjacent to the Bauder property; and,
- the extension of Gage Boulevard to Queensgate Drive

Based on these assumptions, year 2036 traffic volumes at the three study intersections were developed for two alternatives – Alternative 1 assuming extension of Queensgate Drive to S Bermuda Road and Alternative 2 assuming extension of Queensgate Drive to Rachel Road in Alternative 2. The year 2036 weekday PM peak hour volumes were calculated using year 2030 turn movement projections developed from the BFCOG travel demand modeling that were post-processed following NCHRP 2-55 analysis procedures. The resultant year 2030 volumes were grown by a two percent annual growth rate to develop year 2036 intersection turning movement volumes.

Figure 8 illustrates future 2036 weekday PM peak hour traffic conditions assuming Queensgate Drive extension to S Bermuda Road. Figure 9 illustrates future 2036 weekday PM peak hour conditions assuming the Queensgate Drive extension to Rachel Road. Appendix 3 includes the intersection analysis worksheets. Analysis of the study intersections under year 2036 conditions found:

- Operations of the Rachel Road/Leslie Road intersection require mitigation regardless of the Queensgate Drive extension alternative selected (under both scenarios, the future modeling assumes a new eastern extension of Rachel Road between Leslie Road and Steptoe Street to the east per the *Richland Transportation Plan*). Acceptable operations can be provided either via signalization or installation of a roundabout. Further, neither Rachel Road or Leslie Road need to be widened beyond a three-lane cross-section to accommodate future traffic volumes.
- Operations of the E Reata Road/Leslie Road intersection require mitigation regardless of the Queensgate Drive extension alternative selected. As was noted in the discussion of 2020 conditions, signalization of the intersection was identified as an anticipated future need in the *Richland Transportation Plan*.
- WSDOT Design Manual Guidelines suggest the need for providing both a westbound right-turn lane and a westbound left-turn lane on E Reata Road at S Bermuda Road in 2036, again regardless of the Queensgate Drive extension alternative selected (operations would improve to level of service "D" with the turn lanes for both options).

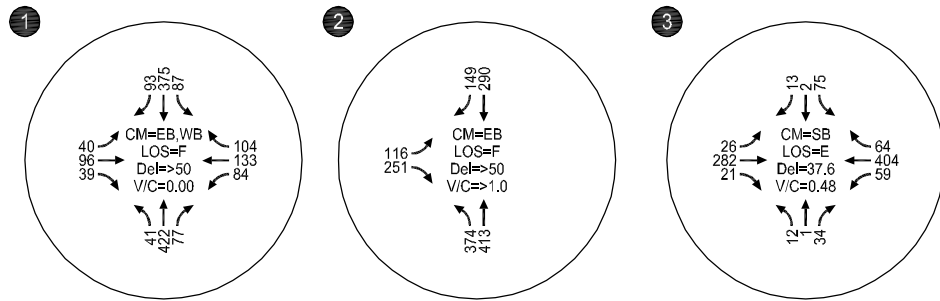
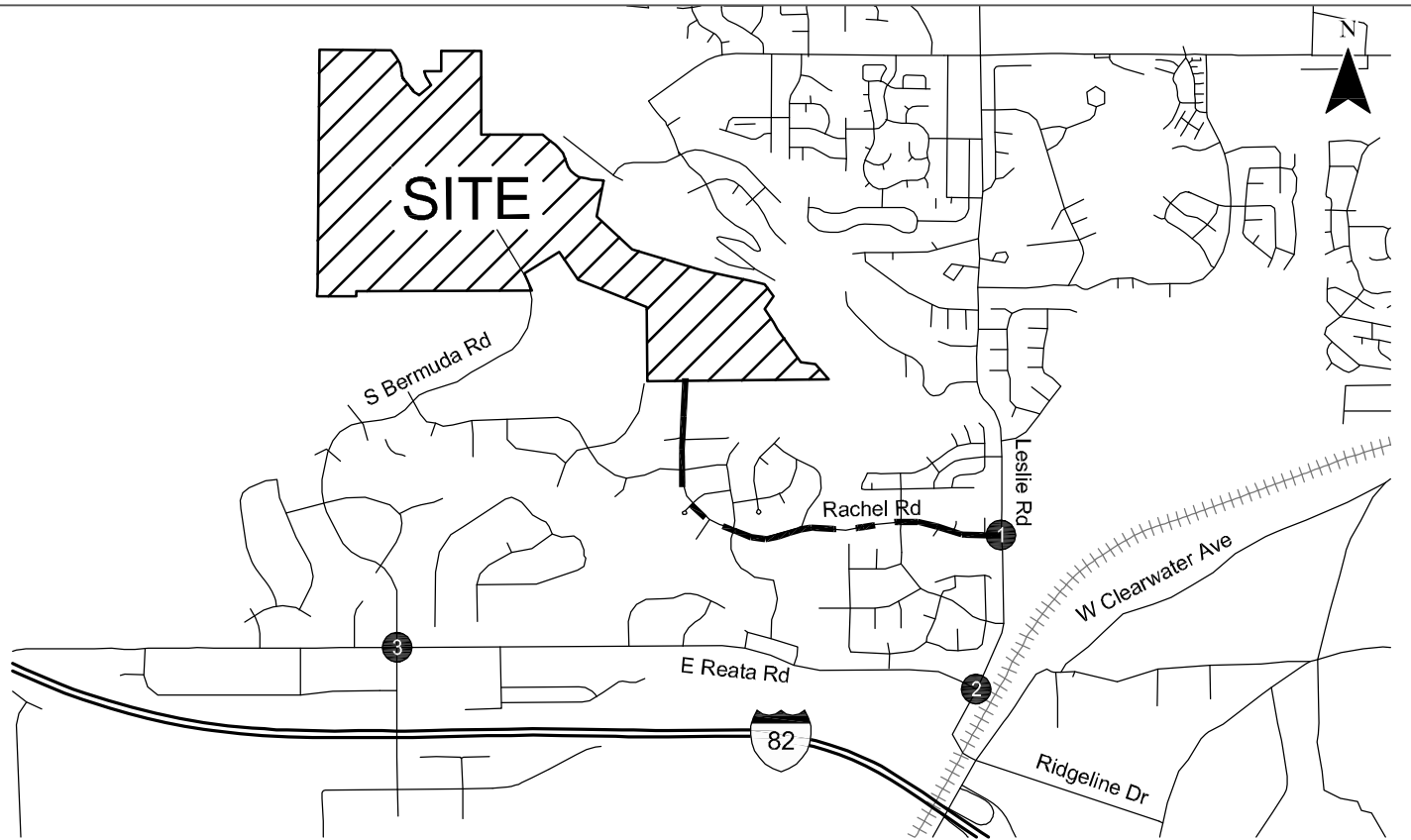
²² As documented in the April 2010 *Badger Mountain Subarea Plan - Transportation* study, accounting for the trips generated assuming the "Alternative 1" southern connection of the site to Queensgate Drive (as identified in Figure 4.1 of the report)



CM = CRITICAL MOVEMENT (TWS/C)
 LOS = INTERSECTION LEVEL OF SERVICE (SIGNALIZED/AWSC) / CRITICAL MOVEMENT LEVEL OF SERVICE (TWS/C)
 Del = INTERSECTION AVERAGE CONTROL DELAY (SIGNALIZED/AWSC) / CRITICAL MOVEMENT CONTROL DELAY (TWS/C)
 V/C = CRITICAL VOLUME-TO-CAPACITY RATIO
 TWS/C = TWO-WAY STOP CONTROL
 AWS/C = ALL-WAY STOP CONTROL

**Year 2036 Weekday PM Peak Hour
 Assuming Queensgate Drive Extension to Bermuda Rd
 Richland, Washington**

**Figure
 8**



CM = CRITICAL MOVEMENT (TWSC)
 LOS = INTERSECTION LEVEL OF SERVICE (SIGNALIZED/AWSC) / CRITICAL MOVEMENT LEVEL OF SERVICE (TWSC)
 Del = INTERSECTION AVERAGE CONTROL DELAY (SIGNALIZED/AWSC) / CRITICAL MOVEMENT CONTROL DELAY (TWSC)
 V/C = CRITICAL VOLUME-TO-CAPACITY RATIO
 TWC = TWO-WAY STOP CONTROL
 AWSC = ALL-WAY STOP CONTROL

**Year 2036 Weekday PM Peak Hour
 Assuming Queensgate Drive Extension to Rachel Rd
 Richland, Washington**

**Figure
 9**

SUMMARY FINDINGS & CONCLUSIONS

Based on the analysis presented in this letter, we conclude that the proposed Vista site development could be supported through extension of Queensgate Drive south to connect with S Bermuda Road or Rachel Street. BFCOG travel demand modeling determined that either extension alignment choice is viable and that roadway link capacity is not a differentiator in comparing the two alternative routes.

From a transportation systems perspective:

- Either extension alternative can be supported at the link level from a roadway capacity perspective. None of the study roadways would need to be widened beyond a three-lane cross-section to support year 2036 conditions regardless of the alignment option.
- Both alternatives would require signalization of the E Reata Road/Leslie Road intersection. The need for this improvement was identified in the Richland Transportation Plan as well. The timing of signalization will depend on the construction and occupancy of new homes in the area and should therefore be monitored to determine if and when it is warranted.
- Forecast traffic volumes at the S. Bermuda Road/E Reata Road intersection would not meet the WSDOT guidelines for providing a left-turn lane on E Reata Road in 2020 regardless of whether the S Bermuda Road or Rachel Road alignment alternative is chosen. However, this improvement would be needed in year 2036.
- The WSDOT right-turn lane guidelines suggest the need for a westbound right-turn lane in 2020 at the S Bermuda Road/E Reata Road intersection with the S Bermuda Road alternative. This improvement is needed in year 2036 regardless of the alignment route chosen.

In the final assessment, the route alignment extension choice should be judged based on construction feasibility as well as impacts to existing neighborhoods. Traffic capacity is not a differentiator between the options.

Should the S Bermuda Road alternative be selected, improvements are recommended at both the S Bermuda Road/E Reata Road intersection and the Leslie Road/E Reata Road intersections as part of The Vista development. These improvements will be needed to support the 20-year buildout of the overall area and should be coordinated with adopted City of Richland plans and policies.

- We recommend the Leslie Road/E Reata Road intersection operations be monitored during phased buildout of The Vista beginning after completion of the first 200 homes at The Vista and that the intersection be signalized if and when warranted.
- Subject to County direction and/or further future analysis completed after partial site development at The Vista, we recommend provision of a westbound right-turn lane on E

Reata Road at S Bermuda Road in conjunction with occupancy of the 150th home at the Bauder site.

Please contact us if you have any questions or wish to discuss our findings.

Sincerely,
KITTELSON & ASSOCIATES, INC.

Julia Kuhn, PE
Senior Principal Engineer

Chris Brehmer, PE
Principal Engineer

Cc: Chad Bettsworth, PE; Pahlisch Homes, Inc.
Jason Mattox, PE; HDJ Design Group, PLLC

REFERENCES

1. Institute of Transportation Engineers. *Trip Generation Manual*, 9th Edition. 2012.
2. City of Richland. Richland Transportation Plan. 2005.
3. Washington State Department of Transportation. *WSDOT Design Manual*. November 2015.

ATTACHMENTS

Appendix 1: Intersection Traffic Counts

Appendix 2: 2020 Intersection Analysis Worksheets

Appendix 3: 2036 Intersection Analysis Worksheets

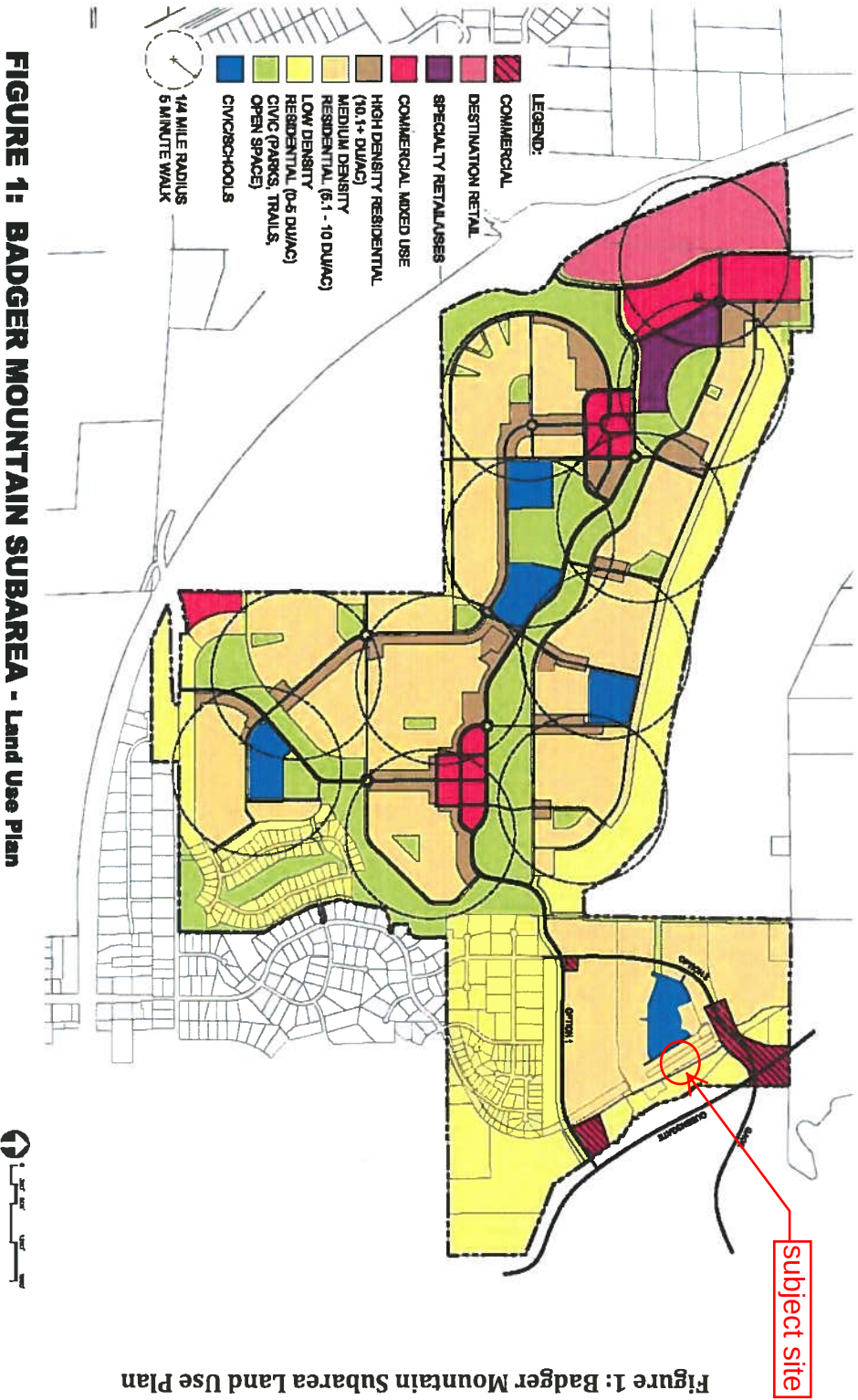


Figure 1: Badger Mountain Subarea Land Use Plan

Chapter 22.12

DEDICATION OR PAYMENT OF FEE FOR PARK, RECREATION AND OPEN SPACE LAND

Sections:

22.12.010 Purpose.

22.12.020 Park impact fees.

22.12.025 Repealed.

22.12.030 Payment of fees.

22.12.035 Repealed.

22.12.037 Repealed.

22.12.040 Review of development applications by the parks and recreation commission.

22.12.045 Repealed.

22.12.050 Dedication of park land in lieu of payment of fees.

22.12.060 Repealed.

22.12.070 Credit for land and/or facilities.

22.12.080 Appeals.

22.12.090 Vesting.

22.12.010 Purpose.

The following sections of this chapter are enacted and shall be liberally construed to effectuate the following purposes:

- A. To aid in the amelioration of adverse environmental impacts of land use and development;
- B. To assure that adequate park and recreational sites and facilities are properly located, developed and preserved to meet the recreational needs of the residents of the city's neighborhoods;
- C. To equitably apportion, on the basis of the additional need created by individual developments, the cost of providing park and recreational sites and facilities necessary to serve the additional families brought into the community by new development;
- D. To aid in implementation of the goals, objectives, policies and standards set forth in the parks and recreation element of the Richland comprehensive plan.

22.12.020 Park impact fees.

As a condition of the granting of approval of any residential zoning or residential development plan under RMC Title 23 or any residential subdivision or residential short subdivision under RMC Title 24 and consistent with the needs and purposes expressed in RMC 22.12.010, a payment of an impact fee shall be required for one or more of the following: the acquisition or development of public open spaces devoted to public parks, playgrounds, and trails and other recreational purposes; provided, that no fee shall be required where the average density of the proposed use or development is one dwelling unit or less per two and one-half acres.

Park impact fees shall be as follows:

Single-family residential unit
\$1,187.00/unit

Townhomes and duplexes
\$1,053.00/unit

Apartments 3 – 4 units
\$922.00/unit

Apartment > 5 units
\$747.00/unit

Mobile homes
\$838.00/unit

Beginning in 2012 and in every year following, fees shall be adjusted January 1st of each year, based on the annual percentage change in the Consumer Price Index, Seattle Urban Wage and Clerical Workers (CPI-W) July through June.

22.12.025 Review by Richland parks and recreation commission.

Repealed by Ord. 24-11.

22.12.030 Payment of fees.

The department shall not approve the final inspection and issue the certificate of occupancy unless and until the impact fees required by this chapter, less any permitted exemptions, credits or deductions, have been paid in full or land has been dedicated per RMC 12.12.050 or park fee credits have been approved by the city. If the payment of impact fees is deferred past the point of permit issuance, the process for the deferral of impact fee payments as set forth in RMC 12.03.085 shall be followed.

A. Fees shall be deposited in a park reserve fund account as established in RMC 3.24.150 through 3.24.170 and shall be used for the acquisition or improvement of park and recreational facilities serving and primarily benefiting residents of the zone with respect to which such payments have been made.

B. Acquisition and/or improvement of such park and recreation facilities shall be made as sufficient funds become available and consistent with the most recent adopted version of the parks and recreation plan.

22.12.035 Criteria for acceptance of park land dedication.

Repealed by Ord. 24-11.

22.12.037 Criteria for acceptance of open space dedication.

Repealed by Ord. 24-11.

22.12.040 Review of development applications by the parks and recreation commission.

The Richland parks and recreation commission shall review and make a recommendation to the city council relating to all development proposals in which the applicant is proposing the dedication of any park, trail or open space property to the city; the development abuts a city park or trail property and/or the applicant is requesting credit or partial credit against fees otherwise required by this chapter for private park improvements or other related private improvements that may have the effect of reducing the need for city parks. Projects that are less than 250 dwelling units in size and that do not abut or adjoin existing city park or trail properties and that do not include any proposed land dedications or requests for park mitigation fee credits shall be exempt from review by the parks and recreation commission; provided, that in any circumstance where the Richland parks and recreation commission reviews any development proposal that also requires review by the Richland planning commission under RMC Titles 23, 24 or 26, the Richland parks and recreation commission review shall occur first, so that the Richland planning commission will have knowledge of any Richland parks and recreation commission recommendation or decision.

22.12.045 Value of dedicated park land.

Repealed by Ord. 24-11.

22.12.050 Dedication of park land in lieu of payment of fees.

The parks and recreation commission shall make a recommendation to council on the acceptance of park land in lieu of fees. Dedication of land for park and/or trail purposes shall be based on criteria within the most current version of the adopted parks and recreation plan. Where the dedication of park land is accepted by the city, the value of such dedication shall be established, based on the average of recent undeveloped residential land sales occurring within the vicinity of the development. Alternatively, an applicant may choose to establish a value through the use of a certified land appraiser; provided, that any such appraisal shall be independently reviewed by a second certified land appraiser. The costs of such appraisals shall be borne by the applicant. These land values shall be used to determine the amount of credit provided against any required park fees.

22.12.060 Time of payment of required fee.

Repealed by Ord. 24-11.

22.12.070 Credit for land and/or facilities.

Credit may be granted for private land and/or facilities which are provided in a residential subdivision or development. Credit may also be granted for improvements made to existing public park land or facilities. Improvements to public or private lands that are eligible for credit are those that assist in meeting the need for neighborhood recreational lands or facilities and which implement the most current adopted version of the parks and recreation plan. Projects for which credit may be granted include the provision of usable open space containing minimum improvements (irrigation system, ground cover and landscaping) and/or the provision of facilities typically associated with neighborhood parks and playgrounds. All park improvements and installation of park facilities and/or equipment eligible for such credit shall be subject to the approval of the parks and recreation department for conformance with city standards. The amount of credit to be granted, if any, shall be determined by the Richland parks and recreation commission and shall be based on the value of the land and/or facilities provided, the suitability of such land and/or facilities for activities typically associated with neighborhood parks and playgrounds, the ability of the land and/or facilities to serve public and private recreational needs of the neighborhood, and the impact on implementation of the parks and recreation element of the Richland comprehensive plan.

Requests for credit shall be submitted to the city planning and development services division and shall contain the following information:

A. A site plan showing:

1. Scale of the drawing and the boundaries, dimensions and orientation of the site to true north;
2. Topography at a minimum two-foot contour interval;
3. Location and layout of existing physical characteristics (vegetation, natural waterways and drainage ways, rock outcroppings, etc.) indicating any significant features to be removed, improved or preserved;
4. Location and layout of proposed improvements including landscaping, irrigation system, pathways and trails, play areas and playground equipment, lighting, fencing, structures, etc.;
5. Ingress, egress and internal circulation for the site;
6. Relationship of the site and proposed improvements to adjoining property.

B. An itemized list of the proposed improvements including a description, the quantity, and estimated per-unit cost figure for the individual improvements.

C. A statement of the methods and/or provision for ownership, maintenance and use of the site and proposed improvements.

D. Any other materials and/or information determined by the city to be necessary or appropriate.

The city parks department shall coordinate review of the request for credit and shall forward same to the Richland parks and recreation commission, which shall review the request for credit and determine the amount of credit to be granted, if any. If the granting of credit is determined to be appropriate, the value established therefor shall be deducted from the fees owed under RMC 22.12.030.

22.12.080 Appeals.

Appeal to the parks and recreation commission concerning interpretation or administration of this title may be taken by any person aggrieved. Such appeals shall be taken within 10 days from the date of the order, requirement, decision or determination by filing with the city planning and development services division a notice of appeal specifying the grounds thereof, together with a \$100.00 filing fee. The planning and development services division shall transmit to the parks and recreation commission all papers constituting the record upon which the action appealed from was taken. The parks and recreation commission shall conduct a hearing of the appeal within 45 days after the filing of the notice of appeal. Written notice of such hearing shall be mailed at least 10 days before said hearing to the parties in interest. At the hearing, any party may appear in person or by agent or attorney. Any decision made by the Richland parks and recreation commission may be appealed to the Richland city council.

22.12.090 Vesting.

Any person, firm or corporation who has dedicated land to the city through the platting process, for park purposes and/or has made improvements to city park land to satisfy the requirements of this chapter prior to the adoption of this ordinance amendment on October 4, 2011, to fully satisfy the requirements of this chapter shall not be assessed any additional fees or required to dedicate additional park land under this chapter. Any person, firm or corporation who has dedicated land and/or made improvement to city park land to partially satisfy the requirements of this chapter shall be given credit for the percentage of the required fee that has been satisfied. Any person, firm or corporation, who applies for building permits for residential units, after October 4, 2011, shall pay fees in accordance with the current provisions of this chapter.

Looking Northwest



Looking North



Looking East



Looking South



Looking Southwest



Looking West

Future Queensgate Drive

Primary
Drive





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

**FINDINGS, CONCLUSIONS AND
RECOMMENDATION OF APPROVAL
“WESTCLIFFE HEIGHTS II”
PRELIMINARY PLAT AND REZONE APPLICATION**

FILE NUMBERS: S2017-103 (PLAT) AND Z2017-105 (REZONE)

APPLICANT: MARK BAUDER

APPLICATIONS: TO SUBDIVIDE 3.47 ACRES INTO 11 SINGLE FAMILY RESIDENTIAL LOTS AND TO REZONE THE SITE FROM AG (AGRICULTURE) TO R-1-10 (LOW DENSITY RESIDENTIAL)

LOCATION: IN THE SOUTH RICHLAND AREA, BELOW THE TOP OF “LITTLE BADGER MOUNTAIN” GENERALLY EAST OF BERMUDA ROAD AND WEST OF MEADOW HILLS DRIVE; THE SITE IS RELATIVELY FLAT AND LIES BETWEEN THE WEST BOUNDARY OF THE PREVIOUSLY APPROVED PLAT OF WESTCLIFFE HEIGHTS AND THE FUTURE EXTENSION OF QUEENSGATE DRIVE, WHICH WAS REQUIRED AS A CONDITION OF APPROVAL FOR THE WESTCLIFFE HEIGHTS SUBDIVISION. THE 11 LOTS ALL ABOUT THE 54-FOOT WIDE ROADWAY THAT WILL CONNECT WESTCLIFFE HEIGHTS WITH THE NEW QUEENSGATE EXTENSION. FOLLOWING A SHORT-PLAT APPROVED EARLIER THIS YEAR, THE SITE IS PART OF BENTON COUNTY TAX PARCEL No. 1-3498-200000-5002

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

SUMMARY OF RECOMMENDATION: *APPROVE*, SUBJECT TO CONDITIONS

DATE OF RECOMMENDATION: DECEMBER 1, 2017

I. PROJECT DESCRIPTION AND SUMMARY of PROCEEDINGS.

Mark Bauder, as the project applicant and owner of the property at issue in this matter, submitted the underlying application to subdivide the property on or about August 16, 2017, and a Rezone application on a later date. Following review of submittals provided by the applicant, staff acknowledged receipt of complete application materials on or about September 21, 2017. (*Exhibit 1, Preliminary Plat Application; Staff Report, page 7*). Hearing notices were mailed, posted and published in accord with city requirements, between October 18-22, 2017. (*Id.*).

The combined applications would Rezone a 3.47 acre site from AG (Agriculture) to R-1-10 (Low Density Residential) and subdivide 3.47 acres into 11 single family residential lots. The site is located in the South Richland area, below the top of “little Badger Mountain” generally East of Bermuda Road and west of Meadow Hills Drive. The site is relatively flat and lies between the west boundary of the previously approved plat of Westcliffe Heights and the future extension of Queensgate Drive, which was required as a condition of approval for the Westcliffe Heights subdivision. The 11 lots that would be created via this Preliminary Plat application will all abut the 54-foot wide roadway that will connect the much-larger Westcliffe Heights plat with the new Queensgate extension. Following a short-plat approved earlier this year, the site is part of Benton County Tax Parcel No. 1-3498-200000-5002.

SEPA Compliance.

Exhibit 5 is the Environmental Checklist submitted by the applicant for project, and *Exhibit 6* is the City’s Determination of Non-Significance (DNS) issued for this matter, focusing on the Preliminary Plat application. The Staff Report, at pages 8-9, fully explains how the pending Rezone application is categorically exempt from SEPA. The SEPA comment period for the City’s SEPA threshold determination, the DNS, expired on October 24, 2017, and no one, including public agencies notified of the pending applications, submitted any comments opposing the project. No one appealed the SEPA threshold determination issued for the project. (*See WAC 197-11-545, re: failure to provide timely comment is construed as lack of objection to environmental analysis*). With such documentation and process, the pending application satisfied applicable SEPA review requirements, and stands unchallenged for purposes of this Recommendation.

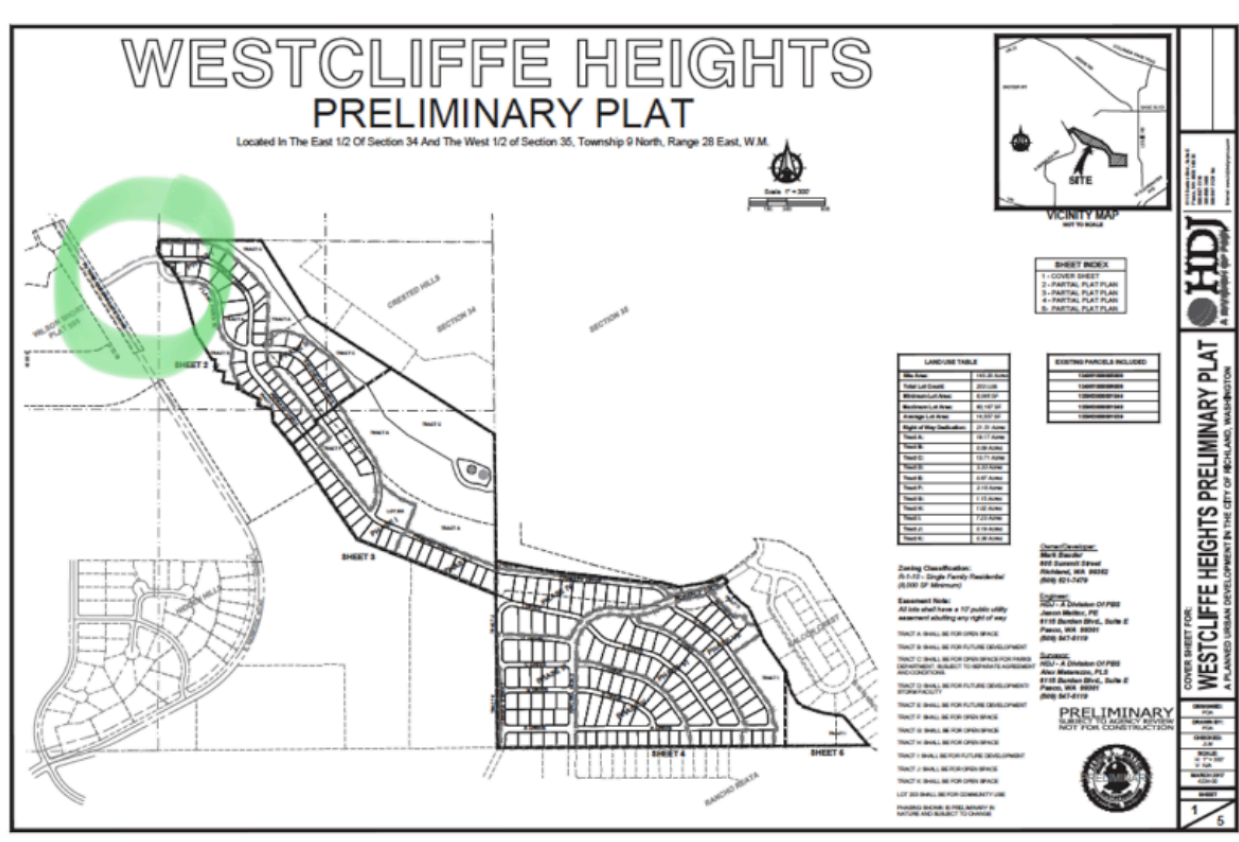
Public Hearing.

A single, combined open-record public hearing for the two applications occurred on November 13, 2017, wherein the undersigned Examiner presided, and all persons wishing to provide comments were heard, providing testimony under oath. City staff and Applicant representatives appeared at the hearing. In contrast to the crowded hearing room earlier this year for the much-larger Westcliffe Heights Plat, no members of the general public or surrounding neighborhood

residents attended or spoke at the hearing, and no local residents submitted any written comments regarding the Westcliffe Heights II Rezone and Preliminary Plat applications. The Examiner visited the site of the proposed project, and public roads leading to and from the vicinity of the proposed plat, several weeks before the hearing, and again on the day of the hearing.

Location map

For the reader's convenience, the Examiner marked a copy of the previously approved cover page from the Westcliffe Heights Preliminary Plat site plans to provide a circle around the general area at issue in this combined Westcliffe Heights II Preliminary Plat and Rezone application:



II. CONTENTS OF RECORD.

Exhibits: Staff Report. City of Richland Development Services Division Staff Report and recommendation of approval to the Hearing Examiner regarding “Westcliffe Heights II – Preliminary Plat and Zone Change”, File Nos. S2017-103 (Preliminary Plat) and Z2017-105 (Rezone), dated November 14, 2017;

1. Preliminary Plat application cover sheet;
2. Westcliffe Heights II, Preliminary Plat proposed site plan;
3. Boundary Line Adjustment Survey;
4. Public Notices and confirmation records;
5. Environmental Checklist;
6. SEPA Determination of Non-Significance (DNS);
7. Agency comments;
8. Technical Advisory Committee Report;
9. Geotechnical engineering report;
10. Traffic Study by Kittelson & Associates;
11. Badger Mountain South Subarea Land Use Plan map;
12. RMC Chapter 22.12;
13. Site Photos;
14. Overview of previous Westcliffe Heights “I” Preliminary Plat map, provided at the public hearing by the applicant’s engineer, Mr. Mattox;
15. *City of Richland, Ordinance No. 25-10, adopting the Badger Mountain Subarea Plan, passed on September 7, 2010;
16. *Badger Mountain Subarea Plan, dated July 2010, includes land use map as Figure 1, on page 20, showing site of proposed rezone within Residential, *not* Agricultural, zoning designation; and
17. *Application for Rezone, from AG to R-1-10, dated Sept. 29, 2017.

*Exhibits 15, 16 and 17 were transmitted to the Examiner on December 1st and have been included as part of the Record for this matter, making it easier and more convenient for the City Council and other interested parties to review relevant documents that were not readily available on the city’s website or in the original packet provided to the Examiner.

Following receipt of the requested post-hearing materials, the Record closed on December 1st, and this Recommendation is now in order.

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

1. Shane O'Neill, Senior Planner, for the City of Richland; and
2. Jason L. Mattox, PE, Senior Engineer/Operations Manager with the PBS Engineering firm, for the applicant.

III. APPLICABLE LAW.

Rezone Application.

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

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

Washington Courts apply three basic rules when reviewing appeals of rezone applications: (1) there is no presumption favoring the rezone request; (2) the proponent of a rezone must demonstrate that there has been a change of circumstances since the original zoning, PROVIDED if a proposed rezone implements the policies of a comprehensive plan, a showing of changed circumstances is usually not required¹; and (3) the rezone must have a substantial relationship to the public health, safety, morals, or general welfare. *Woods v. Kittitas County*, 162 Wn.2d 597 (2007), citing *Citizens for Mount Vernon*, 133 Wn.2d 861, at 875 (1997); *Parkridge v. City of Seattle*, 89 Wn.2d 454, 462 (1978).

Preliminary Plat Application.

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

Under applicable provisions of the Richland Municipal Code (RMC), a preliminary plat² application is first subject to review and approval by city staff with respect to the engineering elements of said plat, then the Hearing Examiner is responsible for conducting an open record public hearing followed by a recommendation to the City Council. A preliminary plat application is a Type III procedure. RMC 19.20.010(C)(1).

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

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

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

The City's decision criteria for preliminary plat approval are substantially similar to state subdivision mandates found in RCW 58.17.110(2)³ and reads as follows:

Richland Municipal Code 24.12.053 Preliminary plat – Required findings.

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

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

² In this Recommendation and exhibits included in the Record, preliminary plat and preliminary subdivision mean the same thing, and use of one term should be read to apply to the other to the extent anyone views the terms to have distinct meanings, which for the purposes of this Recommendation, they do not.

³ "A proposed subdivision and dedication shall not be approved unless the city, town, or county legislative body makes written findings that: (a) Appropriate provisions are made for the public health, safety, and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school; and (b) the public use and interest will be served by the platting of such subdivision and dedication. If it finds that the proposed subdivision and dedication make such appropriate provisions and that the public use and interest will be served, then the legislative body shall approve the proposed subdivision and dedication. []" RCW 58.17.110(2).

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

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

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

And RMC 19.60.095 mandates the following additional findings:

19.60.095 Required findings.

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

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

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

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

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

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

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

IV. ISSUES PRESENTED.

1. A) Whether the requested rezone implements policies of the City's Comprehensive Plan, and/or whether there has been a change of circumstances since the original AG (Agricultural) zoning designation was adopted for the site?

Short Answer: Yes to both. The site is already identified as appropriate for Residential zoning in the Badger Mountain Subarea Plan adopted for the area in 2010; *and* development activity surrounding and impacting the project area, particularly construction of the new Queensgate road extension with its connection leading into the previously-approved Westcliffe Heights Preliminary Plat immediately east of the project site, constitutes a substantial change of circumstances that fully warrants the requested rezone for the property.

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

Short Answer: Yes.

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

Short Answer: Yes.

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

V. FINDINGS of FACT.

1. Any statements in previous or following sections of this document that are deemed findings are hereby adopted as such, including without limitation the project description and summary of proceedings.
2. The Staff Report and recommendation of approval includes a number of specific findings and conditions that establish how the underlying plat application, as conditioned, satisfies

provisions of applicable law, is consistent with the city's Comprehensive Plan and the Badger Mountain Subarea Plan adopted for the area at issue in this matter and is designed or conditioned to comply with applicable development standards and guidelines.

3. At the hearing, Mr. O'Neill summarized his Staff Report and recommendation of approval for the requested rezone and proposed plat.
4. Mr. O'Neill (and the Staff Report) noted that the proposed 11-lot subdivision lies entirely within the city's urban growth area, and has been designated for Low Density or Medium Density Residential land uses in the Badger Mountain Subarea Plan, a portion of the City's Comprehensive Plan, although it is now zoned AG (Agriculture) in the City's code.
5. The pending rezone request must first be approved for the preliminary plat application to be valid.
6. There is no dispute that the project site lies within a portion of the Badger Mountain Subarea Plan, which was adopted by the Richland City Council through passage of Ordinance No. 25-10, on September 7, 2010. (*Exhibit 15*).
7. The preferred land use map for properties located in the Badger Mountain Subarea is generally depicted on *Exhibit 11*, which was derived from Figure 1, on page 20, of *Exhibit 16*. While the relatively-small portion of land that is at issue in this matter is difficult to pinpoint on either map – given the fact that they were created before final road alignments for a future Queensgate roadway extension were determined, and that the Westcliffe Heights II project site was vacant and undeveloped, with no roads or clearly marked physical features to use in locating the site on maps created in 2010 – there is no dispute that the “Westcliffe Heights II” site lies entirely within a Residential, *not* Agricultural, zoning designation. It is difficult to see if the site is part of a “Low-Density” or “Medium-Density” Residential designation.
8. Nevertheless, with just 11 lots proposed on a relatively flat 3.47-acre site, the Staff Report indicates that the proposed plat falls within any applicable density limit calculation.
9. Given that the Westcliffe Heights II project site will physically connect with the recently approved Westcliffe Heights plat, and that all eleven of the proposed lots will abut the new connector road that will be constructed to link the Westcliffe Heights subdivision with the new Queensgate roadway extension, the Examiner finds that it would be in the public interest to rezone the Westcliffe Heights II site to the same zoning designation assigned to the neighboring Westcliffe Heights subdivision, which is R-1-10, Low-density Residential.
10. Development activity surrounding and impacting the project area, particularly many new single-family homes constructed on nearby properties and the construction of the new Queensgate road extension with its connection leading into the previously-approved Westcliffe Heights Preliminary Plat immediately east of the project site, constitute(s) a

substantial change of circumstances that fully warrants the requested rezone for the property from the “AG” zone to a single-family residential zone.

11. Mr. O’Neill and the Staff Report credibly explained that all City services are readily accessible and available to serve the small, proposed new plat.
12. The applicant’s project Engineer and hearing representative, Jason Mattox, from the PBS Engineering firm, appeared at the public hearing and stated that he is in agreement with staff on how the project is presented in the Staff Report and that he has no objections to the recommended conditions set forth therein.
13. The Examiner takes official notice of his Recommendation issued in July of this year for the Westcliffe Heights Preliminary Plat. The Record and findings for the Westcliffe Heights Preliminary Plat, identified as File No. S2017-101, fully support both pending applications and are incorporated herein by reference as findings of fact supporting this Recommendation of approval for the requested Rezone and Preliminary Plat known as Westcliffe Heights II.
14. The Examiner finds that the street network surrounding the proposed plat was designed and constructed to meet city standards, with capacity to provide for the future needs of other undeveloped properties in the general vicinity, specifically including the property at issue in this matter.
15. The Rules of Procedure for the Richland Hearing Examiner explain that the Examiner is not to be concerned with the popularity of a matter presented but whether it meets the requirements of the applicable code, policy or regulation. The examiner's decision or recommendation must be based on the record of the proceedings before the examiner. *(Richland Hearing Examiner Rules of Procedure, Introduction, at page 2).*

Findings specific to the requested Rezone

16. Based on the record, particularly the single family residential zoning classification options that are available for properties in the area of the rezone, the Examiner finds and concludes that the requested rezone from AG to R-1-10, is entirely consistent with the R-1-10 zoning designation assigned to surrounding residential properties in the area, specifically the much-larger Westcliffe Heights I plat, with which this new project is an obvious connection.
17. Standing alone, the requested rezone conforms to the Comprehensive Plan’s subarea plan for the Badger Mountain Subarea, because the plan already identifies the site as suitable for low or medium density residential uses. The pending rezone would implement the Badger Mountain Subarea plan for the application site.
18. The requested rezone bears a substantial relationship to the public health, safety, and general welfare. It allows for development of additional housing choices, it promotes infill

housing on a vacant, relatively flat parcel that is already or will soon be served by a full-range of public services, including adequate utilities, roads, and sidewalks.

19. The requested rezone is appropriate in the context of adjacent properties. The requested rezone will allow for 11 single-family residential lots, which would not be possible under the AG zone that was initially adopted for the site when the area was first annexed into the City of Richland.
20. The Staff Report includes a number of specific findings and explanations that establish how the underlying rezone application satisfies provisions of applicable law and is consistent with the city's Comprehensive Plan, the Badger Mountain Subarea Plan, and zoning regulations.

Findings specific to the Preliminary Plat application

21. RCW 58.17.110(2) expressly mandates that a city "shall approve" a proposed subdivision that makes appropriate provisions for various factors, all addressed in the city's approval criteria set forth in RMC 24.04. The Staff Report, testimony at the public hearing, and written materials included in the Record, all establish that the proposed application, as conditioned, makes appropriate provisions for the public health, safety, and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school.
22. If the rezone request is approved, as recommended herein, then denial of the pending preliminary plat application would run counter to city zoning, subdivision, and development regulations. Zoning, density, environmental, transportation concurrency and other requirements needed for approval have all been satisfied as discussed in the Staff Report.
23. RMC 24.04.020 explains that the purpose of the City's platting and subdivision codes is "*in furtherance of the comprehensive plan of the city*" and that such regulations contained in the city's platting and subdivision codes "*are necessary for the protection and preservation of the public health, safety, morals and the general welfare, and are designed, among other things, to encourage the most appropriate use of land throughout the municipality; to lessen traffic congestion and accidents; to secure safety from fire; to provide adequate light and air; to prevent overcrowding of land; to avoid undue concentration of population; to promote the coordinated development of unbuilt areas; to secure an appropriate allotment of land area in new developments for all the requirements of community life; to conserve and restore natural beauty and other natural resources; and to facilitate the adequate provision of transportation, water, sewerage and other public uses and requirements.*" The effect of this provision boils down to this: compliance with the City's Comprehensive Plan can be established, or at least partially established, through compliance with the city's platting and subdivision regulations found in Title 24 of the

Richland Municipal Code. In this matter, substantial evidence in the record establishes compliance by the proposed plat (as conditioned herein) with the city's land platting regulations that are applicable to this project, thus implementing and complying with the City's Comprehensive Plan. (*See Staff Report, all Findings*).

24. No one presented any credible, substantial evidence to rebut City staff's determination explained in the Staff Report that the proposed plat would not cause the level of service standards on any adjacent streets to fall below the levels set by the Richland City Council in RMC 19.60.095(D). Substantial evidence in the record establishes that the South Richland transportation system improvements, funded in part by transportation impact fees to be paid by the developer of the proposed plat, more than satisfies the transportation concurrency mandates explained in the same provision of the City's code.
25. The applicant's proposed plat design, which makes efficient use of and access connections onto a code-compliant local street that will connect the Westcliffe Heights plat with the new Queensgate roadway extension, merits approval.

Proposed plat will provide public benefits

26. The applicant's submittals and the Staff Report establish that some aspects of the new subdivision will provide a public benefit, including without limitation, new housing inventory and options fulfilling the city's goals and policies set forth in the Comprehensive Plan, efficient use of available utility connections and existing roadways or those already under construction, and other features that will serve to promote health benefits of a sustainable, appropriately connected, pedestrian-friendly community.
27. Except as modified in this Recommendation, all Findings, and statements of fact contained in the Staff Report, are incorporated herein by reference as Findings of the undersigned-hearing examiner.⁴
28. The record contains substantial evidence to demonstrate that, as conditioned, the proposed plat makes appropriate provisions for:
 - A. The public health, safety, and general welfare: See Staff Report, including without limitation the Analysis provided on pages 10, 11 and 12, and proposed findings on pages 12-15.
 - B. Open Spaces: The large lot sizes for the proposed 11 lots provide ample room to configure home sites that allow for yards and open areas not available in projects with greater density. Homes built in the new plat will be required to pay park impact fees,

⁴ For purposes of brevity, only certain Findings from the Department's Recommendation are highlighted for discussion in this Recommendation, and others are summarized, but any mention or omission of particular findings should not be viewed to diminish their full meaning and effect, except as modified herein. The Examiner notes that manifest errors included in the Staff Report have been disregarded, such as references to connections with Gage Blvd. and credits for same, appearing on page 16.

which are used to support acquisition and development of parks and open space for city residents. *See Staff Report, page 14, item 20, and discussion in item H below.*

- C. Drainage Ways: the project will be consistent with all applicable standards for stormwater system design, including without limitation the Department of Ecology Stormwater Management Manual for Eastern Washington. The plat will provide on-site stormwater detention/treatment, and rely on storm water facilities now under development as part of the attached-Westcliffe Heights plat, which has sufficient capacity to serve the small, 11-lot Westcliffe Heights II plat. *Staff Report, page 11; Ex. 8, Technical Advisory Committee Report, recommended Storm Water conditions 38-49.*
- D. Streets or roads, alleys, other public ways: the proposed plat has been reviewed by the City for compliance with applicable street system design requirements, and has been deemed consistent with all applicable city standards for city roads, streets, driveways, access, circulation, transportation concurrency and the like. *Staff Report; Exhibit 8, Technical Advisory Committee Report and proposed conditions, including without limitation Traffic conditions 24-30.*
- E. Transit stops: To the extent transit stops are or may be located nearby to serve residents of the proposed plat, or Richland residents generally, the subdivision design, access and internal circulation patterns, as conditioned, are appropriate to allow for pedestrians and vehicles to access arterials and other routes that could direct users to existing or future transit stops and facilities. The proposed plat is within the Ben Franklin Transit service area, which provides service along Keene Road and Gage Boulevard, about 3.5 miles away.
- F. Potable water supplies: The new subdivision will receive its domestic water supply from the City of Richland. Staff confirms that adequate capacity is available within the city's water supply system to provide both domestic water and fire flow service to the new plat. An irrigation source and distribution system, entirely separate from the City's domestic water system, shall be provided for this development. *Staff Report, page 10; Ex. 8, recommended Domestic Water conditions on page 5, and recommended Irrigation condition no. 18.*
- G. Sanitary systems: The City's sewer system has capacity to serve the proposed plat, and will do so. *Staff Report, at page 10; Ex. 8, recommended Sanitary Sewer conditions on page 6.*
- H. Parks and recreation, playgrounds, schools: The 11 new lots will be required to pay park impact fees. There are, or will soon be, ample parks, recreation opportunities, playgrounds, and open spaces very close to the proposed new plat. For instance, the previously approved Westcliffe Heights plat will include Open Space Tracts A, F, G, H, J and K, which will serve as passive recreational opportunities to the residents of that new plat, to be held and managed by the Westcliffe Heights homeowners

association. Presumably, as the same owner now holds both Westcliffe I and II, the smaller plat (WC II) will also be part of the homeowners association. Westcliffe Heights I included Tract C, a 13.7-acre area that will be dedicated to the city for public recreation purposes. Crested Hills Park is a public 5.8-acre neighborhood park located approximately east of the proposed plat. Badger Mountain Park, with 41.5 acres, is located near the proposed plat, and contains outdoor sports fields and courts able to serve recreational needs in the vicinity, including the new plat. *See Staff Report, page 10.* The plat is located in the Richland School District. Orchard Elementary School is located a short distance from the new plat, on Gala Way. The School District indicated that they did not have any specific concerns or suggested conditions for the proposed plat. *Staff Report, pages 10 and 11.*

- I. Planning features to assure safe walking conditions for students: See street network, road design for proposed plat, curb, gutter, sidewalk requirements. *Staff Report; Ex. 2, site plans for new plat; Ex. 8, Design Standards, item 20(x).*

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

VI. CONCLUSIONS of LAW.

1. The applicant has met his burden to demonstrate that the requested rezone conforms to, and in fact implements objectives of, the City's Comprehensive Plan, particularly the Badger Mountain Subarea Plan. *Findings; Staff Report.*
2. The applicant has met his burden to demonstrate that the requested rezone bears a substantial relationship to the public health, safety, or welfare.
3. The Staff Report and testimony on the record demonstrate that the proposed rezone will not require new public facilities and that there is capacity within the transportation network, the utility system, and other public services, to accommodate the relatively small, and limited number (11) of additional single family residential homes such as that envisioned for the rezone site. The rezoned property can provide for an appropriate level of single family residential development in a manner that is compatible with the character of the existing uses and zoning districts for properties in the immediate vicinity.
4. The rezoned site will not be materially detrimental to uses or property in the immediate vicinity of the subject property.

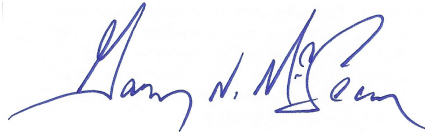
5. As in all dynamic urban areas, circumstances in the area of the rezone site have, and will continue to change, from those in existence when the original AG zoning was adopted for the site. The rezone will fully implement the City's Subarea plan for the site, and finally apply a Residential zone to the site, instead of the AG zone, which is not consistent with the property's location within the city's designated urban-growth area. The 11-lot subdivision would not be possible under the outdated AG zoning designation
6. While the pending rezone application is categorically exempt from formal SEPA review, the record demonstrates that the potential for adverse impacts is very unlikely. And, despite the ample public notice issued for the application, no one spoke or submitted any written comments opposing the pending rezone request or the connected preliminary plat application for the property.
7. As required by RMC 19.50.010(C), the record includes staff assurances that the transportation system is sufficient to accommodate the type of development envisioned with the proposed rezone. The site visit to the area confirms that no transportation concurrency problems should arise as a result of the relatively small subdivision addressed in this matter.
8. Based on the record, the applicant demonstrated its rezone application merits approval, meeting its burden of proof imposed by RMC 19.60.060.
9. Based on the Findings provided above, the undersigned examiner concludes that the proposed preliminary plat, as conditioned below, conforms to all applicable zoning and land use requirements and appropriately mitigates any potential adverse environmental impacts. Upon reaching such findings and conclusions as noted above, the preliminary plat meets the standards necessary to obtain approval by the City.
10. The proposed conditions of approval as set forth in the Technical Advisory Committee Report included in the Record as *Exhibit 8*, are reasonable, supported by the evidence, and capable of accomplishment.
11. Any Finding or other statements in previous or following sections of this document that are deemed Conclusions are hereby adopted as such.

VII. RECOMMENDATION.

Based upon the preceding Findings of Fact and Conclusions of Law, evidence presented through the course of the open record hearing, all materials contained in the contents of the record, and the Examiner's site visit, the undersigned Examiner recommends that the City Council:

- a) APPROVE the requested rezone for the Westcliffe Heights II project area, from AG (Agriculture) to R-1-10 (Single Family Residential, low-density); and
- b) APPROVE the "*Westcliffe Heights II Preliminary Plat*" application, subject to the proposed Conditions of Approval included in the City's Technical Advisory Committee Report, which are adopted and incorporated herein by reference.

Recommendation issued: December 1, 2017.



Gary N. McLean
Hearing Examiner for the City of Richland

Vicinity Map

Item: Westcliffe Heights II - Pre. Plat
Applicant: Mark Bauder
File # S2017-103

N





COUNCIL AGENDA ITEM COVERSHEET

Council Date: 05/01/2018

Agenda Category: Resolutions – Adoption

Key Element: Key 3 - Economic Vitality

Subject:

Resolution No. 75-18, Authorizing a Revocable License Agreement and a Construction and Maintenance Agreement with Goulet Properties, LLC for Use and Maintenance of a Portion of Keene Road Trail Park

Department:

Parks & Public Facilities

Ordinance/Resolution Number:

75-18

Document Type:

Resolution

Recommended Motion:

Adopt Resolution No. 75-18, authorizing the City Manager to sign and execute a revocable license and a construction and maintenance agreement with Goulet Properties, LLC for use and maintenance of a portion of Keene Road Trail Park.

Summary:

In 2006, the City executed an access and utility easement with Mr. Andre G. Kafentzis in conjunction with the development of a new coffee shop in the Queensgate Village Shopping Center on Keene Road east of Queensgate Drive. The access and utility easement in favor of Mr. Kafentzis was given in consideration of equal value improvements to a portion of the Keene Road Trail corridor consisting of 12 parking spaces available on a first come-first serve basis for public or commercial use, trees, a covered gazebo, bike rack and water feature all on City property and owned by the City. The easement also required Kafentzis to construct and maintain an area of irrigated grass in Keene Road Trail Park east of the parking lot.

In 2013, the building was sold to Goulet Properties, LLC ("Goulet") and converted into the 3 Eyed Fish Wine Bar. Goulet has applied for permits to expand the building, and desires a small increase in additional parking and vehicular circulation area to accommodate the building expansion.

In order to expand the footprint of the area to be used and maintained, and to place more exacting conditions around Goulet's maintenance obligations, staff proposes granting Goulet a revocable license and executing a construction and maintenance agreement. The construction and maintenance agreement will authorize Goulet to construct modifications to the parking lot, and to modify and maintain the premises, to include a large landscape frontage area east of the parking lot. Shifting maintenance obligations and liability for the improvements on the premises will result in a cost-saving to the City.

The Parks and Recreation Commission has reviewed the transaction and recommends approval.

Staff recommends approval of Resolution No 75-18.

Fiscal Impact:

Shifting the perpetual maintenance of this small strip of City-owned land to Goulet Properties, LLC will result in modest cost savings to the City.

Attachments:

1. Resolution No. 75-18
2. Draft Revocable License - Goulet Properties, LLC
3. Draft Construction and Maintenance Agreement - Goulet Properties, LLC

RESOLUTION NO. 75-18

A RESOLUTION of the City of Richland authorizing a real estate license and a construction and maintenance agreement with Goulet Properties, LLC for use and maintenance of a portion of Keene Road Trail Park.

WHEREAS, the City of Richland owns and operates Keene Road Trail Park parallel to Keene Road; and

WHEREAS, a portion of Keene Road Trail Park is adjacent to the privately owned Queensgate Village Shopping Center; and

WHEREAS, Goulet Properties, LLC currently maintains the City-owned landscaping and parking lots within Keene Road Trail Park; and

WHEREAS, Goulet Properties, LLC owns and operates the 3 Eyed Fish Wine Bar, a food and beverage establishment in the Queensgate Village Shopping center; and

WHEREAS, Goulet Properties, LLC desires to expand the 3 Eyed Fish Wine Bar, resulting in the need for additional access and vehicular parking within Keene Road Trail Park; and

WHEREAS, the desired modifications will support the business expansion with minimal impact to Keene Road Trail Park; and

WHEREAS, a real estate license and a construction and maintenance agreement will grant Goulet Properties, LLC vehicular access and parking rights in exchange for ongoing maintenance obligations for the portion of Keene Road Trail Park adjacent to the Queensgate Village Shopping Center.

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 real estate license and a construction and maintenance agreement with Goulet Properties, LLC to utilize a portion of Keene Road Trail Park as specified therein.

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

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 1st day of May, 2018.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS, City Clerk

HEATHER KINTZLEY, City Attorney



REVOCABLE LICENSE AGREEMENT

For a portion of Keene Road Trail Park

THIS REVOCABLE LICENSE AGREEMENT (“Agreement”) is made and entered into at Richland, Washington this ____ day of May, 2018, (the “Effective Date”) by and between the **CITY OF RICHLAND**, a Washington municipal corporation located at 505 Swift Ave., Richland, Washington, (“City”), and **GOULET PROPERTIES, LLC**, a Washington limited liability company with service at 1020 North Center Parkway B, Kennewick, WA 99336 (“**Licensee**”).

I. RECITALS

WHEREAS, City owns and operates a public park located in the County of Benton and State of Washington called Keene Road Trail Park; and

WHEREAS, portions of Keene Road Trail Park, to wit: See **Exhibit A**, attached hereto and incorporated herein by this reference (the “Premises”), are adjacent to a commercial shopping center known as Queensgate Village; and

WHEREAS, the Premises are improved with asphalt, curbing, grass, trees and irrigation; and

WHEREAS, the Premises have previously been maintained by Licensee via a Facility Use Agreement executed on April 2, 2017 (Richland Contract No. 132-17), and a Utility and Access Easement that included maintenance obligations (Auditor’s File No. 2006-036922) executed on October 24, 2006; and

WHEREAS, Licensee desires to modify the Premises to accommodate an adjacent commercial business expansion and to reduce maintenance expenses; and

WHEREAS, the desired modifications will provide benefit to the public by improving vehicular circulation and parking while maintaining continued aesthetic quality; and

WHEREAS, City has concurrently with the entering into of this Agreement entered into a Construction and Maintenance Agreement, Richland Contract No. 18-____ (“Maintenance Agreement”) with Licensee wherein Licensee is allowed use a portion of City’s property to support its construction efforts, and to keep and maintain landscaping, water sprinkling and irrigation systems, sod, trees and other landscaping features on City’s property, as more specifically set forth therein; and

WHEREAS, City has agreed to grant to Licensee a revocable and non-exclusive personal privilege license to occupy and use the City's property in accordance with, and subject to, the terms conditions and limitations of this Agreement and the Maintenance Agreement.

NOW, THEREFORE, in consideration of the mutual covenants, promises, terms and conditions set forth herein, it is agreed by and between the City and Licensee as follows:

II. AGREEMENT

1. Grant of Revocable License. City hereby grants to Licensee a revocable and non-exclusive personal privilege and permission ("License") to enter upon City's property identified on the attached **Exhibit A** subject, however, to the terms, conditions and limitations of this Agreement and the Construction and Maintenance Agreement. Licensee's use of the Premises at all times hereunder shall be subordinate to any specific needs of City. The License herein granted shall be subject to all existing utility easements and City improvements, if any, located on, over or under the Premises.
2. Term. This Agreement and the License granted to Licensee hereunder shall commence as of the Effective Date of this Agreement and shall automatically renew annually, unless otherwise terminated as provided for in Section 17, below.
3. Consistency of Use. This Agreement is valid for the term identified herein so long as Licensee operates the business located at 1970 Keene Road as a business use consistent with those uses permitted outright in the C-1 Neighborhood Retail Business zoning designation. Any change to a use other than those identified in C-1 Neighborhood Retail Business shall result in immediate termination of this Agreement.
4. Consideration. No fee is due to City for the term of this Agreement. The consideration for Licensee's License under this Agreement is Licensee's covenant to complete, at Licensee's sole expense, improvements and ongoing maintenance of the Premises as identified in the Maintenance Agreement.
5. No Interest in Land. Licensee understands, acknowledges and agrees that this Agreement does not create an interest or estate in Licensee's favor in the Premises. The City retains legal possession of the full boundaries of the Premises and this Agreement merely grants to the Licensee the personal privilege to enter upon the City's property throughout the term of this Agreement. Notwithstanding the expenditure of time, money or labor by the Licensee on any improvements which Licensee may install on the Premises pursuant to the Maintenance Agreement, this Agreement shall in no event be construed to create an assignment coupled with an interest in favor of the Licensee. Licensee shall expend any time, money or labor at Licensee's own risk and peril.
6. Limited Scope of License. The License granted to the Licensee is limited in scope to the following permitted use or uses: vehicular parking in areas prescribed by the City as provided in the Maintenance Agreement, and improving, keeping and maintaining landscaping, water sprinkling and irrigation systems, sod, trees or other landscape elements as the City and

Licensee may agree upon, as provided in the Maintenance Agreement. Licensee shall not have the right to expand the License or Licensee's use of the Premises or to alter or change the Licensee's use of the City's Property without the express authorization of the City, which may be given in City's sole discretion.

7. Use of Licensed Premises By Others. Licensee may permit Licensee's employees, business invitees, contractors, subcontractors, agents and others to use the portion of the Premises for which this Agreement has been executed.
8. Surrender of Property. Licensee agrees that upon termination of this Agreement, Licensee will quit and surrender the property to the City in as good a state and condition as when received by Licensee or as improved thereafter. Ownership of all improvements shall be as stated in the Maintenance Agreement.
9. Right to Inspect Property. Representatives of the City shall have the right to enter upon and inspect the property at any time during the term of this Agreement.
10. Status of Licensee. Licensee and the City understand and expressly agree that Licensee is a licensee as to the property and an independent contractor with regard to any and all activities conducted or performed pursuant to this Agreement. No officer, employee, volunteer, and/or agent of Licensee shall act on behalf of or represent him or herself as an agent or representative of the City. No officer, employee, volunteer, and/or agent of Licensee shall make any statement in the name of or on behalf of the City. Licensee assumes the entire responsibility for all activities conducted or performed by Licensee and any of Licensee's officers, employees, volunteers, and/or agents pursuant to this Agreement. Licensee and Licensee's officers, employees, volunteers, agents and/or subcontractors shall make no claim of City employment nor shall claim against the City any related employment benefits, social security, and/or retirement benefits. Nothing contained herein shall be interpreted as creating a relationship of servant, employee, partnership or agency between Licensee and the City.
11. Compliance With Law. Licensee shall conduct all activities under and pursuant to this Agreement in full compliance with any and all applicable laws, rules, and regulations adopted or promulgated by any governmental agency or regulatory body, whether federal, state, local, or otherwise.
12. Debts and Liens. Licensee shall not permit/allow any lien to attach to the property as a result of Licensee's activities conducted under this Agreement. Licensee shall not permit or allow any debt to be imposed on the City as a result of Licensee's activities conducted under this Agreement. In the event of any such lien and/or debt, Licensee shall, at Licensee's sole expense, immediately take all necessary steps to have the City legally released from said lien and/or debt.
13. Limitation of Damages. Under no circumstance shall City be liable for damages stemming from City's determination, for any reason whatsoever, to temporarily or permanently close any property owned by City, including but not limited to Keene Road Trail Park or any property owned by City that is adjacent to or otherwise impacts Licensee's property.

14. General Indemnification and Hold Harmless. Licensee agrees to protect, defend, indemnify, and hold harmless the City, its officers, elected officials, agents, and employees from any and all claims, demands, losses, liens, liabilities, penalties, fines, lawsuits, and other proceedings and all judgments, awards, costs and expenses (including attorneys' fees and disbursements) caused by or occurring by reason of any negligent or intentional act and/or omission of Licensee, his officials, officers, employees, agents, and/or volunteers arising out of or in connection with the activities of Licensee, including but not limited to any personal injury and/or property damage claim, demand, lawsuit or other proceeding brought by any one or more of Licensee's officials, officers, employees, agents, and/or volunteers against the City. The provisions of this section shall survive the termination or expiration of this Agreement.
15. Liability Insurance.
- a. Insurance Term. Licensee 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 Licensee's use and maintenance of the Premises.
 - b. No Limitation. Licensee's maintenance of insurance as required by this Agreement shall not be construed to limit the liability of Licensee to the coverage provided by such insurance, or otherwise limit City's recourse to any remedy available at law or in equity.
 - c. Minimum Scope of Insurance. Licensee shall obtain insurance of the types and coverage described below:
 - i. Commercial General Liability insurance shall be at least as broad as Insurance Services Office (ISO) occurrence form CG 00 01 and shall cover premises and contractual liability. City shall be named as additional insured on Licensee's Commercial General Liability insurance policy using ISO Additional Insured-Managers or Lessors of Premises Form CG 20 11 or a substitute endorsement providing at least as broad coverage.
 - ii. Property insurance shall be written on an all risk basis.
 - d. Minimum Amounts of Insurance. Licensee shall maintain the following insurance limits:
 - i. Commercial General Liability insurance shall be written with limits no less than \$1,000,000 each occurrence, \$2,000,000 general aggregate.
 - ii. Property insurance shall be written covering the full value of Licensee's property and improvements with no coinsurance provisions.
 - e. Other Insurance Provisions. Licensee's Commercial General Liability insurance policy or policies are to contain, or be endorsed to contain that they shall be primary insurance as respect to the City. Any insurance, self-insurance, or self-insured pool coverage maintained by the City shall be excess of Licensee's insurance and shall not contribute with it.

- f. Acceptability of Insurers. Insurance is to be placed with insurers with a current A.M. Best rating of not less than A: VII.
 - g. Verification of Coverage. Licensee shall furnish the City with original certificates and a copy of the amendatory endorsements, including but not limited to the additional insured endorsement, evidencing the insurance requirements of Licensee.
 - h. Waiver of Subrogation. Licensee and City hereby release and discharge each other from all claims, losses and liabilities arising from or caused by any hazard covered by property insurance on or in connection with the Premises. This release shall apply only to the extent that such claim, loss or liability is covered by insurance.
 - i. Notice of Cancellation. Licensee shall provide City with written notice of any policy cancellation within two (2) business days of their receipt of such notice.
 - j. Failure to Maintain Insurance. Failure on the part of Licensee to maintain the insurance as required shall constitute a material breach of this Agreement, upon which City may, after giving five (5) business days' notice to Licensee to correct the breach, terminate the Agreement 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 City on demand.
 - k. Full Availability of Licensee Limits. If Licensee maintains higher insurance limits than the minimums shown above, City shall be insured for the full available limits of Commercial General and Excess or Umbrella liability maintained by Licensee, irrespective of whether such limits maintained by Licensee are greater than those required by this Agreement or whether any certificate of insurance furnished to City evidences limits of liability lower than those maintained by Licensee.
16. Environmental Compliance and Hazardous Material.
- a. The following definitions apply to Section 16 of this Agreement:
 - i. "Hazardous Materials" as used herein shall mean any toxic substances or waste, sewage, petroleum products, radioactive substances, medical, heavy metals, corrosive, noxious, acidic, bacteriological or disease-producing substances or any dangerous waste or hazardous waste as defined in Washington Hazardous Waste Management Act as now existing or hereafter amended (RCW Ch. 70.105) or as defined in Resource Conservation and Recovery Act as now existing or hereafter amended (42 U.S.C. Sec. 6901 et seq.); or
 - ii. "Hazardous Substance" as used herein shall mean any substance which now or in the future becomes regulated or defined under any federal, state, or local statute, ordinance, rule, regulation, or other law relating to human health, environmental protection, contamination or cleanup, including, but not limited to, the Comprehensive Environmental Response Compensation and Liability Act of 1980 ("CERCLA") as

now existing or hereafter amended (42 U.S.C. Sec. 9601 et seq.) and Washington's Model Toxics Control Act ("MTCA") as now existing or hereafter amended (RCW Ch. 70.105); or

- iii. Any pollutants, contaminants, or substances posing a danger or threat to public health, safety or welfare, or the environment, which are regulated or controlled as such by any applicable federal, state or local laws, ordinances or regulations as now existing or hereafter amended.
- b. Licensee covenants and agrees that Hazardous Substances will not be used, stored, generated, processed, transported, handled, released, or disposed of in, on, or above City property, except in accordance with all applicable laws.
- c. Licensee shall, at Licensee's own expense, comply with all federal, state and local laws, ordinances and regulations now or hereafter affecting City's business, property, or any activity or condition on or about City's property, including, without limitation, all laws, ordinances and regulations related to Hazardous Materials and all other environmental laws relating to the improvements on City property, soil and groundwater, storm water discharges, or the air in and around City property, as well as such rules as may be formulated by the City ("the Laws"). Licensee warrants that its business and all activities to be conducted or performed in, on, or about City property shall comply with all the Laws. Licensee agrees to change, reduce, or stop any non-complying activity, or install necessary equipment, safety devices, pollution control systems, or other installations may be necessary at any time during the term of this Agreement to comply with the Laws.
- d. Licensee shall not cause or permit to occur any violation of the Laws on, under, or about CITY property, or arising from contractor's use or occupancy of City property, including, but not limited to, soil and water conditions.
- e. Licensee shall promptly notify City and provide all information regarding any activity of Licensee related to Hazardous Materials on or about City property that is requested by the City. If Licensee fails to fulfill any duty imposed under this section within a reasonable time, City may do so at the cost of Licensee; and in such case, Licensee shall cooperate with City in order to prepare all documents City deems necessary or appropriate to determine the applicability of the Laws to City property and Licensee's use thereof, and for all compliance therewith, and Licensee shall execute all documents promptly upon City's request. No such action by City and no attempt made by City to mitigate damages shall constitute a waiver of any Licensee's obligations under this paragraph.
- f. Licensee shall, at Licensee's own expense, make all submissions to, provide all information required by, and comply with all requirements of all governmental authorities ("the Authorities") under the Laws.
- g. Should any Authority demand that a cleanup plan be prepared and that a cleanup be undertaken because of any deposit, spill, discharge or other release of Hazardous Materials that occurs during the term of this Agreement and which arises at any time from Licensee's

use of occupancy of City property, then Licensee shall, at Licensee's own expense, prepare and submit the required plans and all related bonds and other financial assurances; and Licensee shall carry out all such cleanup plans. Any such plans and cleanup are subject to City's prior written approval.

- h. If a release of Hazardous Substances occurs in, on, under, or above City property, or other's property arising out of any action, inaction, or event described or referred to in this document, Licensee shall at its sole expense, promptly take all actions necessary or advisable to clean up the Hazardous Substance. Cleanup actions shall include, without limitation, removal, containment and remedial actions and shall be performed with all applicable laws, rules, ordinances, and permits. Licensee shall be solely responsible for all cleanup, administrative, and enforcement costs of governmental agencies, including natural resource damage claims, arising out of any action, inaction, or event described or referred to in this document.
17. Termination of Agreement. This Agreement and the License herein granted to Licensee is fully terminable in accordance with the following terms and conditions:
- a. Termination of Agreement With or Without Cause. Either party may terminate this Agreement without liability for breach, with or without cause, by giving the other party thirty (30) days' advance written notice of termination provided per Section 20, below. The notice provision established by Section 20 shall conclusively be deemed to be reasonable.
 - b. Immediate Termination of Agreement. In the event that the City determines that Licensee is in violation of this Agreement, the City may terminate this Agreement without liability for breach with no advance notice to Licensee and take immediate possession of the property.
18. No Compensation to Licensee. In the event of termination of this Agreement for any reason, Licensee shall not be entitled to receive compensation for any improvements made to City's property or any services performed by Licensee or agent(s) of Licensee's under the Maintenance Agreement.
19. Survival. Any provision of this Agreement which imposes an obligation after termination or expiration of this Agreement shall survive the term or expiration of this Agreement and shall be binding on the parties to this Agreement.
20. Notification. Whenever either 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:

City of Richland
Parks & Public Facilities Manager
505 Swift Blvd., MS-06
Richland, WA 99352
Email: JJackson@CI.RICHLAND.WA.US

Goulet Properties, LLC
82 Wellsian Way
Richland, WA 99352
Brian@inlandbath.com
509-943-5010

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.

21. Severability. If any portion of this Agreement is changed per mutual agreement or any portion is held invalid, the remainder of the Agreement shall remain in full force and effect.
22. Assignment. This Agreement, or any interest herein, or claim hereunder, shall not be assigned or transferred in whole or in part by Licensee to any other person or entity without the prior written consent of the City. In the event that such prior written consent to an assignment is granted, then the assignee shall assume all duties, obligations, and liabilities of Licensee herein.
23. Waiver of Breach. A waiver by either party hereto of a breach of the other party hereto of any covenant or condition of this Agreement shall not impair the right of the party not in default to avail itself of any subsequent breach thereof. Leniency, delay or failure of either party to insist upon strict performance of any agreement, covenant or condition of this Agreement, or to exercise any right herein given in any one or more instances, shall not be construed as a waiver or relinquishment of any such covenant, condition or right.
24. Construction of Agreement; Governing Law; Attorney's Fees. Each Party has had a full and complete opportunity to review this Agreement, and has been given the opportunity to have counsel review it. Accordingly, the Parties agree that the common law principles of construing ambiguities against the drafter shall have no application to this Agreement. The Parties agree that, should legal action be necessary to enforce any of the provisions of this Agreement, the substantially prevailing Party will be awarded its reasonable attorney's fees and costs in action. The laws of the State of Washington shall control the interpretation of this Agreement, and the venue of any suit regarding this Agreement shall be in Benton County Superior Court.
25. Integration. This written document constitutes the entire agreement between the City and Licensee and supersedes any and all previous written and/or oral agreements between the parties. There are no other oral or written agreements between the parties as to the matters covered herein. No changes or additions to this Agreement shall be valid or binding upon either party unless such change or addition be in writing and executed by both parties.

[Signatures to follow]

SO AGREED AND ACCEPTED by witness of the signatures appearing below.

CITY OF RICHLAND

GOULET PROPERTIES, LLC

Cynthia D. Reents, ICMA-CM
Richland City Manager

By:
Its:

ATTEST:

Marcia Hopkins, City Clerk

APPROVED AS TO FORM:

Heather Kintzley, City Attorney

STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that **Cynthia D. Reents, Richland City Manager**, known to me to be the same person whose name is subscribed to the foregoing **Revocable License Agreement**, appeared before me this day in person and acknowledged that, pursuant to her authority, she signed the said Agreement as her free and voluntary act on behalf of the City of Richland for the uses and purposes therein stated.

Given under my hand and seal this ____ day of _____, 2018.

Notary Public
Residing at: _____
My commission expires _____

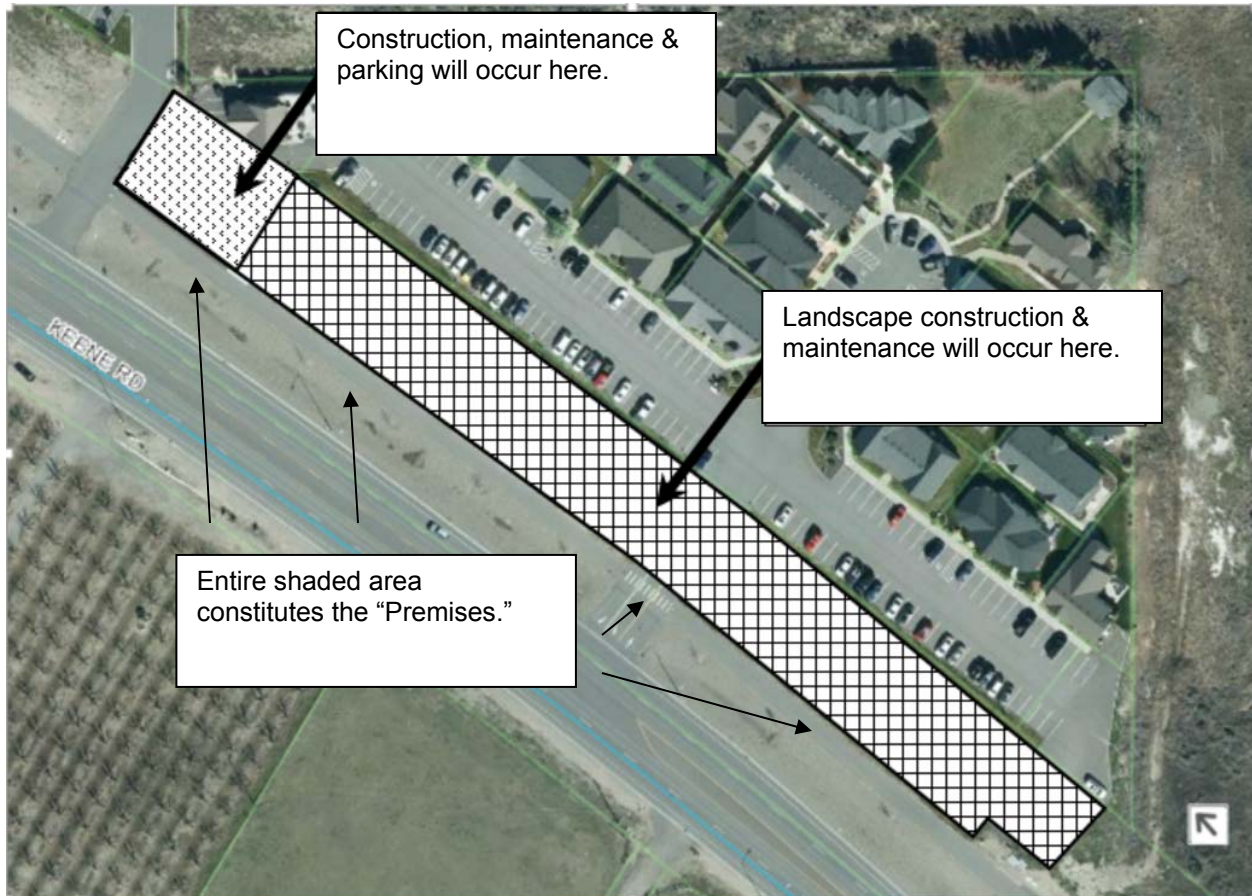
STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that _____, _____ **of Goulet Properties, LLC**, known to me to be the same person whose name is subscribed to the foregoing **Revocable License Agreement**, appeared before me this day in person and acknowledged that, pursuant to her authority, she signed the said Agreement as her free and voluntary act on behalf of Goulet Properties, LLC for the uses and purposes therein stated.

Given under my hand and seal this ____ day of _____, 2018.

Notary Public
Residing at: _____
My commission expires _____

EXHIBIT A
PREMISES SUBJECT TO REVOCABLE LICENSE





CONSTRUCTION & MAINTENANCE AGREEMENT

For a portion of Keene Road Trail Park

THIS CONSTRUCTION AND MAINTENANCE AGREEMENT (“Maintenance Agreement”) is made and entered into at Richland, Washington this _____ day of May, 2018, (the “Effective Date”) by and between the **CITY OF RICHLAND**, a Washington municipal corporation located at 505 Swift Ave., Richland, Washington, (“City”), and **GOULET PROPERTIES, LLC**, a Washington limited liability company with service at 1020 North Center Parkway B, Kennewick, WA 99336 (“Goulet”).

I. RECITALS

WHEREAS, City owns and operates a public park located in the County of Benton and State of Washington called Keene Road Trail Park; and

WHEREAS, portions of Keene Road Trail Park, to wit: See **Exhibit A**, attached hereto and incorporated herein by this reference (the “Premises”), are adjacent to a commercial shopping center known as Queensgate Village; and

WHEREAS, the Premises are improved with asphalt, curbing, grass, trees and irrigation; and

WHEREAS, the Premises have previously been maintained by Goulet via a Facility Use Agreement executed on April 2, 2017 (Richland Contract No. 132-17), and a Utility and Access Easement that included maintenance obligations (Auditor’s File No. 2006-036922) executed on October 24, 2006; and

WHEREAS, Goulet desires to modify the Premises to accommodate an adjacent commercial business expansion and to reduce maintenance expenses; and

WHEREAS, the desired modifications will provide benefit to the public by improving vehicular circulation and parking while maintaining continued aesthetic quality; and

WHEREAS, City has concurrently with the entering into of this Agreement entered into a Revocable License Agreement, Richland Contract No. 18-_____ (“License”) with Goulet wherein Goulet is allowed to occupy and use a portion of City’s property for the construction and landscape maintenance purposes set forth in this Agreement; and

WHEREAS, City and Goulet desire to set forth herein their agreement as to allowing Improvements to be placed on and remain on City property; Goulet being solely responsible for the

watering, care, cost, maintenance, repair, replacement of such Improvements; Goulet being solely responsible for any and all liability related to such Improvements; and Goulet's general obligations related thereto.

NOW, THEREFORE, in consideration of the mutual covenants, promises, and obligations of the parties hereto, the terms, covenants and conditions set forth herein, and intending to be legally bound, the City and Goulet agree as follows:

II. AGREEMENT

1. Construction. Goulet has permission to improve the Premises as approved by City. Goulet's construction activities under this Agreement are limited to those that have been reviewed and approved as evidenced by issuance of a valid building or site development permit, or, in the case of landscaping modifications, by City's written approval in response to Goulet's submission of a landscape plan. Goulet shall notify City within 72 hours of the intended start of construction and attend a pre-construction meeting with the City. At all times, Goulet is and shall remain solely responsible for all liability related to its construction activities on the Premises. Goulet shall not store or stage materials or equipment unrelated to improvement of the Premises anywhere on the Premises. Anticipated improvements to the Premises include slight expansion and repaving of the existing Keene Road Trail Park north trailhead parking lot, and modification of the existing landscaping to a form that results in reduced water consumption (the "Improvements").
2. Maintenance of Improvements on City Property. Goulet shall, at its sole cost, expense and liability, keep and maintain the Improvements existing on the Premises as of the date of this Agreement or as hereafter modified by Goulet with approval from City. Improvements approved by City and constructed by Goulet shall become the property of City without compensation to Goulet. Upon demand, unauthorized improvements shall be removed at Goulet's sole expense, and Goulet shall be liable for damage caused during removal. Future modification of the existing landscape shall be consistent with the conceptual landscape design identified in **Exhibit B**, which is attached and incorporated by reference. Goulet shall keep and maintain the Improvements in good condition and repair; shall have the sole responsibility for the upkeep, maintenance, replacement, and repair of the Improvements; and, shall have sole responsibility for all liability related to the Improvements. Goulet shall pay the cost of water used by the Improvements and shall replace the Improvements at its sole cost if and when necessary in order to keep and maintain the Improvements in good condition. Goulet shall maintain insurance to cover loss occurring in connection with the Improvements, to include, but not limited to, theft or vandalism. City shall have no cost for the upkeep, maintenance, replacement, or repair of the Improvements nor shall City have any liability for any claims, losses or damages related to the Improvements. City shall have no cost for providing water to the Improvements.
3. Parking. Once improvements to the Keene Road Trail Park north trailhead parking lot are complete, this area shall be utilized for non-exclusive vehicular parking only as identified in **Exhibit B**. Parking shall be available to all users on a first come-first serve basis. The City reserves the right to impose parking time restrictions within this municipal parking lot as authorized by RMC 11.30.015.

4. Term. This Agreement shall commence as of the Effective Date of this Agreement and shall automatically renew annually, unless otherwise terminated as provided for in Section 18, below.
5. Consideration. No fee is due to City for the term of this Agreement. The consideration in support of this Agreement is Goulet's covenant to complete expansion and repaving of the Keene Road Trail Park north trailhead parking lot at Goulet's sole expense; to modify, at Goulet's election, the existing landscaping at Goulet's sole expense; and to provide ongoing maintenance of the Premises for the duration of this Agreement at Goulet's sole expense.
6. Maintenance Activities. Maintenance activities may be completed by Goulet or a third party contracted by Goulet chosen in Goulet's discretion. All maintenance obligations shall be performed consistent with the minimum maintenance level of service standards identified in **Exhibit C**.
7. No Interest in Land. Goulet understands, acknowledges and agrees that this Agreement does not create an interest or estate in Goulet's favor in the Premises. The City retains all legal right, title, ownership and interest in and to the Premises. The sole purpose of this Agreement is to enumerate the responsibilities and liabilities of Goulet related to Goulet's personal privilege to place, keep and maintain the Improvements on the Premises throughout the term of this Agreement. Notwithstanding the expenditure of time, money or labor by Goulet on any Improvements on the Premises, this Agreement shall in no event be construed to create an assignment coupled with an interest in favor of Goulet. Goulet shall expend any time, money or labor at Goulet's own risk and peril.
8. Use by the Public. Goulet understands, acknowledges and agrees that the Premises is publicly held land and, as such, is open for use by the public. Goulet may not in any manner interfere with the public's use of the Premises nor may it prohibit the public's use of the Premises.
9. Surrender of Property. Goulet agrees that upon termination of this Agreement, Goulet will quit and surrender the property to the City in as good a state and condition as when received by Goulet or as improved thereafter. Upon termination, and at City's election, Improvements shall remain intact or be removed by Goulet at Goulet's sole expense. Goulet shall be liable for any damage caused to City's property during removal of Improvements from City's property. If Goulet fails to remove an Improvement upon demand, City may remove the Improvement and charge Goulet for the cost of removal and disposal.
10. Right to Inspect/Improve/Repair Property. Representatives of the City shall have the right to enter upon and inspect the property at any time during the term of this Agreement. City may, at its own expense, construct, repair or improve City-owned utilities and/or infrastructure affecting City property. City shall provide advance notice to Goulet when constructing or repairing utilities and/or infrastructure on the Premises.
11. Status of Goulet. Goulet and the City understand and expressly agree that Goulet is an independent contractor with regard to any and all activities conducted or performed pursuant to this Agreement. No officer, employee, volunteer, and/or agent of Goulet shall act on behalf of or represent him or herself as an agent or representative of the City. No officer, employee,

volunteer, and/or agent of Goulet shall make any statement in the name of or on behalf of the City. Goulet assumes the entire responsibility for all activities conducted or performed by Goulet and any of Goulet's officers, employees, volunteers, and/or agents pursuant to this Agreement. Goulet and Goulet's officers, employees, volunteers, agents and/or subcontractors shall make no claim of City employment nor shall claim against the City any related employment benefits, social security, and/or retirement benefits. Nothing contained herein shall be interpreted as creating a relationship of servant, employee, partnership or agency between Goulet and the City.

12. Compliance With Law. Goulet shall conduct all activities under and pursuant to this Agreement in full compliance with any and all applicable laws, rules, and regulations adopted or promulgated by any governmental agency or regulatory body, whether federal, state, local, or otherwise.
13. Debts and Liens. Goulet shall not permit/allow any lien to attach to the property as a result of Goulet's activities conducted under this Agreement. Goulet shall not permit or allow any debt to be imposed on the City as a result of Goulet's activities conducted under this Agreement. In the event of any such lien and/or debt, Goulet shall, at Goulet's sole expense, immediately take all necessary steps to have the City legally released from said lien and/or debt.
14. Limitation of Damages. Under no circumstance shall City be liable for damages stemming from City's determination, for any reason whatsoever, to temporarily or permanently close any property owned by City, including but not limited to Keene Road Trail Park or any property owned by City that is adjacent to or otherwise impacts Goulet's property.
15. General Indemnification and Hold Harmless. Goulet agrees to protect, defend, indemnify, and hold harmless the City, its officers, elected officials, agents, and employees from any and all claims, demands, losses, liens, liabilities, penalties, fines, lawsuits, and other proceedings and all judgments, awards, costs and expenses (including attorneys' fees and disbursements) caused by or occurring by reason of any negligent or intentional act and/or omission of Goulet, his officials, officers, employees, agents, and/or volunteers arising out of or in connection with this Agreement or the activities of Goulet, including but not limited to any personal injury and/or property damage claim, demand, lawsuit or other proceeding brought by any one or more of Goulet's officials, officers, employees, agents, and/or volunteers against the City. The provisions of this section shall survive the termination or expiration of this Agreement.
16. Liability Insurance.
 - a. Insurance Term. Goulet 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 Goulet's use and maintenance of the Premises.
 - b. No Limitation. Goulet's maintenance of insurance as required by this Agreement shall not be construed to limit the liability of Goulet to the coverage provided by such

insurance, or otherwise limit City's recourse to any remedy available at law or in equity.

- c. Minimum Scope of Insurance. Goulet shall obtain insurance of the types and coverage described below:
 - i. Commercial General Liability insurance shall be at least as broad as Insurance Services Office (ISO) occurrence form CG 00 01 and shall cover premises and contractual liability. City shall be named as additional insured on Goulet's Commercial General Liability insurance policy using ISO Additional Insured-Managers or Lessors of Premises Form CG 20 11 or a substitute endorsement providing at least as broad coverage.
 - ii. Property insurance shall be written on an all risk basis.
- d. Minimum Amounts of Insurance. Goulet shall maintain the following insurance limits:
 - i. Commercial General Liability insurance shall be written with limits no less than \$1,000,000 each occurrence, \$2,000,000 general aggregate.
 - ii. Property insurance shall be written covering the full value of Goulet's property and improvements with no coinsurance provisions.
 - iii. Worker's compensation in statutory amounts.
 - iv. Employer's liability insurance with a minimum combined single limit of \$1,000,000.
 - v. Automobile insurance with a minimum combined single limit for bodily injury and property damage of \$1,000,000 per accident.
- e. Other Insurance Provisions. Goulet's Commercial General Liability insurance policy or policies are to contain, or be endorsed to contain that they shall be primary insurance as respect to the City. Any insurance, self-insurance, or self-insured pool coverage maintained by the City shall be excess of Goulet's insurance and shall not contribute with it.
- f. Acceptability of Insurers. Insurance is to be placed with insurers with a current A.M. Best rating of not less than A: VII.
- g. Verification of Coverage. Goulet shall furnish the City with original certificates and a copy of the amendatory endorsements, including but not limited to the additional insured endorsement, evidencing the insurance requirements of Goulet.
- h. Waiver of Subrogation. Goulet and City hereby release and discharge each other from all claims, losses and liabilities arising from or caused by any hazard covered by property insurance on or in connection with the Premises. This release shall apply only to the extent that such claim, loss or liability is covered by insurance.

- i. Notice of Cancellation. Goulet shall provide City with written notice of any policy cancellation within two (2) business days of their receipt of such notice.
- j. Failure to Maintain Insurance. Failure on the part of Goulet to maintain the insurance as required shall constitute a material breach of this Agreement, upon which City may, after giving five (5) business days' notice to Goulet to correct the breach, terminate the Agreement 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 City on demand.
- k. Full Availability of Goulet Limits. If Goulet maintains higher insurance limits than the minimums shown above, City shall be insured for the full available limits of Commercial General and Excess or Umbrella liability maintained by Goulet, irrespective of whether such limits maintained by Goulet are greater than those required by this Agreement or whether any certificate of insurance furnished to City evidences limits of liability lower than those maintained by Goulet.

17. Environmental Compliance and Hazardous Material.

- a. The following definitions apply to Section 17 of this Agreement:
 - i. "Hazardous Materials" as used herein shall mean any toxic substances or waste, sewage, petroleum products, radioactive substances, medical, heavy metals, corrosive, noxious, acidic, bacteriological or disease-producing substances or any dangerous waste or hazardous waste as defined in Washington Hazardous Waste Management Act as now existing or hereafter amended (RCW Ch. 70.105) or as defined in Resource Conservation and Recovery Act as now existing or hereafter amended (42 U.S.C. Sec. 6901 et seq.); or
 - ii. "Hazardous Substance" as used herein shall mean any substance which now or in the future becomes regulated or defined under any federal, state, or local statute, ordinance, rule, regulation, or other law relating to human health, environmental protection, contamination or cleanup, including, but not limited to, the Comprehensive Environmental Response Compensation and Liability Act of 1980 ("CERCLA") as now existing or hereafter amended (42 U.S.C. Sec. 9601 et seq.) and Washington's Model Toxics Control Act ("MTCA") as now existing or hereafter amended (RCW Ch. 70.105); or
 - iii. Any pollutants, contaminants, or substances posing a danger or threat to public health, safety or welfare, or the environment, which are regulated or controlled as such by any applicable federal, state or local laws, ordinances or regulations as now existing or hereafter amended.
- b. Goulet covenants and agrees that Hazardous Substances will not be used, stored, generated, processed, transported, handled, released, or disposed of in, on, or above City property, except in accordance with all applicable laws.

- c. Goulet shall, at Goulet's own expense, comply with all federal, state and local laws, ordinances and regulations now or hereafter affecting City's business, property, or any activity or condition on or about City's property, including, without limitation, all laws, ordinances and regulations related to Hazardous Materials and all other environmental laws relating to the improvements on City property, soil and groundwater, storm water discharges, or the air in and around City property, as well as such rules as may be formulated by the City ("the Laws"). Goulet warrants that its business and all activities to be conducted or performed in, on, or about City property shall comply with all the Laws. Goulet agrees to change, reduce, or stop any non-complying activity, or install necessary equipment, safety devices, pollution control systems, or other installations may be necessary at any time during the term of this Agreement to comply with the Laws.
- d. Goulet shall not cause or permit to occur any violation of the Laws on, under, or about CITY property, or arising from contractor's use or occupancy of City property, including, but not limited to, soil and water conditions.
- e. Goulet shall promptly notify City and provide all information regarding any activity of Goulet related to Hazardous Materials on or about City property that is requested by the City. If Goulet fails to fulfill any duty imposed under this section within a reasonable time, City may do so at the cost of Goulet; and in such case, Goulet shall cooperate with City in order to prepare all documents City deems necessary or appropriate to determine the applicability of the Laws to City property and Goulet's use thereof, and for all compliance therewith, and Goulet shall execute all documents promptly upon City's request. No such action by City and no attempt made by City to mitigate damages shall constitute a waiver of any Goulet's obligations under this paragraph.
- f. Goulet shall, at Goulet's own expense, make all submissions to, provide all information required by, and comply with all requirements of all governmental authorities ("the Authorities") under the Laws.
- g. Should any Authority demand that a cleanup plan be prepared and that a cleanup be undertaken because of any deposit, spill, discharge or other release of Hazardous Materials that occurs during the term of this Agreement and which arises at any time from Goulet's use of occupancy of City property, then Goulet shall, at Goulet's own expense, prepare and submit the required plans and all related bonds and other financial assurances; and Goulet shall carry out all such cleanup plans. Any such plans and cleanup are subject to City's prior written approval.
- h. If a release of Hazardous Substances occurs in, on, under, or above City property, or other's property arising out of any action, inaction, or event described or referred to in this document, Goulet shall at its sole expense, promptly take all actions necessary or advisable to clean up the Hazardous Substance. Cleanup actions shall include, without limitation, removal, containment and remedial actions and shall be performed with all applicable laws, rules, ordinances, and permits. Goulet shall be solely responsible for all cleanup, administrative, and enforcement costs of governmental agencies, including natural resource damage claims, arising out of any action, inaction, or event described or referred to in this

document.

18. Termination of Agreement. This Agreement and the License herein granted to Goulet is fully terminable in accordance with the following terms and conditions:
 - a. Termination of Agreement With or Without Cause. Either party may terminate this agreement without liability for breach, with or without cause, by giving the other party thirty (30) days' advance written notice of termination provided per Section 21, below. The notice provision established by Section 21 shall conclusively be deemed to be reasonable.
 - b. Immediate Termination of Agreement. In the event that the City determines that Goulet is in violation of this Agreement, the City may terminate this Agreement without liability for breach with no advance notice to Goulet and take immediate possession of the property.
19. No Compensation to Goulet. Upon termination of this Agreement for any reason, Goulet shall not be entitled to receive compensation for any improvements made to City's property or any services performed by Goulet or agent(s) of Goulet's under this Agreement.
20. Survival. Any provision of this Agreement which imposes an obligation after termination or expiration of this Agreement shall survive the term or expiration of this Agreement and shall be binding on the parties to this Agreement.
21. Notification. Whenever either 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:

City of Richland
Parks & Public Facilities Manager
505 Swift Blvd., MS-06
Richland, WA 99352
Email: JJackson@CI.RICHLAND.WA.US

Goulet Properties, LLC
82 Wellsian Way
Richland, WA 99352
Brian@inlandbath.com
509-943-5010

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.

22. Severability. If any portion of this Agreement is changed per mutual agreement or any portion is held invalid, the remainder of the Agreement shall remain in full force and effect.
23. Assignment. This Agreement, or any interest herein, or claim hereunder, shall not be assigned or transferred in whole or in part by Goulet to any other person or entity without the prior written

consent of the City. In the event that such prior written consent to an assignment is granted, then the assignee shall assume all duties, obligations, and liabilities of Goulet herein.

24. Waiver of Breach. A waiver by either party hereto of a breach of the other party hereto of any covenant or condition of this Agreement shall not impair the right of the party not in default to avail itself of any subsequent breach thereof. Leniency, delay or failure of either party to insist upon strict performance of any agreement, covenant or condition of this Agreement, or to exercise any right herein given in any one or more instances, shall not be construed as a waiver or relinquishment of any such covenant, condition or right.
25. Construction of Agreement; Governing Law; Attorney's Fees. Each Party has had a full and complete opportunity to review this Agreement, and has been given the opportunity to have counsel review it. Accordingly, the Parties agree that the common law principles of construing ambiguities against the drafter shall have no application to this Agreement. The Parties agree that, should legal action be necessary to enforce any of the provisions of this Agreement, the substantially prevailing Party will be awarded its reasonable attorney's fees and costs in action. The laws of the State of Washington shall control the interpretation of this Agreement, and the venue of any suit regarding this Agreement shall be in Benton County Superior Court.
26. Integration. This written document constitutes the entire agreement between the City and Goulet and supersedes any and all previous written and/or oral agreements between the parties. There are no other oral or written agreements between the parties as to the matters covered herein. No changes or additions to this Agreement shall be valid or binding upon either party unless such change or addition be in writing and executed by both parties.
27. Remedies. Upon the occurrence of any default of the requirements of this Agreement by Goulet, City shall have the option to pursue any one or more of the remedies it may have pursuant to law and equity, including, but not limited to, obtaining an injunction and pursuit of damages.

[Signatures to follow]

SO AGREED AND ACCEPTED by witness of the signatures appearing below.

CITY OF RICHLAND

GOULET PROPERTIES, LLC

Cynthia D. Reents, ICMA-CM
Richland City Manager

By:
Its:

ATTEST:

Marcia Hopkins, City Clerk

APPROVED AS TO FORM:

Heather Kintzley, City Attorney

STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that **Cynthia D. Reents, Richland City Manager**, known to me to be the same person whose name is subscribed to the foregoing **Construction & Maintenance Agreement**, appeared before me this day in person and acknowledged that, pursuant to her authority, she signed the said Agreement as her free and voluntary act on behalf of the City of Richland for the uses and purposes therein stated.

Given under my hand and seal this _____ day of _____, 2018.

Notary Public
Residing at: _____
My commission expires _____

STATE OF WASHINGTON)
COUNTY OF BENTON) ss.

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that _____, _____ **of Goulet Properties, LLC**, known to me to be the same person whose name is subscribed to the foregoing **Construction & Maintenance Agreement**, appeared before me this day in person and acknowledged that, pursuant to her authority, she signed the said Agreement as her free and voluntary act on behalf of Goulet Properties, LLC for the uses and purposes therein stated.

Given under my hand and seal this day of , 2018.

Notary Public
Residing at: _____
My commission expires _____

EXHIBIT A
PREMISES

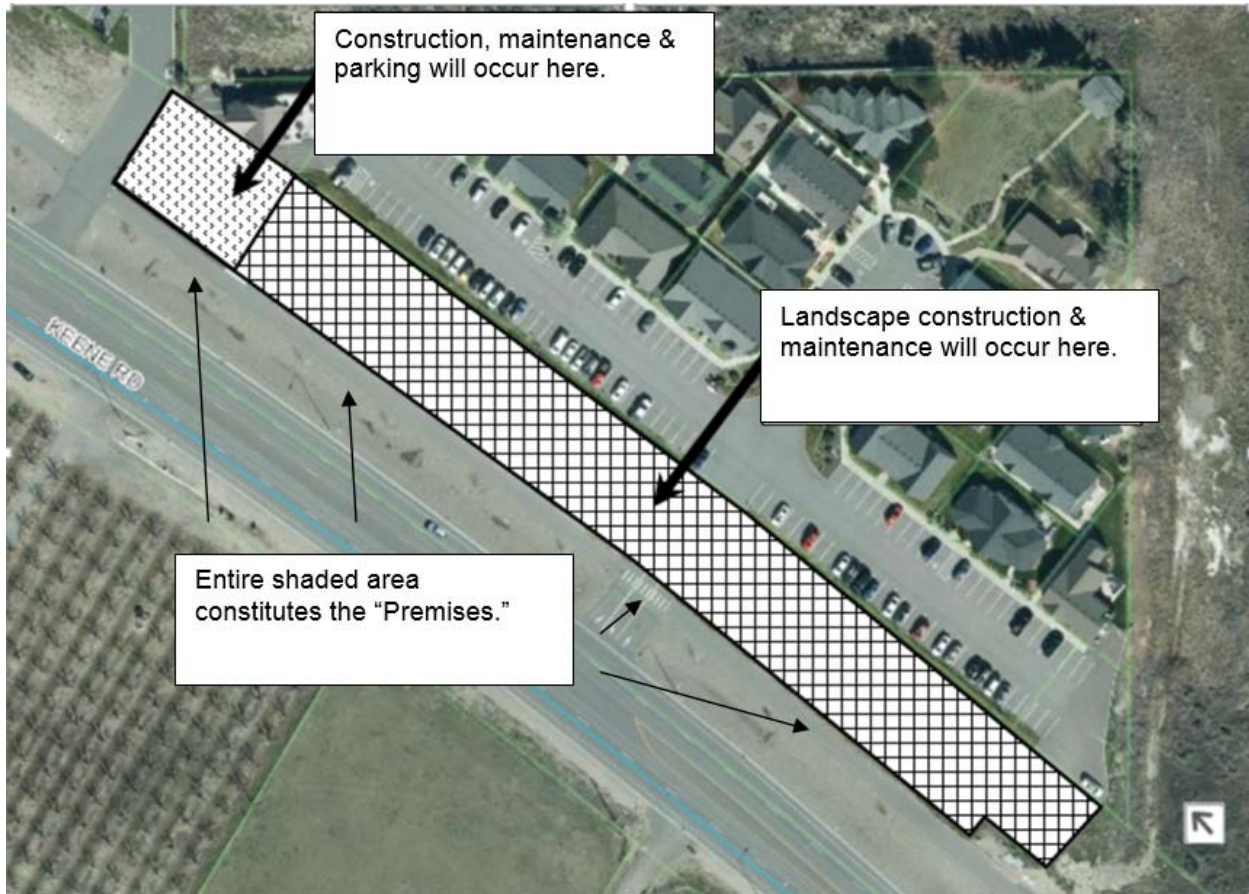


EXHIBIT B
CONCEPT LANDSCAPE IMPROVEMENT PLAN



EXHIBIT C
MAINTENANCE STANDARDS

Litter Control

1. The area is checked daily for litter and picked up as needed.
2. Litter containers if any are emptied when 1/2 full or when garbage scent is a nuisance.
3. Cigarette butts are picked up from sidewalks and mulch beds at least once per week.
4. Trash is removed prior to mowing.

Irrigation Maintenance

- A. Spring activation and testing of existing systems. Each spring turf irrigation systems are activated and systems are checked thoroughly.
 1. Point of connection (P.O.C.) to make sure that backflow devices on the system are working properly and there are no leaks.
 2. Determine there are no “main line” leaks by confirming no water flow through water meter and by observing turf areas.
 3. Testing electric remote valves to assure proper opening and closing of each valve.
 4. Observe head function, reset sprinkler heads out of alignment, repair or replace any damaged heads and/or upgrade sprinkler head types to improve water distribution performance.
 5. Inspect controller and set controller to operate either manually or automatically. Repair, replace or upgrade controller if needed.
- B. Summer service (In use) Supervisors in each area are responsible for operating and scheduling watering of turf in that area.
 1. Setting system to control watering of turf areas.
 2. Use of quick coupler in the system to water plants/shrubs and in needed turf areas.
 3. Adjust controller to meet the needs of seed or newly laid sod grass.
 4. Observe performance of system and report leaks, malfunctioning heads, valves, or controllers to the irrigation crew for repair or replacement.
- C. Winterization of Systems
 1. Keep record of each system and its P.O.C.
 2. List all systems that need to be blown-out by air compressor to protect PVC pipe during winter and proceed.

3. List all systems that have drains and locations where drains need to be open for proper preparation of winterizing system and proceed.
4. List all systems that need to have backflow devices removed and stored, and proceed.
5. Protect backflows during winter and protect pipes where backflows have been removed.

Turf Maintenance

1. Trimming turf around trees, shrubs, mulched areas, buildings, signs, lights, fences, curbs, etc. will be performed no sooner than the day before and no later than the day after mowing or as weather permits.
2. The height of the mowers will fall within a range of 3" to 4" based on the current growing conditions.
3. Mowing will take place weekly in areas that are actively growing and when conditions allow. Some areas may need mowing two times per week if conditions warrant.
4. Irrigation will take place where automatic systems or quick couplers are available. Irrigation levels should meet the needs of the actively growing turf to prevent stress from weather conditions or pests. There are some high priority areas that are served with building hydrants and those areas will require watering.
5. Weed control should be performed to maintain the turf to maintain less than 10% weeds. Other weeds should be controlled to prevent an infestation. All pesticide use will be done according to label instructions. All pesticide applications will be recorded in the pesticide application record book.
6. Insect and disease control will take place on an as needed basis.
7. Fertilization of cool season grasses (bluegrass, fescue blends, tall fescue) will take place in the spring (late April to early May) for high priority, donor and named gardens. Fertilization for all turf areas will occur in the fall (early October to early November). One (1) pound of nitrogen/1000 sq. ft will be applied at each period and an additional .5 pound of nitrogen/1000 sq. ft can be applied to other areas in late summer as needed. Fertilization of warm season grasses (buffalo grass, bermuda, zoysia, prairie grasses) will take place between June 15th and July 1st. The rate of nitrogen will be 1 pound/1000 sq. ft.
8. Fertilizer will be removed from sidewalks the day of the application.
9. The product MSDS and label will dictate what PPE is required. If you have questions, make sure you discuss them with the campus manager before applying pesticides.
10. Leaf litter will be mulched with mowers as needed throughout the fall and winter months. Large concentrations of leaves may require pickup using rakes or lawn sweepers. Leaf litter will not be allowed to accumulate to the point that it will damage or kill turf.

11. Aeration of turf areas will take place every year in high traffic or donor and named gardens.
12. Renovation of turf will take place as needed. The appropriate seeding rate for the turf grass mix will be determined by the degree of renovation and the type of turf grass.
13. Clippings will be removed from paved surfaces the day of the mowing. Clippings on lawn areas should be removed only when there is such a concentration of clippings on the turf that it might damage the live plants.
14. Sidewalks, streets, and driveways shall be edged monthly or more often if necessary.

Snow Removal

1. Snow greater than 2" in depth shall be removed within 8 hours of achieving 2" depth.



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 05/01/2018

Agenda Category: Resolutions – Adoption

Key Element: Key 3 - Economic Vitality

Subject:

Resolution No. 76-18, Approving the Final Plat of Clearwater Creek Phase 6

Department:

Community Development Services

Ordinance/Resolution Number:

76-18

Document Type:

Resolution

Recommended Motion:

Adopt Resolution No. 76-18, approving the final plat of Clearwater Creek Phase 6 subject to the conditions of approval contained therein, and adopting the findings and conclusions from the Planning Commission's April 23, 2014 open public hearing as the findings and conclusions of the Richland City Council.

Summary:

Hayden Homes is requesting final plat approval for Phase 6 of the Clearwater Creek residential subdivision. The subject property is part of the preliminary plat of Clearwater Creek, which was approved by Council in 2014. Phase 6 proposes to divide 13.82 acres into 49 lots for single-family residential construction.

The applicant/developer is in the process of completing the final infrastructure improvements within the subdivision; however, the work will not be entirely completed upon approval of the plat by the City Council. For example, the paving of streets and installation of street lights has not yet been completed. As a result, approval of this plat is conditioned upon the proper execution of a Security and Improvement Agreement and the posting of financial security to ensure the infrastructure is completed. Posting financial security and entering into an improvement agreement to construct improvements at a later date is expressly authorized by state and local law.

Staff recommends approval of Resolution No. 76-18.

Fiscal Impact:

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

Attachments:

- I. Resolution No. 76-18

RESOLUTION NO. 76-18

A RESOLUTION of the City of Richland approving the final plat of Clearwater Creek Phase 6 subject to the conditions contained in Technical Advisory Committee Report S2013-100; adopting the findings and conclusions of the Richland Planning Commission as the findings and conclusions of the City Council; and authorizing execution of a security and improvement agreement as a condition precedent to final plat approval.

WHEREAS, on April 23, 2014, the Richland Planning Commission held an open record public hearing to consider the preliminary plat application of the Clearwater Creek subdivision as submitted by Hayden Homes, LLC ("Developer"); and

WHEREAS, the Planning Commission recommended that City Council approve the preliminary plat of Clearwater Creek subject to the conditions contained in Technical Advisory Committee (TAC) Report S2013-100; and

WHEREAS, City Council held a closed record hearing on June 3, 2014 to consider the recommendation of the Planning Commission and took action to approve the preliminary plat request; and

WHEREAS, the public improvements required for Phase 6 of the Clearwater Creek plat, consisting of 49 lots on 13.82 acres, are still under construction; and

WHEREAS, as a condition precedent to final plat approval, Developer agrees to enter into an improvement and security agreement with the City ensuring that the required public improvements shall be made and that all other conditions of approval shall be met; and

WHEREAS, RCW 58.17.130 and RMC 24.24.020 expressly allow for a developer to post a performance bond or other security in the amount and form satisfactory to the City in lieu of construction of the required improvements prior to final plat approval.

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

Section 1. The final plat of Clearwater Creek Phase 6, attached hereto as **Exhibit A**, is hereby approved subject to the conditions of approval contained in Technical Advisory Committee Report S2013-100, attached hereto as **Exhibit B**, and upon the City's receipt of a duly executed security and improvement agreement in substantially the form provided in **Exhibit C**, including the posting of security as required therein.

Section 2. The Richland City Council hereby adopts the findings and conclusions of the Planning Commission from its April 23, 2014 open record public hearing as the findings and conclusions of the Richland City Council.

Section 3. The City Manager is authorized to sign and execute a security and improvement agreement with Developer to ensure future completion of the required public improvements and all other conditions of the City's June 3, 2014 preliminary plat approval.

BE IT FURTHER RESOLVED that this resolution shall take effect immediately

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 1st day of May, 2018.

ROBERT J. THOMPSON
Mayor

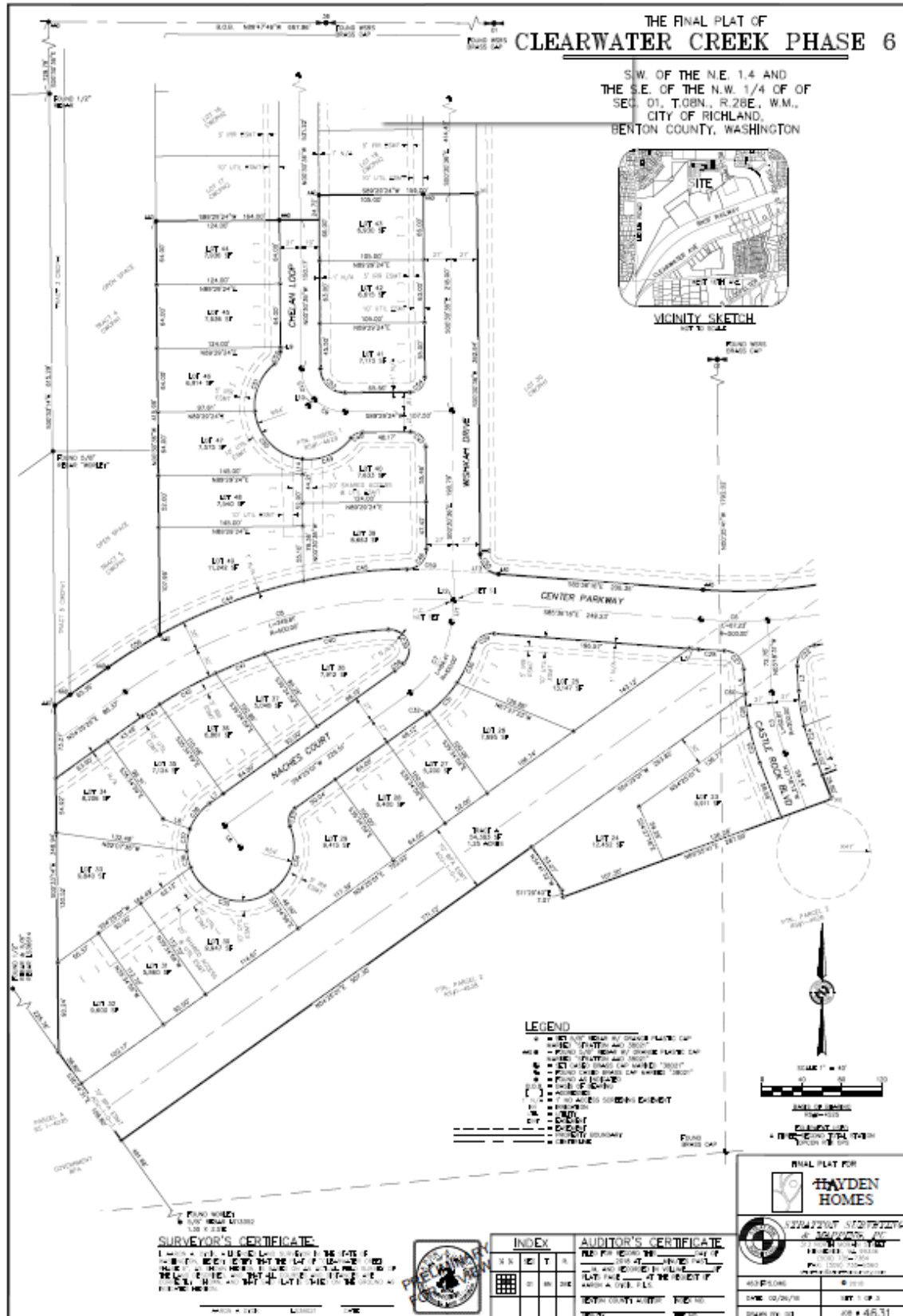
ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS, City Clerk

HEATHER KINTZLEY, City Attorney

Exhibit A



**RICHLAND PLANNING COMMISSION
TECHNICAL ADVISORY COMMITTEE REPORT (S2013-100)
APRIL 23, 2014**

APPLICANT: HAYDEN HOMES

REQUEST: PRELIMINARY PLAT APPROVAL TO SUBDIVIDE
APPROXIMATELY 116.4 ACRES INTO 320 RESIDENTIAL
LOTS, A 13.6 ACRE SCHOOL SITE AND 11 OPEN SPACE
TRACTS (CLEARWATER CREEK).

LOCATION: SOUTH OF CLAYBELL PARK, EAST OF THE AMON
PRESERVE, NORTH OF THE BN RAILROAD AND WEST OF
STEPTOE STREET.

ENGINEER: PLS ENGINEERING

TECHNICAL ADVISORY COMMITTEE RECOMMENDATIONS

The Technical Advisory Committee conducted a review of the request and recommends that if the preliminary plat is approved, such approval be subject to the following conditions:

1. Prior to final plat approval, complete engineering plans indicating street design and grading, utility plans including water and sewer, electrical, street lighting, telephone, television cable, and natural gas shall be approved by the Richland Civil and Utility Engineering Division and shall be consistent with the requirements of the responsible departments or companies.
2. Secondary emergency vehicle access shall be provided in accordance with City standards and in a location approved by the City Fire Marshal at the time that the first phase of the Clearwater Creek subdivision is constructed.
3. The street names and addresses shall be finalized at time of final plat submittal and review. Street naming and addressing shall be in conformance to RMC Chapter 12.01. The following note shall be placed on the final plat(s): **"Address numbers [noted in brackets] are subject to change by the City of Richland at time of building permit issuance."**
4. Portions of the plat are subject to the City's wild land fire protection requirements. To ensure that future lot buyers are properly informed of the specific wild land fire requirements, the following note shall be placed on the final plat: *"All lots within the plat that abut the Amon Wasteway or the Amon Preserve are subject to the City's Wild Land Fire Protection requirements as delineated in Richland Municipal Code Section 21.01.030 or as they may be modified in the future. All structures built on these lots must be developed with noncombustible siding, soffit, and skirting on*

the side adjacent to the wild-land area. Decks or porches 36 inches or less in height shall have skirting. Skirting shall be sufficiently constructed so as not to allow the accumulation of combustible material under the deck or porch. The area under the deck or porch shall not be used for storage.”

5. The requirements for a specific trail plan and the maintenance of the trail system area addressed in conditions 18 and 21 of the MDNS for the project (File #EA4-14. Trail design shall conform with the comments of the Department of Ecology correspondence dated 3/20/14, with trails located outside of vegetated buffers as much as possible. If trails are not permitted within the Amon Wasteway by the Kennewick Irrigation District (per their comments of 3/20/14) then, trail easements shall be provided along the rear property boundaries of lots adjacent to the Amon Wasteway within Phases 1, 5 and 6 of the project. Locations where the trail crosses the public street shall be subject to review and approval of the City and shall be aligned with street intersections to the greatest degree practicable.
6. The applicant shall comply with all mitigation conditions identified in the Mitigated Determination of Non-Significance (EA#04-14) dated March 4, 2014 and the Addendum, dated April 18, 2014.
7. Prior to final platting of phases 8, 10, 11,12 the platting of the 200th single family lot or the permitting of the proposed school Hayden Homes will cooperate with the City of Richland in completing an alignment study for the future extension of Rachel Road to the west. The results of this study may require the applicants to reconfigure the lots and streets in one or more of those phases.
7. Preliminary plat approval is subject to compliance with the conditions of approval set forth in the attached memorandum from the Civil and Utility Engineering Division dated March 20, 2014.
8. Preliminary plat approval is subject to compliance with the requirements legally established by the Bonneville Power Administration, the Kennewick Irrigation District, the Washington State Department of Ecology and the Washington State Department of Fish and Wildlife.

**CITY OF RICHLAND
PUBLIC WORKS ENGINEERING
DEVELOPMENT COMMENTS**

DATE: March 20, 2014

TO: RICK SIMON, DEVELOPMENT SERVICES MANAGER

PLAT REVIEW BY: JASON REATHAFORD, ENGINEERING TECH 4
PETE ROGALSKY, PUBLIC WORKS DIRECTOR
JEFF PETERS, TRANSPORTATION ENGINEER

PROJECT NAME: CLEARWATER CREEK (S2013-100)

PROJECT LOCATION: WEST OF STEPTOE, SOUTH OF THE HIEGHTS AT MEADOW SPRINGS AND
CLAYBELL PARK.

The Public Works Engineering Department has reviewed the preliminary plat received in this office on March 5, 2014, for the above referenced property and has the following conditions.

General Conditions:

1. All final plans for public improvements shall be submitted prior to pre-con on a 24" x 36" hardcopy format and also electronically in .dwg format compatible with the City's standard CAD software. Addendums are not allowed, all information shall be supplied in the specified 24 x 36 (and electronic) format. When construction of the infrastructure has been substantially completed, the applicant shall provide 3 mil mylar and electronic record drawings to the City. The electronic as-built record drawings shall be submitted in a AutoCAD format compatible with the City's standard CAD software. Electronic copies of the construction plans are required prior to the pre-con meeting, along with the multiple sets of paper drawings. The mylar record drawings (including street lights) shall be submitted and approved by the City before the final punchlist inspection will be performed. All final punchlist items shall be completed or financially guaranteed prior to recording of the final plat.
2. Any and all necessary permits that may be required by jurisdictional entities outside of the City of Richland shall be the responsibility of the developer to obtain prior to approval of construction plans.
3. A copy of the construction drawings shall be submitted for review to the appropriate jurisdictions by the developer and his engineer. All required comments / conditions from all appropriate reviewing jurisdictions (e.g.: Benton County, any appropriate irrigation districts, other utilities, etc.) shall be incorporated into one comprehensive set of drawings and resubmitted (if necessary) for final permit review and issuance.
4. Any work within the public right-of-way or easements or involving public infrastructure will require the applicant to obtain a right-of-way permit prior to construction. A plan review and inspection fee in the amount equal to 5% of the construction costs of the work within the right-of-way or easement will be collected at the time the permit is issued. A stamped, itemized Engineers estimate (Opinion of probable cost) and a copy of the material submittals shall be submitted along with the final plan submittal.
5. When the construction is substantially complete a paper set of "record drawings" shall be prepared by a licensed surveyor and include all changes and deviations. Please reference the Public Works document "RECORD DRAWING REQUIREMENTS & PROCEDURES" for a complete description of the record drawing process. After approval by the City of the paper copy, a mylar copy of the record

drawings shall be submitted along with a CAD copy of them. The electronic as-built record drawings shall be submitted in a AutoCAD format compatible with the City's standard CAD software. All final punchlist items shall be completed or financially guaranteed prior to recording of the final plat.

6. Public utility infrastructure located on private property will require recording of a City standard form easement prior to acceptance of the infrastructure and release of the final plat. The City requires preparation of the easement legal description by the developer two weeks prior to the scheduled date of acceptance. Once received, the City will prepare the easement document and provide it to the developer. The developer shall record the easement at the Benton County Assessor and return a recorded original document to the City prior to application for acceptance.
7. A pre-construction conference will be required prior to the start of any work within the public right-of-way or easement. Contact the Civil and Environmental Engineering Division at 942-7500 to schedule a pre-construction conference.
8. Site plan drawings which involve the construction of public infrastructure shall be drawn on a standard 24" x 36" drawing format to a scale which shall not be less than 1"= 40'.
9. All plan sheets involving construction of public infrastructure shall have the stamp of a current Washington State licensed professional engineer.
10. All construction plan sheets shall include the note "CALL TWO WORKING DAYS BEFORE YOU DIG 1-800-424-5555 (or "811")." Or: <http://www.call811.com/>
11. A copy of the preliminary plat shall be supplied to the Post Office and all locations of future mailbox clusters approved prior to final platting.

Design Standards:

12. Public improvement design shall follow the following general format:
 - A. Sanitary sewer shall be aligned on the north and west side of street centerlines.
 - B. Storm sewer shall be aligned on the south and east side of street centerlines.
 - C. Any sewer or storm manholes that are installed outside of public Right of Way shall have an acceptable 12-foot wide gravel access road (minimum) provided from a public street for maintenance vehicles.
 - D. 10-foot horizontal spacing shall be maintained between domestic water and sanitary sewer mainlines and service lines.
 - E. Water lines shall be aligned on the south and east side of street centerlines.
 - F. Watermains larger than 8-inches in diameter shall be ductile iron.
 - G. Watermains installed outside of the City Right of Way or in very rocky native material, shall be ductile iron and may need restrained joints.
 - H. All watermains outside areas zoned R1 shall be ductile iron.
 - I. Fire hydrant location shall be reviewed and approved by the City Fire Marshal.
 - J. Sewer mains over 15-feet deep shall be constructed out of SDR26 PVC, C900 PVC or ductile iron. The entire main from manhole to manhole shall be the same material. Private sewer service lines over 15-feet deep shall also be constructed of the same material, then transition to regular sewer piping above 15-feet.
 - K. Valves and manholes installed on private property shall be placed so as to avoid parked cars whenever feasible.
 - L. All utilities shall be extended to the adjacent property (properties) at the time of construction.
 - M. The minimum centerline finish grade shall be no less than 0.30 % and the maximum centerline finish grade shall be no more than 10.0 % for local streets.
 - N. The minimum centerline radius for all local streets shall be no less than 100-feet.

- O. Any filling of low areas that may be required within the public Right of Way shall be compacted to City standards.
 - P. A overall, composite utility plan shall be included in the submitted plan set if the project is phased. This comprehensive utility plan benefits all departments and maintenance groups involved in the review and inspection of the project.
 - Q. A detailed grading plan shall be included in the submitted plan set.
 - R. For public utilities not located within public street rights-of-way the applicant shall provide maintenance access acceptable to the City and the applicant shall provide an exclusive 10-foot wide public utility easement (minimum) to be conveyed to the City of Richland.
 - S. Final design of the public improvements shall be approved at the time of the City's issuance of a Right-of-way Construction Permit for the proposed construction.
 - T. All public improvements shall comply with the State of Washington and City of Richland requirements, standards and codes.
 - U. All cul-de-sacs shall have a minimum radius of 45-feet to the face of curb to allow for adequate turning radius of fire trucks and solid waste collection vehicles.
 - V. Curb returns at minor intersections shall have a minimum radius of 25-feet. Curb returns at major intersections should have minimum radius of 30-feet but should be evaluated on a case by case basis.
 - W. All public streets shall meet design requirements for sight distance (horizontal, vertical and intersectional).
 - X. All driveways for commercial projects shall construct City standard commercial driveways. Radius-style driveways are not allowed.
 - Y. The final engineered construction plans shall identify locations for irrigation system, street lighting, gas service, power lines, telephone lines, cable television lines, street trees and mail boxes. All electrical appurtenances such as transformers, vaults, conduit routes, and street lights (including their circuit) need to be shown in the plan view.
 - Z. Construction plans shall provide or reference all standard drawings or special details that will be necessary to construct all public improvements which will be owned, operated, maintained by the City or used by the general public (Commercial Driveway, Curb, Gutter, Sidewalk, Water, Sewer, Storm, Street and Street lighting etc.).
 - AA. The contractor shall be responsible for any and all public infrastructure construction deficiencies for a period of one year from the date of the letter of acceptance by the City of Richland.
13. If the project will be built in phases the applicant shall submit a master plan for the sanitary sewer, domestic water, storm drainage, electrical, street lighting and irrigation system for the entire project prior to submitting plans for the first phase to assure constructability of the entire project. This includes the location and size of any storm retention ponds that may be required to handle runoff.
14. If the City Fire Marshal requires a secondary emergency vehicle access, it shall be included in the construction plan set and be designed to the following standards:
- A. 2-inches compacted gravel, minimum (temp. SEVA only).
 - B. 2% cross-slope, maximum.
 - C. 5% slope, maximum. Any access road steeper than 5% shall be paved or be approved by the Fire Marshal.
 - D. Be 20-feet in width.
 - E. Have radii that are accommodating with those needed for City Fire apparatus.
- Secondary emergency vehicles accesses (SEVA's) shall be 20-feet wide, as noted. Longer secondary accesses can be built to 12-feet wide with the approval of the City of Richland Fire Marshal, however turn-outs are required at a spacing acceptable to the Fire Dept. Temporary SEVA's shall be constructed with 2-inches of compacted gravel, at a minimum. Permanent SEVA's shall be paved with 2-inches of asphalt over 4-inches of gravel, at a minimum.
15. SURVEY MONUMENT DESTRUCTION:

All permanent survey monuments existing on the project site shall be protected. If any monuments are destroyed by the proposed construction, the applicant shall retain a professional land surveyor to replace the monuments and file a copy of the record survey with the City.

- A. No survey monument shall be removed or destroyed (*the physical disturbance or covering of a monument such that the survey point is no longer visible or readily accessible*) before a permit is obtained from the Department of Natural Resources (DNR). WAC 332-120-030(2) states "It shall be the responsibility of the governmental agency or others performing construction work or other activity (including road or street resurfacing projects) to adequately search the records and the physical area of the proposed construction work or other activity for the purpose of locating and referencing any known or existing survey monuments." (RCW 58.09.130).
- B. Any person, corporation, association, department, or subdivision of the state, county or municipality responsible for an activity that may cause a survey monument to be removed or destroyed shall be responsible for ensuring that the original survey point is perpetuated. (WAC 332-120-030(2)).
- C. Survey monuments are those monuments marking local control points, geodetic control points, and land boundary survey corners. (WAC 332-120-030(3)).

When a monument must be removed during an activity that might disturb or destroy it, a licensed Engineer or Land Surveyor must complete, sign, seal and file a permit with the DNR.

It shall be the responsibility of the designing Engineer to identify the affected monuments on the project plans and include a construction note directing them to the DNR permit.

Traffic & Streets:

- 16. The "Clearwater Creek" preliminary plat lies within the boundary of the South Richland traffic impact fee program (RMC 12.03). This plat shall therefore be subject to the fees administered by the program for any phase submitted for approval. Since this property is included within the program, it is exempt from the SEPA-related traffic study requirement (TIA). The developer of this proposed project shall receive "credits" for construction of Rachel Road and portions of Bellerive Drive as allowed under RMC 12.03, and as detailed in comment #17.
- 17. A note will be shown on the face of the final plat stating that Rachel Road and Bellerive Drive are classified as "Arterial Collector" streets. Subsequently, no driveways accessing single family lots will be allowed onto Rachel Road. Because of the topography and limited options for the property on the east side of Bellerive Drive, driveways will be allowed for lots 30-34, 49-53, and 45 & 46 only. The east half of this portion of Bellerive Drive will not be eligible for credit from the South Richland traffic impact fee program. The proposed access points onto Bellerive Drive are acceptable for this project, but any changes to said driveways will be subject to approval by the City Engineer.
- 18. Commercial/Retail access to Rachel Road shall be limited. Access points shall be no closer than 300-feet from the intersection with Steptoe Street. A traffic study shall be conducted by the developer to determine the lane configuration of Rachel Road from Meadows Drive South to Steptoe Street prior to permit approval for the first building project in "phase 16".
- 19. The following comments apply towards the construction timing of the street network within the Clearwater Creek preliminary plat:
 - A. The entire Rachel Road corridor shall be dedicated to the City as public Right-of-Way from Steptoe Street to the western boundary of the preliminary plat prior to or concurrent with approval of the phase 1 final plat, or the first commercial site plan approval, whichever is

submitted first. As an alternative to the public right of way dedication the developer can transfer the future Rachel right of way corridor to the City using an insured warranty deed.

- B. Rachel Road shall be constructed from Bellerive Drive to its connection with Steptoe Street in conjunction with the project that constructs the 100th single family lot. It shall be constructed and accepted prior to final platting of that phase.
 - C. Rachel Road shall be constructed from Steptoe Street to the west property boundary of the preliminary plat in conjunction with the project that constructs the 200th single family lot. It shall be constructed and accepted prior to final platting of that phase. That portion of Rachel Road adjoining Tracts I, J and K shall be constructed to a Rural standard, with two travel lanes, gravel shoulders and a separated asphalt path on one side of the road.
 - D. Rachel Road shall be constructed from Steptoe Street to the west property boundary of the preliminary plat prior to the completion and acceptance of any school construction project.
 - E. Rachel Road shall be constructed from Steptoe Street to Meadows Drive South in its entirety, including all frontage improvements, in conjunction with the first commercial development within "Phase 16". Rachel shall be constructed and accepted prior to final acceptance of said commercial project.
 - F. If the results of the future study conducted by the City result in an alignment for Rachel Road that does not involve use of the right-of-way of adjoining Tracts I, J and K, then no improvement to this segment of right-of-way shall be required and said right-of-way shall be vacated. New right-of-way shall then be required and said right-of-way shall be vacated. New right-of-way shall then be established and dedicated for the chosen alignment
 - G. Meadows Drive South shall be constructed in its entirety (including all frontage improvements) in conjunction with the first commercial development in phase 16 north of Rachel Road, or as part of phase 15. Meadows Drive South shall be constructed and accepted prior to final acceptance of either project.
20. If any section of either one of the collector streets noted above is required to be constructed as an "off-site" project, then it shall be constructed to the City's rural street standard. The frontage of said road shall be completed to City standards at the time that the phase which constructs the lots adjacent to it is developed. The portion of Rachel Road that is within the Amon wasteway (Tracts C & D) is an exception and shall be constructed in its entirety, including all frontage improvements, when built.
21. Portions of Rachel Road and Meadows Drive South are shown straddling the Amon wasteway property line. Written permission and/or permits from the governing agency shall be obtained prior to permitting and construction of these streets. The entire Right-of-Way corridor for these sections of roadway shall be dedicated to the City as ROW prior to acceptance of the project that constructed it. Alternatively the ROW's could be moved off of the Amon wasteway property to the greatest extent possible. See comment #2 above.
22. The note on sheet 1 concerning pedestrian facilities shall be amended as follows; "The 6-foot wide sidewalks installed in the open space tracts shall be maintained by the Clearwater Creek HOA".
23. The short road stubs numbered 1 – 4 in phases 13 and 14 do not meet City standards for public streets. These roads shall be private driveways that intersect Rachel Road via a City standard commercial driveway drop (no radius-style driveways allowed).

24. The proposed road medians shown on the pre-plat are not city-standard, and therefore shall be subject to review and approval by Public Works and by the Fire Dep't. Additional pavement width may be required on either side of the medians.
25. Sidewalks shall be installed along all public Right of Way frontages that building lots do not front on during construction of those phases (e.g., storm drainage ponds, tracts, parks, etc.).
26. The minimum centerline radius for all local streets shall be no less than 100-feet.
27. All proposed public Right of Ways that are narrower than 54-feet (streets narrower than 34-feet) shall have parking restricted, as per City standards. Street signs indicating restricted parking shall be installed prior to final platting at the developers expense. The restricted parking areas shall be indicated on the final plats. Any private roads narrower than 34-feet shall have parking restricted on one side, and any roads 28-feet or narrower shall have parking restricted on both sides. Street signs indicating restricted parking shall be installed prior to final platting at the developers expense.
28. All private roads & driveways shall be constructed to provide for adequate fire truck & solid waste collection truck access & turnaround movements.
29. If the project is to be constructed in phases, all dead-end streets longer than 150-feet that will be continued later need to have temporary turn-arounds built at the end of them. The radius of these turn-arounds shall be 45-feet minimum, and shall be constructed of 2-inches of compacted top course gravel for slopes less than 5%, or of 2-inches of asphalt atop 2-inches of gravel for slopes greater than 5%. If the temporary turn around is not located within the final plat an easement with a 50-foot radius will be required.

Domestic Water:

30. The proposed preliminary plat is located mostly within the Tapteal 1 water pressure zone. The closest Tapteal 1 watermain is located in Meadows Drive South and Bellerive Drive to the north, and Steptoe street to the east. Build-out of this preliminary plat will require connection to all three of these existing water mains. These water main connections & extensions will be required to coincide with road construction. There is a portion of the preliminary plat that is above the Tapteal 1 pressure zone and is in Tapteal 2. The closest Tapteal 2 watermain is in Leslie Road to the west. It shall be the responsibility of the developer to extend a watermain to this property to serve domestic water at the time of plat construction. The minimum allowable water pressure as measured at the City water meter is 40 psi.
31. Domestic water shall be extended to the adjoining properties adjacent to the plat.
32. The developer will be required to demonstrate that all phases are capable of delivering adequate fire flows prior to construction plans being accepted for review. This may require looping of the watermain from off-site locations, or oversizing of the main where needed.
33. The fire hydrant layout shall be approved by the City Fire Marshal.

Irrigation Water:

34. The City has designated the Willowbrook Well as a non-potable irrigation source for this area, and has developed and adopted an irrigation master plan for its service area. The developer of Clearwater Creek shall design an irrigation water distribution system to conform to the City's irrigation master plan. Easements shall be provided on the final plat for this system where needed.

35. The developer of a previous, nearby project invested in modifications to the Willowbrook Well to activate it for irrigation use. The developer of Clearwater Creek shall comply with the conditions and responsibilities of a latecomer agreement for this system as approved by City Council.
36. The City's irrigation master plan is based on irrigation use and delivery rates that are supported solely by the Willowbrook Well. Any large irrigated spaces shall be designed to conform to the water delivery limits of the City's master plan. Portions of this development may impose instantaneous irrigation demands beyond the capacity of the Willowbrook Well. The developer shall be responsible for designing and constructing such system features as needed to match use rates to the Willowbrook Well's capacity. This may include storage and pumping facilities.

Sanitary Sewer:

37. The closest sanitary sewer available for this development is located in Meadows Drive South and Bellerive Drive to the north. It shall be the responsibility of the developer to extend a sewer main to this property to serve sanitary sewer at the time of plat construction.
38. A 10-foot wide exclusive sanitary sewer easement shall be provided for any sewer main that is outside of the public Right-of-Way. If any manholes are located outside of the public Right-of-Way, maintenance truck access to said structure may be required.
39. Sanitary sewer mains shall be extended to the adjoining properties adjacent to the plat.

Ground Water:

40. Groundwater may be present on this site. Given the amount of groundwater encountered in this area (in both developed and undeveloped areas), the possibility of an underdrain system being required exists. Please have test pits and/or bore-holes dug by a geotech engineer, and an evaluation from said engineer prior to permitting. If an underdrain system is not required, the geohydrology report needs to state so. The requested report also needs to address any potential groundwater impacts to existing properties downslope of the proposed preliminary plat. Also, if groundwater is encountered within 5-feet of finished grade during plat construction, an underdrain system will be required.

Storm Water:

41. This project will require coverage under the Washington State General NPDES Permit for Construction projects. The Developer shall be responsible for compliance with the permit conditions. The City has adopted revised standards affecting the construction of new stormwater facilities in order to comply with conditions of its NPDES General Stormwater Permit program. This project, and each phase thereof, shall comply with the requirements of the City's stormwater program in place at the time each phase is engineered. The project will require detailed erosion control plans.
42. All storm drainage systems shall be designed following the core elements defined in the latest edition of the Stormwater Management Manual for Eastern Washington. The Hydrologic Analysis and Design shall be completed based on the following criteria: Washington, Region 2, Benton County; SCS Type 1A – 24 Hour storm for storm volume. The applicant's design shall provide runoff protection to downstream property owners.
43. The flow-rate of the public storm drainage system shall be designed using the 2-Year, 3-Hour short duration Eastern Washington storm for pipe and inlet sizing using SCS or Santa Barbara method; no modifying or adding time of concentration; no surcharge allowed. Calculations shall be stamped by a registered professional engineer and shall include a profile of the system

showing the hydraulic grade line. The calculations should include a 50-foot wide strip behind each right of way line to represent drainage from private property into the City system. Of that area, 50% shall be considered pervious and 50% impervious. Calculations shall include a profile for the design showing the hydraulic grade line for the system. Passing the storm downhill to an existing system will require a downstream storm system capable of accepting the water without being overwhelmed.

44. All construction projects that don't meet the exemption requirements outlined in Richland Municipal Code, Section 16.06 shall comply with the requirements of the Washington State Department of Ecology issued Eastern Washington NPDES Phase II Municipal Stormwater Permit. All construction activities subject to this title shall be required to comply with the standards and requirements set forth in the Stormwater Management Manual for Eastern Washington (SWMMEW) and prepare a Stormwater Site Plan. In addition a Stormwater Pollution Prevention Plan (SWPPP) or submission of a completed erosivity waiver certification is required at the time of plan submittal.
45. If any existing storm drainage or ground water seepage drains onto the proposed site, said storm drainage shall be considered an existing condition, and it shall be the responsibility of the property developer to design a system to contain or treat and release the off-site storm drainage.
46. If there are any natural drainage ways across the proposed pre-plat, the engineered construction plans shall address it in accordance with Richland Municipal code 24.16.170 ("Easements-watercourses").
47. Prior to or concurrent with the submittal of the first phase the developer shall provide a Geotechnical report including the percolation rate of the soils in the area of any storm retention ponds. If the project constructs a storm retention pond then the engineer will need to demonstrate that the pond will drain itself within 24 hours after the end of a storm event, and not have standing water in it longer than that. Engineering solutions are available for retention ponds that do not perk within 24 hours.
48. Any discharge of storm water into the Amon wasteway will have to be permitted by any or all agencies with jurisdiction over it. These agencies may include (but not be limited to); Kennewick Irrigation District, Bureau of Reclamation, National Marine Fisheries Service, U.S. Fish and Wildlife, State of Washington Dept. of Fish and Wildlife, Department of Ecology, and Army Corps of Engineers. The amount of post-development storm runoff from the proposed site shall not exceed the amount of pre-development runoff.
49. If the storm drain pond slopes are greater than 25% or deeper than 4-feet, then a 6-foot fence will be required around the perimeter of the pond with a minimum 12-foot wide gate for maintenance vehicles. A maintenance road from the public Right of Way to the bottom of the pond is also needed (2-inches of compacted gravel, minimum). The City's maintenance of the pond in the future will consist of trimming weeds to maintain compliance with fire and nuisance codes, and maintaining the pond for functionality.
50. The developer shall be responsible for landscaping the storm pond and for its maintenance through the one-year infrastructure warranty period. At a minimum the landscaping plan should be consistent with the City's intended maintenance standard as described above. If the developer wishes for the pond to be landscaped and visually appealing, then the homeowners association should be considered for maintenance responsibilities. This will require an irrigation meter and sprinkler system (including a power source), and responsibility for maintaining the landscaping.
51. The developer of record shall maintain the public storm drainage system for one year from the date of final acceptance by The City of Richland (as determined by the issuance of the "Letter of Final

Acceptance"). Said developer shall also thoroughly clean the entire system, including structures, pipelines and basins prior to the City warranty inspection, conducted 11 months after the Letter of Final Acceptance.

Solid Waste:

52. Due to limited turnaround space, the lots in phases 13 & 14 and the single family lots that are accessed off of the private driveways may have to transport their garbage cans to a location acceptable for solid waste pick-up.

Final Platting / Project Acceptance Requirements:

53. When the construction is substantially complete a paper set of "record drawings" shall be prepared by a licensed surveyor and include all changes and deviations. Please reference the Public Works document "RECORD DRAWING REQUIREMENTS & PROCEDURES" for a complete description of the record drawing process. After approval by the City of the paper copy, a mylar copy of the record drawings shall be submitted along with a CAD copy of them. The electronic as-built record drawings shall be submitted in a AutoCAD format compatible with the City's standard CAD software. All final punchlist items shall be completed or financially guaranteed prior to recording of the final plat.
54. Public utility infrastructure located on private property will require recording of a City standard form easement prior to acceptance of the infrastructure and release of a certificate of occupancy. The City requires preparation of the easement legal description by the developer two weeks prior to the scheduled date of occupancy. Once received, the City will prepare the easement document and provide it to the developer. The developer shall record the easement at the Benton County Assessor and return a recorded original document to the City prior to application for final occupancy.
55. Any off-site easements or permits necessary for this project shall be obtained and secured by the applicant and supplied to the City at the time of plat construction and prior to final plat acceptance by the City.
56. Ten-foot wide public utility easements will be required on the final plat along both sides of all Right-of-Ways within the proposed plat.
57. The final plat shall include notes identifying all common areas including the private streets and tracts and acknowledging the ownership and maintenance responsibility by the homeowners association. A note shall be added to the face of the final plat that states: "*The private roads are for the use and benefit of the homeowners that abut said roads, and are to be maintained by said owners. The City of Richland accepts no maintenance responsibility for said roads*".
58. A note shall be added to the face of the plat that states: "*The private drives within this plat are fire lanes and parking is restricted. The required no-parking signs shall be installed by the developer where applicable.*" Any private roads narrower than 34-feet shall have parking restricted on one side, and any roads 28-feet or narrower shall have parking restricted on both sides. Street signs indicating restricted parking shall be installed prior to final platting at the developers expense. The restricted parking areas shall be indicated on the final plats.
59. All landscaped areas within the plat that are in the public Right of Way shall be the responsibility of the property owners to maintain.
60. A one-foot "No access / screening easement" will be required along the Rachel Road Right of Way, and also portions of the Bellerive Drive Right of Way.

61. The intended use and ownership of all tracts within the plat shall be noted on the final plat.
62. Property with an unpaid L.I.D. assessment towards it must be paid in full or segregated per Richland Municipal Code 3.12.095.
63. Any restricted parking areas shall be indicated on the final plats.

Exhibit C to Resolution No. 76-18

SECURITY AND IMPROVEMENT AGREEMENT

RE: Clearwater Creek Phase 6

THIS SECURITY AND IMPROVEMENT AGREEMENT ("Agreement") is made and entered into on this _____ day of May, 2018 by and between the **City of Richland**, a Washington municipal corporation ("City"), and **Hayden Homes, LLC**, an Oregon limited liability company seeking final plat approval of Clearwater Creek Phase 6 ("Developer"). City and Developer are referred to collectively as the "Parties."

I. Recitals

WHEREAS, Developer wishes to plat and develop Clearwater Creek Phase 6, the boundary of which is shown on **Attachment "A"** which shall consist of a location map and legal description which shall be part of this recorded document; and

WHEREAS, on June 3, 2014, the Richland City Council granted approval to Preliminary Plat File No. S2013-100 which set forth certain Required Public Improvements, which must be constructed in order for development of the Property to occur; and

WHEREAS, to date, Developer has not completed construction of the Required Public infrastructure Improvements; and

WHEREAS, Developer was issued a City right-of-way construction permit pursuant to Chapter 12.08 RMC for the required public infrastructure improvements; and

WHEREAS, Developer is required pursuant to Chapter 24.12 RMC to obtain final plat approval from the Richland City Council before lots can be sold; and

WHEREAS, final plat approval requires either construction of all Required Public Improvements, or the posting of security and the execution of an agreement with the City to provide for construction of the Required Public Improvements therefor.

NOW, THEREFORE, as consideration for final plat approval prior to the completion of construction of all Required Public Improvements required as a condition of development, Developer agrees to the following:

II. Agreement

1. Developer shall complete or cause to be completed the Required Public Improvements as detailed on the approved construction plans (as approved by Right of Way Construction Permit No. PW-17-02924 and according to the specifications, standards and guidelines on file in the office of the City of Richland Public Works Director.

2. Developer shall cause Developer's engineer(s) to provide all surveying services necessary for the Required Public Improvements prior to and during construction and to prepare and furnish acceptable mylar record drawings to the City when the Required Public Improvements are complete, along with any necessary utility and/or access easements, all in conformance with City Standards and Design Guidelines.
3. Developer shall complete those Required Public Improvements to the satisfaction of the City Public Works Director within six (6) months of the date of final plat approval. Upon written request of Developer, however, this Agreement may be extended for an additional period of time, not to exceed an additional six (6) months, by mutual written agreement of Developer and City.
4. Should it be determined during construction of Public Improvements that additional easements are necessary to construct any of the Required Public Improvements or to provide access, Developer shall cause the City to be furnished with said easements, recorded with Benton County at Developer's expense, within the time covered under this Agreement.
5. Developer agrees that the City shall not release the final plat for recordation until the following minimum essential infrastructure improvements are complete, inspected and accepted as meeting City standards:
 - a. Sanitary sewer system with the exception of surface finishing of manholes and cleanout structures;
 - b. Stormwater drainage system with the exception of surface finishing of manholes and catch basin structures and erosion control and site restoration of any surface stormwater retention features;
 - c. Potable water system with the exception of surface finishing of valves and final grade and rotation adjustments of fire hydrants;
 - d. Street subgrade and base course rock placement;
 - e. Property pins placed around the boundary of the plat, including all back lot corners.

Upon completion of the essential infrastructure improvements noted above, Developer may deposit with the City a financial surety instrument ("letter of credit"), acceptable to the City Attorney and Public Works Director in the amount equal to 150% of the City-approved estimated cost of incomplete work as security for the remaining incomplete Required Public Improvements. Upon receipt and approval of this financial surety, the City will sign and release the final plat for recordation.

6. Developer understands and agrees that the City shall not issue any building permits for any structures within Phase 6 of the plat of Clearwater Creek until the Required Public Improvements have been completed, as determined by the City of Richland Public Works Director. Developer shall include this notice of restriction in all contracts for sale of lots within Clearwater Creek Phase 6 to homebuilders until the restrictions of this section are no longer applicable.

Completion, as used herein, is defined as the completion, testing, acceptance, and startup of:

- a. potable water and irrigation water delivery systems;
 - b. sanitary sewer and stormwater collection systems;
 - c. public improvements fronting existing houses within the subdivision and properties outside the subdivision;
 - d. final paving including utility casting adjustments and all required street improvements;
 - e. sidewalk and path segments required by approved construction plans;
 - f. clean-up around adjacent properties and public right-of-ways;
 - g. placement of private street name signs and No Parking signs;
 - h. unobstructed access to all valves, structures & appurtenances;
 - i. street lighting;
 - j. all property pins & centerline monuments placed by a licensed land surveyor;
 - k. all disturbed soils stabilized (e.g.; hydro-seeded);
 - l. Mylar record drawings ("as-builts");
 - m. and any other items that would, in the opinion of the City Engineer, represent unacceptable safety or inconvenience to the public;
 - n. recording of all required easements or warranty deeds; and
 - o. Satisfaction of all preliminary plat conditions.
7. Upon approval of the City Public Works Director, a portion of the financial surety may be released and building permits may be issued prior to completion if the following items are complete:
 - a. Asphalt paving;
 - b. Street lights;
 - c. Centerline monuments;
 - d. All property corner pins;
 - e. Stabilization of all disturbed soils;
 - f. Mylar record drawings supplied to the City;
 - g. Easements not included on the final plat; and
 - h. Final inspections by City forces.
8. The value of the remaining incomplete items shall be determined by the City (i.e. punchlist) and shall be retained from the original financial surety instrument. The portion of monies retained shall be equal to 150% of the value of the incomplete infrastructure items.
9. Should any condition of this Agreement not be completed within the time frame specified, the City shall estimate the cost of completing the condition, call upon the financial surety instrument for funds necessary to cover the cost, and complete the condition with funds collected under the performance guarantee. If the funds collected under the performance guarantee are insufficient to complete the condition, the City may either hold the collected funds until additional funds are

authorized to complete the condition or expend the collected funds to complete a portion of the condition as determined reasonable by the Public Works Director.

10. Neither the City, nor its officers, agents and employees, shall be liable or responsible for any accident, injury, loss, or damage to either property or person attributable to or arising out of the construction or installation of the Improvements. Developer shall indemnify, hold harmless and defend the City, its officers, agents and employees, from and against any and all losses, claims, costs, expenses, liabilities, damages, actions, causes of action and judgments, including reasonable attorneys' fees, arising out of or attributable to Developer's performance under this Agreement.
 - a. Developer's obligations under this section are not conditioned or dependent upon the City, or its officers, agents and employees, who prepared, supplied or reviewed any Improvement Plans or related specifications in connection with the Project Improvements, or has insurance or other indemnification covering any of these matters.
 - b. Developer's obligation to indemnify, hold harmless and defend the City shall extend to injuries to persons and damages to or alleged taking of property resulting from the design or construction of the Project, and the Improvements required herein, and shall likewise extend to adjacent property owners asserting claims based upon the diversion of waters caused by the Developer's design or construction of public drainage systems, streets, and other public facilities or improvements. The City's acceptance of the Improvements shall not constitute an assumption by the City of any responsibility or liability for any damage or alleged taking of property referenced herein. City shall not be responsible or liable for the design or construction of the Project or the Improvements constructed or installed pursuant to the approved Improvement Plans or the Final Plat, unless the particular Improvement design was required by the City over the written objection of the Developer, which objection stated that the Improvement design was potentially dangerous or defective and set forth an alternative design. After City's acceptance of the Improvements, the Developer shall remain obligated to correct or eliminate all dangerous conditions created by defects in design or construction; provided, however, that the Developer shall not be responsible for routine maintenance. Developer's obligations hereunder shall remain in effect for ten (10) years following acceptance of the Improvements by the City. Developer acknowledges and agrees that Developer shall be responsible and liable for the design and construction of the Improvements and other work done pursuant to this Agreement, and City shall not be liable for any acts or omissions in approving, reviewing, checking, correcting or modifying any Improvement Plans or related specifications, or in inspecting, reviewing or approving any work or construction of Improvements. The Developer's improvement security shall not be required to secure the Developer's obligations under this subparagraph beyond the one (1) year guarantee and warranty period.

11. In the event Developer includes more than one person or entity, all such persons or entities shall be jointly and severally liable for all conditions herein.
12. Developer's obligations as set forth herein shall be binding upon Developer and Developer's heirs, successors, and assigns.
13. The provisions of this Agreement shall run with the land described herein on **Attachment A**, and shall be binding and inure to the benefit of the heirs, personal representatives, successors and assigns of the parties. This agreement may be recorded with the Benton County Auditor's Office; provided, however, that failure to record shall not invalidate this Agreement.
14. This Agreement shall not create, nor shall it be construed as creating, any benefit or right to or for any third party performing work for Developer in completing the Required Public Improvements for Clearwater Creek Phase 6.
15. This Agreement may not be assigned without the written consent of the City of Richland City Manager.
16. If suit is brought to enforce any term of this Agreement, the prevailing party shall be entitled to its costs and reasonable attorneys' fees, including fees, costs, and expenses incurred in connection with any appeal. This Agreement shall be governed by and interpreted under the laws of the state of Washington.
17. The parties hereto acknowledge that they each have the authority to enter into this Agreement.

[Signatures to follow]

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their respective officers, thereto duly authorized, as of the dates set forth below their respective signatures.

DEVELOPER – Hayden Homes, LLC

By: _____
Its: _____
Date: _____

CITY OF RICHLAND

Cynthia D. Reents, ICMA-CM
Richland City Manager

Approved as to Form:

Heather Kintzley, City Attorney

STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that _____, _____ of Hayden Homes, LLC, known to me to be the same person whose name is subscribed to the foregoing Security and Improvement Agreement, appeared before me this day in person and acknowledged that, pursuant to his/her authority, s/he signed the said Agreement as his/her free and voluntary act on behalf of Hayden Homes, LLC for the uses and purposes therein stated.

Given under my hand and seal this ____ day of _____, 2018.

Notary Public
Residing at: _____
My commission expires: _____

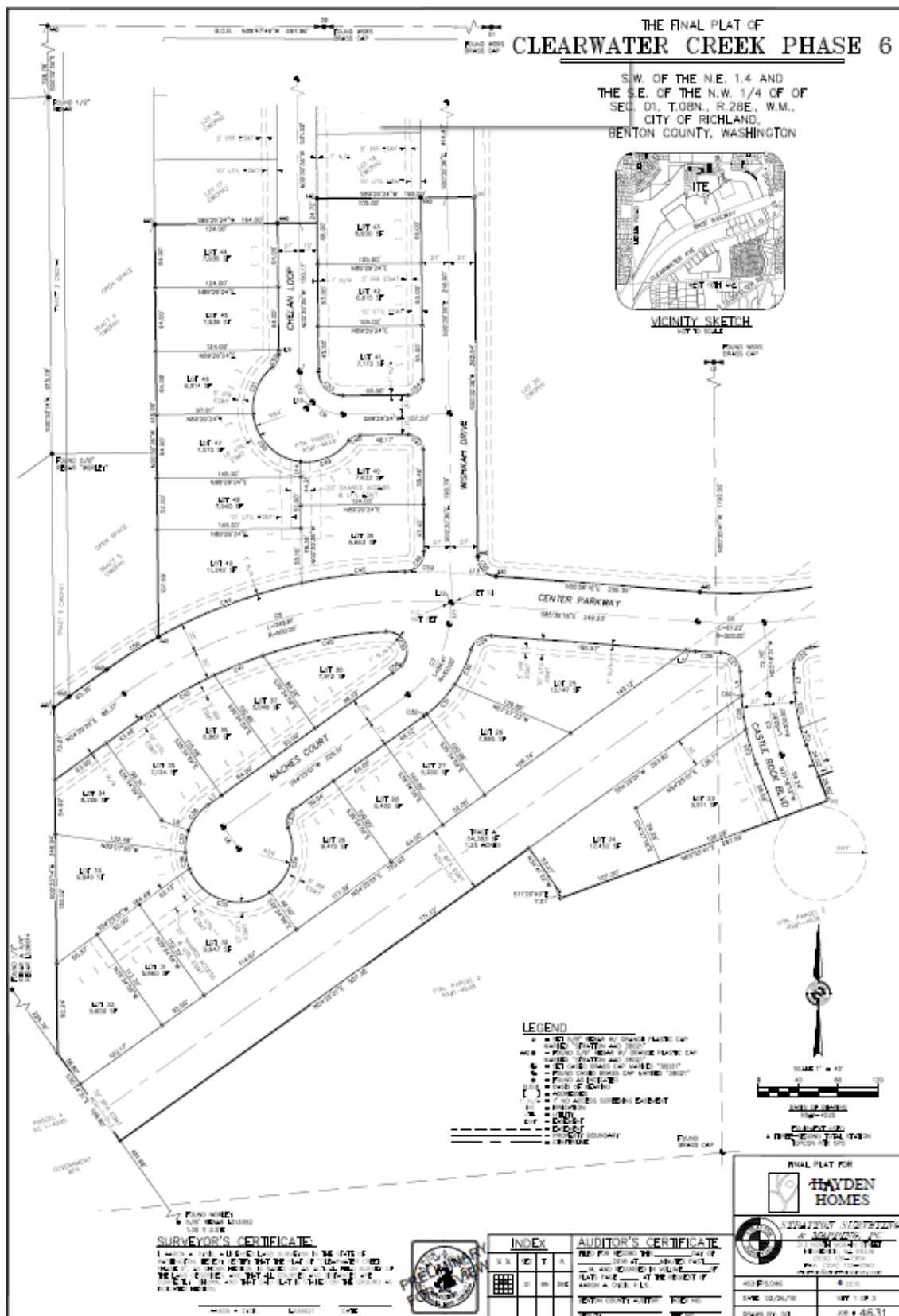
STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that **Cynthia D. Reents**, Richland City Manager, known to me to be the same person whose name is subscribed to the foregoing Security and Improvement Agreement, appeared before me this day in person and acknowledged that, pursuant to her authority, she signed the said Agreement as her free and voluntary act on behalf of the City of Richland for the uses and purposes therein stated.

Given under my hand and seal this ____ day of _____, 2018.

Notary Public
Residing at: _____
My commission expires: _____

Attachment A





COUNCIL AGENDA ITEM COVERSHEET

Council Date: 05/01/2018

Agenda Category: Resolutions – Adoption

Key Element: Key 3 - Economic Vitality

Subject:

Resolution No. 78-18, Awarding Bid to Premier Excavation for the Henderson Loop West Project

Department:
Public Works

Ordinance/Resolution Number:
78-18

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 78-18, authorizing the City Manager to sign and execute an agreement with Premier Excavation for the Henderson Loop West Project, and to execute change orders as indicated therein.

Summary:

The 2018 - 2023 Capital Improvement Plan included a program titled Economic Development Road Projects. The program intends to create development-ready properties in the Horn Rapids Business Center. These properties will be marketed to attract new businesses to the City.

The projects described in the program included a westward extension of Henderson Loop, a westward extension of Battelle Boulevard west of Kingsgate, and an eastward extension of Clubhouse Lane south of SR-240. Community Development staff prioritized the Henderson Loop project as the first and highest priority among those three. Public Works Engineering staff prepared the engineering plans and bid documents. The project includes street and utility infrastructure.

On April 9, 2018, four bids were received and opened with a high bid of \$2,160,465.35 and a low bid of \$1,407,327.65. Premier Excavation, Inc. of Pasco, Washington was the low bidder. The Engineer's estimate for the project was \$1,659,273.94.

Construction is planned to start later in May and be concluded this fall. Staff recommends approval of Resolution No. 78-18 to award the construction contract to activate the City's economic development plans.

Fiscal Impact:

The total costs of this project, including engineering and construction contingency, is estimated to be \$1,610,328. Costs will be funded from the Industrial Development Fund as identified in the 2018 - 2023 Capital Improvement Plan (CIP) on page 55. The available budget is \$1,625,000.

Attachments:

1. Resolution No. 78-18
2. Henderson Loop West - Bid Tab
3. Henderson Loop West - Vicinity Map

RESOLUTION NO. 78-18

A RESOLUTION of the City of Richland authorizing the award of bid to Premier Excavation, Inc. for the Henderson Loop West Project.

WHEREAS, the 2018-2023 Capital Improvement Plan (CIP) includes a fully-funded project titled Economic Development Road Projects; and

WHEREAS, Community Development staff have determined that the specific improvement needed under this project is a new street named Henderson Loop West; and

WHEREAS, City staff have completed all project development and design work required to advance the Henderson Loop West project to construction; and

WHEREAS, City staff solicited bids in accordance with the City's purchasing policies, receiving and opening four (4) bids on April 9, 2018; and

WHEREAS, Premier Excavation, Inc. submitted the lowest responsible bid of the four (4) bids received; and

WHEREAS, the project budget is adequate to complete the project using the lowest responsible bid; and

WHEREAS, the City's best interests are served by completing the project in accordance with the CIP, project design and the lowest responsible bid.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City Manager is authorized to sign and execute a contract with Premier Excavation, Inc. in the amount of \$1,407,327.65, and execute change orders up to the amount of \$150,000 to fulfill the project's design intent.

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

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 1st day of May, 2018.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS, City Clerk

HEATHER KINTZLEY, City Attorney

City of Richland

DATE BIDS OPENED: April 9, 2018	ITB # 18-0014
HENDERSON LOOP WEST ROAD	

Item	Description	Qty	Unit	ENGINEER'S ESTIMATE		PREMIER EXCAVATION PASCO, WA		C & E TRENCHING LLC PASCO, WA	
				Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
	ROAD IMPROVEMENTS								
1	Mobilization.	1	LS	\$30,000.00	30,000.00	50,000.00	50,000.00	77,000.00	77,000.00
2	SPCC plan.	1	LS	1,500.00	1,500.00	500.00	500.00	500.00	500.00
3	Roadway surveying.	1	LS	17,000.00	17,000.00	12,820.00	12,820.00	25,000.00	25,000.00
4	Project temporary traffic control.	1	LS	2,000.00	2,000.00	3,080.64	3,080.64	1,000.00	1,000.00
5	Removal of structures & obstructions.	1	LS	1,000.00	1,000.00	4,000.00	4,000.00	3,500.00	3,500.00
6	Clearing & grubbing.	1	LS	3,000.00	3,000.00	10,000.00	10,000.00	25,000.00	25,000.00
7	Pre-level site grading excavation.	42,464	CY	7.00	297,248.00	1.25	53,080.00	1.00	42,464.00
8	Roadway excavation, including haul.	4,781	CY	8.00	38,248.00	4.00	19,124.00	1.50	7,171.50
9	Embankment compaction.	37,690	CY	1.00	37,690.00	1.00	37,690.00	0.50	18,845.00
10	Ditch excavation, 2 foot depth.	5,400	LF	1.50	8,100.00	2.00	10,800.00	2.00	10,800.00
11	Crushed surfacing top course (2").	1,777	TON	27.00	47,979.00	21.80	38,738.60	21.00	37,317.00
12	Crushed surfacing base course (8").	4,940	TON	27.00	133,380.00	15.50	76,570.00	15.50	76,570.00
13	Cement concrete traffic curb & gutter.	5,400	LF	8.50	45,900.00	9.20	49,680.00	12.00	64,800.00
14	Cement concrete sidewalk ramp (Type 3A).	4	EA	1,000.00	4,000.00	1,000.00	4,000.00	1,400.00	5,600.00
15	Cement concrete curb opening inlets.	26	EA	150.00	3,900.00	175.00	4,550.00	140.00	3,640.00
16	Solid wall storm sewer pipe, 12" diameter.	285	LF	20.00	5,700.00	20.09	5,725.65	14.50	4,132.50
17	Trench safety.	285	LF	1.00	285.00	0.10	28.50	0.25	71.25
18	Imported pipe zone bedding.	285	LF	1.00	285.00	1.00	285.00	5.00	1,425.00
19	Aluminum hinged grate, 12".	8	EA	700.00	5,600.00	367.19	2,937.52	700.00	5,600.00
20	Job mix compliance price adjustment.	1	CALC	1.00	1.00	-	-	(0.01)	(0.01)
21	Compaction price adjustment.	1	CALC	1.00	1.00	-	-	(0.01)	(0.01)
22	Flaggers & spotters.	40	HR	50.00	2,000.00	36.06	1,442.40	56.00	2,240.00
23	ESC Lead.	1	LS	2,000.00	2,000.00	1,000.00	1,000.00	1,200.00	1,200.00
24	TESC/SWPPP Plan (per Stormwater General Permit.	1	LS	3,000.00	3,000.00	1,000.00	1,000.00	500.00	500.00
25	Check dams.	26	EA	150.00	3,900.00	235.00	6,110.00	110.00	2,860.00
26	Soil residual herbicide.	14,250	SY	0.15	2,137.50	0.10	1,425.00	0.17	2,422.50
27	HMA Cl. 1/2" PG 64-28.	2,425	TON	80.00	194,000.00	72.75	176,418.75	73.00	177,025.00
28	Asphalt patching (3" HMA, 2" CSTC & 8" CSBC).	60	SY	120.00	7,200.00	64.72	3,883.20	70.00	4,200.00
29	Seeding, fertilizing & mulching.	18	AC	1,500.00	27,000.00	2,458.60	44,254.80	2,350.00	42,300.00
30	Illumination system complete (16 street lights).	1	LS	72,000.00	72,000.00	91,270.00	91,270.00	83,000.00	83,000.00
31	Monument case & cover.	7	EA	350.00	2,450.00	305.00	2,135.00	450.00	3,150.00
32	Haul & place compost (1" depth).	4	AC	2,700.00	10,800.00	2,870.17	11,480.68	2,700.00	10,800.00

Item	Description	Qty	Unit	ENGINEER'S ESTIMATE		PREMIER EXCAVATION PASCO, WA		C & E TRENCHING LLC PASCO, WA	
				Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
33	Site restoration.	1	LS	2,000.00	2,000.00	3,000.00	3,000.00	8,000.00	8,000.00
34	Cement concrete sidewalk, 4" thick.	390	SY	34.00	13,260.00	37.90	14,781.00	41.50	16,185.00
ROAD IMPROVEMENTS SUBTOTAL					\$1,024,564.50		\$741,810.74		\$764,318.73
0% SALES TAX					-		-		-
ROAD IMPROVEMENTS TOTAL					\$1,024,564.50		\$741,810.74		\$764,318.73

SEWER									
1S	PVC sewer pipe, 8".	1,756	LF	\$25.00	43,900.00	22.52	39,545.12	10.00	17,560.00
2S	PVC sewer pipe, 12".	350	LF	35.00	12,250.00	35.58	12,453.00	19.00	6,650.00
3S	Trench safety.	2,530	LF	1.00	2,530.00	0.10	253.00	0.25	632.50
4S	Imported pipe zone material.	2,530	LF	2.00	5,060.00	1.00	2,530.00	0.25	632.50
5S	Imported pipe bedding.	2,530	LF	2.00	5,060.00	1.00	2,530.00	4.00	10,120.00
6S	Sewer manhole 48" diameter.	8	EA	2,500.00	20,000.00	2,139.52	17,116.16	3,000.00	24,000.00
7S	Inside drop manhole assembly.	0	EA	500.00	-	-	-	2,500.00	-
8S	Cap & marker post.	8	EA	250.00	2,000.00	28.95	231.60	100.00	800.00
9S	Connect to existing sewer.	1	EA	500.00	500.00	789.37	789.37	750.00	750.00
10S	Dig & verify.	2	EA	200.00	400.00	75.00	150.00	150.00	300.00
11S	Underground utility crossing, marked & unmarked.	5	EA	200.00	1,000.00	50.00	250.00	150.00	750.00
12S	Dewatering, (GW depths > 6").	400	LF	100.00	40,000.00	270.00	108,000.00	200.00	80,000.00
13S	Asphalt patching (3" HMA, 3" CSTC & 6" CSBC).	120	SY	100.00	12,000.00	44.90	5,388.00	65.00	7,800.00
14S	Flaggers & spotters.	16	HR	50.00	800.00	36.06	576.96	56.00	896.00
15S	Site restoration (including Dule property).	1	LS	2,500.00	2,500.00	500.00	500.00	3,000.00	3,000.00
16S	8" x 6" wye.	12	EA	500.00	6,000.00	108.46	1,301.52	370.00	4,440.00
17S	PVC sewer pipe, 6".	424	LF	20.00	8,480.00	22.03	9,340.72	25.00	10,600.00
18S	8" cap.	1	EA	300.00	300.00	45.69	45.69	65.00	65.00
19S	Re-connect existing sewer service.	2	EA	300.00	600.00	713.67	1,427.34	270.00	540.00
SEWER SUBTOTAL					\$163,380.00		\$202,428.48		\$169,536.00
8.6% SALES TAX					14,050.68		17,408.85		14,580.10
SEWER TOTAL					\$177,430.68		\$219,837.33		\$184,116.10

WATER IMPROVEMENTS									
1W	DI pipe for water main 12" diameter.	2,750	LF	\$40.00	110,000.00	33.49	92,097.50	32.50	89,375.00
2W	DI pipe for water main 6" diameter, restrained joint.	63	LF	30.00	1,890.00	27.26	1,717.38	20.00	1,260.00
3W	Trench safety.	3,458	LF	1.00	3,458.00	0.01	34.58	0.13	449.54
4W	Imported pipe zone material.	3,458	LF	1.00	3,458.00	0.01	34.58	0.55	1,901.90
5W	Imported pipe bedding.	3,458	LF	2.00	6,916.00	0.01	34.58	0.55	1,901.90
6W	Connect to existing water main.	2	EA	500.00	1,000.00	1,135.03	2,270.06	850.00	1,700.00
7W	Gate valve 12", FL X MJ.	4	EA	1,700.00	6,800.00	1,643.92	6,575.68	1,650.00	6,600.00
8W	Gate valve 8", FL X MJ.	11	EA	1,000.00	11,000.00	1,233.55	13,569.05	1,500.00	16,500.00

				ENGINEER'S ESTIMATE		PREMIER EXCAVATION PASCO, WA		C & E TRENCHING LLC PASCO, WA	
Item	Description	Qty	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
9W	Gate valve 6", FL X MJ.	1	EA	700.00	700.00				
10W	Tapping sleeve 20" FL x 12", with 12" valve.	1	EA	\$1,400.00	1,400.00	5,657.10	5,657.10	7,500.00	7,500.00
11W	Tee, 12" x 12", all FL (cut in).	1	EA	900.00	900.00	1,371.20	1,371.20	1,300.00	1,300.00
12W	Coupling adapter, 8", FL x MJ.	0	EA	300.00	-	-	-	500.00	-
13W	Tee, 8" x 8", all FL.	0	EA	700.00	-	-	-	500.00	-
14W	Tee, 8" x 6", all FL.	6	EA	400.00	2,400.00	587.39	3,524.34	500.00	3,000.00
15W	2" combination air release/vacuum valve assembly.	1	EA	3,500.00	3,500.00	4,431.68	4,431.68	4,500.00	4,500.00
16W	Fire hydrant assembly.	9	EA	2,800.00	25,200.00	3,013.03	27,117.27	4,000.00	36,000.00
17W	Cap & post, 8" water.	11	EA	200.00	2,200.00	129.41	1,423.51	200.00	2,200.00
18W	Blind flange, 8".	0	EA	200.00	-	-	-	250.00	-
19W	Underground utility crossing, marked & unmarked.	5	EA	200.00	1,000.00	75.00	375.00	230.00	1,150.00
20W	Dig & verify.	2	EA	300.00	600.00	75.00	150.00	200.00	400.00
21W	Flaggers & spotters.	32	HR	50.00	1,600.00	36.06	1,153.92	56.00	1,792.00
22W	DI pipe for water main 8" diameter.	645	LF	35.00	22,575.00	29.26	18,872.70	21.00	13,545.00
23W	Tee 12" x 8" MJ x FL.	6	EA	900.00	5,400.00	685.81	4,114.86	625.00	3,750.00
24W	Tee 8" MJ x FL.	2	EA	700.00	1,400.00	505.26	1,010.52	575.00	1,150.00
25W	Temporary blowoff assembly.	10	EA	500.00	5,000.00	968.61	9,686.10	1,250.00	12,500.00
26W	Bend 11 1/4 degree, 12".	2	EA	300.00	600.00	446.34	892.68	300.00	600.00
27W	Bend 22 1/2 degree, 12".	4	EA	300.00	1,200.00	455.24	1,820.96	300.00	1,200.00
28W	Cross MJ x FL, 12".	2	EA	1,200.00	2,400.00	2,207.89	4,415.78	2,150.00	4,300.00
29W	Tee, All FL, 12".	1	EA	1,000.00	1,000.00	1,006.84	1,006.84	1,250.00	1,250.00
30W	Tee, All FL, 12" x 8".	1	EA	1,000.00	1,000.00	904.46	904.46	600.00	600.00
31W	Coupling adapter, FL x MJ, 12".	2	EA	300.00	600.00	463.09	926.18	300.00	600.00
32W	Cross MJ x FL, 8".	2	EA	800.00	1,600.00	1,305.52	2,611.04	1,200.00	2,400.00
33W	Reducer FL, 8" x 6".	2	EA	300.00	600.00	392.06	784.12	400.00	800.00

WATER IMPROVEMENTS SUBTOTAL

\$227,397.00

\$208,583.67

\$220,225.34

8.6% SALES TAX

19,556.14

17,938.20

18,939.38

WATER IMPROVEMENTS TOTAL

\$246,953.14

\$226,521.87

\$239,164.72

ELECTRICAL

1E	Power conduit, 6" PVC, deep sockets.	1,100	EA	5.00	5,500.00	6.21	6,831.00	5.00	5,500.00
2E	Conduit, 4" PVC, deep sockets.	3,000	EA	3.50	10,500.00	3.93	11,790.00	3.00	9,000.00
3E	Conduit, 3" PVC, deep sockets.	0	EA	2.25	-	-	-	3.90	-
4E	Conduit, 2" PVC, deep sockets.	5,500	EA	1.75	9,625.00	1.82	10,010.00	3.90	21,450.00
5E	Conduit, 1 1/2" PVC, deep sockets.	4,400	EA	1.50	6,600.00	1.42	6,248.00	3.70	16,280.00
6E	Trench excavation & backfill, 3' X 42" deep.	2,500	EA	2.00	5,000.00	4.00	10,000.00	1.50	3,750.00
7E	Trench safety.	2,500	EA	1.00	2,500.00	0.01	25.00	1.03	2,575.00
8E	Imported pipe bedding.	2,500	EA	1.00	2,500.00	0.01	25.00	0.21	525.00
9E	Power vault V3 & cover W/2 Stl lids.	6	EA	1,375.00	8,250.00	1,500.00	9,000.00	2,150.00	12,900.00

				ENGINEER'S ESTIMATE		PREMIER EXCAVATION PASCO, WA		C & E TRENCHING LLC PASCO, WA	
Item	Description	Qty	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
10E	Power vault V11 & cover W/2 Stl lids.	8	0	2,150.00	17,200.00	2,325.00	18,600.00	3,100.00	24,800.00
11E	Power vault V19 & cover W/2 Stl lids.	1		3,450.00	3,450.00	3,400.00	3,400.00	4,300.00	4,300.00
12E	Power vault V29 & cover W/2 Stl lids.	1	0	3,000.00	3,000.00	4,525.00	4,525.00	5,500.00	5,500.00
13E	Underground utility crossing, marked & unmarked.	5	LF	150.00	750.00	75.00	375.00	225.00	1,125.00
14E	Dig & verify.	2	LF	200.00	400.00	75.00	150.00	225.00	450.00
15E	Flaggers & spotters.	32	LF	50.00	1,600.00	36.06	1,153.92	56.00	1,792.00
ELECTRICAL SUBTOTAL					\$76,875.00		\$82,132.92		\$109,947.00
8.6% SALES TAX					6,611.25		7,063.43		9,455.44
ELECTRICAL TOTAL					\$83,486.25		\$89,196.35		\$119,402.44
ELECTRICAL(ALT A) - SOUTH OF ROAD									
1EA	Power conduit, 6" PVC, deep sockets.	8,255	LF	\$5.00	41,275.00	6.04	49,860.20	5.00	41,275.00
2EA	Trench excavation & backfill, 3' X 42" deep.	8,255	LF	2.00	16,510.00	3.50	28,892.50	1.50	12,382.50
3EA	Trench safety.	8,255	LF	1.00	8,255.00	0.01	82.55	0.03	247.65
4EA	Imported pipe bedding.	8,255	LF	1.00	8,255.00	0.01	82.55	0.21	1,733.55
5EA	Power vault V19 & cover W/2 Stl lids.	9	EA	3,450.00	31,050.00	3,400.00	30,600.00	4,300.00	38,700.00
6EA	Power vault V29 & cover W/2 Stl lids.	2	EA	4,750.00	9,500.00	4,525.00	9,050.00	5,550.00	11,100.00
7EA	Underground utility crossing, marked & unmarked.	5	EA	150.00	750.00	75.00	375.00	225.00	1,125.00
8EA	Dig & verify.	2	EA	200.00	400.00	75.00	150.00	225.00	450.00
9EA	Flaggers & spotters.	16	HRS	50.00	800.00	36.06	576.96	56.00	896.00
ELECTRICAL(ALT A) - SOUTH OF ROAD SUBTOTAL					\$116,795.00		\$119,669.76		\$107,909.70
8.6% SALES TAX					10,044.37		10,291.60		9,280.23
ELECTRICAL(ALT A) - SOUTH OF ROAD TOTAL					\$126,839.37		\$129,961.36		\$117,189.93
ROAD IMPROVEMENTS					\$1,024,564.50		\$741,810.74		\$764,318.73
SEWER					177,430.68		219,837.33		184,116.10
WATER IMPROVEMENTS					246,953.14		226,521.87		239,164.72
ELECTRICAL					83,486.25		89,196.35		119,402.44
ELECTRICAL(ALT A) - SOUTH OF ROAD					126,839.37		129,961.36		117,189.93
GRAND TOTAL					\$1,659,273.94		\$1,407,327.65		\$1,424,191.92

City of Richland

DATE BIDS OPENED: April 9, 2018	ITB # 18-0014
HENDERSON LOOP WEST ROAD	

Item	Description	Qty	Unit	INLAND ASPHALT CO RICHLAND, WA		GRANITE CNST CO PASCO, WA		KENNEWICK, WA	
				Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
	ROAD IMPROVEMENTS								
1	Mobilization.	1	LS	180,000.00	180,000.00	100,000.00	100,000.00		-
2	SPCC plan.	1	LS	1,500.00	1,500.00	500.00	500.00		-
3	Roadway surveying.	1	LS	18,500.00	18,500.00	32,000.00	32,000.00		-
4	Project temporary traffic control.	1	LS	13,000.00	13,000.00	2,500.00	2,500.00		-
5	Removal of structures & obstructions.	1	LS	5,250.00	5,250.00	5,500.00	5,500.00		-
6	Clearing & grubbing.	1	LS	72,500.00	72,500.00	75,500.00	75,500.00		-
7	Pre-level site grading excavation.	42,464	CY	3.25	138,008.00	1.95	82,804.80		-
8	Roadway excavation, including haul.	4,781	CY	6.00	28,686.00	1.95	9,322.95		-
9	Embankment compaction.	37,690	CY	0.95	35,805.50	1.75	65,957.50		-
10	Ditch excavation, 2 foot depth.	5,400	LF	2.10	11,340.00	1.90	10,260.00		-
11	Crushed surfacing top course (2").	1,777	TON	21.25	37,761.25	25.00	44,425.00		-
12	Crushed surfacing base course (8").	4,940	TON	19.00	93,860.00	18.15	89,661.00		-
13	Cement concrete traffic curb & gutter.	5,400	LF	9.75	52,650.00	9.50	51,300.00		-
14	Cement concrete sidewalk ramp (Type 3A).	4	EA	950.00	3,800.00	1,200.00	4,800.00		-
15	Cement concrete curb opening inlets.	26	EA	150.00	3,900.00	125.00	3,250.00		-
16	Solid wall storm sewer pipe, 12" diameter.	285	LF	32.00	9,120.00	31.60	9,006.00		-
17	Trench safety.	285	LF	0.01	2.85	0.01	2.85		-
18	Imported pipe zone bedding.	285	LF	0.01	2.85	0.01	2.85		-
19	Aluminum hinged grate, 12".	8	EA	480.00	3,840.00	490.00	3,920.00		-
20	Job mix compliance price adjustment.	1	CALC	-	-	1.00	1.00		-
21	Compaction price adjustment.	1	CALC	-	-	1.00	1.00		-
22	Flaggers & spotters.	40	HR	55.00	2,200.00	53.00	2,120.00		-
23	ESC Lead.	1	LS	2,000.00	2,000.00	50.00	50.00		-
24	TESC/SWPPP Plan (per Stormwater General Permit.	1	LS	1,500.00	1,500.00	850.00	850.00		-
25	Check dams.	26	EA	160.00	4,160.00	150.00	3,900.00		-
26	Soil residual herbicide.	14,250	SY	0.15	2,137.50	0.16	2,280.00		-
27	HMA Cl. 1/2" PG 64-28.	2,425	TON	77.00	186,725.00	85.00	206,125.00		-
28	Asphalt patching (3" HMA, 2" CSTC & 8" CSBC).	60	SY	100.00	6,000.00	78.20	4,692.00		-
29	Seeding, fertilizing & mulching.	18	AC	2,200.00	39,600.00	3,000.00	54,000.00		-
30	Illumination system complete (16 street lights).	1	LS	95,000.00	95,000.00	100,000.00	100,000.00		-
31	Monument case & cover.	7	EA	1,000.00	7,000.00	660.00	4,620.00		-
32	Haul & place compost (1" depth).	4	AC	3,000.00	12,000.00	4,100.00	16,400.00		-

				INLAND ASPHALT CO RICHLAND, WA		GRANITE CNST CO PASCO, WA		KENNEWICK, WA	
Item	Description	Qty	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
33	Site restoration.	1	LS	5,000.00	5,000.00	2,600.00	2,600.00		-
34	Cement concrete sidewalk, 4" thick.	390	SY	35.00	13,650.00	44.75	17,452.50		-
ROAD IMPROVEMENTS SUBTOTAL					\$1,086,498.95	\$1,005,804.45		\$0.00	
0% SALES TAX					-	-		-	
ROAD IMPROVEMENTS TOTAL					\$1,086,498.95	\$1,005,804.45		\$0.00	
SEWER									
1S	PVC sewer pipe, 8".	1,756	LF	25.25	44,339.00	39.10	68,659.60		-
2S	PVC sewer pipe, 12".	350	LF	46.50	16,275.00	45.00	15,750.00		-
3S	Trench safety.	2,530	LF	1.75	4,427.50	0.01	25.30		-
4S	Imported pipe zone material.	2,530	LF	0.01	25.30	0.01	25.30		-
5S	Imported pipe bedding.	2,530	LF	0.01	25.30	6.00	15,180.00		-
6S	Sewer manhole 48" diameter.	8	EA	2,450.00	19,600.00	5,775.00	46,200.00		-
7S	Inside drop manhole assembly.	0	EA	-	-	-	-		-
8S	Cap & marker post.	8	EA	110.00	880.00	47.00	376.00		-
9S	Connect to existing sewer.	1	EA	1,700.00	1,700.00	3,300.00	3,300.00		-
10S	Dig & verify.	2	EA	525.00	1,050.00	450.00	900.00		-
11S	Underground utility crossing, marked & unmarked.	5	EA	225.00	1,125.00	405.00	2,025.00		-
12S	Dewatering, (GW depths > 6").	400	LF	161.75	64,700.00	200.00	80,000.00		-
13S	Asphalt patching (3" HMA, 3" CSTC & 6" CSBC).	120	SY	85.00	10,200.00	61.00	7,320.00		-
14S	Flaggers & spotters.	16	HR	55.00	880.00	53.00	848.00		-
15S	Site restoration (including Dule property).	1	LS	5,500.00	5,500.00	2,500.00	2,500.00		-
16S	8" x 6" wye.	12	EA	125.00	1,500.00	98.55	1,182.60		-
17S	PVC sewer pipe, 6".	424	LF	26.25	11,130.00	14.50	6,148.00		-
18S	8" cap.	1	EA	110.00	110.00	39.65	39.65		-
19S	Re-connect existing sewer service.	2	EA	750.00	1,500.00	870.00	1,740.00		-
SEWER SUBTOTAL					\$184,967.10	\$252,219.45		\$0.00	
8.6% SALES TAX					15,907.17	21,690.87		-	
SEWER TOTAL					\$200,874.27	\$273,910.32		\$0.00	
WATER IMPROVEMENTS									
1W	DI pipe for water main 12" diameter.	2,750	LF	40.00	110,000.00	70.00	192,500.00		-
2W	DI pipe for water main 6" diameter, restrained joint.	63	LF	43.00	2,709.00	46.25	2,913.75		-
3W	Trench safety.	3,458	LF	1.00	3,458.00	0.01	34.58		-
4W	Imported pipe zone material.	3,458	LF	0.01	34.58	0.01	34.58		-
5W	Imported pipe bedding.	3,458	LF	0.01	34.58	6.50	22,477.00		-
6W	Connect to existing water main.	2	EA	1,650.00	3,300.00	5,100.00	10,200.00		-
7W	Gate valve 12", FL X MJ.	4	EA	2,750.00	11,000.00	1,850.00	7,400.00		-
8W	Gate valve 8", FL X MJ.	11	EA	2,250.00	24,750.00	1,400.00	15,400.00		-

				INLAND ASPHALT CO RICHLAND, WA		GRANITE CNST CO PASCO, WA		KENNEWICK, WA	
Item	Description	Qty	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
9W	Gate valve 6", FL X MJ.	1	EA	—	—	—	—		—
10W	Tapping sleeve 20" FL x 12", with 12" valve.	1	EA	6,300.00	6,300.00	6,900.00	6,900.00		-
11W	Tee, 12" x 12", all FL (cut in).	1	EA	1,650.00	1,650.00	1,650.00	1,650.00		-
12W	Coupling adapter, 8", FL x MJ.	0	EA	-	-	-	-		-
13W	Tee, 8" x 8", all FL.	0	EA	-	-	-	-		-
14W	Tee, 8" x 6", all FL.	6	EA	350.00	2,100.00	340.00	2,040.00		-
15W	2" combination air release/vacuum valve assembly.	1	EA	4,400.00	4,400.00	4,900.00	4,900.00		-
16W	Fire hydrant assembly.	9	EA	4,900.00	44,100.00	5,000.00	45,000.00		-
17W	Cap & post, 8" water.	11	EA	125.00	1,375.00	250.00	2,750.00		-
18W	Blind flange, 8".	0	EA	-	-	-	-		-
19W	Underground utility crossing, marked & unmarked.	5	EA	225.00	1,125.00	405.00	2,025.00		-
20W	Dig & verify.	2	EA	525.00	1,050.00	450.00	900.00		-
21W	Flaggers & spotters.	32	HR	55.00	1,760.00	53.00	1,696.00		-
22W	DI pipe for water main 8" diameter.	645	LF	36.00	23,220.00	55.00	35,475.00		-
23W	Tee 12" x 8" MJ x FL.	6	EA	525.00	3,150.00	640.00	3,840.00		-
24W	Tee 8" MJ x FL.	2	EA	420.00	840.00	365.00	730.00		-
25W	Temporary blowoff assembly.	10	EA	1,650.00	16,500.00	980.00	9,800.00		-
26W	Bend 11 1/4 degree, 12".	2	EA	360.00	720.00	450.00	900.00		-
27W	Bend 22 1/2 degree, 12".	4	EA	360.00	1,440.00	450.00	1,800.00		-
28W	Cross MJ x FL, 12".	2	EA	2,400.00	4,800.00	2,650.00	5,300.00		-
29W	Tee, All FL, 12".	1	EA	840.00	840.00	1,700.00	1,700.00		-
30W	Tee, All FL, 12" x 8".	1	EA	700.00	700.00	700.00	700.00		-
31W	Coupling adapter, FL x MJ, 12".	2	EA	375.00	750.00	425.00	850.00		-
32W	Cross MJ x FL, 8".	2	EA	1,400.00	2,800.00	1,500.00	3,000.00		-
33W	Reducer FL, 8" x 6".	2	EA	265.00	530.00	195.00	390.00		-
WATER IMPROVEMENTS SUBTOTAL					\$275,436.16		\$383,305.91		\$0.00
8.6% SALES TAX					23,687.51		32,964.31		-
WATER IMPROVEMENTS TOTAL					\$299,123.67		\$416,270.22		\$0.00
ELECTRICAL									
1E	Power conduit, 6" PVC, deep sockets.	1,100	EA	9.80	10,780.00	6.80	7,480.00		-
2E	Conduit, 4" PVC, deep sockets.	3,000	EA	6.40	19,200.00	4.25	12,750.00		-
3E	Conduit, 3" PVC, deep sockets.	0	EA	-	-	-	-		-
4E	Conduit, 2" PVC, deep sockets.	5,500	EA	3.85	21,175.00	2.25	12,375.00		-
5E	Conduit, 1 1/2" PVC, deep sockets.	4,400	EA	3.25	14,300.00	1.90	8,360.00		-
6E	Trench excavation & backfill, 3' X 42" deep.	2,500	EA	7.50	18,750.00	12.70	31,750.00		-
7E	Trench safety.	2,500	EA	1.25	3,125.00	0.01	25.00		-
8E	Imported pipe bedding.	2,500	EA	2.60	6,500.00	3.00	7,500.00		-
9E	Power vault V3 & cover W/2 Stl lids.	6	EA	1,650.00	9,900.00	2,650.00	15,900.00		-

				INLAND ASPHALT CO RICHLAND, WA		GRANITE CNST CO PASCO, WA		KENNEWICK, WA	
Item	Description	Qty	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
10E	Power vault V11 & cover W/2 Stl lids.	8	0	2,800.00	22,400.00	4,900.00	39,200.00		-
11E	Power vault V19 & cover W/2 Stl lids.	1		4,200.00	4,200.00	6,300.00	6,300.00		-
12E	Power vault V29 & cover W/2 Stl lids.	1	0	5,800.00	5,800.00	8,000.00	8,000.00		-
13E	Underground utility crossing, marked & unmarked.	5	LF	675.00	3,375.00	405.00	2,025.00		-
14E	Dig & verify.	2	LF	275.00	550.00	450.00	900.00		-
15E	Flaggers & spotters.	32	LF	55.00	1,760.00	53.00	1,696.00		-
ELECTRICAL SUBTOTAL					\$141,815.00		\$154,261.00		\$0.00
8.6% SALES TAX					12,196.09		13,266.45		-
ELECTRICAL TOTAL					\$154,011.09		\$167,527.45		\$0.00
ELECTRICAL(ALT A) - SOUTH OF ROAD									
1EA	Power conduit, 6" PVC, deep sockets.	8,255	LF	9.00	74,295.00	8.15	67,278.25		-
2EA	Trench excavation & backfill, 3' X 42" deep.	8,255	LF	7.50	61,912.50	12.70	104,838.50		-
3EA	Trench safety.	8,255	LF	1.25	10,318.75	0.01	82.55		-
4EA	Imported pipe bedding.	8,255	LF	2.60	21,463.00	3.00	24,765.00		-
5EA	Power vault V19 & cover W/2 Stl lids.	9	EA	4,200.00	37,800.00	6,300.00	56,700.00		-
6EA	Power vault V29 & cover W/2 Stl lids.	2	EA	5,800.00	11,600.00	8,000.00	16,000.00		-
7EA	Underground utility crossing, marked & unmarked.	5	EA	675.00	3,375.00	405.00	2,025.00		-
8EA	Dig & verify.	2	EA	275.00	550.00	450.00	900.00		-
9EA	Flaggers & spotters.	16	HRS	55.00	880.00	53.00	848.00		-
ELECTRICAL(ALT A) - SOUTH OF ROAD SUBTOTAL					\$222,194.25		\$273,437.30		\$0.00
8.6% SALES TAX					19,108.71		23,515.61		-
ELECTRICAL(ALT A) - SOUTH OF ROAD TOTAL					\$241,302.96		\$296,952.91		\$0.00
ROAD IMPROVEMENTS					\$1,086,498.95		\$1,005,804.45		\$0.00
SEWER					200,874.27		273,910.32		0.00
WATER IMPROVEMENTS					299,123.67		416,270.22		0.00
ELECTRICAL					154,011.09		167,527.45		0.00
ELECTRICAL(ALT A) - SOUTH OF ROAD					241,302.96		296,952.91		0.00
GRAND TOTAL					\$1,981,810.94		\$2,160,465.35		\$0.00

City of Richland

Henderson Loop West
CONSTRUCTION PW NO. 17-0087

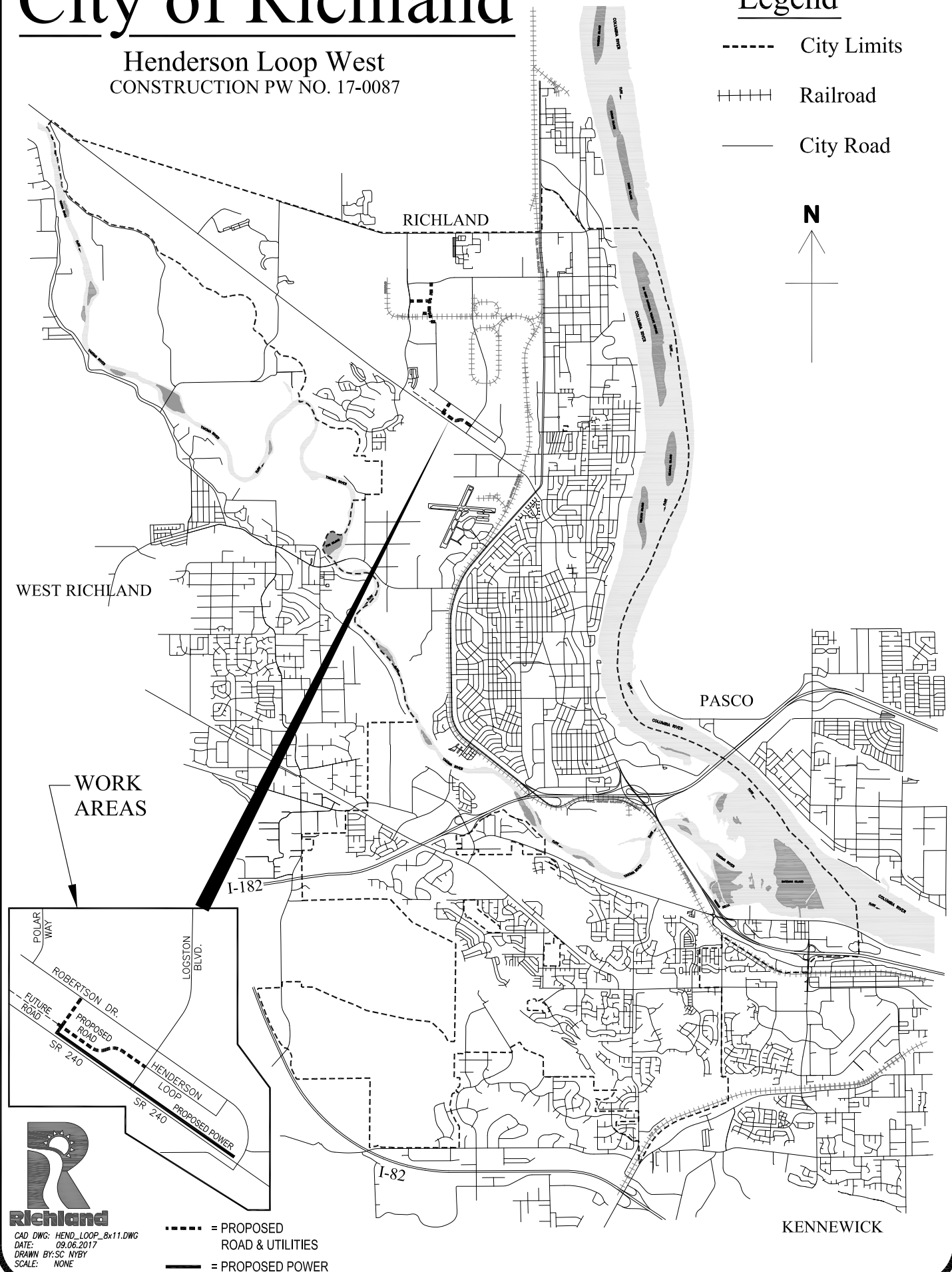
Legend

----- City Limits

+++++ Railroad

— City Road

N



CAD DWG: HEND_LOOP_Bx11.DWG
DATE: 09.06.2017
DRAWN BY: SC NYBY
SCALE: NONE

----- = PROPOSED
ROAD & UTILITIES
— = PROPOSED POWER



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 05/01/2018

Agenda Category: Resolutions – Adoption

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Resolution No. 81-18, Approving an Administrative Jurisdiction Operating Agreement with Benton County Emergency Services

Department:

Police Services

Ordinance/Resolution Number:

81-18

Document Type:

Resolution

Recommended Motion:

Adopt Resolution No. 81-18, authorizing execution of an Administrative Services Operating Agreement with Benton County Emergency Services to and through December 31, 2022.

Summary:

Benton County Emergency Services was created in 1996 pursuant to an interlocal agreement by and between Benton County and the cities of Kennewick, Richland, West Richland, Prosser and Benton City. The 1996 Interlocal Agreement was updated on September 1, 2006 to add Benton County Fire Protection District Nos. 1, 2 and 4 as members to BCES. BCES provides emergency management services and communication and dispatching for public safety and emergencies.

Since 1997, Richland has served as the Administrative Jurisdiction without interruption by being solely and completely responsible for the operations of BCES. The City of Richland desires to continue as the Administrative Jurisdiction for BCES, and the BCES Executive Board finds it to be in BCES's best interest for Richland to continue as BCES's Administrative Jurisdiction.

Staff recommends approval of Resolution No. 81-18, which will authorize execution of an Administrative Jurisdiction Operating Agreement with Benton County Emergency Services.

Fiscal Impact:

The administrative fee paid to Richland for serving as BCES's Administrative Jurisdiction was increased from 5% to 7% to reflect the increased volume of work associated with extending BCES membership to Franklin County and the city of Pasco.

Attachments:

1. Resolution No. 81-18
2. BCES Operating Contract 2018-2022

RESOLUTION NO. 81-18

A RESOLUTION of the City of Richland authorizing an Administrative Jurisdiction Operating Agreement with Benton County Emergency Services to and through December 31, 2022.

WHEREAS, the Interlocal Cooperation Act, Chapter 39.34 RCW, authorizes public agencies to make the most efficient use of their powers by enabling them to cooperate with each other based on mutual advantage, and to collectively exercise the rights and powers they hold individually through the execution of an interlocal cooperative agreement; and

WHEREAS, RCW 38.52.070 authorizes and directs each county, city and town within the State of Washington to establish a local organization for emergency management in accordance with the State Emergency Management Plan and Program, and permits the State Director of Emergency Management to authorize two or more counties, cities and towns to join in the establishment and operation of a local organization for emergency management; and

WHEREAS, Benton County Emergency Services is such a local organization created in 1996 pursuant to interlocal agreement by and between Benton County and the cities of Kennewick, Richland, West Richland, Prosser, and Benton City ("1996 BCES Interlocal Agreement"); and

WHEREAS, in addition to emergency management services, Benton County Emergency Services, through establishment of the Southeast Communications Center, also provides communication and dispatching for public safety and emergencies; and

WHEREAS, the 1996 Interlocal Agreement was updated on September 1, 2006 to add Benton County Fire Protection District Nos. 1, 2 and 4 as members to BCES; and

WHEREAS, on January 23, 2012, the Parties executed an Amended and Restated Interlocal Agreement for Benton County Emergency Services ("2012 BCES Interlocal Agreement"); and

WHEREAS, Section 2(D) of the 2012 BCES Interlocal Agreement provides that the City of Richland shall serve as the Administrative Jurisdiction for BCES unless or until removed by the BCES Executive Board. Richland's 2012 appointment as BCES's Administrative Jurisdiction was a continuation of Richland's January 1, 1997 appointment as BCES's Administrative Jurisdiction under the 1996 BCES Interlocal Agreement; and

WHEREAS, since its initial appointment in 1997, Richland has continually served, without interruption, as BCES's Administrative Jurisdiction by being solely and completely responsible for the operation of BCES; and

WHEREAS, Richland desires to continue as BCES's Administrative Jurisdiction, and the BCES Executive Board finds it to be in BCES's best interest for Richland to continue to serve in this capacity; and

WHEREAS, an Administrative Jurisdiction Operating Agreement is necessary to specify the terms and conditions under which Richland will provide various services and charge fees.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City Manager and the Interim Emergency Services Director are authorized to execute an administrative jurisdiction operating agreement with BCES to continue Richland's service as the Administrative Jurisdiction for Benton County Emergency Services.

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

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 1st day of May, 2018.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS, City Clerk

HEATHER KINTZLEY, City Attorney

BENTON COUNTY EMERGENCY SERVICES
ADMINISTRATIVE JURISDICTION OPERATING AGREEMENT
With
CITY OF RICHLAND

This agreement is made and entered on this 1st day of May, 2018, into by and between the **City of Richland**, a Washington municipal corporation (hereinafter “Richland”) and **Benton County Emergency Services**, an interlocal administrative entity formed under Chapter 39.34 RCW (hereinafter “BCES”). City and BCES are referred to collectively as the “Parties.”

I. Recitals

WHEREAS, the Interlocal Cooperation Act, Chapter 39.34 RCW, authorizes public agencies to make the most efficient use of their powers by enabling them to cooperate with each other based on mutual advantage, and to collectively exercise the rights and powers they hold individually through the execution of an interlocal cooperative agreement; and

WHEREAS, RCW 38.52.070 authorizes and directs each county, city and town within the State of Washington to establish a local organization for emergency management in accordance with the State Emergency Management Plan and Program, and permits the State Director of Emergency Management to authorize two or more counties, cities and towns to join in the establishment and operation of a local organization for emergency management; and

WHEREAS, Benton County Emergency Services is such a local organization created in 1996 pursuant to interlocal agreement by and between Benton County and the cities of Kennewick, Richland, West Richland, Prosser, and Benton City (“1996 BCES Interlocal Agreement”); and

WHEREAS, in addition to emergency management services, Benton County Emergency Services, through establishment of the Southeast Communications Center, also provides communication and dispatching for public safety and emergencies; and

WHEREAS, the 1996 Interlocal Agreement was updated on September 1, 2006 to add Benton County Fire Protection District Nos. 1, 2 and 4 as members to BCES; and

WHEREAS, on January 23, 2012, the Parties executed an Amended and Restated Interlocal Agreement for Benton County Emergency Services (“2012 BCES Interlocal Agreement”); and

WHEREAS, Section 2(D) of the 2012 BCES Interlocal Agreement provides that the City of Richland shall serve as the Administrative Jurisdiction for BCES unless or until removed by the BCES Executive Board. This appointment is a continuation of

Richland's January 1, 1997 appointment as BCES's Administrative Jurisdiction under the 1996 BCES Interlocal Agreement; and

WHEREAS, since its initial appointment in 1997, Richland has consistently served BCES as its Administrative Jurisdiction by being solely and completely responsible for the operation of BCES; and

WHEREAS, Richland desires to continue as BCES's Administrative Jurisdiction, and the BCES Executive Board finds it to be in BCES's best interest for Richland to continue to serve in this capacity; and

WHEREAS, an Administrative Jurisdiction Operating Agreement is necessary to specify the terms and conditions under which Richland will provide various services and charge fees.

NOW, THEREFORE, in accordance with the terms of the 2012 BCES Interlocal, and in consideration of the mutual covenants contained herein, BCES and Richland hereby agree as follows:

II. Agreement

1. Scope of Services. Richland shall provide the following as the Administrative Jurisdiction of BCES:
 - a. Richland's Emergency Management & Communications Department, including separate divisions for emergency management and emergency communications, shall provide specified services to BCES. The BCES Director, reporting to the Richland City Manager or designee, shall be responsible for administering BCES services.
 - b. Within the constraints of the budget approved by the BCES Executive Board and funded by the sponsoring jurisdictions, Richland shall staff, equip, operate, and maintain facilities and accessories necessary to provide services to BCES.
 - c. Richland will serve as the fiscal agent for BCES.
 - d. Richland will represent BCES in its routine dealings with local, county, and state agencies.
 - e. Services provided to BCES shall be in conformance with a Policy Manual approved by the BCES Executive Board.
2. Hold Harmless. Richland shall at all times be solely responsible and liable for the acts of its personnel that occur or arise in any way in performance of this Agreement, and shall hold harmless member jurisdictions of BCES.

3. Insurance. Richland shall at all times carry liability insurance in the minimum amount of \$1,000,000 covering all activities of its personnel related to the performance of this Agreement. A letter evidencing coverage shall be provided upon request by any member agency.
4. Maintenance of Funds. Richland shall establish and maintain separate funds on behalf of BCES. The funds shall be designated as the "Emergency Management", "SECOMM" and "800 MHz" funds. The "Emergency Management Fund" shall account for assets and liabilities for emergency management activities. The "SECOMM Fund" shall account for assets and liabilities for 9-1-1 call receiving and radio dispatching activities. Richland shall coordinate with the Benton County Treasurer's office to see that 9-1-1 telephone excise taxes and other Interlocal revenues are deposited in this fund. The "800 MHz" fund shall account for all assets and liabilities for 800 MHz radio system activities.
5. Billings for Expenses. Richland shall bill the BCES client agencies as specified in the adopted budget, and shall deposit payments into the appropriate accounts. Agency payments will normally be billed monthly in twelve (12) equal installments. In the event of unanticipated expenditures occurring in any month, an amount exceeding 1/12th of the relevant operating budget may be charged. At year-end, a reconciliation analysis shall be performed to ensure that all, but no more, of Richland's actual operating costs were reimbursed.
6. Administrative Fee. Richland shall be paid an administrative fee of seven percent (7%) calculated against the non-capital operating costs of BCES. Richland shall charge 1/12th of the administrative fee each month based on the adopted budget. At year-end, a reconciliation analysis shall be performed to ensure that the administrative fee is calculated against actual expenses.
7. Conflicts. In the event of a conflict between any of the terms of this Agreement and the BCES interlocal agreement, the BCES interlocal agreement shall control.
8. Modification. This Agreement may be modified only in writing executed by the duly-authorized representative of each Party.
9. Governing Law. This Agreement shall be governed by, and interpreted under, the laws of the State of Washington.
10. Term of Agreement. The term of this Agreement shall commence on the date first written above and expire at midnight on December 31, 2022; provided, however, that this Agreement shall terminate sooner and simultaneously with the conclusion of services if BCES or Richland decide that Richland is no longer to serve as the Administrative Jurisdiction for BCES as provided in the 2012 BCES Interlocal or any subsequent interlocal agreement.

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

**BENTON COUNTY
EMERGENCY SERVICES**

CITY OF RICHLAND

Cynthia D. Reents, ICMA-CM
Chair, BCES Executive Board

Jeff Taylor
Interim Emergency Services &
BCES Director

Approved as to form:

Heather Kintzley
Richland City Attorney
Counsel for BCES



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 05/01/2018

Agenda Category: Resolutions – Adoption

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Resolution No. 82-18, Authorizing the Purchase of a Vactor Truck from Western System

Department:
Public Works

Ordinance/Resolution Number:
82-18

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 82-18, authorizing the City Manager to sign and execute all documents necessary to purchase a vactor truck from Western System in the amount of \$536,150.

Summary:

Water Division maintenance staff is frequently required to excavate in order to conduct its work. The typical tasks involve installing new water meters, investigating the source of apparent leaks, and repairing underground infrastructure. Historically, excavating work was accomplished using backhoes or excavators. In recent years, however, vactor trucks have emerged as effective excavation tools. Advantages to vactor trucks include lower risk of damaging underground infrastructure, reduced risk of employee exposure to damaged underground infrastructure, and smaller and more precise excavations.

The 2018 budget for the Equipment Replacement Fund includes the purchase of a vactor truck for the Water Division instead of replacing an aging backhoe. Once the vactor truck is integrated into the fleet, staff intends to surplus one of the Division's backhoes. The Water Division will retain its other backhoes so that it has access to a variety of excavating tools to match the project need to the best tool.

Staff proposes to purchase the vactor truck through an intergovernmental purchasing contract that provides advantageous pricing and simplification in process. The cost of the vactor truck is \$536,150.

Staff recommends approval of Resolution No. 82-18.

Fiscal Impact:

The total purchase price of the proposed vactor truck is \$536,150. The Equipment Replacement Fund budgeted \$509,334 for this purchase. On tonight's agenda, Council will consider final passage of Ordinance No. 20-18, which will add \$26,816 from the Water Fund to the Equipment Replacement Fund budget to support this purchase. If Council approves Ordinance No. 20-18, the available budget for this purchase will equal the purchase price of \$536,150.

Attachments:

- I. Resolution No. 82-18

RESOLUTION NO. 82-18

A RESOLUTION of the City of Richland authorizing the purchase of a vactor truck from the Equipment Replacement Fund for the Water Division.

WHEREAS, the 2018 Equipment Replacement fund budgeted \$509,334 for the purchase of a vactor truck for the Water Division; and

WHEREAS, staff analysis indicates that this vehicle will improve safety and efficiency of water system maintenance staff; and

WHEREAS, pursuant to RCW 39.34.030, the solicitation process for this vehicle has been conducted as a cooperative contract purchase; and

WHEREAS, the best price available to the City for this vehicle is \$536,150; and

WHEREAS, on May 1, 2018, City Council approved Ordinance No. 20-18, increasing the budget appropriation to support the purchase of this vehicle; and

WHEREAS, City purchasing processes require Council approval for a vehicle purchase exceeding \$500,000.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City Manager is authorized to execute the documents necessary to purchase the vactor truck specified by the Water Division and Fleet Services Division.

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

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 1st day of May, 2018.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS, City Clerk

HEATHER KINTZLEY, City Attorney



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 05/01/2018

Agenda Category: Resolutions – Adoption

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Resolution No. 83-18, Authorizing a First Amendment to a Services Agreement with Clayton-Ward Company

Department:
Public Works

Ordinance/Resolution Number:
83-18

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 83-18, authorizing the City Manager to sign and execute a First Amendment to a Services Agreement with Clayton-Ward Company.

Summary:

The City's recycling programs rely on a contract with the Clayton-Ward Company to process and market recyclable materials collected through the City's solid waste services. In February of 2017, the City and Clayton-Ward executed the current agreement for these services. The ten-year agreement allows for annual adjustments to material handling prices based on regional market pricing. These adjustments may occur administratively.

As staff was preparing a first amendment to administratively execute the annual adjustments, it determined that the original agreement would benefit from additional clarification. The original agreement refers to e-mail correspondence between the City and Clayton-Ward Company that is the basis for establishing correct billing practices for some materials. At this time, staff recommends amending the current contract language to incorporate the information contained in the email correspondence to aid in future administration and interpretation of this ten-year agreement.

Staff recommends approval of Resolution No. 83-18.

Fiscal Impact:

This amendment provides an inflation-calculated price increase for Clayton-Ward's processing fees. The inflation rate indicated by the indexes referenced in the contract is 2.4%. Staff estimates the cost of this inflation adjustment to the City at between \$3,500 and \$4,000. The City's budget for the overall contract is \$250,000 for 2018, and is considered adequate to cover this inflation adjustment. In addition to Clayton-Ward's processing costs, the City and Clayton-Ward are subject to material reuse market prices for the materials. These prices have increased dramatically in recent months and present a larger risk to the City's budget. Staff intends to consider the impact of these market material prices during the upcoming Solid Waste rate review.

Attachments:

1. Resolution No. 83-18
2. First Amendment to Contract No. 68-17

RESOLUTION NO. 83-18

A RESOLUTION of the City of Richland authorizing a First Amendment to a Service Agreement with Clayton-Ward Co. for Recycling Services.

WHEREAS, the City of Richland operates a Solid Waste Utility pursuant to Title 15 of the Richland Municipal Code; and

WHEREAS, the 2011 City of Richland Solid Waste Management Plan, adopted by City Council, established program goals and objectives for the Solid Waste Utility; and

WHEREAS, the City operates recycling programs through curbside collection and drop box locations throughout the City; and

WHEREAS, the City partners with private material processing companies to deliver collected recyclables to the reuse markets, typically located in larger West Coast metropolitan areas; and

WHEREAS, in February of 2017, City Council authorized the City to enter into Contract No. 68-17, a 10-year agreement with Clayton-Ward Co. for the services described herein ("Original Agreement"); and

WHEREAS, the Original Agreement allows for an annual service cost adjustment based on designated inflation indices; and

WHEREAS, in addition to the annual cost adjustment, which by the terms of the Original Agreement may be adjusted administratively, staff recommends amending the current language of the fee and payment section in the Original Agreement to improve clarity and aid in future implementation of the Original 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 a First Amendment to the Services Agreement with Clayton-Ward Co. for recycling services.

BE IT FURTHER RESOLVED that the annual cost adjustment authorized pursuant to the terms of the Original Agreement shall apply retroactively to January 1, 2018.

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

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 1st day of May, 2018.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS, City Clerk

HEATHER KINTZLEY, City Attorney

FIRST AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT

**Between
CITY OF RICHLAND
And
CLAYTON-WARD COMPANY**

This **First Amendment** to the February 27, 2017 Professional Services Agreement (hereinafter “Original Agreement”) is made and entered into on this ____ day of May, 2018, by and between the **City of Richland**, a Washington municipal corporation (“City”) and Clayton-Ward Company, a Washington for profit corporation (“Contractor”).

I. Recitals

WHEREAS, the City and Contractor entered into a Professional Services Agreement (“Original Agreement”) on February 27, 2017 with respect to recycling services (Richland Contract No. 68-17); and

WHEREAS, Section 1. Scope of Services in the Original Agreement incorporates the terms and conditions of RFP 16-0077, which allows for annual inflation-adjusted payment amounts for both fixed and per unit payments, except the Cost of Materials to Market/Processor, in the month following the Original Agreement anniversary date; and

WHEREAS, staff has computed the annual inflation-adjusted payment amounts for the 2018 contract year; and

WHEREAS, Section 2. Fee and Payment of the Original Agreement identifies pricing for Drop Box Recycling by referencing a clarification of costs in an email message dated September 14, 2016; and

WHEREAS, revisions to the language in Section 2 of the Original Agreement will clearly identify these costs for more efficient billing and processing in future years; and

WHEREAS, this First Amendment will add two new exhibits to the Original Agreement’s current exhibit list, which is comprised of RFP 16-0077 and an email exchange between City and Contractor labeled as Exhibit A.

NOW THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and Contractor hereby agree as follows:

II. Agreement

1. Section 2. Fee and Payment is replaced in its entirety with the following:
 2. Fee and Payment

Invoices for payment and/or payment of amounts due to the City of Richland will be issued 15 days after the end of the month for services provided in *Section 4.1 Scope of Work*. The invoice will include the monthly market source information identified in the RFP response (three vendor average) to establish basis of payment, in addition to the other information identified in *Section 4.1 Scope of Work, E. Task 5 – Reporting* of the RFP.

A service cost adjustment will be evaluated annually as described in *Section 6.1 Acceptance of Contract, B.2 Service Cost Adjustment* of the RFP (See **Exhibits B and C** for 2018 calculations. Said exhibits are attached hereto and incorporated by this reference).

Pricing for 2018 based on the annual Service Cost Adjustment shall be as follows:

Task 2 – Drop Box Recycling

- Receiving, processing and transporting to market/processor of commercial cardboard material. Transport of materials from collection sites to processing facility, receiving, processing of materials and transport of materials from processing facility to market = \$10,449.47/month.

Task 3 – Curbside Co-mingled Recycling

- Receiving and processing of materials = \$56.35/ton.
- Compensation for mixed recyclables to market/processor (without glass) = \$0/ton +/- Three Vendor Average (Note: the compensation rate is F.O.B. Richland so Transport of materials from processing facility to market does not apply) + = Refund/Credit to City.

Task 4 – Recycling Service in City-Owned Facilities

- Transport of materials from City office sites to processing facility, receiving, processing of materials and transport of materials from processing facility to market = \$307.34/month.

2. Except as expressly amended by this Amendment, the Original Agreement is and shall continue to be in full force and effect in accordance with the terms thereof.
3. This Amendment shall be construed in accordance with and governed by the laws of the state of Washington.
4. The headings contained in this Amendment are for ease of reference only and shall not be considered in construing this Amendment.

[Signature page to follow]

IN WITNESS WHEREOF, the Parties have executed this First Amendment on the ____ day of May, 2018.

CITY OF RICHLAND

CLAYTON-WARD COMPANY

CYNTHIA D. REENTS, ICMA-CM
City Manager

By: _____
Its: _____

ATTEST:

MARCIA HOPKINS, City Clerk

APPROVED AS TO FORM:

HEATHER KINTZLEY, City Attorney

SEATTLE-TACOMA-BREMERTON

Consumer Price Index, All Items, 1982-84=100 for All Urban Consumers (CPI-U)

YEAR	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	SEMIANNUAL		
													1ST HALF	2ND HALF	ANNUAL AVERAGE
1998		166.5		166.4		167.5		168.5		169.3		169.4	166.6	168.9	167.7
1999		170.6		172.2		172.7		173.4		174.7		174.4	171.6	174.0	172.8
2000		176.1		177.8		179.2		180.3		182.1		181.5	177.3	181.1	179.2
2001		184.0		184.2		186.3		186.8		187.9		186.1	184.4	186.9	185.7
2002		187.6		188.8		189.4		190.3		190.9		190.0	188.3	190.3	189.3
2003		191.3		192.3		191.7		194.4		193.7		191.0	191.6	193.1	192.3
2004		193.5		194.3		195.3		194.6		196.5		195.1	194.0	195.4	194.7
2005		197.6		201.3		199.8		199.9		203.3		200.9	199.2	201.3	200.2
2006		203.6		207.4		208.2		209.6		209.8		209.3	205.8	209.5	207.6
2007		211.704		215.767		215.510		215.978		218.427		218.966	213.810	217.502	215.656
2008		221.728		223.196		228.068		227.745		225.915		222.580	223.569	225.869	224.719
2009		224.737		225.918		227.257		227.138		226.277		225.596	225.580	226.475	226.028
2010		226.085		226.513		226.118		227.645		227.251		226.862	226.195	227.190	226.693
2011		229.482		231.314		233.250		233.810		235.916		234.812	230.815	234.715	232.765
2012		235.744		237.931		239.540		240.213		241.355		237.993	237.344	239.981	238.663
2013		239.898		240.823		242.820		242.767		242.787		241.055	240.777	242.350	241.563
2014		242.770		246.616		247.642		247.185		247.854		245.050	245.125	246.912	246.018
2015		245.496		247.611		251.622		251.617		250.831		250.385	247.614	251.115	249.364
2016		250.942		253.815		256.098		256.907		256.941		256.821	253.122	256.651	254.886
2017		259.503		261.560		263.756		263.333		264.653		265.850	260.656	264.680	262.668

Table of over-the-year percent increases. An entry for Feb. 2006 indicates the percentage increase from Feb. 2005 to Feb. 2006.

1999	2.5	3.5	3.1	2.9	3.2	3.0	3.0	3.0	3.0
2000	3.2	3.3	3.8	4.0	4.2	4.1	3.3	4.1	3.7
2001	4.5	3.6	4.0	3.6	3.2	2.5	4.0	3.2	3.6
2002	2.0	2.5	1.7	1.9	1.6	2.1	2.1	1.8	1.9
2003	2.0	1.9	1.2	2.2	1.5	0.5	1.8	1.5	1.6
2004	1.2	1.0	1.9	0.1	1.4	2.1	1.3	1.2	1.2
2005	2.1	3.6	2.3	2.7	3.5	3.0	2.7	3.0	2.8
2006	3.0	3.0	4.2	4.9	3.2	4.2	3.3	4.1	3.7
2007	4.0	4.0	3.5	3.0	4.1	4.6	3.9	3.8	3.9
2008	4.7	3.4	5.8	5.4	3.4	1.7	4.6	3.8	4.2
2009	1.4	1.2	-0.4	-0.3	0.2	1.4	0.9	0.3	0.6
2010	0.6	0.3	-0.5	0.2	0.4	0.6	0.3	0.3	0.3
2011	1.5	2.1	3.2	2.7	3.8	3.5	2.0	3.3	2.7
2012	2.7	2.9	2.7	2.7	2.3	1.4	2.8	2.2	2.5
2013	1.8	1.2	1.4	1.1	0.6	1.3	1.4	1.0	1.2
2014	1.2	2.4	2.0	1.8	2.1	1.7	1.8	1.9	1.8
2015	1.1	0.4	1.6	1.8	1.2	2.2	1.0	1.7	1.4
2016	2.2	2.5	1.8	2.1	2.4	2.6	2.2	2.2	2.2
2017	3.4	3.1	3.0	2.5	3.0	3.5	3.0	3.1	3.1

SEATTLE-TACOMA-BREMERTON

Consumer Price Index, All Items, 1982-84=100 for Urban Wage Earners and Clerical Workers (CPI-W)

YEAR	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	SEMIANNUAL		
													1ST HALF	2ND HALF	ANNUAL AVERAGE
1998		162.2		161.9		162.8		163.8		164.9		164.9	162.1	164.4	163.2
1999		166.0		167.8		168.0		168.8		170.2		170.1	167.0	169.5	168.3
2000		171.6		173.3		174.5		175.4		177.5		177.0	172.8	176.4	174.6
2001		179.2		179.4		181.3		181.5		183.1		181.1	179.6	181.9	180.8
2002		182.5		183.6		184.1		184.8		185.5		184.6	183.1	184.9	184.0
2003		186.2		187.0		185.7		188.2		187.8		185.3	186.2	187.1	186.7
2004		187.8		189.1		190.4		189.6		191.6		190.3	188.7	190.5	189.6
2005		192.4		196.2		194.8		195.3		198.6		196.1	194.1	196.5	195.3
2006		198.0		202.5		203.8		205.1		203.9		204.3	200.8	204.4	202.6
2007		205.746		210.388		210.550		210.220		213.107		214.024	208.373	212.160	210.266
2008		216.332		218.483		223.573		223.273		220.687		216.424	218.664	220.721	219.692
2009		218.752		220.208		221.993		221.873		221.339		220.905	219.853	221.463	220.658
2010		221.215		222.309		221.857		223.444		223.112		222.853	221.714	223.053	222.384
2011		225.790		228.313		230.072		230.558		232.697		231.297	227.455	231.415	229.435
2012		232.081		234.808		236.222		236.750		237.947		234.588	233.959	236.564	235.261
2013		236.542		237.405		238.963		239.343		239.363		238.021	237.271	238.987	238.129
2014		239.607		243.690		244.293		244.471		244.289		240.726	242.006	243.458	242.732
2015		240.735		243.165		246.925		247.500		246.307		246.146	243.104	246.761	244.933
2016		246.464		249.396		251.848		252.393		252.639		252.286	248.769	252.277	250.523
2017		255.471		257.648		259.487		259.528		261.218		262.485	256.646	261.049	258.847

Table of over-the-year percent increases. An entry for Feb. 2006 indicates the percentage increase from Feb. 2005 to Feb. 2006.

1999	2.3	3.6	3.2	3.1	3.2	3.2	3.0	3.1	3.1
2000	3.4	3.3	3.9	3.9	4.3	4.1	3.5	4.1	3.7
2001	4.4	3.5	3.9	3.5	3.2	2.3	3.9	3.1	3.6
2002	1.8	2.3	1.5	1.8	1.3	1.9	1.9	1.6	1.8
2003	2.0	1.9	0.9	1.8	1.2	0.4	1.7	1.2	1.5
2004	0.9	1.1	2.5	0.7	2.0	2.7	1.3	1.8	1.6
2005	2.4	3.8	2.3	3.0	3.7	3.0	2.9	3.1	3.0
2006	2.9	3.2	4.6	5.0	2.7	4.2	3.5	4.0	3.7
2007	3.9	3.9	3.3	2.5	4.5	4.8	3.8	3.8	3.8
2008	5.1	3.8	6.2	6.2	3.6	1.1	4.9	4.0	4.5
2009	1.1	0.8	-0.7	-0.6	0.3	2.1	0.5	0.3	0.4
2010	1.1	1.0	-0.1	0.7	0.8	0.9	0.8	0.7	0.8
2011	2.1	2.7	3.7	3.2	4.3	3.8	2.6	3.7	3.2
2012	2.8	2.8	2.7	2.7	2.3	1.4	2.9	2.2	2.5
2013	1.9	1.1	1.2	1.1	0.6	1.5	1.4	1.0	1.2
2014	1.3	2.6	2.2	2.1	2.1	1.1	2.0	1.9	1.9
2015	0.5	-0.2	1.1	1.2	0.8	2.3	0.5	1.4	0.9
2016	2.4	2.6	2.0	2.0	2.6	2.5	2.3	2.2	2.3
2017	3.7	3.3	3.0	2.8	3.4	4.0	3.2	3.5	3.3

Exhibit C to Contract No. 68-17

City of Richland, WA
 Clayton-Ward Contract Pricing Adjustment
 Based on Seattle-Tacoma-Bremerton (CPI-U)

Base Index = February 2017	259.503
Anniversary Index = December 2017	265.850

	Base Fee/ton	Inflation factor	New Rate Effective 1/1/2018	
Receiving and processing of materials	\$ 55.00	1.024458291	\$ 56.35	
Transport of materials from processing facility to market	\$ 25.00	1.024458291	\$ 25.61	
Compensation for cardboard to market/processor	\$ 25.00	1.024458291	\$ 25.61	+ OCC-OBM PNW Low
Compensation for mixed paper to market/processor	\$ 25.00	1.024458291	\$ 25.61	+ ONP-OBM PNW Low
Compensation of mixed recyclables to market/processor w/o glass	\$ -	1.024458291	\$ -	+/- Three Vendor Average
Sale of mixed recyclables with glass to market/processor	\$ 25.00	1.024458291	\$ 25.61	

	Base Fee/month	Inflation factor	New Rate Effective 1/1/2018	
Transport of materials from collection sites to processing facility, receiving, processing of materials and transport of materials from processing facility to market	\$ 10,200.00	1.024458291	\$ 10,449.47	

	Base Fee/month	Inflation factor	New Rate Effective 1/1/2018	
Transport of materials from city offices to processing facility receiving, processing of materials and transport of materials and transport of materials from processing facility to market	\$ 300.00	1.024458291	\$ 307.34	



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 05/01/2018

Agenda Category: Resolutions – Adoption

Key Element: Key 2 - Infrastructure & Facilities

Subject:

Resolution No. 84-18, Issuing a Purchase Order to Weatherproofing Technologies, Inc for Re-roofing of the City Shops Buildings 100, 200 & 300

Department:

Parks & Public Facilities

Ordinance/Resolution Number:

84-18

Document Type:

Resolution

Recommended Motion:

Adopt Resolution No. 84-18, authorizing the City Manager to execute a purchase order in the amount of \$637,484.62 and all other documents necessary to procure the services of Weatherproofing Technologies, Inc. to complete the Re-roof City of Richland Shops Buildings 100, 200 & 300 project.

Summary:

The re-roofing of the three primary buildings that make up the Richland City Shops facilities (Buildings 100, 200 & 300) is identified in the 2018-2023 Capital Improvement Plan (CIP).

The City Shops buildings were completed 20 years ago (1998) with a 15-20 year roof system. The roofs are at the end of their life expectancy, and over the past several years the City has invested significant funds to repair and maintain the system. The roof membranes are stretched and cracking, and minor water penetration has occurred.

Staff consulted with industry experts on the project and concluded that overlaying the exiting roof would be the most efficient and economical approach. The work will be covered by a 15-year warranty.

The project is being procured utilizing the King County Directors Association (KCDA) cooperative purchasing agreement with Weatherproofing Technologies, Inc., who submitted a proposal to complete the shops roof restoration at a cost of \$637,484.62 (including sales tax). The estimate is below the existing \$750,000 project budget.

KCDA's solicitation and resulting agreement with Weatherproofing Technologies, Inc has been reviewed by the City's Purchasing Manager, who found KCDA's effort and documentation to be in compliance with RCW 39.34.030 and RMC 3.04.100 (state and local purchasing requirements).

Staff recommends approval of Resolution No. 84-18.

Fiscal Impact:

The estimate for the work is \$587,002.41 excluding Washington State Sales Tax (\$637,484.62 total). The CIP budget for the project is \$750,000.

Attachments:

1. Resolution No. 84-18
2. WTI Quote for Shops roof repair

RESOLUTION NO. 84-18

A RESOLUTION of the City of Richland authorizing a purchase order with Weatherproofing Technologies, Inc. for the City Shops Building 100, 200 & 300 Roof Restoration Project.

WHEREAS, RCW 39.34.030 and RMC 3.04.100 allow for waiver of the City's formal solicitation process when a suitable cooperative purchasing agreement is available; and

WHEREAS, the acquisition of goods and services under an established cooperative purchasing agreement (also known as "Piggybacking") allows the City to use the terms and conditions of an established contract in lieu of a formal bid process; and

WHEREAS, the City of Richland Shops ("City Shops") were completed in 1998 with a roofing system that would provide a 15-20 year life span; and

WHEREAS, the roof system is at the end of its life cycle, as evidenced by significant recent repairs related to cracking and shrinking of the roof membranes; and

WHEREAS, minor water intrusion has occurred; and

WHEREAS, the 2018-2023 Capital Improvement Plan (CIP) includes a project titled Re-roof City of Richland Shops Buildings 100, 200 & 300, with a budget of \$725,000; and

WHEREAS, a cooperative purchasing agreement exists between Weatherproofing Technologies, Inc. (WTI) and the King County Directors Association, who provides centralized procurement services to school districts and public agencies; and

WHEREAS, King County Directors Association's solicitation and its resulting cooperative purchasing agreement have been reviewed by Richland's Purchasing Manager to ensure compliance with RCW 39.34.030 and RMC 3.04.100; and

WHEREAS, the solicitation process met the City's requirements and specifications for the services sought; and

WHEREAS, the City solicited a proposal from WTI through the King County Directors Association; and

WHEREAS, WTI has the required experience performing roof repairs; and

WHEREAS, the City's best interests are served by completing the project in accordance with the approved budget and best practices of facility management, which will be provided by WTI through the cooperative purchasing agreement terms and conditions.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City Manager is authorized to execute a purchase order in the amount of \$637,484.62 and all other documents necessary to procure the services of Weatherproofing Technologies, Inc. to complete the Re-roof City of Richland Shops Buildings 100, 200 & 300 project.

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

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 1st day of May, 2018.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS, City Clerk

HEATHER KINTZLEY, City Attorney

					
		Weatherproofing Technologies, Inc. 3735 Green Road · Beachwood, Ohio 44122 · 216-292-5000			
		Effective 03-01-2017 Approved AEPA on 11-29-2016			
		This price is valid for 60 days. After that time, project conditions are subject to reassessment.			
PROJECT COST PROPOSAL THROUGH KCDA BID #017-F			PROPOSAL#		5033538
CUSTOMER#	City of Richland			DATE#	1/25/2018
	2800 Queensgate Dr.				
	Richland, WA 99352				
PROJECT#	Buildings 100, 200 & 300 Roof Restoration				
	Conduct an infrared analysis prior to restoration work. Any wet roofing detected will be replaced on a unit cost.				
	Pressure wash entire roof surface, approximately 98,200 square feet.				
	Install a Alphguard MT System. Note that all seams and flashings have been previously reinforced.				
	Install a new metal expansion joint cap, approximately 300 feet.				
	Remove and dispose of properly all work related debris.				
	Upon completion provide a 15 Year Warranty.				
Bid Item Number	Description of Cost Factors	Unit of Measure	Price	Quantity	Project Amount
9.10.4	Non destructive roof scan, up to 50,000 sq ft, limited service	Each	\$1,873.75	1	\$ 1,873.75
9.10.3.c	Additional foot over 50,000 sq ft	Each	\$ 0.03	48,200	\$ 1,446.00
9.1.30	Roof Cleaning System	SF	\$ 0.42	98,200	\$ 41,244.00
9.4.68	Prime Substrate	SF	\$ 0.35	98,200	\$ 34,370.00
9.4.74	Two component, high performance, one part moisture triggered, polyurethane coating system with reinforcement	SF	\$ 4.85	98,200	\$ 476,270.00
9.10.10.a	15 year Restoration Warranty Over 10,000 Square Feet, Inspections in Years 2, 5, 10 & 15	SF	\$ 0.30	98,200	\$ 29,460.00
				SUBTOTAL	\$ 584,663.75
10.2.1	Performance and payment bond - bonding rate (percent of project)	Percent	0.40%		\$ 2,338.66
			TOTAL PROJECT COST	\$	587,002.41
* AGENCY FEE INCLUDED IN THIS PROPOSAL					
* APPLICABLE TAXES ARE NOT INCLUDED IN THIS PROPOSAL					
* PAYMENT AND PERFORMANCE BONDS ARE INCLUDED IN THIS PROPOSAL					
	* The pricing contained in this proposal meets the Price Warranty/Market Competitive Guarantee found in Part A of the Terms and Conditions of AEPA IFB#017 and is based part on site-specific conditions and unique circumstances presented on each individual project.				
	Ivan Trinidad				
	Construction Manager				
	(216) 212-8365 Cell				



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 05/01/2018

Agenda Category: Resolutions – Adoption

Key Element: Key 2 - Infrastructure & Facilities

Subject:

Resolution No. 85-18, Authorizing Relinquishment of Water Line Easement at 356 Sanford Avenue

Department:
Public Works

Ordinance/Resolution Number:
85-18

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 85-18, authorizing the City Manager to execute the documents necessary to relinquish a water line easement at 356 Sanford Avenue.

Summary:

The owners of 356 Sandford Avenue, Pedro & Erica Vieyre, have requested the relinquishment of a portion of a water line easement lying within said property.

Staff has conducted an analysis determining that the portions of the existing easement are no longer necessary for public use. The easement is in place because an original Richland water utility pipeline was located in the back yard of this lot. The City's water main replacement program replaced this pipeline in the street in front of the lot, thus making the easement unnecessary.

RCW 35.94.040 provides for the disposal of surplus property originally required for public utility purposes.

A public hearing was held at this evening's meeting. Unless new information is provided during the public hearing, staff recommends Council authorization to relinquish the easements as requested by the property owners.

Staff recommends approval of Resolution No. 85-18.

Fiscal Impact:

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

Attachments:

- I. Resolution No. 85-18

RESOLUTION NO. 85-18

A RESOLUTION of the City of Richland declaring surplus a portion of a certain water line easement recorded under Benton County's Auditor's File No. 356196 and lying within 356 Sanford Avenue.

WHEREAS, the owners of 356 Sanford Avenue, Pedro & Erica Vieyre, have requested the relinquishment of a portion of a water line easement lying within said property; and

WHEREAS, staff have determined that the portion of the existing easement is no longer necessary for public use; and

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

WHEREAS, notice was published on April 29, 2018 that a public hearing would be held on this date concerning the relinquishment of the portion of the water line easement; and

WHEREAS, the public hearing resulted in no input to City Council that changed staff's recommendation.

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

A portion of the Northeast ¼ of Section 15, Township 9 North, Range, 28 East, W.M., City of Richland, Benton County, Washington, described as follows:

That portion of Lot 10 Block 135 of the Plat of Richland, as recorded in Volumes 6 & 7 of Plats, records of said County and State, more particularly described as follows:

That portion of an existing 10.00 foot wide waterline easement running North-South through the middle of said Lot 10, as shown on Easement Sheet 12-C of said Plat of Richland.

BE IT FURTHER RESOLVED that the consideration in support of this conveyance, which covers the City's administrative processing fees, shall be paid by the applicant.

BE IT FURTHER RESOLVED that the City Manager is authorized to sign and execute relinquishment documents to release to Pedro and Erica Vieyre the City's interest in the specific portions of said easement lying within 356 Sanford Avenue, as depicted in **Exhibit A**, and to deliver the same upon payment.

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

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 1st day of May, 2018.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

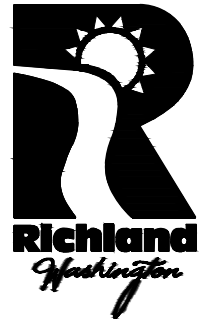
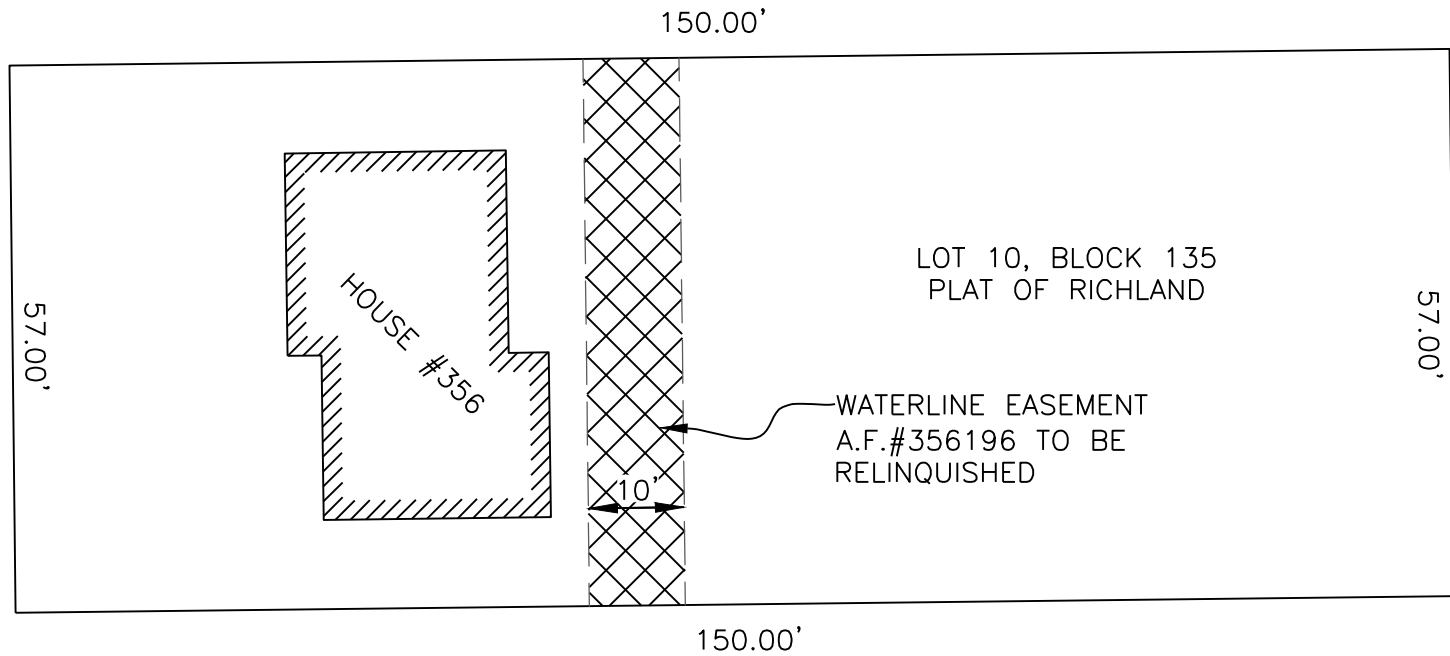
MARCIA HOPKINS, City Clerk

HEATHER KINTZLEY, City Attorney

EXHIBIT A

RELINQUISHMENT PERMIT #18-005

SANFORD AVE



Date: FEBRUARY 2018

PAGE 1/1

Scale: 1"=20'

18-005E

Drawn: TJB

Checked: DRP JR



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 05/01/2018

Agenda Category: Resolutions – Adoption

Key Element: Key 3 - Economic Vitality

Subject:

Resolution No. 86-18, Setting a Public Hearing Date for the Proposed Vacation of a Portion of Logston Boulevard Right-of-Way

Department:
Public Works

Ordinance/Resolution Number:
86-18

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 86-18, establishing a public hearing on June 5, 2018 to consider vacating a portion of the Logston Boulevard right-of-way.

Summary:

The City, as the predominant property owner, has planned for the development of the Horn Rapids Industrial Park and Horn Rapids Business Center. Since the 1990s, the City has adopted and amended master development plans for the area bounded on the south by SR-240, on the east by the Port of Benton railroad, on the north by Horn Rapids Road, and on the west by the City's landfill.

Through several actions, most recently in 2004, the City dedicated a public street right-of-way named Logston Boulevard from SR-240 to Battelle Boulevard. To date, only the most southerly 1,700 feet and the most northerly 2,100 feet of this planned street have been constructed. Approximately 5,800 feet lying between these two segments remains as unimproved right-of-way.

In recent years, the City's development plans have changed and no longer rely on completion of Logston Boulevard. Specifically, the City leased property for a railroad loop track that crosses the Logston Boulevard right-of-way in two places, with the road right-of-way occupying a portion of the interior of the railroad loop. Staff believes the Horn Rapids Industrial Park will develop without the need for this street. Staff also believes that the presence of the right-of-way unnecessarily burdens marketing efforts for properties near and within the rail loop. Therefore, staff recommends vacating the unimproved portions of this right-of-way to streamline marketing of Horn Rapids Industrial Park properties.

Washington State law requires a public hearing to consider vacating a public street right-of-way. Staff recommends that on June 5, 2018, a public hearing be set for the proposed vacation of a portion of Logston Boulevard right-of-way.

Fiscal Impact:

None.

Attachments:

- I. Resolution No. 86-18

RESOLUTION NO. 86-18

A RESOLUTION of the City of Richland setting a public hearing date to receive public comments on the proposed vacation of a portion of Logston Boulevard.

WHEREAS, Ordinance No. 30-82 dedicated right-of-way and easements for the southerly portion of Logston Boulevard connecting to State Route (SR) 240; and

WHEREAS, Ordinance No. 44-94 reduced the easement widths previously dedicated under Ordinance No. 30-82; and

WHEREAS, on February 5, 1995, City Council adopted Resolution No. 08-95 approving the Horn Rapids Business Center Master Plan establishing the transportation and utility corridors; and

WHEREAS, Ordinance No. 02-04 dedicated right-of-way for the Logston Boulevard corridor from SR-240 north to Battelle Boulevard; and

WHEREAS, on April 5, 2016, City Council adopted Resolution No. 78-16 updating the Horn Rapids Master Plan which removed some portions of the Logston Boulevard corridor; and

WHEREAS, Community Development and Public Works engineering staff have evaluated the City's long-term street connectivity needs within the Horn Rapids Industrial Park and have determined that Logston Boulevard is not needed; and

WHEREAS, City staff recommends vacation of the unneeded segments of Logston Boulevard to remove unnecessary encumbrances from City-owned property, thus facilitating smoother real estate transactions and future development.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that a public hearing date is set for **Tuesday, June 5, 2018 on or after 7:30 p.m. at the Richland City Hall Council Chambers, 505 Swift Boulevard, Richland, Washington** to receive public comments regarding the proposed vacation of Logston Boulevard between the cul-de-sac near Robertson Drive to the cul-de-sac north of the City's railroad track right-of-way.

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

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 1st day of May, 2018.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS, City Clerk

HEATHER KINTZLEY, City Attorney



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 05/01/2018

Agenda Category: Items for Approval

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Authorize Travel for Councilmember Lemley

Department:
City Manager

Ordinance/Resolution Number:

Document Type:
General Business Item

Recommended Motion:

Authorize travel for Councilmember Lemley to attend the Association of Washington Cities Annual Conference in Yakima, Washington from June 27-29, 2018.

Summary:

Councilmember Lemley plans to attend the Association of Washington Cities (AWC) Annual Conference in Yakima, Washington from June 27-29, 2018.

The AWC Annual Conference brings community leadership together to discuss common interests and provide latest insights into City and State issues. Keynote speakers will focus on leadership, teamwork, and ideas that help cities engage in learning new strategies to help solve problems.

Richland Municipal Code Sections 1.01.040 and 2.26.062 require Council approval for travel which requires either an overnight stay, the use of commercial transportation to travel outside of Washington State or when expenses exceed \$500.

Fiscal Impact:

Anticipated expenses for Councilmember Lemley to attend the AWC Annual Conference are \$660.36. There are enough funds in Council's tuition and travel budget line items to cover these expenses.

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 05/01/2018

Agenda Category: Expenditures - Approval

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Expenditures from April 9, 2018 - April 20, 2018 for \$5,474,795.29 including Check Nos. 256218-256733, Wire Nos. 6837-6858, Payroll Check Nos. 132587-133117 and 113118-113124, and Payroll Wire/ACH Nos. 10419-10434

Department:

Administrative Services

Ordinance/Resolution Number:

Document Type:

Expenditures

Recommended Motion:

Approve the expenditures from April 9, 2018, to April 20, 2018 in the amount of \$5,474,795.29.

Summary:

Breakdown of Expenditures:

Check Nos.	256218-256733	2,722,350.99
Wire Nos.	6837-6858	419,103.76
Payroll Check Nos.	132587-133117	2,602.27
Payroll Check Nos.	113118-113124	17,097.41
Payroll Wires/ACH	10419-10434	2,313,640.86
TOTAL		\$5,474,795.29

Fiscal Impact:

Yes

Total Disbursements: \$5,474,795.29.

Attachments:

1. Wire Transfers
2. Voucher Listing Report

VOUCHER LISTING REPORT
SUMMARY OF WIRE TRANSFERS
APRIL 9 - APRIL 20, 2018

Payee	Wire Description	Amount
Claim Wires - Wire No. 6837 to 6858		
CIGNA Health/Matrix/QBE/VSP	Insurance Claims	413,603.86
Discovery Benefits	Section 125	<u>5,499.90</u>
	Total Claim Wire Transfers	\$ 419,103.76
Payroll Wires & Direct Deposits (ACH) - Wire No. 10419 to 10434		
Payroll Wires *see description below	Total Payroll Wire Transfers & Deposits	<u>\$ 2,313,640.86</u>
Total Claim & Payroll Wires/ACH		<u><u>\$ 2,732,744.62</u></u>

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



City Of Richland

VL-1 Voucher Listing

From: 4/9/2018 To: 4/20/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
FUND 001 GENERAL FUND					
Division: 000 UNASSIGNED					
BENTON COUNTY TREASURER		0318BC	256402	CRIME VICTIMS COMP BCDC-MAR 18	\$812.76
CHARBONEAU, MICHAEL		18-147 CHARBONEAU	256637	18-147 WATOA CONFERENCE	\$382.13
GLASEN, HEIDI		18-063 GLASEN	256315	18-063 EVIDENCE COLLECTION	\$574.08
NELSON, MATT		18-064 NELSON	256346	18-064 SPECIALIZED ENTRY TE	\$438.00
PERMIT REFUND		2018-000711/718	256303	OVERPMT-DUPLEX-ONLY 1 PERMIT	\$53.00
SEELY, KRISTEN		18-090 SEELY	256357	18-090 APCO WESTERN REGIONA	\$140.00
WASHINGTON STATE PATROL		118006596	256727	BACKGROUND CHECKS-MARCH 2018	\$1,020.00
WASHINGTON STATE TREASURER		0318WS	256556	FINES & FORFEITURES BC-MAR18	\$1,072.30
				FINES & FORFEITURES BC-MAR18	\$41,785.28
		1ST QTR 2018	256728	1ST QTR 2018 FELONY FORFEITURE	\$3,532.30
WEBCHECK INC		5965	256558	WEBCHECK SRVC MAR 18	\$1,185.91
WILLIAMSON, SHELDON		18-088 WILLIAMSON	256732	18-088 NASTT 2018 NO-DIG SH	\$222.00
UNASSIGNED TOTAL ****					\$51,217.76
Division: 001 CITY COUNCIL					
BANK OF AMERICA		TXN00038151	256586	ALASKA AIR - LEMLEY TRIP 18-16	\$1,036.00
		TXN00038158		TRI-CITY REGIONAL CHAMBER - AN	\$40.00
		TXN00038279		ASSOC OF WA CITIES - LEMLEY CI	(\$200.00)
		TXN00038311		JCPENNEY 1256 - SUPPLIES FOR C	\$69.49
		TXN00038348		PAYPAL - TRIDEC ANNUAL MEETING	\$100.00
		TXN00038351		SQ VANITY BY LEIGH MAKEU - CO	\$69.00
		TXN00038364		JCPENNEY- RETURN SUPPLIES FOR	(\$69.49)
		TXN00038367		ALASKA AIR - LEMLEY TRIP 18-16	\$125.00
		TXN00038509		DROPBOX - ANNUAL FEE	\$107.51
		TXN00038589		GRAZE (PARKWAY) - LUNCH - PORT	\$279.44
CITY COUNCIL TOTAL ****					\$1,556.95
Division: 100 CITY MANAGER					
BANK OF AMERICA		TXN00038424	256586	APPLEBEES - CM MONTHLY MTG	\$22.56
		TXN00038563		UNITED WAY OF BENTON & FR - AW	\$20.00
		TXN00038571		FEDEX - AWC SCHOLARSHIP	\$6.76
VERIZON WIRELESS	P059067	9804385537	256721	WIRELESS CHARGES MARCH 2018 WC	\$38.71
CITY MANAGER TOTAL ****					\$88.03
Division: 101 CITY CLERK					
BANK OF AMERICA		TXN00038152	256586	ARMA Annual Dues - MH	\$195.00
		TXN00038682		Record Ord 15-18	\$82.00
BARHAM, DEBBY		031618-	256274	MILEAGE REIMB WMCA CONFEREN	\$54.50
TRI CITY HERALD	S017862	3560581	256719	ORD 14-18 PPF RAN ON 3/11/18	\$29.66
	S017862	3560599		ORD 11-18 CA RAN ON 3/11/18	\$24.72



City Of Richland

VL-1 Voucher Listing

From: 4/9/2018 To: 4/20/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
TRI CITY HERALD	S017862	3560619	256719	ORD 07-17 CDS RAN ON 3/11/18	\$66.74
	S017862	3574103		MTG NOTICE 032718 COUNCIL WORK	\$29.66
	S017862	3574117		MTG NOTICE 040518 COUNCIL RAN	\$29.66
	S017862	3574128		MTG NOTICE 032018 SPECIAL COUN	\$32.13
	S017862	3581435		ORD 15-18 CDS RAN ON 3/25/18	\$69.21
	S017862	3581449		ORD 16-18 PW RAN ON 3/25/18	\$32.13
WASHINGTON CITIES INSURANCE AUTHORITY		14104	256726	NOTARY BOND/M HOPKINS	\$40.00
WASHINGTON STATE TREASURER		NOTARY-HOPKINS	256304	NOTARY RENEWAL-M HOPKINS	\$30.00
CITY CLERK TOTAL ****					\$715.41
Division:	102	CITY ATTORNEY			
BANK OF AMERICA		TXN00038315	256586	WAPRO CONFERENCE - FULTON	\$175.00
		TXN00038627		ACT MRSC - Cancelled Class Rei	(\$95.00)
FOSTER PEPPER PLLC		1195110	256313	GENERAL LEGAL SERVICES	\$1,260.00
PRONTO PROCESS SERVICE INC		PTO-2017010013	256352	MESSENGER SERVICE-DECEMBER	\$40.00
		PTO-2018000997		MESSENGER SERVICE-JANUARY	\$40.00
		PTO-2018003079		MESSENGER SERVICE-MARCH	\$40.00
SENNER, ERIC		041018	256710	SUPPLIES REIMBURSEMENT	\$9.77
THOMSON REUTERS-WEST		837960364	256539	INFORMATION CHARGES-MAR 2018	\$2,215.32
VERIZON WIRELESS	P059067	9804385537	256721	WIRELESS CHARGES MARCH 2018 WC	\$38.71
	P059067			WIRELESS CHARGES MARCH 2018 WC	\$38.71
XEROX CORPORATION		092825599	256563	MX4-344681 BASE/PRINTS- MAR	\$53.75
CITY ATTORNEY TOTAL ****					\$3,816.26
Division:	110	ASSISTANT CITY MANAGER			
BANK OF AMERICA		TXN00038175	256586	STAPLES - PAPER, SCISSORS, TAP	\$277.09
		TXN00038207		ACT Washington City/Co - ACM A	\$315.00
		TXN00038323		STAPLES - WHITEOUT, TAPE, PAPE	\$40.23
		TXN00038345		FRED-MEYER #0286 - ANNEX KITCH	\$20.25
		TXN00038689		FRED-MEYER - CLASS & COMP MEET	\$33.77
VERIZON WIRELESS	P059067	9804385537	256721	WIRELESS CHARGES MARCH 2018 WC	\$38.71
XEROX CORPORATION		092825599	256563	MX4-344681 BASE/PRINTS- MAR	\$52.95
				MX4-344681 BASE/PRINTS- MAR	\$236.70
ASSISTANT CITY MANAGER TOTAL ****					\$1,014.70
Division:	111	COMMUNICATIONS & MARKETING			
BANK OF AMERICA		TXN00038147	256586	AMAZON - EMPLOYEE BREAKFAST S	\$61.38
		TXN00038154		SMARTSHEET	\$82.54
		TXN00038182		ADOBE SYSTEMS INC	\$32.57
		TXN00038199		TRAFFIC SAFETY-EMP BRKFST-PARK	\$283.53
		TXN00038202		FROST ME SWEET - GIFT CARD - A	\$25.00
		TXN00038252		NATOA - ANNUAL DUES - MARKETIN	\$190.00
		TXN00038257		THE HOME DEPOT #4746 - PHOTO D	\$3.23



City Of Richland

VL-1 Voucher Listing

From: 4/9/2018 To: 4/20/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00038280	256586	OFFICE DEPOT #1170 - SHARPIE M	\$0.62
		TXN00038296		FRED-MEYER - EMPLOYEE BREAKFAS	\$21.24
		TXN00038314		LOWES #00249 - TCUGM DONATION	\$9.51
		TXN00038325		SQ HARRINGTON'S TR - TROPHY E	\$9.23
		TXN00038328		OFFICE DEPOT #1078 - BALLOT BO	\$68.71
		TXN00038335		LET'S PARTY - EMPLOYEE BREAKFA	\$86.88
		TXN00038336		DOLLAR TREE - EMPLOYEE BREAKFA	\$65.16
		TXN00038339		REI-EMP BRKFST-GIFT BASKET	\$117.86
		TXN00038347		OFFICE DEPOT #2766 - SHARPIE M	\$5.41
		TXN00038348		PAYPAL - TRIDEC ANNUAL MEETING	\$25.00
		TXN00038355		AMAZON MKTPLACE - EMPLOYEE BRE	\$18.45
		TXN00038370		TARGET-EMP BRKFST-GIFT BASKET	\$106.19
		TXN00038371		TARGET-EMP BRKFST-GIFT BASKET	\$56.41
		TXN00038373		HOME DEPOT-EMP BRKFST-GIFT BAS	\$113.07
		TXN00038374		FAIRCHILD-EMP BRKFAST-GIFT BAS	\$50.00
		TXN00038375		TARGET-EMP BRKFST-GIFT BASKET	\$122.82
		TXN00038396		SANDYS TROPHIES INC - T.I.E. A	\$442.44
		TXN00038407		FRED-MEYER - CUPCAKES - EMPLOY	\$164.74
		TXN00038432		STK SHUTTERSTOCK, INC.	\$29.00
		TXN00038565		UW SUPERSTARS-(SG,PE,SE,HL,CP,	\$120.00
		TXN00038686		ADOBE SYSTEMS INC	\$32.57
HARRINGTON'S TROPHIES		77986	256320	LETTRICK-30 YR AWARD	\$116.75
VERIZON WIRELESS	P059067	9804385537	256721	WIRELESS CHARGES MARCH 2018 WC	\$76.23
WEST COAST PAPER COMPANY		10600963	256559	PAPER 67# BRIGHT WHITE	\$304.08
		10600964		18X12 80# WHITE	\$77.52
XEROX CORPORATION		092825620	256563	BG2-946472 BASE/PRINTS- MAR	\$429.85
				BG2-946472 BASE/PRINTS- MAR	\$384.40
		092825621		B35-458536 BASE CHG ONLY - MAR	\$140.31
		092825622		XU6-476287 BASE/PRINTS- MAR	\$425.01
				XU6-476287 BASE/PRINTS- MAR	\$1,148.11
COMMUNICATIONS & MARKETING TOTAL ****					\$5,445.82
Division:	112	CABLE COMMUNICATIONS			
BANK OF AMERICA		TXN00038252	256586	NATOA - ANNUAL DUES - CABLE CO	\$190.00
		TXN00038265		BROWNPAPERTICKETS COM - WATOA	\$182.12
CHARBONEAU, MICHAEL		18-147 CHARBONEAU	256637	18-147 WATOA CONFERENCE	\$91.72
CITY OF RICHLAND			256640	18-147 WATOA CONFERENCE	\$382.13
INGHAM, MARK		032618	256325	MILEAGE REIMB 01-03/2018	\$54.50
CABLE COMMUNICATIONS TOTAL ****					\$900.47
Division:	113	HANFORD COMMUNITIES			
LARSEN, PAM BROWN		18-196 LARSEN	256677	18-196 DOE WM CONFERENCE	\$1,300.16



City Of Richland

VL-1 Voucher Listing

From: 4/9/2018 To: 4/20/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
XEROX CORPORATION		092825599	256563	MX4-344681 BASE/PRINTS- MAR	\$53.75
HANFORD COMMUNITIES TOTAL****					\$1,353.91
Division:	120	FIRE			
BANK OF AMERICA		TXN00038153	256586	AMAZON - TRAINING BOOKS	\$59.75
		TXN00038171		FF BOOKSTORE - INST I STUDY GU	\$87.30
		TXN00038191		IAAI - PATTERSON MEMBERSHIP	\$100.00
		TXN00038192		Amazon - USB DVD drive	\$105.20
		TXN00038208		AMAZON - FIRE INST I BOOK	\$242.67
		TXN00038223		AMAZON - FIRE INST I BOOKS	\$83.82
		TXN00038228		PNW FIRE INV - EARLY BIRD RFND	(\$50.00)
		TXN00038238		CHARTER - STA INTERNET FEES	\$251.20
		TXN00038256		RED WING - ESTELL BOOTS	\$250.23
		TXN00038361		STAPLES - PAPER, PENS	\$131.91
		TXN00038413		DE WILLIAMS - HELMET SHIELDS	\$477.80
		TXN00038485		AMAZON - STA COOKWARE	\$123.89
		TXN00038534		AMAZON - FOOD STORAGE CONT'S	\$22.96
		TXN00038546		IP Phone for Fire	\$179.94
		TXN00038611		AMAZON - KITCHEN UTENSILS	\$20.62
BASIN DEPARTMENT STORE INC		323317	256398	REDBACK DAYBOOT (GRUBENHOFF)	\$211.75
BENTON RURAL ELECTRIC ASSOCIATION		03/18-74170526	256404	COLLINS RD RADIO TOWER-ELECTRI	\$79.73
BIG TOE AUTO SALVAGE		7-2018	256278	3 TRNG AUTO DELIVER/PICK UP	\$798.21
CHAPLAIN SERVICES NETWORK		RFD-03312018	256418	CHAPLAIN SRVCS JAN-MAR 2018	\$247.50
CITY OF RICHLAND		03/2018 MAR	256639	CITY UTILITY BILLS/MAR 2018	\$3,793.80
COLUMBIA FITNESS		M478	256426	DIAGNOSTIC SERVICE-ST 73	\$103.17
FRONTIER		04/18 2061880334	256447	VHF PHONE LINE 3/19-4/18/18	\$422.86
HARDGROVE, ADAM		18-183 HARDGROVE	256319	18-183 S-230 CREW BOSS CLAS	\$331.90
REGION 8 FIRE COUNCIL		06-644	256508	IFSAC HASMAT OPS (ALMON)	\$100.00
UPTOWN CLEANERS		95634	256549	LINEN/UNIFORM LAUNDRY SRVCS	\$259.85
		95690		LINEN/UNIFORM LAUNDRY SRVCS	\$235.44
		95720		PANTS LABELING X2	\$35.84
		95772		LINEN/UNIFORM LAUNDRY SRVCS	\$261.01
		95841		LINEN/UNIFORM LAUNDRY SRVCS	\$242.21
		95893		LINEN/UNIFORM LAUNDRY SRVCS	\$272.51
VERIZON WIRELESS	P059067	9804385537	256721	WIRELESS CHARGES MARCH 2018 WC	\$769.95
	P059067			WIRELESS CHARGES MARCH 2018 WC	\$546.11
FIRE TOTAL****					\$10,799.13
Division:	130	POLICE			
A & A MOTORCOACH INC		78257	256576	CITIZENS ACADEMY TOUR-2/18	\$461.25
AMERICAN MESSAGING SERVICES LLC		W4100724SD	256580	BALANCE DUE-CLOSE OUT ACCOUNT	\$5.75
BANK OF AMERICA		TXN00038150	256586	PARTY CITY 981 - TABLE CLOTHS/	\$13.01



City Of Richland

VL-1 Voucher Listing

From: 4/9/2018 To: 4/20/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00038190	256586	WAL-MART #3261 - SHOE POLISH	\$6.43
		TXN00038216		STAPLES - RECYCLE CONTAINERS/W	\$78.95
		TXN00038229		AMAZON - STRYKE PANT	\$81.44
		TXN00038230		OPS CORE INC - CHINSTRAP EXTEN	\$12.00
		TXN00038232		TALOS TACTICAL - STRYKE PANT	\$73.29
		TXN00038235		GRIGGS ACE RICHLAND - ROLLER T	\$3.25
		TXN00038236		UPS 0000002654EE098	\$21.50
		TXN00038237		AMAZON - MALICE CLIPS	\$137.14
		TXN00038240		GUNARAMA WHOLESALE - GLOCK PAR	\$905.72
		TXN00038243		STAPLES - COPY PAPER	\$205.04
		TXN00038246		STAPLES - Credit	(\$433.29)
		TXN00038255		CELLEBRITE INC. - CCME TEST ON	\$300.00
		TXN00038263		DOLAN CONSULTING GROUP - WEBIN	\$95.00
		TXN00038267		STAPLES - CD/DVD ENVELOPES	\$190.05
		TXN00038282		COSTCO WHSE - CAT LIGHTS	\$34.73
		TXN00038295		BRAVO CONCEALMENT - GUN HOLSTE	\$319.96
		TXN00038299		AMAZON - BOOT	\$152.03
				AMAZON - CD SLEEVES ENVELOPES	\$21.01
		TXN00038301		WALGREENS #10478 - DVD	\$92.27
		TXN00038307		MAGNUM ELECTRONICS - RADIO ADA	\$859.80
		TXN00038309		LN CURTIS - RADIO POUCHES	\$185.56
		TXN00038313		Amazon.com - FLASHLIGHT SHEATH	\$59.22
		TXN00038322		ALBERTSONS - CITIZENS ACADEMY	\$99.60
		TXN00038357		COSTCO WHSE #0486 - CITIZENS A	\$167.44
		TXN00038363		ACT Forensic TRaining - Credit	(\$650.00)
		TXN00038365		UPS 0000002654EE108	\$57.61
		TXN00038372		AMAZON - HEAVY DUTY STAPLER	\$20.19
				AMAZON - 16GB FLASH DRIVE	\$54.28
		TXN00038378		Amazon.com - SHOES COBB	\$81.92
		TXN00038411		AMAZON - SHOE POLISH	\$30.38
		TXN00038417		COPQUEST INC - SABRE JACKET	\$249.99
		TXN00038420		BLAUER MANUFACTURING - BOOT	\$174.99
		TXN00038430		RESCUE ESSENTIALS - COMBAT GAU	\$256.93
		TXN00038443		STAPLES - WHITEBOARD/KEYBOARD/	\$193.24
		TXN00038446		AMAZON - CELL PHONE SHIELDING	\$64.04
		TXN00038497		WAPRO - REGISTRATION AVERY #18	\$200.00
		TXN00038498		WAPRO - REGISTRATION WALKER #1	\$200.00
		TXN00038502		N AMERICA RESCUE PRODUCT - TOU	\$191.90
		TXN00038504		WAPRO - REGISTRATION HOGUE #18	\$200.00
		TXN00038506		UPS 0000002654EE118	\$22.11
		TXN00038517		COMFORT SUITES - CHARGED IN ER	\$501.40



City Of Richland

VL-1 Voucher Listing

From: 4/9/2018 To: 4/20/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00038525	256586	POLICEONE - MILLER TASER CEW I	\$225.00
		TXN00038526		EB WA DRE SHIRT ORDER - EDWARD	\$70.00
		TXN00038532		COMFORT SUITES - Credit FOR ER	(\$501.40)
		TXN00038536		UNITEDSCOPE - 10MP MICROSCOPE	\$249.98
		TXN00038543		PROFORCE LAW ENFORCEME - TSR P	\$350.16
		TXN00038553		EB 2018 SEX OFFENDER - REGISTR	\$75.00
		TXN00038557		STAPLES - COPY PAPER/FILE FOLD	\$272.01
		TXN00038568		THE HOME DEPOT - ROPE/PVC/DRIL	\$230.22
		TXN00038604		TALOS TACTICAL - MAGPUL M-LOK	\$64.92
		TXN00038608		UPS 0000002654EE128	\$49.92
		TXN00038610		ADORAMA INC - FOOTPRINT RES LI	\$62.15
		TXN00038616		LN CURTIS - RADIO HOLDER	\$161.10
		TXN00038617		POLICE TECHNICAL - OPEN SOURCE	\$450.00
		TXN00038620		GALLS - RIOT DUTY HELMET	\$120.76
		TXN00038622		POLICE TECHNICAL - CRAIGSLIST	\$475.00
		TXN00038623		WAL-MART #3380 - GAUZE PADS	\$19.02
		TXN00038624		IACP - REGISTRATION TAYLOR 18-	\$425.00
		TXN00038628		PAYPAL NW GANG INV - REGISTRA	\$300.00
		TXN00038635		POLICE TECHNICAL - REGISTRATIO	\$450.00
		TXN00038636		IACP - REGISTRATION SMITH 18-1	\$425.00
		TXN00038637		WM SUPERCENTER #3261 - ORGANIZ	\$63.15
		TXN00038644		MTD CUB CADET - BLADE/BELTS FO	\$150.05
		TXN00038646		ETS GROUP - C.A.M. LOADER	\$66.96
		TXN00038648		ROSEN HOTELS CENTRE - SMITH #	\$1,159.88
		TXN00038650		DELTA AIR 0062318602843 - TA	\$563.60
		TXN00038651		OPS CORE INC - HELMET	\$1,138.40
		TXN00038655		COSTCO WHSE - WATER/CAKE	\$28.73
		TXN00038658		THE HOME DEPOT #4746 - ORGANIZ	\$59.60
		TXN00038660		ROSEN HOTELS CENTRE - TAYLOR 1	\$1,159.88
		TXN00038663		ETSY.COM - CHIEF'S PLAQUE	\$106.44
		TXN00038666		DELTA AIR 0062318602844 -SMI	\$563.60
		TXN00038691		AMAZON - MONITOR STAND/SD CARD	\$139.51
BERGER, KEVIN	032118		256277	SUPPLIES REIMB BOMB SQUAD	\$25.56
CHARTER COMMUNICATIONS	04/18-0309703POL		256638	RPD INTERNET SRVCS 3/29-4/28	\$78.96
CITY OF RICHLAND	03/2018 MAR		256639	CITY UTILITY BILLS/MAR 2018	\$3,736.32
	18-063 GLASEN		256289	18-063 EVIDENCE COLLECTION	\$574.08
	18-064 NELSON			18-064 LOCK PICKING/ENTRY T	\$438.00
	18-116 CROUCH			18-116 EXPLOSIVE BREACHING	\$793.40
COLUMBIA FITNESS	M456		256643	TREADMILL SERVICE/PARTS	\$505.45
DAY WIRELESS SYSTEMS	458445		256649	SINGLE PIN/MOLDED GEL INSERT	\$484.36
DELTA HEATING & COOLING INC	35130		256651	PREVENTATIVE MAINT-HVAC RANGE	\$194.28



City Of Richland

VL-1 Voucher Listing

From: 4/9/2018 To: 4/20/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
DOMESTIC VIOLENCE SERVICES		25026	256654	DOMESTIC VIOLENCE SRVCS-FEB 18	\$888.50
GLASEN, HEIDI		18-063 GLASEN	256315	18-063 EVIDENCE COLLECTION	\$33.14
JUDGE, DARRYL		18-076 JUDGE	256329	18-076 HIS TASK FORCE TRAIN	\$1,167.68
MATHENY, RODNEY C		18-152 MATHENY	256682	18-152 GUNARAMA	\$18.00
MISTER CAR WASH		132967	256685	RPD VEHICLE WASHES-NOV 2017	\$39.20
		135463		RPD VEHICLE WASHES-JAN 2018	\$11.20
NATIONAL ASSN OF SCHOOL RESOURCE		22288WA	256690	INTERNET SAFETY REG-PARISH	\$395.00
		22460CONF		2018 CONFERENCE-PARISH 18-195	\$650.00
NELSON, MATT		18-064 NELSON	256346	18-064 LOCK PICKING/ENTRY T	\$73.69
OXARC INC		60055621	256694	CYLINDER RENTAL-DECEMBER	\$8.34
		60115179		CYLINDER RENTAL-MARCH	\$8.34
POLICE TECHNICAL		16856	256700	INVESTIGATION CLASS-STOHEL	\$395.00
RIVER CITY TOWING INC		16195	256708	TOW CHARGE	\$48.87
		16199		TOW CHARGE	\$48.87
		16200		TOW CHARGE	\$48.87
		16202		TOW CHARGE	\$48.87
		16209		TOW CHARGE	\$48.87
		16214		TOW CHARGE	\$48.87
		16253		TOW CHARGE	\$48.87
		16258		TOW CHARGE	\$48.87
		16261		TOW CHARGE	\$48.87
STOHEL, HYRUM		18-145 STOHEL	256713	18-145 PRISONER TRANSPORT	\$56.00
TRANS UNION RISK & ALTERNATIVE DATA		03/18-204527	256717	RPD RECORDS SEARCH-MARCH	\$119.46
TREASURE VALLEY COFFEE CO		101385	256718	RPD COFFEE DELIVERY	\$283.28
VERIZON WIRELESS	P059067	9804385537	256721	WIRELESS CHARGES MARCH 2018 WC	\$4,880.27
WASHINGTON STATE PATROL		00066215	256727	ACCESS USER FEE 1/1-3/31/18	\$600.00
POLICE TOTAL ****					\$32,068.11
Division:	210	ADMINISTRATIVE SERVICES			
BANK OF AMERICA		TXN00038397	256586	SHRM-KOCH 2018 MEMBERSHIP	\$209.00
		TXN00038402		PERPLEXIT-ASD TEAM BLDG EVENT	\$126.00
		TXN00038416		PERPLEXIT-ASD TEAM BLDG EVENT	\$126.00
		TXN00038657		BOBS-ASD LUNCH MTG-CK/BL/JR/RB	\$69.82
BOTTINEAU, IRMA J		18-103 BOTTINEAU	256280	18-103 PUBLIC RECORDS ACT T	\$27.90
VERIZON WIRELESS	P059067	9804385537	256721	WIRELESS CHARGES MARCH 2018 WC	\$38.71
ADMINISTRATIVE SERVICES TOTAL ****					\$597.43
Division:	211	FINANCE			
BANK OF AMERICA		TXN00038188	256586	RED ROBIN NO 231 - Purchase	\$66.29
		TXN00038211		STAPLES - Purchase	\$549.20
		TXN00038244		STAPLES - Purchase	\$11.39
		TXN00038331		STAPLES - Purchase	\$466.76



City Of Richland

VL-1 Voucher Listing

From: 4/9/2018 To: 4/20/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00038406	256586	STAPLES - Purchase	\$56.83
		TXN00038435		WFOA-J WILLIS CONF BUDGETING	\$125.00
		TXN00038516		PITNEY BOWES/RED INK CARTRIDGE	\$325.79
		TXN00038521		GRAZE - RICHLAND - Purchase	\$51.42
		TXN00038547		PANERA BREAD #601965 - Purchas	\$53.09
		TXN00038558		PANERA BREAD #601965 - Purchas	\$18.10
		TXN00038584		STAPLES - Purchase	\$104.74
		TXN00038592		STAPLES - Purchase	\$76.01
		TXN00038643		STAPLES - Purchase	\$224.22
		TXN00038674		FRED-MEYER #0286 - Purchase	\$34.22
		TXN00038687		FRED-MEYER #0286 - Purchase	\$18.41
BRIMACOMBE, RYAN		033118	256631	MILEAGE Q1/2018 REIMBURSEME	\$37.28
COLUMBIA INDUSTRIES SUPPORT LLC		0063302	256427	ON SITE SHREDDING WO #0104274	\$35.18
		0063359		ON SITE SHREDDING WO #0104273	\$35.18
GARDA CL NORTHWEST INC		10381210	256448	ARMORED CAR SRVCS march 2018	\$457.16
KETCHUM MFG CO. INC.		INV141502	256676	ANIMAL CONTROL TAGS	\$1,189.67
POSTMASTER		PERMIT 153-03/31	256565	POSTAGE 03/01 - 03/31/2018	\$6,469.78
REDSSON LTD		197215	256507	PORTAL SERVICE LOCATES-MAR	\$258.00
RETAIL LOCKBOX INC		18034812	256509	UB PYMT PROCESSING MARCH 18	\$2,391.47
VERIZON WIRELESS	P059067	9804385537	256721	WIRELESS CHARGES MARCH 2018 WC	\$48.95
	P059067			WIRELESS CHARGES MARCH 2018 WC	\$38.71
WILLIS, JENNY		032018	256379	MILEAGE REIMB 01-03/2018	\$12.43
		123117		MILEAGE REIMB 2017	\$50.83
XEROX CORPORATION		092825613	256563	MX4-346672 BASE/PRINTS-MARCH	\$294.64
		092825614		LX5-692029 BASE/PRINTS-MARCH	\$205.84
FINANCE TOTAL ****					\$13,706.59
Division:	212	PURCHASING			
BANK OF AMERICA		TXN00038227	256586	NATIONAL INSITUTE OF GOVE - NI	\$439.00
		TXN00038302		OFFICE DEPOT/PAPER/PEN	\$21.00
				OFFICE DEPOT/PAPER/PEN	\$55.58
		TXN00038333		7070 Dominos Pizza - WH Physic	\$32.56
CITY OF RICHLAND		03/2018 MAR	256639	CITY UTILITY BILLS/MAR 2018	\$771.56
VERIZON WIRELESS	P059067	9804385537	256721	WIRELESS CHARGES MARCH 2018 WC	\$33.06
	P059067			WIRELESS CHARGES MARCH 2018 WC	\$19.35
XEROX CORPORATION		092825604	256563	MX4-340609 BASE/PRINTS- MAR	\$232.00
		092825615		MX4-354245 BASE/PRINTS- MAR	\$236.70
PURCHASING TOTAL ****					\$1,840.81
Division:	213	INFORMATION TECHNOLOGY			
BANK OF AMERICA		TXN00038220	256586	Amazon - Wireless Mouse	\$52.13
		TXN00038252		NATOA - ANNUAL DUES - INFORMAT	\$190.00



City Of Richland

VL-1 Voucher Listing

From: 4/9/2018 To: 4/20/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00038290	256586	CAPM Training	\$12.99
		TXN00038291		Office Supplies	\$31.19
		TXN00038303		A+ Training	\$25.98
		TXN00038306		Adobe ColdFusion	\$1,530.24
		TXN00038332		Cisco WebEx	\$604.68
		TXN00038404		PMI - Membership	\$154.00
		TXN00038434		STAPLES - Printer Paper	\$328.06
		TXN00038566		Cables For Library	\$117.00
		TXN00038598		Food for ERP Meeting work thro	\$90.74
		TXN00038630		CAPM Training	\$29.97
		TXN00038679		Laptop Battery	\$96.43
		TXN00038693		Server Memory	\$641.25
COLLABWARE	P059019	1436	256292	Collabware upgrade license cha	\$21,000.00
	P059019			Collabware maintenance upgrade	\$4,200.00
	P059019			Collabware discount	(\$1,260.00)
COLUMBIA INDUSTRIES SUPPORT LLC		0063415	256427	ON SITE SHREDDING WO #0102945	\$27.50
DELL COMPUTER CORPORATION	P058814	10223510250	256301	ADJUST TAX	\$0.01
	P058814			Precision T3620 Mini Tower	\$1,063.56
EN POINTE TECHNOLOGIES SALES LLC	P058937	1028194	256657	Year 2 of 3 annual Microsoft E	\$127,328.71
SMARSH, INC.	S017774	INV00334698	256360	ANNUAL RENEWAL MESSAGE ARCHIVI	\$1,130.00
VERIZON WIRELESS	P059067	9804385537	256721	WIRELESS CHARGES MARCH 2018 WC	\$337.17
	P059067			WIRELESS CHARGES MARCH 2018 WC	\$15.02
VISION TECHNOLOGY SOLUTIONS LLC DBA		36515	256722	SSL CERT WWW.CI.RICHLAND.WA.US	\$299.00
XIOLOGIX LLC		5844	256564	REMOTE-PROFESSIONAL SERVICES	\$325.80

INFORMATION TECHNOLOGY TOTAL ****

\$158,371.43

Division: 220 HUMAN RESOURCES

BANK OF AMERICA		TXN00038148	256586	ULINE-FIRST AID KITS	\$82.10
		TXN00038217		STAPLES-HEATER/STAPLER/KEYBRD	\$192.16
		TXN00038369		AMERICAN PW-ADV CIVIL ENG II	\$325.00
		TXN00038379		STAPLES-LABELS/WIPES	\$43.01
		TXN00038381		PANERA-IAFF-BC NEGOTIATIONS	\$129.47
		TXN00038382		OR CHPTR APA-ADV DEV SERV MGR	\$75.00
		TXN00038386		AWC-ADV DEV SERV MGR	\$50.00
		TXN00038390		WEST PLANNER-ADV DEV SERV MGR	\$50.00
		TXN00038391		ICMA-ADV DEV SERV MGR	\$74.25
		TXN00038403		APA-ADV DEV SERV MGR	\$295.00
		TXN00038405		APA-ADV DEV SERV MGR	\$100.00
		TXN00038429		Headset for HR	\$266.87
		TXN00038447		STAPLES-MESH SORTER	\$24.97
		TXN00038451		COMP PRIME-EXCEL FOR HR PROF	\$199.00
		TXN00038458		ULINE-RETURN-FIRST AID KITS	(\$69.50)



City Of Richland

VL-1 Voucher Listing

From: 4/9/2018 To: 4/20/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00038464	256586	STAPLES-ELEC STAPLER	\$47.21
		TXN00038467		STAPLES-MOUNTING PUTTY	\$127.34
		TXN00038488		STAPLES-METAL BOOKENDS	\$9.44
		TXN00038505		MRSC-WEBINAR-COACHING-LP/RP/JR	\$140.00
		TXN00038512		STAPLES-DESKTOP BOOKEND	\$20.61
		TXN00038569		STAPLES-FILE JACKETS	\$29.48
		TXN00038591		STAPLES-FILE JACKETS	\$17.80
		TXN00038631		GOTPRINT.COM - MARCH BUSINESS	\$67.14
		TXN00038642		GOTPRINT.COM - MARCH BUSINESS	\$68.98
		TXN00038645		PANERA-IAFF NEGOTIATIONS	\$27.00
EMPLOYMENT SCREENING SERVICES, INC		39427541194	256656	BACKGROUND/REFERENCE CHECKS	\$372.00
EN POINTE TECHNOLOGIES SALES LLC	P058971	93269998	256308	Adobe Acrobat 2017 License - H	\$339.58
JUBB, ALLISON		18-181 JUBB	256675	18-181 LERA CONFERENCE	\$447.26
ON SCENE MEDICAL SERVICES, P.C.		1035	256693	PRE EMP-PHYSICALS/CDL	\$975.00
VERIZON WIRELESS	P059067	9804385537	256721	WIRELESS CHARGES MARCH 2018 WC	\$38.71
HUMAN RESOURCES TOTAL ****					\$4,564.88
Division:	300	COMMUNITY &DEVELOPMENT SERVICE			
ABADAN INC		AR15039	256578	LG FORMAT SCANNER	\$141.13
BANK OF AMERICA		TXN00038262	256586	COLUMBIA CLEANERS - STAFF SHIR	\$13.03
		TXN00038281		WAPRO - REGISTRATION, TRIP 18-	\$175.00
		TXN00038348		PAYPAL - TRIDEC ANNUAL MEETING	\$25.00
		TXN00038385		Stick+Stone - SHARED VALUES GI	\$60.00
		TXN00038392		BENTON CO AUDITOR - COPIES OF	\$13.00
		TXN00038629		HOLIDAY INN EXP-TRIP #18-144,	\$168.88
VERIZON WIRELESS	P059067	9804385537	256721	WIRELESS CHARGES MARCH 2018 WC	\$30.46
XEROX CORPORATION		092825600	256733	MX4-343179 BASE/PRINTS-MARCH	\$372.23
		092825602	256563	LX5-692207 BASE/PRINTS-MARCH	\$77.61
COMMUNITY &DEVELOPMENT SERVICE TOTAL ****					\$1,076.34
Division:	301	DEVELOPMENT SERVICES			
BANK OF AMERICA		TXN00038248	256586	SMARTSIGN - INSPECTION TAGS	\$353.04
		TXN00038266		AMAZON - CODE BOOK TABS	\$23.43
		TXN00038431		ENZIAN INN - TRIP #18-039, M/B	\$384.33
		TXN00038448		STAPLES - WALL HANGER	\$5.42
		TXN00038469		STAPLES - COPY PAPER, TAPE, HA	\$114.16
		TXN00038537		Amazon.com -CODE BOOK TABS	\$16.28
		TXN00038596		INT'L CODE COUNCIL INC - ANNUA	\$125.00
		TXN00038685		PAYPAL -TRIP #18-188, C. SOMER	\$200.00
MCLEAN LAW OFFICE	P058988	GM-03/13/2018	256337	2018 HEARING EXAMINER SERVICES	\$6,097.50
MID COLUMBIA ENGINEERING INC	P058675	ST009774	256338	ANISA GARCIA, CLERICAL ASSISTA	\$745.20
	P058675	ST009781		ANISA GARCIA, CLERICAL ASSISTA	\$745.20



City Of Richland

VL-1 Voucher Listing

From: 4/9/2018 To: 4/20/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
TRI CITY HERALD	S017862	3504820	256719	PHN 031218 HE RAN ON 3/6/18	\$125.58
VERIZON WIRELESS	P059067	9804385537	256721	WIRELESS CHARGES MARCH 2018 WC	\$463.94
WATER SOLUTIONS INC		18230	256557	3 WTR MACHINES - MARCH 2018	\$39.63
				3 WTR MACHINES - MARCH 2018	\$16.29
DEVELOPMENT SERVICES TOTAL ****					\$9,455.00
Division:	302	REDEVELOPMENT			
BANK OF AMERICA		TXN00038250	256586	IEDC ONLINE - TRIP 18-033, REG	\$650.00
		TXN00038409		UBER TRIP - TRIP # 18-033, T	\$35.45
		TXN00038415		UBER - TRIP # 18-033, TRANSP	\$3.50
		TXN00038452		RPS PASCO - PARKING, TRIP#18-0	\$30.00
		TXN00038453		UBER -TRIP#18-033, M.THOMAS,	\$5.54
		TXN00038475		UBER -TRIP#18-033, M.THOMAS, T	\$36.96
		TXN00038496		INTERCONTINENTAL -TRIP #18-133	\$510.98
REDEVELOPMENT TOTAL ****					\$1,272.43
Division:	303	LIBRARY			
ADAMS, LISA M		18-161 ADAMS	256261	18-161 SPOKANE LIBRARY	\$281.07
BANK OF AMERICA		TXN00038145	256586	RECORDED AUDIOBOOKS	\$78.24
		TXN00038169		INGRAM BOOKS	\$63.41
		TXN00038170		INGRAM BOOKS	\$250.15
		TXN00038183		INGRAM BOOKS	\$41.68
		TXN00038184		INGRAM BOOKS	\$1,144.49
		TXN00038198		MIDWEST DVD	\$278.47
		TXN00038204		STAPLES - Purchase	\$335.20
		TXN00038210		INGRAM BOOKS	\$280.88
		TXN00038221		MIDWEST DVD	\$179.46
		TXN00038254		INGRAM BOOKS	\$117.20
		TXN00038273		BLACKSTONE AUDIO	\$92.30
		TXN00038276		INGRAM BOOKS	\$157.96
		TXN00038285		TARGET 00023143 - Purch	\$19.96
		TXN00038289		INGRAM BOOKS	\$116.58
		TXN00038293		INGRAM BOOKS	\$2,459.84
		TXN00038300		OVERDRIVE DIGITAL	\$11.99
		TXN00038310		INGRAM BOOKS	\$82.68
		TXN00038317		INGRAM BOOKS	\$283.80
		TXN00038327		COSTCO WHSE #0486 - Purchase	\$3.25
		TXN00038337		INGRAM BOOKS	\$64.86
		TXN00038342		INGRAM BOOKS	\$254.23
		TXN00038360		TARGET 00008300 - Purch	\$8.37
		TXN00038362		MIDWEST DVD	\$31.00
		TXN00038366		FASTSIGNS - Purchase	\$43.94



City Of Richland

VL-1 Voucher Listing

From: 4/9/2018 To: 4/20/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00038368	256586	INGRAM BOOKS	\$28.71
		TXN00038377		OVERDRIVE DIGITAL	\$212.90
		TXN00038380		INGRAM BOOKS	\$135.11
		TXN00038394		STAPLES - Purchase	\$39.41
		TXN00038412		INGRAM BOOKS	\$354.41
		TXN00038421		INGRAM BOOKS	\$25.73
		TXN00038426		INGRAM BOOKS	\$1,193.17
		TXN00038438		INGRAM BOOKS	\$385.87
		TXN00038456		INGRAM BOOKS	\$148.72
		TXN00038463		SP VENMILL - Purchase	\$713.90
		TXN00038476		INGRAM BOOKS	\$245.76
		TXN00038511		INGRAM BOOKS	\$626.25
		TXN00038513		DEMCO INC - Purchase	\$182.55
		TXN00038515		INGRAM BOOKS	\$128.71
		TXN00038528		INGRAM LIBRARY SERVICES - Purc	\$312.55
		TXN00038529		INGRAM BOOKS	\$671.72
		TXN00038530		TARGET 00023143 - Purch	\$167.22
		TXN00038539		INGRAM BOOKS	\$203.14
		TXN00038551		INGRAM BOOKS	\$281.64
		TXN00038562		INGRAM LIBRARY SERVICES - Purc	\$515.04
		TXN00038564		THE HOME DEPOT #4746 - Purchas	\$86.85
		TXN00038574		INGRAM LIBRARY SERVICES - Purc	\$31.71
		TXN00038582		INGRAM BOOKS	\$214.69
		TXN00038595		INGRAM LIBRARY SERVICES - Purc	\$25.73
		TXN00038626		INGRAM LIBRARY SERVICES - Purc	\$108.26
		TXN00038633		INGRAM LIBRARY SERVICES - Purc	\$169.10
		TXN00038640		BLACKSTONELIBRARY.COM - Purcha	\$200.69
		TXN00038641		STAPLES - Purchase	\$574.28
		TXN00038653		MIDWEST TAPE LLC - Purchase	\$959.00
		TXN00038656		INGRAM LIBRARY SERVICES - Purc	\$333.76
		TXN00038664		BRODART SUPPLIES - Purchase	\$95.54
		TXN00038684		INGRAM LIBRARY SERVICES - Purc	\$295.08
CITY OF RICHLAND		03/2018 MAR	256639	CITY UTILITY BILLS/MAR 2018	\$3,589.09
COLUMBIA INDUSTRIES SUPPORT LLC		0063771	256644	ON SITE SHREDDING WO #0103647	\$43.58
ENVISION WARE INC		INV-US-35404	256437	MOBILE SERVICE SUBSCRIPTION	\$787.35
FRONTIER	S017864	4/18 5099433152	256661	TELEPHONE CHARGES 4/4/18 - 5/3	\$378.73
PACIFIC OFFICE AUTOMATION		287368	256695	RICOH PRINTER	\$183.72
VERIZON WIRELESS	P059067	9804385537	256721	WIRELESS CHARGES MARCH 2018 WC	\$87.48
XEROX CORPORATION		092825524	256733	7HB-469027 BASE CHARGE-APRIL	\$10.86
		092825625		LX5-692917 BASE/PRINTS-MARCH	\$320.91
		092825626		LX5-692939 BASE/PRINTS-MARCH	\$177.16



City Of Richland

VL-1 Voucher Listing

From: 4/9/2018 To: 4/20/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
XEROX CORPORATION		092825627	256733	LX5-692943 BASE/PRINTS-MARCH	\$149.10
		092825628		LX5-692946 BASE/PRINTS-MARCH	\$363.63
LIBRARY TOTAL ****					\$22,439.82
Division:	330	PARKS & RECREATION ADMIN			
BANK OF AMERICA		TXN00038292	256586	FRED-MEYER #0286 - SUPPLIES FO	\$14.33
		TXN00038319		DELTA AIR 0062316787674 - NC	\$808.20
		TXN00038346		TRAVEL INSURANCE POLICY - JOE	\$52.53
		TXN00038393		MYAIRPORTTRIP.COM - SHUTTLE JO	\$51.00
VERIZON WIRELESS	P059067	9804385537	256721	WIRELESS CHARGES MARCH 2018 WC	\$1,319.36
PARKS & RECREATION ADMIN TOTAL ****					\$2,245.42
Division:	331	PARKS & REC - RECREATION			
BANK OF AMERICA		TXN00038156	256586	NETBRANDS MEDIA CORP. - Egg Ni	\$495.00
		TXN00038163		AMAZON MKTPLACE PMTS - Mailing	\$36.09
		TXN00038166		STAPLES - Colored Copy Paper	\$56.30
		TXN00038226		AMAZON MKTPLACE PMTS WWW. - Eg	\$95.12
		TXN00038270		SIGNSIMPL LLC - Purchase	\$16.00
		TXN00038283		HOLIDAYGOO, INC - Egg Nite	\$1,415.00
		TXN00038297		DOLLAR TREE - Egg Nite	\$11.95
		TXN00038298		WWW.JOINHOMEBASE.COM - Purchas	\$9.95
		TXN00038318		BIG 5 SPORTING GOODS 293 - Foo	\$15.18
		TXN00038349		OFFICE DEPOT #2766 - Colored P	\$29.12
		TXN00038356		Dell Soundbar	\$27.14
		TXN00038387		AMAZON MKTPLACE PMTS - Egg Nit	\$35.79
		TXN00038395		WM SUPERCENTER #3261 - Coffee	\$26.98
		TXN00038449		FASTSIGNS - QUEENSGATE CORRIDO	\$1,195.37
		TXN00038474		ABADAN TRI CITIES - CIP / BUDG	\$125.25
		TXN00038479		OFFICE DEPOT #2766 - OFFICE SU	\$86.73
		TXN00038493		AMAZON MKTPLACE PMTS WWW. - Eg	\$148.22
		TXN00038510		STAPLES - OFFICE SUPPLIES NEW	\$62.63
		TXN00038514		PP TC INK - Egg Nite - Sweatsh	\$386.62
		TXN00038519		HOME DEPOT - SPRING LINK, PARA	\$25.78
		TXN00038522		HOME DEPOT - PVC PARTS, CABLE,	\$90.19
		TXN00038540		STAPLES - OFFICE SUPPLIES NEW	\$5.42
		TXN00038555		BENTON FRANKLIN DISTRIC H - Eg	\$50.00
		TXN00038567		JOANN STORES #1688 - Egg Nite	\$7.59
		TXN00038570		KHQ INC - Credit	(\$5.00)
		TXN00038580		LITTLE CAESARS 208 - Egg nite	\$1,835.34
		TXN00038581		FRED-MEYER #0286 - Egg Nite	\$38.60
		TXN00038587		HOME DEPOT - WIRE CLAMPS FOR H	\$16.97
		TXN00038594		COCA-COLA BOTTLING CO - Eggnit	\$304.08



City Of Richland

VL-1 Voucher Listing

From: 4/9/2018 To: 4/20/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00038631	256586	GOTPRINT.COM - MARCH BUSINESS	\$11.18
		TXN00038673		PP TC INK - Egg Nite	\$54.30
		TXN00038675		GOTPRINT.COM - MARCH BUSINESS	\$24.91
		TXN00038677		WWW.JOINHOMEBAASE.COM - Schedul	\$9.95
		TXN00038688		STAPLES - Office Supplies	\$106.47
		TXN00038690		OFFICE DEPOT - HCS FILE CASES	\$78.74
CAMARENA LATIN RHYTHMS		FEB 2018/6783	256282	SALSA INSTRUCTOR-FEBRUARY 6783	\$126.35
		MARCH 2018		SALSA INSTRUCTOR-MARCH	\$1,047.59
ELIZABETH E TROST			256307	MARCH CLASS-6750	\$560.00
HEALTHY FEET LLC			256322	FOOT CARE CLASSES-MAR	\$1,269.60
MASON, PATTI L			256335	FITNESS CLASSES - MARCH	\$331.40
MILLER, JO ANN			256340	DANCE INSTRUCTOR-MARCH	\$680.12
RICHLAND ACE HARDWARE		58916	256512	QUICKRETE	\$14.31
		58997		CABLE TIES	\$31.46
		61148	256354	CABLE TIES FOR HCS	\$73.78
		61151		GARDEN STAPLES FOR HCS	\$16.26
		61162		CABLE TIES FOR HCS	\$15.19
		61477	256512	PADLOCK COMMUNITY GARGEN	\$6.51
RIVERSIDEDAVE LLC		788	256515	HCS LIGHT RENTAL	\$868.80
TREASURE VALLEY COFFEE CO		101496A	256545	RCC COFFEE DELIVERY	\$240.00
PARKS & REC - RECREATION TOTAL ****					\$12,210.33
Division:	335	PARKS & REC - PARKS&FACILITIES			
ACI MECHANICAL & HVAC SALES		180832-00	256260	GEMINI FAN	\$327.97
AGTERRA TECHNOLOGIES INC		18-3637	256384	SPRAYLOGGER REPAIR/ADAPTER	\$300.00
ALLSTAR CONSTRUCTION GROUP INC	P058539	207 FINAL/RETAIN	256579	CONCRETE WORK AT COL PLAYFIEL	\$1,360.66
AMERICAN ROCK PRODUCTS INC	P059061	311335	256581	3500 EXTERIOR CONCRETE, INV:	\$1,156.59
	P059061	311728		EXTERIOR CONCRETE, INV: 311728	\$1,214.42
	P059061	339693		3500 EXTERIOR CONCRETE, INV:	\$859.30
	P059061	341073		ECOLOGY BLOCK 2 X 2 X 6, INV:	\$347.52
AMERICAN WHEEL SPECIALIST, INC		4391	256262	POWDER COAT IRR TIMER	\$210.00
ARAMARK UNIFORM SERVICES INC	S017856	03/18-934962000	256583	LINEN CHARGES FOR MARCH 2018	\$462.20
BACKFLOW APPARATUS & VALVE CO		846092	256271	BACKFLOW FTR ELEMENT KIT	\$50.82
BANK OF AMERICA		TXN00038161	256586	AMAZON - TONER	\$108.55
		TXN00038167		123 SECURITYPRODUCTS - RPD GAT	\$345.45
		TXN00038174		HOME DEPOT - MICROWAVE	\$65.03
		TXN00038178		WM - PATTY'S GOING AWAY LUNCH	\$78.75
		TXN00038185		ACE - FASTENERS	\$12.67
		TXN00038186		AIR CLEANING SPECIALISTS-FILTE	\$1,284.83
		TXN00038195		HOME DEPOT - PARTION ANCHORS	\$51.95
		TXN00038196		THE MAN STORE - GLOVES, FALL P	\$300.71
		TXN00038203		TACOMA SCREW - BOLT CUTTER	\$142.72



City Of Richland

VL-1 Voucher Listing

From: 4/9/2018 To: 4/20/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00038205	256586	Amazon - YELLOW JACKET FOR 1/4	\$26.66
		TXN00038212		HOME DEPOT - BEAM LEVELS	\$54.23
		TXN00038213		HOME DEPOT - YELLOW PAINT / NE	\$8.63
		TXN00038218		TACOMA SCREW - SCREWS	\$65.36
		TXN00038233		Amazon - FLARE FITTINGS, BALL	\$155.69
		TXN00038234		AMAZON -FLARE FITTINGS, BALL V	\$89.96
		TXN00038242		ACE - OIL FOR SPRAYER PUMP	\$3.25
		TXN00038249		WORD BOATS - BOAT TRAILER	\$1,536.55
		TXN00038251		ACE - PVC COUPLERS, PLUG, ELBO	\$30.31
		TXN00038258		AmazonPrime - SUPPLIES	\$14.11
		TXN00038261		HOME DEPOT - BRACKET, RATCHET,	\$83.56
		TXN00038264		ACE - PVC PIPE, UNIONS, ADAPTE	\$102.01
		TXN00038305		HOME DEPOT - WIRE	\$43.61
		TXN00038326		OXARC - WELDING SUPPLIES	\$34.62
		TXN00038329		OXARC - MAGNETIC DEVICE, COVER	\$58.50
		TXN00038338		STAPLES - OFFICE SUPPLIES	\$238.15
		TXN00038343		Amazon.com - REEL TAPE MEASURE	\$65.62
		TXN00038353		HOME DEPOT - DRILL BITS	\$16.26
		TXN00038388		STAPLES - OFFICE SUPPLIES	\$54.28
		TXN00038398		CARROT TOP INDUSTRIES INC - Pu	\$247.83
		TXN00038408		AMAZON - SEALANT	\$8.56
		TXN00038418		DOG WASTE DEPOT - DOG POO BAG	\$479.96
		TXN00038419		MARSHALL WOLF - FILTERS	\$105.00
		TXN00038427		AMAZON - FILTER, FLOW INDICATO	\$121.45
		TXN00038439		HOME DEPOT - PRESSURE WASHER P	\$68.42
		TXN00038441		HOME DEPOT - PRESSURE WASHER P	\$4.40
		TXN00038442		DECKER EQUIPMENT - KEYS	\$40.45
		TXN00038445		Amazon - PRINTER PAPER	\$22.80
		TXN00038454		HOME DEPOT - RUBBER HOSE, STEE	\$48.39
		TXN00038455		HOME DEPOT - STEEL PLATES-PRES	\$31.04
		TXN00038457		COOL-RITE COOLER - VALVE BODY	\$159.95
		TXN00038461		OFFICE DEPOT - OFFICE SUPPLIES	\$33.36
		TXN00038465		AMAZON - SPRAYER FOR FERTILIZE	\$129.47
		TXN00038466		HOME DEPOT RATCHET	\$26.00
		TXN00038470		HOME DEPOT - TOOL BOX	\$7.46
		TXN00038473		HARBOR FREIGHT - AIR HOSE	\$20.62
		TXN00038482		Dell Monitor	\$145.36
		TXN00038483		OFFICE DEPOT - OFFICE SUPPLIES	\$39.11
		TXN00038487		AMAZON - EQUATIONS & RULES BOO	\$7.78
		TXN00038489		HOME DEPOT -SCREWS, WASHERS, N	\$9.34
		TXN00038541		CASE PARTS CO - MOTOR, COMPONE	\$415.80



City Of Richland

VL-1 Voucher Listing

From: 4/9/2018 To: 4/20/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00038552	256586	NPC NEW PIG CORP - HVAC PARTS	\$558.91
		TXN00038559		SUPPLYHOUSE - COMPRESSOR	\$345.95
		TXN00038561		SEARS -WORK LIGHT	\$38.00
		TXN00038575		FILTER ELEMENT STORE - FILTER	\$133.68
		TXN00038576		HOME DEPOT - CUT OFF TOOL	\$107.51
		TXN00038578		OFFICE DEPOT - LAMINATING POU	\$35.83
		TXN00038588		AMAZON - BATTERIES	\$38.98
		TXN00038605		CPO COMMERCE - DEWALT TOOL SET	\$520.19
		TXN00038609		UNITED VOLLEYBALL SUPPLY - NET	\$975.89
		TXN00038621		OFFICE DEPOT - OFFICE SUPPLIES	\$7.38
		TXN00038632		FERGUSON - IRRIGATION PARTS	\$79.86
		TXN00038634		HOME DEPOT - IRRIGATION PARTS	\$71.87
		TXN00038652		ULINE - HVAC STOCK ITEMS	\$91.26
		TXN00038662		ULINE - HVAC STOCK ITEMS	\$453.38
		TXN00038665		HOME DEPOT - IRRIGATION PARTS	\$14.23
		TXN00038669		HOME DEPOT - IRRIGATION PARTS	\$17.72
		TXN00038680		TRUE PITCH INC - FIELD MARKERS	\$142.93
BEAVER BARK & ROCK		868666	256275	SOIL	\$43.40
		869780	256401	SOD	\$6.49
BLACKBURN MFG CO		C083132-IN	256406	IRRIGATION FLAGS	\$509.34
CASCADE NATURAL GAS CORP		03/18-51897100007	256284	NAT GAS 1005 SWIFT 02/15-03/16	\$10.85
CENTRAL HOSE & FITTINGS INC		C006592	256417	PRESSURE WASHER HOSE/PLUG/COUP	\$200.44
		C006841		AIR HOSE ASSY	\$18.70
		03/2018 MAR	256639	CITY UTILITY BILLS/MAR 2018	\$883.52
				CITY UTILITY BILLS/MAR 2018	\$1,187.04
				CITY UTILITY BILLS/MAR 2018	\$1,012.70
				CITY UTILITY BILLS/MAR 2018	\$910.64
				CITY UTILITY BILLS/MAR 2018	\$871.65
				CITY UTILITY BILLS/MAR 2018	\$32,937.52
				CITY UTILITY BILLS/MAR 2018	\$1,536.07
				CITY UTILITY BILLS/MAR 2018	\$43.99
				CITY UTILITY BILLS/MAR 2018	\$790.02
COMPLETE CLEANING SYSTEMS		75798	256293	MACHINE SCRUB WAREHOUSE	\$185.50
CONSOLIDATED ELECTRICAL DISTRIBUTORS INC		3627-590174	256295	30W LAMP - PARKWAY	\$130.34
		3627-590378	256428	PUMP PANEL	\$687.33
		3627-590585		JBOX (3)	\$118.92
		325443	256648	SAND -4 LOADS	\$695.04
COX EXCAVATING					
DESERT GREEN TURF INC	P059047	10276B	256652	FRAISE, ROTODAIN AND LAZER LEV	\$7,341.73
	P059047	10278B		FRAISE, ROTODAIN AND LAZER LEV	\$7,341.72
EWING IRRIGATION PRODUCTS INC		2401511	256309	JOHN DAM HOLIDAY LIGHTS	\$4,090.47
		2456752		JOHN DAM HOLIDAY LIGHTS	\$70.59



City Of Richland

VL-1 Voucher Listing

From: 4/9/2018 To: 4/20/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
EWING IRRIGATION PRODUCTS INC		2489816	256309	JOHN DAM HOLIDAY LIGHTS	\$9,689.29
		4996706		HOSE, NOZZLE ADAPTER	\$324.69
		4996707		TURF MOUND CLAY RAPID DRY	\$273.60
		5007439	256440	SPORTLINE CHALK 50LB	\$440.05
		5015024	256309	RAINBIRDS	\$610.38
		5035233	256440	RAINBIRD BUBBLERS/HNTR PROS	\$582.75
		5048981		MOUND CLAY	\$175.44
		5057459		RAINBIRDS	\$107.75
		5065869		EXT BOX/JUMBO LID	\$347.76
		5065870		RAINBIRDS	\$53.58
FARMERS EXCHANGE		206286	256310	WEED EATER PARTS	\$132.49
FERGUSON ENTERPRISES INC		6085880	256444	URN/VB REPAIR KITS	\$66.90
GRAINGER	S017848	9733075833	256316	GLOVES NITRILE ITEM #49DA87	\$99.91
	S017848	9734982110		EVAPORATOR CLEANER ITEM #1ANJ6	\$292.61
	S017848	9736887754		REPLACEMENT CARTRIDGE ITEM #41	\$61.61
	S017848	9737119801		SOLID WIRE SOLDER ITEM #3THF5	\$105.50
	S017848	9741580592		CALIBRATION/WRENCH KIT ITEM #4	\$87.94
	S017848	9742044135		FLOAT TYPE AIR VENT ITEM #30YT	\$448.87
GTP INVESTMENTS LLC	P058743	404975059	256317	BADGER MTN LEASE FOR CITYY CEL	\$22.26
IRRIGATION SPECIALISTS INC		1233664-01	256455	GASKETS/COUP/ELBW/PLUG/CAP	\$18.98
KENNEWICK INDUSTRIAL & ELECTRICAL SUPPLY		360285	256332	4" RPBA 475ST - QUOTE 53440	\$2,447.84
		370145		VALVE/PVC RISER	\$20.21
		370608		PVC ELBOW/MATTOCK BEDDING	\$41.00
		371308		VALVE/SOLENOID	\$120.05
		2042	256478	12" BAR	\$32.68
LIBERTY LAWN & SAW SHOP		42333	256489	POL RENTAL-GOETHALS PARK	\$55.00
		42334		POL RENTAL-LYNNWOOD PARK	\$55.00
		42335		POL RENTAL-CP MARINA	\$130.00
MILLER PAINT COMPANY INC		30681748	256339	FIELD PAINT	\$117.12
		30684882		FIELD PAINT	\$234.25
		30697218		WEATHERSEAL/GRAFFITI CONTROLL	\$174.30
MOON SECURITY SERVICES INC		918098	256342	BASIC FIRE MONITOR LIBRARY	\$36.00
		918895		ST#74 CELL GSM FIRE B/U	\$50.00
		919288		BASIC FIRE MONITORING CREST	\$59.00
		920743		BASIC FIRE MONITORING	\$36.00
				BASIC FIRE MONITORING	\$33.00
OXARC INC		30252554	256348	FIRE EXT SERVICE ANNL MNT	\$70.70
		30268357	256694	MEDICAL OXYGEN	\$61.01
		30268358		FIRE EXT SERVICE ANNL MNT	\$114.90
		30268359		FIRE EXT SERVICE ANNL MNT	\$50.17
		30268360		FIRE EXT SERVICE ANNL MNT	\$25.09



City Of Richland

VL-1 Voucher Listing

From: 4/9/2018 To: 4/20/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
OXARC INC		30268361	256694	FIRE EXT SERVICE ANNL MNT	\$16.72
		60077662	256348	CYLINDER RENTAL-JANUARY	\$89.11
		60118812		CYLINDER RENTAL-MARCH	\$143.81
		60118815		CYLINDER RENTAL-MARCH	\$89.11
PLAYCORE WISCONSIN INC DBA	P058786	PJI-0079724	256699	CRESTED HILLS PARK VOLCANO MID	\$907.90
	P058786			ADJUST FOR TAX	\$0.01
	P058786			FREIGHT	\$362.56
RICHLAND ACE HARDWARE		215307	256354	NYLON LINE	\$19.53
		215381	256512	SMALL TOOLS - PARDINI TRUCK	\$154.74
		215403		EXT CORD/CLAMP/UTILITY KNIFE	\$64.04
		61176	256354	HANDLE TEE, KEY STEM, FASTENER	\$12.01
		61204	256512	SPRING SNAP LINK	\$8.67
		61217		CONNECTOR/FLARE/NIPPLE	\$11.91
		61227		PVC CEMENT/PRIMER/COUPLE	\$30.79
		61229		FASTENERS/BUCKET/PVC PARTS	\$32.43
		61248		BUSHING/HAND TRANSPLANTER	\$27.03
		61250		SPRAY PAINT	\$31.48
		61267		GRASS SEED/BUSHING/COUPLE/ELBW	\$57.92
		61268		HOE	\$21.71
		61286	256354	SOLENOID/COUPLE/CAP	\$62.64
		61287	256512	WRENCH SET	\$80.34
		61289		TANK SPRAYER/SOCKET	\$32.12
		61306		RECHARGE BATTERY	\$16.28
		61327	256354	SPRAY PAINT	\$4.33
		61333		COUPLE/ADAPTER	\$3.13
		61336	256512	PVC PRIMER/PIPE/NPLE/ELBW/COUP	\$92.20
		61369		VALVE BALL/DRAIN BOILR/FITTING	\$72.92
		61371		SPRAY WAND/HOSE SHUT OFF	\$20.61
		61372		TIE DOWN RATCHET	\$78.17
		61378		AERATOR CHRM	\$7.16
RICHLAND NAPA		408250	256355	WIRE KIT-TRAILER LITE EXT	\$23.34
		408353		POWERATED BELT	\$15.12
SPRAGUE PEST SOLUTIONS		3466869	256361	MARCH 2018 MONTHLY SERVICE-RCC	\$124.89
STONEWAY ELECTRIC SUPPLY		S102341177.001	256362	CONTROL RELAY	\$44.98
		S102352524.001		PUSH BUTTON/CONTACT BLOCK/ENCL	\$241.58
		S102354028.001		4SQ EXT/GFCI RECEPTACLE	\$28.87
		102483	256533	TAILPIECE/O-RINGS	\$120.70
T TAP CONSTRUCTION SERVICES	S017732	1945/RETAINAGE	256363	RE-LAY CITY LATERAL TO BALL FI	\$1,310.80
TACOMA SCREW PRODUCTS INC		22205763	256536	GLOVES/EYE SLING/SEALANT	\$44.75
		22205805		0013355761003102	\$41.87
		6527697	256367	HEAT PUMP PARTS	\$664.25
THERMAL SUPPLY INC					



City Of Richland

VL-1 Voucher Listing

From: 4/9/2018 To: 4/20/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
THERMAL SUPPLY INC		6529231	256538	ACETYLENE	\$19.28
WA STATE DEPT OF NATURAL RESOURCES		0100123859/2018	256725	AQUATIC PUBLIC MARINA	\$3,153.04
WILBUR ELLIS COMPANY	S017854	11618337	256731	TAX	\$300.57
	S017854			R-11 2-2.5 GAL JUGS	\$975.00
	S017854			FOUNDATION 2-2.5 GAL JUGS	\$2,520.00
PARKS & REC - PARKS&FACILITIES TOTAL ****					\$108,877.73
Division:	338	PARKS & REC - PROJECT ADMIN			
BANK OF AMERICA		TXN00038400	256586	BSN SPORT - CLAYBELL SOCCER NE	\$569.94
		TXN00038556		BSN SPORT - CLAYBELL SOCCER NE	\$326.89
PARKS & REC - PROJECT ADMIN TOTAL ****					\$896.83
Division:	900	NON-DEPARTMENTAL			
ARBAUGH & ASSOCIATES INC		1663	256390	ARBAUGH CONTRACT FEES-MAR 18	\$1,470.00
KCMB LLC		2830017781	256469	KCMB-104.7FM TOURISM-MARCH	\$200.00
KWRL LLC		1830017782	256473	KWRL-99.9FM TOURISM-MARCH	\$200.00
NON-DEPARTMENTAL TOTAL ****					\$1,870.00
GENERAL FUND Total ***					\$448,401.59
FUND 101	CITY STREETS				
Division:	401	STREETS MAINTENANCE			
A CORE INC		356620	256577	APPROACH CUT-DAVIDSON/WALLACE	\$749.34
BANK OF AMERICA		TXN00038214	256586	HOME DEPOT TOOL BAG	\$92.15
		TXN00038272		WA ASPHALT PA WAPA ANNUAL WORK	\$600.00
		TXN00038277		FASTENAL GLOVES/GLASSES	\$86.67
		TXN00038399		WAL-MART/USB DRIVE	\$13.07
		TXN00038597		HOME DEPOT 12A RECIP SAW 1/2	\$215.03
		TXN00038661		FASTENAL COMPANY VISIBILITY VE	\$715.46
BC SALES CO INC		B480924	256400	BOOTS-CURD #1407284	\$277.91
BENTON PUD		03/18-39091002	256403	WYE LIGHTS-BADGER REPEATER	\$100.37
CITY OF RICHLAND		03/2018 MAR	256639	CITY UTILITY BILLS/MAR 2018	\$949.47
				CITY UTILITY BILLS/MAR 2018	\$86.43
		18-052 BOOTHE	256289	18-052 RAILROAD TRACK INSPE	\$973.85
EN POINTE TECHNOLOGIES SALES LLC	P058740	93267171	256308	LICENSE, Adobe Acrobat Pro DC2	\$339.58
FASTENAL COMPANY		WARIC74318	256658	MEDSPLIT LOCK WASHER	\$4.96
GRAINGER	S017848	9741144241	256316	STEPLADDER ITEM #29JV21	\$159.90
GTP INVESTMENTS LLC	P058743	404975059	256317	BADGER MTN LEASE FOR CITYY CEL	\$14.24
HERC RENTALS INC		29856680-001	256668	COMPRESSOR/AIR HOSE RENTAL	\$553.86
		29856680-002		COMPRESSOR/AIR HOSE RENTAL	\$203.08
INLAND ASPHALT CO		2583847	256453	TACK OIL	\$364.12
RICHLAND ACE HARDWARE		61282	256512	CRAYON LUMBER RED	\$9.06
TRAFFIC SAFETY SUPPLY CO INC	S017806	140713	256371	SIGN POST, 2" DIAMETER SQUARE	\$742.55



City Of Richland

VL-1 Voucher Listing

From: 4/9/2018 To: 4/20/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
TRAFFIC SAFETY SUPPLY CO INC	S017806	140713	256371	8" X 8" SUPER BUNDY TORCHDOWN	\$210.04
	S017806			.080 ALUMINUM SIGN BLANK, 36"	\$1,449.81
	S017806			.080 ALUMINUM SIGN BLANK, 30"	\$320.91
	S017806			.080 ALUMINUM SIGN BLANK, 24"	\$647.53
	S017806			.080 ALUMINUM SIGN BLANK, 18"	\$809.07
	S017806			.080 ALUMINUM SIGN BLANK, 12"	\$217.20
	S017806			.080 ALUMINUM SIGN BLANK, 30"	\$1,219.04
	S017806			SIGN POST ANCHOR, 2-1/4" DIAME	\$287.79
	S017806			.080 ALUMINUM SIGN BLANK, 12"	\$268.79
	S017806			.080 ALUMINUM SIGN BLANK, 48"	\$506.62
VERIZON WIRELESS	P059067	9804385537	256721	WIRELESS CHARGES 2018 WCC	\$280.75
STREETS MAINTENANCE TOTAL ****					\$13,468.65
CITY STREETS Total ***					\$13,468.65
FUND 112	INDUSTRIAL DEVELOPMENT FUND				
Division:	305	ECONOMIC DEVELOPMENT			
ARBAUGH & ASSOCIATES INC		1663	256390	ARBAUGH CONTRACT FEES-MAR 18	\$150.00
BANK OF AMERICA		TXN00038348	256586	PAYPAL - TRIDEC ANNUAL MEETING	\$50.00
		TXN00038383		TRI-CITY REGIONAL CHAMBER - AN	\$80.00
		TXN00038614		BAM ELGL - TRIP #18-030, Z. RA	\$200.00
		TXN00038672		DELTA AIR -TRIP #18-171, L. F	\$320.60
CITY OF RICHLAND		03/2018 MAR	256639	CITY UTILITY BILLS/MAR 2018	\$264.65
ECONOMIC DEVELOPMENT TOTAL ****					\$1,065.25
Division:	306	ECONOMIC DEVELOPMENT PROJECTS			
CITY OF RICHLAND		03/2018 MAR	256639	CITY UTILITY BILLS/MAR 2018	\$93.58
ECONOMIC DEVELOPMENT PROJECTS TOTAL ****					\$93.58
INDUSTRIAL DEVELOPMENT FUND Total ***					\$1,158.83
FUND 117	CRIMINAL JUSTICE SALES TAX				
Division:	131	CJST POLICE ACTIVITY			
BANK OF AMERICA		TXN00038206	256586	COSTCO WHSE - UBIO 6k POWERBAN	\$32.57
		TXN00038542		INSTRUQ - DARK WEB CLASS BICKF	\$40.00
CITY OF RICHLAND		18-005 BICKFORD	256289	18-005 BLACKBAG ESSENTIALS	\$1,050.95
		18-112 MUAI		18-112 CJTC GROUND SURVIVAL	\$553.05
MUAI, JEFF		18-122 MUAI	256344	18-122 CJTC FIREARMS RETENT	\$361.02
WA STATE CRIMINAL JUSTICE TRAINING		201129956	256723	GRND SURVIVAL TACTICS INS-MUAI	\$300.00
CJST POLICE ACTIVITY TOTAL ****					\$2,337.59
CRIMINAL JUSTICE SALES TAX Total ***					\$2,337.59



City Of Richland

VL-1 Voucher Listing

From: 4/9/2018 To: 4/20/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
FUND 150		HOTEL/MOTEL FUND			
Division:	307	HOTEL/MOTEL TAX			
BANK OF AMERICA		TXN00038577	256586	GOTPRINT.COM - GEOCOIN CARDS	\$31.57
				HOTEL/MOTEL TAX TOTAL ****	\$31.57
				HOTEL/MOTEL FUND Total ***	\$31.57
FUND 153		COMMUNITY DEV BLOCK GRANT			
Division:	308	CDBG PROGRAM			
TRI CITY HERALD	S017861	3561500	256719	PUBLIC HEARING & PUBLIC REVIEW	\$100.00
				CDBG PROGRAM TOTAL ****	\$100.00
				COMMUNITY DEV BLOCK GRANT Total ***	\$100.00
FUND 154		HOME FUND			
Division:	309	HOME PROGRAM			
BANK OF AMERICA		TXN00038294	256586	KIMPTON ALEXIS HOTEL -TRIP # 1	\$266.72
		TXN00038308		ALASKA AIR TRIP #18-135, M. B	\$184.60
TRI CITY HERALD	S017861	3561500	256719	PUBLIC HEARING & PUBLIC REVIEW	\$100.00
				HOME PROGRAM TOTAL ****	\$551.32
				HOME FUND Total ***	\$551.32
FUND 301		STREETS CAPITAL CONSTRUCTION			
Division:	000				
BIG D'S CONSTRUCTION OF TRI CITIES LLC		C205-17/RETAINAGE	256627	WRIGHT AVENUE RECONSTRUCTION -	\$13,404.03
				UNASSIGNED TOTAL ****	\$13,404.03
Division:	402	ARTERIAL STREETS			
ABADAN INC		AR15292	256381	QUEENSGATE/CPT IMPROVE	\$273.67
ANDERSON HEIGHTS DEVELOPMENT LLC		1ST QTR 2018	256263	TRAFFIC IMPACT FEES-QTR 1'18	\$969.79
APOLLO INC	P058723	C48-18/PMT 1	256582	DUPORTAIL BRIDGE - 47-18: 201	\$151,889.00
ARROW CONSTRUCTION SUPPLY INC	S017804	210043	256265	REPLACEABLE TACTILE ADA PANELS	\$1,954.80
	S017804			FREIGHT	\$38.01
	S017804			REPLACEABLE TACTILE ADA PANELS	\$1,303.20
		210283	256393	DETACK 5GAL	\$691.29
BANK OF AMERICA		TXN00038179	256586	STARBUCKS STORE 14483 -Bridge	\$36.82
		TXN00038449		FASTSIGNS - EGGNITE BANNER	\$347.52
		TXN00038459		ABADAN TRI CITIES	\$177.89
		TXN00038619		CHEVRON 36.8 GAL PROPENE	\$119.50
BERGER ABAM ENGINEERS INC	S054546	322336	256626	CO #4 - CONSTRUCTION SUPPORT	\$5,594.87
BIGGERSTAFF, RICHARD		2017146	256628	421 CULLUM-SIDEWALK-REIMBURSEM	\$427.01
DREAM BUILDERS LLC		1ST QTR 2018	256305	TRAFFIC IMPACT FEES-QTR 1'18	\$784.43



City Of Richland

VL-1 Voucher Listing

From: 4/9/2018 To: 4/20/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
HD FOWLER COMPANY INC		I4771090	256450	METER BOX/COVER	\$568.13
HERC RENTALS INC		29924841-001	256451	LIQUID PROPANE	\$82.76
		29927825-001	256668	LIQUID PROPANE	\$45.50
NORTHWEST HERITAGE CONSULTANTS, LLC	P058945	2018-044	256692	HENDERSON LOOP WEST - CULTURAL	\$6,777.13
	P058945	2018-051		HENDERSON LOOP WEST - CULTURAL	\$593.04
SENSERA SYSTEMS INC	P058888	181334	256358	2 Day Shipping - MC Camera Kit	\$318.00
	P058888			MC78V Camera Kit (includes sol	\$3,599.00
	P058888			Sensera SiteCloud Service plus	\$4,298.40
	P058888			Auxiliary Power Supply - E1-10	\$78.00
	P058888			Sensera SiteCloud Service plus	\$6,458.40
	P058888			MC88V Camera Kit (includes sol	\$3,999.00
TRI CITY HERALD	S017862	3548935	256719	CALL FOR BID HENDERSON LOOP WE	\$254.33
	S017862	3580412		CALL FOR BID 2018 ADA RAMPS	\$244.91
WESTCLIFFE LLC		1ST QTR 2018	256376	TRAFFIC IMPACT FEES-QTR 1'18	\$3,070.70
ARTERIAL STREETS TOTAL ****					\$194,995.10
STREETS CAPITAL CONSTRUCTION Total ***					\$208,399.13
FUND 380	PARK PROJECT CONSTRUCTION				
Division:	337	PARKS & REC PROJECTS			
BANK OF AMERICA		TXN00038201	256586	HOME DEPOT - ANCHOR KIT- J.D.P	\$16.27
		TXN00038579		HOME DEPOT - MEMORIAL BENCHES	\$205.20
		TXN00038654		BEAVER BARK - CONCRETE	\$344.92
		TXN00038667		BEAVER BARK - CONCRETE	\$284.92
RECREATIONAL CONSERVATION OFFICE		09-21-17-002	256353	COST RECOVERY AMON CREEK	\$220,969.40
SIERRA ELECTRIC INC	P057985	17-242F/PMT 2	256711	CHANGE ORDER #1 (ITEM #1) DRIL	\$44,638.30
	P057985			CHANGE ORDER #1 (ITEM #3) COST	\$1,558.31
	P057985			TAX	\$4,507.11
SUNBELT RENTALS INC		76802030-002	256531	TRAILER/TRACTOR/TILLER RENTAL	\$543.78
PARKS & REC PROJECTS TOTAL ****					\$273,068.21
PARK PROJECT CONSTRUCTION Total ***					\$273,068.21
FUND 385	GENERAL GOVT CONSTRUCTION				
Division:	000				
LEONE & KEEBLE INC	P057361	16-292 #13	256678	RETAINAGE	(\$33,376.01)
UNASSIGNED TOTAL ****					(\$33,376.01)
Division:	900	NON-DEPARTMENTAL			
BANK OF AMERICA		TXN00038486	256586	LOGMEIN GOTOMEETING - NEW CITY	\$31.50
LEONE & KEEBLE INC	P057361	16-292 #13	256678	NEW CITY HALL DESIGN BUILD	\$724,927.03
NON-DEPARTMENTAL TOTAL ****					\$724,958.53
GENERAL GOVT CONSTRUCTION Total ***					\$691,582.52



City Of Richland

VL-1 Voucher Listing

From: 4/9/2018 To: 4/20/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
FUND 401	ELECTRIC UTILITY FUND				
Division:	000				
ANIXTER INC	P058761	3795206-02	256264	INSULATOR STRAIN 78"FIBERGLASS	\$104.74
	P058761			CLAMP WEDGE 1/0-4 ACSR SERVICE	\$106.97
	P058761	3795206-03		CLAMP WEDGE 1/0-4 ACSR SERVICE	\$106.97
	P058935	3832785-00		NUT, OVAL EYE, 5/8 BOLT,JOSLYN	\$136.02
	P058935			PIN, FORGED STEEL, 6 1/2 SHANK	\$227.52
	P058935			PIN, POLE TOP, 3 HOLE, 18" L,	\$210.14
	P058935			WASHER DOUBLE COIL SPRING 3/4"	\$184.62
	P058935			BOLT, MACHINE 3/4 X 12, JOSLYN	\$47.51
	P058935			BOLT, MACHINE 3/4 X 16, JOSLYN	\$141.72
	P058935			BOLT, MACHINE 5/8 X 14, JOSLYN	\$135.75
	P058935			BOLT, DOUBLE UPSET, 5/8 X 12,	\$126.25
	P058935			BOLT, MACHINE 5/8 X 12,JOSLYN	\$119.46
	P058935			BOLT, OVALEYE 5/8 X 16, JOSLYN	\$106.97
	P058935			BOLT, MACHINE 3/4 X 14,JOSLYN	\$106.43
	P058935			BOLT, OVALEYE 5/8 X 14, JOSLYN	\$82.54
	P058935			BOLT DOUBLE ARMING 3/4 X 26	\$69.23
	P058935			WASHER DOUBLE COIL SPRING 5/8"	\$146.61
	S017820	3838878-00		STANDOFF INSULATOR, 200A,	\$7,547.70
CARLSON SALES METERING SOLUTIONS LLC	S017830	CSM-3795	256283	METER, FM3S, 240V, CL20, KWH	\$2,050.37
	S017830			METER, FRM 4S, 240V, CL20,	\$1,025.18
CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	S017823	3627-589947	256295	LAMP HPS, 100W, MOGUL BASE,	\$3,251.48
GENERAL PACIFIC INC	P058775	1303321	256314	XFMR,PAD,3-PH 300 KVA 480Y/277	\$17,916.83
NOR AM INVESTMENT LLC		2017/WEST VILLAGE	256691	DEV REFUND-WEST VILLAGE PH 1&2	\$2,400.00
WESCO DISTRIBUTION INC	P058997	845863	256375	CONN,VISE #4/0 CU, BRONZE	\$545.77
	P058997			CONN, GRD XFMR, 6 SOL-1/0 STR	\$1,676.24
	P058997			CONN,DIST. 336.4-4/0 AL TO AL	\$627.17
TOTAL ****					\$39,200.19
Division:	501	BUSINESS SERVICES			
ABADAN INC		AR14350	256259	PLOTTER PAPER	\$84.06
		AR14768		PLOTTER PAPER	\$59.84
ARBAUGH & ASSOCIATES INC		1663	256390	ARBAUGH CONTRACT FEES-MAR 18	\$840.00
BANK OF AMERICA		TXN00038200	256586	OFFICE DEPOT-PENS, FLAGS, NOTE	\$135.02
		TXN00038225		7166 Dominos Pizza - ESRI/CAD	\$21.70
		TXN00038320		CBC- FLAGGER TRNG SWANSON	\$60.00
		TXN00038425		GOTOMEETING - MONTHLY FEE	\$20.64
		TXN00038428		MOD PIZZA-ADMIN LUNCH MTG	\$56.08
		TXN00038490		SUBWAY-BPA MEETING(CW,SG,EM,SE	\$39.64
		TXN00038501		LABELVALUE.COM-DYMO LABELS	\$98.85



City Of Richland

VL-1 Voucher Listing

From: 4/9/2018 To: 4/20/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00038544	256586	VARIDesk - KGRIMES	\$495.00
		TXN00038550		ACT Efficiency Exchang - CONF	\$390.00
		TXN00038607		MUSTANG SIGN-FORESTRY BROCHURE	\$149.54
		TXN00038631		GOTPRINT.COM - MARCH BUSINESS	\$11.18
BYNCH, KAYLEE		040518	256633	SUPPLIES REIMBURSEMENT	\$66.17
CITY OF RICHLAND		03/2018 MAR	256639	CITY UTILITY BILLS/MAR 2018	\$739.58
FEDERAL EXPRESS CORP		6-068-84414	256311	OVERNIGHT MAIL	\$15.83
PRINT PLUS/PSS RUBBER STAMPS		91009	256504	NOTARY STAMP-D. SENGER	\$46.64
		91068		NOTARY STAMP-D. STEAGALL	\$46.16
VERIZON WIRELESS	P059067	9804385537	256721	WIRELESS CHARGES MARCH 2018 WC	\$179.83
WATER SOLUTIONS INC		18230	256557	3 WTR MACHINES - MARCH 2018	\$30.97
BUSINESS SERVICES TOTAL ****					\$3,586.73
Division:	502	ELECTRICAL ENGINEERING			
BANK OF AMERICA		TXN00038159	256586	STAPLES - PENS	\$9.22
		TXN00038209		HAWORTH INC - CHAIR RPLC PART	\$48.88
		TXN00038222		HAWORTH INC - SHIPPING	\$10.86
		TXN00038494		AMAZON-PINK DOORHNGR	\$101.32
		TXN00038533		STAPLES - PENS, MARKERS, MEMOP	\$166.22
		TXN00038554		STAPLES - POST-ITS	\$38.02
		TXN00038593		OFFICE DEPOT #2766 - LAMP-NYBY	\$32.57
		TXN00038603		BENTON CO AUDITOR - ES - recor	\$559.44
		TXN00038692		STAPLES - BATTERIES/PENS	(\$31.69)
VERIZON WIRELESS	P059067	9804385537	256721	WIRELESS CHARGES MARCH 2018 WC	\$245.56
ELECTRICAL ENGINEERING TOTAL ****					\$1,180.40
Division:	503	POWER OPERATIONS			
BANK OF AMERICA		TXN00038155	256586	LOWES/FLUTED SCREW EXTRACTOR S	\$20.46
		TXN00038162		HOME DEPOT/DEWALT 20-V DRILL/D	\$58.19
		TXN00038173		HOME DEPOT/1/2" DR. TORQUE WRE	\$216.11
		TXN00038219		OFFICE DEPOT -HIGHLIGHTERS	\$4.43
		TXN00038287		STERLING`S-HO F161090	\$143.97
		TXN00038330		KIE SUPPLY/HOSE CLAMP	\$14.42
		TXN00038358		HOME DEPOT/ROD THREADED	\$4.98
		TXN00038359		GRAYBAR/WOOD HANDLES	\$67.30
		TXN00038401		HOME DEPOT/TRUE TEMPER	\$75.99
		TXN00038414		NEW PIG/POLY SPILL CONTAINMENT	\$454.66
		TXN00038495		WAL-MART-SCREEN PROTECTOR	\$5.30
		TXN00038535		WWW.ATBATT.COM/BATTERIES 3.6V	\$973.60
		TXN00038606		STERLING`S-HO B180018	\$74.12
		TXN00038612		ISLA BONITA-SO F161090	\$137.09
		TXN00038678		AMAZON-UPS SCADA ROOM	\$119.19



City Of Richland

VL-1 Voucher Listing

From: 4/9/2018 To: 4/20/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BENTON PUD		03/18-39091002	256403	WYE LIGHTS-BADGER REPEATER	\$15.12
	P058659	912	256624	SAFETY TRAINING PER CONTRACT	\$3,102.69
CITY OF RICHLAND		03/2018 MAR	256639	CITY UTILITY BILLS/MAR 2018	\$2,646.48
				CITY UTILITY BILLS/MAR 2018	\$84.49
CONSOLIDATED ELECTRICAL DISTRIBUTORS INC		3627-588679	256428	PHOTOCELLS (24)	\$408.25
		3627-590340		CABLE WIRE/LKG FLUSH RCPT	\$291.03
FASTENAL COMPANY		WARIC73605	256442	CRIMP TOOL	\$11.09
GRAINGER	S017848	9737119793	256316	POLY BAG ITEM #5ZW14	\$95.35
	S017848	9739638634		KNEELING MAT ITEM #22EN49	\$115.99
HARRINGTON'S TROPHIES		78027	256449	PANEL TAGS	\$10.59
HERC RENTALS INC		29908174-001	256451	BACKHOE/BUCKET RENTAL	\$789.52
KELLEY'S TELE-COMMUNICATIONS INC	P058682	022404012018	256330	AFTER HOURS EMERGENCY CALL SVC	\$305.80
RICHLAND ACE HARDWARE		215247	256512	POWER BITS	\$9.32
		215260		SPRING SNAP	\$9.09
STONEWAY ELECTRIC SUPPLY		S102347477.001	256530	INS TAP CONNECTORS	\$112.93
		S102348787.001		LIQ-TITE RCL/CONN/BUSHING	\$29.93
TRAFFIC MANAGEMENT INC		646	256543	TRAFFIC FLAGGING 3/5/18	\$605.00
		647		TRAFFIC FLAGGING 3/14/18	\$1,166.50
TYNDALE ENTERPRISES INC	P058683	1413046R	256373	FIRE RETARDANT CLOTHING-2018	\$2,686.13
	P058683	1413047		FIRE RETARDANT CLOTHING-2018	\$214.98
VERIZON WIRELESS	P059067	9804385537	256721	WIRELESS CHARGES MARCH 2018 WC	\$307.15
WESCO DISTRIBUTION INC	S017822	10080487	256324	CARD TAGGING TOOL #HS1000	\$239.00
	S017822			FREIGHT	\$24.12
	S017824	10080502		1/2" BLUE TRANSFORMER SLING	\$93.48
	S017824			ADJUSTABLE TRANFORMER SLING RE	\$93.44
	S017824			FREIGHT	\$14.91
POWER OPERATIONS TOTAL ****					\$15,852.19
Division:	504	SYSTEMS DIVISION			
BANK OF AMERICA		TXN00038176	256586	AMAZON-LASER TONER CARTRIGES	\$123.43
		TXN00038344		WALMART-BLUETOOTH HDST MPP	\$54.26
		TXN00038423		External HD for SCADA	\$57.55
		TXN00038545		AMAZON-HNEYWELL EYEWSH	\$45.21
CITY OF RICHLAND		03/2018 MAR	256639	CITY UTILITY BILLS/MAR 2018	\$1,510.01
FEDERAL EXPRESS CORP		6-121-19235	256443	OVERNIGHT SHIPPING-INET PARTS	\$17.15
PLATT ELECTRIC SUPPLY		P902750	256502	CONDUIT HUB/CLAMP	\$647.95
POTELCO INC	P058607	215366	256351	2017 - LESLIE RD SUBSTATION	\$234,566.55
STONEWAY ELECTRIC SUPPLY		S102336734.001	256530	CONDUIT ELBOW	\$12.93
		S102348874.001		PVC ADAPTER/SCREW & NUT DRIVER	\$67.59
		S102351698.001		SCREW/NUT DRIVERS (3)	\$60.22
		S102351698.002		600V FUSES (20)	\$262.31
UTILITIES UNDERGROUND LOCATION CENTER		8030198	256552	UTILITIES LOCATE SERVICE	\$304.77



City Of Richland

VL-1 Voucher Listing

From: 4/9/2018 To: 4/20/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
VERIZON WIRELESS	P059067	9804385537	256721	WIRELESS CHARGES MARCH 2018 WC	\$191.03
SYSTEMS DIVISION TOTAL****					\$237,920.96
Division:	505	ENERGY POLICY MGMT			
BAGACA LLC		ES11540FY20180022	256273	731 GAGE-COMM LIGHTING	\$800.00
BANK OF AMERICA		TXN00038189	256586	BENTON CO AUDITOR - LIEN RELEA	\$76.00
		TXN00038288		BENTON CO AUDITOR - LIEN RELEA	\$77.00
		TXN00038410		BENTON CO AUDITOR - RECORD LIE	\$606.80
		TXN00038681		BENTON CO AUDITOR - LIEN RELEA	\$1,289.45
BENTON FRANKLIN COMMUNITY ACTION COMMITTEE	P058670	2017Q4-CR-LIECP	256276	LOW-INCOME ENERGY EFFICIENCY	\$5.00
BRUCE INC		17-0710.2	256632	1925 HOWELL-REBATE-HP	\$1,000.00
CHINOOK HEATING & AIR INC		38265	256287	301 SPENGLER-REBATE-HP	\$1,000.00
CHRIST THE KING CATHOLIC CHURCH		ES11540FY20180024	256288	1111 STEVENS-COMM LIGHTING	\$21,718.90
CITY OF RICHLAND		13020	256422	208/210 ABERT-REBATE-HP	\$1,600.00
		791500	256290	145 BROADMOOR-REBATE-HP	\$1,000.00
		65422	256300	429 NICKLAUS-REBATE-HP	\$1,000.00
DAYCO HEATING & AIR		66303		608 BASSWOOD-REBATE-HP/DUCT	\$1,250.00
DELTA HEATING & COOLING INC		25393	256302	569 CHEROKEE-REBATE-HP	\$1,000.00
		25394		1507 ROBERDEAU-REBATE-HP	\$1,000.00
		25418		105 SPENGLER-REBATE-HP	\$1,000.00
JACOBS & RHODES INC	P058962	38756	256327	WEATHERWISE LOAN: PRECECHTEL,	\$13,464.23
		38774	256673	1504 TORTHAY-REBATE-HP	\$1,000.00
		38782	256327	1116 WRIGHT-REBATE-HP	\$1,000.00
M CAMPBELL & COMPANY INC		142592	256680	2312 CAMAS-REBATE-HP	\$1,000.00
		170925		616 MURIEL-REBATE-HP	\$1,000.00
NOW SOLAR LLC	P058854	1021	256347	WEATHERWISE LOAN: CLARK, 2642	\$18,220.00
PERFECTION GLASS		9993663552REISSUE	256698	602 TAYLOR-REBATE-WINDOWS	\$613.56
		9993663842REISSUE		143 CASA SUENO-REBATE-WINDOWS	\$94.77
		9993664037REISSUE		2408 OLYMPIA-REBATE-WINDOWS	\$190.35
		9993664274	256349	1825 HUNT-REBATE-WINDOWS	\$248.79
TOTAL ENERGY MANAGEMENT INC		58141WWR	256369	66 RIDGECLIFF-REBATE-HP	\$1,000.00
		58202WWR	256716	1207 WRIGHT-REBATE-HP	\$1,000.00
		ES11540FY20180023	256369	1990 BUTLER LOOP-COMM LIGHTING	\$1,058.00
TRANS UNION LLC		03802135	256544	CREDIT REPORTS-MARCH	\$48.87
ENERGY POLICY MGMT TOTAL****					\$74,361.72
Division:	506	TECHNICAL SERVICES			
BANK OF AMERICA		TXN00038187	256586	Amazon-OTTERBOX DEFENDER	\$34.04
		TXN00038518		L&I LICENSES-MCMAHON	\$72.70
		TXN00038524		JADE-SANTOS CODE UPDATE	\$50.00
BC SALES CO INC		B481005	256400	HIVIS VEST-ROBERT	\$12.98
CITY OF RICHLAND		03/2018 MAR	256639	CITY UTILITY BILLS/MAR 2018	\$1,220.01



City Of Richland

VL-1 Voucher Listing

From: 4/9/2018 To: 4/20/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CONSOLIDATED ELECTRICAL DISTRIBUTORS INC		3627-586152	256295	250V FLUOR LITE FUSE	\$38.23
GTP INVESTMENTS LLC	P058743	404975059	256317	BADGER MTN LEASE FOR CITYY CEL	\$44.52
VERIZON WIRELESS	P059067	9804385537	256721	WIRELESS CHARGES MARCH 2018 WC	\$177.37
TECHNICAL SERVICES TOTAL ****					\$1,649.85
ELECTRIC UTILITY FUND Total ***					\$373,752.04
FUND 402	WATER UTILITY FUND				
Division:	000				
BADGER MOUNTAIN IRRIGATION DISTRICT		1ST QTR 2018	256272	BADGER SOUTH WTR CONNECT FEES	\$7,800.00
BIG D'S CONSTRUCTION OF TRI CITIES LLC		C205-17/RETAINAGE	256627	WRIGHT AVENUE RECONSTRUCTION -	\$2,507.50
UNASSIGNED TOTAL ****					\$10,307.50
Division:	410	WATER CAPITAL PROJECTS			
APOLLO INC	P058723	C48-18/PMT 1	256582	DUPORTAIL BRIDGE WATERLINE-47-	\$2,019.96
IRZ CONSULTING LLC	P052094	8468	256672	AMENDMENT #5 - ADDITIONAL SERV	\$1,120.00
PLATT ELECTRIC SUPPLY		P742638	256502	TELEMETRY	\$51.03
WATER CAPITAL PROJECTS TOTAL ****					\$3,190.99
Division:	411	WATER ADMINISTRATION			
ARBAUGH & ASSOCIATES INC		1663	256390	ARBAUGH CONTRACT FEES-MAR 18	\$540.00
RH2 ENGINEERING INC	P058955	70117	256706	2018 WATER SYSTEM MODELING (1S	\$1,442.18
WATER ADMINISTRATION TOTAL ****					\$1,982.18
Division:	412	WATER OPERATIONS			
ARAMARK UNIFORM SERVICES INC	S017856	03/18-934962000	256583	LINEN CHARGES FOR MARCH 2018	\$43.44
BANK OF AMERICA		TXN00038241	256586	QORPAK -BOSTON CONTAINERS	\$67.75
		TXN00038481		GOTPRINT.COM - BROCHURES	\$208.10
BENTON RURAL ELECTRIC ASSOCIATION		03/18-38510	256625	KENNEDY BOOSTER STATION	\$2,008.89
CITY OF RICHLAND		03/2018 MAR	256639	CITY UTILITY BILLS/MAR 2018	\$27.25
				CITY UTILITY BILLS/MAR 2018	\$44,070.21
ENERGY NORTHWEST		ENV03474	256436	WATER SAMPLES	\$1,932.00
GRAINGER	S017848	9734982128	256316	SEAL, PUMP SHAFT ITEM #1R304	\$41.75
	S017848	9744485021		ADAPTER, 5/16" TUBE ITEM #1WRR	\$61.01
GTP INVESTMENTS LLC	P058743	404975059	256317	BADGER MTN LEASE FOR CITYY CEL	\$37.39
KEMIRA WATER SOLUTIONS INC	S017733	9017581537	256331	ANNUAL PO FOR THE PURCHASE OF	\$13,300.20
RICHLAND ACE HARDWARE		61202	256512	HEX BUSHINGS	\$14.31
		61253		FASTENERS	\$16.22
SCHINDLER ELEVATOR CORPORATION		8104754112	256521	APRIL CHAIR LIFT INSPECTION	\$96.93
STEEBER'S LOCK SERVICE		915139	256528	LOCK MAINTENANCE-6 HRS	\$586.44
STONEWAY ELECTRIC SUPPLY		S102342537.001	256530	BUTT SPLICE/SLOT PIGTAIL	\$54.68
UNITED PARCEL SERVICE	S017865	000986641158	256720	WEIGHT CORRECTION FOR PKG TO W	\$0.68
	S017865			GROUND PKG W/INSURANCE TO WATE	\$22.11
VERIZON WIRELESS	P059067	9804385537	256721	WIRELESS CHARGES MARCH 2018 WC	\$190.54



City Of Richland

VL-1 Voucher Listing

From: 4/9/2018 To: 4/20/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
WATER OPERATIONS TOTAL ****					\$62,779.90
Division:	413	WATER MAINTENANCE			
AIREFCO INC		3956283	256385	FAN MOTOR/CAPACITOR	\$237.48
AT&T WIRELESS		03/18 2872432888	256267	287243288881 02/27/18-03/26/18	\$57.91
BANK OF AMERICA		TXN00038197	256586	NEW PIG - ABSORBENT BOOM	\$498.84
		TXN00038354		USA BLUE BOOK - KOPKIT	\$222.57
		TXN00038503		AMP - BAT EXAM ENNIS	\$100.00
		TXN00038583		PNWS AWWA - HYDRANT HYSTERIA	\$100.00
BATTERIES PLUS BULBS		250-352840	256399	3V LITHIUM BATTERIES	\$29.65
CASCADE DIVE CO		1610	256635	INSP/REP/MAT WTP INTK SCREEN	\$6,083.20
CITY OF RICHLAND		03/2018 MAR	256639	CITY UTILITY BILLS/MAR 2018	\$857.31
				CITY UTILITY BILLS/MAR 2018	\$37.42
				CITY UTILITY BILLS/MAR 2018	\$7,215.75
				CITY UTILITY BILLS/MAR 2018	\$58.00
				CITY UTILITY BILLS/MAR 2018	\$65.95
				CITY UTILITY BILLS/MAR 2018	\$43.79
				CITY UTILITY BILLS/MAR 2018	\$265.44
FASTENAL COMPANY		WARIC74063	256658	SAWZAL BLADES/SUPER SLICER	\$148.91
		WARIC74100	256442	5/8" FHNZ/HCS	\$257.82
FERGUSON ENTERPRISES INC		6086173	256444	PVC BUSHING/ELBW/PIPE/TEE	\$27.02
HD FOWLER COMPANY INC		I4775424	256450	LOWER BONNET/STEM SEAL O-RING	\$90.05
		I4778384	256667	SADDLE BODY/STRAP	\$134.22
KELLEY'S TELE-COMMUNICATIONS INC		276304012018	256470	ANSWERING SRVC CHARGES MARCH	\$54.20
NATIONAL METER & AUTOMATION	S017802	S1096172.001	256345	BADGER HRE REGISTRATION FOR	\$2,201.04
	S017802			SHIPPING AND HANDLING	\$65.49
OXARC INC		60118811	256497	CYLINDER RENTAL-MARCH	\$77.04
PRO BUILD COMPANY LLC		1254855	256505	WOOD STAKES	\$78.17
RICHLAND ACE HARDWARE		61138	256512	SAWZAL BLADE	\$20.62
TACOMA SCREW PRODUCTS INC		22200991	256536	BRUSHLESS COMPACT RECIP SAW	\$506.11
		22205395		DRILL BIT	\$20.50
UTILITIES UNDERGROUND LOCATION CENTER		8030198	256552	UTILITIES LOCATE SERVICE	\$50.79
VERIZON WIRELESS	P059067	9804385537	256721	WIRELESS CHARGES MARCH 2018 WC	\$386.71
WATER MAINTENANCE TOTAL ****					\$19,992.00
WATER UTILITY FUND Total ***					\$98,252.57
FUND	403	WASTEWATER UTILITY FUND			
Division:	421	SEWER CAPITAL PROJECTS			
BANK OF AMERICA		TXN00038286	256586	CITY OF RICHLAND/PERMIT FEE	\$17,696.46
GRAY & OSBORNE INC	P057512	17006.00-13	256664	WWTF INFLUENT UPGRADES - DESIG	\$3,253.81
	P057512	17006.01-5		AMD #1 CONSTRUCTION MANAGEMENT	\$29,412.10



City Of Richland

VL-1 Voucher Listing

From: 4/9/2018 To: 4/20/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
IRON HORSE VAC LLC		3731	256454	WWTF DIGESTER #2 CLEANING	\$12,867.74
POW CONTRACTING	P059053	C65-18/PMT 1FINAL	256702	C/O 1 - EXTRA TIME DEALING WIT	\$543.00
	P059053			WWTF KNIFE GATE VALVE REPLACEM	\$2,380.49
SEWER CAPITAL PROJECTS TOTAL ****					\$66,153.60
Division:	422	SEWER OPERATIONS			
ARAMARK UNIFORM SERVICES INC	S017856	03/18-934962000	256583	LINEN CHARGES FOR MARCH 2018	\$95.30
BANK OF AMERICA		TXN00038149	256586	GOODWYTECH - SCRAPERTOOL BOILE	\$210.72
		TXN00038164		COLMB G&F - STRW BALES DGSTR	\$173.54
		TXN00038180		USABB - MFC BROTH, SPIGOT LAB	\$219.97
		TXN00038193		SIGMAALD - TSTING CHMS LAB	\$481.38
		TXN00038215		STAPLES - TONER, ENGRULERS	\$107.80
		TXN00038268		STAPLES - CPAPER FOAMCUPS	\$63.16
		TXN00038269		AWWA - STD MTHDS BK LAB	\$241.00
		TXN00038271		BASINFEED - STRW BALES DGSTR	\$134.54
		TXN00038321		HMDEPO - SHLVS & STPSTL ARCHV	\$212.83
		TXN00038334		HMDEPO - FLDING TBLE ARCHV RM	\$53.70
		TXN00038384		LOWES - CMPRSSR INFLUBLDG	\$487.61
		TXN00038437		Wireless Keyboard	\$46.08
		TXN00038440		AMZN - VARIDESK STNDNG MAT	\$54.30
		TXN00038471		LOWES - RTRN CMPRSSR INFLUBLDG	(\$487.61)
		TXN00038520		STAPLES - WDGYPENS POSTITS BAG	\$39.85
		TXN00038548		USABB - DISP LATEX GLVS	\$10.09
		TXN00038560		USABB - GLS FBR FILTER BX 100	\$148.40
		TXN00038572		FISHERSCI - STOPPER NO22 6/CS	\$101.02
		TXN00038573		VARIDESK - ACTIVEMAT	\$95.00
		TXN00038586		SIGMA-ALD - RESIDUE - WP	\$58.32
		TXN00038590		FISHERSCI - LAB TOOLS/CHEMS	\$1,203.30
		TXN00038602		HRBRFRGHT - AIRCMPRS INFLUBLDG	\$184.61
		TXN00038639		FISHERSCI - GLS FUNNEL 300ML	\$72.86
		TXN00038659		STAPLES - MICE AND HND SNTZR	\$80.57
BREWER, STEVE		18-199 BREWER	256630	18-199 DOE MEETING	\$14.00
CENTRAL HOSE & FITTINGS INC		C006347	256636	POLY SKIDS	\$142.57
CITY OF RICHLAND		03/2018 MAR	256639	CITY UTILITY BILLS/MAR 2018	\$22,235.22
COMPLETE PEST PREVENTION INC		36081	256645	WWTP PEST CONTROL SRVCS	\$132.49
FERGUSON ENTERPRISES INC		6083561	256659	POW-R-WRAP PIPE REPAIR KIT	\$203.23
GLASS NOOK INC		80478	256663	PLEXIGLASS 12X24 1/4"	\$22.64
GTP INVESTMENTS LLC	P058743	404975059	256317	BADGER MTN LEASE FOR CITYY CEL	\$37.39
HARRINGTON'S TROPHIES		78041	256665	MTR CNTRL CNTR TAGS	\$9.56
MOON SECURITY SERVICES INC		918722	256342	WWTP-BASIC MONITORING	\$54.87
OXARC INC		60118810	256694	CYLINDER RENTAL-MARCH	\$17.90
PARADISE BOTTLED WATER CO		03/18-WASTEWATER	256696	BOTTLED WATER-MARCH	\$95.81



City Of Richland

VL-1 Voucher Listing

From: 4/9/2018 To: 4/20/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
PARAMOUNT SUPPLY COMPANY		699492	256697	VITON GASKET MATERIAL	\$306.28
RICHLAND ACE HARDWARE		61240	256707	NIPPLES/COUPLINGS	\$24.88
		61421		PLUG/COUPLER	\$15.83
TACOMA SCREW PRODUCTS INC		22205366	256714	GREASE GUN	\$291.43
		22205367		FLOOR SQUEEGEE 30"	\$54.40
		22205540		PIPE FITTINGS/LUBRICANT	\$128.13
UNITED PARCEL SERVICE	S017855	000986641148	256374	GROUND PKG TO ALS FOR WWTP OPS	\$19.63
	S017865	000986641158	256720	GROUND PKG TO ALS FOR WWTP OPS	\$7.52
VERIZON WIRELESS	P059067	9804385537	256721	WIRELESS CHARGES MARCH 2018 WC	\$195.79
WA STATE DEPARTMENT OF ECOLOGY		2018-BA0020419 2	256724	BIOSOLIDS PERMIT - 2ND HALF	\$5,724.84
XEROX CORPORATION		092825572	256733	MX4-749822 BASE/PRINTS-MARCH	\$265.10
SEWER OPERATIONS TOTAL ****					\$34,087.85
Division:	423	SEWER MAINTENANCE			
AT&T WIRELESS		03/18 2872432888	256267	287243288881 02/27/18-03/26/18	\$42.95
BANK OF AMERICA		TXN00038472	256586	LOWES - TOOLS FOR TRUCK	\$211.55
KELLEY'S TELE-COMMUNICATIONS INC		276304012018	256470	ANSWERING SRVC CHARGES MARCH	\$54.20
MOON SECURITY SERVICES INC		918722	256342	WWTP-BASIC MONITORING	\$54.87
RICHLAND ACE HARDWARE		61255	256707	HANDHELD SHOWER SPRAY	\$34.74
		61339		DECK BRUSH	\$8.24
		61346		2 GAL GARDEN SPRAYER	\$19.54
RICHLAND NAPA		408078	256514	SWITCHES AND BULBS #3255	\$27.61
		408288		TOGGLE SWITCH RETURN #3255	(\$11.25)
		408366		TRANSMISSION FILTER #3255	\$6.22
STEEBER'S LOCK SERVICE		646908	256528	DUPLICATE KEYS/DOUBLE CUTS	\$26.12
		647654		DUPLICATE KEYS (12)	\$35.84
UTILITIES UNDERGROUND LOCATION CENTER		8030198	256552	UTILITIES LOCATE SERVICE	\$50.79
VERIZON WIRELESS	P059067	9804385537	256721	WIRELESS CHARGES MARCH 2018 WC	\$118.54
SEWER MAINTENANCE TOTAL ****					\$679.96
WASTEWATER UTILITY FUND Total ***					\$100,921.41
FUND	404	SOLID WASTE UTILITY FUND			
Division:	000				
DUNN, RANDY		040618-040718	256435	CUSTOMER REFUND-GARBAGE RATE	\$150.00
				CUSTOMER REFUND-GARBAGE RATE	(\$50.00)
UNASSIGNED TOTAL ****					\$100.00
Division:	431	SOLID WASTE ADMINISTRATION			
WIH RESOURCE GROUP INC	P058784	0318-COR	256730	LANDFILL GNC COST/BENEFIT ANAL	\$12,605.00
SOLID WASTE ADMINISTRATION TOTAL ****					\$12,605.00
Division:	432	SOLID WASTE COLLECTION			
BANK OF AMERICA		TXN00038165	256586	OFFICE DEPOT #1078 -FILE ORGAN	\$94.47



City Of Richland

VL-1 Voucher Listing

From: 4/9/2018 To: 4/20/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00038172	256586	SAFETYSIGN.COM - FOR CONTAINER	\$586.90
		TXN00038468		ALG AIR 7GRYQG - V SUAREZ	\$204.00
		TXN00038480		LAS VEGAS SUPERSHUTTLE - V SUA	\$11.68
CITY OF RICHLAND		03/2018 MAR	256639	CITY UTILITY BILLS/MAR 2018	\$197.84
CLAYTON WARD COMPANY		2200502	256641	2018 DROP BOX RECYCLING SERVIC	\$10,449.47
		2200503		PAPER RECYCLING- FEBRUARY 2018	\$307.34
GTP INVESTMENTS LLC	P058743	404975059	256317	BADGER MTN LEASE FOR CITYY CEL	\$22.26
MOBILE CONTAINER SERVICE - WEST	P058836	8432	256686	SOLID WASTE CONTAINER REPAIRS	\$22,900.48
VERIZON WIRELESS	P059067	9804385537	256721	WIRELESS CHARGES MARCH 2018 WC	\$715.16
SOLID WASTE COLLECTION TOTAL ****					\$35,489.60
Division:	433	SOLID WASTE DISPOSAL			
ARAMARK UNIFORM SERVICES INC	S017856	03/18-934962000	256583	LINEN CHARGES FOR MARCH 2018	\$130.51
BANK OF AMERICA		TXN00038341	256586	STAPLES -OFFICE SUPPLIES LANDF	\$265.11
		TXN00038352		STAPLES - STICK UP FOR TRASH C	\$2.49
		TXN00038477		STAPLES - TRASH CAN FOR LANDFI	\$87.41
		TXN00038668		STAPLES - OFFICE SUPPLIES	\$83.52
		TXN00038670		STAPLES - UTILITY KNIFE	\$16.34
CITY OF RICHLAND		03/2018 MAR	256639	CITY UTILITY BILLS/MAR 2018	\$2,288.78
COMPLETE PEST PREVENTION INC		36067	256645	PEST CONTROL SRVCS-MARCH	\$99.91
IRONSIDES CUSTOM GRINDING, INC	S017851	00994	256671	LANDFILL GRINDING #122-18	\$8,676.80
MOON SECURITY SERVICES INC		920743	256342	BASIC FIRE MONITORING	\$33.00
VERIZON WIRELESS	P059067	9804385537	256721	WIRELESS CHARGES MARCH 2018	\$54.49
SOLID WASTE DISPOSAL TOTAL ****					\$11,738.36
SOLID WASTE UTILITY FUND Total ***					\$59,932.96
FUND	405	STORMWATER UTILITY FUND			
Division:	000				
SHARPE & PRESZLER CONSTRUCTION	P058742	315-17/PMT1	256359	5% RETAINAGE	(\$1,266.33)
UNASSIGNED TOTAL ****					(\$1,266.33)
Division:	440	STORMWATER CAPITAL PROJECTS			
SHARPE & PRESZLER CONSTRUCTION	P058742	315-17/PMT1	256359	2017 STORMWATER REPAIRWORK P P	\$25,326.50
STORMWATER CAPITAL PROJECTS TOTAL ****					\$25,326.50
Division:	441	STORMWATER			
BANK OF AMERICA		TXN00038450	256586	QLTYLOGOPROD - BASS FISH	\$711.28
		TXN00038600		HMDEPO - MATL FOR CONSOLE #329	\$116.06
CITY OF RICHLAND		03/2018 MAR	256639	CITY UTILITY BILLS/MAR 2018	\$339.59
RICHLAND ACE HARDWARE		215298	256512	RAGS/GLASS CLEANER VEH 3288	\$19.53
		215352	256707	BRACE/FASTENERS VEH 3291	\$7.07
		61119		HINGE/BRACE/RLR/BRUSH VEH 3291	\$28.84
TACOMA SCREW PRODUCTS INC		22205415	256714	HOLE SAW/KIT VEH 3291	\$140.22



City Of Richland

VL-1 Voucher Listing

From: 4/9/2018 To: 4/20/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
VERIZON WIRELESS	P059067	9804385537	256721	WIRELESS CHARGES MARCH 2018 WC	\$13.71
STORMWATER TOTAL ****					\$1,376.30
STORMWATER UTILITY FUND Total ***					\$25,436.47
FUND 407	MEDICAL SERVICES FUND				
Division:	000				
AMBULANCE REFUND		2016-01310	256503	L&I CLAIM PAID IN FULL	\$102.06
		2016-05294		L&I WORKERS COMP CLAIM PAID	\$743.25
		2017-01641	256496	L&I WORKERS COMP CLAIM PAID	\$365.97
		2017-01641-	256548	L&I WORKERS COMP CLAIM PAID	\$93.36
		2017-03754	256503	MVA CLAIM PAID BY AMERICAN FAM	\$526.49
		2017-03754-	256383	MVA CLAIM PAID BY AMERICAN FAM	\$175.51
		2017-04624	256491	MVA CLAIM PAID BY PROGRESSIVE	\$125.50
UNASSIGNED TOTAL ****					\$2,132.14
Division:	121	AMBULANCE			
ARROW INTERNATIONAL	P059007	9500015700	256266	#9018, EZ-IO, 15MM NEEDLE KIT	\$550.00
	P059007			SHIPPING	\$17.53
	P059007			#9079, EZ-IO 45MM NEEDLE KIT	\$550.00
	P059007			#9001, EZ-IO, 25MM NEEDLE KIT	\$1,650.00
BANK OF AMERICA		TXN00038238	256586	CHARTER - STA INTERNET FEES	\$83.73
		TXN00038245		WASTE MGMT - PHARM DISP	\$23.27
		TXN00038316		AMAZON - HAND SOAP	\$40.68
		TXN00038340		HARBOR FREIGHT - MEASURE WHEEL	\$9.76
		TXN00038376		AMAZON - BROOM HANDLE	\$12.98
		TXN00038436		PWW MEDIA INC - HIPAA TRNG MAT	\$499.00
		TXN00038460		AMAZON - LAUNDRY, BATH CLEANER	\$70.74
		TXN00038478		AMAZON - LYSOL CLEANER	\$45.67
		TXN00038492		AMAZON - BODY WASH, LYSOL	\$94.62
		TXN00038500		AMAZON - BROOM HANDLES	\$26.28
		TXN00038611		AMAZON - SCRUB BRSH, HAND SOAP	\$47.63
		TXN00038671		AMAZON - DISHWASHER SOAP	\$28.09
CARDINAL HEALTH 411 INC		2950918	256415	EPINEPHRINE/ETOMIDATE	\$429.11
		2955494	256634	EPINEPHERINE	\$41.62
		2968814	256415	ALBUTEROL/LIDOCAINE/DEXTROSE	\$329.25
		2995009		DEXTROSE/GLUCAGEN	\$241.31
		2995201		EPINEPHRINE	\$83.24
CHAPLAIN SERVICES NETWORK		RFD-03312018	256418	CHAPLAIN SRVCS JAN-MAR 2018	\$1,402.50
CITY OF RICHLAND		03/2018 MAR	256639	CITY UTILITY BILLS/MAR 2018	\$669.50
EN POINTE TECHNOLOGIES SALES LLC	P058840	3013347	256657	PULSEPOINT SERVER LICENSE	\$578.55
OXARC INC		30287320	256497	MEDICAL OXYGEN	\$74.86



City Of Richland

VL-1 Voucher Listing

From: 4/9/2018 To: 4/20/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
OXARC INC		30293074	256497	MEDICAL OXYGEN	\$68.78
		30299104		MEDICAL OXYGEN	\$65.41
		30305029		MEDICAL OXYGEN	\$42.12
STERICYCLE INC		3004216692	256529	BIO WASTE DISPOSAL FEE	\$47.03
VERIZON WIRELESS	P059067	9804385537	256721	WIRELESS CHARGES MARCH 2018 WC	\$364.08
	P059067			WIRELESS CHARGES MARCH 2018 WC	\$35.10
AMBULANCE TOTAL****					\$8,222.44
MEDICAL SERVICES FUND Total ***					\$10,354.58
FUND	408	BROADBAND FUND			
Division:	460	BROADBAND ADMINISTRATION			
BANK OF AMERICA		TXN00038252	256586	NATOA - ANNUAL DUES - INET BRO	\$190.00
CITY OF RICHLAND		03/2018 MAR	256639	CITY UTILITY BILLS/MAR 2018	\$411.15
BROADBAND ADMINISTRATION TOTAL****					\$601.15
BROADBAND FUND Total ***					\$601.15
FUND	501	CENTRAL STORES FUND			
Division:	000				
CROWN PAPER & JANITORIAL SUPPLY INC	P058956	240220	256298	TOWEL, ROLL, REINFORCED, WHITE	\$1,653.17
	P058956			WIPES, BOXED, TAN, 9.75"X 16.5	\$617.46
	P058956			WIPES, 1/4 FOLD, POLY WRAPPED	\$366.26
	P058956			ADJUST TAX	\$0.01
	P058956			PRICE ADJUSTMENT FOR C5-850-02	\$49.65
EWING IRRIGATION PRODUCTS INC	P058984	4958480	256309	ADJUST TAX	\$0.01
	P058984			PVC CAP SLIP, 3"	\$30.33
	P058984			PIPE, PVC, CLASS 200, 3", 20	\$130.49
	P058984			PIPE, PVC, CLASS 200, 1-1/4",	\$29.47
	P058984			PIPE, PVC, CLASS 200, 3/4", 20	\$13.98
UNASSIGNED TOTAL****					\$2,890.83
CENTRAL STORES FUND Total ***					\$2,890.83
FUND	502	EQUIPMENT MAINTENANCE FUND			
Division:	214	EQUIPMENT MAINTENANCE			
ATOMIC AUTO BODY INC		33436	256268	BODY REPAIR VEH 9500 WO 50081	\$814.50
		33481	256396	FRNT DR REPR VEH 3293 WO 49962	\$798.35
AUTOZONE		3733216795	256269	COOLANT VEH 3311 WO 50075	\$56.43
		3733219554		SHOP TOOL	\$65.14
		3733219578		HEADLAMP VEH 3312 WO 50094	\$11.07
		3733221700		VEH 3337 WO 49975	\$124.41
		3733221703		VEH 3336 WO 49976	\$117.01



City Of Richland

VL-1 Voucher Listing

From: 4/9/2018 To: 4/20/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
AUTOZONE		3733223988	256397	BULBS VEH 2440 WO 50166	\$26.05
B AND B TRAILERS LLC		2743	256270	JACK VEH 4155 WO 50069	\$73.85
BANK OF AMERICA		TXN00038181	256586	AMAZON - VEH#3243 INVERTER, AC	\$350.71
		TXN00038239		HOME DEPOT - VEH#3321 WOOD BOA	\$44.68
		TXN00038247		NPI/RAM MOUNTS - VEH#3288 LAPT	\$363.03
		TXN00038253		NPI/RAM MOUNTS - VEH#2455 LAPT	\$431.20
		TXN00038259		AMAZON - VEH#4000 CARBURETOR	\$20.26
		TXN00038260		NPI/RAM MOUNTS - VEH#3291 LAPT	\$248.04
		TXN00038284		OFFICE DEPOT - PRINTER PAPER	\$260.57
		TXN00038304		BILL ROBERTSON NISSAN - VEH#95	\$372.36
		TXN00038491		HOMEDEPOT - LAUNDRY SOAP	\$93.24
		TXN00038499		NPI/RAM MOUNTS - VEH#2455 ACCE	\$126.77
		TXN00038507		SIDEBYSIDESTUFF.COM - VEH#6614	\$651.55
		TXN00038615		AMAZON.COM - VEH#5043 FLASHLIG	\$282.34
		TXN00038618		BATTERY MART - VEH#5039 BATT C	\$442.41
		TXN00038625		WA DOL - VEH#7143 LIC PLATE	\$2.00
		TXN00038638		WA DOL - VEH#7143 LIC PLATE	\$14.75
		TXN00038676		AMAZON - VEH#3329 WINCH ROPE	\$471.68
BLUE TARP FINANCIAL INC		40079191	256279	VEH 3278 WO 50010	\$729.99
BRAUN NORTHWEST INC		22513	256281	BULB VEH 5043 WO 49983	\$169.74
BUSH CAR WASH		5128	256411	VEHICLE WASHES-MARCH	\$63.00
CASCADE FIRE EQUIPMENT CORP DBA		122053	256416	VALVE VEH 5029 WO 50080	\$414.97
		122207		LEVEL/EJECT VEH 5029 WO 50080	\$642.33
CENTRAL HOSE & FITTINGS INC		C006614	256285	VEH 3292 WO 50051	\$175.35
		C007137		PLUG KIT VEH 3336 WO 49976	\$120.98
		C007296		HOSE ASSY VEH 3337 WO 49975	\$66.68
		C007298		HOSE ASSY VEH 3336 WO 49976	\$66.68
CITY OF RICHLAND		03/2018 MAR	256639	CITY UTILITY BILLS/MAR 2018	\$3,546.45
COAST CRANE COMPANY		846210	256423	ELECT REPAIR VEH 7200 WO 50101	\$3,059.91
		846226		ELECT REPAIR VEH 3329 WO 50102	\$207.85
		846227		ELECT REPAIR VEH 3294 WO 50110	\$207.85
		846235		ELECT REPAIR VEH 3252 WO 50103	\$207.85
		846252		ELECT REPAIR VEH 3334 WO 50104	\$207.85
		846253		ELECT REPAIR VEH 3253 WO 50105	\$207.85
		846254		ELECT REPAIR VEH 3325 WO 50106	\$207.85
		846255		ELECT REPAIR VEH 3313 WO 50107	\$207.85
		846262		ELECT REPAIR VEH 3219 WO 50108	\$207.85
		846263		ELECT REPAIR VEH 6593 WO 50109	\$207.85
COLEMAN OIL COMPANY		0468016-IN	256291	LANDFILL DIESEL DYED	\$4,354.67
		0468859-IN		VEH 6544 WO 49709	\$177.58
		0469260-IN	256642	LANDFILL DIESEL DYED	\$3,562.89



City Of Richland

VL-1 Voucher Listing

From: 4/9/2018 To: 4/20/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
COLEMAN OIL COMPANY		CL77116	256291	CARD LOCK FUEL 03/26-03/31/18	\$14,354.93
		CL84766		CARD LOCK FUEL 04/01/18	\$301.41
		CL85388	256425	CARD LOCK FUEL 04/02-04/08/18	\$14,811.15
CONNELL OIL INC		0214851-IN	256646	SHOP OILS	\$1,114.56
		C196518-IN	256294	SHOP OILS/LUBE PRODUCTS	\$1,459.41
CORWIN OF PASCO LLC		416332	256429	SWITCH VEH 5044 WO 50160	\$56.37
CUMMINS, INC		009-99442	256299	TURBO VEH 5039 WO 50013	\$1,660.42
		009-99484		CORE CREDIT VEH 3285	(\$746.63)
		009-99485		RETURN VEH 3285	(\$15.82)
FAST SIGNS		139-57019	256441	SAFETY DECALS	\$437.12
FEDERAL SIGNAL CORPORATION		6846546	256312	SIGNALMSTR VEH 2457 WO 50141	\$391.06
FINAL TOUCH UPHOLSTERY		0031738	256445	CARGO GLIDE VEH 2394 WO 50065	\$2,003.67
G & R AG PRODUCTS INC		2178738-0001-02	256662	HOSE BRB/ELB VEH 6605 WO 50172	\$11.65
HAVIS SHEILDS EQUIPMENT CO		3386	256666	MOUNT PLTFRM VEH 2458 WO 50141	\$349.46
HERC RENTALS INC		29919227-001	256323	DRIVE KIT VEH 6544 WO 49709	\$603.02
JIM'S PACIFIC GARAGES INC		X100117010	256462	CAMSHAFT VEH 7143 WO 49965	\$40.56
		X100117103	256328	SPLASH GUARD VEH 3335 WO 50115	\$20.16
		X100117193		SEALS VEH 7143 WO 50117	\$14.99
		X100118047	256674	SPLASH GUARD VEH 3297 WO 50162	\$20.16
		PASCM12412329	256333	WTR PUMP VEH CREDIT WO CREDIT	(\$526.61)
KENWORTH SALES COMPANY		PASIN2739140		WIPER BLADES VEH 3271 WO 49919	\$7.47
		PASIN2743464		SWITCH VEH 3312 WO 49934	\$145.89
		PASIN2765098		FILTER VEH 3284 WO 50053	\$50.43
		PASIN2765102		FILTER VEH 3336 WO 50043	\$36.97
		PASIN2765128		FILTER VEH 3292 WO 50054	\$50.43
		PASIN2765149		FILTER VEH 3222 WO 50072	\$50.43
		PASIN2765159		FILTER VEH 3296 WO 50055	\$50.43
		PASIN2765161		FILTER VEH 3336 WO 50056	\$50.43
		PASIN2765164		FILTER VEH 3339 WO 50057	\$50.43
		PASIN2765166		FILTER VEH 3340 WO 50058	\$50.43
		PASIN2765167		FILTER VEH 3342 WO 50059	\$50.43
		PASIN2765170		FILTER VEH 3339 WO 50044	\$36.97
		PASIN2765171		FILTER VEH 3340 WO 50045	\$36.97
		PASIN2771228		SLACK ADJ VEH 7143 WO 49965	\$185.42
		PASIN2773331		COUPLING VEH 7143 WO 50117	\$25.39
MCCURLEY CHEVROLET		942559	256336	HOSES VEH 3301 WO 50124	\$227.44
MIDCO MATERIAL HANDLING		340023561	256488	BATTERY CABLE VEH 7096 WO 49793	\$338.29
MOBILE FLEET SERVICE INC		1280880079	256490	FILTERS VEH 3342 WO 50046	\$224.24
		1281000034	256687	BUSHNG/COVER VEH 3213 WO 50066	\$109.26
MONARCH MACHINE & TOOL CO INC		A195497	256341	DRILL BIT VEH 9500 WO 50038	\$80.67
		A195504		UPFIT VEH 9500 WO 50038	\$17.84



City Of Richland

VL-1 Voucher Listing

From: 4/9/2018 To: 4/20/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
MONARCH MACHINE & TOOL CO INC		A195614	256341	TUBE VEH 6614 WO 49942	\$15.59
MOUSER ELECTRONICS		47404301	256343	UPFIT VEH 9500 WO 50038	\$122.78
OXARC INC		30315580	256348	SHOP SUPPLY	\$351.73
		60118813		SHOP SUPPLY	\$158.47
PARAMOUNT SUPPLY COMPANY		698929	256499	SS NPPL VEH 5047 WO 49971	\$39.35
RANCH AND HOME INC		60140106	256704	NIPPLE/CLAMP VEH 6605 WO 50172	\$11.27
RDO EQUIPMENT CO		P68500	256506	ARM/WHL KIT VEH 6598 WO 50099	\$89.77
		P68770		ROCKER SWITCH VEH 6614 WO 49942	\$38.36
		P69202	256705	FILTER VEH 6594 WO 50169	\$111.33
RICHLAND NAPA		407496	256566	FILTER VEH 2380 WO 49961	\$68.65
		407498		WHL BRG VEH 2374 WO 49940	\$272.99
		407571		GASKET VEH 3252 WO 49237	\$16.88
		407609		TOOL VEH SHOP WO TOOLS	\$184.61
		407636		FILTER VEH 5047 WO 49908	\$28.69
		407745		ATF VEH 3277 WO 49954	\$49.00
		407758		LAMP VEH 3277 WO 49954	\$20.06
		407765		ROTOR VEH 2374 WO 49940	\$78.41
		407802		LAMP VEH 3335 WO 49967	\$17.83
		407805		BRG VEH CREDIT WO CREDIT	(\$92.40)
		407807		LAMP VEH 3301 WO 49966	\$142.24
		407809		SENSOR VEH 2341 WO 49932	\$172.03
		407811		BRK CLN VEH 2341 WO 49932	\$21.63
		407846		FILTER VEH 6589 WO 49899	\$40.64
		407849		SOLENOID VEH 3306 WO 49964	\$21.00
		407851		LEVER VEH 2341 WO 49932	\$69.91
		407861		CLAMP VEH 3290 WO 49891	\$37.79
		407864		GREASE VEH SHOP WO SUPPLIR	\$49.95
		408107		PAINT VEH 3251 WO 50011	\$14.83
		408150		FILTER VEH 2457 WO 50004	\$13.77
		408151		FILTER VEH 2423 WO 50003	\$24.63
		408152		FILTER VEH 2400 WO 50005	\$14.18
		408153		FILTER VEH 1208 WO CREDIT	\$15.04
		408243		WIPER VEH 2423 WO 50016	\$62.00
		408244		BATTERY VEH 5039 WO 50013	\$630.49
		408245		GSK MKR VEH 7146 WO 49893	\$58.97
		408269		PLUG VEH 7143 WO 49965	\$8.37
		408293		LAMPS VEH 5039 WO 50013	\$20.20
		408294		LAMP VEH 5039 WO 50013	\$16.45
		408344		MIS PTS VEH 2375 WO 50027	\$432.64
		408351		CORE VEH 2375 WO CREDIT	(\$19.55)
		408382		FILTER VEH 5039 WO 49907	\$107.29



City Of Richland

VL-1 Voucher Listing

From: 4/9/2018 To: 4/20/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
RICHLAND NAPA		408407	256566	BATTERY VEH 2302 WO 50036	\$172.99
		408456		FILTER VEH 3284 WO 50039	\$112.28
		408457		FILTER VEH 3292 WO 50040	\$151.19
		408496		FILTER VEH 3296 WO 50060	\$114.17
		408498		FILTER VEH 3311 WO 50041	\$104.46
		408499		FILTER VEH 3330 WO 50042	\$82.77
		408501		FILTER VEH 3339 WO 50044	\$124.15
		408502		FILTER VEH 3336 WO 50043	\$124.15
		408503		FILTER VEH 3340 WO 50045	\$124.15
		408507		RAD CAP VEH CREDIT WO CREDI	(\$15.04)
		408528		FILTER VEH 6579 WO 50061	\$69.84
		408531		FILTER VEH 3292 WO 50040	\$32.38
		408536		ALARM VEH 3213 WO 50066	\$45.60
		408621		FILTER VEH 3302 WO 50078	\$20.61
		408639		FILTER VEH SHOP WO SUPPLIES	\$12.42
		408651		BRK CLN VEH 3284 WO 50053	\$21.63
		408675		10MM SKT VEH SHOP WO TOOLS	\$17.56
		408817		FILTER VEH 1212 WO 50111	\$10.75
		408818		FILTER VEH 2470 WO 50111	\$10.75
		408854		FILTER VEH 2471 WO 50113	\$10.75
		408865		LUG VEH 9500 WO 50038	\$30.95
		408872		WIPERS VEH 2463 WO 50114	\$27.19
		408882		WIPERS VEH 2470 WO 50111	\$27.19
		408894		LAMPS VEH SHOP WO SUPPLIES	\$4.82
		408902		GROMMET VEH 9500 WO 50038	\$3.21
		408909		GROMMET VEH 9500 WO 50038	\$9.64
		408955		FILTER VEH 2468 WO 50119	\$10.75
		408980		FILTER VEH 3301 WO 50124	\$14.18
		409072		BRK PAD VEH 3301 WO 50124	\$201.95
		409081		WIPERS VEH 3305 WO 50125	\$25.87
		409087		EXT VEH 3340 WO 50045	\$43.40
		409114		DISC PAD VEH 3330 WO 50042	\$57.19
		409119		SILICONE VEH 6614 WO 49942	\$13.79
		409129		LOOM VEH 6614 WO 49942	\$21.72
		409170		PAINT VEH 6614 WO 49942	\$86.92
		409275		FILTER VEH 5044 WO 50163	\$16.89
		409277		FILTER VEH 2398 WO 50146	\$16.89
		409278		FILTER VEH 2399 WO 50147	\$16.89
		409279		FILTER VEH 2401 WO 50148	\$16.99
		409280		FILTER VEH 2459 WO 50149	\$16.89
		409281		FILTER VEH 3252 WO 50150	\$128.05



City Of Richland

VL-1 Voucher Listing

From: 4/9/2018 To: 4/20/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
RICHLAND NAPA		409283	256566	FILTER VEH 3253 WO 50151	\$128.05
		409284		FILTER VEH 3289 WO 50153	\$14.18
		409285		FILTER VEH 3268 WO 50152	\$15.21
		409287		FILTER VEH 3313 WO 50154	\$113.37
		409290		FILTER VEH 3325 WO 50155	\$147.54
		409291		FILTER VEH 3329 WO 50156	\$94.10
		409292		FILTER VEH 3334 WO 50157	\$73.46
		409336		BRK CLN VEH 3333 WO 50082	\$16.29
RIVER CITY TOWING INC	16228		256708	TOW CHARGE VEH 1208 WO 50177	\$48.87
SOLID WASTE SYSTEMS INC	0102910-IN		256712	ARM WELDMENT VEH 6000 WO 50191	\$4,252.48
	0104283-IN		256526	RAIL/BEARING VEH 3337 WO 49975	\$4,947.02
	0104284-IN			PIN/RING/BSH VEH 3336 WO 49976	\$747.62
	0104285-IN			PIN VEH 3337 WO 49975	\$111.03
	0104402-IN		256712	SENSOR VEH 3333 WO 50082	\$186.77
	0104417-IN			HOSE VEH 3338 WO 50182	\$500.49
	0104421-IN			ARM CYLINDER VEH 3337 WO 49975	\$1,205.23
STEEBER'S LOCK SERVICE	645867		256528	DUPLICATE KEY VEH2455 WO 50140	\$107.08
TACOMA SCREW PRODUCTS INC	22205932		256364	VEH 9500 WO 50038	\$277.96
	22206221			SHOP SUPPLY	\$193.44
	22206239			SHOP TOOLS	\$74.09
	22206450			CROSSNUT VEH 2360 WO 50118	\$16.09
	22206451			SHOP SUPPLY	\$53.74
	22206501			SHOP SUPPLY	\$30.11
	22206880			UPFIT VEH 9500 WO 50038	\$22.76
	22206891			SHOP TOOLS	\$143.47
	22206904		256536	BROOM RETURN	(\$32.45)
	22206905			RETURNED SHOP SUPPLY	(\$193.44)
	22207023		256714	SHOP SUPPLIES	\$20.66
	22207139			SHOP SUPPLIES	\$388.74
	90880204		256365	PUMP VEH 3294 WO 50083	\$1,052.31
	90883443			ROPE VEH 3253 WO 49831	\$251.00
TIRE FACTORY INC	01-143566		256368	SVC CALL VEH 3230 WO 50049	\$167.79
	02-127899			ALIGNMENT VEH 3320 WO 49704	\$506.46
	03-128728			SVC CALL VEH 6585 WO 50050	\$137.87
	03-128747			FLAT REPAIR VEH 7151 WO 50074	\$72.14
	03-128748			TIRES VEH 5045 WO 50073	\$1,449.49
	03-128757			TPMS VEH 2387 WO 50128	\$227.84
	03-128763			FLAT REPAIR VEH 3283 WO 50064	\$59.19
	03-128764			WHEEL SWITCH VEH 3315 WO 49730	\$95.57
	03-128803			FLAT REPAIR VEH 3292 WO 50127	\$59.19
	03-128804			FLAT REPAIR VEH 7152 WO 38300	\$59.19



City Of Richland

VL-1 Voucher Listing

From: 4/9/2018 To: 4/20/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
TIRE FACTORY INC		03-128881	256368	TIRES VEH 3333 WO 50126	\$1,590.34
		03-128885		FLAT REPAIR VEH 3340 WO 50087	\$59.19
		03-128934		FLAT REPAIR VEH 3222 WO 50139	\$59.19
		03-128986	256540	TIRES VEH 3278 WO 50010	\$983.86
		03-128988		TIRES VEH 6565 WO 50170	\$105.60
		03-128989		TIRE SWAP VEH 6595 WO 50169	\$10.81
		03-128990		TIRE SWAP VEH 6595 WO 50169	\$10.81
		03-129001		WHEEL SWITCH VEH 3285 WO 50122	\$369.78
		03-129003		TRUCK REPAIR VEH 2385 WO 50167	\$22.75
		03-129004		TRUCK REPAIR VEH 2393 WO 50168	\$22.75
		03-129027	256715	WHEEL SWTCH VEH 3329 WO 50037	\$47.78
TOM DENCHEL FORD		58847	256541	RELAY VEH 5044 WO 50160	\$16.29
TOYOTA OF TRI-CITIES		213061	256370	TRANSMITTER VEH 1381 WO 50120	\$186.67
TRI CITIES BATTERY & AUTO REPAIR		0124214	256546	LUGS VEH 9500 WO 50038	\$91.44
TRUCKPRO HOLDING CORPORATION		06 257668	256372	EMER VALVE VEH 7143 WO 49965	\$321.80
US LINEN & UNIFORM		2125403	256551	UNIFORM SERVICES	\$80.82
		2129139		UNIFORM SERVICES	\$80.82
		2132919		UNIFORM SERVICES	\$80.82
VERIZON WIRELESS	P059067	9804385537	256721	WIRELESS CHARGES MARCH 2018 WC	\$243.71
	P059067			WIRELESS CHARGES MARCH 2018 WC	\$38.71
WESTERN PETERBILT INC		H291473	256560	CORE VEH CREDIT WO CREDIT	(\$130.59)
		H291495		VALVE ASSY VEH 3337 WO 49975	\$46.58
		H291503		SAFETY BELT VEH 3332 WO 50098	\$116.84
		H291742	256729	LOCK VEH 3332 WO 50098	\$34.74
WESTERN STATES EQUIPMENT COMPANY		IN000605058	256377	COUPLING VEH 3255 WO 49930	\$13.73
		IN000607401		COUPLINGS VEH 3284 WO 49953	\$330.47
		IN000607885		ENGINE LEAK VEH 7138 WO 50142	\$3,178.21
		IN000608578		COUPLING VEH 3252 WO 49237	\$12.96
		IN000609686		SEALS VEH 3306 WO 49964	\$26.42
		IN000609693		HOSE ASSY VEH 3306 WO 49964	\$33.12
		IN000609694		COUPLING VEH 3284 WO 49953	\$67.98
		IN000610845		AIR COMPRESS VEH 3306 WO 49964	\$2,303.56
		IN000610871		CLAMP VEH 7130 WO 49990	\$42.47
		IN000610873		GEAR VEH 3306 WO 49964	\$207.62
		IN000610882		COUPLINGS VEH 6000 WO 49419	\$548.52
		IN000612421		SUSP PUMP VEH 47123 WO 50159	\$1,467.06
		IN000613257		HOSE VEH 7130 RETURNED	\$112.97
		IN000613272		COUPLINGS VEH 6000 WO 50063	\$194.37
		IN000615109		FUEL REPAIR VEH 7138 WO 50158	\$1,252.68
		IN000615219		LICENSE SOFTWARE	\$1,699.59
		IN000615853		FILTERS VEH 7138 WO 50062	\$773.22



City Of Richland

VL-1 Voucher Listing

From: 4/9/2018 To: 4/20/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
WESTERN STATES EQUIPMENT COMPANY		IN000615854	256377	PIN VEH 7090 WO 50020	\$87.54
WESTERN SYSTEMS & FABRICATION INC		22792	256561	CYLNDR REBLD VEH 3336 WO 50144	\$466.63
		22793		CYLNDR REBLD VEH 3337 WO 50145	\$466.63
		22799		BELT ASSY VEH 3285 WO 50122	\$464.27
XEROX CORPORATION		092825617	256733	LX5-691298 BASE/PRINTS-MARCH	\$198.10
EQUIPMENT MAINTENANCE TOTAL ****					\$105,480.00
EQUIPMENT MAINTENANCE FUND Total ***					\$105,480.00

FUND 503**EQUIPMENT REPLACEMENT FUND****Division:**

215

EQUIPMENT REPLACEMENT

AUTOZONE		3733220852	256269	UPFIT VEH 2478	\$26.26
BANK OF AMERICA		TXN00038168	256586	WORD BOATS - BOAT TRAILER	\$2,495.28
		TXN00038249		WORD BOATS - BOAT TRAILER	\$958.72
CORWIN OF PASCO LLC	P058649	313190	256297	CORWIN FORD ONE (1) NEW 2018 F	\$35,016.00
	P058649			SALES TAX @ 8.6%	\$3,011.38
	P058652	313191		ONE (1) NEW 2018 FORD INTERCEP	\$35,016.00
	P058652			SALES TAX @ 8.6 %	\$3,011.38
	P058651	313219		SALES TAX @ 8.6 %	\$3,011.38
	P058651			ONE (1) NEW 2018 FORD INTERCEP	\$35,016.00
MOTOROLA SOLUTIONS INC		13209001	256689	CABLES VEH 2480 WO PL UPFITS	\$83.71
		13209002		CABLES VEH 2479 WO PL UPFITS	\$83.71
		13209003		CABLES VEH 2478 WO PL UPFITS	\$83.71
		13209004		CABLES VEH 2477 WO PL UPFITS	\$75.86
		13209005		CABLES VEH 2476 WO PL UPFITS	\$83.71
		13209006		CABLES VEH 2475 WO PL UPFITS	\$75.86
		13209495		CABLE VEH 2477 WO PL UPFITS	\$7.85
		13209496		CABLES VEH 2475 WO PL UPFITS	\$38.24
SETINA MFG CO		158697	256522	BARRIER VEH 2474 WO PL UPFITS	\$2,894.91
		158779		BARRIER VEH 2478 WO PL UPFITS	\$2,894.91
		158780		BARRIER VEH 2476 WO PL UPFITS	\$3,049.08
EQUIPMENT REPLACEMENT TOTAL ****					\$126,933.95
EQUIPMENT REPLACEMENT FUND Total ***					\$126,933.95

FUND 505**PUBLIC WORKS ADMIN & ENGINEER****Division:**

450

PW ADMIN & ENGINEERING

AT&T WIRELESS		03/18 2872432888	256267	287243288881 02/27/18-03/26/18	\$93.35
				287243288881 02/27/18-03/26/18	\$62.96
BANK OF AMERICA		TXN00038194	256586	PANERA BREAD #601965 - Transp	\$50.30
		TXN00038252		NATOA - ANNUAL DUES - PUBLIC W	\$190.00
		TXN00038274		IN WASHINGTON ASPHALT PA - Ma	\$300.00



City Of Richland

VL-1 Voucher Listing

From: 4/9/2018 To: 4/20/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00038422	256586	AMAZON MKTPLACE PMTS - magnifi	\$126.02
		TXN00038523		Dell CAD PC	\$1,755.40
		TXN00038527		STAPLES - tablets, report cove	\$75.51
		TXN00038538		STAPLES - clip disp, scale, so	\$125.10
		TXN00038549		STAPLES - report covers	\$33.66
		TXN00038603		BENTON CO AUDITOR - PW - recor	\$701.31
		TXN00038649		STAPLES - stapler	\$12.15
		TXN00038683		STAPLES - paper,post-its,scrtc	\$84.08
BENTON COUNTY AUDITOR		0228999	256623	DOCUMENT COPIES	\$24.00
CITY OF RICHLAND		03/2018 MAR	256639	CITY UTILITY BILLS/MAR 2018	\$1,030.13
		18-046 CORNELL	256640	18-046 ADV GRADING AUTOCAD 3D	\$245.00
		18-088 WILLIAMSON		18-088 NASTT NO DIG SHOW	\$222.00
CORNELL, JODY		18-046 CORNELL-	256647	18-046 ADV AUTOCAD CIVIL 3D	\$235.08
SENSERA SYSTEMS INC	P058998	181593	256358	MC78V CAMERA KIT (includes Sol	\$3,599.00
	P058998			Sensera SiteCloud Service plus	\$1,194.00
	P058998			Ground Shipping - MC Camera Ki	\$49.00
	P058998			Auxiliary Power Supply: E1-101	\$39.00
VERIZON WIRELESS	P059067	9804385537	256721	WIRELESS CHARGES MARCH 2018 WC	\$487.50
WATER SOLUTIONS INC		18230	256557	3 WTR MACHINES - MARCH 2018	\$76.01
WILLIAMSON, SHELDON		18-088 WILLIAMSON	256732	18-088 NASTT NO DIG SHOW	\$104.56
XEROX CORPORATION		092825601	256563	LX5-690835 BASE/PRINTS-MARCH	\$170.11
		092825602		LX5-692207 BASE/PRINTS-MARCH	\$77.62
		092825603		MX4-343197 BASE/PRINTS-MARCH	\$406.29
PW ADMIN & ENGINEERING TOTAL ****					\$11,569.14
PUBLIC WORKS ADMIN & ENGINEER Total ***					\$11,569.14
FUND 522	POST EMP HEALTHCARE PLAN				
Division:	224	POST EMPLOYMENT BENEFITS PRGM			
HEALTHCARE ACTUARIES LLC		2018014	256321	GASB ACTUARIAL STUDIES	\$11,500.00
POST EMPLOYMENT BENEFITS PRGM TOTAL ****					\$11,500.00
POST EMP HEALTHCARE PLAN Total ***					\$11,500.00
FUND 612	POLICEMEN'S PENSION				
Division:	217	POLICE PENSION			
BANK OF AMERICA		TXN00038177	256586	HIPAA TRAINING/M. HOPKINS ATTE	\$29.99
POLICE PENSION TOTAL ****					\$29.99
POLICEMEN'S PENSION Total ***					\$29.99
FUND 641	SOUTHEAST COMMUNICATIONS CTR				



City Of Richland

VL-1 Voucher Listing

From: 4/9/2018 To: 4/20/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
Division: 600 SECOMM OPERATIONS GENERAL					
BANK OF AMERICA		TXN00038324	256586	STAPLES/TONER CARTRIDGES	\$114.48
		TXN00038444		CRAFTSMAN CABINETS FLOOR/CABIN	\$282.36
		TXN00038462		POSITIVE PROMOTIONS INC/TUMBLE	\$300.00
				POSITIVE PROMOTIONS INC/TUMBLE	\$122.15
		TXN00038484		BEST BUY 00005900/REPLACE	\$271.39
		TXN00038531		STAPLES/TONER FOR PLOTTER	\$282.33
		TXN00038585		WHOLESALE ARTS/FOAMCORE FOR MA	\$133.77
		TXN00038599		OFFICE DEPOT/RETURN DAMAGED FO	(\$59.23)
		TXN00038601		OFFICE DEPOT/FOAM CORE BOARDS	\$59.23
		TXN00038647		PANERA BREAD #601965/LUNCH PRO	\$38.79
CENTURYLINK	P058369	100833602	256286	VIPER FRANKLIN TRANSITION PROJ	\$7,740.93
	P058369	100833650		VIPER FRANKLIN TRANSITION PROJ	\$2,446.94
	P058369			ADJUST TAX	\$0.01
	P058369	806985		VIPER FRANKLIN TRANSITION PROJ	\$99,521.74
CORPORATE TRANSLATION SERVICES INC		123443	256296	TRANSLATION SRVCS-MAR 2018	\$172.06
DE GRAAF, DOUGLAS		18-137 DEGRAAF	256650	18-137 PUBLIC SAFETY DEMO	\$46.00
DUNCAN, ESTHER MARIA		18-138 DUNCAN	256655	18-138 PUBLIC SAFETY DEMO	\$46.00
EN POINTE TECHNOLOGIES SALES LLC	P058840	3013347	256657	SINGLE SIGN ON SERVER LICENSES	\$2,314.20
	P058840			TAX	\$248.78
HAMILTON, CRAIG		18-140 HAMILTON	256318	18-140 PUBLIC SAFETY DEMO	\$46.00
HARRINGTON'S TROPHIES		77992	256449	DISPATCHER OF YEAR ENGRAVING	\$9.86
				DISPATCHER OF YEAR ENGRAVING	\$74.93
INTERGRAPH CORPORATION	P058591	P180000322	256326	CRYWOLF IMPLEMENTATION	\$1,737.60
LETTICK, R. KIM		18-136 LETTRICK	256679	18-136 PUBLIC SAFETY DEMO	\$46.00
POCKETINET COMMUNICATIONS INC		237836	256350	WIRELESS TRNSPRT/INTERNET-MAY	\$268.28
PUBLIC SAFETY TESTING INC		PST118-1953	256703	BACKGROUND INVESTIGATIONS	\$1,410.39
WATER SOLUTIONS INC		18266	256557	WATER FILTRATION 4/7-5/6/18	\$33.67
XEROX CORPORATION		092825596	256380	MX4-322159 BASE/PRINTS-MAR	\$99.17
SECOMM OPERATIONS GENERAL TOTAL ****					\$117,807.83
Division: 601 E911 OPERATIONS					
BANK OF AMERICA		TXN00038224	256586	PP CHAPLAIN SERVICES/DUNCAN REG	\$250.00
		TXN00038350		WAPRO/PROVENCHER REGISTRATION	\$175.00
		TXN00038389		WA ASSN OF COUNTIES/DEGRAAF AC	\$275.00
CABRERA, LUCIA		18-091 HINKLE-	256670	18-091 APCO CONFERENCE	\$18.00
CITY OF RICHLAND		18-090 SEELY	256289	18-090 APCO CONFERENCE	\$140.00
		18-091 HINKLE	256640	18-091 APCO CONFERENCE	\$140.00
CORPORATE TRANSLATION SERVICES INC		123369	256296	TRANSLATION SRVCS-MAR 2018	\$266.51
DIXON, TAYLOR		031218	256653	MEAL REIMBURSEMENT-T2 TRAIN	\$51.00
LANGUAGE LINE SERVICES LLC		4295780	256476	E911 TRANSLATION-MAR 18	\$12.64



City Of Richland

VL-1 Voucher Listing

From: 4/9/2018 To: 4/20/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
MAYNARD, ROBIN DEE		031218	256683	MEAL REIMBURSEMENT-T2 TRAIN	\$51.00
MONTGOMERY, SAVANNAH			256688	MEAL REIMBURSEMENT-T2 TRAIN	\$51.00
POCKETINET COMMUNICATIONS INC		237836	256350	WIRELESS TRNSPRT/INTERNET-MAY	\$268.27
PONTIN, CHENEA		031218	256701	MEAL REIMBURSEMENT-T2 TRAIN	\$51.00
PUBLIC SAFETY TESTING INC		PSTI18-1953	256703	BACKGROUND INVESTIGATIONS	\$1,410.39
SEELY, KRISTEN		18-090 SEELY	256357	18-090 APCO CONFERENCE	\$18.00
E911 OPERATIONS TOTAL ****					\$3,177.81
Division: 602	SECOMM AGENCY				
RIGGLE PLUMBING INC		37762	256356	WOMEN'S BATHROOM MAINT-BCES	\$107.52
SECOMM AGENCY TOTAL ****					\$107.52
SOUTHEAST COMMUNICATIONS CTR Total ***					\$121,093.16
FUND 642	800 MHZ PROJECT				
Division: 610	800 MHZ				
BANK OF AMERICA		TXN00038278	256586	ELTEK, INC/FLATPACK1 48V 1500W	\$270.00
EDMO DISTRUBUTORS, INC	P058990	1473167	256306	P25 MOTOROLA APX-B SERIES	\$863.00
	P058990			MOTOROLA APX 8000 SERIES	\$863.00
800 MHZ TOTAL ****					\$1,996.00
800 MHZ PROJECT Total ***					\$1,996.00
FUND 643	EMERGENCY MANAGEMENT				
Division: 620	STATE / LOCAL ASSISTANCE				
BANK OF AMERICA		TXN00038231	256586	SP BRYDGE/KEYBOARD FOR SURFA	\$144.79
FORD MOTOR CREDIT COMPANY	P059079	8671602/PMT 2	256660	FORD EXPLORER - 2ND 2018 PAYME	\$1,482.90
POCKETINET COMMUNICATIONS INC		237836	256350	WIRELESS TRNSPRT/INTERNET-MAY	\$57.49
XEROX CORPORATION		092825596	256380	MX4-322159 BASE/PRINTS-MAR	\$57.84
STATE / LOCAL ASSISTANCE TOTAL ****					\$1,743.02
Division: 621	RADIOLOGICAL EMGCY PREPAREDNES				
BANK OF AMERICA		TXN00038146	256586	Fiesta Mexican Restaurant/LUNC	\$667.44
		TXN00038157		YOKE'S FRESH MARKET/DONUTS FOR	\$41.94
		TXN00038160		STARBUCKS STORE 14483/COFFEE F	\$55.22
		TXN00038231		SP BRYDGE/KEYBOARD FOR SURFA	\$144.80
		TXN00038324		STAPLES/TONER CARTRIDGES	\$28.63
		TXN00038433		BATTERIES PLUS #25/BATTERIES F	\$17.33
		TXN00038531		STAPLES/TONER FOR PLOTTER	\$70.58
		TXN00038613		WAL-MART #3261/BEVERAGES FOR E	\$40.01
FORD MOTOR CREDIT COMPANY	P059079	8671602/PMT 2	256660	FORD EXPLORER - 2ND 2018 PAYME	\$1,482.91
POCKETINET COMMUNICATIONS INC		237836	256350	WIRELESS TRNSPRT/INTERNET-MAY	\$57.49
THE TIP PIT BBQ		03272018-2	256366	EVALUATED CGS DRILL CATERING	\$1,126.50



City Of Richland

VL-1 Voucher Listing

From: 4/9/2018 To: 4/20/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
WATER SOLUTIONS INC		18266	256557	WATER FILTRATION 4/7-5/6/18	\$11.22
XEROX CORPORATION		092825596	256380	MX4-322159 BASE/PRINTS-MAR	\$57.85
RADIOLOGICAL EMGCY PREPAREDNESS TOTAL ****					\$3,801.92
Division:	622	DOE EMERGENCY PREPAREDNESS			
BANK OF AMERICA		TXN00038231	256586	SP BRYDGE/KEYBOARD FOR SURFA	\$144.80
FORD MOTOR CREDIT COMPANY	P059079	8671602/PMT 2	256660	FORD EXPLORER - 2ND 2018 PAYME	\$1,482.91
POCKETINET COMMUNICATIONS INC		237836	256350	WIRELESS TRNSPRT/INTERNET-MAY	\$57.48
WATER SOLUTIONS INC		18266	256557	WATER FILTRATION 4/7-5/6/18	\$11.22
XEROX CORPORATION		092825596	256380	MX4-322159 BASE/PRINTS-MAR	\$57.84
DOE EMERGENCY PREPAREDNESS TOTAL ****					\$1,754.25
Division:	623	JURISIDICITION			
POCKETINET COMMUNICATIONS INC		237836	256350	WIRELESS TRNSPRT/INTERNET-MAY	\$57.49
RIGGLE PLUMBING INC		37762	256356	WOMEN'S BATHROOM MAINT-BCES	\$107.51
WATER SOLUTIONS INC		18266	256557	WATER FILTRATION 4/7-5/6/18	\$11.22
XEROX CORPORATION		092825596	256380	MX4-322159 BASE/PRINTS-MAR	\$57.85
JURISIDICITION TOTAL ****					\$234.07
Division:	628	PRE-DISASTER MITIGATION GRANT			
BANK OF AMERICA		TXN00038275	256586	WM SUPERCENTER #3261/SIDES FOR	\$32.85
		TXN00038312		SUBWAY 00434894/LUNCH F	\$123.80
PRE-DISASTER MITIGATION GRANT TOTAL ****					\$156.65
Division:	630	HOMELAND SECURITY PREPARDNESS			
ARMOR EXPRESS		113994B	256392	REISSUE CHECK-INVOICE ERROR	\$15,888.18
HOMELAND SECURITY PREPARDNESS TOTAL ****					\$15,888.18
EMERGENCY MANAGEMENT Total ***					\$23,578.09
FUND	803	UTILITY BILL CLEARING FUND			
Division:	000				
ADVANCED UTILITY ACCOUNTS PAYABLE INVOICES		CISPAY14978	256517	Customer Refund	\$117.38
		CISPAY14979	256460	Customer Refund	\$28.62
		CISPAY14980	256520	Customer Refund	\$26.21
		CISPAY14981	256487	Customer Refund	\$247.83
		CISPAY14982	256523	Customer Refund	\$3.54
		CISPAY14983	256516	Customer Refund	\$499.16
		CISPAY14984	256555	Customer Refund	\$12.82
		CISPAY14985	256471	Customer Refund	\$416.41
		CISPAY14986	256409	Customer Refund	\$100.24
		CISPAY14987	256524	Customer Refund	\$49.96
		CISPAY14988	256537	Customer Refund	\$117.99



City Of Richland

VL-1 Voucher Listing

From: 4/9/2018 To: 4/20/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
ADVANCED UTILITY ACCOUNTS PAYABLE INVOICES		CISPAY14989	256458	Customer Refund	\$131.05
		CISPAY14990	256410	Customer Refund	\$75.94
		CISPAY14991	256498	Customer Refund	\$100.45
				Customer Refund	\$203.38
		CISPAY14992	256495	Customer Refund	\$106.69
		CISPAY14993	256475	Customer Refund	\$8.61
		CISPAY14994	256457	Customer Refund	\$97.40
		CISPAY14995	256391	Customer Refund	\$13.24
		CISPAY14996	256534	Customer Refund	\$171.64
		CISPAY14997	256414	Customer Refund	\$56.36
		CISPAY14998	256386	Customer Refund	\$72.38
		CISPAY14999	256412	Customer Refund	\$1.27
				Customer Refund	\$63.22
				Customer Refund	\$55.16
		CISPAY15000	256421	Customer Refund	\$93.99
		CISPAY15001	256468	Customer Refund	\$114.55
		CISPAY15002	256562	Customer Refund	\$238.19
		CISPAY15003	256432	Customer Refund	\$31.68
		CISPAY15004	256500	Customer Refund	\$119.07
		CISPAY15005	256494	Customer Refund	\$135.30
		CISPAY15006	256501	Customer Refund	\$30.01
		CISPAY15007	256433	Customer Refund	\$9.28
		CISPAY15008	256511	Customer Refund	\$86.97
		CISPAY15009	256484	Customer Refund	\$158.73
		CISPAY15010	256405	Customer Refund	\$146.56
		CISPAY15011	256477	Customer Refund	\$55.00
		CISPAY15012	256395	Customer Refund	\$58.32
		CISPAY15013	256430	Customer Refund	\$246.46
		CISPAY15014	256492	Customer Refund	\$93.92
		CISPAY15015	256452	Customer Refund	\$93.06
		CISPAY15016	256382	Customer Refund	\$108.41
		CISPAY15017	256532	Customer Refund	\$66.43
		CISPAY15018	256542	Customer Refund	\$119.23
		CISPAY15019	256525	Customer Refund	\$66.98
		CISPAY15020	256463	Customer Refund	\$52.18
		CISPAY15021	256493	Customer Refund	\$1.97
		CISPAY15022	256434	Customer Refund	\$125.74
		CISPAY15023	256482	Customer Refund	\$239.96
		CISPAY15024	256527	Customer Refund	\$10.39
		CISPAY15025	256461	Customer Refund	\$9.72



City Of Richland

VL-1 Voucher Listing

From: 4/9/2018 To: 4/20/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
ADVANCED UTILITY ACCOUNTS PAYABLE INVOICES		CISPAY15026	256472	Customer Refund	\$96.66
		CISPAY15027	256535	Customer Refund	\$77.45
		CISPAY15028	256480	Customer Refund	\$88.50
		CISPAY15029	256407	Customer Refund	\$103.51
		CISPAY15030	256519	Customer Refund	\$64.82
		CISPAY15031	256387	Customer Refund	\$121.98
		CISPAY15032	256474	Customer Refund	\$111.47
		CISPAY15033	256388	Customer Refund	\$54.12
		CISPAY15034	256424	Customer Refund	\$86.40
		CISPAY15035	256510	Customer Refund	\$72.75
		CISPAY15036	256481	Customer Refund	\$77.43
		CISPAY15037	256464	Customer Refund	\$151.01
		CISPAY15038	256554	Customer Refund	\$13.45
		CISPAY15039	256431	Customer Refund	\$43.63
		CISPAY15040	256553	Customer Refund	\$103.63
		CISPAY15041	256467	Customer Refund	\$134.57
		CISPAY15042	256389	Customer Refund	\$47.18
		CISPAY15043	256394	Customer Refund	\$16.98
		CISPAY15044	256485	Customer Refund	\$64.53
		CISPAY15045	256413	Customer Refund	\$92.31
		CISPAY15046	256466	Customer Refund	\$100.48
		CISPAY15047	256547	Customer Refund	\$82.16
		CISPAY15048	256439	Customer Refund	\$94.62
		CISPAY15049	256459	Customer Refund	\$114.10
		CISPAY15050	256419	Customer Refund	\$87.02
		CISPAY15051	256465	Customer Refund	\$143.86
		CISPAY15052	256518	Customer Refund	\$9.50
		CISPAY15053	256486	Customer Refund	\$133.00
		CISPAY15054	256408	Customer Refund	\$96.46
		CISPAY15055	256456	Customer Refund	\$76.94
		CISPAY15056	256479	Customer Refund	\$216.23
		CISPAY15057	256420	Customer Refund	\$47.63
		CISPAY15058	256438	Customer Refund	\$89.96
		CISPAY15059	256483	Customer Refund	\$46.33
		CISPAY15060	256446	Customer Refund	\$122.26
		CISPAY15061	256709	Customer Refund	\$79.63
		CISPAY15062	256684	Customer Refund	\$136.92
		CISPAY15063	256681	Customer Refund	\$104.62
		CISPAY15064	256585	Customer Refund	\$113.74
		CISPAY15065	256629	Customer Refund	\$114.50



City Of Richland

VL-1 Voucher Listing

From: 4/9/2018 To: 4/20/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
ADVANCED UTILITY ACCOUNTS PAYABLE INVOICES		CISPAY15066	256584	Customer Refund	\$7.85
UNASSIGNED TOTAL ****					\$8,929.24
UTILITY BILL CLEARING FUND Total ***					\$8,929.24



City Of Richland

VL-1 Voucher Listing

From: 4/9/2018 To: 4/20/2018

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

\$2,722,350.99

Number of Invoices

Amount

Vouchers In Richland	219	\$63,304.28
Vouchers In Tri Cities	113	\$471,902.67
Vouchers In WA	206	\$1,161,476.60
Vouchers Outside WA	1078	\$1,025,667.44
Vouchers Final Total.....	1616	\$2,722,350.99

Ob ject Category	Title	Total	Percentage
1	SALARIES	\$355.18	0.01%
2	BENEFITS	\$2,588.42	0.1%
3	SUPPLIES	\$391,798.32	14.39%
4	OTHER SERVICES & CHARGES	\$714,354.50	26.24%
5	INTERGOVERNMENTAL SERVICES	\$5,691.54	0.21%
6	CAPITAL PROJECTS	\$1,276,522.80	46.89%
	MACHINERY & EQUIPMENT	\$237,400.51	8.72%
	REFUNDS	\$8,929.24	0.33%
9	INTERFUND SERVICES	\$100.37	0%
	INVENTORY PURCHASES	\$84,610.11	3.11%
	Total	\$2,722,350.99	