



Agenda
City Council Regular Meeting
Tuesday, May 21, 2019
City Hall Council Chamber | 505 Swift Boulevard

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

Agenda Item:

1. Follow-up Information from the Public Safety Facilities Workshop (10 minutes)
 - Tom Huntington, Fire and Emergency Services Director
2. SR-240 / Aaron Drive Improvements BUILD Grant (10 minutes)
 - Pete Rogalsky, Public Works Director
3. Discuss Meeting Agenda Items (10 minutes)
 - City Councilmembers

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

Welcome and Roll Call

Pledge of Allegiance

Approval of Agenda: (Approved by Motion)

Presentations:

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

4. Proposed Amendment to the City's Industrial Development Fund, Ordinance No. 29-19
 - Kerwin Jensen, Community Development Director
5. Proposed Relinquishment of a Utility Easement lying within 2110 Lee Boulevard, Resolution No. 64-19
 - Pete Rogalsky, Public Works Director
6. Proposed Relinquishment of a Utility Easement lying within 97 Waldron Street, Resolution No. 65-19
 - 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:

7. May 7, 2019 Council Meeting Minutes
 - Heather Kintzley, City Attorney

Ordinances - First Reading:

8. Ordinance No. 29-19, Amending the 2019 Budget to Increase Appropriations in the Industrial Development Fund
- Kerwin Jensen, Community Development Director

Ordinances - Second Reading/Passage:

9. Ordinance No. 25-19, Amending Chapter 12.10 of the Richland Municipal Code related to Sidewalks, Curbs and Gutters
- Pete Rogalsky, Public Works Director
10. Ordinance No. 26-19, Approving Amendments to the 2019 Budget to include the 2018 Budget Carryovers
- Cathleen Koch, Administrative Services Director
11. Ordinance No. 28-19, Approving a Zone Change on 314 Acres from Agriculture (AG) to General Business (C-3), Multiple Family Residential District (R-3), Medium Density Residential District (R-2), Single Family Residential District (R-1-10), and Parks and Public Facilities (PPF)
- Kerwin Jensen, Community Development Director

Resolutions – Adoption:

12. Resolution No. 61-19, Authorizing an Interlocal Agreement with Benton County and the Cities of Benton City, Kennewick, Prosser and West Richland regarding Solid Waste Planning and Services in Benton County
- Pete Rogalsky, Public Works Director
13. Resolution No. 62-19, Setting a Public Hearing Date regarding the Vacation of a Portion of Center Boulevard
- Pete Rogalsky, Public Works Director
14. Resolution No. 63-19, Authorizing a First Amendment to the Sewer Latecomer Agreement with Pahlisch Homes at Westcliffe Heights, LLC
- Pete Rogalsky, Public Works Director
15. Resolution No. 64-19, Authorizing the Relinquishment of a Utility Easement lying within 2110 Lee Boulevard
- Pete Rogalsky, Public Works Director
16. Resolution No. 65-19, Authorizing the Relinquishment of a Utility Easement lying within 97 Waldron Street
- Pete Rogalsky, Public Works Director
17. Resolution No. 66-19, Establishing the 2018-2019 Docket of Comprehensive Plan Policies, Maps and Zoning Code Amendments
- Kerwin Jensen, Community Development Director
18. Resolution No. 67-19, Issuing a Purchase Order to Weatherproofing Technologies, Inc. for Roof Restoration to the Richland Library
- Joe Schiessl, Parks and Public Facilities Director
19. Resolution No. 68-19, Authorizing an Interlocal Agreement for City Participation in Benton County District Court's Therapeutic Courts
- Heather Kintzley, City Attorney

Items for Approval:

20. Authorize Travel for Councilmember Lemley

- Cindy Reents, City Manager

Expenditures - Approval:

21. Expenditures from April 29, 2019 - May 8, 2019, for \$6,556,360.00 including Check Nos. 267739-268095, Wire Nos. 7514-7529, Payroll Check Nos. 150037-150573, and Payroll Wire/ACH Nos. 10956-10977

- Cathleen Koch, Administrative Services Director

Items of Business:

Reports and Comments:

1. City Manager
2. City Council
3. Mayor

Adjournment

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COUNCIL AGENDA ITEM COVERSHEET

Council Date: 5/21/2019

Agenda Category: Agenda Item

Subject:

Follow-up Information from the Public Safety Facilities Workshop (10 minutes)

Department:

Fire & Emergency Services

Ordinance/Resolution Number:

Document Type:

Presentation

Recommended Motion:

Summary:

Fiscal Impact:

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 5/21/2019

Agenda Category: Agenda Item

Subject:

SR-240 / Aaron Drive Improvements BUILD Grant (10 minutes)

Department:
Public Works

Ordinance/Resolution Number:

Document Type:
City Council Workshop Agenda
Item

Recommended Motion:

Summary:

The U.S. Department of Transportation has announced the availability of grant funds for significant transportation projects. The program, Better Utilizing Investments to Leverage Development, or BUILD Transportation Grants, is similar to the TIGER grant programs in years past. Staff will brief Council the program and seek Council concurrence with its recommendation to prepare an application for the SR-240 / Aaron Drive project.

Fiscal Impact:

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 5/21/2019

Agenda Category: Public Hearing

Subject:

Proposed Amendment to the City's Industrial Development Fund, Ordinance No. 29-19

Department:

Development Services

Ordinance/Resolution Number:

Document Type:

Public Hearing Item

Recommended Motion:

Summary:

It is requested that the budget for the Industrial Development Fund be amended by adding an appropriation to the current year budget in order to cover expenses not anticipated in the 2019 budget.

The first reading of Ordinance No. 29-19 is scheduled for later in the meeting.

Fiscal Impact:

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 5/21/2019

Agenda Category: Public Hearing

Subject:

Proposed Relinquishment of a Utility Easement lying within 2110 Lee Boulevard, Resolution No. 64-19

Department:

Public Works

Ordinance/Resolution Number:

Document Type:

Public Hearing Item

Recommended Motion:

Summary:

This is a public hearing to receive public comment on the proposed relinquishment of a utility easement lying within 2110 Lee Boulevard.

Please refer to the staff report for Resolution No. 64-19 for more details.

Fiscal Impact:

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 5/21/2019

Agenda Category: Public Hearing

Subject:

Proposed Relinquishment of a Utility Easement lying within 97 Waldron Street, Resolution No. 65-19

Department:
Public Works

Ordinance/Resolution Number:

Document Type:
Public Hearing Item

Recommended Motion:

Summary:

This is a public hearing to receive public comment on the proposed relinquishment of a utility easement lying within 97 Waldron Street.

Please refer to the staff report for Resolution No. 65-19 for more details.

Fiscal Impact:

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 5/21/2019

Agenda Category: Minutes

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Subject:

May 7, 2019 Council Meeting Minutes

Department:
City Attorney

Ordinance/Resolution Number:

Document Type:
Minutes

Recommended Motion:

Approve the minutes of the Council meeting held on May 7, 2019.

Summary:

None.

Fiscal Impact:

None.

Attachments:

I. Draft 050719 Council Minutes



MINUTES

RICHLAND CITY COUNCIL REGULAR MEETING

Richland City Hall ~ 505 Swift Boulevard

Tuesday, May 7, 2019

DRAFT

City Council Workshop - 7:00 p.m.

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

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

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 (15 minutes)

MAYOR PRO TEM CHRISTENSEN MOVED AND MAYOR THOMPSON SECONDED A MOTION TO HOLD AN EXECUTIVE SESSION TO DISCUSS CURRENT LITIGATION WITH LEGAL COUNSEL PURSUANT TO RCW 42.30.110(1)(ii) BEGINNING AT 7:00 P.M. FOR 15 MINUTES. THE MOTION CARRIED 5-0.

MAYOR PRO TEM CHRISTENSEN MOVED AND MAYOR THOMPSON SECONDED A MOTION TO EXIT EXECUTIVE SESSION AT 7:15 P.M. THE MOTION CARRIED 5-0.

Finance Director Allen, Administrative Services Director Koch and Deputy City Clerk Barham joined the workshop at 7:15 p.m.

2. Discuss Meeting Agenda Items (15 minutes)

City Manager Reents advised Council that the City of Richland Fire Department was not associated with the recent news article regarding the Public Safety Sales Tax. Ms. Reents also provided an update on the status of the GSA parking lot, and briefed Council on a recent meeting with Richland's bond counsel. Ms. Reents encouraged the CIP subcommittee to attend a meeting with bond counsel scheduled for May 21, 2019. Councilmember Lukson will attend on behalf of Councilmember Lemley, and Mayor Pro Tem Christensen will also attend. Ms. Reents will invite Councilmember Alvarez to the meeting.

Council reviewed the evening's proposed agenda, during which it was noted that a business item should be added to address appointment of an interim Council representative to the Ben Franklin Transit Board.

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

Mayor Thompson called the Council meeting to order at 7:31 p.m. in the Council Chamber at City Hall.

Welcome and Roll Call

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

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

COUNCILMEMBER LEMLEY MOVED AND MAYOR THOMPSON SECONDED THE MOTION TO EXCUSE COUNCILMEMBERS ALVAREZ AND KENT. THE MOTION CARRIED 5-0.

Also present were City Manager Reents, Assistant City Manager Amundson, City Attorney Kintzley, Finance Director Allen, Fire & Emergency Services Director Huntington, Community Development Director Jensen, Administrative Services Director Koch, Public Works Director Rogalsky, Parks & Public Facilities Director Schiessl, Acting Police Services Director Smith, Energy Services Director Whitney and Deputy City Clerk Barham.

Pledge of Allegiance

Mayor Thompson invited Boy Scout T.J. from Troop No. 190 forward to lead the Council and audience in the Pledge of Allegiance.

Approval of Agenda

MAYOR PRO TEM CHRISTENSEN MOVED AND MAYOR THOMPSON SECONDED A MOTION TO APPROVE AN AMENDED AGENDA ADDING AN ITEM OF BUSINESS TO APPOINT A COUNCILMEMBER TO THE BEN FRANKLIN TRANSIT BOARD. THE MOTION CARRIED 5-0.

Presentations

3. New Hire/Retirements

Ms. Koch announced new staff hired in April 2019, which include Betsy Gonzalez, Emergency Communications Dispatcher; Ashley Gose, Emergency Communications Dispatcher; and Amber Whitney, Customer Service Representative. There were no retirees to report.

4. Proclamation Celebrating May 2019 as Building Safety Month: Development Services Director Jensen

Mayor Thompson read a proclamation declaring May 2019 as Building Safety Month and presented it to Development Services Director Jensen.

Public Hearing

Deputy City Clerk Barham read the Public Hearing and Public Comments procedures.

5. Proposed Amendment to the 2019 Budget to include the 2018 Budget Carryovers, Ordinance No. 26-19

Finance Director Allen provided a brief overview of the items included in the 2018 Budget carryovers.

Mayor Thompson opened the public hearing at 7:40 p.m. No public testimony was offered. Mayor Thompson closed the public hearing at 7:41 p.m.

6. Proposed Amendment to the 2019 Budget regarding the Equipment Replacement, City Street and Public Works Admin & Engineering Funds, Ordinance No. 27-19

Mr. Rogalsky noted that the three items within the proposed amendment to the 2019 Budget comprised of a replacement of snow removal equipment and two proposed transportation studies.

Mayor Thompson opened the public hearing at 7:43 p.m. No public testimony was offered. Mayor Thompson closed the public hearing at 7:43:45 p.m.

Public Comments

Robert Dunn, 2820 Riverbend Drive, Richland, WA, expressed support for the proposed zoning change on six (6) acres in the Horn Rapids residential area, specifically the Horn Rapids Golf Course, to allow for development of townhouses.

Consent Calendar

Deputy City Clerk Barham read the Consent Calendar.

MAYOR PRO TEM CHRISTENSEN MOVED AND COUNCILMEMBER LEMLEY SECONDED A MOTION TO APPROVE THE CONSENT AGENDA AS PUBLISHED. THE MOTION CARRIED 5-0.

Minutes

7. April 16, 2019 and April 23, 2019 Council Meeting Minutes

Ordinances - First Reading

8. Ordinance No. 25-19, Amending Chapter 12.10 of the Richland Municipal Code related to Sidewalks, Curbs and Gutters
9. Ordinance No. 26-19, Approving Amendments to the 2019 Budget to Include the 2018 Budget Carryovers
10. Ordinance No. 27-19, Amending the 2019 Budget to Add Appropriations to the Equipment Replacement Fund, Public Works Administration & Engineering Fund, City Streets Fund and General Fund
11. Ordinance No. 28-19, Approving a Zone Change on 314 Acres from Agriculture (AG) to General Business (C-3), Multiple Family Residential District (R-3), Medium Density Residential District (R-2), Single Family Residential District (R-1-10), and Parks and Public Facilities (PPF)

Ordinances - Second Reading/Passage

12. Ordinance No. 22-19, Amending Section 11.33.010 of the Richland Municipal Code Related to Definitions Associated with Public Parking

Resolutions – Adoption

13. Resolution 59-19, Approving a Fifth Amendment to the Horn Rapids ORV Park Operating Lease Agreement with Horn Rapids Motorsports Complex, Inc.
14. Resolution No. 60-19, Authorizing a Consultant Agreement with JUB Engineers, Inc. for the Central Richland Transportation Study

Items for Approval

Expenditures - Approval

15. Expenditures from April 8, 2019 - April 26, 2019 for \$11,739,558.54 including Check Nos. 267103-267738, Wire Nos. 7469-7513, Payroll Check Nos. 149492-150036, and Payroll Wire/ACH Nos. 10940-10955

Items of Business

16. Council Appointment to the Ben Franklin Transit Board

MAYOR THOMPSON MOVED AND MAYOR PRO TEM CHRISTENSEN SECONDED A MOTION TO APPOINT COUNCILMEMBER LEMLEY AS THE INTERIM COUNCIL REPRESENTATIVE TO THE BEN FRANKLIN TRANSIT BOARD UNTIL A FORMAL RECOMMENDATION IS MADE BY THE COUNCIL ASSIGNMENTS COMMITTEE. THE MOTION CARRIED 5-0.

Reports and Comments

City Manager

City Manager Reents updated Council regarding the status of the move to the new City Hall, announced that the new City Hall open house is scheduled for June 10, 2019, and stated that she looks forward to the first Council meeting in the new City Hall, which is scheduled for June 4, 2019.

Council

Councilmember Anderson expressed thanks to Councilmember Lemley for agreeing to participate on the Ben Franklin Transit Board, and for always making himself available to attend meetings on Mr. Anderson's behalf when he cannot attend. Councilmember Anderson commented favorably on the recent Cinco de Mayo event at John Dam Plaza. Lastly, Councilmember Anderson commented positively on the recent Council actions related to the Central Richland Transportation Study, the first reading of an ordinance to change zoning on 314 acres of land, and other items of significance to the City, and encouraged everyone to get involved with the exciting changes in Richland.

Councilmember Lemley commented on the status of a \$28M cardboard factory coming to Richland. He also announced that his rotary club, along with other area rotary clubs, is supporting the Rebuilding Mid-Columbia initiative designed to help low income and elderly individuals. Lastly, Mr. Lemley stated that his rotary club now maintains the historical military markers located in central Richland.

Councilmember Lukson expressed excitement for the opening of Richland's new City Hall and the opportunities for economic growth that it will bring.

Mayor

Mayor Thompson commented on how the old City Hall was built during the post war era and was long overdue for replacement. He complimented City Manager Reents and City staff for their efforts in funding the new City Hall without impacting citizens through increased taxes. Lastly, Mayor Thompson commented on his belief that the City can and should exert greater influence on legislative representatives with regard to Hanford clean-up given the growth of the Tri-Cities region and its nexus to Hanford.

Adjournment

Mayor Thompson adjourned the meeting at 8:04 p.m.

APPROVED:

ATTESTED:

Robert J. Thompson, Mayor

Debby Barham, Deputy City Clerk

Date Approved: _____

Date Published: _____



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 5/21/2019

Agenda Category: Ordinances - First Reading

Core Focus Area 3 - Increase Economic Vitality

Core Focus Area 1 - Promote Financial Stability & Operational Effectiveness

Subject:

Ordinance No. 29-19, Amending the 2019 Budget to Increase Appropriations in the Industrial Development Fund

Department:

Development Services

Ordinance/Resolution Number:

29-19

Document Type:

Ordinance

Recommended Motion:

Give first reading, by title only, to Ordinance No. 29-19, amending the 2019 Budget to increase appropriations in the Industrial Development Fund.

Summary:

On November 20, 2018, the Richland City Council passed Ordinance No. 60-18 approving the 2019 Budget. However, the 2019 Budget did not include sufficient appropriated funds in the Industrial Development Fund to cover certain unanticipated expenses related to economic development in central Richland and the Horn Rapids area. These unanticipated expenses have been identified in proposed Ordinance No. 29-19, and include the following:

- \$15,000 to cover surveying costs for newly opened lots in the Horn Rapids Business Center and Industrial Park;
- \$81,000 to cover first year monitoring costs for wetland mitigation in the Horn Rapids area as required by Department of Ecology Administrative Order No. 14070;
- \$110,000 to complete the installation of water and sewer lines to lots along Robertson Road; and
- \$115,000 to cover the cost of removing a latent flowage easement to allow for sale and development of 650 George Washington Way.

Sufficient unappropriated funds are available in the Industrial Development Fund to cover these unanticipated development costs. As required by state law, a public hearing was held on May 21, 2019, to allow public testimony on this proposed budget adjustment.

Staff recommends approval of Ordinance No. 29-19 for first reading, by title only.

Fiscal Impact:

If approved, this budget amendment will decrease the unallocated funds in the Industrial Development Fund by \$321,000 and add that amount to the operating budget for 2019.

Attachments:

- I. Ordinance No. 29-19

ORDINANCE NO. 29-19

AN ORDINANCE of the City of Richland amending the 2019 Budget to provide for additional appropriations and declaring that a public emergency exists in the City's Industrial Development Fund.

WHEREAS, on November 20, 2018, the Richland City Council passed Ordinance No. 60-18 approving the 2019 Budget; and

WHEREAS, funds were not appropriated in the Industrial Development Fund to cover certain unanticipated development costs and environmental monitoring; and

WHEREAS, an additional \$15,000 is required to cover surveying costs for newly opened lots in the Horn Rapids Business Center and Industrial Park; and

WHEREAS, an additional \$81,000 is required to cover first year monitoring costs for wetland mitigation in the Horn Rapids area as required by Department of Ecology Administrative Order No. 14070; and

WHEREAS, an additional \$110,000 is required to complete the installation of water and sewer lines to lots along Robertson Road; and

WHEREAS, an additional \$115,000 is required to cover the cost of removing a latent flowage easement to allow for development of 650 George Washington Way; and

WHEREAS, sufficient unappropriated funds are available in the Industrial Development Fund to support the required budget adjustment necessary to address these unanticipated development costs; and

WHEREAS, pursuant to RCW 35.33.091, a public hearing was held on May 21, 2019 regarding the increase in appropriations from beginning fund balance in the Industrial Development 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 2019 budget was approved.

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

Section 3. Amendment of the 2019 Budget. The 2019 Budget is hereby amended to provide additional appropriations in the Industrial Development Fund from unappropriated fund balance as follows:

Industrial Development Fund:

Current Appropriation: \$ 2,628,934

Increase in Appropriation: \$ 321,000

Amended Appropriation: \$ 2,949,934

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 ____ day of _____, 2019.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

DEBBY BARHAM, Deputy City Clerk

HEATHER KINTZLEY, City Attorney

Date Published: _____



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 5/21/2019

Agenda Category: Ordinances - Second Reading/Passage

Core Focus Area 2 - Manage & Maintain Infrastructure & Facilities

Subject:

Ordinance No. 25-19, Amending Chapter 12.10 of the Richland Municipal Code related to Sidewalks, Curbs and Gutters

Department:
Public Works

Ordinance/Resolution Number:
25-19

Document Type:
Ordinance

Recommended Motion:

Give second reading and pass Ordinance No. 25-19, amending Chapter 12.10 of the Richland Municipal Code related to Sidewalks, Curbs and Gutters.

Summary:

From time to time, the Richland Municipal Code (RMC) requires amending in order to bring local ordinances into alignment with developed practices, to eliminate conflicts and ambiguities, and to comply with state and federal laws. Chapter 12.10 of the RMC addresses the requirements for installation of sidewalks, curbs and gutters. Amendments to this chapter are needed to create consistency with other development code requirements, and to bring the RMC into alignment with current practices.

Modifications to this chapter include clarifying standards when installing street and/or sidewalk improvements adjacent to development activity, as well as updates to the waiver and exemption clauses.

First reading was given on May 7, 2019. No exceptions were taken. Staff recommends approval of Ordinance No. 25-19 for second reading and passage.

Fiscal Impact:

None.

Attachments:

- I. Ordinance No. 25-19

ORDINANCE NO. 25-19

AN ORDINANCE of the City of Richland amending Chapter 12.10 of the Richland Municipal Code related to Streets and Sidewalks.

WHEREAS, the City of Richland has need, from time to time, to amend the Richland Municipal Code (RMC) to bring local ordinances into alignment with developed practices, to eliminate conflicts and ambiguities, and to comply with state and/or federal law; and

WHEREAS, Chapter 12.10 RMC addresses the requirements for installation of sidewalks, curbs and gutters; and

WHEREAS, amendments to Chapter 12.10 RMC are necessary to create consistency with other development code requirements and to bring the RMC into alignment with current practices.

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

Section 1. Chapter 12.10 of the Richland Municipal Code, entitled Installation of sidewalks, curbs and gutters, as enacted by Ordinance No. 390 and last amended by Ordinance No. 47-16, is hereby amended as follows:

Chapter 12.10

Installation of Street Improvements ~~Sidewalks, Curbs and Gutters~~

12.10.010 Street improvements ~~Sidewalks~~ for new construction.

A. Whenever a building permit application is made for construction of a new residential or commercial structure within the city, the person seeking such permit shall also make application for a permit as provided for under this chapter, and as a portion of such construction there shall be built street improvements ~~sidewalks, curbs and gutters~~ on all sides of such property that may adjoin property dedicated ~~and existing~~ as a public street right-of-way, in conformance herewith, and such street improvements ~~sidewalks, curbs and gutters~~ shall extend the full distance that such property is sought to be occupied as a building site for residential or commercial construction, or as parking area for commercial construction, that may adjoin property dedicated ~~and existing~~ as a public street right-of-way. "Street improvements" shall include all elements needed to complete the street in conformance with city standards, included but not limited to grading of land, subgrade preparation, crushed rock base, asphalt paving, curbs, gutters, sidewalks, storm drainage, and street light improvements.

B. If there are no existing street improvements, or if the paved width of the adjacent public street does not conform to City standards ~~include curbs and gutters and is not wide enough to construct the curbs, gutters, and sidewalks~~ in accordance with the planned roadway width, as determined by the public works director ~~city engineer~~ and the city's

street functional classification system as established in Chapter 12.02 RMC, the application for right-of-way construction shall include such street improvements required ~~widening of the paved street to conform with the width specified~~ by the public works director ~~city engineer to achieve conformance with current city standards. and street lights and storm drain system improvement as needed to complete the street in accordance with city standards; provided, that the~~

C. The street improvement requirements provisions of this section may be waived by the public works director when application is made for the construction of a new residential or commercial structure on a previously improved street, which previously improved street does not include sidewalks or curbs and gutters. A waiver may be granted only if all of the following conditions exist:

A1. The property is in a residential zone, or is a residential nonconforming use to another zoning classification, ~~or is industrial zoned property within the Horn Rapids Industrial Park.~~

B2. The existing street is not included as a classified arterial or collector street in the city's street functional classification system as established in Chapter 12.02 RMC.

C3. The existing street does not have concrete curbs along the property frontage for the property applying for the building permit.

D4. The existing street does not have concrete curbs within 300 feet of the nearest property corner to the property applying for a building permit.

E5. ~~No more~~ Less than 33 percent of the properties on the same block and side as the property applying for the building permit are undeveloped.

F6. Construction of sidewalks along the property applying for the permit would result in no more than 20 percent of the frontage along the same side of the block including sidewalk.

If the above conditions are met, the public works director may grant a waiver to the requirements in this section subject to the property owner committing ~~agreeing~~ to fully fund and/or complete the improvements required under this section when the city forms a local improvement district to make these improvements or when development activity will result in at least 50 percent of the street frontage completing the improvements called for in this section, ~~or when the city completes a city-funded street improvement project.~~ The property owner's commitment shall be in a form provided by the city and recorded against the property prior to occupancy of the site improvements.

12.10.020 Street improvements Sidewalks for existing improved property.

Whenever a building permit application is made for alterations or repairs to ~~a~~ an existing building or structure on residential or commercial property within the city, the person seeking such a permit shall install improvements as required in RMC 12.10.010; except

that the requirements for installation of such improvements shall be waived if one of the following criteria is met:

A. The total alterations or repairs to ~~a~~ an existing residential building or structure ~~property~~ are less than 50 percent of the assessed valuation as determined by the Benton County assessor; ~~\$50,000 in valuation within any two-year period;~~

B. The total alterations or repairs to ~~a~~ an existing commercial building or structure ~~property~~ are less than ~~50~~ 30 percent of the assessed valuation as determined by the Benton County assessor, ~~or \$100,000, whichever is less; provided, that no waiver shall be granted for any building that adds 20 percent or more to its gross floor area within any two-year period.~~

12.10.030 Standards of construction.

All street improvements shall be constructed in accordance with city standards as established by the public works director. ~~All sidewalks required to be constructed under the provisions of this chapter shall be of Portland cement concrete, and sidewalks, curbs and gutters shall otherwise conform to city of Richland standard specifications.~~ All sidewalks required to be constructed pursuant to the provisions of this chapter shall be five feet in width; provided, that C-2 and C-3 zones adjacent to a principal or minor arterial shall be eight feet in width if the sidewalk is constructed directly adjacent to the curb or six feet in width if constructed with a minimum of two feet separation from the curb; and all sidewalks within the CBD zone shall be at least eight feet in width, except Guyer Avenue, Corondolet Drive, Stevens Drive north of Marjorie Sutch Greenway and Harding Street, which shall be five feet in width. Except where identified in the Horn Rapids Industrial Master Plan, curb and gutters are not required to be constructed in industrial zoning districts. Sidewalks required to be constructed ~~Pedestrian facilities~~ in industrial zoning districts may, as an alternative, consist of a widened, delineated hot mix asphalt (HMA) shoulder with restricted parking or a separated HMA pathway as approved by the public works director. ~~city engineer.~~

12.10.035 Sidewalks for new or improved streets.

Whenever any street is constructed or improved in any area of the city zoned residential or commercial, whether such construction be by local improvement or otherwise, as a part of such construction or improvement there shall be included therein, on both sides of any such street that may abut on previously developed property, sidewalks, curbs, and gutters constructed in conformity with requirements of this chapter.

A. Provided, however, that Sidewalks may be required on only one side of streets upon a determination ~~the provisions of this section may be waived, in whole or in part, by the city council upon a determination~~ by the public works director that occupied parcels are anticipated on only one side of the street, or when access is limited on one side of the street. In such a case, the street shall include sidewalk and intersection designs that establish connectivity to sidewalks on intersecting streets as required by the public works director. ~~the sidewalk requirement herein would unduly restrict usage of private property abutting such sidewalk.~~

B. The provisions of this section may be waived by the public works director upon a determination that implementing ~~In determining whether~~ the provisions of this section would adversely impact existing development adjacent to the street and that waiving these provisions would not ~~will be waived, the public works director shall consider the setback of the existing development from the street, the setback that would exist by requiring sidewalks, curbs and gutters pursuant to this section, and whether waiver of this section would~~ adversely affect any the uniform construction of sidewalks, curbs and gutters in the general area of the construction or improvement.

12.10.040 Permits.

Before constructing street improvements, ~~sidewalks, curbs and gutters,~~ a permit shall be obtained in the same manner as is provided in Chapter 12.08 RMC. ~~for obtaining permits for excavations.~~

12.10.050 Waiver.

The public works director or ~~his~~ duly authorized representative may waive the requirements of this chapter upon a determination by the public works director that the street is scheduled to be improved with curbs, gutters, and sidewalks by a publicly funded improvement within the coming three (3) years, as indicted by ~~in those areas which are scheduled for widening under~~ the six-year street improvement program and capital improvement plan.

12.10.060 Exemptions.

The following streets, or portions of streets, are exempt from the requirements of RMC 12.10.010 and 12.10.020:

~~A. Carolina Avenue.~~

~~B. Dakota Avenue.~~

~~C. A.~~ Geneva Street west of Georgia Avenue.

~~D. B.~~ Carson Street.

~~E. C.~~ Denver Street.

~~F. D.~~ The south side of Aaron Drive between Jadwin Avenue and Adams Street.

~~G. Lacy Road.~~

~~H. Cullum Avenue south of Lacy Road.~~

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 21st day of May, 2019.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

DEBBY BARHAM, Deputy City Clerk

HEATHER KINTZLEY, City Attorney

Date Published: May 26, 2019



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 5/21/2019

Agenda Category: Ordinances - Second Reading/Passage

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Subject:

Ordinance No. 26-19, Approving Amendments to the 2019 Budget to include the 2018 Budget Carryovers

Department:

Administrative Services

Ordinance/Resolution Number:

26-19

Document Type:

Ordinance

Recommended Motion:

Give second reading and pass Ordinance No. 26-19, approving identified carryovers and new revenues, and authorizing staff to make the necessary budget adjustments to appropriate \$45,845,285 into the 2019 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. 26-19 amends the 2019 Budget to increase appropriations in the funds listed in the ordinance for the proposed carryovers. The proposed 2018 Budget carryover total of \$45,845,285 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 2018 carryovers include unrealized grants, loans, contributions of \$14,185,569 and fund balance of \$31,659,716.

On May 7, 2019, a public hearing was held and first reading was given. No exceptions were taken. Staff recommends approval of Ordinance No. 26-19 for second reading and passage.

Fiscal Impact:
Yes

The total increase in appropriations to the 2019 Operating Budget is \$45,845,285. This includes the carryover of \$40,286,258 in approved CIP projects, \$1,923,616 in other grant-funded programs and \$3,635,411 in encumbered goods and services.

Attachments:

1. Ordinance No. 26-19
2. 2018 Appropriation Carryovers

ORDINANCE NO. 26-19

AN ORDINANCE of the City of Richland amending the 2019 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 20, 2018, the Richland City Council passed Ordinance No. 60-18 approving the 2019 Budget, including the 2019-2024 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 carryover of appropriations to the following year for payment of uncompleted programs and 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 completion of unfinished capital improvement projects and payment of encumbered goods and services not received by year end; and

WHEREAS, pursuant to RCW 35.33.091, a duly noticed public hearing was held on May 7, 2019 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 2019 budget was approved. The increased appropriations contained within this ordinance total \$45,845,285 of which \$45,845,285 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 2019 Budget. The 2019 Budget is hereby amended to provide for additional appropriations. The sources of funds contained in this ordinance included unrealized grants, loans and contributions in the amount of \$14,185,569, and fund balance in the amount of \$31,659,716. These balances are identified for each fund in the following table:

CHANGES IN APPROPRIATION FROM 2018 CARRYOVERS							
FUND #	FUND NAME	SOURCES OF FUNDS			USES OF FUNDS		
		CARRYOVER REVENUE	CARRYOVER APPROPRIATED FUND BALANCE	TOTAL INCREASE IN SOURCES OF FUNDS	CURRENT APPROVED APPROPRIATIONS	CHANGE IN APPROPRIATIONS	TOTAL AMENDED APPROPRIATIONS
001	General	\$ 31,785	\$ 5,692,920	\$ 5,724,705	\$ 54,251,554	\$ 5,724,705	\$ 59,976,259
150	Hotel/Motel	-	200,000	200,000	2,420,000	200,000	2,620,000
153	Community Dev. Block Grant	178,199	86,097	264,296	407,000	264,296	671,296
154	HOME	1,027,704	603,831	1,631,535	998,300	1,631,535	2,629,835
301	Streets Capital Construction	9,635,754	2,587,379	12,223,133	19,018,073	12,223,133	31,241,206
380	Park Project Construction	701,432	1,986,376	2,687,808	2,155,000	2,687,808	4,842,808
385	General Government Const.	991,677	4,257,634	5,249,311	-	5,249,311	5,249,311
401	Electric Utility	-	1,691,505	1,691,505	83,736,985	1,691,505	85,428,490
402	Water Utility	261,044	5,977,292	6,238,336	18,178,484	6,238,336	24,416,820
403	Wastewater Utility	-	4,010,727	4,010,727	9,537,709	4,010,727	13,548,436
404	Solid Waste Utility	-	1,431,987	1,431,987	17,391,192	1,431,987	18,823,179
405	Storm Water Utility	533,116	1,212,797	1,745,913	2,736,668	1,745,913	4,482,581
406	Golf Course	-	244,995	244,995	1,960,830	244,995	2,205,825
408	Broadband Utility	-	417,951	417,951	448,939	417,951	866,890
503	Equipment Replacement	754,858	1,188,225	1,943,083	3,730,521	1,943,083	5,673,604
505	Public Works Admin & Eng	70,000	70,000	140,000	3,908,331	140,000	4,048,331
	Total	\$ 14,185,569	\$ 31,659,716	\$ 45,845,285	\$ 220,879,586	\$ 45,845,285	\$ 266,724,871

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 21st day of May, 2019.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

DEBBY BARHAM, Deputy City Clerk

HEATHER KINTZLEY, City Attorney

Date Published: May 26, 2019

2018 Carryovers - Encumbered, Expanded and Special Programs

Expenditure Account	Date	Vendor	Description	PO #	Amount
001-113-0074-559309-4117	11/14/18	Tri Media	Produce Video on Hanford Test Bed Initiative	S018122	\$ 4,000
001-211-0013-519710-3102	11/21/18	Allied Envelope	Utility Billing Statements & Envelopes	P059798	13,854
001-212-0016-519700-6209	11/20/18	Frontier Fence Inc	Relocate Fence in Warehouse	S018129	9,485
001-301-0074-558600-4117	11/29/18	Avantech Inc	Seasonal Park Rangers	S018034	7,456
001-302-0074-559210-4117		Shannon & Wilson	Monitoring Activities at the Former City Shops Location		19,167
001-330-0064-574100-4117	11/05/18	AHBL, Inc	Master Planning Services for Badger Mt South Comm Park	P059748	29,774
001-330-0064-574100-4117	11/20/18	Michael Terrell-Landscape AR	Update Park Master Plan	P059793	20,328
001-331-0064-574200-4815			Art Maintenance Reserve		16,277
001-335-0013-571510-3505	12/05/18	Haworth Inc	Chairs, Wood Tablet w/Arm	P059826	10,806
001-335-0014-571510-4806	11/08/18	Siemens Industry Inc	Migrate 3 Existing Unitary Controllers	P059757	13,310
001-335-0064-576100-4814	09/05/18	RPC LLC	Repair Washouts - Sacagawea Trail	P059535	13,770
001-900-0074-559310-4924			Commercial Improvement Project		18,423
Total General Fund					176,650
401-502-0004-172501-4117	08/09/17	Commonwealth Associates Inc	Professional Engineering Services	P058238	79,750
401-503-0004-176505-4117	04/24/18	Sturgeon Electric Company, I	Electrical Distribution Line	P059104	12,932
401-503-0004-176510-4117	04/12/18	Paramount Communications Inc	Trenching & Conduit Install	P059069	607,392
401-505-0004-534105-4888			Energy Efficiency Program		393,989
401-505-0004-534105-4894			Energy Efficiency Program		109,295
401-505-0004-534105-4897			Energy Efficiency Program		13,440
401-505-0004-534105-4898			Energy Efficiency Program		36,707
401-505-0004-534105-4899			Energy Efficiency Program		413,000
401-505-0004-534105-4963			Energy Efficiency Program		25,000
Total Electric Fund					1,691,505
403-420-0004-535100-4117	08/21/15	Wildlands Inc	Amon Basin Revegetation Project	P055619	12,413
403-420-0004-535100-4117	01/08/18	Gray & Osborne Inc	WWTF Local Limits Reassessment & Reevaluation	P058441	10,736
Total Wastewater Fund					23,149
404-431-0004-537100-4117	10/24/17	Parametrix Inc	Landfill Monitoring Work Plan	P058444	119,561
404-431-0004-537100-4117	12/13/18	Carpenter Drilling LLC	Horn Rapids Landfill Monitoring	P059814	2,598
404-433-0004-537820-4117	04/12/18	Parametrix Inc	Landfill Monitoring, Sampling, Reporting & Gas Support	P059068	19,335
Total Solid Waste Fund					141,494
503-215-0006-594480-6405	04/03/18	Grande Truck Center	Exp Prog - New Water Vac Truck	P059045	137,611
503-215-0006-594480-6405	08/02/18	Super Products, LLC	Exp Prog - New Water Vac Truck	P058932	354,775
503-215-0006-594480-6405	08/31/18	Professional Sales And Servi	2018 Replace Ambulance #5041	P058924	284,307
503-215-0006-594480-6405	09/04/18	Grande Truck Center	2018 Replace Frontloader #3296	P059529	284,051
503-215-0006-594480-6405	09/05/18	Hughes Fire Equipment, Inc.	Exp Prog - New Aerial Ladder Truck	P059046	541,869
Total Equip Replacement Fund					1,602,613
Total Encumbered/Miscellaneous Carryover					\$ 3,635,411
001-213-0016-518890-6481			CIP - ERP Project		\$ 2,115,625
001-335-0064-571510-4806			CIP - Municipal Facilities Renewal & Improvement		3,476
001-335-0064-576100-4814			CIP - Park Facilities Renewal & Improvement		22,432
001-900-0016-510000-6103			CIP - Fire Station Land Acquisitions		419,482
001-900-0016-510000-6209			CIP - Animal Control Shelter		1,443,536
001-900-0015-597000-5521			Exp Prog - Transfer to Fund New Aerial Ladder Truck		524,042
001-900-0015-597000-5542			CIP - Transfer to Fund City Hall		991,677
Total General Fund					5,520,270
150-307-0005-597000-5528			CIP - Transfer to Parks Constr for Wayfinding		200,000
Total Hotel/Motel Fund					200,000
301-402-0046-595300-6302			CIP - Duportail Bridge		7,147,409
301-402-0046-595300-6318			CIP - Traffic Impact Agreement		17,592
301-402-0046-595300-6322			CIP - Cntr Prkway-Leslie/Clr Wtr Crk		19,308
301-402-0046-595300-6326			CIP - Swift Blvd Improvements		2,313,827
301-402-0046-595300-6328			CIP - I-182/Queensgate Ramp Terminal		482,605
301-402-0046-595300-6330			CIP - Queensgate/Col Park Trail		50,993
301-402-0046-595300-6331			CIP - Col Park Trail Impr-East		104,894
301-402-0046-595300-6337			CIP - Henderson Lp West		51,580
301-402-0046-595300-6362			CIP - Pavement Mgt Program		383,541
301-402-0046-595300-6369			CIP - Center Parkway		808,012

2018 Carryovers - Encumbered, Expanded and Special Programs

Expenditure Account	Date	Vendor	Description	PO #	Amount
301-402-0046-595300-6394			CIP - GWW Resurfacing		496,076
301-402-0046-595300-6395			CIP - Steptoe/Tapteal Dr Intersection		75,000
301-402-0046-595600-6310			CIP - Rapid Flash Beacons		46,708
301-402-0046-595610-6363			CIP - Annual Sidewalk Repairs		11,397
301-402-0046-595610-6391			CIP - ADA Compliance/Sidewalks		16,442
301-402-0046-595640-6327			CIP - SR240/Kingsgate Traffic Signal		197,749
Total Streets Capital Construction Fund					12,223,133
380-337-0066-594524-6219			CIP - Memorial Benches		16,210
380-337-0066-594524-6335			CIP - City-Wide Safety/Security Improve		90,091
380-337-0066-594566-6403			CIP - Goethals Park		13,861
380-337-0066-594571-6403			CIP - Shoreline Enhancement		85,279
380-337-0066-594590-6403			CIP - Gateway Entrance Improve/Wayfinding		620,074
380-337-0066-594783-6403			CIP - Columbia Playfield Improve		191,845
380-337-0066-594786-6403			CIP - Drollinger Park		31,644
380-337-0066-596793-6209			CIP - Howard Amon Park		351,702
380-337-0066-596793-6403			CIP - Howard Amon Park		14,881
380-337-0066-596795-6312			CIP - Trailhead Park		700,000
380-337-0066-596795-6403			CIP - Trailhead Park		53,640
380-337-0066-596797-6403			CIP - Columbia Point Marina Park		518,581
Total Park Project Construction Fund					2,687,808
385-900-0006-594190-6335			CIP - City Facility Security Access		323,440
385-900-0006-594190-6417			CIP - Repair RCC Roof		1,240
385-900-0006-594190-6417			CIP - Fire Station 72 Building Repairs		346,383
385-900-0004-594191-4117			CIP - City Hall		291,820
385-900-0006-594191-6403			CIP - City Hall		4,286,428
Total General Govt Construction Fund					5,249,311
402-410-0006-594502-6403			CIP - Columbia River Intake Screen		174,718
402-410-0003-594505-3403			CIP - WTP Pump & Storage		122,837
402-410-0004-594505-4403			CIP - WTP Pump & Storage		40,582
402-410-0006-594505-6403			CIP - WTP Pump & Storage		485,989
402-410-0006-594506-6403			CIP - Queensgate/Col Park Trail		24,170
402-410-0003-594507-3403			CIP - Irrigation Utility Improvements		14,509
402-410-0004-594507-4403			CIP - Irrigation Utility Improvements		15,000
402-410-0006-594507-6403			CIP - Irrigation Utility Improvements		148,368
402-410-0006-594511-6403			CIP - Chief Joseph MS Irrig Well		150,000
402-410-0006-594520-6403			CIP - Leslie, Orchard, Broadmoor System		117,573
402-410-0006-594535-6403			CIP - Completed Project Contingency		349,494
402-410-0003-594536-3403			CIP - Distribution System Renewal/Repl		18,448
402-410-0006-594536-6403			CIP - Distribution System Renewal/Repl		350,000
402-410-0006-594548-6403			CIP - Automatic Meter Reading		3,235,000
402-410-0006-594550-6403			CIP - Harrison Well Improvements		75,000
402-410-0003-594551-3403			CIP - Water Sys Security Improvements		4,337
402-410-0004-594551-4403			CIP - Water Sys Security Improvements		15,362
402-410-0006-594554-6403			CIP - 2nd Yakima Distribution Line		666,133
402-411-0005-597000-5537			Exp Prog - Transfer to Fund New Water Vac Truck		230,816
Total Water Fund					6,238,336
403-420-0004-535100-4117			ITGC - WWTF Wireless		11,354
403-421-0006-594506-6403			CIP - Queensgate/Col Park Trail		5,767
403-421-0006-594514-6403			CIP - Influent Upgrades		342,734
403-421-0003-594522-3403			CIP - WTF Renewal & Replacement		4,518
403-421-0004-594522-4403			CIP - WTF Renewal & Replacement		3,266
403-421-0006-594522-6403			CIP - WTF Renewal & Replacement		415,722
403-421-0004-594558-4403			CIP - Collection System Renewals & Repl		587,119
403-421-0006-594558-6403			CIP - Collection System Renewals & Repl		2,567,098
403-422-0004-535800-4117			Exp Prog - Lamb Weston Discharge Consult		50,000
Total Wastewater Fund					3,987,578
404-430-0006-594525-6403			CIP - Capital Contingency		36,217
404-430-0004-594528-4403			CIP - Groundwater Assessment		30,435
404-430-0004-594593-6403			CIP - Disposal Capacity Improvements		1,223,841
Total Solid Waste Fund					1,290,493

2018 Carryovers - Encumbered, Expanded and Special Programs

Expenditure Account	Date	Vendor	Description	PO #	Amount
405-440-0006-594530-6403			CIP - Stormwater Rehab & Replacement		28,024
405-440-0006-594532-6403			CIP - Columbia Park Trail Impr - East		20,000
405-440-0006-594545-6403			CIP - Stormwater Quality Retrofit		720,819
405-440-0006-594601-6403			CIP - Columbia Park Trail Storm Improv.		18,750
405-440-0006-594602-6403			CIP - Leslie Rd Storm Replacement		958,320
			Total Stormwater Fund		1,745,913
406-336-0006-576680-6417			CIP - Clubhouse & Course Improvements		244,995
			Total Golf Course Fund		244,995
408-460-0006-538920-6421			CIP - Leased Fiber Extension & City Hall		230,696
408-460-0006-538920-6421			CIP - Leased Fiber Extension & City Hall		19,840
408-460-0006-538920-6421			CIP - Leased Fiber Extension & City Hall		80,000
408-460-0006-538920-6421			CIP - Leased Fiber Extension & City Hall		87,415
			Total Broadband Fund		417,951
503-215-0006-594480-6405			CIP - Replace Cargo Van #3256		41,500
503-215-0006-594480-6405			CIP - Replace Trim Mower #6562		13,249
503-215-0006-594480-6405			CIP - Replace Dump Truck #3248		189,721
503-215-0006-594480-6405			CIP - Replace Truck #2345		48,000
503-215-0006-594480-6405			CIP - Replace Van #3218		48,000
			Total Equipment Replacement Fund		340,470
505-450-0004-538910-4117			Exp Prog - Traffic Congestion Study		140,000
			Total Public Works Admin & Eng Fund		140,000
			Total CIP/Capital Project Carryover		\$ 40,286,258
001-130-0033-521220-3501			Bullet Proof Vest Grant		\$ 27,785
			Total General Fund Grant Carryover		27,785
153-308-0074-559321-4945			Owner Occupied Rehab - Program Income		86,096
153-308-0075-597000-5528			Transfer to Park Prj-Goethals Park		45,751
153-308-0075-597000-5528			Transfer to Park Prj-Columbia Playfield		51,422
153-308-0074-559321-4997			Unallocated Expenses		81,027
			Total CDGB Fund Grant Carryover		264,296
154-309-0074-559321-4982			CHDO-Richland		232,662
154-309-0074-559321-4983			Nueva Vista Project		21,874
154-309-0074-559321-4985			Program Income-Richland		104,991
154-309-0074-559321-4986			Program Income-Kennewick		316,117
154-309-0074-559321-4987			Program Income-Pasco		139,086
154-309-0074-559321-4988			Entitlement-Richland		304,295
154-309-0074-559321-4989			Entitlement-Kennewick		239,274
154-309-0074-559321-4991			Entitlement-Pasco		136,998
154-309-0075-558101-5200			Richland Unallocated Admin		90,477
154-309-0075-558101-5202			Pasco Unallocated AD		5,812
154-309-0075-558101-5203			Kennewick Unallocated AD		39,949
			Total HOME Fund Grant Carryover		1,631,535
			Total Grant Carryover		\$ 1,923,616
			2018 Encumbered/Miscellaneous Carryover		\$ 3,635,411
			2018 CIP/Capital Project Carryover		\$ 40,286,258
			2018 Grant Carryover		\$ 1,923,616
			Total 2018 Carryover		\$ 45,845,285



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 5/21/2019

Agenda Category: Ordinances - Second Reading/Passage

Core Focus Area 3 - Increase Economic Vitality

Subject:

Ordinance No. 28-19, Approving a Zone Change on 314 Acres from Agriculture (AG) to General Business (C-3), Multiple Family Residential District (R-3), Medium Density Residential District (R-2), Single Family Residential District (R-1-10), and Parks and Public Facilities (PPF)

Department:

Development Services

Ordinance/Resolution Number:

28-19

Document Type:

Ordinance

Recommended Motion:

Give second reading and pass Ordinance No. 28-19, approving a zone change on 314 acres from Agriculture (AG) to General Business (C-3), Multi-family Residential District (R-3), Medium Density Residential District (R-2), Single Family Residential District (R-1-10), and Parks and Public Facilities (PPF).

Summary:

The Washington State Department of Natural Resources has applied to modify the zoning of its 314-acre parcel of leased orchard land immediately west of Truman Lane and north of Kennedy Road. The rezone request proposes to convert the Agriculture (AG) zoning assignment to a specific configuration of C-3, PPF, R-1-10, R-2 and R-3 zones conforming to the Richland Comprehensive Plan's land use map.

Lying on the City's westerly city limits line and Urban Growth Boundary, this large tract of land has been occupied by an agricultural orchard since being annexed into Richland. Converting this land to said zones will prepare the land for future sale/lease and eventual development, thereby significantly contributing to the City's developable land base. This site is not known to be encumbered by any remarkable protected critical areas.

During the March 11, 2019 public hearing held before the Richland Hearing Examiner, several West Richland residents provided testimony expressing concerns relative to the potential impacts development may have on their enjoyment of the open space provided by the existing orchard. The Hearing Examiner report supports staff's position that concerns expressed by the public are best addressed at such time that specific subdivisions or developments are proposed.

First reading was given on May 7, 2019. No exceptions were taken. Staff recommends approval of Ordinance No. 28-19 for second reading and passage.

Fiscal Impact:

Re-assigning this site's zoning will foster future land development, thereby contributing to Richland's tax base.

Attachments:

1. Ordinance No. 28-19
2. Staff Report - Z2018-109 (DNR Rezone)
3. Richland Hearing Examiner's Recommendation - DNR Rezone

WHEN RECORDED RETURN TO:

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

ORDINANCE NO. 28-19

AN ORDINANCE of the City of Richland amending Title 23: Zoning Regulations of the Richland Municipal Code and the Official Zoning Map of the City to change the zoning on 314 acres from Agriculture (AG) to General Business (C-3), Multi-family Residential District (R-3), Medium Density Residential District (R-2), Single Family Residential District (R-1-10) and Parks and Public Facilities (PPF).

WHEREAS, on March 11, 2019, the Richland Hearing Examiner held a duly advertised public hearing to consider a petition from the Washington State Department of Natural Resources to change the zoning of the property hereafter described in Section 2 and located north of Kennedy Road and west of Truman Avenue; and

WHEREAS, on April 12, 2019, the Richland Hearing Examiner issued a written decision recommending approval of the requested rezone; and

WHEREAS, Richland City Council has considered the record created at the March 11, 2019 public hearing, and the written recommendation of the Richland Hearing Examiner.

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

Section 1. It is hereby found, as an exercise of the City's police power, that the best land use classification for the land described below is a mix of General Business (C-3), Multi-family Residential District (R-3), Medium Density Residential District (R-2), Single Family Residential District (R-1-10) and Parks and Public Facilities (PPF).

Section 2. Said property, as depicted in **Exhibit A**, attached hereto, is more particularly described as follows:

THAT PORTION OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 16 LYING NORTH OF KENNEDY ROAD; TOGETHER WITH THAT PORTION OF THE NORTH ONE-HALF OF SAID SECTION 16 LYING WEST OF THE COLUMBIA IRRIGATION DISTRICT CANAL; TOGETHER WITH THAT PORTION OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 21 LYING NORTH OF KENNEDY ROAD, LOCATED WITHIN SECTIONS 16 & 21, TOWNSHIP 9 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, BENTON COUNTY, WASHINGTON.

Section 3. Such property is rezoned from Agriculture (AG) to General Business (C-3), Multi-family Residential District (R-3), Medium Density Residential District (R-2), Single Family Residential District (R-1-10) and Parks and Public Facilities (PPF).

Section 4. Title 23 of the City of Richland Municipal Code and the Official Zoning Map of the City, as adopted by Section 23.08.040 of said Title, are amended by amending Sectional Map Nos. 13 and 17, belonging to a series of maps constituting said Official Zoning Map, as shown on the attached **Exhibit B** and bearing the number and date of passage of this ordinance, and by this reference made part of this ordinance and of the Official Zoning Map of the City.

Section 5. The City Clerk is directed to file with the Auditor of Benton County, Washington, a copy of this ordinance and the attached amended zoning map, duly certified by the Clerk as a true copy.

Section 6. This ordinance shall take effect 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 21st day of May, 2019.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

DEBBY BARHAM, Deputy City Clerk

HEATHER KINTZLEY, City Attorney

Date Published: May 26, 2019

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

GENERAL INFORMATION:

PROPOSAL NAME: DNR Rezone

LOCATION: North of Kennedy Road and west of Truman Avenue

APPLICANT: Washington State Department of Natural Resources

FILE NO.: Z2018-109

DESCRIPTION: Request to change zoning of approximately 314 acres from AG (Agriculture) to Low Density Residential (R-1-10), Medium Density Residential (R-2), High Density Residential (R-3), General Business (C-3) and Parks and Public Facilities (PPF)

PROJECT TYPE: Type 3 Site-Specific Rezone

HEARING DATE: March 11, 2019

REPORT BY: Shane O'Neill, Senior Planner

RECOMMENDED ACTION: Approval

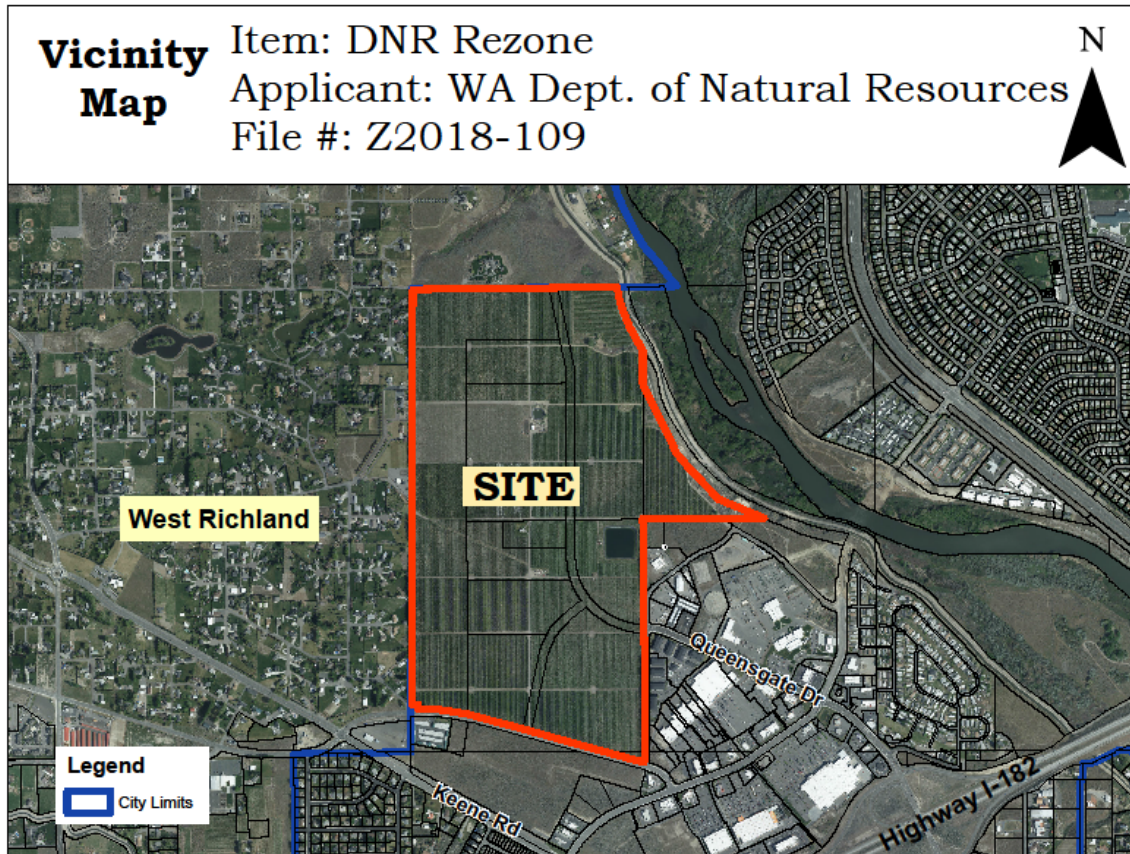


Figure 1 - Vicinity Map

DESCRIPTION OF PROPOSAL

On December 18, 2019, the Washington State Department of Natural Resources (hereinafter referred to "DNR") filed an application (Exhibit 1) with the City petitioning to rezone a 314-acre site from Agriculture (AG) to Low Density Residential (R-1-10), Medium Density Residential (R-2), High Density Residential (R-3), General Business (C-3) and Parks and Public Facilities (PPF). The purpose of this this request is to prepare the site future subdivision and eventual sale/leasing. A proposed zoning schematic accompanied the application to rezone the site (Exhibit 2). The zoning schematic illustrates the request to apply five (5) different zoning district to land areas defined by way of legal description. Note that page 2 of the application indicates a request to assign six (6) different zoning classifications when in fact, after working with the applicant, the request is to assign five (5) different zones to the site. Initially there was some confusion regarding zoning versus Comprehensive Plan land use designations. Supplemental Exhibits 1 & 2 have been correct from the originals to reflect the zoning request but Planning staff did not require the applicant to revise their application form.

The existing Agriculture (AG) zoning is primarily an agricultural zone also allowing for single-family residential land uses at a maximum density of one (1) dwelling unit per five (5) acres of land.

SITE DESCRIPTION & ADJACENT LAND USES

The site is comprised of three parcels totaling approximately 314-acres lying northwesterly of the intersection of Kennedy Road and Truman Avenue; both roads border the site. The property is mostly rectangular on its southern half with a triangular protrusion on the northeasterly edge. The property is generally level and currently is accessed by an unimproved gravel driveway onto Kennedy Road. The north half of the site is bound to the east by the Columbia Irrigation District irrigation canal which divides the site from the Yakima River corridor by a distance exceeding 200-feet. Both the north and west site boundaries are straight linear property lines which align with the Richland City Limits line and the Urban Growth Boundary in these locations. Considering its size, the site is dominated by agricultural orchards, but also contains two irrigation ponds, a 2,000 square-foot farm building, a 1,500 square-foot residential dwelling and a pump station facility. A series of orthogonal dirt roads used to access individual orchard blocks form a grid across the site.

As mentioned above, the south boundary of the site is formed by Kennedy Road and the southeast corner is formed by the intersection of Kennedy Rd and Truman Ave. Truman Ave serves as the easterly boundary of the site until about 260-feet north of the intersection of Queensgate Drive and Truman Ave, where Truman veers east away from the site.

To the West

The vicinity immediately west of the site is dominated by low-density, single-family residential neighborhoods lying within the municipal jurisdiction of West Richland. West Richland assigns their RL-40 zoning, with a 40,000 square foot minimum lot size, to this residential area. Adjacent home sites share their rear yards with the west line of the project site.

To the South

The south line of the site is bound by Kennedy Road. South of Kennedy Road lies 55-acres of partially developed commercial land belonging to a binding site plan named Stoneridge Business and Commerce Park. This commercial site is specifically zoned B-C (Business Commerce). Property lying immediately south of the southwest corner of the site contains a self-storage/mini-warehouse facility.

To the East

Land lying east of the site between Kennedy Road and Queensgate Drive is developed with the 228-unit Regency Park residential apartment complex gaining

direct access from Truman Ave and Queensgate Drive. This apartment complex shares a rear property line with the Vintner's Square which contains big-box commercial retail businesses such as Target, Marshall's, Ulta Beauty and Party City. The above description applies to land east of the south half of the site.

The vicinity east of the north half of the site is characterized by the presence of an irrigation canal managed by the Columbia Irrigation District. The canal is an open-air design perched above the west bank of the Yakima River. A narrow, linear strip of land separates the site from the canal itself. This is where an irrigation water withdrawal pump is located.

To the North

Adjacent to the north boundary of the site lies a single property containing one large single-family dwelling unit lying within the jurisdiction of Benton County. A vast majority of the yard area belonging to this home is in a natural sagebrush condition.

An aerial photo of the site in Figure 1 above and ground level site photos taken by city staff are provided in Exhibit 9.

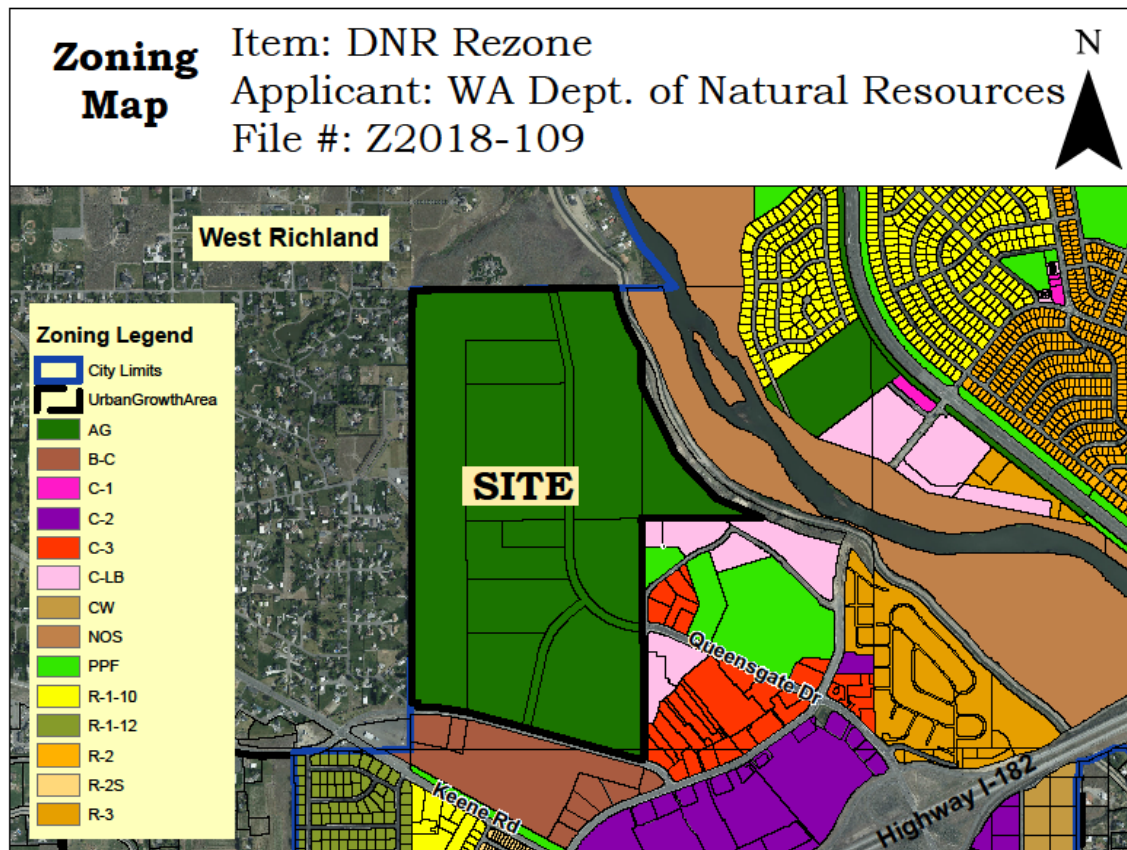


Figure 2 – Zoning Map

ZONING

The zoning maps above illustrates the site's current AG zoning as well as the zoning assigned to adjacent and surrounding properties. Other properties in the vicinity are zoned for a variety of commercial and public land uses.

REQUESTED ZONING

Provided below is a list of zones being requested for assignment together with their associated cumulative acreages:

- 146.36-acres to Low Density Residential (R-1-10)
- 25.27-acres to Medium Density Residential (R-2)
- 36.95-acres to High Density Residential (R-3)
- 58.66-acres to General Business (C-3)
- 47.39-acres to Parks and Public Facilities (PPF)

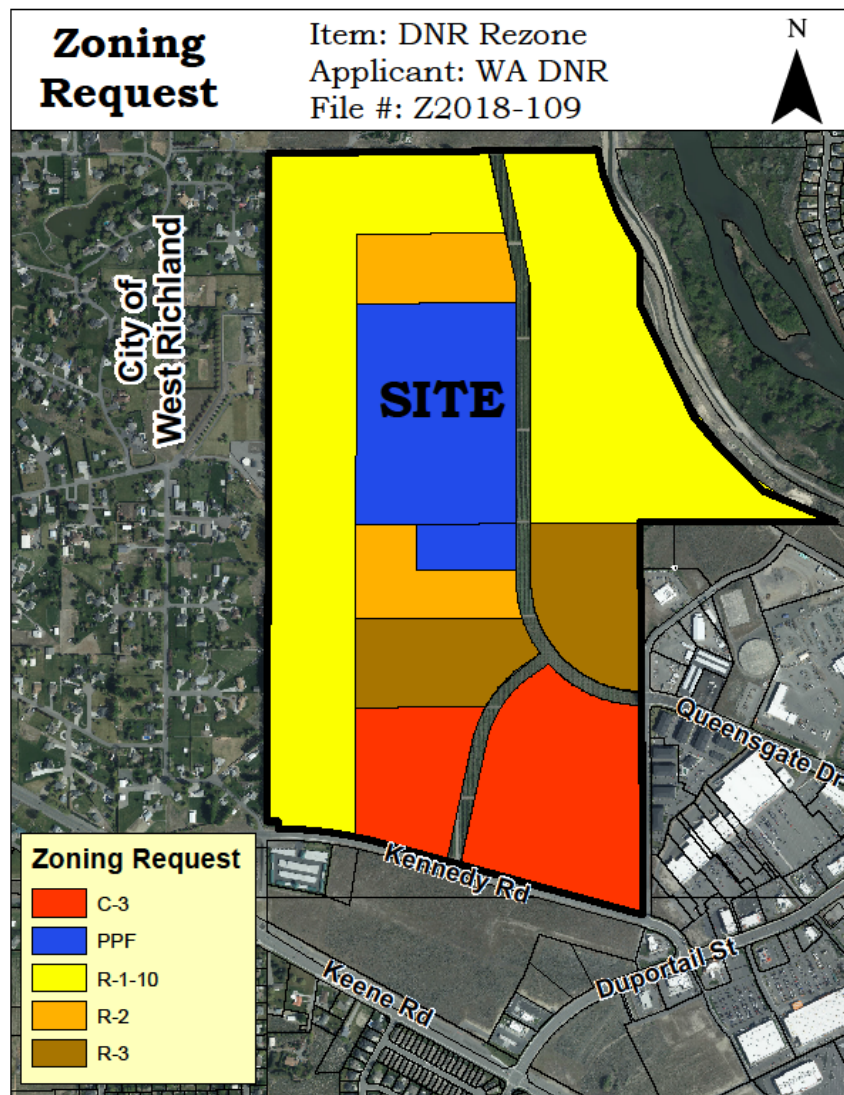


Figure 2.1 – Zoning Request Map

The C-3 (General Business) zone is designed for the location of commercial establishments which require a retail contact with the public together with incidental shop work, storage and warehousing, or light manufacturing and extensive outdoor storage and display, and those retail businesses satisfying the essential permitted use criteria of the C-2 use district. This zone may be applied to portions of the city that are either designated as commercial or designated as industrial and located adjacent to SR-240 under the City of Richland Comprehensive Plan (RMC 23.22.010). Refer to RMC Section 22.22 for the list of land uses allowed in C-3 zone.

The PPF (Parks & Public Facilities) zone is a special use classification intended to provide areas for the retention of public lands necessary for open spaces, parks, playgrounds, trails and structures designed for public recreation and to provide areas for the location of buildings and structures for public education, recreation and other public and semi-public uses. This zoning classification is intended to be applied to those portions of the city that are designated as developed open space and public facility under the city of Richland comprehensive plan. Refer to RMC Section 22.30 for the list of land uses allowed in PPF zone.

The R-1-10 (Single Family Residential) zone is a residential zone classification requiring a low density of population, providing protection against hazards, objectionable influences, building congestion, and lack of light, air, and privacy. Certain essential and compatible public service facilities and institutions are permitted in this district. This zoning classification is intended to be applied to some portions of the city that are designated low-density residential (zero to five dwellings per acre) under the city of Richland comprehensive plan. Refer to RMC Section 22.18 for the list of land uses allowed in the R-1-10 zone.

The R-2 (Medium Density Residential) zone is a residential zone classification permitting a higher density of population including the establishment of duplex dwellings and providing for these single-and two-family residences a high degree of protection from hazards, objectionable influences, building congestion and lack of light, air and privacy. Certain essential and compatible public service facilities and institutions are permitted in this district. This zoning classification is intended to be applied to some portions of the city that are designated medium-density residential (5.1 to 10 dwellings per acre) under the city of Richland comprehensive plan. Refer to RMC Section 22.18 for the list of land uses allowed in the R-2 zone.

The R-3 (Multiple Family Residential) zone is a residential zone classification allowing for the location of multiple-family dwellings, duplexes and attached and detached one-family dwellings and providing a high degree of protection for such uses and adjacent low-density residential development. This classification shall be designed to give protection from hazards, objectionable influences, building

congestion, and lack of light, air, and privacy. Certain essential and compatible public service facilities and installations are permitted in this district. This zoning classification is intended to be applied to some portions of the city that are designated high-density residential (10.1 or more dwellings per acre) under the City of Richland comprehensive plan. Refer to RMC Section 22.18 for the list of land uses allowed in the R-3 zone.

Cumulatively removing the AG zoning assignment from the site will take this 314-acres out of its reserved status; thereby opening the site to a wide variety of development opportunities. Generally, AG zoning provides minimal purpose within a city's urban growth boundary as the zone is designed to restrict urban development which is counter to many of the goals found in the Comprehensive Plan aimed at promoting growth and development. Agricultural zoning is best placed on expansive tracts of land under the jurisdiction of the County.

PUBLIC NOTICE

Application Date:	December 19, 2018
Notice of Hearing Mailed:	February 5, 2019
Notice of Hearing Posted:	February 15, 2019
Notice of Hearing Published:	February 9, 2019
Public Hearing:	March 11, 2019

Notice of application and notice of hearing was provided through posting of the property, mailing of notice to property owners within 300 feet of the site and publication in the *Tri-City Herald* newspaper. Copies of the notices and affidavits are included in Exhibit 3. As of the date of this report, several written public comment letters and two written agency comment letters were received. All comments are included herein as Exhibit 4.

UTILITY AVAILABILITY

Sewer

An 8-inch sewer line terminates at the intersection of Truman Avenue and Queensgate Drive. Another 8-inch sewer line lies approximately 70-feet south of the site at the intersection of Truman Avenue and City View Drive. In either case sewer mains need to be extended into the site to provide adequate service supporting future site developments.

Water

A 12-inch water line lies approximately 70-feet south of the site at the intersection of Truman Avenue and City View Drive. This water line, located in Truman Avenue, extends nearly the full length of the east boundary of the site; stopping approximately 710-feet north of Kennedy Road.

There is another 12-inch water main in Kennedy Road (south property line) extending from the west. This 12-inch water main terminates approximately 1,000-feet west of Truman Avenue. Water lines will need to be extended into the site to provide adequate service supporting future site developments.

Electrical Power

The site is bifurcated by an overhead transmission line crossing the site diagonally in a northwest-southeast orientation, generally extending along the northwesterly projection of Queensgate Drive. These power lines belong to Bonneville Power Administration and are not part of Richland's municipal infrastructure. It is presumed that the transmission line is a static feature of the site, generally not available for re-location or modification.

Underground municipal power currently exists within the full length of both Kennedy Rd and Truman Ave where adjacent to the site. Additionally, municipal overhead primary power service extends into the site in two locations, from the east boundary of the site, westerly to the approximate middle of the site serving farm buildings and the single-family home. It is likely that these two service lines will be removed to accommodate future development due to their location.

TRANSPORTATION

Access to the site comes by way of Kennedy Road to the south and from Truman Ave to the east. Kennedy Road is classified as a major collector roadway in the Transportation section of the City's Comprehensive Plan [Map T-1(Exhibit 5)]. Comprehensive Plan map T-11 (Exhibit 6) shows a plan for future minor arterial roadways forming a "Y" intersection, merging and continuing north eventually crossing the Yakima River and transitioning into Jones Road at Van Giesen Street.

On the west side of the site lies a West Richland municipal well. This well facility sits immediately north of the westerly projection of Queensgate Drive. Some time ago the City of West Richland vacated the easterly terminus of the roadway (E. Latin Road) that would have served to connect Queensgate Drive across the site. Said right-of-way vacation precluded Queensgate from achieving continuity with existing roadways to the west.

SEPA

No environmental review was conducted as part of this rezone application, based on the categorical exemption in WAC 197-11-800(6) (c) which provides for exemptions under the following circumstances:

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 within the City and within Richland's urban growth area; the proposed action is consistent with the City's Comprehensive Plan; and the City's Comprehensive Plan was analyzed through the preparation of an environmental impact statement at the time of the plan's initial adoption in 1997. The land use designations currently in place were recently established and configured in consideration of this rezone application.

The following Land Use Map illustrates the City's Comprehensive Plan Commercial Land Use Designation of the site. The C-3 zoning classification is intended to be applied to portions of the city that are designated commercial under the City of Richland Comprehensive Plan.

COMPREHENSIVE PLAN

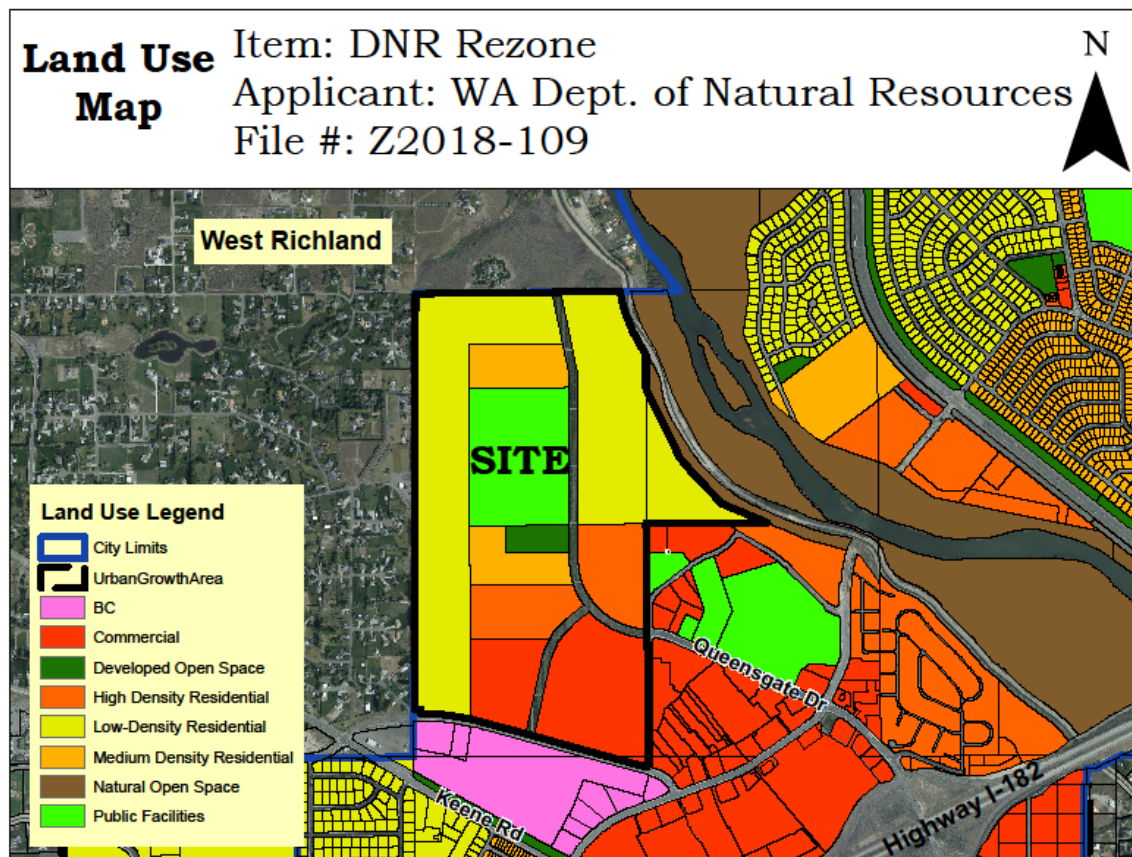


Figure 3 – Comprehensive Plan Map

The Comprehensive Plan contains the following goals and policy statements generally viewed as being in support of the proposed rezone application:

Land Use Goal 1:

Plan for growth within the urban growth area and promote compatible land use.

Policy 2 - Facilitate planned growth and infill developments within the City.

Land Use Goal 2:

Establish land uses that are sustainable and create a livable and vibrant community.

Policy 1 - Maintain a variety of land use designations to accommodate appropriate residential [and] commercial... uses that will take advantage of the existing infrastructure network.

Land Use Goal 5:

Ensure connectivity that enhances community access and promotes physical, social, and overall well-being so residents can live healthier and more active lives.

Policy 1 – Locate commercial uses so that they conveniently serve the needs of residential neighborhoods, workplaces, and are easily accessible via non-motorized modes of transport.

BACKGROUND

The subject site was annexed into the City in two parts. The northerly portion was annexed into the City in 1971 (Ord. 653) and the southerly portion was annexed in 1995 (Ord. 21-95). According to DNR Lease No. 12-67116 (Exhibit 7), DNR entered into a farming lease with Chiawana Orchards Partnership, the term of which being from October 22, 1986 to January 1, 2021.

The current Comprehensive Plan land use designation scheme (see Figure 3 above) is the result of coordinated efforts between DNR and the City of Richland Planning Office. Land uses were assigned to the site in 2017 via City Ordinance #42-17. The rezone process at-hand is necessary to effectuate the land use planning efforts and to precisely establish permitted land uses as they apply to each proposed zoning district boundary.

ANALYSIS

The proposed zoning configuration (Figure 2.1) applies low-density residential (R-1-10) zoning to the westerly and northerly portions of the perimeter together with about half of the easterly boundary of the site. Providing low-density residential zoning in these locations will create a compatible interface between

the adjacent residential neighborhood(s) and future site development. Proposed residential zoning will also serve to buffer existing homes from uses allowed in multi-family, public facilities, and commercial zoning which are more centrally and easterly located on the site. Compatibility between the existing and proposed residential zoning has been evaluated based on a comparison between dimensional requirements associated with each zone. A zoning comparison table illustrating some of the primary differences between West Richland's RL-40 zone and Richland's R-1-10 zone is provided below.

ZONING COMPARISON TABLE

Zoning Standard	Richland R-1-10	West Richland RL-40
Minimum Lot Area	8,000 square feet	40,000 square feet
Average Lot Size Requirement	10,000 square feet	NA
Maximum Lot Coverage	40%	30%
Front Yard Setback	20 feet	25 feet
Side Yard Setback	10 feet	20 feet
Rear Yard Setback	25 feet	40 feet
Building Height	30 feet	28 feet

The site is partially surrounded by single-family residences lying within the jurisdiction of West Richland. When compared to West Richland's RL-40 zone, the R-1-10 zone provides: a 10% increase in lot coverage allowance, a five (5) foot front setback reduction, a fifteen (15) foot rear yard setback reduction, a ten (10) foot side yard setback reduction and a two (2) foot building height increase. The most significant difference between the two residential zones is clearly the 32,000 square foot larger lot size required by West Richland's RL-40 zone. The minimum lot size in the RL-40 zone is five times greater than that of the R-1-10 zone. RL-40 zoning is assigned to this area of West Richland due to the lack of municipal sewer service in the area.

The City's Comprehensive Plan designates the site as suitable for commercial and a variety of residential land uses. The subject rezone application is consistent with the City's Comprehensive Plan which is the primary reason for staff's recommendation of approval. Upon review of the resulting interfaces between existing and proposed zoning assignments, Planning staff finds said boundary interfaces to be appropriate in terms of land use compatibility because abrupt jumps in land use intensity are not proposed.

Upon visiting the site, Planning Staff observed no evidence of unique or sensitive biological habitat or species warranting any special protection. Likewise the site is flat, presenting no significantly difficult grading, drainage or other geotechnical challenges.

Over the past several years much of the vicinity to the southeast has experienced a surge of commercial-retail development. The Vintners Square commercial center, to the east, contains a plethora of commercial-retail businesses serving the sales needs of much of south Richland, West Richland and residents of unincorporated areas to the west.

FINDINGS AND CONCLUSIONS

Staff has completed its review of the request for a change in zoning (Z2018-109) and recommends approval of the request based on the following:

1. The site is comprised of three parcels totaling approximately 314-acres in area;
2. The entire site is currently zoned AG (Agriculture);
3. The City of Richland Comprehensive Plan designates the subject site as suitable for low, medium and high-density residential land uses together with commercial and public land uses as illustrated in Figure 3 contained in this report;
4. The site contains agricultural orchards, a residential building, several agricultural farm buildings, and irrigation water pumping equipment;
5. The site lies adjacent to segments of both the Truman Avenue and the Kennedy Road rights-of-way, contributing to potential access points;
6. Establishment of each respective zoning district is consistent with the intent of the Comprehensive Plan;
7. The proposed zoning district configuration is designed to ameliorate potential nuisances by provide a graduated increase in land use intensity as the distance away from existing residential neighborhoods increases;
8. The project is exempt from the provisions of the State Environmental Policy Act, as identified in WAC 197-11-800(6) (c);
9. Based on the above findings and conclusions, approval of the zone change request would be in the best interest of the community of Richland;
10. Comprehensive Plan Map T-11 indicates plans to extend minor arterial roadways into and through the site;
11. Proposed zoning district boundaries have been configured around the anticipated alignment of future rights-of-way.

EXHIBIT LIST

1. Rezone Application
2. Survey & Legal Descriptions
3. Public Notices and Affidavits
4. Public Comments
5. Comp. Plan Map T-1
6. Comp. Plan Map T-11
7. DNR Land Lease
8. West Richland Zoning Map
9. Site Photos



Planning & Development Services Division • Current Planning Section

840 Northgate Drive • Richland, WA 99352

General Information: 509/942-7794 • Fax: 509/942-7764

www.ci.richland.wa.us

Petition for Change of Zoning District Classification

Application is hereby made to the City of Richland for a change of zone, pursuant to Section 23.82.190 of the City of Richland Municipal Code.

The following required information must be typed or printed legibly in the appropriate spaces.

SECTION I – APPLICANT INFORMATION			
Applicant's Name: WA State Department of Natural Resources (DNR)			
Address: 1111 Washington Street SE			
City: Olympia		State: WA	Zip: 98504
Phone: 360-902-1059	Fax: 360-902-1789	Other and/or e-mail address: richard.scrivner@dnr.wa.gov	
Please check under what capacity you are filing:			
☒ Recorded owner of the property as of 1889; the subject property is a Federally Granted Trust Land.		☐ Purchasing under contract as of	
☐ The lessee as of		☒ The authorized agent of any of the foregoing, duly authorized in writing (written authorization must be attached to application).	
SECTION II – PROPERTY LOCATION AND GENERAL DESCRIPTION			
Street address(es) of property for which the zone change is requested, if applicable: NA; currently being used as an orchard			
Relationship to adjacent streets (i.e., west of Main Street between 1 st Avenue and 2 nd Avenue): The subject property is adjacent to Truman Avenue to the east and Kennedy Road to the south. The jurisdictional boundary line between the Cities of Richland and West Richland represents the west boundary of the subject property.			
General description of development status (i.e., vacant, agricultural, buildings, or miscellaneous improvement): The subject property is currently undeveloped with respect to structures. It is currently being managed under an orchard lease (Lease No. 12-67116) which is due to expire 01/01/2021. The lease will not be renewed. The request for the comprehensive rezone is so the subject property can be eventually segregated, then sold and/or leased for a variety of compatible developments in the future, consistent with the City of Richland's land use and zoning regulations.			
Size of petition area: 300 +/- Acres			
SECTION III - CHANGE OF ZONE REQUEST			

A change of zone from <u>Agriculture (AG)</u> To <u>Six (6) different zone classifications.</u>
SECTION IV – JUSTIFICATION
State the reason(s) for the requested change of zone: See Attached Narrative of Rezone Request.

Continued

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

DATED THIS 12th DAY OF DECEMBER, 2018.



Duane M. Emmons, Acting Division Manager
Product Sales & Leading Division

Applicant's Signature

X

1111 Washington Street SE
Address

Address

Olympia, WA 98504
City, State, Zip

City, State, Zip

360-902-1059
Phone

Phone

FOR OFFICE USE ONLY

Date accepted for filing 12-19-2019

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

City Official's Signature

February 25, 2019

To: City of Richland Planning Department...c/o Mr. Shane O'Neill, Senior Planner

From: WA State Department of Natural Resources (DNR)

Re: Rezone Application

The request for rezone comprises approximately 314 acres, owned/managed by DNR. The subject property is located in the western part of the City, specifically bordered by Truman Avenue to the east, Kennedy Road to the south, the City of West Richland to the west and Benton County to the north.

The subject property is currently zoned Agriculture (AG). This comprehensive rezone request is divided into five (5) different classifications. The specific reasons for the request are as follows:

- 1) To bring the zoning into compliance with the existing Comprehensive Plan's Land Use designations, as approved by the City Council, 10/03/2017, under Ordinance No. 42-17.
- 2) As stated in Section II Property Location and General Description of the Application, "The request for rezone is so the property can be eventually segregated, then sold and/or leased for a variety of compatible developments in the future, consistent with the City of Richland's land use and zoning regulations."
- 3) Most, if not all of DNR's trust lands located within an urban-setting or city jurisdiction, start out as an agriculturally managed property and evolve into a higher and better use development scenarios. The Richland 16 property is no different, as evidenced by its location within the direct path of development...it's adjacency to existing major arterials...the subject property's direct access to existing public infrastructure...plus, the current agricultural use is inconsistent and incompatible with the adjacent urban-type land uses. It is DNR's fiduciary responsibility to pursue diversified trust land management objectives and practices. This collaborative effort with local jurisdictions creates an effective working relationship and provides long-term assurances and protection to the underlying trust beneficiaries.

The specific rezone classifications are to reflect the underlying land use designations for each parcel, as approved by the City Council, and made a part of the City's Comprehensive Plan. Each rezone classification and its preliminary surveyed acreage are as follows:

Low Density Residential...146.36 acres
Medium Density Residential...25.27 acres
High Density Residential...36.95 acres
Commercial...58.66 acres
Public Facility...47.39 acres
Total Estimated Acreage...314.63 acres

The attached exhibits, as prepared by DNR's Senior Land Surveyor, are preliminary and not for recording purposes. However, by utilizing a 100' right-of-way width for the proposed and future location of the interior arterials, indicated as tentative by the City, each parcel is legally described to the center-line of the proposed arterial, except where known otherwise.

Respectfully Submitted,

Richard K. Scrivner
Planning Manager

Department of Natural Resources

I. OVERVIEW

Authority to act on behalf of the Commissioner and the Department is specifically retained or delegated by the Commissioner of Public Lands, the Deputy Commissioner (if appointed), the Department Supervisor, and the Deputy Supervisors, as set forth in this Delegation Order. Delegated authority may be further delegated unless specifically addressed in this order. Inherent in each delegation of authority is the ability to exercise that authority at any level higher in the chain of command. Each level retains the authority delegated to subordinate staff by this order, and may recall any delegated authority. All other authority to act on behalf of the Commissioner and the Department not specifically reserved in the body of this Order is delegated to subordinate staff to ensure the smooth day-to-day operations of the Department.

The delegated and retained authorities of the Commissioner of Public Lands, Deputy Commissioner (if appointed), Department Supervisor, Deputy Supervisors, Directors, Division Managers, and Region Managers, unless more specifically outlined in Section IV (signature authorities), are as follows:

Commissioner The Commissioner may delegate any reserved authority to address specific situations or as circumstances may dictate. Any such delegation must be made in writing, or orally with written authorization to follow.

The Commissioner delegates all authority necessary to operate the Department of Natural Resources to the Deputy Commissioner (if appointed), Department Supervisor, Deputy Supervisors, Directors, Division Managers, and Region Managers except the following, which shall be exercised exclusively by the Commissioner:

- The authority to set the organizational structure of the Department's executive management and regions;
- The authority to hire, appoint, discipline, or terminate any exempt employee;
- The authority to set internal pay and/or pay structures for all Washington Management Service and exempt staff;
- The authority to approve any contract or action that by statute must be approved solely by the Commissioner (such as coal leases, oil and gas leases, vacation of waterways, and any Commissioner Orders);
- The authority to approve all final budget allotments, and make adjustments to budget allotments greater than \$500,000; and,
- The authority to purchase, sell, or exchange any real property subject to approval by the Board of Natural Resources.

Deputy Commissioner The Deputy Commissioner's authority, if a Deputy Commissioner is appointed by the Commissioner, is established by the appointment, pursuant to RCW43.12.021. This includes any authorities reserved to the Commissioner in this delegation order.

Department Supervisor The authority of the Department Supervisor is set forth in RCW 43.30.430. In addition, the Department Supervisor is delegated the authority to act on behalf of the Department on any matter, contract, commitment, or activity not specifically reserved to the Commissioner and to ensure the smooth day-to-day operations of the Department.

Deputy Supervisors and Directors The Commissioner's Executive Management Team includes the Deputy Supervisors and the Directors. The Deputy Supervisors include the Deputy Supervisor for Aquatics, Geology, Human Resources & IT; the Deputy Supervisor for Forest Practices; the Deputy Supervisor for State Uplands; the Deputy Supervisor for Wildfire; and the Deputy Supervisor for Administration. The Directors include the Chief of Staff, the Communications & Outreach Director, the Community Development Director, the Legislative Director, the Director of Tribal Relations, and the Policy Director. The Chief of Law Enforcement and the Safety Program Manager are delegated authority at the Director level for purposes of this Delegation Order.

The Deputy Supervisors and Directors are delegated the authority to act on behalf of the Department on any matter, contract, commitment, or activity within their functional area unless specifically reserved to the Commissioner or Department Supervisor and to ensure the smooth day-to-day operations of the programs or units which they manage.

The Deputy Supervisors and Directors may further delegate the authorities delegated to them through this Order. Any such delegation must be made in writing or orally with written authorization to follow from the Department Supervisor or Chief of Staff.

The Deputy Supervisors and Directors may delegate all authority necessary to operate the Department to their chain-of-command, except for the following authorities and those in Section IV, which shall be exclusively reserved:

- The authority to change the organizational structure within their functional area;
- The authority to approve any reductions in force;
- The authority, within the available allotted biennial budget, to approve the hiring or request the reallocation/reclassification of all new or vacant positions within the Washington Management Services (WMS);
- The authority, within the available allotted biennial budget, to approve the creation of any new positions or request the reallocation/reclassification or elimination of any existing positions;
- The authority to approve any long-term commitment which obligates the Department, encumbers any of its resources, affects deliverable or has broad policy implications, whether by lease, easement, contract, memorandum of understanding, or agreement, and amendments thereto, when the amendment constitutes a material change to the

commitment.

These reserved authorities of Deputy Supervisors and Directors may not be further delegated except during times of extended absences. Any further delegation may be made by the Deputy Supervisor or Director in writing, or orally with written record to follow.

Division Managers The Division Managers, in addition to providing advice, plans, suggestions, and recommendations to their designated Deputy Supervisor, act as line managers to the extent required to maintain their responsibilities for control of functional activities assigned to them. They are delegated responsibility for the successful, cost-effective operation of assigned programs. Division Managers exercise overall program administrative responsibilities for program design, development, planning, and budgeting.

Division Managers are delegated the authority to ensure the smooth day-to-day operations of the programs or units which they manage. They are delegated authority to spend their allotted budgets and to act on behalf of the Department on any matter, contract, commitment, or activity within their functional area unless specifically reserved to the Commissioner, Department Supervisor, Deputy Supervisors, or Directors. They are delegated authority to hire, appoint, discipline, and terminate all employees within their chain-of-command.

Division Managers whose programs are implemented by Region Managers are responsible for providing programmatic direction to Region Managers, either directly or as communicated by their respective Deputy Supervisors, to assure their programs are properly implemented in the field through the Region Managers.

Division Managers may not further delegate the authorities specifically delegated to them through this Order without notifying the Deputy Supervisor to whom they report. Any such delegation must be made by the Division Manager in writing, or orally with written record to follow. Division Managers may never delegate their authority over appointment, discipline, or termination decisions.

Region Managers Region Managers are responsible for managing the affairs of the Department in designated large geographic areas. They have line authority extending down through their assistants to the units in the field. While they report directly to the Department Supervisor, they also receive direction from other Deputy Supervisors and Division Managers. Region Managers are responsible for implementing department programs following the programmatic direction provided to them by Deputy Supervisors and Division Managers. Balancing of functional activities and major personnel decisions within the region is the responsibility of the Region Manager.

Region Managers are delegated the authority to ensure the smooth day-to-day operations of the programs or units which they manage. They are delegated authority to spend their allotted budgets and to act on behalf of the Department on any matter, contract, commitment, or activity within their regional boundaries unless specifically reserved to the Commissioner, Department Supervisor, Deputy Supervisors, Directors, or Division Managers. They are delegated authority to hire, appoint, discipline, and terminate all employees within their chain-of-command.

Region Managers may not further delegate the authorities specifically delegated to them through this Order without notifying the Department Supervisor. Any such delegation must be made by the Region Manager in writing, or orally with written record to follow. Region Managers may never delegate their authority over appointment, discipline, or termination decisions.

II. SPECIAL DELEGATIONS

Presiding Officers of Brief Adjudicative Proceedings Region Managers and Assistant Region Managers are designated to serve as the presiding officers of brief adjudicative proceedings for matters arising within regions.

Emergency Fire Suppression During emergency fire suppression actions, Region Managers, the Wildfire Division Manager, and their designees, shall have the authority to enter into contract, regardless of amount, within normal department purchasing authorities, to authorize expenditures regardless of amount, and to hire and terminate temporary employees (including exempt seasonal hires) utilized in the emergency fire suppression actions. This special delegation supersedes any inconsistent reservation of authorities contained in the delegation order.

Region Managers and the Wildfire Division Manager are responsible for fire suppression efforts and are delegated the corresponding authority to fulfill those responsibilities in consultation with the Deputy Supervisor for Wildfire. As Agency Administrators, Region Managers are designated as liaisons between the Department and Incident Commanders, and may delegate authority to carry out incident response and business functions to the Incident Management Team.

III. SPECIAL DELEGATED APPOINTMENTS

Consistent with the authorities listed below, the Commissioner appoints, designates, or otherwise delegates authority through an individually numbered Commissioner's Order signed by the Commissioner of Public Lands and authenticated by a seal, pursuant to RCW 79.02.220. Such orders shall be filed with the Title and Records Office within the Department of Natural Resources.

State Forester The role of the State Forester is one that arises from federal programs related to fire, landowner assistance, and other resource protection programs. The Commissioner of Public Lands shall designate a State Forester who is authorized to and shall carry out those functions as set forth in state and federal law, and shall represent the Department at the National Association of State Foresters and the Council of Western State Foresters. Among those functions, the State Forester is responsible for implementing the Cooperative Forestry Assistance Act of 1978, and maintaining a Forest Action Plan for Washington State pursuant to the Food, Conservation, and Energy Act of 2008. The State Forester may not delegate any of his/her duties.

Law Enforcement Officers In accordance with RCW 43.12.065, the Commissioner shall individually commission, by order, each law enforcement officer in the Department of Natural Resources with the authority to utilize full police power of custodial arrest, and to carry and use

firearms.

Internal Auditor In accordance with RCW 43.12.031, the Commissioner shall designate the Internal Auditor for the Department. The Internal Auditor shall report directly to the Department Supervisor.

Records Officer In accordance with RCW 40.14.040, the Commissioner shall designate a Records Officer who shall supervise its records program and represent the office in all contacts with the state records committee and the state division of archives and records management.

Public Records Officer In accordance with RCW 42.56.580, the Commissioner shall appoint and publicly identify a Public Records Officer whose responsibility is to serve as a point of contact for members of the public in requesting disclosure of public records, and to oversee the agency's compliance with the public records disclosure requirements.

Oil and Gas Supervisor In accordance with RCW 78.52.037, the Commissioner shall designate a state Oil and Gas Supervisor, and may designate an Oil and Gas Deputy Supervisor.

Aquatic Resources Rental Dispute Appeals Officer (RDAO) The Deputy Supervisor for State Uplands is designated to serve as the Rental Dispute Appeals Officer for aquatic resources rental disputes, under WAC 332-30-128(2).

State Geologist In accordance with RCW 43.92.010, the Commissioner shall appoint a geologist of established reputation as supervisor of the survey of the state, to be known as the State Geologist.

Tribal Liaison In accordance with RCW 43.376.020, the Commissioner shall appoint a tribal liaison. In accordance with RCW 43.376.030, the Tribal Liaison shall serve as a contact person with tribal governments, maintain communication between the Department and affected tribal governments, and coordinate training of state agency employees in government-to-government relations.

IV. APPROVALS AND SIGNATURE AUTHORITIES

In addition to the general delegation authorities described above, action approval and signature authorities are delegated as follows. These authorities are reserved to the designated authority and may not be further delegated except during times of extended absences. Any such delegation must be made by the designated authority in writing, or orally with written record to follow.

Action	Action Sub-Level (If none specified, all)	Delegated Authority
Agreed Order	Agency-wide implications	Deputy Supervisors
	Program-Specific	Program Managers

Consent Decrees		Department Supervisor
Settlement Agreements	Agency-wide implications	Department Supervisor
	Program-Specific	Deputy Supervisors
Contract, Interagency Agreements & Grants, including amendments, that have not been included in a biennial budget allotment and/or spending plan, or represent a significant change from initial plans. ^{1,2}	≥ \$500,000	Commissioner
	\$250,000-\$499,999	Department Supervisor
	\$50,000-\$249,999	Deputy Supervisor for Administration
	< \$50,000	Directors, Division and Region Managers
Budget Allotment Adjustments ³	≥ \$500,000	Commissioner
	\$250,000-\$499,999	Department Supervisor
	< \$250,000	Deputy Supervisor for Administration
Geoduck Contracts		Aquatics Division Manager
	Geoduck Contract Appeals	Deputy Supervisor for State Uplands
Firefighting Cost Recovery for Negligence	≥ \$50,000	Deputy Supervisor for Wildfire
	< \$50,000	Region Managers
Land Use Agreements – Aquatics Lands (Length) ⁴	≥ 12 years	Deputy Supervisor for Aquatics
	< 12 years	Aquatics Division Manager
Land Use Agreements – State Uplands (Length) ⁴	≥ 20 years	Deputy Supervisor for State Uplands
	< 20 years and w/in area of responsibility	Division and Region Managers
Land Use Agreements (Value) ⁴	≥ \$500,000 per year	Department Supervisor
	\$100,000-\$499,999 per year	Deputy Supervisor
	< \$100,000 per year	Division and Region Managers
Overtime (non-fire)	Any overtime requiring additional funds (i.e., increased budget allotment)	Deputy Supervisor for Administration
	Within budget allotments	Division and Region Managers

Timber Sales, Silviculture, Related Road & Work Orders & Amendments		Region Managers
Warden Appointments		Division and Region Managers
Agency Policies		Deputy Supervisors
Agency Rules, not requiring Board of Natural Resources or Forest Practices Board approval		Deputy Supervisors
Agency guidance, including Procedures, Guidelines & Tasks		Division Managers
¹Department officials are empowered to spend their allotted budgets in the manner described within this Delegation Order. Service contracts, agreements, and grant expenditures that are authorized within a biennial budget allotment do not require additional signature authority. This provision applies where a deviation from an initial allotment and/or spending plan is necessary. All contracts, irrespective of delegated level, shall be performed in accordance with applicable statewide and DNR-specific regulations and procedures, and placed on file with the Records Office. For purposes of delegation, the value of an amendment, renewal, or change order is measured separately from the original agreement. ²This provision does not apply to the approval of timber sale contracts or geoduck auction sales, and excludes the duties of the State Forester with respect to federal grant awards. ³Including the creation of new positions that require a budget allotment adjustment. ⁴When determining delegated authority for land use agreements, both 1) length of encumbrance and 2) value of encumbrance and amendments must be considered: if the delegation order is different for these two considerations, authority lies with the higher order official.		

V. GLOSSARY OF TERMS

The terms used in the Delegation Order have the following means, and any questions about the scope of the delegated authority shall be addressed to the Commissioner of Public Lands or Department Supervisor:

Agreed Order shall mean a substantive judicial or administrative order, the terms of which have been agreed upon by the parties, that does not resolve liability or dismiss the issues under controversy. In the hazardous waste context, the agreed order may be approved by an agency with regulatory authority over the subject matter.

Budget Adjustments shall mean any change to the approved Budget Allotment.

Budget Allotment shall mean the allocation of the biennial legislative appropriation among divisions, regions, work groups, units, or programs of the Department, for the purpose of carrying out agency functions.

Change Order shall mean the definition given in any Contract entered by the Department for work conducted on state-owned lands.

Consent Decree shall mean a final court order, the terms of which have been agreed upon by the parties, that resolves liability and dismisses the issues under litigation.

Contract shall mean all documents that represent an agreement on a particular subject of transaction entered on behalf of the Department, pursuant to the Department's statutory authority.

Contract Amendment shall mean any revision to any existing Contract that changes or alters in any way the obligations of the Department or other party or parties to the Contract under the Contract.

Geoduck Contract shall mean any agreement authorizing the planting, harvest or sale of geoduck from state-owned aquatic lands governed by Ch. 79.135 RCW.

Grant shall mean the acceptance or award of funds to or from an external entity for a particular purpose, where it does not meet the definition of a contract.

Land Encumbrance shall mean any commitment that imposes burdens or confers benefits upon state-owned land managed by the Department, or that otherwise results in obligations by the Department with respect to the use or management of state-owned lands managed by the Department, whether by lease, easement, right-of-entry, license, memorandum of understanding, or other legal instrument.

Land Transaction shall mean any commitment that involves the acquisition, conveyance, transfer, or exchange of a fee simple interest in real property managed by the Department.

Length of Encumbrance shall mean the length of time land will be encumbered by the current action, not cumulative length of time that land has been/will be encumbered by the current action and previous actions.

Organizational Structure shall mean the manner in which any division, region, work group, or unit of the Department is established to perform its functions.

Policy shall mean any currently effective policy adopted by the Department as defined in the document entitled Department Policy Manual, Policies of the Department of Natural Resources, March 15, 2002, as amended, and as published by the Department electronically or in hard copy.

Rangers shall mean persons appointed as ex officio rangers pursuant to RCW 76.04.045.

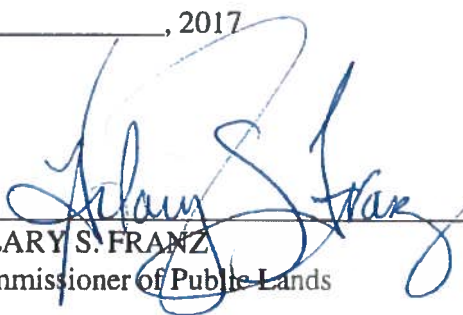
Rulemaking shall mean the process for formulation and adoption of a rule pursuant to statutory authority and as defined in RCW 34.05.010.

Settlement Agreement shall mean any Contract entered by the Department for the purpose of resolving a legal claim or dispute between the Department and any person or entity.

Timber Sales Contract shall mean any agreement authorizing the harvest or sale of timber from state-owned lands governed by Ch. 79.15 RCW.

Wardens shall mean persons appointed as wardens pursuant to RCW 76.04.035.

Dated this 28th day of March, 2017



HILARY S. FRANZ
Commissioner of Public Lands

Richland 16

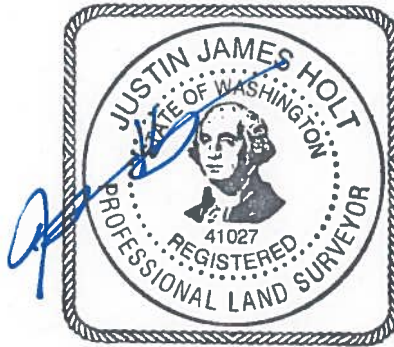
Section 16, Township 9 North, Range 28 East, W.M.

Commercial Area 1

Portions of the Northeast and Southeast quarters of the Southwest Quarter of Section 16, and portions of the Northeast quarter of the Northeast Quarter of Section 21, Township 9 North Range 28 East, W.M., Benton County, Washington more particularly described as follows:

Beginning at the quarter corner common to said sections 16 and 21; thence North $0^{\circ}14'44''$ West along the east line of the southwest quarter of said section 16, 1,396.80 feet; thence along a non-tangent curve concave to the northeast with a radius of 817.89 feet, a chord bearing of North $64^{\circ}52'49''$ West and a chord length of 711.58 feet along an arc length of 736.18 feet; thence South $55^{\circ}27'14''$ West 196.36 feet; thence along a curve to the left with a radius of 813.77 feet along an arc length of 617.40 feet; thence South $11^{\circ}59'03''$ West 864.18 feet, more or less to the north margin of Kennedy Road; thence southeasterly along said north margin to its intersection with the north – south centerline of said section 21; thence northerly along said centerline to the quarter corner common to said sections 16 and 21.

Contains 39.94 acres, more or less



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Richland 16

Section 16, Township 9 North, Range 28 East, W.M.

Commercial Area 2

Portions of the Northeast Northwest, Southwest and Southeast quarters of the Southwest Quarter of Section 16, and portions of the Northeast quarter of the Northeast Quarter of Section 21, Township 9 North Range 28 East, W.M., Benton County, Washington more particularly described as follows:

Commencing at the northwest corner of said section 16; thence North $89^{\circ}19'51''$ East along the north line of said section 16, 1,590.09 feet; thence South $11^{\circ}49'33''$ East 591.69 feet; thence South $89^{\circ}19'51''$ West 1096.32 feet; thence South $0^{\circ}07'22''$ West 4,221.50 feet to the north margin of Kennedy Road and the True Point of Beginning; thence North $0^{\circ}07'22''$ East 903.78 feet; thence North $89^{\circ}38'29''$ East 964.39 feet; thence along a non-tangent curve, concave to the southeast, with a radius of 813.77 feet, a chord bearing of South $21^{\circ}22'55''$ West and a chord length of 265.75 feet along an arc length of 266.95 feet; thence South $11^{\circ}59'03''$ West 864.18 feet more or less to the north margin of Kennedy Road; thence westerly along said north margin to the True Point of Beginning

Contains 18.72 acres, more or less



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Richland 16

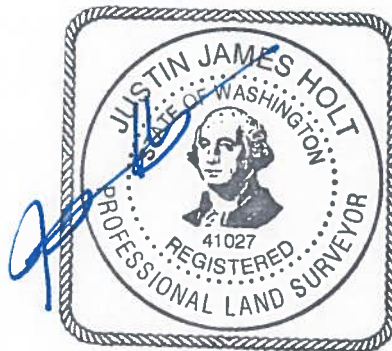
Section 16, Township 9 North, Range 28 East, W.M.

High Density Residential Area 1

Portions of the Northeast quarter of the Southwest Quarter of Section 16, Township 9 North Range 28 East, W.M., Benton County, Washington more particularly described as follows:

Commencing at the northwest corner of said section 16; thence North $89^{\circ}19'51''$ East along the north line of said section 16, 1,590.09 feet; thence South $11^{\circ}49'33''$ East 969.54 feet; thence South $0^{\circ}00'12''$ West 1668.99 feet to the east – west centerline of said section 16 and the True Point of Beginning; thence South $0^{\circ}00'12''$ West 404.66 feet; thence along a curve to the left with a radius of 817.89 feet along an arc length of 1,294.29 feet to a point on the north – south centerline of said section 16 from which the quarter corner common to sections 16 and 21 bears South $0^{\circ}14'44''$ East 1,396.80 feet as shown on the Plat of City View Phase 1, as recorded in Volume 15 of Plats at Page 67, records of Benton County, Washington; thence North $0^{\circ}14'44''$ West along said centerline 1227.70 feet to the north line of the southwest quarter of said section 16; thence along said north line South $89^{\circ}38'29''$ West 822.13 feet to the True Point of Beginning.

Contains 19.90 acres, more or less



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Richland 16

Section 16, Township 9 North, Range 28 East, W.M.

High Density Residential Area 2

Portions of the Northeast and Northwest quarters of the Southwest Quarter of Section 16, Township 9 North Range 28 East, W.M., Benton County, Washington more particularly described as follows:

Commencing at the northwest corner of said section 16; thence North $89^{\circ}19'51''$ East along the north line of said section 16, 1,590.09 feet; thence South $11^{\circ}49'33''$ East 969.54 feet; thence South $0^{\circ}00'12''$ West 1668.99 feet to the east – west centerline of said section 16; thence along said centerline South $89^{\circ}38'29''$ West 1,177.96 feet; thence South $0^{\circ}07'22''$ West 662.43 feet to the True Point of Beginning; thence North $89^{\circ}38'29''$ East 1220.94 Feet; thence with a non tangent curve concave to the northeast with an arc length of 296.16 feet, with a radius of 817.89 feet, with a chord bearing of South $28^{\circ}43'15''$ East , with a chord length of 294.54 feet; thence South $55^{\circ}27'14''$ West 196.36 feet; thence with a curve turning to the left with an arc length of 350.45 feet, with a radius of 813.77 feet, with a chord bearing of South $43^{\circ}07'00''$ West , with a chord length of 347.74 feet; thence South $89^{\circ}38'29''$ West 964.39 feet; thence North $00^{\circ}07'22''$ East 621.89 feet to the point of beginning,

Contains 17.05 acres, more or less



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Richland 16

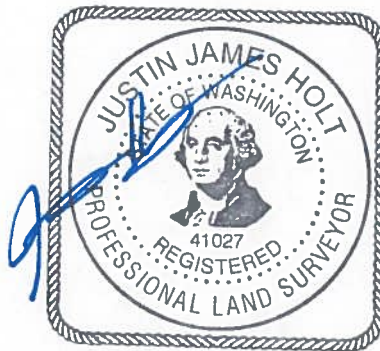
Section 16, Township 9 North, Range 28 East, W.M.

Low Density Residential Area 1

Portions of the SW 1/4 SW 1/4, NW 1/4 SW 1/4, SW 1/4 NW 1/4, NW 1/4 NW 1/4, and NE 1/4 NW 1/4 of Section 16, Township 9 North Range 28 East, W.M., Benton County, Washington more particularly described as follows:

Beginning at the intersection of the west line of Section 16 and the north margin of Kennedy Road as it exists after the adoption of City of Richland ordinance No. 06-03 as recorded under Benton County AF No. 2003-011331; thence North $0^{\circ}07'22''$ East along the west line of said section 16, 4,675.63 feet more or less to the corner common to Sections 8, 9, 17, and 16; thence North $89^{\circ}19'51''$ East along the north line of said section 16, 1,590.09 feet; thence South $11^{\circ}49'33''$ East 591.69 feet; thence South $89^{\circ}19'51''$ West 1,096.32 feet; thence South $0^{\circ}07'22''$ West 4,221.50 feet more or less to the north margin of Kennedy Road as previously described; thence westerly along said north margin of Kennedy Road to the point of beginning.

Contains 81.01 acres, more or less.



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Richland 16

Section 16, Township 9 North, Range 28 East, W.M.

Low Density Residential Area 2

Portions of the Ne 1/4 NW 1/4, SE 1/4 NW 1/4, NW 1/4 NE 1/4, and SW 1/4 NE 1/4 of Section 16, Township 9 North Range 28 East, W.M., Benton County, Washington more particularly described as follows:

Commencing at the northwest corner of said section 16; thence North 89°19'51" East along the north line of said section 16, 1,590.09 feet to the True Point of Beginning; thence continuing along said north line 746.27 feet to the westerly line of the Columbia Irrigation District Canal shown as Condemnation Case #722 on Record of Survey Book 1, Page 1318, records of Benton County; thence South 4°20'19" West 123.12 feet; thence South 14°39'41" East 217.49 feet; thence South 34°11'03" East 392.17 feet; to the east line of the NE 1/4 NW 1/4; thence South 0°14'44" East along said subdivision line 439.71 feet; thence South 30°43'42" East 245.22 feet; thence South 21°49'41" East 269.32 feet; thence South 30°09'41" East 343.77 feet; thence South 38°49'41" East 508.86 feet; thence South 56°09'41" East 510.41 feet; thence South 69°29'41" East 220.20 feet more or less to the south line of the NE 1/4 of said section 16; thence South 89°38'29" West 2,163.03 feet along the east-west centerline of said section 16; thence North 0°00'12" East 1668.99 feet; thence North 11°49'33" West 969.54 feet more or less to the True Point of Beginning.

Contains 65.35 acres, more or less.



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Richland 16

Section 16, Township 9 North, Range 28 East, W.M.

Medium Density Residential Area 1

Portions of the NE 1/4 NW 1/4 and NW 1/4 NW 1/4 of Section 16, Township 9 North Range 28 East, W.M., Benton County, Washington more particularly described as follows:

Commencing at the northwest corner of said section 16; thence North 89°19'51" East along the north line of said section 16, 1,590.09 feet; thence South 11°49'33" East 591.69 feet to the True Point of Beginning; thence South 11°49'33" East 377.85 feet; thence South 0°00'12" West 116.59 feet; thence South 89°19'51" West 1174.79 feet; thence North 0°07'22" East 487.33 feet; thence North 89°19'51" East 1096.32 feet to the True Point of Beginning.

Contains 12.81 acres, more or less.



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Richland 16

Section 16, Township 9 North, Range 28 East, W.M.

Medium Density Residential Area 2

Portions of the NE 1/4 NW 1/4 and NW 1/4 NW 1/4 of Section 16, Township 9 North Range 28 East, W.M., Benton County, Washington more particularly described as follows:

Commencing at the northwest corner of said section 16; thence North $89^{\circ}19'51''$ East along the north line of said section 16, 1,590.09 feet; thence South $11^{\circ}49'33''$ East 591.69 feet; thence South $89^{\circ}19'51''$ West 1096.32 feet; thence South $0^{\circ}07'22''$ West 2,033.39 feet to the east-west centerline of said section 16 and the True Point of Beginning; thence North $89^{\circ}38'29''$ East 428.67 feet along said centerline; thence South $0^{\circ}07'22''$ West 322.41 feet; thence North $89^{\circ}38'29''$ East 749.97 feet; thence South $0^{\circ}00'12''$ West 82.26 feet; thence along a non-tangent curve concave to the northeast with a radius of 817.89 feet, length of 261.95 feet, a chord bearing of South $9^{\circ}10'20''$ East and chord length of 260.83 feet; thence South $89^{\circ}38'29''$ West 1,220.94 feet; thence North $0^{\circ}07'22''$ East 662.43 feet to the True Point of Beginning.

Contains 12.46 acres, more or less.



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Richland 16

Section 16, Township 9 North, Range 28 East, W.M.

Public Facility Area 1

Portions of the Northeast, Northwest, Southeast and Southwest quarters of the Northwest Quarter of Section 16, Township 9 North Range 28 East, W.M., Benton County, Washington more particularly described as follows:

Commencing at the northwest corner of said section 16; thence North $89^{\circ}19'51''$ East along the north line of said section 16, 1,590.09 feet; thence South $11^{\circ}49'33''$ East 591.69 feet; thence South $89^{\circ}19'51''$ West 1096.32 feet; thence South $0^{\circ}07'22''$ West 487.33 feet to the True Point of Beginning; thence North $89^{\circ}19'51''$ East 1174.79 feet; thence South $0^{\circ}00'12''$ West 1,552.40 feet to the south line of the Northwest quarter of said section 16; thence along said south line South $89^{\circ}38'29''$ West 1,177.96 feet; thence North $0^{\circ}07'22''$ East 1546.06 feet to the True Point of Beginning.

Contains 41.84 acres, more or less.



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Richland 16

Section 16, Township 9 North, Range 28 East, W.M.

Public Facility Area 2

Portions of the Northeast and Northwest quarters of the Southwest Quarter of Section 16, Township 9 North Range 28 East, W.M., Benton County, Washington more particularly described as follows:

Commencing at the northwest corner of said section 16; thence North $89^{\circ}19'51''$ East along the north line of said section 16, 1,590.09 feet; thence South $11^{\circ}49'33''$ East 969.54 feet; thence South $0^{\circ}00'12''$ West 1668.99 feet to the east – west centerline of said section 16 and the True Point of Beginning; thence along said centerline South $89^{\circ}38'29''$ West 749.29 feet; thence South $0^{\circ}07'22''$ West 322.41 feet; thence North $89^{\circ}38'29''$ East 749.97 feet; thence North $0^{\circ}00'12''$ East 322.41 feet to the True Point of Beginning.

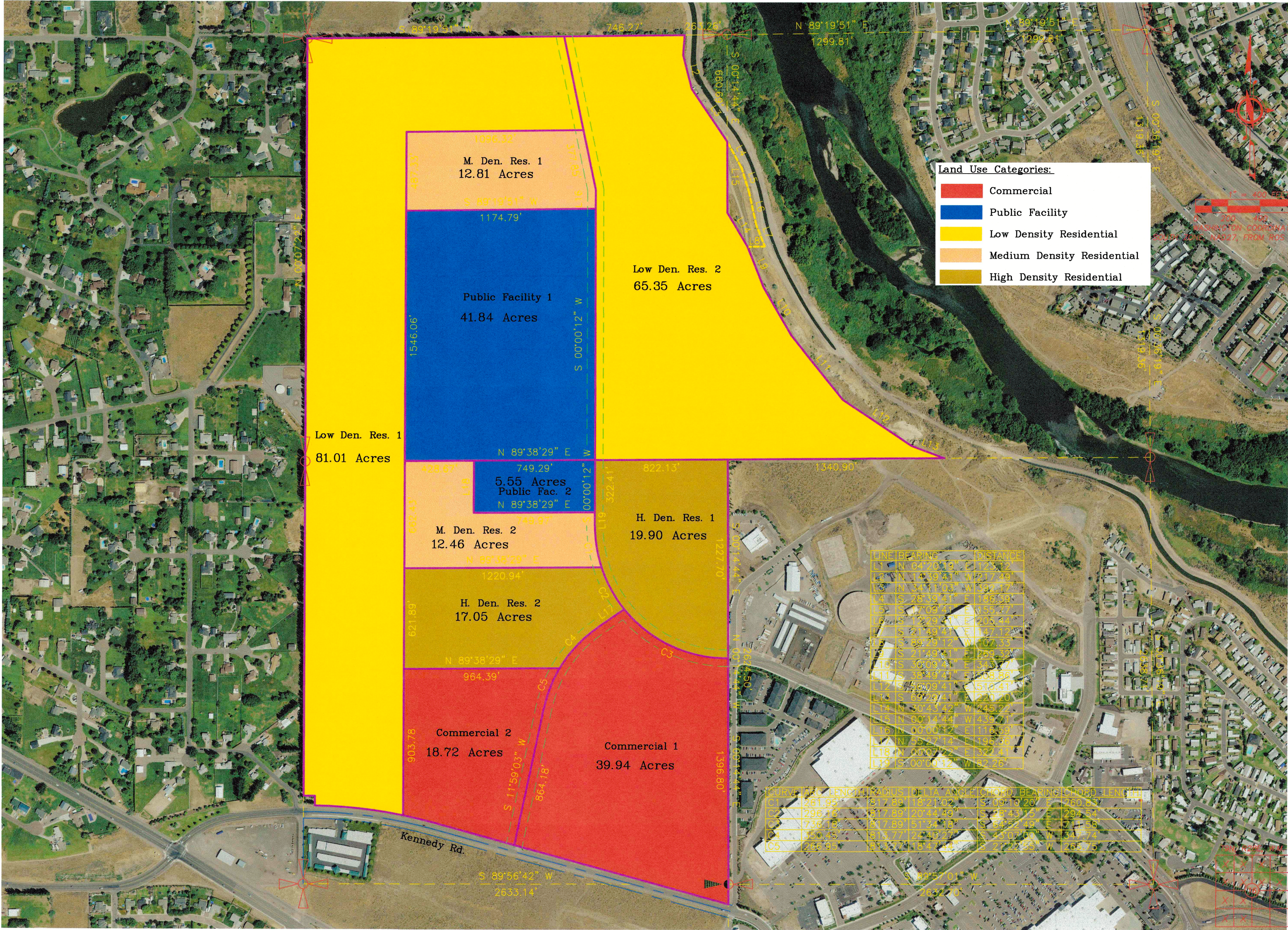
Contains 5.55 acres, more or less.



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MAP OF PROPOSED LAND USE CATEGORIES IN SECTIONS 16 & 21, T9N, R28E, W.M.



MAP NOTES:
THIS PROPOSED LAND USE AREAS EXHIBIT MAP IS BASED ON RECORD OF SURVEY IN BOOK 1, PAGE 1290, THE PLAT OF CITY VIEW PHASE 1 AS RECORDED IN VOLUME 15 OF PLATS, PAGE 67 WAS UTILIZED TO ALIGN THE LIMITS OF THE PROPOSED LAND USE AREAS WITH EXISTING QUEENSGATE DRIVE. THE PROPOSED LAND USE AREAS DEPICTED HEREON WERE TRANSFERRED FROM A COLOR CODED IMAGE FILE PROVIDED BY THE CITY OF RICHLAND. PORTIONS OF SAID IMAGE SHOW POTENTIAL ROAD RIGHT OF WAYS THAT HAVE APPARENTLY BEEN DEVELOPED WITHOUT ANY ENGINEERING ANALYSIS. THE GEOMETRY SHOWN IN THIS MAP IS SIMPLY A "BEST FIT" FROM THE PROVIDED IMAGE FILE. NO FIELD WORK WAS PERFORMED IN THE GENERATION OF THIS MAP AND IT IS NOT FORMATTED FOR NOR INTENDED TO BE RECORDED AS A RECORD OF SURVEY AS DEFINED BY RCW 58.09 OR WAC 332-130

OTHER UTILITY RIGHTS OF WAYS AND EASEMENTS OF RECORD EXIST ON THESE PARCELS THAT ARE NOT ADDRESSED ON THIS EXHIBIT MAP, A PROPER ALTA SURVEY IS RECOMMENDED PRIOR TO ANY DEVELOPMENT.

ACREAGE CALCULATIONS SHOWN HEREON INCLUDE THE AREAS WITHIN THE DASHED LINES REPRESENTING POTENTIAL NEW RIGHT OF WAYS, BUT EXCLUDE THOSE AREAS WITHIN EXISTING KENNEDY ROAD AND ADJACENT TRUMAN AVENUE.



LAND USE CATEGORY EXHIBIT MAP IN SECTIONS 16 & 21
TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M.

STATE OF WASHINGTON
DEPARTMENT OF NATURAL RESOURCES

LAND SURVEY SECTION-P.O. BOX 47030
OLYMPIA, WASHINGTON 98504-7030 (360)902-1206

RICHLAND 16

FIELD CREW: No field work

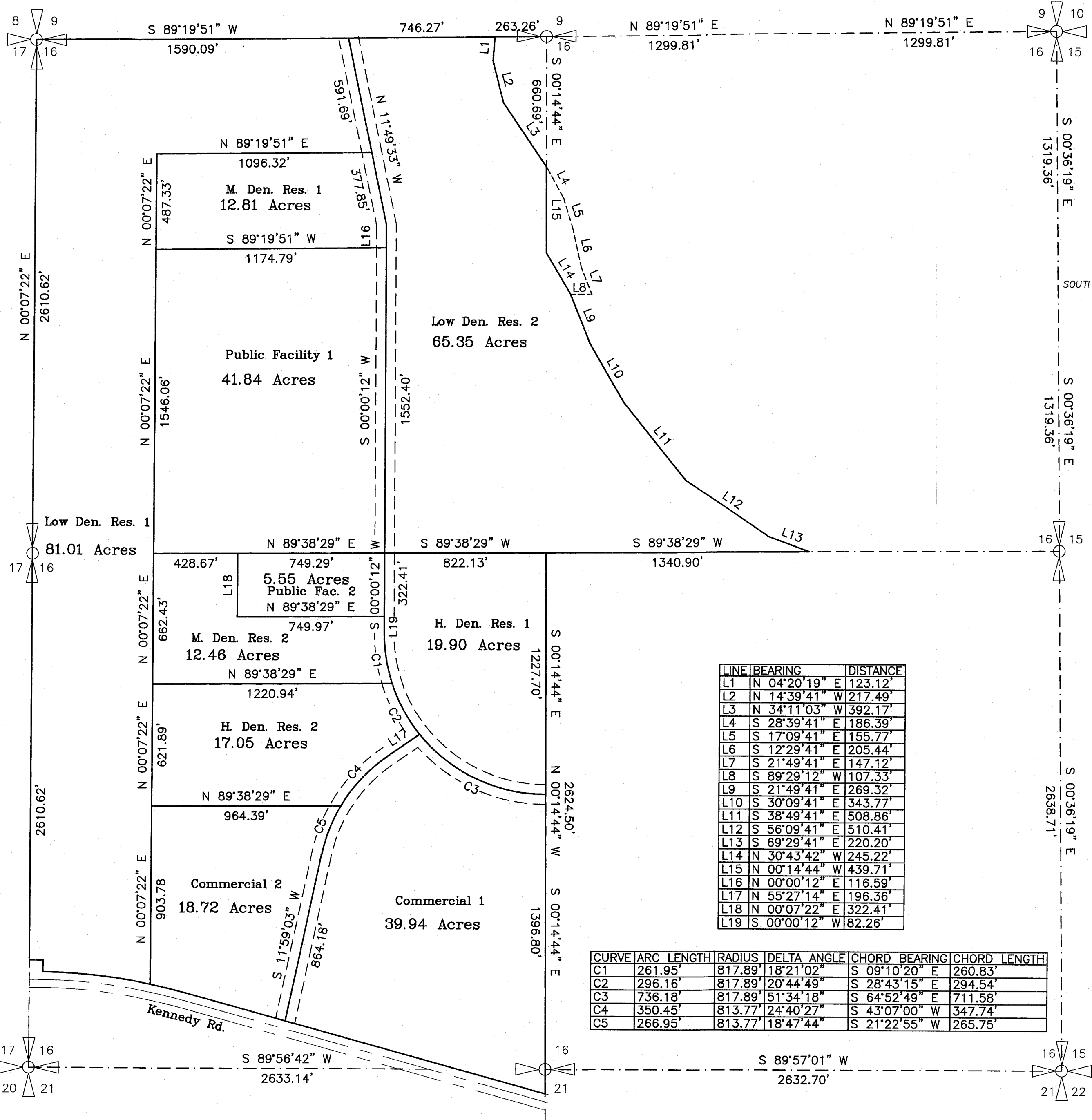
FIELD BOOK: _____

02/20/2019

F.M.# _____

SHEET 1 OF 3

MAP OF PROPOSED LAND USE CATEGORIES IN SECTIONS 16 & 21, T9N, R28E, W.M.



LINE	BEARING	DISTANCE
L1	N 04°20'19" E	123.12'
L2	N 14°39'41" W	217.49'
L3	N 34°11'03" W	392.17'
L4	S 28°39'41" E	186.39'
L5	S 17°09'41" E	155.77'
L6	S 12°29'41" E	205.44'
L7	S 21°49'41" E	147.12'
L8	S 89°29'12" W	107.33'
L9	S 21°49'41" E	269.32'
L10	S 30°09'41" E	343.77'
L11	S 38°49'41" E	508.86'
L12	S 56°09'41" E	510.41'
L13	S 69°29'41" E	220.20'
L14	N 30°43'42" W	245.22'
L15	N 00°14'44" W	439.71'
L16	N 00°00'12" E	116.59'
L17	N 55°27'14" E	196.36'
L18	N 00°07'22" E	322.41'
L19	S 00°00'12" W	82.26'

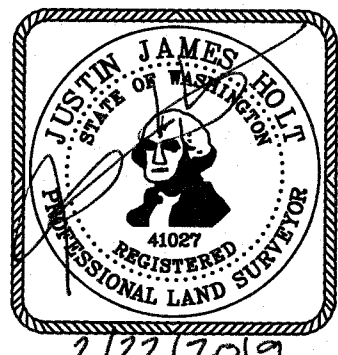
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	261.95'	817.89'	18°21'02"	S 09°10'20" E	260.83'
C2	296.16'	817.89'	20°44'49"	S 28°43'15" E	294.54'
C3	736.18'	817.89'	51°34'18"	S 64°52'49" E	711.58'
C4	350.45'	813.77'	24°40'27"	S 43°07'00" W	347.74'
C5	266.95'	813.77'	18°47'44"	S 21°22'55" W	265.75'

T9N, R28E, W.M.			
X	X	X	
X	X	X	X
X	X		
X	X		

MAP NOTES:
THIS PROPOSED LAND USE AREAS EXHIBIT MAP IS BASED ON RECORD OF SURVEY IN BOOK 1, PAGE 1290, THE PLAT OF CITY VIEW PHASE 1 AS RECORDED IN VOLUME 15 OF PLATS, PAGE 67 WAS UTILIZED TO ALIGN THE LIMITS OF THE PROPOSED LAND USE AREAS WITH EXISTING QUEENSGATE DRIVE. THE PROPOSED LAND USE AREAS DEPICTED HEREON WERE TRANSFERRED FROM A COLOR CODED IMAGE FILE PROVIDED BY THE CITY OF RICHLAND. PORTIONS OF SAID IMAGE SHOW POTENTIAL ROAD RIGHT OF WAYS THAT HAVE APPARENTLY BEEN DEVELOPED WITHOUT ANY ENGINEERING ANALYSIS. THE GEOMETRY SHOWN IN THIS MAP IS SIMPLY A "BEST FIT" FROM THE PROVIDED IMAGE FILE. NO FIELD WORK WAS PERFORMED IN THE GENERATION OF THIS MAP AND IT IS NOT FORMATTED FOR NOR INTENDED TO BE RECORDED AS A RECORD OF SURVEY AS DEFINED BY RCW 58.09 OR WAC 332-130

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ACREAGE CALCULATIONS SHOWN HEREON INCLUDE THE AREAS WITHIN THE DASHED LINES REPRESENTING POTENTIAL NEW RIGHT OF WAYS, BUT EXCLUDE THOSE AREAS WITHIN EXISTING KENNEDY ROAD AND ADJACENT TRUMAN AVENUE.



LAND USE CATEGORY EXHIBIT MAP IN SECTIONS 16 & 21
TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M.

STATE OF WASHINGTON
DEPARTMENT OF NATURAL RESOURCES

LAND SURVEY SECTION-P.O. BOX 47030
OLYMPIA, WASHINGTON 98504-7030 (360)902-1208

RICHLAND 16

FIELD CREW: No field work

FIELD BOOK: 02/20/2019

F.M.#

SHEET 2 OF 3

MAP OF PROPOSED LAND USE CATEGORIES IN SECTIONS 16 & 21, T9N, R28E, W.M.
INDIVIDUAL AREA DESCRIPTIONS

COMMERCIAL AREA 1

PORTIONS OF THE NORTHEAST AND SOUTHEAST QUARTERS OF THE SOUTHWEST QUARTER OF SECTION 16, AND PORTIONS OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 9 NORTH RANGE 28 EAST, W.M., BENTON COUNTY, WASHINGTON MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE QUARTER CORNER COMMON TO SAID SECTIONS 16 AND 21; THENCE NORTH 0°14'44" WEST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16, 1,396.80 FEET; THENCE ALONG A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 817.89 FEET, A CHORD BEARING OF NORTH 64°52'49" WEST AND A CHORD LENGTH OF 711.58 FEET ALONG AN ARC LENGTH OF 736.18 FEET; THENCE SOUTH 55°27'14" WEST 196.36 FEET; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 813.77 FEET ALONG AN ARC LENGTH OF 617.40 FEET; THENCE SOUTH 11°59'03" WEST 864.18 FEET, MORE OR LESS TO THE NORTH MARGIN OF KENNEDY ROAD; THENCE SOUTHEASTERLY ALONG SAID NORTH MARGIN TO ITS INTERSECTION WITH THE NORTH - SOUTH CENTERLINE OF SAID SECTION 21; THENCE NORTHERLY ALONG SAID CENTERLINE TO THE QUARTER CORNER COMMON TO SAID SECTIONS 16 AND 21.

CONTAINS 39.94 ACRES, MORE OR LESS

COMMERCIAL AREA 2

PORTIONS OF THE NORTHEAST NORTHWEST, SOUTHWEST AND SOUTHEAST QUARTERS OF THE SOUTHWEST QUARTER OF SECTION 16, AND PORTIONS OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 9 NORTH RANGE 28 EAST, W.M., BENTON COUNTY, WASHINGTON MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 16; THENCE NORTH 89°19'51" EAST ALONG THE NORTH LINE OF SAID SECTION 16, 1,590.09 FEET; THENCE SOUTH 11°49'33" EAST 591.69 FEET; THENCE SOUTH 89°19'51" WEST 1096.32 FEET; THENCE SOUTH 0°07'22" WEST 4,221.50 FEET TO THE NORTH MARGIN OF KENNEDY ROAD AND THE TRUE POINT OF BEGINNING; THENCE NORTH 0°07'22" EAST 903.78 FEET; THENCE NORTH 89°38'29" EAST 964.39 FEET; THENCE ALONG A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 813.77 FEET, A CHORD BEARING OF SOUTH 21°22'55" WEST AND A CHORD LENGTH OF 265.75 FEET ALONG AN ARC LENGTH OF 266.95 FEET; THENCE SOUTH 11°59'03" WEST 864.18 FEET MORE OR LESS TO THE NORTH MARGIN OF KENNEDY ROAD; THENCE WESTERLY ALONG SAID NORTH MARGIN TO THE TRUE POINT OF BEGINNING

CONTAINS 18.72 ACRES, MORE OR LESS

HIGH DENSITY RESIDENTIAL AREA 1

PORTIONS OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 9 NORTH RANGE 28 EAST, W.M., BENTON COUNTY, WASHINGTON MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 16; THENCE NORTH 89°19'51" EAST ALONG THE NORTH LINE OF SAID SECTION 16, 1,590.09 FEET; THENCE SOUTH 11°49'33" EAST 969.54 FEET; THENCE SOUTH 0°00'12" WEST 1668.99 FEET TO THE EAST - WEST CENTERLINE OF SAID SECTION 16 AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 0°00'12" WEST 404.66 FEET; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 817.89 FEET ALONG AN ARC LENGTH OF 1,294.29 FEET TO A POINT ON THE NORTH - SOUTH CENTERLINE OF SAID SECTION 16 FROM WHICH THE QUARTER CORNER COMMON TO SECTIONS 16 AND 21 BEARS SOUTH 0°14'44" EAST 1,396.80 FEET AS SHOWN ON THE PLAT OF CITY VIEW PHASE 1, AS RECORDED IN VOLUME 15 OF PLATS AT PAGE 67, RECORDS OF BENTON COUNTY, WASHINGTON; THENCE NORTH 0°14'44" WEST ALONG SAID CENTERLINE 1227.70 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16; THENCE ALONG SAID NORTH LINE SOUTH 89°38'29" WEST 822.13 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS 19.90 ACRES, MORE OR LESS

HIGH DENSITY RESIDENTIAL AREA 2

PORTIONS OF THE NORTHEAST AND NORTHWEST QUARTERS OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 9 NORTH RANGE 28 EAST, W.M., BENTON COUNTY, WASHINGTON MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 16; THENCE NORTH 89°19'51" EAST ALONG THE NORTH LINE OF SAID SECTION 16, 1,590.09 FEET; THENCE SOUTH 11°49'33" EAST 969.54 FEET; THENCE SOUTH 0°00'12" WEST 1668.99 FEET TO THE EAST - WEST CENTERLINE OF SAID SECTION 16; THENCE ALONG SAID CENTERLINE SOUTH 89°38'29" WEST 1,177.96 FEET; THENCE SOUTH 0°07'22" WEST 662.43 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89°38'29" EAST 1220.94 FEET; THENCE WITH A NON TANGENT CURVE CONCAVE TO THE NORTHEAST WITH AN ARC LENGTH OF 296.16 FEET, WITH A RADIUS OF 817.89 FEET, WITH A CHORD BEARING OF SOUTH 28°43'15" EAST , WITH A CHORD LENGTH OF 294.54 FEET; THENCE SOUTH 55°27'14" WEST 196.36 FEET; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 350.45 FEET, WITH A RADIUS OF 813.77 FEET, WITH A CHORD BEARING OF SOUTH 43°07'00" WEST , WITH A CHORD LENGTH OF 347.74 FEET; THENCE SOUTH 89°38'29" WEST 964.39 FEET; THENCE NORTH 00°07'22" EAST 621.89 FEET TO THE POINT OF BEGINNING,

CONTAINS 17.05 ACRES, MORE OR LESS

LOW DENSITY RESIDENTIAL AREA 1

PORTIONS OF THE SW 1/4 SW 1/4, NW 1/4 SW 1/4, SW 1/4 NW 1/4, NW 1/4 NW 1/4, AND NE 1/4 NW 1/4 OF SECTION 16, TOWNSHIP 9 NORTH RANGE 28 EAST, W.M., BENTON COUNTY, WASHINGTON MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SECTION 16 AND THE NORTH MARGIN OF KENNEDY ROAD AS IT EXISTS AFTER THE ADOPTION OF CITY OF RICHLAND ORDINANCE NO. 06-03 AS RECORDED UNDER BENTON COUNTY AF NO. 2003-011331; THENCE NORTH 0°07'22" EAST ALONG THE WEST LINE OF SAID SECTION 16, 4,675.63 FEET MORE OR LESS TO THE CORNER COMMON TO SECTIONS 8, 9, 17, AND 16; THENCE NORTH 89°19'51" EAST ALONG THE NORTH LINE OF SAID SECTION 16, 1,590.09 FEET; THENCE SOUTH 11°49'33" EAST 591.69 FEET; THENCE SOUTH 89°19'51" WEST 1,096.32 FEET; THENCE SOUTH 0°07'22" WEST 4,221.50 FEET MORE OR LESS TO THE NORTH MARGIN OF KENNEDY ROAD AS PREVIOUSLY DESCRIBED; THENCE WESTERLY ALONG SAID NORTH MARGIN OF KENNEDY ROAD TO THE POINT OF BEGINNING.

CONTAINS 81.01 ACRES, MORE OR LESS.

LOW DENSITY RESIDENTIAL AREA 2

PORTIONS OF THE NE 1/4 NW 1/4, SE 1/4 NW 1/4, NW 1/4 NE 1/4, AND SW 1/4 NE 1/4 OF SECTION 16, TOWNSHIP 9 NORTH RANGE 28 EAST, W.M., BENTON COUNTY, WASHINGTON MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 16; THENCE NORTH 89°19'51" EAST ALONG THE NORTH LINE OF SAID SECTION 16, 1,590.09 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE 746.27 FEET TO THE WESTERLY LINE OF THE COLUMBIA IRRIGATION DISTRICT CANAL SHOWN AS CONDEMNATION CASE #722 ON RECORD OF SURVEY BOOK 1, PAGE 1318, RECORDS OF BENTON COUNTY; THENCE SOUTH 4°20'19" WEST 123.12 FEET; THENCE SOUTH 14°39'41" EAST 217.49 FEET; THENCE SOUTH 34°11'03" EAST 392.17 FEET; TO THE EAST LINE OF THE NE 1/4 NW 1/4; THENCE SOUTH 0°14'44" EAST ALONG SAID SUBDIVISION LINE 439.71 FEET; THENCE SOUTH 30°43'42" EAST 245.22 FEET; THENCE SOUTH 21°49'41" EAST 269.32 FEET; THENCE SOUTH 30°09'41" EAST 343.77 FEET; THENCE SOUTH 38°49'41" EAST 508.88 FEET; THENCE SOUTH 56°09'41" EAST 510.41 FEET; THENCE SOUTH 69°29'41" EAST 220.20 FEET MORE OR LESS TO THE SOUTH LINE OF THE NE 1/4 OF SAID SECTION 16; THENCE SOUTH 89°38'29" WEST 2,163.03 FEET ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 16; THENCE NORTH 0°00'12" EAST 1668.99 FEET; THENCE NORTH 11°49'33" WEST 969.54 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING.

CONTAINS 65.35 ACRES, MORE OR LESS.

MEDIUM DENSITY RESIDENTIAL AREA 1

PORTIONS OF THE NE 1/4 NW 1/4 AND NW 1/4 NW 1/4 OF SECTION 16, TOWNSHIP 9 NORTH RANGE 28 EAST, W.M., BENTON COUNTY, WASHINGTON MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 16; THENCE NORTH 89°19'51" EAST ALONG THE NORTH LINE OF SAID SECTION 16, 1,590.09 FEET; THENCE SOUTH 11°49'33" EAST 591.69 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 11°49'33" EAST 377.85 FEET; THENCE SOUTH 0°00'12" WEST 116.59 FEET; THENCE SOUTH 89°19'51" WEST 1174.79 FEET; THENCE NORTH 0°07'22" EAST 487.33 FEET; THENCE NORTH 89°19'51" EAST 1096.32 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS 12.81 ACRES, MORE OR LESS.

MEDIUM DENSITY RESIDENTIAL AREA 2

PORTIONS OF THE NE 1/4 NW 1/4 AND NW 1/4 NW 1/4 OF SECTION 16, TOWNSHIP 9 NORTH RANGE 28 EAST, W.M., BENTON COUNTY, WASHINGTON MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINS 12.46 ACRES, MORE OR LESS.

PUBLIC FACILITY AREA 1

PORTIONS OF THE NORTHEAST, NORTHWEST, SOUTHEAST AND SOUTHWEST QUARTERS OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 9 NORTH RANGE 28 EAST, W.M., BENTON COUNTY, WASHINGTON MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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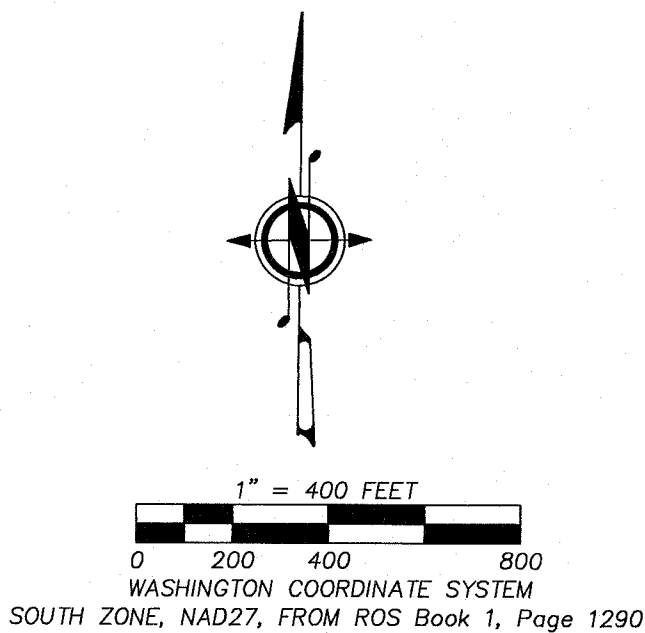
CONTAINS 41.84 ACRES, MORE OR LESS.

PUBLIC FACILITY AREA 2

PORTIONS OF THE NORTHEAST AND NORTHWEST QUARTERS OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 9 NORTH RANGE 28 EAST, W.M., BENTON COUNTY, WASHINGTON MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINS 5.55 ACRES, MORE OR LESS.

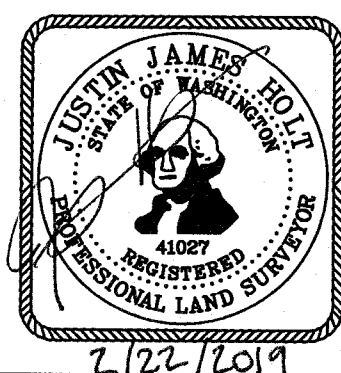


MAP NOTES:

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LAND USE CATEGORY EXHIBIT MAP IN SECTIONS 16 & 21
TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M.

STATE OF WASHINGTON
DEPARTMENT OF NATURAL RESOURCES

LAND SURVEY SECTION-P.O. BOX 47030
OLYMPIA, WASHINGTON 98504-7030 (360)902-1206

RICHLAND 16

FIELD CREW: No field work

FIELD BOOK:

02/20/2019

F.M.#

SHEET 3 OF 3

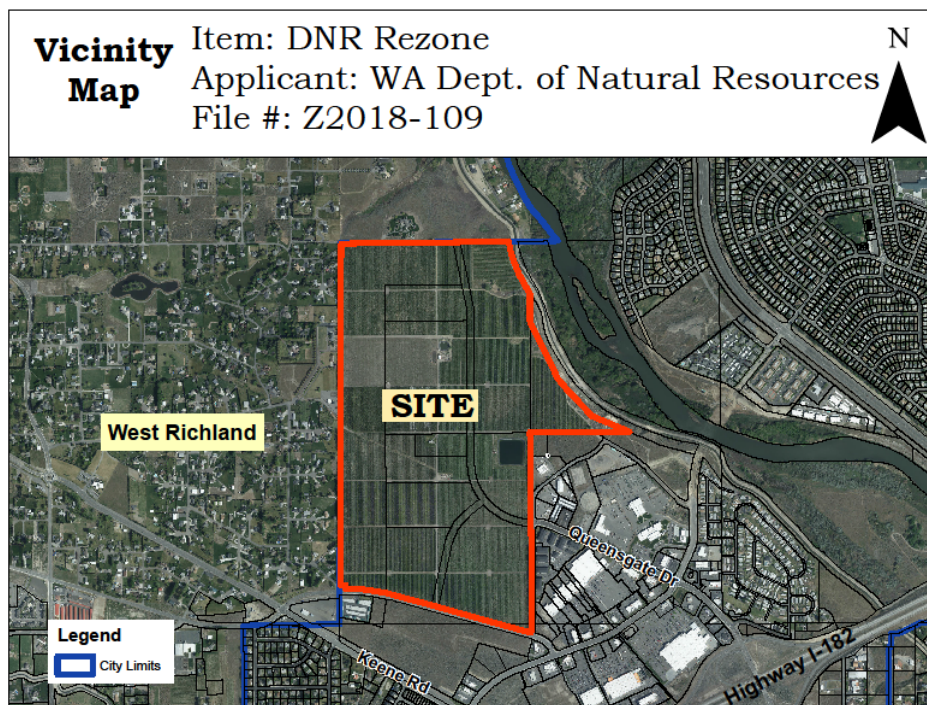


CITY OF RICHLAND NOTICE OF APPLICATION & PUBLIC HEARING (Z2018-109)

Notice is hereby given that the Washington State Department of Natural Resources has applied to rezone approximately 300 acres of land from Agriculture (AG) to Low Density Residential (R-1-10), Medium Density Residential (R-2), High Density Residential (R-3), Commercial (C-3) and Parks and Public Facilities (PPF). The proposed rezone will result in zoning districts which implement the intent of the existing City of Richland Comprehensive Plan Land Use map. The site is located north of Kennedy Road between Truman Avenue and the eastern limits of the City of West Richland. The property is located within Sections 16 and 21, Township 9 North, Range 28 East, W.M., Benton County, WA (APN#116982000001001, 1-21981000002020 & 116981000005001).

A public hearing on the proposed rezone will be held before the Hearing Examiner on Monday, March 11, 2019 at 6:00 pm in the Council Chambers, 505 Swift Blvd., Richland WA 99352. Application materials are available to the public and can be viewed at www.ci.richland.wa.us.

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, 505 Swift Blvd., MS#35, Richland, WA 99352. Comments may also be faxed to (509) 942-7764 or emailed to soneill@ci.richland.wa.us. Written comments should be received no later than 5:00 p.m. on Wednesday, February 27, 2019 to be incorporated into the staff report. Comments received after that date will be entered into the record during the hearing.



AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

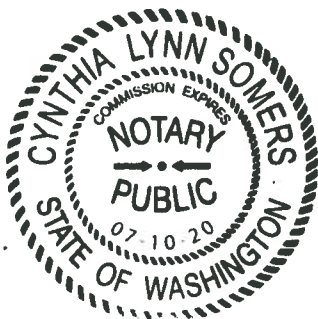
COMES NOW, Tracey L. Peloquin, who, being first duly sworn upon oath deposes and says:

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

2. On the 5th day of February, 2019, I mailed a copy of the attached NOTICE OF APPLICATION AND PUBLIC HEARING, to the attached list of individuals via regular USPS on the date indicated above. The Notice of Application and Public Hearing is hereby given that Washington State Department of Natural Resources has applied to rezone approximately 300 acres of land. The project site is located north of Kennedy Road between Truman Avenue and the eastern limits of the City of West Richland.

Tracey L. Peloquin
Signed: Tracey L. Peloquin

SIGNED AND SWORN to before me this 5th day of February, 2019 by Tracey L. Peloquin.



Cynthia Lynn Somers
Notary Public in and for the State of Washington,

Cynthia Lynn Somers
Print Name
Residing at Kennedick WA

My appointment expires: July 10, 2020

Owner_name	Owner_address	City State ZIP
HOTHI AJAIB S	2990 CLARK CT	WEST RICHLAND, WA 99353-7342
KNOX ROBERT C & JUDY B	3000 N RIVERSDIE DR	WEST RICHLAND, WA 99353
SANCHEZ JILL DOUGLAS	3280 CLARK CT	WEST RICHLAND, WA 99353
WALLA WALLA DISTRICT OF PUBLIC AFFAIRS	CORP OF ENGINEERS 201 NORTH 3RD AVENUE	WALLA WALLA, WA 99362-1876
DEPT OF NATURAL RESOURCES,	PO BOX 47016	OLYMPIA, WA 98504-7016
STATE OF WASHINGTON,	3107 RIVER RD	YAKIMA, WA 98902-1140
TRI-CITIES SELF-STORAGE LLC	PO BOX 808	MANCHESTER, WA 98353
KENNEWICK IRRIGATION DISTRICT,	2015 S ELY ST BLDG A	KENNEWICK, WA 99337
CITY OF RICHLAND	505 SWIFT BLVD	RICHLAND, WA 99352
RABER LLC	215 SE DORION AVE	PENDLETON, OR 97801
FIRST RICHLAND L.P.	6515 W CLEARWATER #214	KENNEWICK, WA 99336
RPQ DELAWARE LLC	600 UNIVERSITY ST STE 1708	SEATTLE, WA 98101
CITY OF RICHLAND	505 SWIFT BLVD	RICHLAND, WA 99352
ENERGY NORTHWEST	PO BOX 968	RICHLAND, WA 99352
BENTON COUNTY EMERGENCY MGMNT,	CITY OF RICHLAND ATTN: ACCOUNTS PAYABLE 505 :	RICHLAND, WA 99352-3510
STARWEED, LLC	386 COLUMBIA POINT DR FLAT 103	RICHLAND, WA 99352
CITY OF WEST RICHLAND	ATTN: ACCOUNTS PAYABLE 3100 BELMONT BLVD, S	WEST RICHLAND, WA 99353
GRABNER REAGAN J	3023 E LATTIN RD	WEST RICHLAND, WA 99353
MARCH CHARLIE D & LISA ANN	3007 E LATTIN RD	WEST RICHLAND, WA 99353
MIGUEL MELISSA & ROBERT	3010 EAST LATTIN ROAD	WEST RICHLAND, WA 99353
VANDERVERT PAUL J & MECHELLE F	3100 EASTLAKE CT	WEST RICHLAND, WA 99353
HAIGH PAUL G & JANICE L	3050 EASTLAKE CT	WEST RICHLAND, WA 99353-7309
SCHMID BEAT & MONIKA	3390 EASTLAKE CT	WEST RICHLAND, WA 99353-7310
RICHARDSON JOHN J & KAREN A	3396 EASTLAKE CT	WEST RICHLAND, WA 99353
WAGAR WESLEY A & DARLENE E	3414 EASTLAKE CT	WEST RICHLAND, WA 99353-7311
HEATON TRUSTEES JACK A & GAYLE E	3415 EASTLAKE CT	WEST RICHLAND, WA 99353
ROBERTS GARY L & M ANN	3395 EASTLAKE CT	WEST RICHLAND, WA 99353
WILSON RYAN SHAWN & KATHLEEN D	3375 EASTLAKE CT	WEST RICHLAND, WA 99353-7309
DUFFIN ANDREW M & NORA M	3445 EASTLAKE CT	WEST RICHLAND, WA 99353
KINION CARL & KATHLEEN M	1207 BRIDLE DR	RICHLAND, WA 99352-7644
LIEBRECHT TABITHA A	2901 FIRE MOUNTAIN RD	WEST RICHLAND, WA 99353
WILLIS KEVIN P & JOELLEN R	2900 FIRE MOUNTAIN RD	WEST RICHLAND, WA 99353-7309
LOVELAND MICHAEL TIMOTHY	2904 FIRE MOUNTAIN RD	WEST RICHLAND, WA 99353-6742

GOODALL TOD L & DARLENE
OLSON RICHARD H JR & LAURA A
CHARVAT RAYMOND T & KAREN KRIS
ROBINSON JEREMIAH A & SARAH L
AYERS MICHAEL E & CHARLENE L
HURST DAVID A & DONNA L
GULLEY STEPHEN M & SUSAN E
MCCALL JONATHON D & JODI L
SOUTHERN DARLA JEAN
KORENKO ROBERT S
HORNER RANDY & SHELLY
HOUGH KRISTIE L
PHILLIPS DAVID C & JANELLE M
CITY OF RICHLAND
HAPO COMMUNITY CREDIT UNION
FIRST RICHLAND L.P.
KENNEWICK IRRIGATION DISTRICT

2902 FIRE MOUNTAIN RD
3005 MT STUART CT
3003 MT STUART CT
3004 MOUNT STEWART CT
3002 MT STUART CT
3002 MT GRANITE CT
3000 MT GRANITE CT
3003 MOUNT GRANITE CT
3001 MT GRANITE CT
3002 MT RAINIER CT
3000 MT RAINIER CT
3003 MT RAINIER CT
3001 MT RAINIER CT
505 SWIFT BLVD
601 WILLIAMS BLVD
6515 W CLEARWATER #214
2015 S ELY ST BLDG A

WEST RICHLAND, WA 99353-7309
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KENNEWICK, WA 99337

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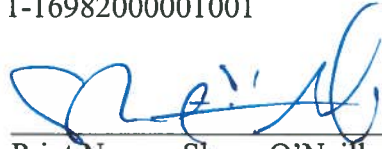
STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

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 15th day of February, 2019, I posted the attached NOTICE OF PUBLIC HEARING, File Number's Z2018-109 at the following location:

On the west side of Truman Avenue; west of the intersection of Truman Ave and Queensgate Drive; adjacent to the east property line of parcel # 1-16982000001001


Print Name: Shane O'Neill

SIGNED AND SWORN to before me this 15th day of February, 2019 by SHANE O'NEILL.

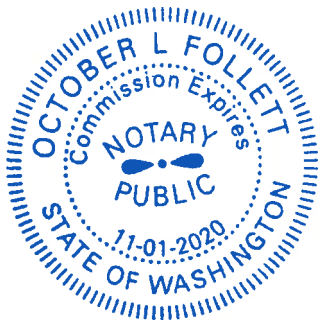

Signature of Notary

October L. Follett
Printed Name

Notary Public in and for the State of Washington,

Residing in Benton County

My appointment expires: 11-1-2020



RECEIVED

FEB 26 2019

Planning &
Development Services



3107 River Road
Yakima, WA 98902
(509) 457-8001

2/22/19

City of Richland
Shane O'Neill: Senior Planner
505 Swift Blvd
MS# 35
Richland, WA 99352

RE: Notice of Application & Public Hearing (Z2018-109)

Dear Mr. O'Neill,

Chiawana Orchards LLC is the current tenant on the subject property and actively farming apples. Chiawana Orchards LLC does not oppose rezoning the property in the long run, however, feels the rezone is premature.

Chiawana Orchards LLC is concerned and would like formal assurance from the City of Richland that the rezone of the property will not interfere with both farming operations and any rights Chiawana Orchards LLC may have under the current DNR lease.

Thank you for your time.

Sincerely,



Shawn Tweedy

Chiawana Orchards LLC.

ONeill, Shane

From: darla harless <darlahar@gmail.com>
Sent: Wednesday, February 27, 2019 5:00 PM
To: O'Neill, Shane
Subject: Rezoning Comments (Z2018-109)

Mr. O'Neill,

Thank you for inviting me to comment on the rezoning application of the DNR land in the Queensgate area (aka the orchard). I have enjoyed living next to this property since 1997. I recall being told at one point that there was a 20 year lease on the land and that seemed like a very long time. In those years I have witness the city of Richland gradually expanding into the area and am saddened, but not surprised, to learn that the time has come for the orchard to succumb to progress. This letter is not about me trying to stop that progress but taking the opportunity to share my thoughts.

I really appreciate the vision of the City of Richland in providing parks for its citizens and visitors. Howard Amon, Badger Mt., Candy Mt, and Chamna are a few that I personally, and many others, visit frequently. My hope is the city will carve out a generous piece of the DNR land for public use in its Comprehensive Plan Land Use map. Rather than the more challenging hiking trails of some of the near by areas, it would be nice to have a path for bikes, strollers, and walkers. Somewhere I could bring my 90 year old mother for a walk or my grandniece in her stroller. A bonus would be if that land overlooked the Yakima River and Richland. You probably have a lot of statistics on parks and who visits them but I would like to add a personal observation. There is a list of local hiking/walking trails/paths in the area and I have known people to make it a challenge to get to as many as possible. They drive to the parks, walk a few miles, and stop for coffee or lunch nearby. A perfect scenario for this area.

Thank you for allowing me to comment,

Darla Southern
3001 Mt Granite Ct
West Richland, WA 99353
darlahar@gmail.com

ONeill, Shane

From: Stephen & Susan <sgulley3000@gmail.com>
Sent: Tuesday, February 26, 2019 3:17 PM
To: O'Neill, Shane
Subject: rezoning of Kennedy orchard

Dear Mr. O'Neill:

My husband and I would like to go on record as opposing the rezoning of the orchard. If the rezoning does, indeed, go through, we would like to propose a large greenbelt between the houses that abut the orchard and the new construction that will take place. We also feel the property values of the houses abutting the orchard will go down if this rezoning takes place. How will you compensate these homeowners?

Thank you,

Stephen & Susan Gulley
3000 Mount Granite Ct.
West Richland, WA 99353



Virus-free. www.avast.com

ONeill, Shane

From: youallwa@yahoo.com
Sent: Monday, March 4, 2019 11:31 AM
To: O'Neill, Shane
Subject: Re: Proposed Land Use Action near Kennedy Road

Shane,

I am strongly opposed to the proposed land use action north of Kennedy Road. The Queensgate/Dupertail area is already a traffic mess during busy times of the day, and the proposed development along with the new Dupertail bridge will make this area a traffic nightmare. Adding hundreds of additional dwellings and businesses will make the area untenable. More traffic signals, roundabouts, etc. will only make the area harder to navigate, particularly for those who must transit this area to get to the freeway. The city needs to quit chasing the almighty tax dollar and start paying more attention to quality of life.

David Garber
West Richland, WA



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

1250 W Alder St • Union Gap, WA 98903-0009 • (509) 575-2490

February 22, 2019

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

Re: Z2018-109

Dear Shane O'Neill:

Thank you for the opportunity to comment on the notice of application for the rezone of approximately 300 acres, proposed by the Department of Natural Resources. We have reviewed the application and have the following comment.

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.

Sincerely,

A handwritten signature in blue ink that reads "Gwen Clear".

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

201900614





Department of Energy

Bonneville Power Administration
2211 North Commercial Avenue
Pasco, WA 99301

Transmission Services

February 27, 2019

In reply refer to: City of Richland Rezone Z2018-109 - Dept. of Natural Resources

Tract No. G-R-27-A-68
Line: Grandview-Richland Line
(operated as Red Mountain-Richland No. 1)
75' AOL of Structure 5/9
245' BOL of Structure 6/3

Mike Stevens, Planning Manager
City of Richland Development Services Dept.
505 Swift Blvd. MS#35
Richland, WA 99352

Dear Mr. Stevens,

The Bonneville Power Administration (BPA) has reviewed the above-mentioned proposed rezone application. Although the rezone will not impact BPA's 100-foot wide transmission line easement at this time, BPA wants to make everyone aware of the easement for future proposals.

BPA easements are taken with certain restrictions on the underlying land. In order to maintain operation and safety criteria, all activities planned within the BPA easement need to be approved by BPA prior to their occurrence. Activities that block maintenance crews (such as the installation of fences) or safety concerns (such as buildings, driveways, utilities, or small structures) need to be addressed prior to construction in order to avoid later modification, at the landowner's expense.

In order to avoid problems in this location and to notify prospective landowners, BPA requests that the following language be included on the plat map:

The Bonneville Power Administration (BPA) imposes certain conditions on the portions of these lots encumbered by its high voltage transmission line easement. BPA does not allow structures to be built within the easement, nor does it allow access to be blocked to any transmission facilities. Any activity that is to occur within the easement needs to be permitted by BPA prior to installation or construction. Information regarding the permitting process for proposed uses of the easement may be addressed to BPA Real Estate Field Services at (800) 282-3713.

In addition, BPA needs the opportunity to review the location of the proposed road and utilities to ascertain whether or not the clearance here allows for safe passage of vehicles (per National

Electric Safety Code). This process takes up to 90 days to complete and is typically initiated by a land use application that the developer submits to BPA.

Whether or not this property is subdivided and/or this plat approved, the owner will need to submit a land use application, application fee and acquire a Land Use Agreement from BPA, along with the county's building permit for any portion of the owner's development plans that lie within BPA's easement.

If you have any questions regarding this request or need additional information, please feel free to contact me. I can be reached at (503) 230-5510 or you may contact our Realty Office toll-free at (800) 282-3713.

Sincerely,

A handwritten signature in blue ink, appearing to read "Mike J. DeKlyen", written in a cursive style.

Mike J. DeKlyen
BPA Field Realty Specialist

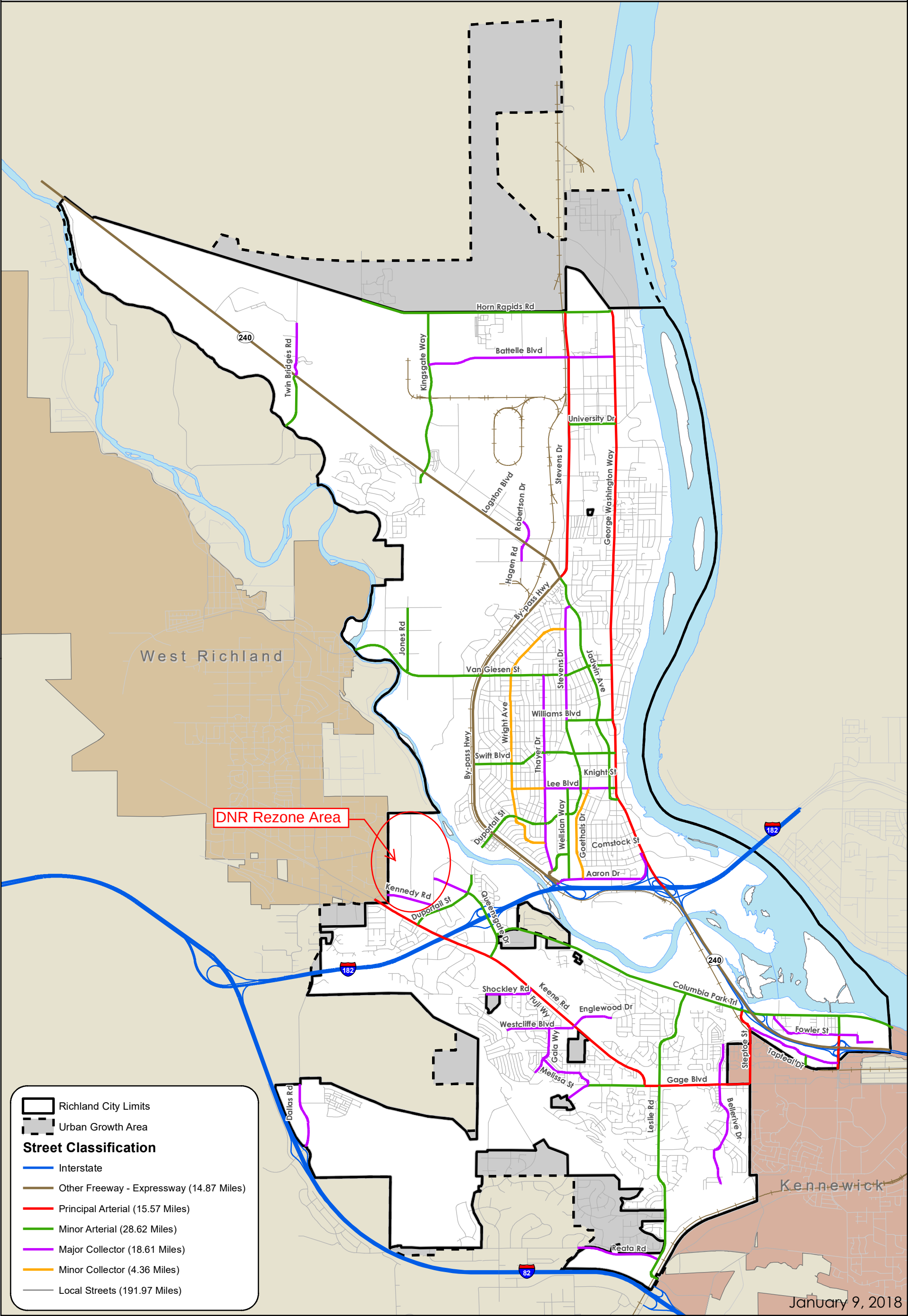


City of Richland

Exhibit 5



T-1 - Street Functional Classification System



SE

STATE OF WASHINGTON
DEPARTMENT OF NATURAL RESOURCES
BRIAN J. BOYLE, Commissioner of Public Lands
Olympia, Washington 98504

Exhibit 7

Lease No. 12-67116

BY THIS LEASE, between the STATE OF WASHINGTON, Department of Natural Resources, hereinafter called the "State," and CHIAWANA ORCHARDS PARTNERSHIP, hereinafter called "Lessee," the State leases to the Lessee the following described land, in Benton County, Washington.

S1/2NW1/4 of Section 16, Township 9 North, Range 28 East, W.M., containing 80 acres, more or less, according to the government survey thereof.

Subject to easement for right of way for transmission line heretofore granted under Application No. 20316, for an indefinite term.

Subject to easement for right of way for county road heretofore granted under Application No. 2104, for an indefinite term.

Subject to the rights of the holder of Department of Natural Resources Water Rights No. W-0030, filed on March 12, 1981.

Subject to the rights of the holder of Oil and Gas Lease No. 64774, expiring on May 1, 1989.

The State reserves 30 feet along the West line of the SW1/4NW1/4 of Section 16, Township 9 North, Range 28 East, W.M., for management purposes and access to the N1/2NW1/4 of said section, provided further, the Lessee of the S1/2NW1/4 of Section 16, Township 9 North, Range 28 East, W.M., shall be allowed access to the State reserved 30 feet for management and access to his lease.

The State will issue an easement across portions of the N1/2 of Section 16, Township 9 North, Range 28 East, W.M., to provide irrigation water to the S1/2NW1/4 of Section 16, Township 9 North, Range 28 East, W.M. The easement will be issued on an "as built" location after installation. The plan for building the irrigation line must be approved by the State before construction is commenced.

SECTION 1 OCCUPANCY

1.01 Term. This lease shall commence October 22, 1986 and continue to the 1st day of January, 2021.

SECTION 2 USE OF PREMISES

2.01 Permitted Use. The Lessee shall develop, irrigate and cultivate the maximum acreage for irrigated orchard or vineyard. The minimum acreage shall be 40 acres by July 1, 1987. The remainder of the premises may be used for irrigated orchard or vineyard, and for other uses as set forth in the approved plan of development on 40 acres except as limited by reserved easements. If the Lessee desires to change the use of the premises or cannot meet the minimum acreage requirement, Lessee must request authorization from the State. Approval, if given, shall be in writing and may include an adjustment of the rent in accordance with the change in acreage or use.

SECTION 3 PAYMENT

3.01 Payment. Payments made hereunder will be applied first to rent and then to Leasehold Tax.

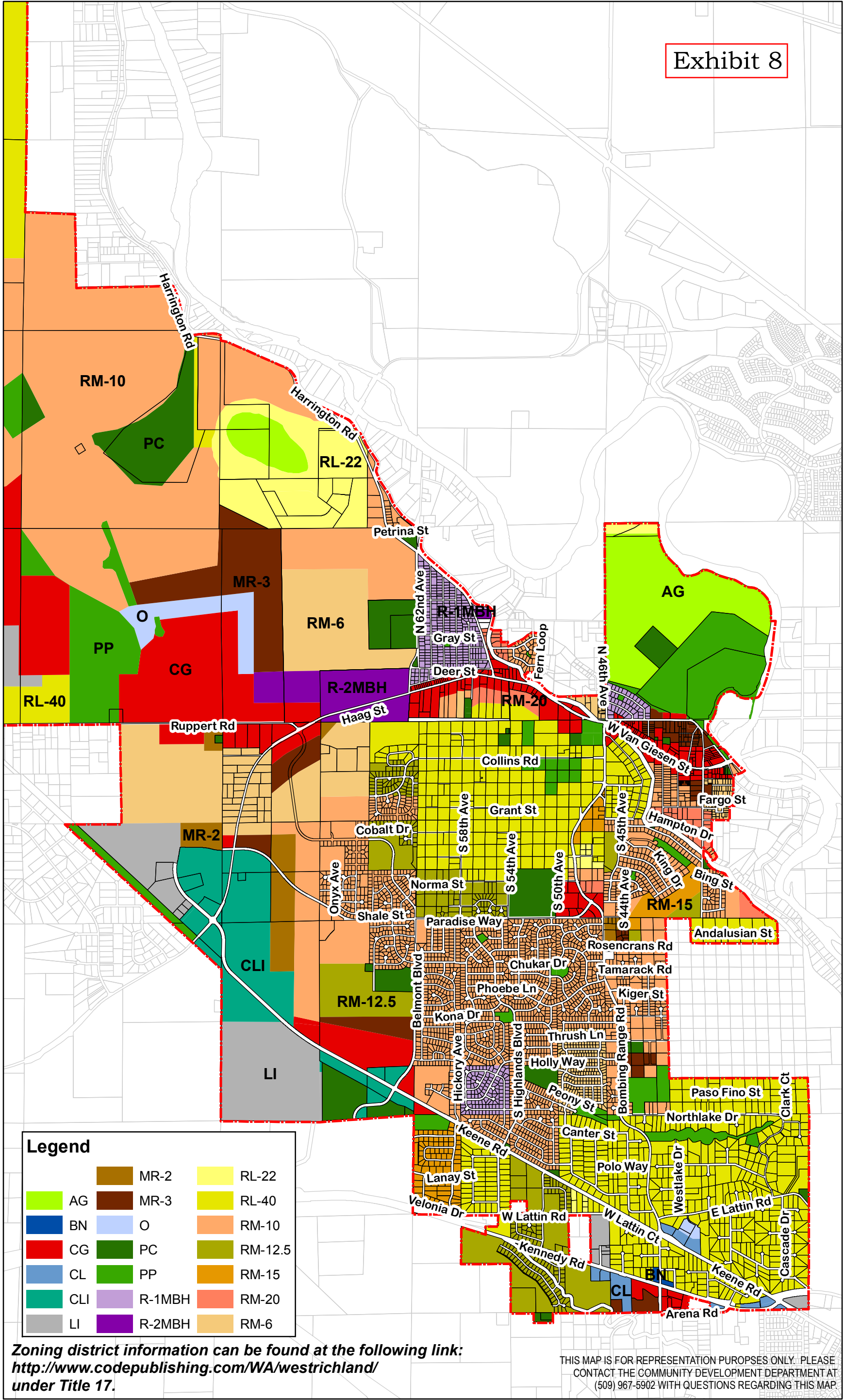
(1) Rent. The Lessee shall pay to the State, at Olympia, Washington 98504, in advance, the required rent of \$95.32 for the period of October 22, 1986 to January 1, 1988, which has been paid, then \$80.00 annually thereafter for the remaining term of this lease.

(2) Leasehold Excise Tax. The Lessee shall pay to the State, at Olympia, Washington 98504, the Leasehold Excise Tax as set forth in Chapter 82.29A RCW.

ADJUSTMENT
ENTERED ON COMPUTER
DATE 12-10-86
INITIALS *ljk*
AKMS - DATA COLLECTION

City of West Richland Zoning Map

Exhibit 8



Updated September 2015



0 0.25 0.5 1 Miles



Looking North



Looking East

Queensgate Dr



Truman Ave

Looking South



Looking West



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

Regarding the Application to **Rezone** a 314-)
acre site from AG to zoning districts that) **File No. Z2018-109**
mirror Comprehensive Plan land use)
designations assigned to the area in 2017,)
submitted by the property owner,) **FINDINGS OF FACT,**
) **CONCLUSIONS AND**
) **RECOMMENDATION**
WASHINGTON STATE DEPARTMENT OF)
NATURAL RESOURCES (DNR),)
)
Applicant)
_____)

I. SUMMARY OF RECOMMENDATION.

The property owner/applicant, the Washington State Department of Natural Resources, can meet its burden of proof to demonstrate that its requested rezone merits approval. The proposed rezone would assign Residential, Commercial and Public zoning districts to portions of the 314-acre site in a manner and using boundaries that mirror land use designations assigned to the area in the City's Comprehensive Plan. The relevant Comprehensive Plan Land Use Map for the rezone-area was adopted in 2017, through passage of Ordinance No. 42-17, which took effect without any timely challenge to any state board, agency or court with jurisdiction over the matter. The rezone does not approve any development activity on the site, it merely brings the zoning districts assigned to portions of the area into full compliance with land use designations now specified for the property in the City's Comprehensive Plan. City Development Regulations will apply to any specific projects that may eventually be proposed on the site. Comments, concerns and opposition expressed at the public hearing for this matter are more appropriately directed at future project-specific development proposals that may come forward, and do not provide a basis in fact or law to deny the pending rezone request.

**FINDINGS OF FACT, CONCLUSIONS AND
RECOMMENDATION RE: DNR REZONE
APPLICATION TO CHANGE A 314-ACRE SITE
FROM AG (AGRICULTURE) TO URBAN ZONING
DISTRICTS IN ACCORD WITH LAND USE
DESIGNATIONS PROVIDED FOR THE AREA IN
THE CITY'S COMPREHENSIVE PLAN –
FILE NO. Z2018-109**

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

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II. BACKGROUND and APPLICABLE LAW.

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

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

Finally, Washington Courts apply three basic rules when reviewing appeals of rezone applications: (1) there is no presumption favoring the rezone request; (2) the proponent of a rezone must demonstrate that there has been a change of circumstances since the original zoning, PROVIDED if a proposed rezone implements the policies of a comprehensive plan, a showing of changed circumstances is usually not required¹; and (3) the rezone must have a substantial relationship to the public health, safety, morals, or general welfare. *Woods v. Kittitas County*, 162 Wn.2d 597 (2007), citing *Citizens for Mount Vernon*, 133 Wn.2d 861, at 875 (1997); *Parkridge v. City of Seattle*, 89 Wn.2d 454, 462 (1978).

III. QUESTIONS PRESENTED.

For purposes of the pending rezone application, the central questions presented are:

A. Whether the requested rezone implements policies of the City’s Comprehensive Plan, and/or whether there has been a change of circumstances since the original AG (Agriculture) zoning was adopted for the site?

Short Answer: Yes to both. The requested rezone would fully implement land use designations assigned to the area in the City’s Comprehensive Plan, using zoning districts and

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

**FINDINGS OF FACT, CONCLUSIONS AND
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RICHLAND, WASHINGTON 99352

boundaries consistent with those found therein. Further, the entire rezone-area has already been annexed into the City, and is within its Urban Growth Area, making the existing AG zone inconsistent with recent urban development of residential and commercial uses in portions of the City abutting the area.

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

Short Answer: Yes, because the rezone would fully implement policies and direction provided in the City's Comprehensive Plan and any future, project-specific proposals will have to meet city development regulations, including SEPA, traffic impact reviews, public infrastructure concurrency reviews, and payment of any impact fees in effect at the time of an application.

IV. RECORD.

Exhibits entered into evidence as part of the record, and an audio recording of the public hearing, are maintained by the City of Richland, and may be examined or reviewed by contacting the City Clerk's Office.

Hearing Testimony: The following individuals presented testimony under oath at the duly noticed public hearing for the underlying application, held on March 11, 2019:

1. Shane O'Neill, Senior Planner for the City of Richland;
2. Mike Stevens, Planning Manager for the City of Richland;
3. Richard K. Scrivner, Planning Manager for the applicant, DNR;
4. Ron Floren, Field Operations Manager for Chiawana Orchards, spoke for the orchardist currently leasing the land; and

A number of West Richland residents appeared at the public hearing and offered testimony, expressing general opposition to the request, focusing on concerns about traffic, the potential loss of greenery and orchard space they currently enjoy, and opposition to possible high-density housing, including comments from M. DeLeon, B. Calapristi, D. Goodall, D. Southern, A. Duffin, S. Dickhaus, and T. Davies.

Exhibits: The Development Services Division Staff Report, including a recommendation of approval, was provided to the Examiner in the week before the hearing. The Staff Report, and the following Exhibits, were all accepted into the Record in their entirety without modification:

1. Application for Rezone, accepted on Dec. 19, 2018, including a supplemental narrative dated Feb. 25, 2019, providing a Justification statement for the request, submitted by Mr. Scrivner, which reads in part: *"To bring the zoning into compliance with the*

**FINDINGS OF FACT, CONCLUSIONS AND
RECOMMENDATION RE: DNR REZONE
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HEARING EXAMINER FOR THE CITY OF RICHLAND
CITY HALL – 505 SWIFT BOULEVARD
RICHLAND, WASHINGTON 99352

existing Comprehensive Plan's Land Use designations, as approved by the City Council, 10/03/2017, under Ordinance No. 42-17" and explains "The request for rezone is so the property can be eventually segregated, then sold and/or leased for a variety of compatible developments in the future, consistent with the City of Richland's land use and zoning regulations.";

2. Survey and Legal Descriptions for the area;
 3. Public Notices and affidavits confirming same;
 4. Public comments;
 5. Comprehensive Plan Map T-1;
 6. Comprehensive Plan Map T-11;
 7. DNR land lease for the area;
 8. West Richland zoning map;
 9. Site photos;
 10. Ordinance No. 42-17, adopted by the Richland City Council on October 3, 2017.
- Commercial zoning regulations – RMC Chapter 18.22;

The Examiner visited the road network and vicinity of the proposed rezone on the day of the hearing, having visited the same area on other occasions in connection with other applications, and is fully advised on matters at issue herein, including without limitation adjacent developments and land uses, applicable law, application materials, and relevant comprehensive plan provisions.

V. FINDINGS OF FACT.

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

Application.

1. In December of last year, the Washington State Department of Natural Resources (DNR), the applicant and owner of the 314-acre property at issue in this matter, submitted an application seeking to rezone the site from Agriculture (AG) to various "urban" land use zoning districts "[t]o bring the zoning into compliance with the existing Comprehensive Plan's Land Use designations, as approved by the City Council, 10/03/2017, under Ordinance No. 42-17." (Ex. 1, Application materials, attached written narrative). The requested zoning map and specific zoning districts requested with their cumulative acreage figures are as follows:

- 146.36-acres to Low Density Residential (R-1-10)
- 25.27-acres to Medium Density Residential (R-2)
- 36.95-acres to High Density Residential (R-3)
- 58.66-acres to General Business (C-3)
- 47.39-acres to Parks and Public Facilities (PPF)

FINDINGS OF FACT, CONCLUSIONS AND
RECOMMENDATION RE: DNR REZONE
APPLICATION TO CHANGE A 314-ACRE SITE
FROM AG (AGRICULTURE) TO URBAN ZONING
DISTRICTS IN ACCORD WITH LAND USE
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RICHLAND, WASHINGTON 99352

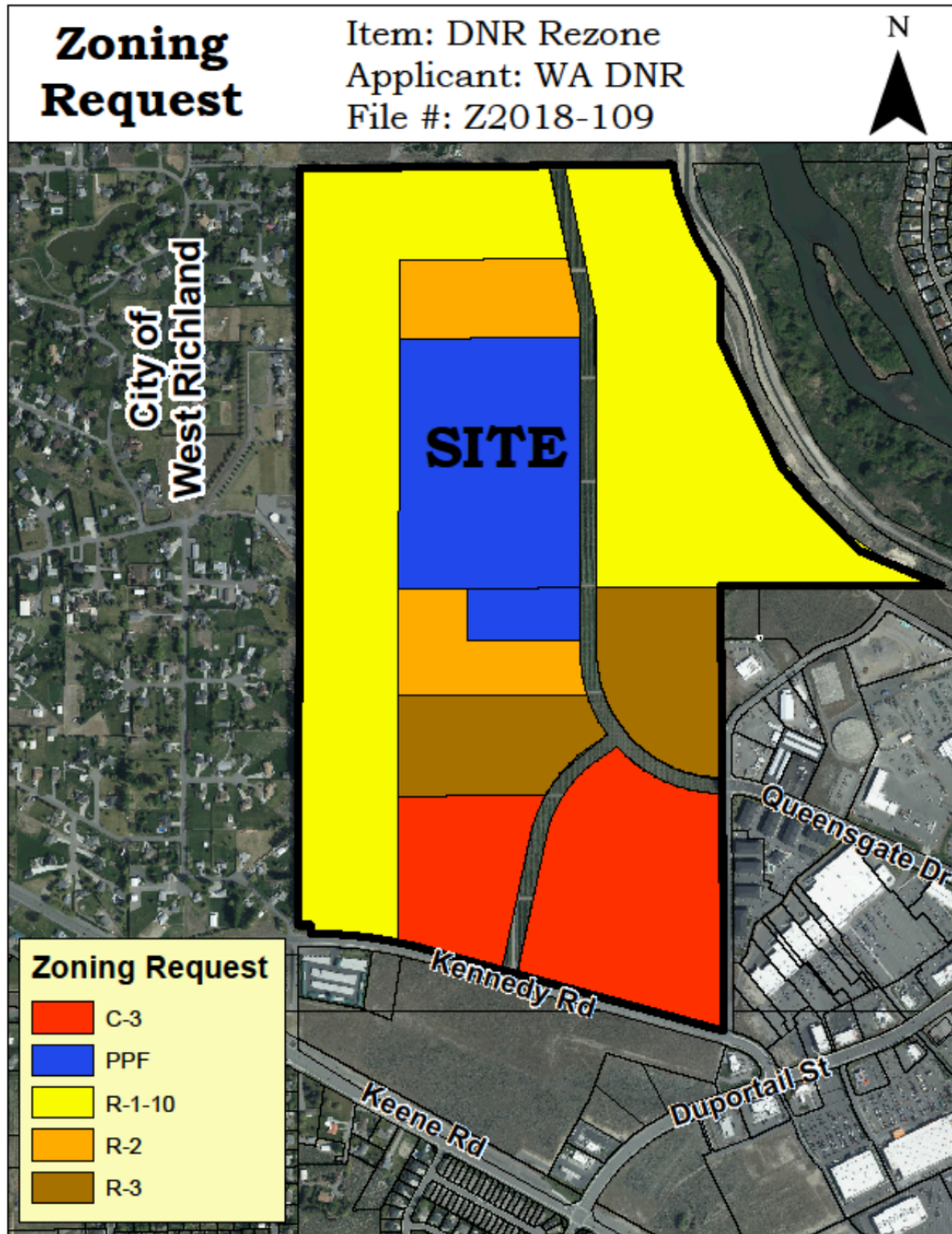


Figure 2.1 – Zoning Request Map

RECOMMENDATION RE: DNR REZONE
APPLICATION TO CHANGE A 314-ACRE SITE
FROM AG (AGRICULTURE) TO URBAN ZONING
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2. As explained in the application materials, and summarized by the applicant's representative at the public hearing, "[t]he request for rezone is so the property can be eventually segregated, then sold and/or leased for a variety of compatible developments in the future, consistent with the City of Richland's land use and zoning regulations." (Ex. 1, Application materials, attached written narrative; Testimony of Mr. Scrivener).

3. The property is comprised on three (3) separate parcels, all owned by the State of Washington/DNR since statehood. (Testimony of DNR representative, Mr. Scrivener).

4. The rezone-area is one of many segments of land located throughout the State of Washington held by DNR as "Trust Lands," which are to be managed, in large part, to generate ongoing financial support for the public schools. (Testimony of Mr. Scrivener).

5. At statehood in 1889, the U.S. Congress granted Washington millions of acres of land to support public institutions such as funding the construction of public K-12 grade schools statewide, state universities, other state educational institutions, and prisons. Today, DNR manages 3 million acres of these federally granted trust lands to provide a continuous flow of revenue to beneficiaries through revenue-producing activities, including, without limitation: Timber-harvesting; Leasing lands for agricultural purposes; Leasing of lands to be used for commercial properties where such uses are in an urban-setting; and Selling portions of land where residential uses are deemed a higher and best use, usually in and near growing urban-settings. (DNR State Trust Land Summary on the Department's website; Testimony of Mr. Scrivener).

6. As a trust land manager, DNR is obligated to follow the common law duties of a trustee which include generating revenue, managing trust assets prudently and acting with undivided loyalty to trust beneficiaries (Washington Supreme Court: Skamania vs. State of Washington, 1984).

7. The applicant's written narrative (part of Ex. 1) explains that: "Most, if not all of DNR's trust lands located within an urban-setting or city jurisdiction, start out as an agriculturally managed property and evolve into [] higher and better use development scenarios. The 'Richland 16' property [as the rezone-site is sometimes referenced based on old legal descriptions] is no different, as evidenced by its location within the direct path of development... its adjacency to existing major arterials, the subject property's direct access to existing public infrastructure, plus, the current agricultural use is inconsistent and incompatible with the adjacent urban type land uses."

8. Again, it is DNR's fiduciary responsibility to pursue diversified trust land management objectives and practices. This collaborative effort with local jurisdictions creates an effective working relationship and provides long-term assurances and protection for the underlying trust beneficiaries. (Ex. 1, applicant's written narrative).

9. The Richland Comprehensive Plan was first adopted by the City in 1997 and has been

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updated on an annual basis since then.

10. Before undertaking its last major “10-Year” review and revisions to the Richland Comprehensive Plan, the City hired the consulting firm of Oneza and Associates, to assist City staff in updating the plan. After meeting, discussing and the physical and social development needs and potential of the Richland Urban Growth Area, and receiving information from federal, state and city agencies, including municipal and non-municipal departments and agencies, and holding public meetings and workshops, the City’s consultant and staff developed and prepared a new Comprehensive Plan and submitted said Plan to the Richland City Council for its review and adoption, which occurred on October 3, 2017. *(See explanation provided in preamble of Ord. No. 42-17).*

11. The City Council prepared a public participation plan for its 10-year comprehensive plan update process and published said plan on its website. Public participation included a variety of methods including visioning workshops, focus group discussions, an on-line survey, open houses, two public hearings, providing a webpage devoted to the plan update, planning commission and city council workshops, review by other City boards including the parks and recreation commission and the economic development committee, and soliciting comments from other local agencies and organizations. Public notification was also provided in a variety of methods including notices through City utility bills, notices on the City webpage and in the newspaper and notices via email. *(Id.)*

12. The City considered the Benton County Countywide Planning Policies in the development of its comprehensive plan and used the population projections provided by Benton County in its planning efforts as mandated under the Growth Management Act. *(Id.)*

13. The City provided formal 60-day comment periods for the draft plan to the public and to a wide variety of local, state and federal agencies and private organizations in accordance with Growth Management Act requirements. *(Id.)*

14. The Planning Commission conducted public hearings on the proposed Comprehensive Plan on May 10, 2017 and August 30, 2017, and adopted findings of fact and a made a formal recommendation to the City Council for approval of the proposed Comprehensive Plan and associated amendments to Title 23 of the Richland Municipal Code. *(Id.)*

15. Consistent with the State Environmental Policy Act, the City prepared Draft and Final Environmental Impact Statements for the proposed Comprehensive Plan amendments. The City Council did not take action until after the EIS was final, at which time the City Council considered all recommendations and reports submitted to it and all comments made to it at public hearings, and concurred with the findings and recommendations of the Planning Commission and City staff, as proposed at that time. *(Id.)*

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16. In adopting the land use designations at issue in this requested rezone and others included in its 2017 10-year update, the City Council expressly found it “to be in the best interest of the citizens of the City of Richland that a Comprehensive Plan in the form provided herein as Exhibit A be adopted as the new Comprehensive Plan of the City of Richland to replace the existing Comprehensive Plan.” *(Ex. A included all relevant text language and maps).*

17. Some of the key findings made by the City’s Planning Commission – with which the City Council formally concurred – included the following:

The City’s plan demonstrates that it has adequate land area to accommodate the future growth forecast for the next twenty-year period as required under RCW 36.70A.115; includes chapters addressing economic development, land use, housing, transportation, utilities, capital facilities and parks and recreation as required under RCW 36.70A.070; considers and incorporates the 14 goals stated in the growth management act under RCW 36.70A.020; and, most significantly, considered, but did not identify, any agricultural, forest or mineral resource lands of long term significance within the City’s urban growth area in conformance with RCW 36.70A.050. *(See Findings of the Planning Commission, included in Staff Report issued prior to adoption of Ord. 42-17, in Agenda File No. Z2017-103, for the Council’s Oct. 3, 2017 meeting).*

18. The rezone-property was included in this review, meaning that the Council has already determined that it is not an agricultural land of long term significance within the City’s urban growth area. Maintaining it as such runs contrary to a basic Growth Management principal that urban development should not sprawl, but should be concentrated on lands located within urban growth areas.

19. The current tenant on the subject property, Chiawana Orchards, uses the site to farm apples. The Record includes a letter from Chiawana, seeking assurance from the City of Richland that the requested rezone will not interfere with both farming operations and any rights that Chiawana Orchards may have under its current DNR lease. *(Ex. 4).*

20. The Examiner finds and concludes that a property rezone, such as this, has no legal impact on any existing lease. Leases are contracts between parties, and any action on this rezone will not invalidate an existing lease. The City is not a party to the lease.

21. At the public hearing, the DNR representative clearly explained that the State will honor the terms of any existing lease, but that urban growth and development in close-proximity to the rezone-site led the Department to decide years ago that the subject property would not be re-leased, and that leases will not be extended, for use of the property as an orchard. Simply put, maintaining an orchard on the rezone-property is not achieving its highest and best use. DNR is seeking to fulfill its explicit fiduciary obligations to properly manage lands in its trust. And, there are few parcels of land in the region that are so readily served and accessible by costly public infrastructure,

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and so conveniently located to major commercial, residential, and job centers – all of which have grown dramatically in the past decade, with forecasts to continue doing so.

Environmental Review conducted prior to this rezone application.

22. The Examiner takes official notice of the City Council’s October 3, 2017 agenda packet that included a prescient Staff Report summarizing the review process that occurred in the months leading up to passage of Ord. No. 42-17. (*Richland City Council, Agenda Packet for item Z2017-103, Page 5, upon passage, draft ordinance assigned Ord. No. 42-17*).

23. As explained in the summary materials provided to the City Council, a final Environmental Impact Statement (EIS) was prepared to evaluate the environmental impacts of the three alternatives placed before the Council at that time. Consistent with requirements found in the State Environmental Policy Act (SEPA), a 60-day public comment period was provided for the public. For the 2017 “10-Year Comp Plan Update”, Staff provided an extra 30-day public comment period. All comments received at that time were evaluated and appropriate adjustments were made to the final environmental review and a final environmental impact statement (EIS) was issued before the City Council took action to approve the ordinance. This is a commendable step that some jurisdictions may not have included, because a full EIS, and public outreach processes involved in such procedures, are time-consuming and – can be – relatively expensive.

24. In the end, the Record does not show that anyone challenged adoption of Ordinance No. 42-17 before any state agency (Growth Management Hearings Board) or any court with subject matter jurisdiction over the matter. The same is true of the Final EIS prepared to inform the City Council in reaching its decision to pass the ordinance.

25. Accordingly, the Comprehensive Plan maps, as adopted in late 2017, provide controlling policy guidance to staff in bringing forward zoning map and text code amendments that might be needed to bring city zoning and development regulations into compliance/consistency with the City’s core planning document, i.e. its Comprehensive Plan.

26. Public comments offered at the public hearing fell into categories that reflect considerations already included in the Council’s analysis in 2017. Minutes and comment summaries from that time show that Richland residents, consultants, and interested parties expressed an interest in: attaining growth targets by allowing responsible development in developable urban properties, thereby preserving development patterns in many existing Richland neighborhoods; making responsible zoning decisions that allow density near interstate highways; maintaining orchards in some parts of the city, where development pressures are evident; concerns about traffic problems that might result from new development; opposing higher density residential development near their back yards; and that open space is enjoyed by people who are fortunate enough to live nearby. Comments at the public hearing for the requested rezone did not raise any new material issues that were not already considered when the City’s land use designations were last amended for the rezone

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1 site.

2 27. In a municipality, every policy decision requires a balancing of interests. That is what the
3 Comprehensive Plan reflects. Balance. Denial of the requested rezone for such a large area may
4 generate demands from state agencies that the Council revisit zoning maps throughout the city: to
5 assign higher densities and transform existing neighborhoods within the City of Richland; and/or to
6 authorize commercial uses where they are not already permitted.

7 28. Every decision to ignore the Comp Plan results in the need for another lengthy public
8 process, and likely angst from City residents who fear they will be on the receiving end of decisions
9 that don't conform to their desires. Sometimes, it is the right thing to do. There is no evidence in
10 this Record showing that is the case in this instance. Again, this rezone request merits approval.

11 ***Collateral challenges are not in order.***

12 29. With respect to public comments challenging or seeking to revisit previous City decisions to
13 amend the land use designations assigned to the rezone-area, such comments, while well-
14 intentioned and understandable from West Richland residents who enjoy their status quo, conflict
15 with well established Washington caselaw establishing that a collateral attack on previous land use
16 decisions, masked as opposition to a rezone that complies with the City's Comprehensive Plan,
17 questions the SEPA EIS for the decision, or otherwise, cannot stand. *See* lengthy discussion and
18 summary of relevant caselaw in *Twin Bridge Marine Park, LLC v. Dep't of Ecology*, 162 Wn.2d
19 825, 175 P.3d 1050 (2008)(summarizes the well-established principle of Washington law that
20 prohibits collateral attacks of prior government decisions to give closure and clarity to interested
21 citizens where agencies and public had sufficient notice to resolve any dispute in court but did not
22 do so); *See, e.g., Wenatchee Sportsmen Ass'n v. Chelan County*, 141 Wn.2d 169, 4 P.3d 123 (2000)
23 (a challenge to a Chelan County decision concerning residential development permits under the
24 Growth Management Act, chapter 36.70A RCW, must be brought under LUPA); *Skamania County*
25 *v. Columbia River Gorge Comm'n*, 144 Wn.2d 30, 26 P.3d 241 (2001) (construing a federal act, 16
26 U.S.C. § 544m(a), no collateral attack on a local final land use decision can be made when no
timely appeal is filed); and *Chelan County v. Nykriem*, 146 Wn.2d 904, 931-33, 52 P.3d 1
(2002)(holding that land use decisions are final after 21 days and cannot be collaterally attacked).

30. Given the extensive public review, issue-specific SEPA analysis, and balancing of land-use
needs throughout the City, which all occurred as part of the City's 10-year Comprehensive Plan
Update process completed in 2017, and which modified the designated land uses for the rezone-
area, the Examiner finds that any decision to deny the pending request would be difficult to defend
in any appeal. Instead, substantial evidence supports the rezone request, and the request is squarely
seeking to implement and effectuate policies and land-use designations assigned to the area in the
City's Comprehensive Plan.

31. For all these reasons, and others included in the Staff Report and this Recommendation, the
DNR application merits approval.

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1 32. Several public comments expressed disappointment that they were not part of the
2 Comprehensive Plan review process, claiming that they were unaware, or did not receive adequate
3 notices of such process. The rezone process generated comments that are substantially similar to
4 comments included in the Record for the City Council's Comp. Plan update action, in 2017, where
interest groups and residents from various parts of the city sought to preserve the status quo in some
areas used for orchards or open-space, and to move assigned-growth (commercial and residential) to
other portions of the city. Out of sight, out of mind.

5 33. These types of comments are understandable, and not unusual. In adopting the 2017
6 Comp. Plan map, the City Council had to balance interests and demands from all sorts of local
7 residents, businesses, growth-management mandates, County growth targets, and the like. To
8 abandon the land use designations assigned to the rezone-area by denying the pending request may
9 require the City Council to reopen its Comp Plan process, to reassign growth and concentrate
10 development on other parts of the City that may have been designated for minimal growth, lower
11 density, or open space. Such action would be sure to generate substantial public input from affected
12 residents and businesses who relied on the Comp Plan for repose, and a "direction" they could rely
upon in making decisions about where to invest or live. Comp Plans are not meant to change on a
dime. Decisions to abandon key parts of such plans should not be taken lightly. This is one of
those instances, where the requested rezone has been fully vetted in the Comp Plan update process,
and stakeholder interests were fully vetted and balanced to reach conclusions the City Council made
in formally adopting Ord. No. 42-17.

13 34. City staff complied with all applicable public notice requirements for the rezone application
14 and the public hearing held for the matter. (*Staff Report, Exhibit 3, copies of various public notices
published and mailed*).

15 35. Because all future, project-specific development proposals are required to follow City
16 development regulations, including those addressing traffic impacts, impact fees, and the like, the
rezone is not likely to have any material impact on capacity for the existing local street system
surrounding the property.

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

18 36. As part of the review process, City staff confirmed that adequate utilities, including without
19 limitation water, power, and sewer, are readily available to serve the property, though most will
20 require extensions or modifications to serve portions of the property, the cost of which is typically
borne by the developer of a specific project, or financed using an LID, latecomer's agreement, or
other available options. *Staff Report, pages 7-8.*

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

2 37. As explained elsewhere in this Recommendation, the rezone site is already assigned land
3 use designations in the City's Comprehensive Plan that mirror those requested through this rezone.

4 38. Based on the record, the Examiner finds and concludes that the requested rezone is not
5 inconsistent with existing land uses located on or zoning designations assigned to surrounding
6 properties in the area.

7 39. Standing alone, the requested rezone conforms to the Comprehensive Plan, because the plan
8 already identifies the property as suitable for the uses and zoning districts proposed in the
9 application materials.

10 ***General findings.***

11 40. The requested rezone bears a substantial relationship to the public health, safety, and
12 general welfare. The requested rezone is appropriate in the context of adjacent properties.

13 41. The Development Services Division Staff Report, prepared by Mr. O'Neill, includes a
14 number of specific findings and explanations that establish how the underlying application satisfies
15 provisions of applicable law and is consistent with the city's Comprehensive Plan and zoning
16 regulations. Except as modified in this Recommendation, all Findings contained in the Staff Report
17 are incorporated herein by reference as Findings of the undersigned-hearing examiner.

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

21 **VI. CONCLUSIONS.**

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

24 1. The applicant has met its burden to demonstrate that the requested rezone conforms to, and in
25 fact implements objectives of, the City's Comprehensive Plan. *Findings; Staff Report.*

26 2. The applicant has met its burden to demonstrate that the requested rezone bears a substantial
relationship to the public health, safety, or welfare.

3. The rezoned site will not be materially detrimental to uses or property in the immediate vicinity
of the subject property

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1 4. Development regulations, including without limitation those requiring traffic analysis for
2 specific proposals, will apply to any future project built on the site.

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

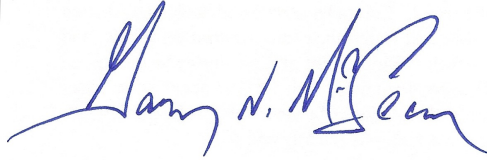
5 6. Approval of this rezone will not and does not constitute, nor does it imply any expectation of,
6 approval of any permit or subsequent reviews that may be required for development or other
7 regulated activities on the site of the subject rezone.

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

10 **VII. RECOMMENDATION.**

11 Based upon the preceding Findings and Conclusions, the Hearing Examiner recommends
12 that the DNR application (File No. Z2018-109) to rezone its 314-acre site, assigning zoning districts
13 to portions of the property using boundaries reflected in the Staff Report issued for this matter,
14 should be **APPROVED**.

15 ISSUED this 12th Day of April, 2019

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18 Gary N. McLean
19 Hearing Examiner

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COUNCIL AGENDA ITEM COVERSHEET

Council Date: 5/21/2019

Agenda Category: Resolutions – Adoption

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Subject:

Resolution No. 61-19, Authorizing an Interlocal Agreement with Benton County and the Cities of Benton City, Kennewick, Prosser and West Richland regarding Solid Waste Planning and Services in Benton County

Department:
Public Works

Ordinance/Resolution Number:
61-19

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 61-19, authorizing the City Manager to sign and execute an interlocal agreement with Benton County and the cities of Benton City, Kennewick, Prosser and West Richland regarding Solid Waste Planning and Services in Benton County.

Summary:

Washington State law requires cities and counties to prepare solid waste management plans. Counties are assigned a lead role, and cities are provided the option of participating in a county-led planning process or preparing a stand-alone plan. Richland has historically participated in Benton County's planning process, even after Richland prepared its own solid waste management plan in 2011.

Washington state issues permits to solid waste collection companies to enable services throughout the state. The permits allow a company to provide collection services within a specific geographical area. There is typically only one permitted service provider in each geographical area, but sometimes multiple companies hold permits in the same area. Service rates are regulated by the Washington Utilities and Transportation Commission. State law enables cities to regulate and/or provide collection services within their boundaries.

The Washington State Department of Ecology budget typically includes funds that are distributed to counties to support their planning processes and some services. In Benton County, the primary ongoing service program is household hazardous waste collection.

The proposed Agreement authorizes a partnership among Benton County agencies to provide the matching funds (25%) required of the state funding. The term of the Agreement coincides with the two-year state budget cycle, ending at the end of 2021.

Staff recommends approval of Resolution No. 61-19 as a means to efficiently support the ongoing household hazardous waste collection service and the City's compliance with state law regarding solid waste planning.

Fiscal Impact:

The City's payment obligation under this Agreement is funded in the Solid Waste Utility budget. The City usually contributes \$30,000 or less per year, but costs vary with the state funding available and the household hazardous waste services provided by Benton County.

Attachments:

1. Resolution No. 61-19
2. Interlocal Agreement for 2018-2019 Solid Waste Program
3. Benton County CPG - Local Agency Funding Matches

RESOLUTION NO. 61-19

A RESOLUTION of the City of Richland authorizing an interlocal agreement with Benton County and the cities of Kennewick, West Richland, Benton City and Prosser for administration and implementation of the Benton County Solid Waste and Moderate Risk Waste Plan.

WHEREAS, Chapter 70.95 RCW requires planning for solid waste handling, the intent of which is to prevent land, air and water pollution, and to conserve the natural, economic and energy resources of Washington State; and

WHEREAS, pursuant to RCW 70.95.080, each county within the state, in cooperation with the various cities located within such county, shall prepare a coordinated comprehensive solid waste and moderate risk waste management plan; and

WHEREAS, Benton County, in cooperation with the cities of Kennewick, West Richland, Benton City and Prosser ("Cities"), prepared the Benton County Solid Waste and Moderate Risk Waste Plan ("Plan"), which includes Richland's Solid Waste Management Plan; and

WHEREAS, the 2019 Benton County Solid Waste and Moderate Risk Waste Plan has been approved by the participating Cities and the Washington State Department of Ecology; and

WHEREAS, Washington State awards a funding grant to Benton County for the purpose of administration and implementation of the Plan; and

WHEREAS, Richland residents receive valuable services through Benton County's administration and implementation of the Plan; and

WHEREAS, by making a population-based contribution to the matching funds required for the County's access to Washington State grant funds, Richland residents are provided Benton County-sponsored solid waste services, typically at no cost; and

WHEREAS, the City participates in the Benton County Solid Waste Advisory Committee, thereby influencing the delivery of services provided by Benton County; and

WHEREAS, the proposed interlocal agreement authorizes Richland's participation in the Benton County solid waste programs through the end of calendar year 2021, coinciding with the term of the Washington State funding grant 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 an interlocal agreement with Benton County and the cities of Kennewick, West Richland, Benton City and Prosser for

administration and implementation of solid waste programs for calendar years 2019 through 2021.

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 21st day of May, 2019.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

DEBBY BARHAM, Deputy City Clerk

HEATHER KINTZLEY, City Attorney

INTER-LOCAL AGREEMENT
REGARDING SOLID WASTE MANAGEMENT
BENTON COUNTY

This Agreement addresses City-County joint participation in the countywide Solid Waste Plan and joins public agencies to exercise their powers, thereby maximizing their ability to provide services and facilities which will best fulfill the needs of the community as a whole, and is made and entered into effective the first day of January 2019, by and between Benton County, a political subdivision of the State of Washington, hereafter referred to as the Lead Agency, and the cities of Benton City, Kennewick, Richland, Prosser, and West Richland, political subdivisions of the State of Washington, and hereafter referred to as Participating Jurisdictions. The Participating Jurisdictions and Lead Agency may be referred to herein collectively as the Parties.

I. RECITALS

WHEREAS, the parties hereto recognize the requirement to prepare and implement solid and hazardous waste plans under RCW Chapter 70.95 and RCW Chapter 70.105, and

WHEREAS, the parties have developed the Benton County Comprehensive Solid Waste Plan with public involvement; and

WHEREAS, the parties have adopted the Benton County Comprehensive Solid Waste Plan fulfills their jurisdictional requirements under RCW Chapter 70.95 and RCW Chapter 70.105; and

WHEREAS, the parties hereto wish to enter into a cooperative effort to administer, plan, and implement the recommendations contained within the adopted Benton County Comprehensive Solid Waste Plan; and

WHEREAS, each Participating Jurisdiction and Lead Agency shall have one equal vote with regards to policies and decisions made pursuant to all matters of policy and finance; and

WHEREAS, the Lead Agency will manage, track and provide custody for this Agreement, and

WHEREAS, the undersigned signatories of this Agreement are duly authorized to enter into the same by properly adopted resolutions,

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

II. AGREEMENTS

A. AUTHORITIES

The parties to this Agreement have and possess, both jointly and severally, the primary responsibility for effective solid and hazardous waste management, planning and implementation under RCW Chapters 70.95 and 70.105. Under RCW Chapter 39.34, the Inter-local Cooperation Act, local governments are authorized to cooperate to provide themselves with services of the nature herein agreed to.

B. PURPOSE

This Agreement is entered into pursuant to RCW Chapter 39.34 for the purpose of cooperative management of solid waste within Benton County. It is the intent of the parties to work cooperatively in implementing and managing a comprehensive solid waste management plan pursuant of RCW Chapters 70.95 and 70.105 that is viable and economically responsible to their citizens. Specifically, this Agreement will provide for the administration, planning and operations of the adopted Benton County Comprehensive Solid Waste Management Program.

C. DEFINITIONS

For the purpose of this Agreement, the following definitions shall apply:

‘Fair Share’ - the amount owed by each of the Parties, based upon April 1 population figures for the given year supplied by the Washington State Office of Financial Management (OFM), and the corresponding population percentage applied to the Solid Waste Program Budget.

‘Solid Waste Advisory Committee’ (SWAC) - a committee comprised of a representative of each of the Parties. Each Party shall designate its representative to the SWAC to the Lead Agency. The SWAC shall review Solid Waste Program budget and activities and make recommendations to the Benton County Commissioners.

‘Lead Agency’ - Benton County, a political subdivision of the State of Washington. The Lead Agency will administer, plan, and implement the Plan and Solid Waste Program.

‘Participating Jurisdictions’ - any City who has entered into the County-wide Solid Waste Inter-local Agreement with the Lead Agency and who has agreed to

Interlocal Agreement – 2019-2021
Benton County Solid Waste Management

mutually support and financially contribute to the administration, planning, and implementation of the Plan.

‘Parties’ - the collective term for all Participating Jurisdictions and Lead Agency.

‘Plan’ - the Benton County Comprehensive Solid Waste Management Plan, as the same exists now or may hereafter be amended.

‘Routine Operating Agreement’ (ROA) - an agreement that is established for the purpose of accomplishing a task set forth by the Parties and is funded within the Solid Waste Program Budget.

‘Solid Waste Advisory Committee Members Bylaws’ - the bylaws the same as now exist or may hereafter be amended.

‘Solid Waste Program Budget’ - the annual Countywide Solid Waste Budget, as prepared by Benton County and accepted by the SWAC, that appropriates funds to Routine Operating Agreements and administrative functions that meet specific requirements in RCW 70.95 and/or accomplishes goals as set fourth in the Plan.

‘Task’ - a project, program, activity, etc., that is annually funded from the Solid Waste Program Budget. All tasks are approved by the SWAC as needed and shall meet the recommendations set forth in the Plan.

‘Task Manager’ is designated to lead and manage a Task per the ROA.

D. LOCAL ADOPTION OF PLAN

Under the authority of RCW 70.95.080, each Participating Jurisdiction elected to enter into this agreement with the County pursuant to those jurisdictions that participated in preparing and adopting the joint City-County Plan.

E. PLAN IMPLEMENTATION

Pursuant to RCW 70.95.080 and RCW 70.105.220, the Participating Jurisdictions and Lead Agency jointly prepared the Plan in accordance with “Guidelines for the Development of Local Solid Waste Plans and Plan Revisions” (i.e. Department of Ecology (WDoE) Publication No. 90-11) and will implement the Plan’s recommendations, as approved by the Department of Ecology pursuant to RCW 70.95.094.

F. BENTON COUNTY SOLID WASTE ADVISORY COMMITTEE

The Parties hereto recognize and support the SWAC as an advisory board created under authority of RCW 70.95.165. The SWAC is an ongoing advisory committee. The SWAC is the focal point of the public involvement effort used in the planning,

development and implementation of the Plan. The SWAC also provides advice to the Parties on solid and hazardous waste issues and assists the Parties in developing solid waste ordinances, rules, guidelines, and policies prior to their adoption.

G. REGIONAL PLANNING AREA

The Parties hereto recognize the geographical planning area covered by this Agreement to be the incorporated areas of the Participating Jurisdictions and the unincorporated area of Benton County. The Hanford Nuclear Reservation is exempted from the Plan and this Inter-local Agreement.

H. ROUTINE OPERATING AGREEMENT IMPLEMENTATION

Two months prior to the biennial Solid Waste Program Budget workshop, all task managers are required to submit their ROA. As a minimum, an ROA will include: 1) Task Introduction Statement; 2) Task Scope of Work; 3) Task Responsibilities; 4) Annual Task Cost; and 5) Quality Control. Eligibility of an ROA request is based on task cost and meeting recommendations set forth in the Plan. The ROA request should include both activities undertaken by the Participating Jurisdiction submitting the ROA and any activities that the Participating Jurisdiction believes the Lead Agency should implement on a countywide basis. The SWAC will approve tasks based on a supermajority (*i.e.* 5 of 6) in-favor vote.

I. SOLID WASTE PROGRAM BUDGET

The Parties agree to mutually and financially support the administration, planning and operations of the Plan recommendations or as specified in RCW 70.95. The Lead Agency shall prepare a Solid Waste Program Budget each year for the upcoming budget year. The budget will also include Routine Operating Agreements that provide information on projects funded by the annual budget.

J. FAIR SHARE

The Parties agree to pay a Fair Share of the administration, planning and operation of the Solid Waste Program, as determined and voted-on by the SWAC and approved by the Benton County Commissioners. Said Fair Share shall be a percentage of all program costs that are not covered by Local Solid Waste Financial Aid Funds, share percentages to be updated each April of the Agreement, being based on the most recent population figures as supplied by the Washington State OFM. The Parties agree to remit their fee to the Lead Agency within sixty (60) days of receiving an invoice from the Lead Agency. The Lead Agency's fair share shall be based on the population for the unincorporated areas of the County.

K. DISBURSEMENT OF ASSETS AND DEBTS

If this Agreement is terminated, all Parties to this Agreement shall determine the disbursement of any outstanding debts and the allocation of any assets. If the Parties cannot agree to the disbursement of any outstanding debts and the allocation of any assets, the issues are to be submitted for arbitration, pursuant to state law, RCW 7.04 *et seq.* The Lead Agency and the contesting jurisdiction agree that such arbitration shall be conducted before one (1) disinterested arbitrator.

L. DURATION

This Agreement shall commence on the date set forth above and will continue in effect to December 31, 2021, or until superseded by another Interlocal Agreement. As stipulated within RCW 70.95.110(1), each Plan shall be maintained in a current condition and reviewed and revised periodically as may be required by the WDoE. Upon each review such plans shall be extended to show long-range needs for solid waste handling facilities for twenty (20) years in the future, and a revised implementation schedule and implementation budget for six (6) years in the future.

M. REVIEW AND RENEGOTIATION

Any Party may request a review and/or renegotiations on any provision of the Agreement during the six-month period immediately preceding the ending date for the Agreement. Such request must be made in writing to the Lead Agency and must specify the provision(s) of the Agreement for which review/renegotiation(s) are requested. Review and/or renegotiation(s) pursuant to such a written request shall be immediately referred to the SWAC for their review and recommendation. Notwithstanding any other provisions in this paragraph to the contrary, the Parties may, pursuant to the procedure outlined within the Solid Waste Advisory Committee Members Bylaws, modify or amend any provision(s) of this Agreement at any time during the term of this Agreement.

N. TERMINATION

This Agreement may be terminated by any Participating Jurisdiction, by written notice to the Lead Agency no less than thirty (30) days immediately preceding the implementation date of the next Solid Waste Program Budget. The Parties agree: (1) that the termination will not absolve a terminating Party of any financial responsibility to the extent a financial responsibility continues to exist pursuant to the provisions of this Agreement; and (2) that prior to termination, a withdrawing City shall submit to the SWAC how it intends on meeting its planning obligation under RCW 70.95.080.

O. WAIVER

No waiver by any of the Parties of any term or condition of this Agreement shall be deemed or construed to constitute a waiver of any other term or condition or of any subsequent breach whether of the same or a different provision of this Agreement.

P. ENTIRE AGREEMENT

Interlocal Agreement – 2019-2021
Benton County Solid Waste Management

This Agreement, including the recitals and all subsequent attachments and addendums, constitutes the entire Agreement between the Parties and shall be governed by the laws of the State of Washington. There are no other oral or written agreements or understanding between the Parties as to the subject matter contained herein. The venue for any action of law, suit in equity and judicial proceeding for the enforcement of this Agreement shall be instituted and maintained only in the courts of competent jurisdiction in Benton County, Washington.

Q. SEVERABILITY

Any provisions of this Agreement that is determined to be illegal, invalid or unenforceable for any reason shall be ineffective to the extent of such prohibition without invalidating the remainder of this Agreement.

FOR THE CITY OF BENTON CITY, WASHINGTON.

Linda Lehman, Mayor

Date

Attest:

City Clerk/Treasurer

Date

Approved as to Form:

City Attorney

Date

I certify that on this _____ day of _____, _____, before me, the undersigned Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Linda Lehman, to me known to be the Mayor of the City of Benton City, Washington, the corporation that executed the foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of said municipal corporation for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute said instrument and that the seal affixed is the corporate seal of the City of Benton City.

Witness my hand and official seal hereto affixed the day and year first above written.

Notary Public in and for the State of
Washington residing at _____
My commission expires: _____

FOR THE CITY OF KENNEWICK, WASHINGTON.

Don Britain, Mayor

Date

Attest:

City Clerk

Date

Approved as to Form:

City Attorney

Date

I certify that on this _____ day of _____, _____, before me, the undersigned Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Don Britain, to me known to be the Mayor of the City of Kennewick, Washington, the corporation that executed the foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of said municipal corporation for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute said instrument and that the seal affixed is the corporate seal of the City of Kennewick.

Witness my hand and official seal hereto affixed the day and year first above written.

Notary Public in and for the State of
Washington residing at Kennewick
My commission expires:_____

FOR THE CITY OF PROSSER, WASHINGTON.

Randy Taylor, Mayor

Date

Attest:

City Clerk

Date

Approved as to Form:

City Attorney

Date

I certify that on this _____ day of _____, _____, before me, the undersigned Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Randy Taylor, to me known to be the Mayor of the City of Prosser, Washington, the corporation that executed the foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of said municipal corporation for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute said instrument and that the seal affixed is the corporate seal of the City of Prosser.

Witness my hand and official seal hereto affixed the day and year first above written.

Notary Public in and for the State of
Washington residing at _____
My commission expires: _____

FOR THE CITY OF RICHLAND, WASHINGTON.

Cindy Reents , City Manager

Date

Attest:

City Clerk

Date

Approved as to Form:

City Attorney

Date

I certify that on this _____ day of _____, _____, before me, the undersigned Notary Public in an for the State of Washington, duly commissioned and sworn, personally appeared Cindy Reents, to me known to be the City Manager of the City of Richland, Washington, the corporation that executed the foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of said municipal corporation for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute said instrument and that the seal affixed is the corporate seal of the City of Richland.

Witness my hand and official seal hereto affixed the day and year first above written.

Notary Public in and for the State of
Washington residing at _____
My commission expires: _____

FOR THE CITY OF WEST RICHLAND, WASHINGTON.

Brent Gerry, City Mayor

Date

Attest:

City Clerk

Date

Approved as to Form:

City Attorney

Date

I certify that on this _____ day of _____, _____, before me, the undersigned Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Brent Gerry, to me known to be the Mayor of the City of West Richland, Washington, the corporation that executed the foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of said municipal corporation for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute said instrument and that the seal affixed is the corporate seal of the City of West Richland.

Witness my hand and official seal hereto affixed the day and year first above written.

Notary Public in and for the State of
Washington residing at _____
My commission expires: _____

FOR BENTON COUNTY, WASHINGTON.

Shon Small, Chairman
Board of County Commissioners

Date

Attest:

Clerk of the Board

Date

Approved as to Form:

Deputy Prosecuting Attorney

Date

I certify that on this _____ day of _____, _____, before me, the undersigned Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Shon Small, to me known to be the Chairman of the Board of Commissioners for Benton County, Washington, the corporation that executed the foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of said municipal corporation for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute said instrument and that the seal affixed is the corporate seal of Benton County.

Witness my hand and official seal hereto affixed the day and year first above written.

Notary Public in and for the State of
Washington residing at _____
My commission expires: _____

Washington State Office of Financial Management - Benton County Population Estimate as of April 1, 2018

Region	Population	Percentage
Benton County (total)	197,420	100.000%
Unincorporated	35,400	17.931%
Benton City	3,405	1.725%
Kennewick	81,850	41.460%
Prosser	6,125	3.103%
Richland	55,320	28.021%
West Richland	15,320	7.760%

Current for 2018-2019 Local Solid Waste Financial Aid (LSWFA) Grant

Total	\$ 249,298.19
Local match (25%)	\$ 62,324.55
Unincorporated	\$ 11,175.61
Benton City	\$ 1,074.94
Kennewick	\$ 25,839.65
Prosser	\$ 1,933.63
Richland	\$ 17,464.26
West Richland	\$ 4,836.45

*It is unlikely that funding will increase for the LSWFA grant. This information provides an historic precedent for what has been each jurisdictions contribution. If the LSWFA funds continue to decrease each biennium, the amount contributed could go towards locally-funded programming, which would be outside of the LSWFA grant.

*Estimate based on 2013-2015 CPG for Benton County**

Total	\$ 791,042.67
Local match (25%)	\$ 197,760.67
Unincorporated	\$ 35,461.09
Benton City	\$ 3,410.88
Kennewick	\$ 81,991.24
Prosser	\$ 6,135.57
Richland	\$ 55,415.46
West Richland	\$ 15,346.44

*Estimate based on 2015-2017 CPG for Benton County**

Total	\$ 422,390.67
Local match (25%)	\$ 105,597.67
Unincorporated	\$ 18,935.05
Benton City	\$ 1,821.30
Kennewick	\$ 43,780.62
Prosser	\$ 3,276.19
Richland	\$ 29,590.03
West Richland	\$ 8,194.49



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 5/21/2019

Agenda Category: Resolutions – Adoption

Core Focus Area 2 - Manage & Maintain Infrastructure & Facilities

Subject:

Resolution No. 62-19, Setting a Public Hearing Date regarding the Vacation of a Portion of Center Boulevard

Department:
Public Works

Ordinance/Resolution Number:
62-19

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 62-19, setting a public hearing date to receive public testimony on the proposed vacation of a portion of Center Boulevard right-of-way.

Summary:

In 1979, the Willowbrook No. 1 subdivision dedicated a public street right-of-way known as Center Boulevard. Mr. Trimble, the developer, has formally requested vacation of a portion of Center Boulevard.

Minor revisions to the proposed preliminary plat have eliminated the need to extend Center Boulevard as originally intended. Vacating the requested portion will result in desirable parcel boundaries in future development.

State law requires that a public hearing be held to allow public consideration of a proposal to vacate a public street right-of-way. Staff recommends approval of Resolution No. 62-19, which will set the public hearing date of Tuesday, June 18, 2019 at 7:30 p.m.

Fiscal Impact:

None.

Attachments:

- I. Resolution No. 62-19

RESOLUTION NO. 62-19

A RESOLUTION of the City of Richland setting a date for a public hearing to receive public testimony on the proposed vacation of a portion of Center Boulevard.

WHEREAS, in 1979, the Willowbrook No. 1 subdivision dedicated a public street right-of-way known as Center Boulevard; and

WHEREAS, the developer, Mr. Trimble, has formally requested vacation of a portion of Center Boulevard; and

WHEREAS, minor revisions to the proposed preliminary plat have eliminated the need to extend Center Boulevard as originally intended; and

WHEREAS, vacating the requested portion of Center Boulevard right-of-way will result in desirable parcel boundaries in future development; and

WHEREAS, state law requires that a public hearing be held to allow public consideration of this proposal.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that a public hearing date is set for **Tuesday, June 18, 2019 at 7:30 p.m. in the Richland City Hall Council Chambers located at 625 Swift Boulevard, Richland, Washington**, to receive public comments regarding the proposed vacation of a portion of Center Boulevard.

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 21st day of May, 2019.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

DEBBY BARHAM, Deputy City Clerk

HEATHER KINTZLEY, City Attorney



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 5/21/2019

Agenda Category: Resolutions – Adoption

Core Focus Area 2 - Manage & Maintain Infrastructure & Facilities

Subject:

Resolution No. 63-19, Authorizing a First Amendment to the Sewer Latecomer Agreement with Pahlisch Homes at Westcliffe Heights, LLC

Department:
Public Works

Ordinance/Resolution Number:
63-19

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 63-19, authorizing the City Manager to sign and execute a First Amendment to the Sewer Latecomer Agreement with Pahlisch Homes at Westcliffe Heights, LLC.

Summary:

In August of 2018, the City entered into a sewer latecomer agreement with Pahlisch Homes at Westcliffe Heights, LLC ("Pahlisch Homes"). The Agreement will reimburse Pahlisch Homes if and when properties connect to the sewer pipeline it constructed.

After execution of the Agreement, the parties discovered eligible costs that were not originally captured. In addition, parcel boundary adjustments have resulted in the need to update the assignment of cost shares to the identified parcels. To make these changes, an amendment to the Agreement is warranted.

Staff recommends approval of Resolution No. 63-19, approving a First Amendment to the Latecomer Agreement with Pahlisch Homes at Westcliffe Heights, LLC to remedy the identified issues.

Fiscal Impact:

The Agreement and the proposed Amendment impose no cost burden on the City. The City acts only as a pass-through by collecting funds when identified properties connect to the sewer, and passing these payments to Pahlisch Homes at Westcliffe, LLC. The Sewer Latecomer Agreement does not create or impose a separate payment obligation on the City to reimburse the developer beyond what is collected from future users of the infrastructure.

Attachments:

1. Resolution No. 63-19
2. First Amendment to Sewer Latecomer Agreement - Pahlisch Homes at Westcliffe Heights, LLC

RESOLUTION NO. 63-19

A RESOLUTION of the City of Richland authorizing a First Amendment to the Sewer Latecomer Agreement with Pahlisch Homes at Westcliffe Heights, LLC.

WHEREAS, on August 28, 2018, the City entered into a Sewer Latecomer Agreement with Pahlisch Homes at Westcliffe Heights, LLC ("Original Agreement"); and

WHEREAS, the parties have determined that the cost records used to develop the Original Agreement were incomplete; and

WHEREAS, the parties wish to amend the Original Agreement to include all eligible costs; and

WHEREAS, property boundaries and sizes, as recorded with the Benton County Assessor, have changed since the Original Agreement was executed, thus requiring an amendment to the Original Agreement reflecting these changes.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City Manager is authorized to execute a First Amendment to the Sewer Latecomer Agreement with Pahlisch Homes at Westcliffe Heights, LLC.

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 21st day of May, 2019.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

DEBBY BARHAM, Deputy City Clerk

HEATHER KINTZLEY, City Attorney

WHEN RECORDED RETURN TO:

City of Richland
City Engineer
625 Swift Blvd. MS-26
Richland, WA 99352

FIRST AMENDMENT TO WESTCLIFFE HEIGHTS SEWER LATECOMER AGREEMENT

This First Amendment to the Sewer Latecomer Agreement (Contract No. 243-18) is made this _____ day of _____, 2019 between the **City of Richland**, a Washington municipal corporation ("City") located 625 Swift Blvd., Richland, WA 99352, and **Pahlisch Homes at Westcliffe Heights, LLC**, an Oregon limited liability company ("Developer") with service at 1020 N. Center Parkway, Ste A, Kennewick, WA 99336. Developer and the City are referred to collectively as the "Parties."

I. Recitals

WHEREAS, the Parties entered into the Westcliffe Heights Sewer Latecomer Agreement ("Original Agreement") on August 28, 2018; and

WHEREAS, since executing the Original Agreement, the Parties have determined that the cost records used to develop the Original Agreement were incomplete; and

WHEREAS, the Parties wish to amend the Original Agreement to include all eligible costs; and

WHEREAS, property boundaries and sizes, as recorded by the Benton County Assessor, have changed since the Original Agreement was executed, thus requiring an amendment to reflect these changes.

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 Developer hereby agree to amend the Original Agreement as follows:

II. Agreement

1. Section 2 of the Original Agreement titled **Determination of Fair Share** is replaced in its entirety with the following:

2. Determination of Fair Share

The total cost of the sewer main shall be divided on a per acre basis between the above-noted parcels. These parcels comprise the assessment reimbursement area for the sanitary sewer main as described in RMC 3.10.040. Since the Developer's project will not receive sewer service from this pipeline, the entire cost of said pipeline will be collected from those properties in the assessment reimbursement area. The assignment of costs under this Agreement shall be as follows:

Total number of acres serviceable by sanitary sewer main: 262.3592 acres

Cost of Sanitary Sewer Main: \$146,431.35

$\$146,431.35 / 262.3592 = \558.13 per acre

Consistent with this assessment method, the assessed amount for each parcel subject to this Agreement shall be as follows:

1.	1-3498-300-0001-005 (98.1792 Acres)	= \$54,797.06
2.	1-3498-200-0005-004 (107.5739 Acres)	= \$60,040.55
3.	1-3498-200-0005-005 (3.4761 Acres)	= \$ 1,940.13
4.	1-3498-200-0006-000 (5.00 Acres)	= \$ 2,790.67
5.	1-3498-201-0595-001 (14.55 Acres)	= \$ 8,120.84
6.	1-3498-201-0595-002 (2.95 Acres)	= \$ 1,646.49
7.	1-3498-201-0595-003 (0.66 Acres)	= \$ 368.37
8.	1-3498-201-0595-004 (2.16 Acres)	= \$ 1,205.57
9.	1-3498-201-2049-004 (19.64 Acres)	= \$10,961.73
10.	1-3498-201-3241-003 (1.14 Acres)	= \$ 636.27
11.	1-3498-201-3241-004 (5.97 Acres)	= \$ 3,332.05
12.	1-3498-201-3241-005 (1.06 Acres)	= \$ 591.62

The unpaid amounts of these assessments shall be subject to inflation, applied on January 1 of each year and based on the consumer price index – Seattle urban wage and clerical workers (CPI-W) July through June.

2. Except as expressly amended by this First Amendment, the Original Agreement is and shall continue to be in full force and effect in accordance with the terms thereof.
3. This First Amendment shall be construed in accordance with, and governed by, the laws of the state of Washington.
4. This First Amendment shall not be enforceable against any party unless Developer has caused the same to be filed and recorded with the Benton County Auditor.

[Signatures to Follow]

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

CITY OF RICHLAND

**PAHLISCH HOMES AT WESTCLIFFE
HEIGHTS, LLC**

By: Pahlisch Homes, Inc., its Manager

Cynthia D. Reents, City Manager

Dennis Pahlisch, President

Attest:

Debby Barham, Deputy City Clerk

Approved as to form:

Heather Kintzley, City Attorney



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 5/21/2019

Agenda Category: Resolutions – Adoption

Core Focus Area 2 - Manage & Maintain Infrastructure & Facilities

Subject:

Resolution No. 64-19, Authorizing the Relinquishment of a Utility Easement lying within 2110 Lee Boulevard

Department:
Public Works

Ordinance/Resolution Number:
64-19

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 64-19, declaring as surplus a portion of a utility easement lying within 2110 Lee Boulevard and authorizing the City Manager to sign and execute all documents necessary to relinquish the same.

Summary:

Kelly Jette, owner of 2100 Lee Boulevard, has requested that a portion of a utility easement encumbering the property be relinquished. The waterline originally covered by this easement has been abandoned, rendering the existing easement unnecessary.

A public hearing regarding this proposed relinquishment was advertised and held by City Council on May 21, 2019. Barring any new information provided during the public hearing, staff recommends approval of Resolution No. 64-19.

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. 64-19

RESOLUTION NO. 64-19

A RESOLUTION of the City of Richland declaring surplus and authorizing relinquishment of a portion of a utility easement recorded under Benton County's Auditor's File No. 356196 and lying within 2110 Lee Boulevard.

WHEREAS, Kelly Jette, owner of the property at 2110 Lee Boulevard, has requested that a portion of a utility easement encumbering the property be relinquished; and

WHEREAS, the easement was duly recorded under Benton County Auditor's File No. 356196; and

WHEREAS, the waterline which this easement covered is now abandoned, thereby rendering the existing easement unnecessary; and

WHEREAS, RCW 35.94.040 establishes a process for the disposition of surplus property originally acquired for public utility purposes; and

WHEREAS, as required by state law, notice of a public hearing concerning this easement relinquishment was published on May 12, 2019, and a public hearing was held by Richland City Council.

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

Utility easement recorded under Benton County Auditor's File No. 356196 on April 25, 1956.

Containing 824 square feet, more or less, according to the bearing and distances listed above and as depicted on **Exhibit A**, attached hereto.

BE IT FURTHER RESOLVED that the consideration in support of this relinquishment, 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 the City's interest in the specific portion of said easement lying within 2110 Lee Boulevard, as depicted in **Exhibit A**, to Kelly Jette and 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 21st day of May, 2019.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

DEBBY BARHAM, Deputy City Clerk

HEATHER KINTZLEY, City Attorney

EXHIBIT A

LOT 10, BLOCK 203
PLAT OF RICHLAND
PID: 110983020203010

10' EASEMENT BEING
RELINQUISHED

EXISTING UTILITY EASEMENT

LEE BLVD



Date: APRIL 2019

PAGE 1/1

Scale: 1"=30'

19-XXXE

Drawn: TJB

Checked: DRP JR



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 5/21/2019

Agenda Category: Resolutions – Adoption

Core Focus Area 2 - Manage & Maintain Infrastructure & Facilities

Subject:

Resolution No. 65-19, Authorizing the Relinquishment of a Utility Easement lying within 97 Waldron Street

Department:
Public Works

Ordinance/Resolution Number:
65-19

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 65-19, declaring as surplus a portion of a utility easement lying within 97 Waldron Street and authorizing the City Manager to sign and execute all documents necessary to relinquish the same.

Summary:

Stephen and Carmel Jette, owners of 97 Waldron Street, have requested that a portion of a utility easement encumbering their property be relinquished. The waterline originally covered by this easement has been abandoned, rendering the existing easement unnecessary.

A public hearing concerning this relinquishment was advertised and held by Richland City Council on May 21, 2019. Barring new information provided during the public hearing, staff recommends approval of Resolution No. 65-19.

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. 65-19

RESOLUTION NO. 65-19

A RESOLUTION of the City of Richland declaring surplus and authorizing relinquishment of a portion of a utility easement recorded under Benton County's Auditor's File No. 356196 and lying within 97 Waldron Street.

WHEREAS, Stephen and Carmel Jette, owners of 97 Waldron Street, have requested that a portion of a utility easement encumbering their property be relinquished; and

WHEREAS, the easement was duly recorded under Benton County Auditor's File No. 356196; and

WHEREAS, the waterline which this easement covered is now abandoned, thereby rendering the existing easement unnecessary; and

WHEREAS, RCW 35.94.040 establishes a process for the disposition of surplus property originally acquired for public utility purposes; and

WHEREAS, as required by state law, notice of a public hearing concerning this easement relinquishment was published on May 12, 2019, and a public hearing was held by Richland City Council.

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

Utility easement recorded under Benton County Auditor's File No. 356196 on April 25, 1956.

Containing 10,090 square feet, more or less, according to the bearing and distances listed above and as depicted on **Exhibit A**, attached hereto.

BE IT FURTHER RESOLVED that the consideration in support of this relinquishment, 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 the City's interest in the specific portion of said easement lying within 97 Waldron Street, as depicted in **Exhibit A**, to Stephen and Carmel Jette and 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 21st day of May, 2019.

ROBERT J. THOMPSON
Mayor

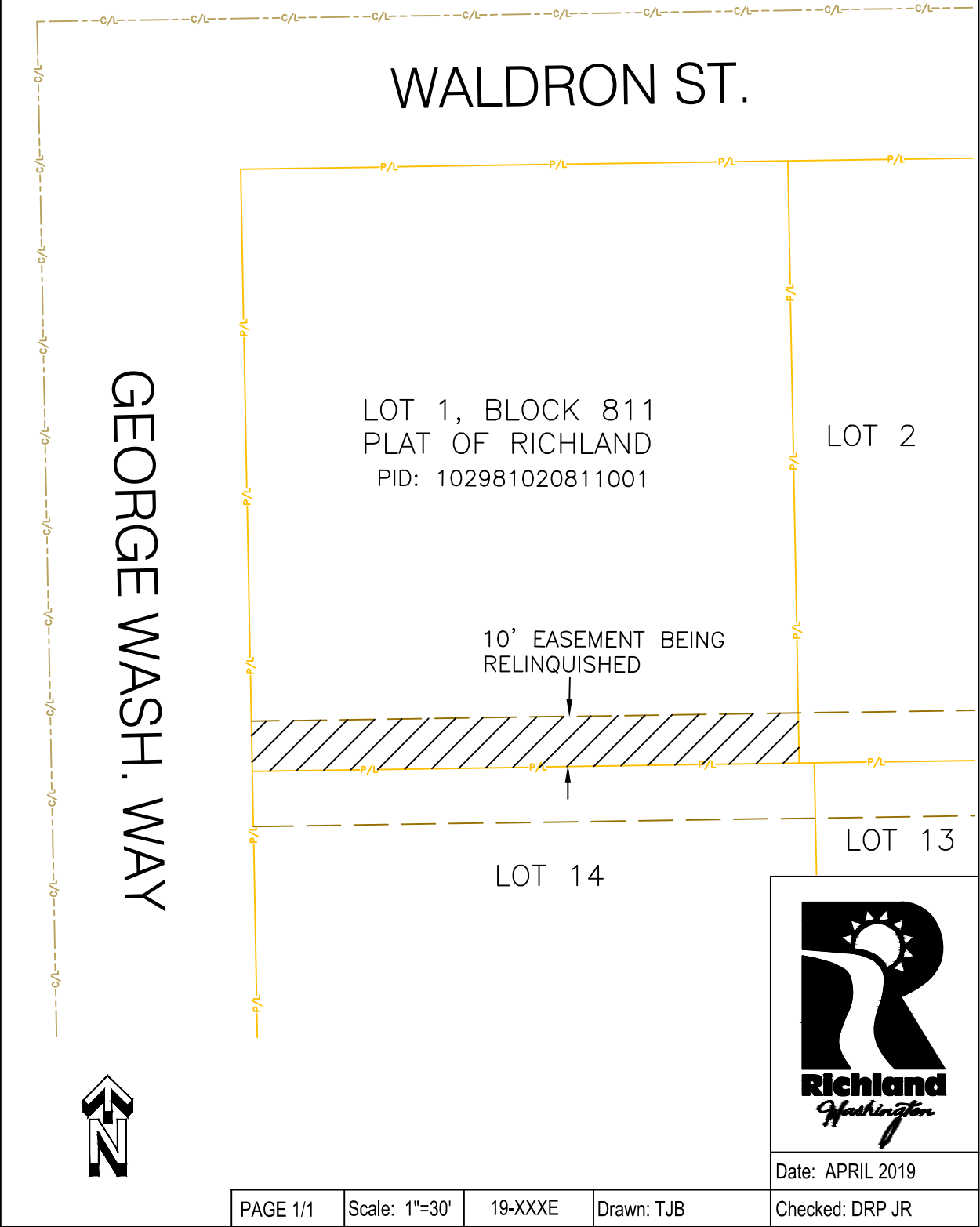
ATTEST:

APPROVED AS TO FORM:

DEBBY BARHAM, Deputy City Clerk

HEATHER KINTZLEY, City Attorney

EXHIBIT A





COUNCIL AGENDA ITEM COVERSHEET

Council Date: 5/21/2019

Agenda Category: Resolutions – Adoption

Core Focus Area 3 - Economic Vitality

Subject:

Resolution No. 66-19, Establishing the 2018-2019 Docket of Comprehensive Plan Policies, Maps and Zoning Code Amendments

Department:

Development Services

Ordinance/Resolution Number:

66-19

Document Type:

Resolution

Recommended Motion:

Adopt Resolution No. 66-19, establishing the 2018-2019 Docket of Comprehensive Plan Policies, Maps and Zoning Code Amendments.

Summary:

The City of Richland accepted applications for Comprehensive Plan and Zoning Code amendments between January 1, 2018 and March 1, 2019. Eight (8) requests were received for the 2018/2019 Docket and are described in Exhibit A to Resolution No. 66-19.

Pursuant to RMC 19.90.020, yearly amendments to the Comprehensive Plan and associated development regulations are considered Type IV (legislative) actions. As a result, Council has the authority to determine which items should be considered for further review by the Planning Commission. On April 23, 2019, City Council held a workshop on the proposals. During the workshop, the merits of each request was presented by staff. Pursuant to RMC 19.90.060, City Council shall initiate consideration of suggested amendments by motion, which includes a request to the Planning Commission to prepare a recommendation.

At this time, should the Council determine that one or more of the requested amendments is not in the best interests of the City and should not be reviewed further by the Planning Commission, the Council may move to amend proposed Exhibit A to Resolution No. 66-19, thereby removing said item(s) from the docket to be established.

Once approved, the items on the 2018-2019 Comprehensive Plan Policy and Map, and Code Amendments Docket will be forwarded to the Planning Commission for formal public hearing, review and recommendation prior to final review and consideration by the City Council.

Fiscal Impact:

None.

Attachments:

1. Resolution No. 66-19
2. CPA2018-102 & Z2018-105 Map
3. CPA2018-103 Map
4. CPA2019-101 & Z2019-101 Map
5. CPA2019-102 & Z2019-102 Map
6. CPA2019-103/104 & Z2019-103/104 Map
7. CPA2019-105 & Z2019-105 Maps
8. CPA 2018-104 - RF & ES Text Amendment

RESOLUTION NO. 66-19

A RESOLUTION of the City of Richland establishing the 2018-2019 Docket of Comprehensive Plan Policies, Maps and Zoning Code Amendments.

WHEREAS, the Growth Management Act (GMA) was passed by the Washington State Legislature in April of 1990; and

WHEREAS, pursuant to RCW 36.70A.470(2), each city and county planning under RCW 36.70A.040 must include in its development regulations a procedure for any interested person, including applicants, citizens, hearing examiners, and staff of other agencies, to suggest plan or development regulation amendments; and

WHEREAS, the suggested amendments shall be docketed and considered on at least an annual basis, consistent with the provisions of RCW 36.70A.130; and

WHEREAS, Chapter 19.90 of the Richland Municipal Code, titled Comprehensive Plan and Development Regulation Amendments, establishes the procedures as required by RCW 36.70.A.470(2); and

WHEREAS, applications suggesting Comprehensive Plan or development regulation amendments were accepted by the City of Richland between January 1, 2018 and March 1, 2019; and

WHEREAS, eight (8) requests were received for the 2018-2019 Docket; and

WHEREAS, on April 23, 2019, Richland City Council held a public workshop on the proposals; and

WHEREAS, on May 21, 2019, Richland City Council deliberated on the 2018-2019 docket proposals and offered an opportunity for public comment before deciding on the docketed items selected to move forward for consideration through the Comprehensive Plan update process.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the 2018-2019 Docket of Comprehensive Plan Policies, Maps and Zoning Code Amendments, consisting of the proposals identified on the attached **Exhibit A**, is hereby established.

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 21st day of May, 2019.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

DEBBY BARHAM, Deputy City Clerk

HEATHER KINTZLEY, City Attorney

2018-2019 COMPREHENSIVE PLAN AMENDMENT DOCKET

File Number: CPA2018-102 & Z2018-105
Applicant: City of Richland Fire Department

The Richland Fire Department is proposing to amend the Land Use Map from undesignated to Public Facility with a concurrent rezone from undesignated to Parks & Public Facilities for a single parcel of 2.05 acres located at the intersection of Stevens and SR 240 (Parcel No. 134081000029000).

File Number: CPA 2018-103
Applicant: Rew (HJBT Properties, LLC)

The applicants are proposing to amend the Land Use Map from Developed Open Space (DOS) to Medium Density Residential (MDR) for a portion of property consisting of approximately 1.99 acres located immediately south of the Horn Rapids Golf Course Clubhouse (Parcel No. 128082000001005).

File Number: CPA2019-101 & Z2019-101
Applicant: Bethel Church

The applicants are proposing to amend the Land Use Map from Low Density Residential (LDR) to High Density Residential (HDR) with a concurrent rezone from Low Density Residential R-1-12 to High Density Residential – R3 for two parcels totaling approximately 10.25 acres located on the north side of Shockley Boulevard and west of the existing Bethel Church (Parcel Nos. 122983000006002 & 122983000006003).

File Number: CPA2019-102 & Z2019-102
Applicant: North Stone Development (Stewart Stone)

The applicant is proposing to amend the Land Use Map from Low Density Residential (LDR) to Medium Density Residential (MDR) with a concurrent rezone from Low Density Residential R-1-10 and Medium Density Residential R-2 to Medium Density Residential R-2S upon a portion of property totaling approximately 54.40 acres (Parcel No. 120083000009010).

File Number: CPA2019-103 & Z2019-103
Applicant: Tim Bush

The applicant is proposing to amend the Land Use Map from Developed Open Space (DOS) to High Density Residential (HDR) with a concurrent rezone from Parks & Public Facilities (PPF) to High Density Residential R-3 upon property totaling 1.81 acres located at 1380 Duportail Street (Parcel No. 115981013592002).

File Number: CPA 2019-104 & Z2019-104
Applicant: Tim Bush

The applicant is proposing to amend the Land Use Map from Developed Open Space (DOS) to Commercial (C) with a concurrent rezone from Parks & Public Facilities (PPF) to Retail Business (C-2) totaling 2.02 acres located at 1383 Lawless Drive (Parcel No.115981013592004).

File Number: CPA2019-105 & Z2019-105
Applicant: City of Richland

1. The City of Richland is proposing to perform minor mapping amendments to both the Land Use Map and the Zoning Map as “housekeeping purposes” at the following locations:
2. Leslie Groves Park – Amend Land Use Map by extending the Natural Open Space (NOS) designation north along the riverfront from the existing Natural Open Space (NOS) boundary north to Newcomer Street with a concurrent rezone to Natural Open Space (NOS) (Portion of Parcel No. 111981020624001).
3. Howard Amon Park – Amend Land Use Map from Natural Open Space (NOS) to Developed Open Space (DOS) to match the rest of the developed city park and to be consistent with the existing Parks & Public Facilities (PPF) Zoning (Portion of Parcel No. 013981000000000).
4. Amon Preserve South – Amend the Land Use Map at the south end of the Amon Preserve from Commercial (C) to Natural Open Space (NOS) to be consistent with the existing Natural Open Space (NOS) Zoning (Southern portion of Parcel No. 101882000001003).
5. Amon Preserve East – Amend the Land Use Map upon Parcel No. 101883000002000 from Low Density Residential (LDR) to Natural Open Space (NOS) with a concurrent rezone from Low Density Residential R-1-10 to Natural Open Space (NOS)
6. Amon Preserve North – Amend the Land Use Map from High Density Residential (HDR) to Natural Open Space (NOS) with a concurrent rezone from Multiple Family Residential (R-3) to Natural Open Space (NOS).
7. W.E. Johnson Park – Amend the Land Use Map from Natural Open Space (NOS) to Developed Open Space (DOS) in the area referred to as the “old dump” (Parcel Nos. 104984000013000 & 104984000014000) and change the zoning from Parks & Public Facilities (PPF) to Natural Open Space (NOS) upon land located east and south of the “old dump” to match the existing Land Use Map designation (Parcel Nos. 104984000015000, 109981000004000, 109981000005000, 109981000006000 & 109984000004000).

File Number: CPA2018-104
Applicant: City of Richland Fire Department

The City of Richland Fire Department is proposing to amend Policy No. 3 of the Capital Facilities Element and Add a new Policy No. 4.

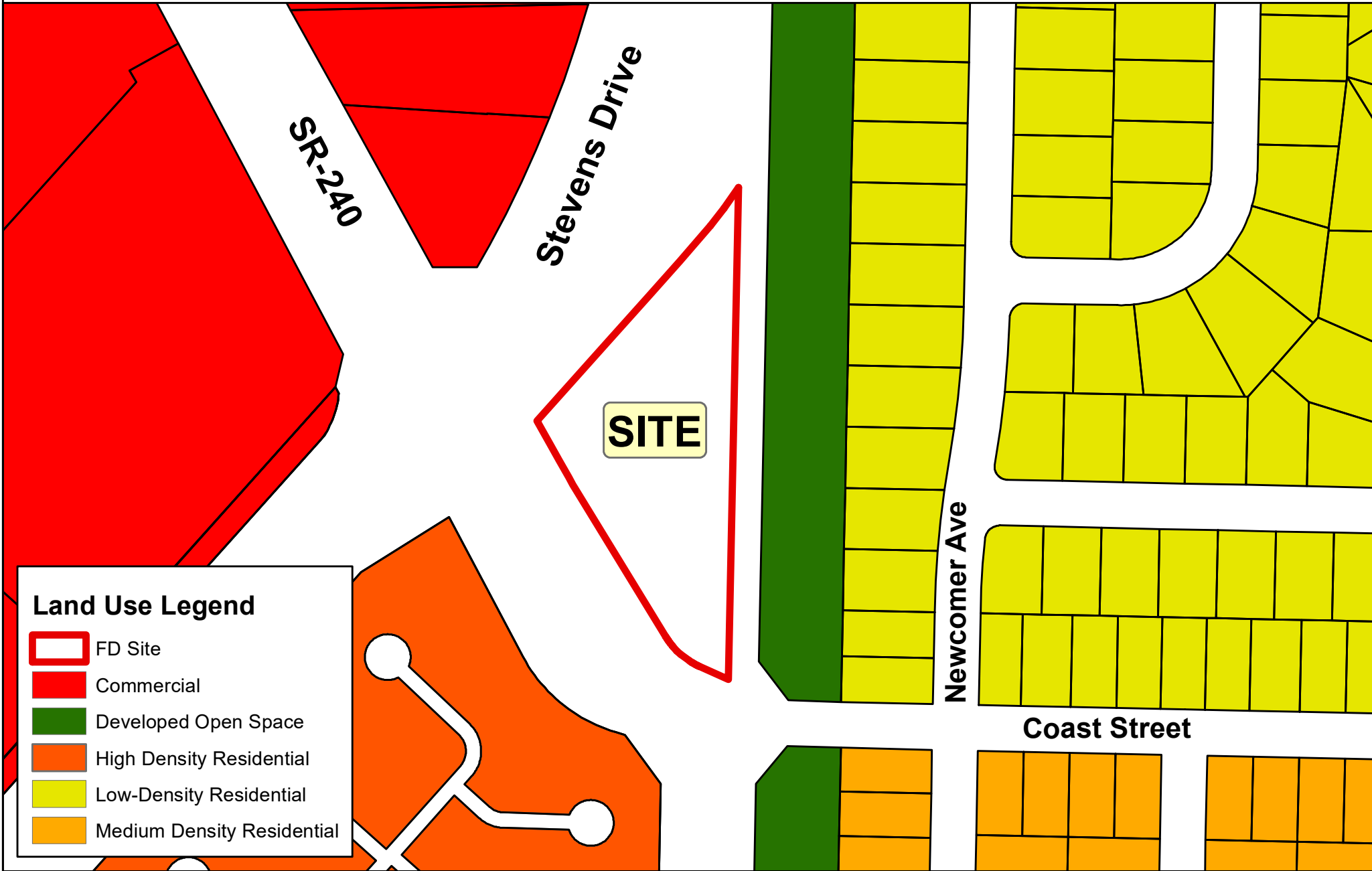
2018-2019 Docket Schedule (*Tentative*)

- March 1, 2019 = Application Deadline
- April 23, 2019 = City Council Workshop
- May 21, 2019 = City Council Establishes Docket
- May 31, 2019 = Initiate Public Hearing and Dept. of Commerce 60-Day Review and SEPA Process
- June 12, 2019 = Planning Commission Workshop
- June 26, 2019 = Planning Commission Public Hearing.
- July 24, 2019 = Planning Commission Public Hearing.
- September 3, 2019 = City Council Adoption Hearing – First Reading.
- September 17, 2019 = City Council Adoption Hearing – Second Reading.

Land Use Map

COR Fire Department

N



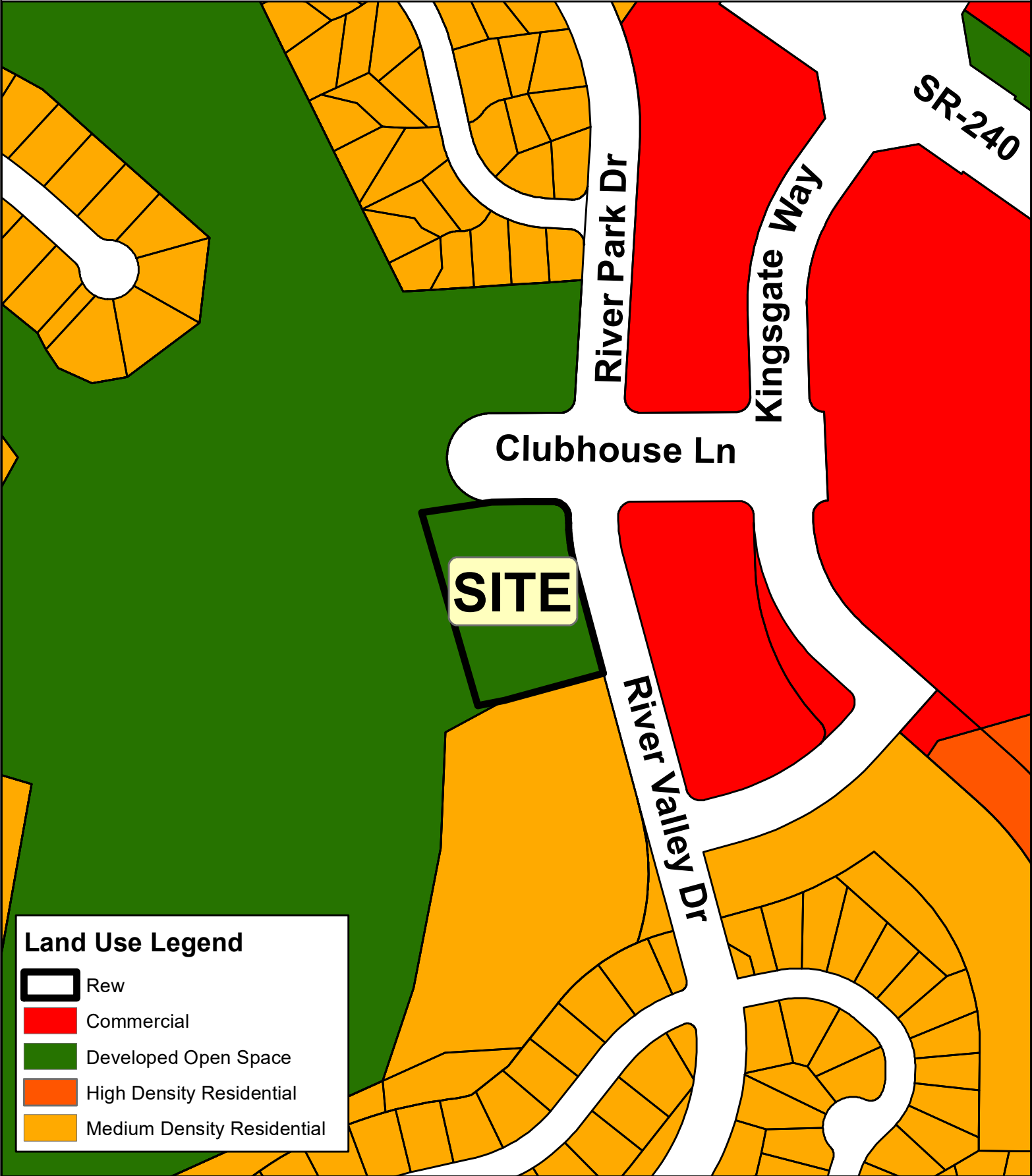
Land Use Legend

-  FD Site
-  Commercial
-  Developed Open Space
-  High Density Residential
-  Low-Density Residential
-  Medium Density Residential

Land Use Map

Rew

From DOS to MDR Land Use

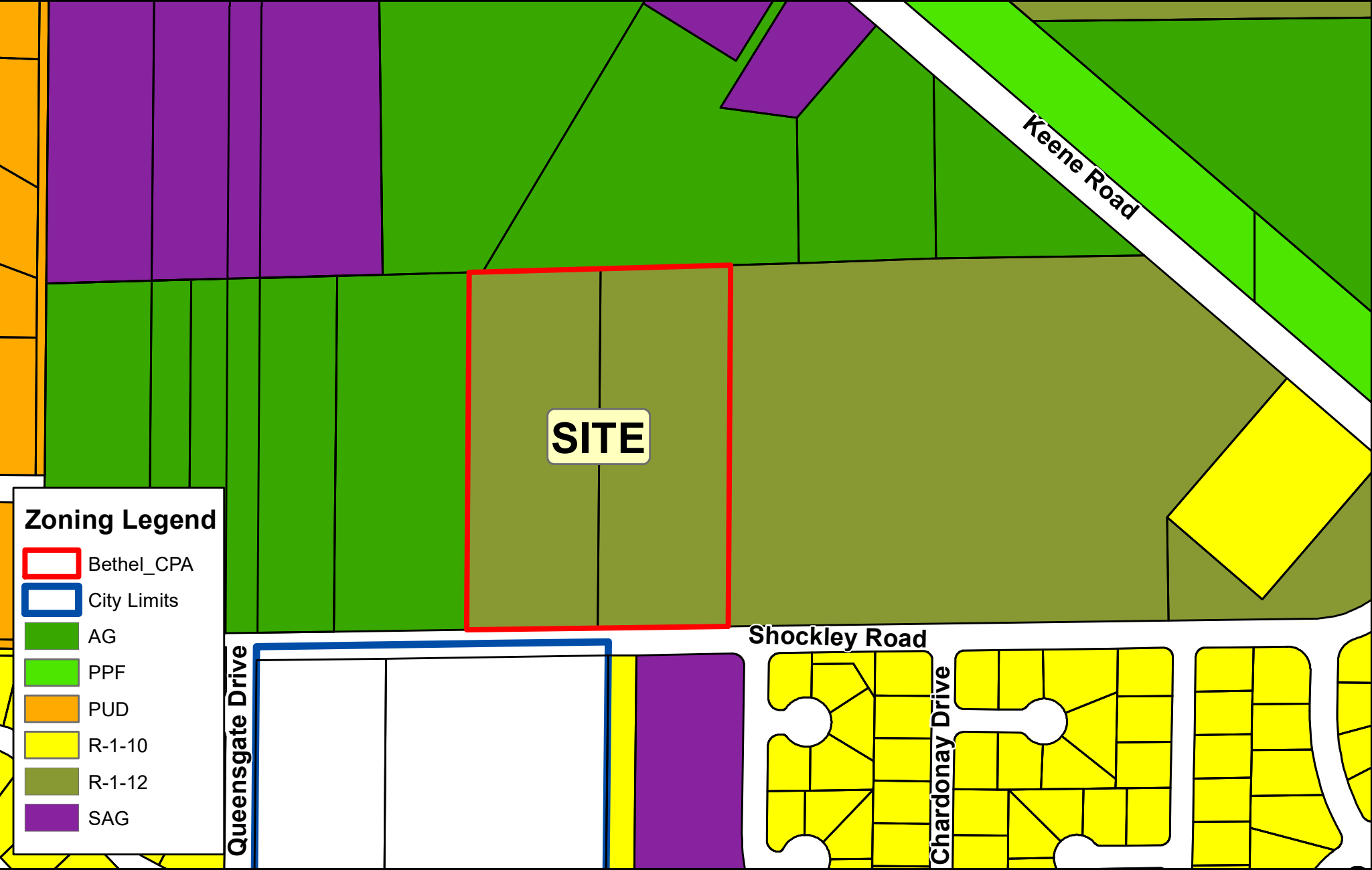


Land Use Legend

-  Rew
-  Commercial
-  Developed Open Space
-  High Density Residential
-  Medium Density Residential

Zoning Map

Bethel Church

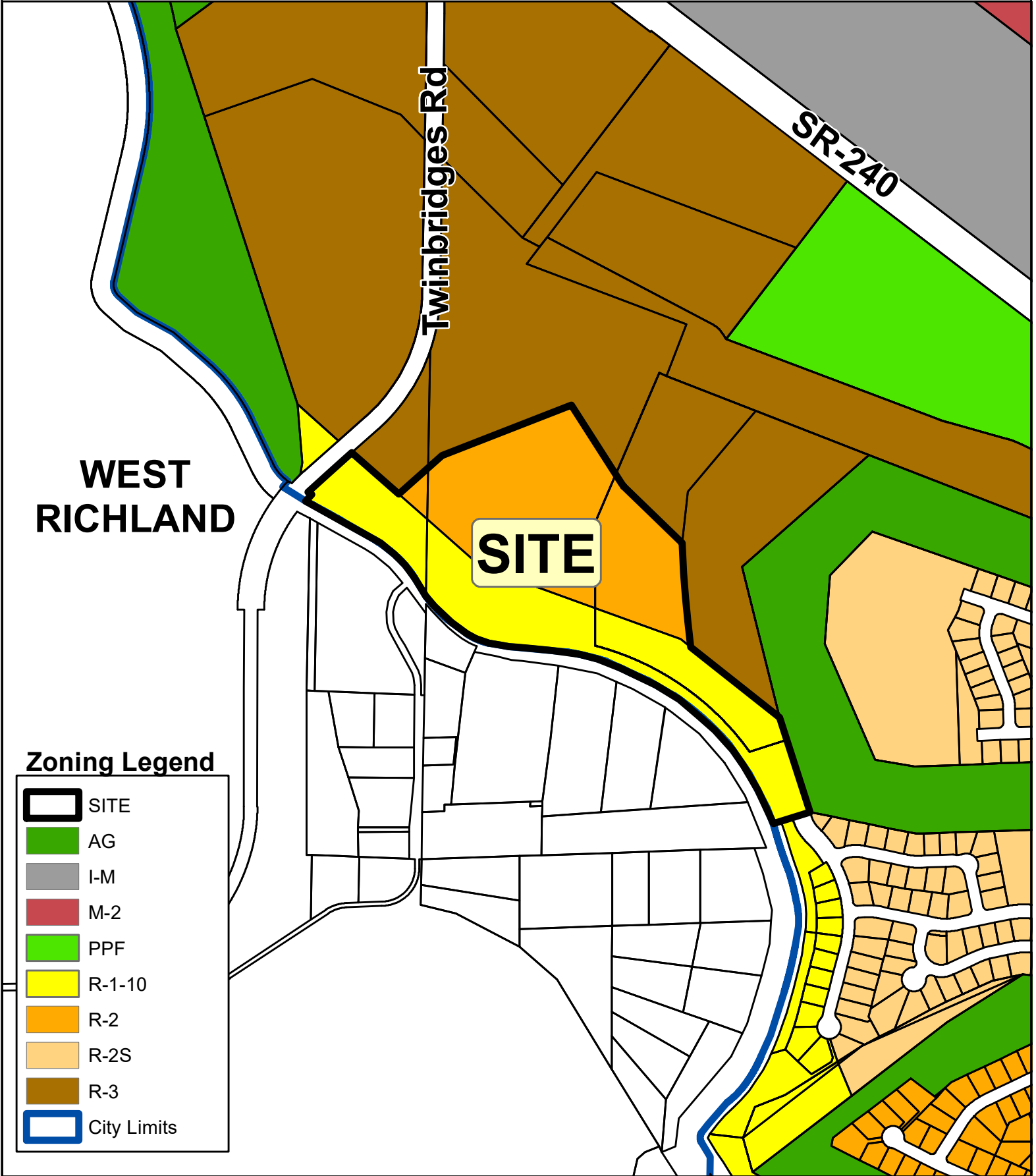


Zoning Legend

-  Bethel_CPA
-  City Limits
-  AG
-  PPF
-  PUD
-  R-1-10
-  R-1-12
-  SAG

Zoning Map

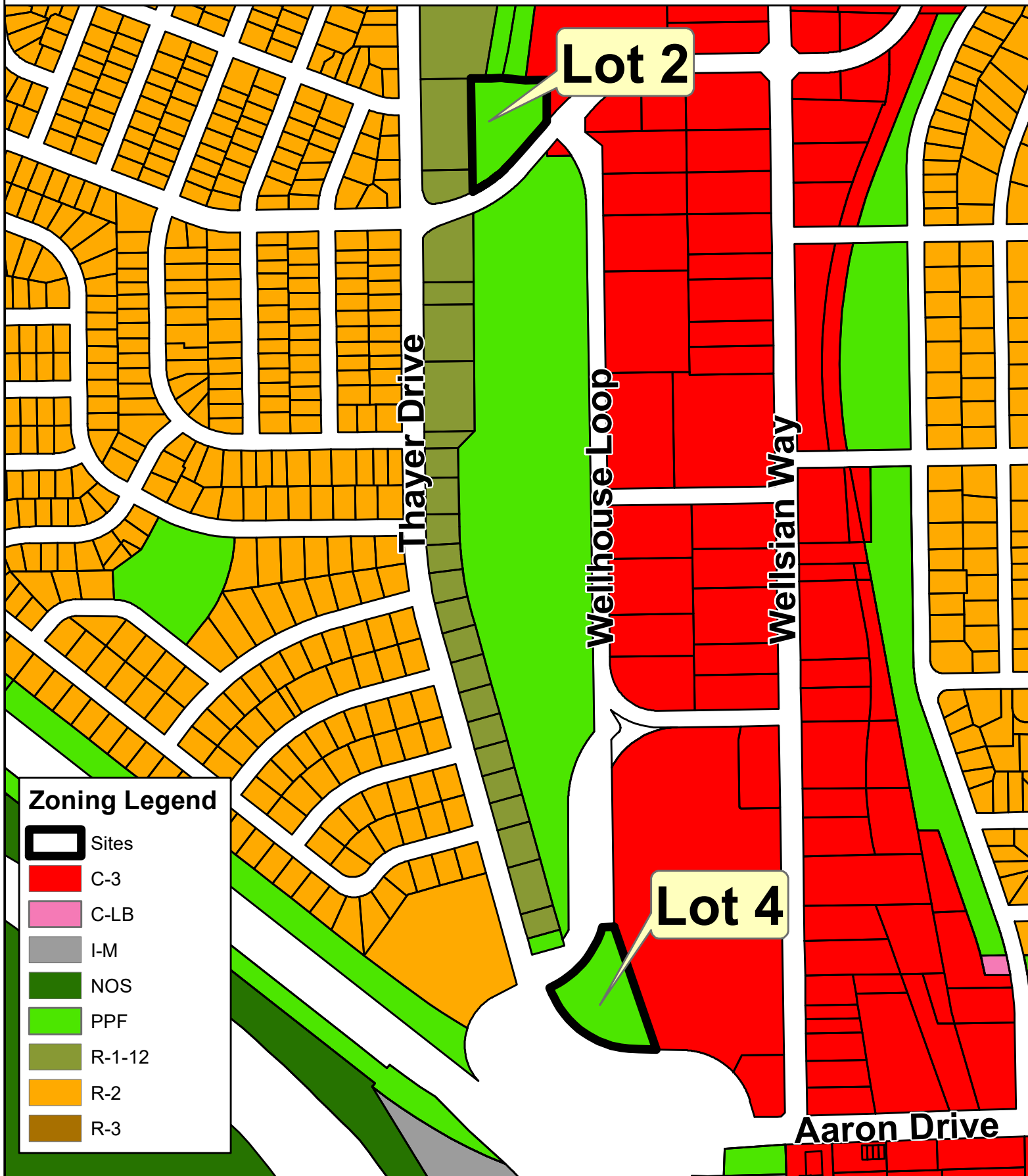
Northstone Assign R-2S Zoning



Zoning Map

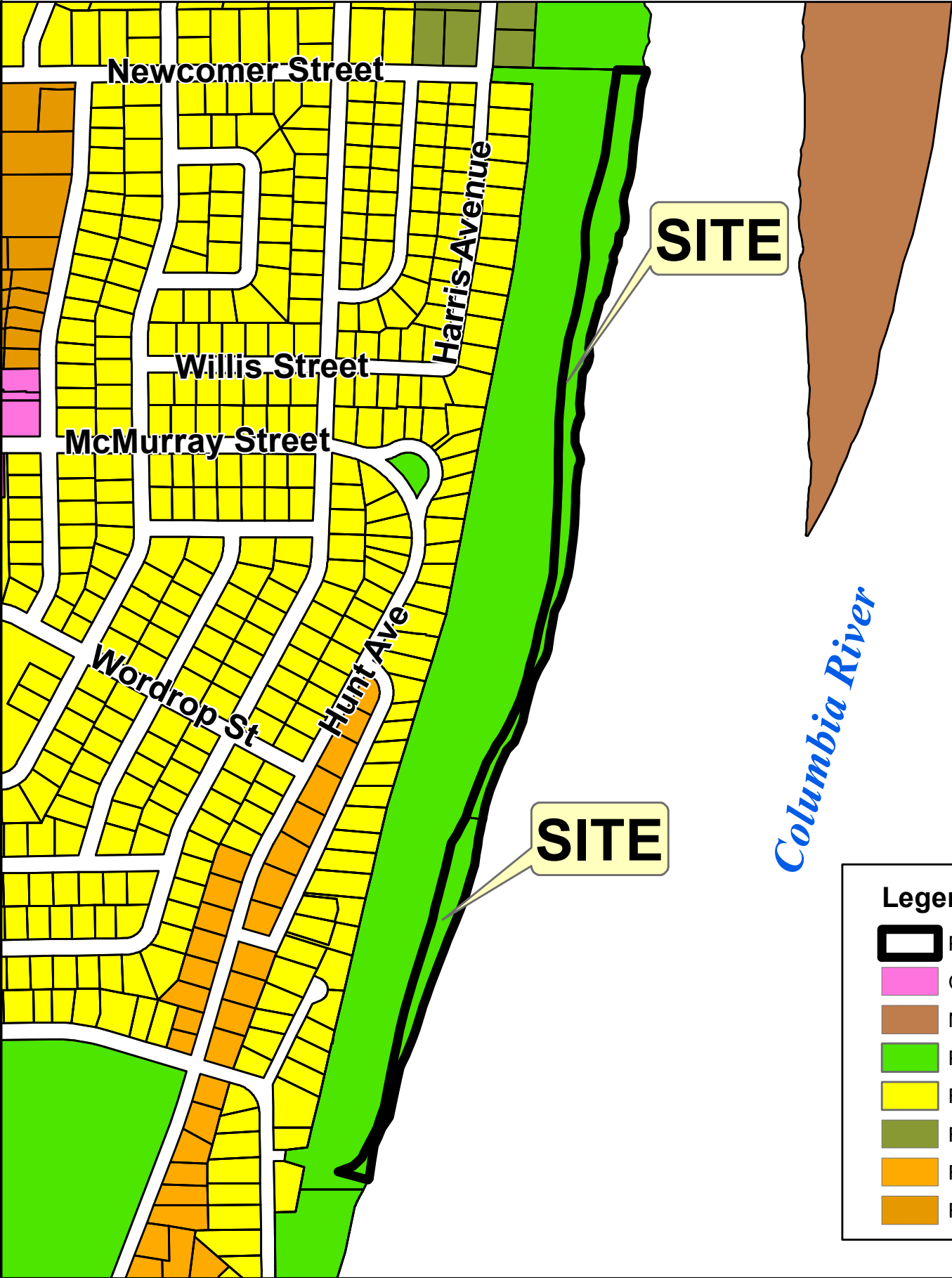
Bush Lots 2 & 4

N



Zoning Map

Leslie Groves (From PPF to NOS)



Columbia River

Legend

 Project Site

 C-1

 NOS

 PPF

 R-1-10

 R-1-12

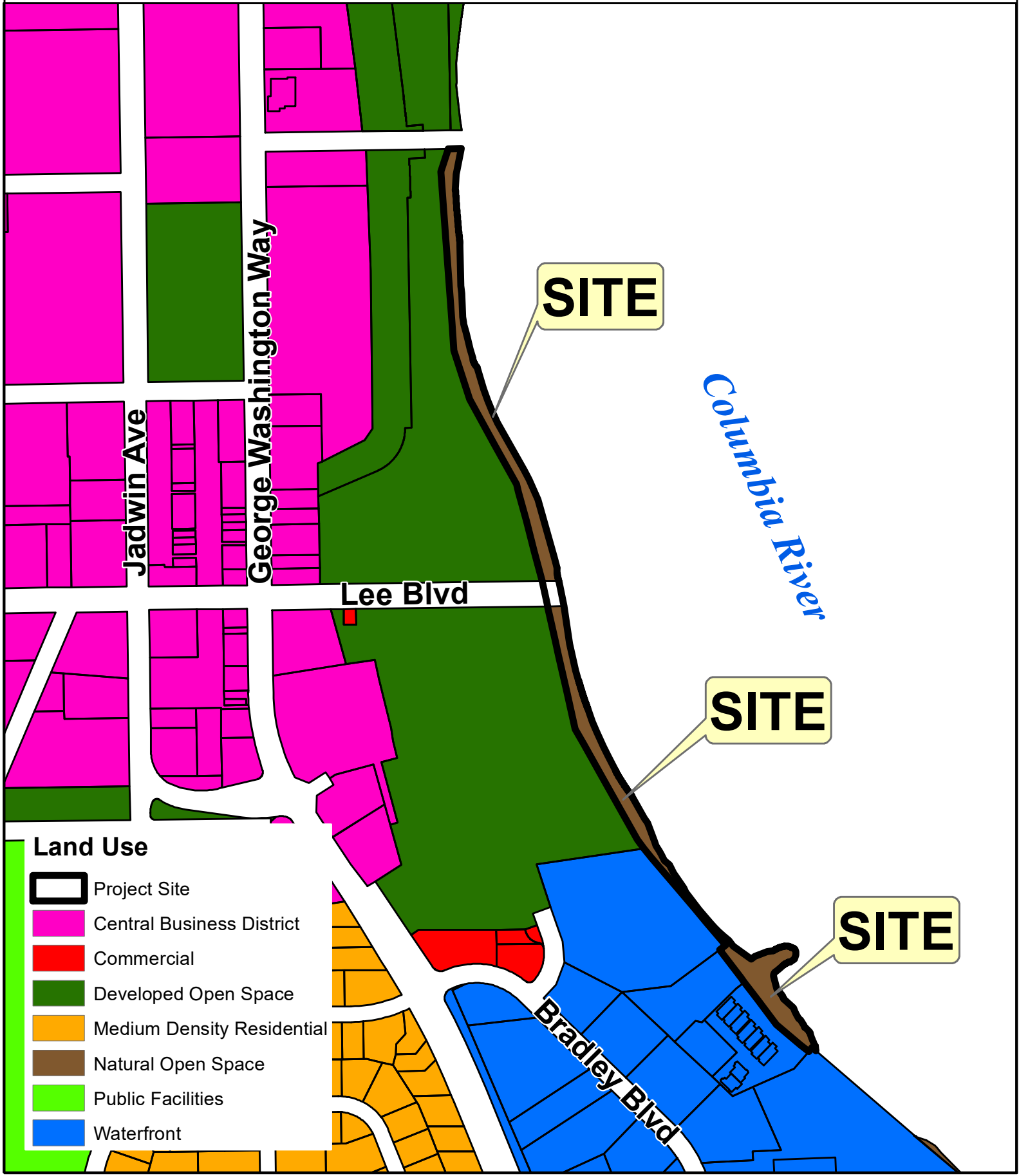
 R-2

 R-3

Vicinity Map

Howard Amon
(From NOS to DOS)

N



Vicinity Map

Amon Preserve South (From Commercial to NOS)

N



Lorayne J Blvd

Leslie Road

Bruce Lee Lane

SITE

Railline

W. Clearwater Ave

Land Use



Site



Commercial



Developed Open Space



Low-Density Residential



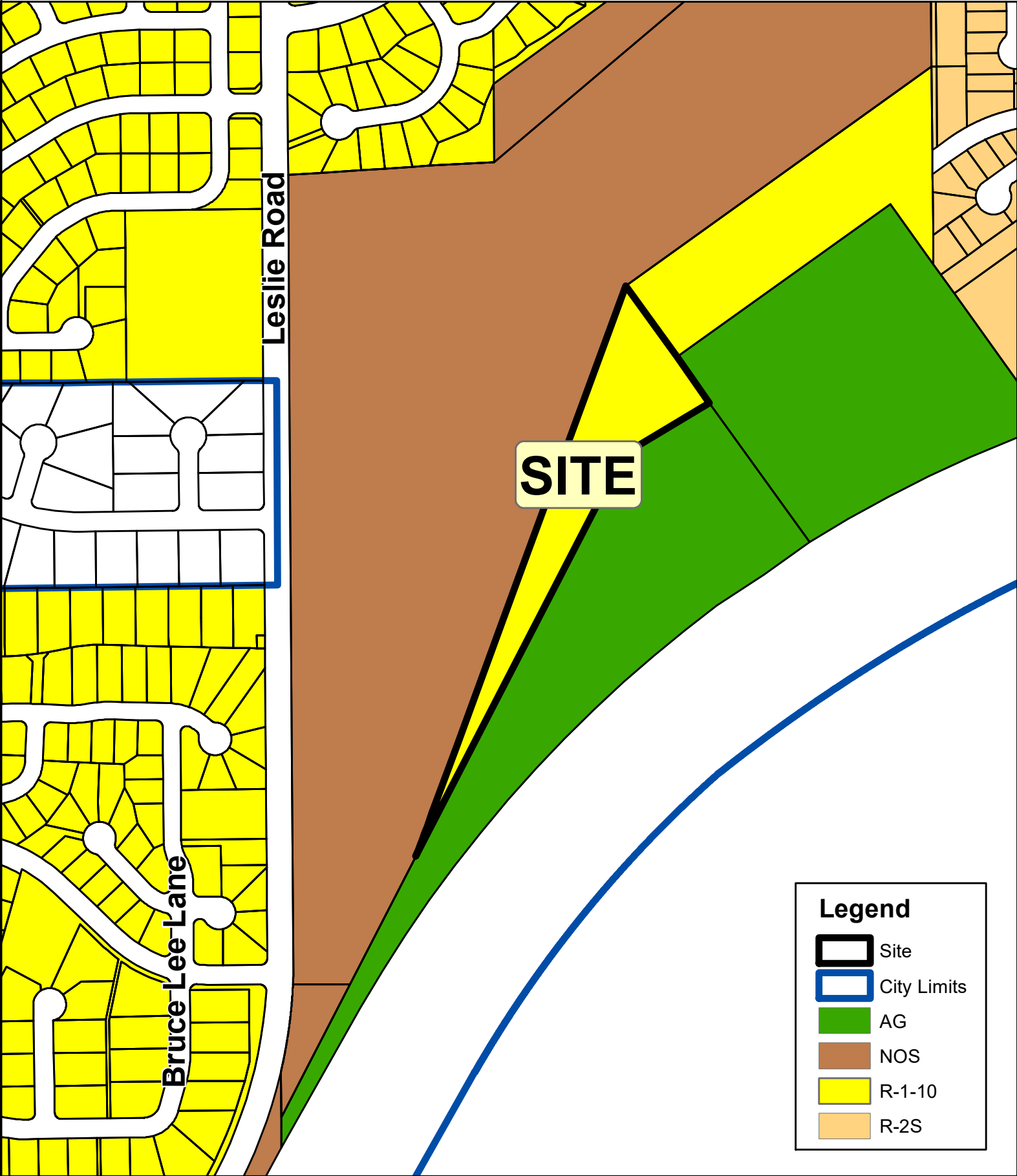
Natural Open Space



Public Facilities

Zoning Map

Amon Preserve East (From R-1-10 to NOS)



SITE

Legend

 Site

 City Limits

 AG

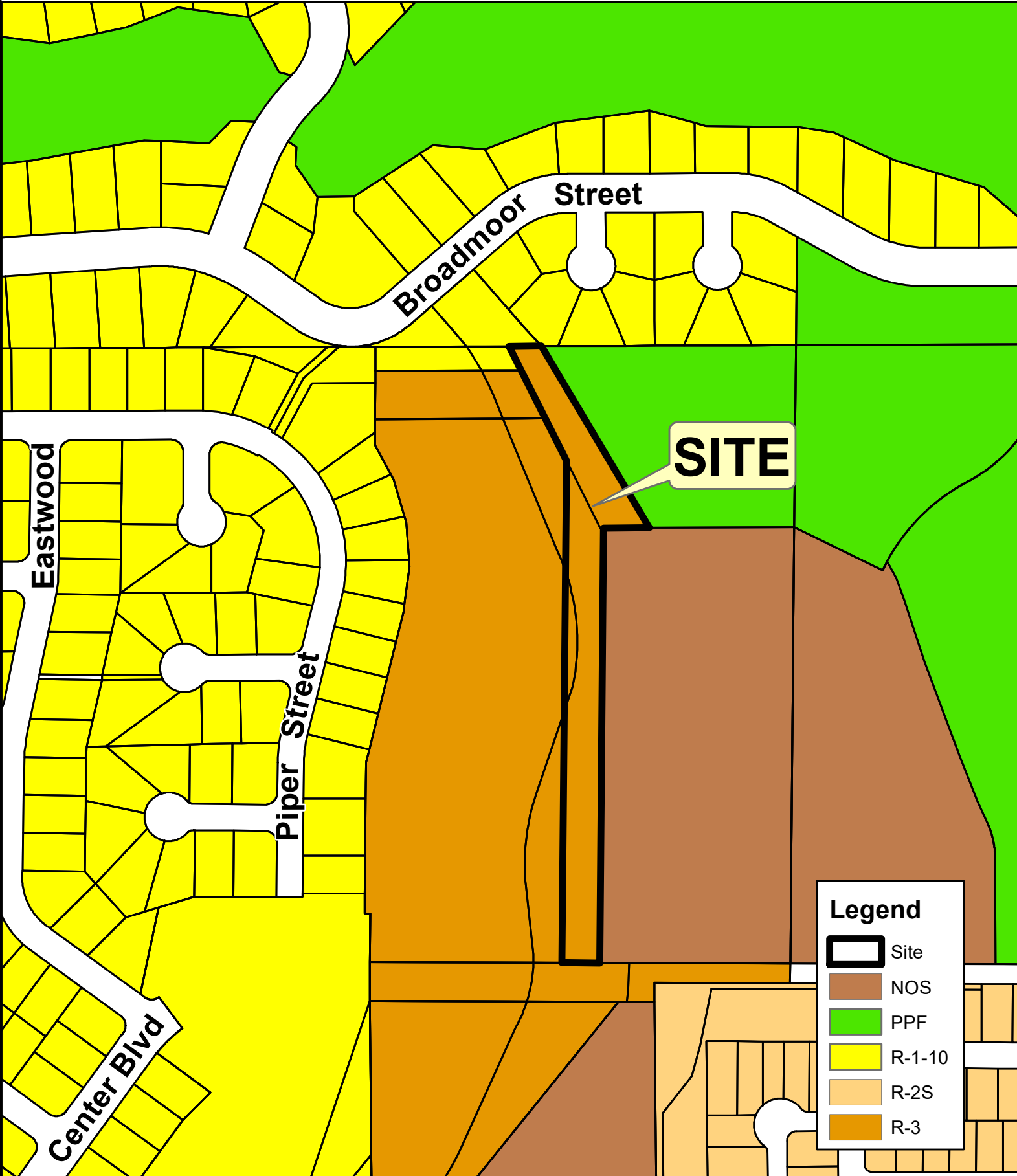
 NOS

 R-1-10

 R-2S

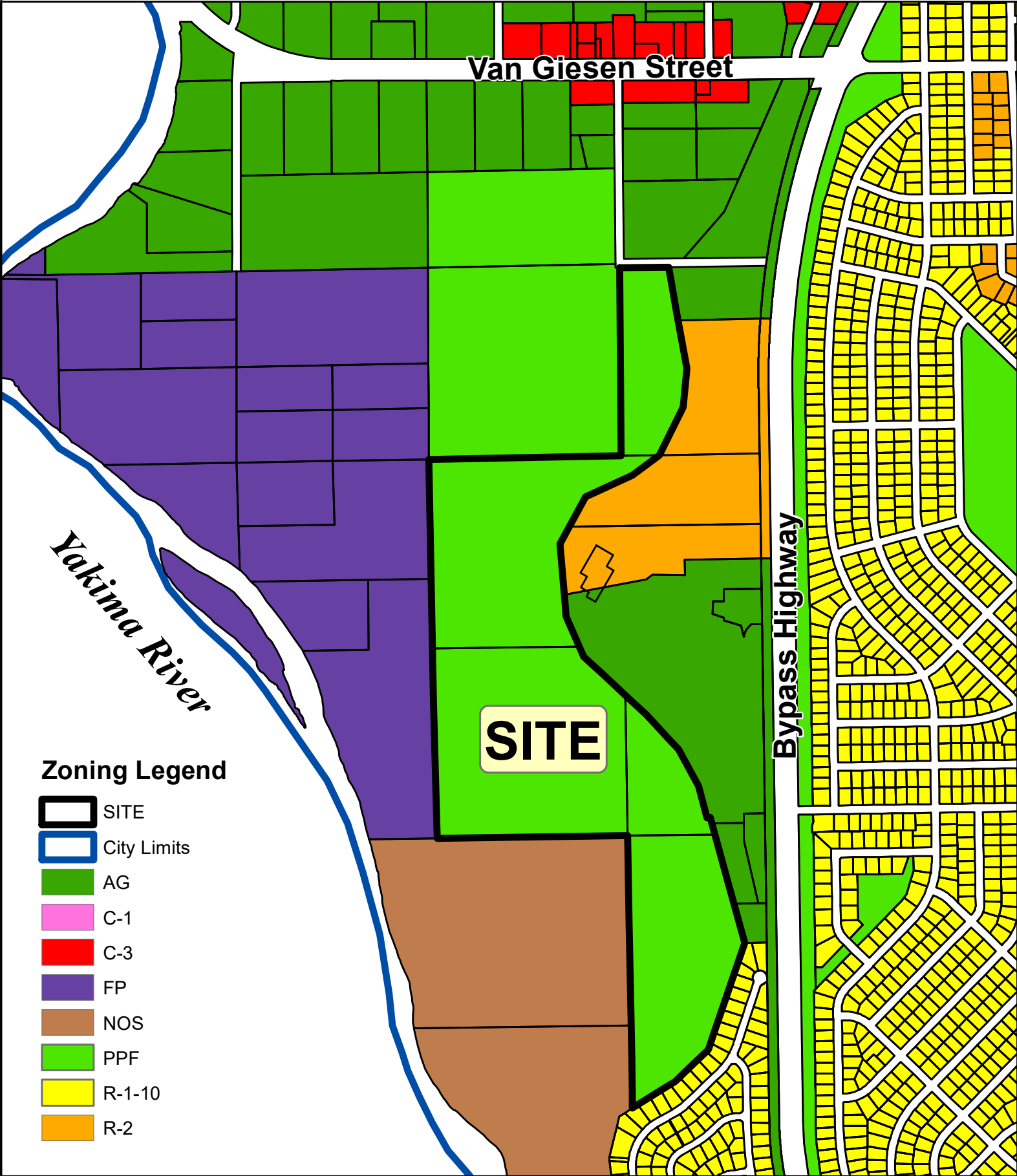
Zoning Map

Amon Preserve North (From R-3 to NOS)



Zoning Map

W.E. Johnson Park (From PPF to NOS)





Planning & Development Services Division • Long-Range Planning Section
840 Northgate Drive • Richland, WA 99352
General Information: 509/942-7794 • Fax: 509/942-7764

PETITION TO AMEND COMPREHENSIVE PLAN
(Including City Staff Comprehensive Plan Amendment Checklist)

Applicant or Sponsor <u>Michael Van Beek on behalf of RF + ES</u>			
Address <u>1000 G.W.W.</u>		City <u>Richland</u>	State <u>WA</u> Zip <u>99352</u>
Phone Number <u>942-7573</u>	Fax Number <u>942-7548</u>	Other/E-Mail Address	
Engineer/Architect Information (if applicable)			
Engineer/Architect		Registration/License Number	
Address		City	State Zip
Phone Number	Fax Number	Other/E-Mail Address	

Proposed Plan Amendment: Please indicate type of amendment and its location within the Comprehensive Plan:

☒ Text Amendment: Element Capital Facilities Section CF Goal 12 Subsections _____

☐ Map Amendment: Element _____ Map Number _____

Describe your Proposed Amendment (provide suggested new language): use additional sheets as necessary.

See Attached

Describe why the amendment should be made and why it is in the public interest (e.g., correcting an error, improving consistency, addressing a need that is currently lacking, etc.)

See Attached

Describe how the current language or map designation affects you or your property.

N/A

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

DATED THIS 5th DAY OF October, 2018.



Applicant's Signature

Applicant's Signature

1000 G.W.W

Address

Richland, WA 99352

Address

City, State, Zip

509-366-9189

City, State, Zip

Phone

Phone

FOR OFFICE USE ONLY

Please provide the following with your Comprehensive Plan Amendment Application:

- Ownership Report from Title Company Listing Owners Within 300' of the subject property
- SEPA Checklist, if applicable
- Complete Legal Description of Affected Property
- Application Fee

DESCRIBE YOUR PROPOSED AMENDMENT

Add the following to CF Goal 12 and relabel the current policy 3 to policy 4 on page 58.

Policy 3: The City will identify the funding mechanism to construct and staff Fire & Emergency Service facilities in areas of our city wherever 1350 or more employees work outside a 4 minute drive time from an existing Richland Fire & Emergency Services facility or a neighboring jurisdiction facility with similar staffing levels participating in an automatic aid agreement.

Please add the text below to the end of the Fire and Emergency Services and Facilities section on page 61.

The Richland Fire & Emergency Services Department has developed a facility deployment model based on the current and projected needs of the community over the next 10 years. This plan encompasses potential growth and development in the community, current and future urban growth boundaries, the City of Richland transportation improvement plan, and industry standard response times. The facility deployment model aligns with the City of Richland Core Focus Areas as well as meets the mission and vision of Richland Fire & Emergency Services.

DESCRIBE WHY THE AMENDMENT SHOULD BE MADE AND WHY IT IS IN THE PUBLIC INTEREST.

The addition of this policy allows the City of Richland to provide concurrent levels of service to those who work and live in the non-residential parts of the City. A good example of this occurs in the North Richland Research District. This policy provides an alternate trigger point to address life safety and infrastructure protection in non-residential areas. This trigger point also strengthens the reliability of our deployment model by providing back-up coverage to other areas of the City.

The number of employees trigger point (1350) was derived by taking the average number of people per household in Benton County (2.66) and multiplying it by 500. This gives you the same number of people served as 500 homes would. This formula helps align policy 3 with policy 1.

The addition of the text to the Fire and Emergency Services and Facilities section captures the current planning tools we are using to project the need for additional facilities and meet the needs of our community.



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 5/21/2019

Agenda Category: Resolutions – Adoption

Core Focus Area 2 - Manage & Maintain Infrastructure & Facilities

Subject:

Resolution No. 67-19, Issuing a Purchase Order to Weatherproofing Technologies, Inc. for Roof Restoration to the Richland Library

Department:

Parks & Public Facilities

Ordinance/Resolution Number:

67-19

Document Type:

Resolution

Recommended Motion:

Adopt Resolution No. 67-19, authorizing the City Manager to execute a purchase order in the amount of \$447,173.70 and all other documents necessary to procure the services of Weatherproofing Technologies, Inc. to complete the Richland Public Library's roof restoration.

Summary:

The Richland Public Library was remodeled in 2009 and the roof system has been leaking for approximately two (2) years. After evaluating all options, an overlayment of the entire roof was determined to be the best option for repair and long-term success of the roofing system. Roof repairs to the Richland Library are identified in the 2019-2024 Capital Improvement Plan (CIP).

This project is being procured utilizing the King County Directors Association (KCDA) Cooperative Purchasing Agreement. Weatherproofing Technologies, Inc. submitted a proposal to complete the library roof restoration at a cost of \$447,173.70, including sales tax. This proposal is below the existing budgeted amount of \$450,000 identified in the CIP.

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. 67-19

Fiscal Impact:

The proposal to complete the work is \$447,173.70 including Washington State sales tax. The CIP budget for the project is \$450,000.

Attachments:

1. Resolution No. 67-19
2. Weatherproofing Technologies, Inc. - Quote for Richland Public Library Roofing Project

RESOLUTION NO. 67-19

A RESOLUTION of the City of Richland authorizing the issuance of a purchase order with Weatherproofing Technologies, Inc. for the Richland Library 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 Richland Public Library remodel was completed in 2009; and

WHEREAS, the Library's failing roof system is causing water to leak into the building; and

WHEREAS, after evaluating all options, an overlayment of the entire roof was determined to be the best option for repair and long-term success of the roofing system; and

WHEREAS, the 2019-2024 Capital Improvement Plan (CIP) includes a project titled Library Roof Renovation with a budget of \$450,000; and

WHEREAS, a cooperative purchasing agreement exists between Weatherproofing Technologies, Inc. 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, Weatherproofing Technology, Inc. is a known vendor who has previously performed roofing repairs on City facilities; and

WHEREAS, the City's best interests are served by completing the project in accordance with the approved budget and best management practices.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City Manager is authorized to issue a purchase order in the amount of \$447,173.70, including sales tax, to avail itself of a cooperative purchasing agreement between King County Directors Association and Weatherproofing Technology, Inc.

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 21st day of May, 2019.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

DEBBY BARHAM, Deputy City Clerk

HEATHER KINTZLEY, City Attorney



Weatherproofing Technologies, Inc.
3735 Green Road · Beachwood, Ohio 44122 · 216-292-5000

Effective 03/01/2019; Approved by AEPA December 2017

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#		5034044
CUSTOMER#	City of Richland		DATE#	4/24/2019	
	955 Northgate Dr.				
	Richland, WA 99352				
PROJECT#	Richland Public Library - Roofs A-G				
	RoofTec to remove debris and clean all roof sections A - G. (approx 42,462 SF)				
	Repair all punctures and damage membrane with a peel and stick like product.				
	Apply Alphaguard WB Primer to roof surfaces.				
	Apply Alphaguard Bio Base coat to all field and penetration seams and embed 4" permafab and back roll. (approx 11,950 LF)				
	Apply Alphaguard Bio Base Coat over all roof sections.				
	Apply Alphaguard Bio Top Coat within 72 hours over all roof sections.				
	Remove all debris from job site.				
	Upon completion provide a 5 Year Material Only Warranty.				
Bid Item Number	Description of Cost Factors	Unit of Measure	Price	Quantity	Project Amount
9.11.6.5	Labor Rate for Roofer (Various Membrane Repairs Prior to Coating)	Per Hour	\$ 170.70	32	\$ 5,462.40
9.1.30	Roof Cleaning System	SF	\$ 0.45	42,462	\$ 19,107.90
9.4.68	Prime Substrate	SF	\$ 0.35	42,462	\$ 14,861.70
9.4.76	Two part, bio-based, polyurethane roof coating system, non-reinforced	SF	\$ 8.55	42,462	\$ 363,050.10
9.11.7	Ancillary building weatherization and repair (Most current RS Means Construction Book)	% to be applied	92%	\$ 6,200.61	\$ 5,704.56
FREIGHT PREPAID & ADD:					\$ 1,935.00
SUBTOTAL					\$ 410,121.66
10.2.1	Performance and payment bond - bonding rate (percent of project)	Percent	0.40%		\$ 1,640.49
TOTAL PROJECT COST					\$ 411,762.15
* 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.					



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 5/21/2019

Agenda Category: Resolutions – Adoption

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Subject:

Resolution No. 68-19, Authorizing an Interlocal Agreement for City Participation in Benton County District Court's Therapeutic Courts

Department:
City Attorney

Ordinance/Resolution Number:
68-19

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 68-19, authorizing the City Manager to sign and execute an interlocal agreement with Benton County authorizing the City's participation in Benton County District Court's therapeutic courts.

Summary:

Benton County has determined to create and operate several therapeutic courts for the purpose of providing an alternative route through the criminal justice system for individuals charged with crimes who meet the requisite requirements and prescribed standards of one of the Benton County District Court Therapeutic Courts. Available therapeutic courts include mental health court and veterans' court.

In order to facilitate Richland's participation in any of Benton County's designated therapeutic courts, the City must agree to authorize the designated prosecutor from the Benton County Prosecuting Attorney's Office to handle prosecution of all misdemeanor and gross misdemeanor offenses deemed appropriate for therapeutic court resolution. Although authority to prosecute will transfer to the Benton County Prosecuting Attorney's Office, Richland's contracted City Prosecutor, Bell Brown & Rio, will retain screening authority over Richland's misdemeanor and gross misdemeanor cases. In other words, Mr. Mike Rio will decide, in his discretion, which cases are appropriate for an alternate judicial resolution through one of Benton County's available therapeutic courts. This approach ensures consistency and allows the City to remain accountable to its respective citizens.

While the City is under no obligation to participate in Benton County's therapeutic courts, staff recommends approval of the proposed interlocal agreement in order to provide the opportunity for these alternative judicial resolution options. Further, the City trusts that discretion will be properly exercised by the City's contracted prosecutor when participation in one of Benton County's therapeutic courts is warranted under the circumstances.

Staff recommends approval of Resolution No. 68-19.

Fiscal Impact:

No cost is associated with executing the interlocal agreement. Costs to prosecute misdemeanor or gross misdemeanor cases in Benton County District Court are imposed on a per-case basis, and remain the same regardless of whether the case is filed in one of Benton County's therapeutic courts.

Attachments:

1. Resolution No. 68-19
2. Interlocal Agreement for Benton County Therapeutic Courts Participation

RESOLUTION NO. 68-19

A RESOLUTION of the City of Richland authorizing an interlocal agreement with Benton County for therapeutic court prosecution services.

WHEREAS, Chapter 39.34 RCW permits local government units to make the most efficient use of their powers by enabling them to cooperate with other localities and thereby to provide services and facilities in a manner that will accord best with geographic, economic, population, and other factors influencing the needs and development of local communities; and

WHEREAS, Benton County has determined to create and operate a therapeutic court, comprised of both mental health court and veterans' court, for the purpose of providing alternative routes through the criminal justice system for individuals charged with crimes who are mentally ill, who have co-occurring mental health and substance abuse disorders, or who suffer mental illness related to service in the Armed Forces; and

WHEREAS, the municipalities agree that judicial economy is best served by authorizing the designated prosecutor from the Benton County Prosecuting Attorney's Office to handle prosecution of all misdemeanor and gross misdemeanor offenses deemed appropriate for any component of therapeutic court; and

WHEREAS, the City Attorneys for each jurisdiction desire to retain screening authority over the criminal cases within their own geographical boundaries in order to ensure consistency, and to remain accountable to its respective citizens.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City Manager is authorized to enter into an interlocal agreement with Benton County to establish the process for participation in Benton County's therapeutic court, and to delegate prosecutorial authority to the Benton County Prosecuting Attorney's Office for cases deemed by the City Attorney or designee to be appropriate for filing in Benton County's therapeutic court.

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 21st day of May, 2019.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

DEBBY BARHAM, Deputy City Clerk

HEATHER KINTZLEY, City Attorney

**INTERLOCAL AGREEMENT
FOR
PROSECUTION OF MUNICIPAL CASES
IN BENTON COUNTY THERAPEUTIC COURTS**

This 2019 Interlocal Agreement (“Agreement”) for prosecution of municipal cases in Benton County District Court Therapeutic Court is entered into by and between the Cities of **KENNEWICK, RICHLAND, WEST RICHLAND, PROSSER** and the County of **BENTON** pursuant to the Interlocal Cooperation Act, Chapter 39.34 RCW.

WHEREAS, Chapter 39.34, RCW permits local government units to make the most efficient use of their powers by enabling them to cooperate with other localities and thereby to provide services and facilities in a manner that will accord best with geographic, economic, population, and other factors influencing the needs and development of local communities; and

WHEREAS, Benton County has determined to create and operate several therapeutic courts for the purpose of providing an alternative route through the criminal justice system for individuals charged with crimes who meet the requisite requirements and prescribed standards of one of the Benton County District Court Therapeutic Courts (Therapeutic Courts), thereby entering them into the specialized Court program; and

WHEREAS, the municipalities currently contracted with Benton County for district court services agree that judicial economy is best served by authorizing the designated prosecutor from the Benton County Prosecuting Attorney’s Office to handle prosecution of all misdemeanor and gross misdemeanor offenses deemed appropriate for a Therapeutic Court; and

WHEREAS, the City Attorneys for each jurisdiction desire to retain screening authority over the misdemeanor and gross misdemeanor cases within their own geographical boundaries in order to ensure consistency, and to remain accountable to its respective citizens; and

WHEREAS, this 2019 Agreement for prosecution of municipal cases in Benton County Therapeutic Courts replaces the 2016 Interlocal Agreement in its entirety.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and upon approval in accordance with RCW 39.34, the parties do hereby agree as follows:

I. PURPOSE

The purpose of this Agreement is to establish and define the roles and responsibilities between the Benton County Prosecuting Attorney’s Office and the prosecuting authority for each participating municipality, to include the delegation of caseload responsibility.

II. GENERAL TERMS AND CONDITIONS

Participation in a Therapeutic Court shall proceed approximately as follows, with the following demarcation of responsibilities:

1. *Entering a Therapeutic Court*

- a. City Attorneys may refer cases deemed appropriate to the Therapeutic Court Coordinator by selecting the appropriate Therapeutic Court and using the referral packet provided by the Office of District Court Therapeutic Courts.
- b. Whenever a referral is submitted to a Therapeutic Court from any source other than a City Attorney, the Benton County Deputy Prosecuting Attorney assigned to the Therapeutic Court will provide notification to the City Attorney of the referral. The City Attorney will review the case and referral to determine whether or not he/she agrees to transfer of the case to the Therapeutic Court.
- c. The City Attorney, in his/her sole discretion, may refuse to transfer any case to a Therapeutic Court regardless of eligibility.

2. *Transfer and Prosecuting Authority*

- a. The City Attorneys, through consent of their respective legislative authorities, hereby authorize the Benton County Prosecuting Attorney's Office to handle city cases accepted by a Therapeutic Court. Once a defendant is accepted into a designated Therapeutic Court, his or her case is completely removed from the respective City Attorney's Office and transferred under the authority of the Benton County Deputy Prosecuting Attorney assigned to prosecute cases in Benton County District Court Therapeutic Courts.
- b. Once approved, the case will be handled by the designated Therapeutic Court Team.

3. *New Charges*

If a defendant is charged with a new offense while participating in a Therapeutic Court, the new offense will be tracked with the previously pending case in the Therapeutic Court, and handled there, unless the City Attorney prosecuting the new charge objects, or the Therapeutic Court Team determines that the defendant is no longer an appropriate candidate for the Therapeutic Court.

4. *Probation*

When a defendant is on probation under one or more previously adjudicated criminal cases, and the remaining probationary period is two (2) years or less, the defendant may request transfer of the probation case(s) to the Therapeutic Court in which the defendant is participating. Transfer will occur upon request under these circumstances; no permission from the City Attorney is required. Cases with a remaining probationary period of greater than two (2) years require City Attorney approval for transfer into Therapeutic Court for consolidation with a pending case. As qualifying cases are identified, the Therapeutic Court Coordinator will request transfer from the City Attorney.

5. *Costs of Incarceration*

The cost of incarceration of any participant in a Therapeutic Court shall be borne by the arresting agency pursuant to the terms of each City's interlocal agreement for use of the Benton County jail facilities.

III. TERM OF AGREEMENT

1. **Duration**

Upon approval by the last legislative authority of the participating jurisdictions, this Agreement shall become retroactively effective to April 1, 2019, and shall expire on December 31, 2024 unless terminated prior to that date as set forth below.

2. **Termination**

Any party may terminate this Agreement, in whole or in part, at any time by giving thirty (30) days' notice. The termination notice must be in writing and be provided to each of the contacts listed below via regular mail. Termination will be effective on the 31st day from the date notice was sent.

IV. NOTICES

Written notice shall be directed to the parties as follows:

Benton County Prosecutor's Office
7122 W Okanogan Pl Bldg A
Kennewick, WA 99336-2359
509-735-3591
prosecuting@co.benton.wa.us

West Richland City Attorney
Bronson Brown, City Attorney
410 N Neel Street Ste A
Kennewick, WA 99336-2865
509-628-4700
bronson@bellbrownrio.com

Kennewick City Attorney
Lisa Beaton, City Attorney
210 W. 6th Avenue
Kennewick, WA 99336
509-585-4375
Lisa.Beaton@ci.kennewick.wa.us

Prosser City Attorney
Howard Saxton, City Attorney
1112 Meade Ave
Prosser, WA 99350-1367
509-786-1817
hsaxton@saxtonriley.com

Richland City Attorney
Heather Kintzley
625 Swift Boulevard
Richland, WA 99352
(509) 942-7385
hkintzley@ci.richland.wa.us

V. DISPUTE RESOLUTION

1. The parties desire to avoid and settle without litigation future disputes which may arise between them relative to this Agreement. Accordingly, the parties agree to engage in good faith negotiations to resolve any such disputes. Such negotiations shall first be conducted at the City Attorney level. Should settlement negotiations prove unsuccessful or not be resolved within ninety (90) days, any party may proceed with other legal remedies, including but not limited to litigation.

2. Jurisdiction and venue for any action relating to the interpretation, enforcement, or any dispute arising from this Agreement shall be in Benton County Superior Court.
3. This Agreement shall be construed, and the legal relations between the parties hereto shall be determined in accordance with the laws of the State of Washington.

VI. WAIVER AND ENTIRETY

1. Waiver: No waiver by either party hereto of any terms or conditions of this Agreement shall be deemed or construed to be a waiver of any other term or condition, nor shall the waiver of any breach be deemed or construed to constitute a waiver of any subsequent breach, whether of the same or any other term or condition of this Agreement.
2. Entirety: This Agreement contains all the terms and conditions agreed upon. No other understanding, oral or otherwise, regarding this Agreement or its subject matter shall be deemed to exist or bind the Parties. There shall be no modification of this Agreement except in writing and referencing this Agreement.
3. Severability: If any provision of this Agreement or its application is held invalid, the remainder of the Agreement or the applications of the remainder of the Agreement shall not be affected.
4. Counterparts: This Agreement shall be executed in duplicate counterparts, each of which shall be deemed an original, but both of which together shall constitute one and the same instrument.

VII. MISCELLANEOUS PROVISIONS

1. Filing: The executed Agreement shall be filed by the Benton County Prosecuting Attorney's Office with the Benton County auditor as provided in RCW 39.34.040.
2. Entity status: This Agreement shall not require formation of any new governance entity. No property will be acquired or held, and no joint board or administrator is necessary to accomplish the purpose of this Agreement.
3. Financing: The cost of prosecuting and defending cases in Benton County District Court Therapeutic Courts will be the responsibility of Benton County pursuant to and dependent upon funding by the Public Safety Sales Tax.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date next to the last signing party.

[Signature Pages to Follow]

City of Kennewick

By: _____
MARIE E. MOSLEY Date
City Manager

Attest: _____
TERRI WRIGHT
City Clerk

Approved As to Form: _____
LISA BEATON
City Attorney

City of West Richland

By: _____
BRENT GERRY Date
Mayor

Attest: _____
JULIE RICHARDSON
City Clerk

Approved As to Form: _____
BRONSON BROWN
City Attorney

City of Richland

By: _____
CYNTHIA D. REENTS Date
City Manager

Attest: _____
DEBBY BARHAM
Deputy City Clerk

Approved As to Form: _____
HEATHER KINTZLEY
City Attorney

City of Prosser

By: _____
RANDY TAYLOR Date
Mayor

Attest: _____
RACHEL SHAW
City Clerk

Approved As to Form: _____
HOWARD SAXTON
City Attorney

***Board of County Commissioners
Of Benton County***

JEROME DELVIN, Chairman Date

SHON SMALL, Commissioner Date

JAMES BEAVER, Commissioner Date

Constituting the Board of County Commissioners
of Benton County, Washington.

Attest:

CAMI MCKENZIE, Clerk of the Board

Approved as to Form:

ERIC ANDREWS, Deputy Prosecuting Attorney



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 5/21/2019

Agenda Category: Items for Approval

Core Focus Area I - Promote 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 AWC Annual Conference in Spokane, Washington from June 25-28, 2019.

Summary:

Councilmember Lemley plans to attend the Association of Washington Cities (AWC) Annual Conference June 25-28, 2019, in Spokane, Washington.

This year's Annual Conference theme is "Building Community," a concept that communicates the importance of emphasizing our collective strengths and focusing on our similarities as a critical part of good governance.

Richland Municipal Code Sections 1.01.040 and 2.26.062 require Council approval for travel which requires either an overnight stay, the use of commercial transportation to travel outside of Washington State or when expenses exceed \$500.

Fiscal Impact:

Estimated expenses for Councilmember Lemley are \$995.76. There are enough funds in Council's budget to cover these expenses.

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 5/21/2019

Agenda Category: Expenditures - Approval

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Subject:

Expenditures from April 29, 2019 - May 8, 2019, for \$6,556,360.00 including Check Nos. 267739-268095, Wire Nos. 7514-7529, Payroll Check Nos. 150037-150573, and Payroll Wire/ACH Nos. 10956-10977

Department:

Administrative Services

Ordinance/Resolution Number:

Document Type:

Expenditures

Recommended Motion:

Approve the expenditures from April 29, 2019, to May 8, 2019, in the amount of \$6,556,360.00.

Summary:

Breakdown of Expenditures:

Check Nos.	267739-268095	1,606,479.77
Wire Nos.	7514-7529	2,389,321.41
Payroll Check Nos.	150037-150573	25,928.41
Payroll Wires/ACH	10956-10977	2,534,630.41
TOTAL		\$6,556,360.00

Fiscal Impact:

Yes

Total Disbursements: \$6,556,360.00.

Attachments:

1. Wire Transfers
2. Voucher Listing Report

VOUCHER LISTING REPORT
SUMMARY OF WIRE TRANSFERS
APRIL 29, 2019 - MAY 8, 2019

Payee	Wire Description	Amount
Claim Wires - Wire No. 7514 to 7529		
AW Rehn Insurance	Fire Health Reimbursement Account	21,000.00
CIGNA Health/Matrix/QBE/VSP	Insurance Claims	309,050.17
Discovery Benefits	Section 125	3,951.92
Payment Processing, Inc.	Landfill Merchant Service Fees	2,890.61
US Bank Trust	Principal/Interest Bonds	2,052,428.71
	Total Claim Wire Transfers	\$ 2,389,321.41
Payroll Wires & Direct Deposits (ACH) - Wire No. 10956 to 10977		
Payroll Wires *see description below	Total Payroll Wire Transfers & Deposits	\$ 2,534,630.41
Total Claim & Payroll Wires/ACH		\$ 4,923,951.82

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



City Of Richland

VL-1 Voucher Listing

From: 4/29/2019 To: 5/8/2019

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
FUND 001 GENERAL FUND					
Division: 000 UNASSIGNED					
ALLSTAR CONSTRUCTION GROUP INC		137-18/RETAINAGE	267756	PARKS & REC-RETAINAGE	\$1,324.00
BCV, INC		112-18/RETAINAGE	267762	RETAINAGE	\$349.12
BLACKLINE INC		114-18/RETAINAGE	267766	RETAINAGE	\$272.46
FORD, WALTER E. III		041819	267793	REFUND FOR CPL FEES	\$18.00
				REFUND FOR CPL FEES	\$18.00
PAULSEN, LACEY		19-030 PAULSEN	267947	19-030 NPFLRA 2019 CONF	\$1,722.25
RECWARE REFUND		041519	267888	DEPOSIT REFUND PARKS & REC	\$200.00
				DEPOSIT REFUND PARKS & REC	\$150.00
			267922	DEPOSIT REFUND PARKS & REC	\$150.00
				DEPOSIT REFUND PARKS & REC	\$200.00
		042319	267908	DEPOSIT REFUND PARKS & REC	\$150.00
				DEPOSIT REFUND PARKS & REC	\$14.50
			267937	DEPOSIT REFUND PARKS & REC	\$14.50
				DEPOSIT REFUND PARKS & REC	\$150.00
			267972	DEPOSIT REFUND PARKS & REC	\$150.00
				DEPOSIT REFUND PARKS & REC	\$14.50
TALENT WISE INC		7753346	267851	BACKGROUND CHECKS-MARCH	\$426.72
UNASSIGNED TOTAL ****					\$5,324.05
Division: 001 CITY COUNCIL					
RICHLAND PUBLIC FACILITIES DISTRICT		112618	268063	WOLF CONSULTING STRATEGIC PLAN	\$5,833.33
CITY COUNCIL TOTAL ****					\$5,833.33
Division: 100 CITY MANAGER					
VERIZON WIRELESS	P060314	9827108013	267864	wireless charges march 2019	\$70.11
CITY MANAGER TOTAL ****					\$70.11
Division: 101 CITY CLERK					
CODE PUBLISHING INC		63218	267777	WEB UPDATE 04/08/19	\$137.41
CITY CLERK TOTAL ****					\$137.41
Division: 102 CITY ATTORNEY					
CONSILIO LLC		IVC087171	267901	PROJ MANAGMENT SUP SVCS	\$5,277.21
MENKE JACKSON BEYER LLP		03/2019-065	268045	GENERAL (CITY ATTY)	\$318.50
		03/2019-088		NESS/PAULSEL V. COR	\$1,055.50
		03/2019-456-		DENNEY V COR - PRR	\$85.40
VERIZON WIRELESS	P060314	9827108013	267864	wireless charges march 2019	\$38.71
	P060314			wireless charges march 2019	\$38.71
CITY ATTORNEY TOTAL ****					\$6,814.03
Division: 110 ASSISTANT CITY MANAGER					
VERIZON WIRELESS	P060314	9827108013	267864	wireless charges march 2019	\$38.71



City Of Richland

VL-1 Voucher Listing

From: 4/29/2019 To: 5/8/2019

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
ASSISTANT CITY MANAGER TOTAL ****					\$38.71
Division: 111 COMMUNICATIONS & MARKETING					
VERIZON WIRELESS	P060314	9827108013	267864	wireless charges march 2019	\$114.94
COMMUNICATIONS & MARKETING TOTAL ****					\$114.94
Division: 120 FIRE					
BASIN DEPARTMENT STORE INC		400432	267761	REDBACK DAY BOOT (PEMBERTON)	\$173.75
BENTON RURAL ELECTRIC ASSOCIATION		03/19-74170526	267765	COLLINS RD RADIO TOWER ELECT	\$71.42
FRONTIER		04/19 2530045365	267794	SILVER CLOUD PHONE LINE	\$66.67
GALLS AN ARAMARK COMPANY	P060176	012498388	267795	S511 EAGLE FIRE SHIELD BADGE	\$798.21
	P060176			ADJUST FOR TAX	(\$0.03)
ON SCENE MEDICAL SERVICES, P.C.	P060316	1222	267826	ANNUAL HAZMAT PHYSICAL	\$2,424.00
VERIZON WIRELESS	P060314	9827108013	267864	wireless charges march 2019	\$528.00
	P060314			wireless charges march 2019	\$773.96
WA STATE ASSN OF FIRE CHIEFS		13071	267865	2019 WFC CONFERENCE (TOM)	\$500.00
XEROX CORPORATION	P060305	096554197-	267980	OFFICE COPIER LEASE/USAGE (MAR	\$417.98
	P060305	096554198-		ST 73 MFD - MAINT PLAN (Q1)	\$35.84
	P060305	096554214-		ST 74 MFD - ANNUAL MAINT PLAN	\$143.35
FIRE TOTAL ****					\$5,933.15
Division: 130 POLICE					
3SI SECURITY SYSTEMS INC		INV702891	267983	ANNUAL USAGE-TRACKING	\$469.15
CASCADE NATURAL GAS CORP		04/19-75997100005	267998	NAT GAS 871 GW WAY 03/16-04/16	\$646.59
CHARTER COMMUNICATIONS		1173892030119	267775	RPD INTERNET SRVCS 3/11-4/10	\$309.97
		1173892040119		RPD INTERNET SRVCS 4/11-5/10	\$219.97
CITY OF KENNEWICK		13897	268002	BACKGROUND INVESTIGATIONS	\$464.00
DOMESTIC VIOLENCE SERVICES		25240	268015	DOMESTIC VIOLENCE SRVCS-MAR 19	\$888.50
ENTERPRISE RENT A CAR		9011-3655-566	268016	FUEL CHRGE-LITTRELL BKGRD INV	\$31.98
ENTERPRISE RENT A CAR TOLLS		546937836	268017	TOLL CHRGE LITTRELL BKGRD INV	\$17.95
FRONTIER	S018327	04/19 2061882614	268024	TELEPHONE CHARGE 4/19/19-5/18/	\$71.52
K.D. ROCHE		TC-CA70624	268037	HTC2019 PRESENTER	\$2,500.00
		TC-CAT0623		DEP FOR TRAVEL HTC2019 6/23-25	\$500.00
LARSEN GUNSMITHING & FIREARMS	P060142	9586	267809	SAFARILAND 6360RDS-832-132 -	\$173.93
LIBERTY CAR WASH		352	268039	ALPR VEHICLE WASH	\$30.00
LITTRELL, CRAIG		040519	267812	BACKGROUND CHECK	\$258.00
LN CURTIS & SONS		INV273097	268040	SHIPPING	\$194.31
MISTER CAR WASH		152425	268048	RPD VEHICLE WASHES-MAR 2019	\$67.20
MOON SECURITY SERVICES INC		975228	268051	RPD RANGE MONITORING	\$65.05
POLICE TECHNICAL		15797	268057	INVESTIGATION CLASS-SWANSON	\$395.00
RICHARD WHITEHEAD & ASSOC. LLC	P060087	1243	267951	WHITEHEAD OFFICER IN TRAINING	\$5,184.96
RIVER CITY TOWING INC		17031	268064	TOW CHARGE	\$48.87
TREASURE VALLEY COFFEE CO		104358	268081	RPD COFFEE DELIVERY	\$217.73



City Of Richland

VL-1 Voucher Listing

From: 4/29/2019 To: 5/8/2019

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
VERIZON WIRELESS	P060314	9827108013	267864	wireless charges march 2019	\$4,805.27
POLICE TOTAL ****					\$17,559.95
Division:	210	ADMINISTRATIVE SERVICES			
VERIZON WIRELESS	P060314	9827108013	267864	wireless charges march 2019	\$145.31
ADMINISTRATIVE SERVICES TOTAL ****					\$145.31
Division:	211	FINANCE			
VERIZON WIRELESS	P060314	9827108013	267864	wireless charges march 2019	\$38.71
	P060314			wireless charges march 2019	\$48.98
FINANCE TOTAL ****					\$87.69
Division:	212	PURCHASING			
VERIZON WIRELESS	P060314	9827108013	267864	wireless charges march 2019	\$19.37
	P060314			wireless charges march 2019	\$44.75
PURCHASING TOTAL ****					\$64.12
Division:	213	INFORMATION TECHNOLOGY			
CERIUM NETWORKS INC	P060320	1075920	267774	ENGINEER REMOTE SYS PROGRAMMIN	\$912.24
SMARSH, INC.	P060015	INV00501017	268067	ANNUAL RENEWAL MESSAGE/WEB	\$2,426.70
VERIZON WIRELESS	P060314	9827108013	267864	wireless charges march 2019	\$15.02
	P060314			wireless charges march 2019	\$329.01
XO COMMUNICATIONS SERVICES LLC	S018322	0321273455	267981	MOVE PRI CIRCUIT TO LIBRARY DU	\$2,726.90
INFORMATION TECHNOLOGY TOTAL ****					\$6,409.87
Division:	220	HUMAN RESOURCES			
CANON FINANCIAL SERVICES, INC		19993475	267771	CANON-IRC55501-XLG04984-APR	\$287.84
		19993476	267997	CANON-IRC55501-XLG04984-APR	\$28.00
CITY OF RICHLAND		19-030 PAULSEN	267894	19-030 NPELRA TRAINING	\$1,722.25
EQUALIZER POLYGRAPH & INVESTIGATIONS, LLC		19-1655	267787	PRE-EMPLOYMENT POLYGRAPH	\$250.00
		19-1656		PRE-EMPLOYMENT POLYGRAPH	\$250.00
PAULSEN, LACEY		19-030 PAULSEN	267947	19-030 NPELRA TRAINING	\$506.61
TALENT WISE INC		7753346	267851	BACKGROUND CHECKS-MARCH	\$7.25
THE WESLEY GROUP	P060143	21659	268078	LABOR NEGOTIATION SERVICES	\$4,000.00
VERIZON WIRELESS	P060314	9827108013	267864	wireless charges march 2019	\$38.71
HUMAN RESOURCES TOTAL ****					\$7,090.66
Division:	300	DEVELOPMENT SERVICES ADMIN			
ABADAN INC		AR57787	267754	LG FORMAT SCANNER	\$155.24
VERIZON WIRELESS	P060314	9827108013	267864	wireless charges march 2019	\$121.32
XEROX CORPORATION		096554181	267875	MX4-343179 BASE/PRINTS-MAR	\$317.10
DEVELOPMENT SERVICES ADMIN TOTAL ****					\$593.66
Division:	301	DEVELOPMENT SERVICES			
CITY OF RICHLAND		19-101 WESTPHAL	267894	19-101 BUILDING CODE TRAINI	\$509.04
INTERNATIONAL ASSN OF PLUMBING &		923	267805	2019 MEMBERSHIP DUES-M BORING	\$250.00



City Of Richland

VL-1 Voucher Listing

From: 4/29/2019 To: 5/8/2019

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
MINUTEMAN PRESS		5933	267819	INSPECTION NOTICE	\$715.52
VERIZON WIRELESS	P060314	9827108013	267864	wireless charges march 2019	\$465.15
WATER SOLUTIONS INC		21026	267867	3 WTR MACHINES - APRIL 2019	\$16.29
				3 WTR MACHINES - APRIL 2019	\$39.63
DEVELOPMENT SERVICES TOTAL ****					\$1,995.63
Division:	303	LIBRARY			
COLUMBIA INDUSTRIES SUPPORT LLC		0080474	267778	ON SITE SHREDDING WO #0135058	\$87.36
OCLC INC		0000655666	267825	CATALOGING, METADATA, RES, REF	\$1,098.79
VERIZON WIRELESS	P060314	9827108013	267864	wireless charges march 2019	\$75.94
LIBRARY TOTAL ****					\$1,262.09
Division:	330	PARKS & RECREATION ADMIN			
AHBL, INC	P059748	112739	267877	MASTER PLANNING SERVICES FOR	\$2,957.50
US LINEN & UNIFORM		S2329212	267862	LINENS FOR WCIA MEETING	\$11.40
VERIZON WIRELESS	P060314	9827108013	267864	wireless charges march 2019	\$1,335.70
PARKS & RECREATION ADMIN TOTAL ****					\$4,304.60
Division:	331	PARKS & REC - RECREATION			
BUCKSKIN GOLF CLUB		2019 SLOW BREAK	267995	2019 SLOW BREAK REFEREES	\$2,741.06
CITY OF RICHLAND		19-084 GARTSIDE	267894	19-084 WRPA CONFERENCE	\$111.00
		19-085 ROE		19-085 WRPA CONFERENCE	\$111.00
FRONTIER	S018327	04/19 2061882614	268024	TELEPHONE CHARGE 4/19/19-5/18/	\$74.06
	S018327			TELEPHONE CHARGE 4/19/19-5/18/	\$200.12
HEALTHY FEET LLC		APRIL 2019	267801	FOOT CARE CLASSES-APRIL	\$538.20
MASON, PATTI L			268043	FITNESS CLASSES-APRIL 19	\$606.56
SCOTT, TAIFEI		13-054/APR 2019	267844	ZUMBA INSTRUCTOR-APR 2019	\$197.40
SHI INTERNATIONAL CORP	P060308	B09876059	267955	ADOBE ACROBAT PRO 2017 LICENSE	\$341.32
TALENT WISE INC		7753346	267851	BACKGROUND CHECKS-MARCH	\$503.52
URM STORES INC		3-0-326973	268084	200 COFFEE STIRRERS	\$12.35
US LINEN & UNIFORM		2332165	267862	500-ENTRY MATS-RCC	\$10.88
		2335960		500-ENTRY MATS-RCC	\$10.88
		2343580		500-ENTRY MATS-RCC	\$10.88
		S2344416		200-TABLE CLOTHS-BUNNY EVENT	\$33.39
XEROX CORPORATION		096554179	267875	MX4-322135 BASE/PRINTS-MAR	\$231.35
				MX4-322135 BASE/PRINTS-MAR	\$146.03
PARKS & REC - RECREATION TOTAL ****					\$5,880.00
Division:	335	PARKS & REC - PARKS&FACILITIES			
ABM JANITORIAL NORTHWEST		13714550	267876	CARPET CLEANING FIRE STATIONS	\$141.58
				CARPET CLEANING FIRE STATIONS	\$141.59
AIREFCO INC		4168212	267878	HVAC PARTS	\$24.60
ARAMARK UNIFORM SERVICES INC	S018331	04/19-934962000	267986	LINEN CHARGES FOR APRIL, 2019	\$579.41
BEAVER BARK & ROCK		934811	267882	CONCRETE	\$178.99



City Of Richland

VL-1 Voucher Listing

From: 4/29/2019 To: 5/8/2019

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BEAVER BARK & ROCK		938224	267991	TOP DRESSING	\$93.35
		938870		GRAVEL	\$123.74
BUILDERS HARDWARE & SUPPLY CO INC	S018256	S3691895.001	267769	DOOR, CECO IUI18CRS3070 F RH	\$486.02
	S018256			DISCOUNT	(\$12.03)
	S018256			FAIL SECURE, SCHND80PDEU-RX RH	\$595.95
	S018256			MCK TA2714 26D 4.5 X 4.5 NRP	\$20.23
	S018256			LUMP SUM SHOP LABOR, GLAZING D	\$27.15
	S018256			CHM CUSTOM GLASS, CLEAR TEMPER	\$38.01
	S018256			SHOP LITE/LOUVER CUTOOT SMALL	\$48.87
	S018256			LITE KIT, NATLGP L-FRA100 GPZ	\$79.93
	S018256			NYL BRUSH W/S, PEMKO 18062CNB	\$9.96
CASCADE NATURAL GAS CORP		04/19 51897100007	267892	NAT GAS 1005 SWIFT 03/16-04/16	\$14.10
		04/19 61897100006		NAT GAS 955 NORTHGATE3/16-4/16	\$1,050.54
		04/19 73638100005		NAT GAS 500 AMON 03/16-04/16	\$1,226.10
		04/19 75226321539		NAT GAS 2710 DUPTL 3/15-4/15	\$411.46
		04/19 80577100003	267998	NAT GAS 2700 DUPRT 3/15-3415	\$2,063.13
		04/19 96738100005	267892	NAT GAS 505 SWIFT 3/16-4/16	\$1,190.83
		0419 90577100002		NAT GAS BLDG 300 3/15-4/15	\$2,763.05
COLUMBIA GRAIN & FEED INC		165844	268005	PUSH LAWN MOWER REPAIR	\$145.67
CONSOLIDATED ELECTRICAL DISTRIBUTORS INC		3627-606589	267782	FIXTURE	\$488.70
		3627-606694		CORD REEL-STA 74	\$86.38
		3627-607353		RECYCLE KIT	\$94.43
		3627-607658		CORD REEL-STA 74	\$9.80
		3627-607888	268010	LIGHTS	\$22.37
		3627-608042	267902	RECEPTACLE OUTLET REP	\$53.58
		3627-608045		RECYCLE KIT	\$94.43
COX EXCAVATING		325379	267785	SAND	\$1,194.60
DESERT GREEN TURF INC		11666	267909	SOD FIELD RENO-FRANKFORT	\$2,769.30
		30089	268014	INFIELD MIX - BADGER	\$1,994.76
ECS NORTHWEST, LLC		6778	267913	BADGER IRRIGATION PUMP	\$3,743.90
EWING IRRIGATION PRODUCTS INC		7140547	267788	IRRIGATION PARTS	\$213.64
		7140548		IRRIGATION PARTS	\$517.38
		7140549		IRRIGATION PARTS	\$316.10
		7140550		IRRIGATION PARTS	\$140.70
		7149195		TURFACE RAPID DRY	\$1,420.39
		7171477		SPRINKLER HEADS, FLAGS	\$27.04
		7198964	267915	0013355761003114	\$41.21
		7198965		HI SPEED SPRINKLERS	\$1,042.49
		7198966		IRRIGATION PARTS	\$75.71
		7222536		IRRIGATION PARTS	\$56.68
		7222537		IRRIGATION PARTS	\$159.29



City Of Richland

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From: 4/29/2019 To: 5/8/2019

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
EWING IRRIGATION PRODUCTS INC		7241264	268018	IRRIGATION PARTS/PLIERS	\$17.39
				IRRIGATION PARTS/PLIERS	\$31.08
		7250243		IRRIGATION PARTS	\$51.42
FARMERS EXCHANGE		227065	267916	MOWER REPAIR	\$234.76
		227066	267789	PUSH LAWN MOWER REPAIR	\$341.61
		227069	268019	PUSH LAWN MOWER REPAIR	\$325.07
		227071	267789	TRIMMER REPAIR	\$145.68
		227074	267916	INSP FEE SURPLUSED	\$45.61
		227076	268019	PUSH LAWN MOWER REPAIR	\$372.48
		227077	267789	TRIMMER REPAIR	\$185.81
		227093		INSPECTION FEE-SURPLUSED	\$45.61
		227094	267916	INSP FEE SURPLUSED	\$45.61
		227101		INSP FEE SURPLUSED	\$45.61
		227105		INSP FEE - SURPLUSED	\$45.61
		230338	268019	CHAINSAW REPAIR PARTS	\$15.88
FASTENAL COMPANY		WARIC82739	267791	FENCE PARTS-HORN	\$359.31
FERGUSON ENTERPRISES INC		7092221	267792	PLUMBING PARTS	\$233.33
		7098081		BACKFLOW PARTS-CP	\$566.21
		7132796	268022	IRRIGATION PARTS	\$251.95
		7142818		POOL PARTS	\$106.59
FRONTIER	S018327	04/19 2061882614	268024	TELEPHONE CHARGE 4/19/19-5/18/	\$33.82
	S018327			TELEPHONE CHARGE 4/19/19-5/18/	\$1,267.44
GRAINGER	S018326	7068592422	267921	CREDIT BALL VALVE ITEM #31LC73	(\$58.45)
	S018326			REMOTE WATER CHILLER ITEM #1PT	\$707.91
	S018326			BALL VALVE ITEM #31LC75	\$265.57
	S018326			V-BELT PULLEY ITEM #6VPF6	\$151.52
	S018326			TIME DELAY RELAY ITEM #5WMJ9	\$70.39
	S018326			CIRCUIT PROTECTOR ITEM #2DC69	\$144.85
	S018305	9133959313	267798	COMBO AIR/ELETRCIC ITEM #5FZX2	(\$885.22)
	S018305	9136106631		REPLACEMENT KIT ITEM #5B340	(\$1.19)
	S018305	9136106649		PRESSURE SWITCH ITEM #5B418	(\$3.01)
	S018305	9136106656		PRESSURE SWITCH ITEM #2P XK9	(\$2.96)
	S018305	9139644307		COMBO AIR/ELECTRIC ITEM #5FZX2	\$885.22
	S018305	9141112145		SPLIT-BOLT CONNECTOR ITEM #22C	\$42.84
	S018305	9141340050		ROOM TEMP SENSOR ITEM #48RH76	\$513.82
	S018305	9144853109		COMBO AIR/ELECTRIC ITEM #5FZX2	(\$885.22)
GTP INVESTMENTS LLC	P059942	406044015	267800	BADGER MTN LEASE FOR CITY CELL	\$346.48
	P059942	406125545	267923	BADGER MTN LEASE FOR CITY CELL	\$346.48
HERC RENTALS INC		30667956-002	267925	ROTO HAMMER	\$107.51
INTERLINE BRANDS INC DBA		485699979	267929	DISH HAND SOAP	\$17.71
IRRIGATION SPECIALISTS INC		1267526-01	268033	6" SLIP/IRRIGATION PARTS	\$15.23



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
KENNEWICK INDUSTRIAL & ELECTRICAL SUPPLY		1014269	267932	IRRIGATION PARTS	\$98.23
MIGHTY JOHNS PORTABLE TOILET & SEPTIC		A-2304	268046	SKATE PARK	\$91.00
		A-2325		HAINS COMFORT STATION	\$55.00
		A-2403		1975 SAINT CHEMICAL STORA BLDG	\$88.00
		A-2407		COLUMBIA PLAYFIELD #5	\$182.00
		A-2408		GOETHALS PARK	\$91.00
MILLER PAINT COMPANY INC		31377336	267938	ACRYLITEX PAINT	\$78.08
		31381248	268047	DOOR PAINT RFD STA 71	\$52.29
		31390302		PAINT	\$156.17
MONARCH MACHINE & TOOL CO INC		A201679	268050	DUG OUT SCREENS-HORN	\$97.74
MOON SECURITY SERVICES INC		974966	267939	BASIC FIRE MONITOR LIBRARY	\$39.10
		975658		BASIC FIRE MONITORING	\$57.56
		977551		BASIC FIRE MONITORING	\$35.84
				BASIC FIRE MONITORING	\$39.08
OVERHEAD DOOR COMPANY OF TRI CITIES		20389	267945	CAR WASH DOORS IN COMPLIANCE	\$3,718.46
		20428	268052	SVC CALL SHOPS 200 DOORS	\$3,865.29
OXARC INC		30640908	268053	CO2	\$208.11
PALLIS POOL & PATIO		6907	268054	ALG 600	\$247.61
		6913		POOL CHEMICALS	\$754.60
PLATT ELECTRIC SUPPLY		U883312	268056	OUTLET COVER C.P.	\$34.12
		U922217		LED LIGHTS - WAREHOUSE	\$360.01
		U925364		LED LIGHTS - WAREHOUSE	\$295.40
PREMIER LANDSCAPING & DESIGN	P060323	CO-0001	267950	ACID ETCHING AT GEORGE PROUT P	\$5,709.43
RICHLAND ACE HARDWARE		217327/2	267952	SHOVELS	\$34.73
		217328/2		IRRIGATION PARTS	\$17.95
		217363/2		IRRIGATION PARTS	\$40.94
		217386/2	267835	SILLCOCK KEY	\$5.63
		217389/2		SPRINKLER	\$4.98
				BUNGEE CORDS	\$13.22
		66986/1	267952	FASTENERS	\$41.57
		66991/1		IRRIGATION PARTS-TRUCK STOC	\$115.49
		67059/1		KNIFE, PLUG PULLOUT, J-BEND	\$43.41
		67106/1		IRRIGATION PARTS	\$26.78
		67132/1		IRRIGATION PARTS	\$16.28
				GLOVES	\$8.68
		67144/1		SPRAY TANK, CADDY	\$23.44
		67162/1		RAIN JACKET FOR SPRAYING	\$27.02
		67186/1		IRRIGATION PARTS	\$28.97
		67187/1		SIMPLE GREEN	\$13.02
		67199/1		IRRIGATION PARTS	\$7.75
		67215/1		IRRIGATION PARTS	\$53.38



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From: 4/29/2019 To: 5/8/2019

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
RICHLAND ACE HARDWARE		67218/1	267952	CONCRETE	\$20.83
		67221/1		IRRIGATION PARTS - TRUCK ST	\$17.74
				DIGITAL CLAMP METER	\$108.59
		67237/1	267835	CHANNEL LOCKS	\$35.83
		67242/1		TAPE MEASURE	\$29.31
				PLUMBING PARTS	\$74.90
		67245/1	267952	MOTOR OIL	\$9.97
		67249/1		IRRIGATION PARTS	\$5.36
		67250/1		REPLACE SOAP DISPENSER PART	\$22.99
		67277/1	267835	IRRIGATION PARTS	\$22.77
		67312/1		FIX A FLAT, HAND CLEANER	\$15.18
		67320/1		KEYS	\$12.12
		67332/1		FERTILIZER	\$16.16
		67333/1		GRAFFITI REMOVAL	\$5.41
		67349/1		PEAT MOSS	\$45.58
RICHLAND NAPA		67356/1		PLUMBING PARTS	\$24.36
		432757	268061	FHP POWERATED BELT	\$40.59
		5777995	267842	SHOPS BLDG 100-LOCKER ROOM	\$276.39
ROTO ROOTER		3806542	267960	APR 2019 MONTHLY SERVICE-FS 1	\$103.17
		3806545		PEST CONTROL - FIRE #4	\$103.17
		3806548		PEST CONTROL-LIBRARY	\$190.05
		3806549		PEST CONTROL - SHOPS	\$90.50
		3823618	268069	MAY 2019 MONTHLY SERVICE-RPD	\$179.19
SPRAGUE PEST SOLUTIONS		3823632		PEST CONTROL - RPD	\$89.60
		35854	267961	CURRENT SENSOR	\$343.02
		s 102728888.001	268071	IRR TIMER REPAIR	\$89.57
STANDARD PLUMBING HEATING CONTROLS		88131561-0001	267965	DECK OVER TANDEM AXLE TRAILER	\$151.54
		88131561-0002	268072	47" DOUBLE DRUM RIDE-ON ROLLER	\$988.06
		88180635-0001		UTILITY TRAILER	\$587.81
STONEWAY ELECTRIC SUPPLY		22240668	267966	NUT DRIVER/WASHERS	\$24.09
		22241679	268073	STEP DRILL BIT/BLADES	\$107.82
		130748	267971	BATTERY TERMINAL	\$30.81
SUNBELT RENTALS INC		12498569	267873	RANGER PRO & GALLERY	\$1,286.19
	S018286	12498573		ESPLANADE	\$355.70
	S018309	12508783		WC 31-0-10 40WCII 3FE CFM 8000	\$4,002.78
TACOMA SCREW PRODUCTS INC		12509346		ESPLANADE	\$1,778.49
		12530237	267977	WC 31-0-10 40 WCII 3FE CFM 200	\$1,000.69
		12546159		WC 17-0-34 WCI 2.55ZN CFM 5 BA	\$7,389.50
TRI CITIES BATTERY & AUTO REPAIR		12551381	268094	PENDULUM AQUA CAP, RANGER PRO,	\$1,770.83
		12568473		SIXTEEN 90 7.5 GALLONS	\$424.03
	S018314				
PARKS & REC - PARKS&FACILITIES TOTAL ****					\$71,300.52



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From: 4/29/2019 To: 5/8/2019

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
Division: 900 NON-DEPARTMENTAL					
ARBAUGH & ASSOCIATES INC		1745	267757	ARBAUGH CONTRACT FEES-MAR 19	\$1,470.00
NON-DEPARTMENTAL TOTAL ****					\$1,470.00
GENERAL FUND Total ***					\$142,429.83
FUND 101 CITY STREETS					
Division: 401 STREETS MAINTENANCE					
ADVANCED SIGNAL & CONTRACTING LLC	P060071	2722	267755	2019 RAILROAD CROSSING INSPECT	\$375.00
FASTENAL COMPANY		WARIC82879	268021	CARTRIDGE/T ROD	\$113.16
FRONTIER	S018327	04/19 2061882614	268024	TELEPHONE CHARGE 4/19/19-5/18/	\$92.13
GTP INVESTMENTS LLC	P059942	406044015	267800	BADGER MTN LEASE FOR CITY CELL	\$221.74
	P059942	406125545	267923	BADGER MTN LEASE FOR CITY CELL	\$221.74
MODERN MACHINERY CO INC		48796	267820	GRADER RENTAL	\$8,375.23
NORTHWEST SIGN RECYCLING LLC		3291	267944	HYDROSTRIPPING	\$202.09
PRECISE MRM LLC	S018253	IN200-1020794	267833	TILT SWITCH W/BRACKET 6950006	\$260.00
RICHLAND ACE HARDWARE		217326/2	268060	SPRAYERS/SLIDE LOCK KNIFE	\$35.78
		217362/2		SPRAYERS/LINE	\$31.03
		217390/2		SCREWS	\$21.71
		67000/1		SLEDGE HAMMERS/FILM POLY	\$178.04
		67026/1		GRASS SEED	\$19.54
		67103/1		POPOP/ELBOW/ADAPTER	\$19.95
THE SHERWIN WILLIAMS CO		5046-2-	268077	STRAINERS	\$40.43
TOTEM PACIFIC CORP	S018311	71457	267857	35.07 TONS OF ROAD SALT	\$2,960.05
	S018320	71460	267970	36.12 TONS OF ROAD SALT	\$3,048.67
	S018320	71461		35.80 TONS OF ROAD SALT	\$3,021.66
	S018328	71465	268080	35.75 TONS OF ROAD SALT	\$3,017.44
	S018330	71467		35.85 TONS OF ROAD SALT	\$3,025.88
	S018330	71468		36.22 TONS OF ROAD SALT	\$3,057.11
TRAFFIC SAFETY SUPPLY CO INC	S018293	INV012911	267859	FREIGHT	\$173.87
	S018293			SIGN POST, 2" PERFORATED SQUAR	\$1,092.79
VERIZON WIRELESS	P060314	9827108013	267864	wireless charges march 2019	\$309.95
WELLS SIGN MFG AND DISTRIBUTING INC	P060032	3187	267868	STREET NAME SIGN, Hains Ave 13	\$162.90
	P060032			STREET NAME SIGN, Wellsian Way	\$325.80
	P060032			STREET NAME SIGN, Stevens Dr 7	\$325.80
	P060032			STREET NAME SIGN, Lee Blvd 25	\$325.80
	P060032			Drawing Fees	\$162.90
	P060032			STREET NAME SIGN, George	\$325.80
	P060032			STREET NAME SIGN, Symons Dr 70	\$293.22
	P060032			STREET NAME SIGN, Hains Ave 13	\$162.90
	P060032			STREET NAME SIGN, Wellsian Way	\$162.90



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From: 4/29/2019 To: 5/8/2019

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
WELLS SIGN MFG AND DISTRIBUTING INC	P060032	3187	267868	STREET NAME SIGN, Wellsian Way	\$162.90
	P060032			SHIPPING	\$190.05
	P060032			STREET NAME SIGN, Knight St 60	\$200.91
	P060032			STREET NAME SIGN, Lee Blvd 130	\$200.91
	P060032			STREET NAME SIGN, George	\$325.80
STREETS MAINTENANCE TOTAL ****					\$33,243.58
CITY STREETS Total ***					\$33,243.58
FUND 112	INDUSTRIAL DEVELOPMENT FUND				
Division:	305	ECONOMIC DEVELOPMENT			
ARBAUGH & ASSOCIATES INC		1745	267757	ARBAUGH CONTRACT FEES-MAR 19	\$150.00
HOMEWOOD SUITES BY HILTON RICHLAND, WA		316732	267803	RECRUITMENT - EDM	\$338.02
RGW ENTERPRISES PC	P060202	03/19-LRF ENG/DRF	268059	2019 ENGINEERING/DRAFTING SERV	\$11,330.75
	P060088	03/19-PM HOURS		PROJECT MANAGMENT SERVICES #13	\$5,250.00
SHANNON & WILSON INC		106872	267845	C248-15 (3) TASK 7	\$1,241.50
		106873		C248-15 (3) TASK 8	\$975.00
TRI CITY REGIONAL CHAMBER OF COMMERCE		57306	267860	APRIL CHAMBER LUNCH-JENSEN X2	\$50.00
WEST RICHLAND CHAMBER OF COMMERCE		7410	267870	ANNUAL DUES 4/2019-3/2020	\$1,000.00
XEROX CORPORATION		096554181	267875	MX4-343179 BASE/PRINTS-MAR	\$35.23
ECONOMIC DEVELOPMENT TOTAL ****					\$20,370.50
Division:	306	ECONOMIC DEVELOPMENT PROJECTS			
CITY OF RICHLAND		2019-001114	268003	PLAN RVW 2811 POLAR WAY	\$36.00
PERMIT SURVEYING INC		17015-4.INV	267831	HR INDUST-RECORD SURVEY	\$315.00
		19017-2.INV		SECTION 27 WETLAND	\$450.00
ECONOMIC DEVELOPMENT PROJECTS TOTAL ****					\$801.00
INDUSTRIAL DEVELOPMENT FUND Total ***					\$21,171.50
FUND 117	PUBLIC SAFETY SALES TAX				
Division:	131	PSST POLICE ACTIVITY			
CITY OF KENNEWICK		13903	268002	METRO CONTRIBUTION FY19	\$2,875.00
PSST POLICE ACTIVITY TOTAL ****					\$2,875.00
PUBLIC SAFETY SALES TAX Total ***					\$2,875.00
FUND 154	HOME FUND				
Division:	309	HOME PROGRAM			
BENTON FRANKLIN TITLE COMPANY		19-1	267992	DPA/ANZURES 1006 WILLARD AVE	\$10,000.00
HOME PROGRAM TOTAL ****					\$10,000.00
HOME FUND Total ***					\$10,000.00



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From: 4/29/2019 To: 5/8/2019

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
FUND 301	STREETS CAPITAL CONSTRUCTION				
Division:	000				
ALLSTAR CONSTRUCTION GROUP INC		137-18/RETAINAGE	267756	ROADS-RETAINAGE	\$8,187.18
BCV, INC		112-18/RETAINAGE	267762	RETAINAGE	\$16,673.29
BLACKLINE INC		114-18/RETAINAGE	267766	RETAINAGE	\$22,875.82
INTERMOUNTAIN SLURRY SEAL INC		113-18/RETAINAGE	267804	RETAINAGE	\$11,846.38
UNASSIGNED TOTAL ****					\$59,582.67
Division:	402	ARTERIAL STREETS			
AAA CONCRETE, INC	P060317	1059	267753	3500PSI EXT, INV: 1059 3/20/1	\$716.76
FORTUNATO INC.		CONTRACT 141-19	267918	TRAFFIC IMPACT FEE-CONTRACT	\$50,000.00
HERC RENTALS INC		30710367-001	268029	CONCRETE CUTTER AND BLADE	\$177.02
IMT INC	P059084	10553	267928	DUPORTAIL BRIDGE - 2018 MATERI	\$4,127.50
		10596		M19020 SWIFT IMPROVEMENTS	\$208.50
JASSO, STEPHANIE R.		210112	268034	SIDEWALK REPAIR REIMB	\$631.24
JUB ENGINEERS INC	P059006	0124828	268036	DUPORTAIL BRIDGE - CNST ENG FO	\$254.70
	P060131	124739		CENTER PARKWAY-LESLIE RD to CL	\$2,500.00
MALLOW, MICHAEL		210111	268042	SIDEWALK REPAIR-1527 GOETHALS	\$461.55
MENKE JACKSON BEYER LLP		03/2019-077	268045	TRI-CITY RAILROAD	\$4,663.15
NORTHWEST ANTHROPOLOGY LLC	P059828	2019-11	267824	HENDERSON LOOP WEST PHASE	\$9,587.84
RICHLAND ACE HARDWARE		67085/1	268060	MORTAR	\$14.75
		67330/1		IMPCT SPRINKLER/NIPPLE	\$22.35
TOTAL SITE SERVICES LLC	P060045	19001-01	267856	I-182/QUEENSGATE ARTWORK	\$28,074.15
	P060045			QUEENSGATE/COLUMBIA PARK TRAIL	\$20,000.00
WESTERN CONCRETE ACCESSORIES		39174	268091	TROWEL/GLOVES/EDGER	\$64.28
ARTERIAL STREETS TOTAL ****					\$121,503.79
STREETS CAPITAL CONSTRUCTION Total ***					\$181,086.46
FUND 380	PARK PROJECT CONSTRUCTION				
Division:	337	PARKS & REC PROJECTS			
BEAVER BARK & ROCK		936389	267882	TREE REPLACEMNT FILL	\$84.66
EWING IRRIGATION PRODUCTS INC		7241265	268018	TREE TIES	\$86.54
RICHLAND ACE HARDWARE		67276/1	267835	HOSE ADAPTER, NOZZLE - ARBO	\$50.27
SILVERLINE ELECTRIC, LLC	P059764	12513	267957	RIVERFRONT TRAIL LIGHTING PHAS	\$32,493.48
PARKS & REC PROJECTS TOTAL ****					\$32,714.95
PARK PROJECT CONSTRUCTION Total ***					\$32,714.95
FUND 385	GENERAL GOVT CONSTRUCTION				
Division:	900	NON-DEPARTMENTAL			
BRUTZMAN'S INC	P060188	0000808626	267768	CITY HALL 3RD FLOOR FURNITURE	\$204,111.17



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From: 4/29/2019 To: 5/8/2019

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CLIFF THORN CONSTRUCTION	P060232	C72-19 PMT 1	267776	FIRE STATION 72 ROOF & EXTERIO	\$96,499.00
NON-DEPARTMENTAL TOTAL ****					\$300,610.17
GENERAL GOVT CONSTRUCTION Total ***					\$300,610.17
FUND 401	ELECTRIC UTILITY FUND				
Division:	000				
CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	P059985	3624-605516	267782	LUMINAIRE, LED, 100W EQUIV,	\$2,920.47
	P060180	3627-606309		CLAMP, PIPE 3IN RIGID UNISTRUT	\$138.47
	P060180			SEALANT POLYCEL 100 EXPANDING	\$679.62
	P060180			NUT, SPRING 3/8-16 STEEL CITY	\$758.03
	P060180			UNISTRUT BRACKET 24"	\$2,029.57
	P060180			ADJUST FOR TAX	(\$0.01)
	P060311	3627-608643	267902	ROPE PULL LINE, POLYPROP, 200#	\$68.79
GENERAL PACIFIC INC	P060191	1334628	267796	CT,500:5, 600V, OVAL WINDOW,	\$3,030.72
	P060310	1335840	268025	CONN,VISE #4/0 CU, BRONZE	\$641.83
	P060310			CONN,BRONZE,VISE RICHARDS VC10	\$1,542.12
KAMAN INDUSTRIAL TECHNOLOGIES	P060300	A488910	267808	LUBRICANT, SILICONE, DOW #4	\$1,574.27
	P060300			SHIPPING	\$39.70
PLASTIC DESIGN TECHNOLOGY INC	P060239	7623	267832	SHIPPING	\$36.02
	P060239			METER,DISCONNECT SLEEVE	\$1,254.33
STONEMAN ELECTRIC SUPPLY	P060280	S102713060.001	267963	HANDHOLE SMALL, POLY CONCRETE,	\$1,737.60
TECH PRODUCTS INC	P060299	85482	268074	TAGS, EVERLAST, 500/BAG, 1"	\$3,360.00
	P060299			FREIGHT	\$90.95
WEG TRANSFORMERS USA INC	P060035	2321882	268088	XFMR,PAD,3-PH 225 KVA 208Y/120	\$33,700.75
	P060035			XFMR,PAD,3-PH 75 KVA, 208Y/120	\$18,469.60
	P060035			XFMR,PAD,3-PH 225 KVA 480Y/277	\$8,066.81
	P060035	2321909		XFMR,PAD,3-PH 300 KVA 208Y/120	\$9,714.27
	P060035			XFMR,PAD,3-PH 150 KVA 208Y/120	\$7,363.08
	P060035			XFMR,PAD,3-PH 75 KVA, 208Y/120	\$6,156.53
WESCO DISTRIBUTION INC	P060279	948246	267869	HANDHOLE PLASTIC 17X30 WEATHER	\$2,427.75
	P060279	949219	268089	HANDHOLE SMALL, POLY CONCRETE,	\$1,970.00
TOTAL ****					\$107,771.27
Division:	501 BUSINESS SERVICES				
ARBAUGH & ASSOCIATES INC		1745	267757	ARBAUGH CONTRACT FEES-MAR 19	\$840.00
DAILY JOURNAL OF COMMERCE	S018308	3346795	267786	RFP DEVELOPMENT AND SUPPORT OF	\$151.20
FRONTIER	S018327	04/19 2061882614	268024	TELEPHONE CHARGE 4/19/19-5/18/	\$93.78
UNITED PARCEL SERVICE	S018316	000986641179	267861	GROUND PKG TO ABB INSTALLATION	\$4.45
VERIZON WIRELESS	P060314	9827108013	267864	wireless charges march 2019	\$126.14
WATER SOLUTIONS INC		21026	267867	3 WTR MACHINES - APRIL 2019	\$30.97
BUSINESS SERVICES TOTAL ****					\$1,246.54



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VL-1 Voucher Listing

From: 4/29/2019 To: 5/8/2019

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
Division: 502 ELECTRICAL ENGINEERING					
COMMONWEALTH ASSOCIATES INC	P058238	0056624	267780	TASK 4: FACILITY INSPECTIONS A	\$390.00
	P058238	0056625		TASK 4: FACILITY INSPECTIONS A	\$1,551.50
	P058238	0056626		TASK 4: FACILITY INSPECTIONS A	\$5,167.50
	P058238	0056627		TASK 7: BENCHMARKING UNIT COST	\$2,118.00
VERIZON WIRELESS	P060314	9827108013	267864	wireless charges march 2019	\$452.52
ELECTRICAL ENGINEERING TOTAL ****					\$9,679.52
Division: 503 POWER OPERATIONS					
BEAVER BARK & ROCK		932994	267763	GRAVEL	\$206.23
BENTON PUD	P059975	2709	267764	SAFETY TRAINING PER CONTRACT	\$2,875.00
	P060157	2711		PRE-NOTIFICATION SERVICES FOR	\$2,272.50
BOYD'S TREE SERVICE LLC	P059899	6880	267767	TREE PRUNING AND VEGETATION MG	\$909.01
	P059899	6885		TREE PRUNING AND VEGETATION MG	\$8,216.36
	P059899	6905		TREE PRUNING AND VEGETATION MG	\$8,216.36
	P059899	6926	267886	TREE PRUNING AND VEGETATION MG	\$8,216.36
GRAINGER	S018326	7068592422	267921	BOLT CUTTER SET ITEM #1YNC1	\$65.65
	S018326			CLAMP METER ITEM #6FXH7	\$282.35
HJ ARNETT INDUSTRIES LLC	S018304	INV72051	268030	FREIGHT	\$52.45
	S018304			TAX	\$57.83
	S018304			BUCKET STICK CANISTERS #06-185	\$620.00
PARAMOUNT COMMUNICATIONS INC	P059069	34867	267830	RIVERCREST TERRACE N. - SCHEDU	\$15,224.63
VERIZON WIRELESS	P060314	9827108013	267864	wireless charges march 2019	\$302.31
POWER OPERATIONS TOTAL ****					\$47,517.04
Division: 504 SYSTEMS DIVISION					
BENTON PUD		2582	267764	C41-17 LESLIE RD O&M LEASE	\$105,663.04
DAILY JOURNAL OF COMMERCE	S018321	3347060	267906	RFP LEGAL CONSULTING SERVICES	\$156.00
UTILIWORKS CONSULTING LLC	P056517	5509	267863	AMENDMENT #6 - ADDITIONAL SERV	\$2,250.00
VERIZON WIRELESS	P060314	9827108013	267864	wireless charges march 2019	\$276.66
SYSTEMS DIVISION TOTAL ****					\$108,345.70
Division: 505 ENERGY POLICY MGMT					
BENTON PUD		04/19-30228005	267993	ELECTRIC SRVCS 03/22-04/22/19	\$614.92
DELTA HEATING & COOLING INC		25973	268013	69 RIDGECLIFF-REBATE-HP & DUCT	\$1,200.00
M CAMPBELL & COMPANY INC		252308	268041	1831 NORWOOD-REBATE-HP	\$1,000.00
TOTAL ENERGY MANAGEMENT INC		59566WWR	268079	121 TIMMERMAN-REBATE-HP	\$1,000.00
		59590WWR		560 SPENGLER-REBATE-HP	\$1,000.00
ENERGY POLICY MGMT TOTAL ****					\$4,814.92
Division: 506 TECHNICAL SERVICES					
GTP INVESTMENTS LLC	P059942	406044015	267800	BADGER MTN LEASE FOR CITY CELL	\$692.94
	P059942	406125545	267923	BADGER MTN LEASE FOR CITY CELL	\$692.94
VERIZON WIRELESS	P060314	9827108013	267864	wireless charges march 2019	\$342.92



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
TECHNICAL SERVICES TOTAL ****					\$1,728.80
ELECTRIC UTILITY FUND Total ***					\$281,103.79
FUND 402	WATER UTILITY FUND				
Division:	000				
CORE & MAIN LP	S018289	K399571	267783	ADJUST FOR TAX	(\$0.01)
	S018289			METER BOX MID SECTION, 12" 37	\$330.32
UNASSIGNED TOTAL ****					\$330.31
Division:	410	WATER CAPITAL PROJECTS			
ARCHITECTS WEST INC		10119-	267987	WTP CURTAIL WALL-OTHER EXPENSE	\$113.29
WATER CAPITAL PROJECTS TOTAL ****					\$113.29
Division:	411	WATER ADMINISTRATION			
ARBAUGH & ASSOCIATES INC		1745	267757	ARBAUGH CONTRACT FEES-MAR 19	\$540.00
WATER ADMINISTRATION TOTAL ****					\$540.00
Division:	412	WATER OPERATIONS			
ARAMARK UNIFORM SERVICES INC	S018331	04/19-934962000	267986	LINEN CHARGES FOR APRIL, 2019	\$43.44
CASCADE NATURAL GAS CORP		04/19-28638100009	267998	NAT GAS 110 SAINT 03/16-04/16	\$14.10
GTP INVESTMENTS LLC	P059942	406044015	267800	BADGER MTN LEASE FOR CITY CELL	\$582.08
	P059942	406125545	267923	BADGER MTN LEASE FOR CITY CELL	\$582.08
OXARC INC		30639468	268053	SODIUM HYPOCHLORITE	\$385.93
PLATT ELECTRIC SUPPLY		U883345	268056	ELECTRIC OUTLET	\$17.06
RICHLAND ACE HARDWARE		67353/1	268060	LIQUID DISH SOAP	\$17.43
VERIZON WIRELESS	P060314	9827108013	267864	wireless charges march 2019	\$180.53
WIN-911 SOFTWARE		119XT369-201954	268095	ANNUAL MAINTENANCE/LICENSE	\$495.00
WATER OPERATIONS TOTAL ****					\$2,317.65
Division:	413	WATER MAINTENANCE			
BEAVER BARK & ROCK		933210	267991	CONCRETE	\$119.44
		934940		CONCRETE	\$138.99
BUILDERS FIRSTSOURCE, INC		1273410	267996	WOOD STAKES	\$78.17
FASTENAL COMPANY		WARIC83236	268021	NUTS/BOLTS	\$35.81
HD FOWLER COMPANY INC		I5087039	267924	GASKETS	\$120.09
		I5089549		HEX BOLTS NUT KITS	\$190.46
		I5091627		FLG ADAPTER/SADDLE ROMAC	\$1,624.71
		I5092095		MJ ACCES KITS/GASKETS	\$328.21
		I5092106		FLANGE KITS	\$91.06
		I5097704		BLOWOFF SUPPLIES	\$1,356.28
		I5117087	268028	CORP STOP/SADDLE/STRAP	\$589.95
RICHLAND ACE HARDWARE		67305/1	268060	NIPPLES/UNIONS/BUSHINGS/ADAPTE	\$38.78
VERIZON WIRELESS	P060314	9827108013	267864	wireless charges march 2019	\$379.98
WATER MAINTENANCE TOTAL ****					\$5,091.93



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From: 4/29/2019 To: 5/8/2019

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
WATER UTILITY FUND Total ***					\$8,393.18
FUND 403	WASTEWATER UTILITY FUND				
Division:	421	SEWER CAPITAL PROJECTS			
ASBESTOS AND MOLD SOLUTIONS INC	P060260	1747	267759	WWTF MOLD ABATEMENT - 103-19	\$7,644.01
CONLEY ENGINEERING INC	P059336	167-18.319	267781	WATERFRONT LIFT STATION ELECTR	\$971.75
GRAY & OSBORNE INC	P057512	19	267799	AMD #2 - CONTROLS WORK FOR ENE	\$4,912.11
SEWER CAPITAL PROJECTS TOTAL ****					\$13,527.87
Division:	422	SEWER OPERATIONS			
ABM JANITORIAL NORTHWEST		13714550	267876	CARPET CLEANING FIRE STATIONS	\$141.59
ARAMARK UNIFORM SERVICES INC	S018331	04/19-934962000	267986	LINEN CHARGES FOR APRIL, 2019	\$106.48
CENTRAL HOSE & FITTINGS INC		C029221	267773	HOSE/MALE PLUG/FERRULE	\$12.85
CLAFLIN, RICHARD		18-247 CLAFLIN	267895	PNCWA 3RD ANNUAL SHORT SCHOOL	\$0.00
		19-198 CLAFLIN		19-198 CEU WORKSHOP	\$246.00
GRAINGER	S018326	7068592422	267921	STRUT PIPE CLAMP ITEM #1RVT6	\$152.73
	S018305	9136870517	267798	VACUUM PUMP ITEM #20HJ90	\$36.56
	S018305	9139493879		AIR COMPRESSOR ITEM #4B237	\$1,255.28
	S018305			ADJUST FOR TAX	(\$0.01)
	S018305	9139644299		PAD, ANTI VIBRATION ITEM #4C97	\$137.93
	S018305	9142962340		HEAVY DUTY EXTENSION ITEM #1UF	\$316.82
	S018305	9144107993		HIGH CAP FILTER ITEM #6B932	\$152.08
GTP INVESTMENTS LLC	P059942	406044015	267800	BADGER MTN LEASE FOR CITY CELL	\$582.08
	P059942	406125545	267923	BADGER MTN LEASE FOR CITY CELL	\$582.08
HERC RENTALS INC		30703883-001	267802	LIQUID PROPANE FOR FORKLIFT	\$35.97
MIDWEST LABORATORIES INC	P060303	936629	267817	CITY OF RICHLAND LANDFILL COMP	\$550.00
MOON SECURITY SERVICES INC		975507	267821	WWTP-BASIC MONITORING	\$126.21
MURRAYSMITH, INC	P060093	18-2330-4	267822	WWTF PROCESS MODELING - 321-18	\$22,477.96
NORTH COAST ELECTRIC COMPANY		S9275435.001	267823	HEATER ELEMENT	\$50.34
PLATT ELECTRIC SUPPLY		V000338	268056	3 PC UNIO 3/4"	\$13.35
RICHLAND ACE HARDWARE		67167/1	267835	DAWN/SPONGE	\$22.75
		67341/1	268060	SANDWICH BAGS, FASTENERS	\$29.05
		67390/1		MAXHOSE/CONNECTOR/COUPLING/HOS	\$130.28
SOLENIIS LLC	P060290	131439793	267958	POLYMER, PRAESTOL K295FL, IN 2	\$6,515.78
	P060290			POLYMER, PRAESTOL K260FL, IN 1	\$3,257.89
STEWART, ROBERT		19-197 STEWART	267962	19-197 CEU WORKSHOP	\$246.00
STONEWAY ELECTRIC SUPPLY		S102734506.001	267963	BODY COVER OZ-GEDNEY	\$84.83
		S102735800.001	268071	OZ-GEDNEY FD175	\$60.02
TACOMA SCREW PRODUCTS INC		22240670	267850	BUNGEE CORD/SPRING SNAP	\$48.10
		22240959		PIPE FITTINGS	\$34.52
		22241104		STRUT/CHANNEL NUT/BOSCH HC	\$232.86



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TACOMA SCREW PRODUCTS INC		22241435	267850	BELT DRESSING/WHEEL/ALUMIN	\$58.22
		22242003	268073	7" SCRAPER/STAINLESS ELBOW	\$43.92
UNITED PARCEL SERVICE	S018316	000986641179	267861	2 NDA PKGS TO ALS FOR WWTP OPS	\$90.53
	S018316			2 NDA PKGS TO ALS FOR WWTP OPS	\$83.70
	S018332	000986641189	268083	GROUND PKG TO TRUE NORTH EMERG	\$8.51
	S018319	29715955	267974	FREIGHT CHARGES FOR SHIPMENT F	\$296.24
VERIZON WIRELESS	P060314	9827108013	267864	wireless charges march 2019	\$204.79
WIN-911 SOFTWARE		119XT369-201954	268095	ANNUAL MAINTENANCE/LICENSE	\$495.00
SEWER OPERATIONS TOTAL ****					\$38,919.29
Division:	423	SEWER MAINTENANCE			
CASCADE NATURAL GAS CORP		04/19-91606896263	267772	NAT GAS 1023 BVWAY 03/15-04/15	\$14.83
MOON SECURITY SERVICES INC		975507	267821	WWTP-BASIC MONITORING	\$58.78
RICHLAND ACE HARDWARE		67005/1	267835	BUSHING/NIPPLE/COUPLE/ADAPTER	\$4.95
		67008/1		ELBOW90	\$0.75
		67102/1		BATT/WALL CLOCK - 508 STANLEY	\$15.18
		67169/1		TOOLBOX 16"	\$28.21
		67268/1		BUSHING	\$6.49
ROOTX INC	P060277	55795	267841	FUNNEL/APPLICATOR - ONE (1) PE	\$0.00
	P060277			ROOTX, 4-LB JARS, 12 JARS PER	\$3,188.50
SIEMENS INDUSTRY INC	P060266	5603337104	267846	HYDRORANGER 200 ULTRASONIC LEV	\$1,842.94
	P060266	5603344974		ULTRASONIC HAND PROGRAMMER -	\$231.32
TACOMA SCREW PRODUCTS INC		22241536	267850	BINDER & HOOKS	\$106.50
		22241664	268073	WEDGE ANCHORS	\$55.41
THE DRAIN SURGEON		40167	267854	SNAKE MAIN - 508 STANLEY	\$526.71
		40184		SNAKE MAIN - 508 STANLEY	\$236.21
		40197		WWTP LAB	\$814.77
		40202		SNAKE MAIN - 508 STANLEY	\$398.40
VERIZON WIRELESS	P060314	9827108013	267864	wireless charges march 2019	\$247.03
SEWER MAINTENANCE TOTAL ****					\$7,776.98
WASTEWATER UTILITY FUND Total ***					\$60,224.14
FUND	404	SOLID WASTE UTILITY FUND			
Division:	000				
WASTEWORX REFUND		11490WW	267893	OVERPMT ON WW ACCT 11490	\$408.23
		11555WW	267969	OVERPMT ON WW ACCT 11555	\$936.11
		1992WW	267975	OVERPMT ON WW ACCT 1992	\$332.87
UNASSIGNED TOTAL ****					\$1,677.21
Division:	430	CAPITAL PROJECTS			
PARAMETRIX INC	P059350	09366	267829	DISPOSAL CAPACITY IMPROVEMENTS	\$28,853.30
CAPITAL PROJECTS TOTAL ****					\$28,853.30



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
Division: 431 SOLID WASTE ADMINISTRATION					
FINANCIAL CONSULTING SOLUTION GROUP		3035-21904086	268023	SOLID WASTE RATE REVIEW	\$2,165.00
SOLID WASTE ADMINISTRATION TOTAL ****					\$2,165.00
Division: 432 SOLID WASTE COLLECTION					
GTP INVESTMENTS LLC	P059942	406044015	267800	BADGER MTN LEASE FOR CITY CELL	\$346.48
	P059942	406125545	267923	BADGER MTN LEASE FOR CITY CELL	\$346.48
HERC RENTALS INC		30470103-004	268029	LIGHT TOWER RENTAL	\$230.77
		30470103-005		LIGHT TOWER RENTAL	\$323.47
MATHESON PAINTING INC	P060171	4924	267813	SOLID WASTE DROP BOX SANDBLAST	\$25,373.71
RICHLAND ACE HARDWARE		67238/1	268060	STRAINER INLET EXTENSION,TIP	\$91.19
SPRAGUE PEST SOLUTIONS		3807514	268069	APRIL MONTHLY SVCS-SW	\$61.90
THE SHERWIN WILLIAMS CO		4710-4	268077	PAINT FOR CONTAINERS	\$271.83
TOTER INC	S018265	65592063	267858	LID HOT STAMP INSERT - READ FR	\$141.18
	S018265			TOTER 96 GALLON EVE II UNIVERS	\$26,123.95
	S018265			SHIPPING	\$2,956.02
VERIZON WIRELESS	P060314	9827108013	267864	wireless charges march 2019	\$187.71
SOLID WASTE COLLECTION TOTAL ****					\$56,454.69
Division: 433 SOLID WASTE DISPOSAL					
ARAMARK UNIFORM SERVICES INC	S018331	04/19-934962000	267986	LINEN CHARGES FOR APRIL, 2019	\$164.09
FRONTIER	S018327	04/19 2061882614	268024	TELEPHONE CHARGE 4/19/19-5/18/	\$128.60
HERC RENTALS INC		30470103-004	268029	LIGHT TOWER RENTAL	\$230.78
		30470103-005		LIGHT TOWER RENTAL	\$323.48
MOON SECURITY SERVICES INC		977551	267939	BASIC FIRE MONITORING	\$35.84
PARAMETRIX INC	P059068	09482	267829	2018 LANDFILL MONITORING,SAMPL	\$5,092.39
SHI INTERNATIONAL CORP	P060308	B09876059	267955	ADOBE ACROBAT PRO 2017 LICENSE	\$341.32
SPRAGUE PEST SOLUTIONS		3807496	268069	SW DISPOSAL PEST TRAPS	\$99.91
		3823501		SW DISPOSAL PEST TRAPS	\$103.17
US DEPARTMENT OF AGRICULTURE		3003051570	268085	USDA APHIS DEBT MGMT TEAM '19	\$1,604.71
		3003051571		USDA APHIS DEBT MGMT TEAM '19	\$8,075.39
VERIZON WIRELESS	P060314	9827108013	267864	wireless charges march 2019	\$78.98
SOLID WASTE DISPOSAL TOTAL ****					\$16,278.66
SOLID WASTE UTILITY FUND Total ***					\$105,428.86
FUND 405 STORMWATER UTILITY FUND					
Division: 000					
WA STATE DEPARTMENT OF ECOLOGY		L1000013-PYMT 15	267866	WWTF AERATION BASIN 2 MODS-LOA	\$35,760.92
				WWTF AERATION BASIN 2 MODS-LOA	\$15,602.10
UNASSIGNED TOTAL ****					\$51,363.02
Division: 441 STORMWATER					
VERIZON WIRELESS	P060314	9827108013	267864	wireless charges march 2019	\$38.71



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
STORMWATER TOTAL ****					\$38.71
STORMWATER UTILITY FUND Total ***					\$51,401.73
FUND 407	MEDICAL SERVICES FUND				
Division:	121	AMBULANCE			
ARROW INTERNATIONAL	S018284	9501170489	267758	SHIPPING	\$25.50
	S018284			EZ-IO 25MM NEEDLE (BOX OF 5)	\$550.00
	S018284			EZ-IO 45MM NEEDLE (BOX OF 5)	\$550.00
	P060313	9501213286	267988	SHIPPING CHARGES	\$10.32
	P060313			1051-16-1 ADULT HUMERAL HEAD	\$71.68
	P060313			ADJUST TAX	(\$0.01)
	P060313			1522-1200 IO TRAINING BLOCKS	\$152.04
STERICYCLE INC		3004639692	267848	BIO WASTE DISPOSAL FEE	\$47.03
TELEFLEX MEDICAL INCORPORATED	P060312	9501222936	268075	ATQ-811 AIRTRAQ SP - REGULAR S	\$171.59
	P060312			A-021 AIRTRAQ SP - SMALL SIZE	\$434.29
	P060312			A-390 AIRTRAQ WIFI CAMERA	\$5,049.90
	P060312			ATQ-821 AIRTRAQ SP - SMALL SIZ	\$171.59
	P060312			A-011 AIRTRAQ SP - REGULAR SIZ	\$434.29
VERIZON WIRELESS	P060314	9827108013	267864	wireless charges march 2019	\$351.99
	P060314			wireless charges march 2019	\$35.10
XEROX CORPORATION	P060305	096554127-	267980	AMB BILLING COPIER MAINT (Q1)	\$35.84
AMBULANCE TOTAL ****					\$8,091.15
MEDICAL SERVICES FUND Total ***					\$8,091.15
FUND 501	CENTRAL STORES FUND				
Division:	000				
ALLIED ENVELOPE	S018302	197023	267985	ADJUST FOR TAX	(\$0.01)
	S018302			ENVELOPE #10 WINDOW, COR LOGO	\$1,789.19
	S018302	197200		ENVELOPE #10 REGULAR,COR LOGO	\$487.89
UNASSIGNED TOTAL ****					\$2,277.07
CENTRAL STORES FUND Total ***					\$2,277.07
FUND 502	EQUIPMENT MAINTENANCE FUND				
Division:	214	EQUIPMENT MAINTENANCE			
ABADAN INC		AR61176	267984	SHOP PRINTING	\$54.60
AUTOZONE		3733486462	267760	GLOVES VEH 6000 WO 54177	\$148.12
		3733488750		HEADLIGHT VEH 3279 WO 54068	\$15.18
		3733493536	267989	DEF VEH 3321 WO 54308	\$21.70
		3733497305		HOOD STRUT VEH 2424 WO 54312	\$43.43
		3733497854		DEF VEH 7152 WO 54352	\$10.85



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
B AND B TRAILERS LLC		3754	267990	TONGUE JACK VEH 4143 WO 54337	\$59.73
BLUE TARP FINANCIAL INC		42479823	267994	MAINT KIT VEH 6618 WO 54293	\$152.02
CAMPING WORLD RV SALES		AN6889	267770	BODY SHOP VEH 4107 WO 54200	\$2,678.10
CENTRAL HOSE & FITTINGS INC		C029903	267999	VEH 3205 WO 54294	\$179.97
		C029903-01		PROTECT WRAP VEH 3205 WO 54294	\$11.73
COLEMAN OIL COMPANY		0501814-IN	268004	DYED DIESEL LANDFILL	\$5,562.81
		CL74277	267900	CARD LOCK FUEL 04/15-04/21/19	\$15,830.83
		CL75018	268004	CARD LOCK FUEL 04/22-4/28/19	\$17,752.90
		CL75355		GENERAL 04/29-04/30/19	\$6,348.37
COLUMBIA RIGGING CORP		34605	268006	VEH 3219 WO 53854	\$27.15
COMMERCIAL TIRE INC		265192	267779	TIRES VEH 2439 WO 54205	\$1,214.65
		265820		TIRES VEH 3335 WO 54206	\$3,252.00
		265821		TIRES VEH 2465 WO 54207	\$831.71
		265822		FLAT REPAIR VEH 7152 WO 54208	\$49.96
		265823		FLAT REPAIR VEH 3292 WO 54209	\$98.13
		265824		SVC CALL VEH 3351 WO 54210	\$98.13
		265826	268007	TIRES VEH 2471 WO 54355	\$742.49
		265832	267779	SVC CALL VEH 7113 WO 54211	\$117.61
		265834	268007	TIRES VEH 3304 WO 54357	\$1,831.01
		265878	267779	SVC CALL VEH 6000 WO 54204	\$200.51
		265879		FLAT REPAIR VEH 3213 WO 54212	\$49.96
		265880		FLAT REPAIR VEH 3212 WO 54213	\$58.59
		265881		FLAT REPAIR VEH 3336 WO 54214	\$58.59
		265884		FLAT REPAIR VEH 3405 WO 54216	\$49.96
		266008	268007	TIRE VEH 3321 WO 54284	\$366.48
		266009		ROTATION VEH 3341 WO 54285	\$104.26
		266010		TIRES VEH 3339 WO 54283	\$1,687.60
		266092		TIRE VEH 6566 WO 54305	\$57.42
		266093		TIRE VEH 6594 WO 54306	\$57.42
		266097		TIRES VEH 2469 WO 54304	\$67.79
		266101		TIRES VEH 2432 WO 54303	\$736.49
		266103		TIRE VEH 3347 WO 54302	\$256.50
		266104		SVC CALL VEH 0800 WO 54300	\$171.86
		266205		TIRES VEH 3337 WO 54330	\$3,322.05
		266206		TIRE CHG VEH 13280 WO 54334	\$106.32
		266207		SVC CALL VEH 3320 WO 54335	\$137.93
		266327		TIRES VEH 4094 WO 54359	\$502.98
		266355		TPMS VEH 2374 WO 54360	\$290.83
		266363		FLAT REPAIR VEH 6587 WO 54358	\$18.19
		266401		TIRE CHG VEH 2362 WO 54361	\$135.76
		266434		TIRES VEH 3330 WO 54329	\$435.87



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CONNELL OIL INC		0255583-IN	268009	OIL VEH 6000 WO 54311	\$151.28
CONSOLIDATED ELECTRICAL DISTRIBUTORS INC		3627-608099	267782	PLUGS VEH 5051 WO 54123	\$42.95
CORWIN OF PASCO LLC		435602	267784	VALVE VEH 3322 WO 54014	\$41.57
		435917		OIL VEH 2398 WO 54163	\$169.41
		436251	268011	VEH 2508 WO 54322	\$103.34
		436294		VEH 3330 WO 54329	\$206.71
		436325		PUMP ASSY VEH 3330 WO 54329	\$552.52
		436338		VEH 2490 WO 54344	\$103.34
DAY WIRELESS SYSTEMS		486105	268012	TRK VAULT VEH 2424 WO 54312	\$1,937.90
FAST SIGNS		139-59111	267790	4" PREMIUM VEH 3336 WO 54225	\$31.28
		139-59150	268020	2" PREMIUM VEH 6618 WO 54293	\$27.15
		139-59176		VINYL WRAP VEH 1213 WO 54338	\$336.12
FASTENAL COMPANY		WARIC83076	267791	5/8-11 TP LK VEH 3336 WO 54119	\$42.55
		WARIC83305	268021	BOTTLED WTR VEH 1208 WO 54295	\$71.77
		WARIC83358		VEH 7145 WO 53111	\$136.81
GENUINE AUTO GLASS OF TRI CITIES LLC		I-637871	268026	WINDSHIELD VEH 2464 WO 54366	\$164.39
GERBER COLLISION & GLASS		3112210205	268027	BODY REPAIR VEH 2446 WO 54292	\$2,861.90
GRAINGER	S018326	7068592422	267921	WARNING LIGHT ITEM #12Z087	\$397.44
HUGHES FIRE EQUIPMENT, INC.		537189	268031	STORZ LOCK VEH 5038 WO 54006	\$76.61
JIM'S PACIFIC GARAGES INC		X100167923:01	267807	T915 HB VEH 3279 WO 54192	\$777.54
		X100171711:01		BKUP OEM PK VEH 3251 WO 53812	\$49.20
		X100171960:01		SEAL/PLUG VEH 3279 WO 54068	\$11.86
		X100172001:01	268035	SWITCH ASSY VEH 3279 WO 54224	\$120.39
		X100172043:01		VEH 3279 WO 54068 CREDIT	(\$7.66)
		X100172062:01	267807	KNOB-LHT SW VEH 3279 WO 54224	\$8.39
		X100172087:01	268035	SWITCH ASSY VEH 3279 WO 54224	(\$120.39)
		X100173605:01		FUEL TANK VEH 3248 WO 53322	\$651.60
KENWORTH SALES COMPANY		PASIN3323828	268038	FILTER VEH 3335 WO 54267	\$36.97
		PASIN3323833		FILTER VEH 3337 WO 54269	\$36.97
		PASIN3323836		FILTER VEH 3339 WO 54270	\$36.97
		PASIN3323838		FILTER VEH 3340 WO 54271	\$36.97
		PASIN3325176		MUDFLAP VEH 3290 WO 54287	\$105.91
		PASIN3327236		DRUM BRK VEH 3279 WO 54282	\$383.94
		PASIN3328378		DRUM BRK VEH 3205 WO 54294	\$767.87
		PASIN3335281		BRAKE DRUM VEH 3285 WO 54318	\$383.94
LES SCHWAB TIRE CENTER		42800315238	267810	FLAT REPAIR VEH 2400 WO 54221	\$18.46
		42800315239		ALIGNMENT VEH 3304 WO 54223	\$97.73
		42800315278		FLAT REPAIR VEH 6614 WO 54222	\$47.78
LIBERTY LAWN & SAW SHOP		5521	267811	GASKET VEH 0030 WO 54146	\$11.55
MCCURLEY CHEVROLET		963180	267814	SHAFT VEH 3304 WO 54197	\$987.27
		963184		FILTERS VEH 2374 WO 54196	\$87.51



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
MCCURLEY CHEVROLET		963197	267814	ELEMENT VEH 3304 WO 53914	\$63.51
		963846	268044	ACTUATOR VEH 2440 WO 54342	\$42.20
MOBILE FLEET SERVICE INC		01P106996	268049	FILTER VEH 3341 WO 54272	\$191.67
		01P107055		COMPRESSOR VEH 5036 WO 54363	\$924.73
		01P107100		FILTER VEH 3341 WO 54272	\$256.57
		01P107103		FILTER VEH 3351 WO 54273	\$204.30
OXARC INC		30638247	267827	SHOP SUPPLIES	\$343.70
		60392265	268053	SHOP SUPPLIES	\$159.91
PAPE' MATERIAL HANDLING		11422325	267828	PACKING VEH 7148 WO 54172	\$2.26
		11446656	268055	FLOAT VEH 7148 WO 54354	\$172.20
		11449962		FUEL TANK VEH 7148 WO 54354	\$0.00
		11449977		FUEL TANK VEH 7148 WO 54354	\$796.88
		11452552		FUEL TANK VEH 7147 WO 54288	\$896.60
RDO EQUIPMENT CO		P98197	267834	PARTS VEH 6594 WO 54127	\$957.62
		P98198		PARTS VEH 6594 WO 54021	\$554.83
		P98199		PARTS VEH 6595 WO 54115	\$790.11
		P98201		TRANS KIT VEH 6589 WO 51480	\$3,423.83
		P98204		WIPER ARM VEH 6566 WO 54116	\$334.89
		P98670		TRANS KIT VEH 6589 WO 51480	(\$3,423.83)
REBUILDING & HARDFACING INC		61598	268058	CURB SHOES VEH 6581 WO 54350	\$261.73
RICHLAND NAPA		433200	267837	RETURN FILTERS VEH - WO -	(\$70.04)
		433345		SPARK PLG VEH 6614 WO 54201	\$2.44
		433400		FILTERS VEH 1205 WO 54242	\$18.39
		433401		FILTERS VEH 1104 WO 54243	\$18.39
		433402		FILTERS VEH 1210 WO 54244	\$15.63
		433403		FILTERS VEH 1213 WO 54245	\$17.67
		433404		FILTERS VEH 1214 WO 54247	\$17.67
		433405		FILTERS VEH 1215 WO 54246	\$17.67
		433406		FILTERS VEH 1383 WO 54248	\$17.67
		433407		FILTERS VEH 1384 WO 54250	\$17.67
		433408		FILTERS VEH 2429 WO 54249	\$17.67
		433410		FILTERS VEH 2431 WO 54240	\$17.67
		433411		FILTERS VEH 2442 WO 54241	\$17.67
		433412		FILTERS VEH 2443 WO 54239	\$17.67
		433413		FILTERS VEH 2446 WO 54238	\$17.67
		433414		FILTERS VEH 2447 WO 54236	\$17.67
		433415		FILTERS VEH 2448 WO 54237	\$17.67
		433416		FILTERS VEH 2449 WO 54255	\$17.67
		433417		FILTERS VEH 2466 WO 54234	\$17.67
		433418		FILTERS VEH 2470 WO 54235	\$17.67
		433419		FILTERS VEH 2479 WO 54253	\$17.67



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
RICHLAND NAPA		433420	267837	FILTERS VEH 2481 WO 54252	\$23.66
		433421		FILTERS VEH 1382 WO 54254	\$11.98
		433422		FILTERS VEH 2440 WO 54251	\$31.15
		433490		LIC PLT LT VEH 3351 WO 5421	\$5.67
		433493	268061	LAMP VEH 5036 WO 54220	\$20.36
		433543	267837	BATTERY VEH 1209 WO 54233	\$156.53
		433544	268061	FUEL NOZZLE VEH 3304 WO 542	\$154.54
		433547	267837	BRK CLEAN VEH 2398 WO 54163	\$50.69
		433548		BRK CLEAN VEH 3313 WO 54230	\$50.69
		433554	268061	FILTERS VEH 3315 WO 54265	\$111.16
		433555		FILTERS VEH 3335 WO 54267	\$132.29
		433556		FILTERS VEH 3337 WO 54269	\$132.29
		433557		FILTERS VEH 3339 WO 54270	\$132.29
		433558		FILTERS VEH 3340 WO 54271	\$132.29
		433559		FILTERS VEH 3330 WO 54266	\$99.74
		433580		FILTERS VEH 3284 WO 54261	\$116.80
		433581		FILTERS VEH 1108 WO 54290	\$18.32
		433582		FILTERS VEH 3203 WO 54260	\$57.69
		433583		FILTERS VEH 3285 WO 54262	\$116.80
		433585		FILTERS VEH 3296 WO 54264	\$123.22
		433586		FILTERS VEH 3292 WO 54263	\$178.97
		433607		FILTERS VEH 2363 WO 54277	\$15.33
		433608		FILTERS VEH 3293 WO 54278	\$15.56
		433609		FILTERS VEH 3402 WO 54279	\$15.56
		433612		FILTERS VEH 7146 WO 54280	\$228.29
		433614		FILTERS VEH 7152 WO 54281	\$228.29
		433626	267837	FUEL FIL VEH 7145 WO 53111	\$7.34
		433628	268061	GREASE VEH 4094 WO 54275	\$42.19
		433656		CONDITIONER VEH 5042 WO 540	\$9.75
		433691		FILTERS VEH 7143 WO 54297	\$232.13
		433692		BRAKE CLNR VEH 7145 WO 5311	\$50.69
		433699		HYD FILTER VEH 6618 WO 5429	\$10.19
		433710		HARDWARE VEH 3339 WO 54259	\$10.90
		433730		REDUCER VEH 3337 WO 54269	\$19.90
		433800		FILTERS VEH 3205 WO 54294	\$8.04
RMT EQUIPMENT	P02956		268065	FILTERS VEH 7161 WO 54349	\$764.44
SEA WESTERN INC	212154		268066	MSA MANIFOLD VEH 5051 WO 53570	\$1,499.94
SOLID WASTE SYSTEMS INC	0113270-IN		267847	TLGTE HRNESS VH 3340 WO 53800	\$394.11
	0113394-IN		268068	BUSHING VEH 3336 WO 53920	\$155.77
	0113501-IN			CYLINDER VEH 3338 WO 54227	\$837.39
SPRAY CENTER ELECTRONICS INC	250478		268070	FLANGE MNT VEH 3278 WO 54158	\$634.68



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
STONEMAN ELECTRIC SUPPLY		S102722687.001	267849	LEVITON/CONN VEH 5051 WO 54123	\$21.54
TACOMA SCREW PRODUCTS INC		22240930	267850	CLAMP VEH 3336 WO 54119	\$14.80
		22241124		SCREW VEH 3336 WO 53807	\$95.77
		22241125		SCREWS VEH 3336 WO 53807	\$90.49
		22241126		VEH 3336 WO 53807 CREDIT	(\$49.42)
		22241446		ALUM SLEEVES VEH 3213 WO 54217	\$10.70
		22241447		SFTY GLSES VEH 3304 WO 54197	\$66.46
		22241667	268073	CABLE PULLER VEH 3337 WO 53469	\$208.38
		22242199		SAFETY GLASS VEH 3337 WO 53469	\$39.33
		22242299		CUTOFF WHEEL VEH 3337 WO 53469	\$709.02
		22242415		SCREWS VEH 3337 WO 53469	\$92.39
TEREX SERVICES		90938604	267853	SEAL/ORING VEH 3219 WO 53425	\$97.03
		90951647		SPEED REDCR VEH 3219 WO 54175	\$3,234.74
		90952946	268076	SINGLE STICK VEH 3329 WO 54341	\$3,129.59
		90953112		SEAL KIT VEH 3329 WO 54341	\$59.80
		92807232CM	267853	PUMP VEH 3251 CREDIT	(\$1,910.50)
TITAN TRUCK EQUIPMENT		1228322	267855	DRAWER PACK VEH 3349 WO 54180	\$2,317.78
TRI CITIES BATTERY & AUTO REPAIR		130974	268082	BATTERY VEH 6598 WO 54336	\$304.03
US LINEN & UNIFORM		2336042-00	268086	UNIFORM SERVICES	\$79.95
		2339815-00		UNIFORM SERVICES	\$79.95
		2343664-00		UNIFORM SERVICES	\$80.23
		2347446-00		UNIFORM SERVICES	\$79.95
VERIZON WIRELESS	P060314	9827108013	267864	wireless charges march 2019	\$38.71
	P060314			wireless charges march 2019	\$245.23
WESCO DISTRIBUTION INC		025RS9404	268089	VEH 3337 WO 53469	\$208.35
WEST COAST OFF ROAD		27114	268090	ALUM BOX VEH 3404 WO 54313	\$3,098.54
		27115		ALUM BOX VEH 3278 WO 54314	\$3,098.54
		27116		ALUM BOX VEH 3348 WO 54315	\$3,098.54
WESTERN PETERBILT INC		028P2184	268092	DRUM BRAKE VEH 3332 WO 54126	\$709.38
		028P2228		WHEEL KIT VEH 3332 WO 54126	(\$265.25)
		028P2392		FILTER VEH 3336 WO 54162	\$42.53
		028P2758		RELAY VEH 3340 WO 54256	\$84.90
		028P2762		FILTER VEH 7146 WO 54280	\$56.01
		028P2763		FILTER VEH 7152 WO 54281	\$56.01
		028P2836		KING PIN KIT VEH 3315 WO 54276	\$655.32
		028P2838		VEH 3315 WO 54276 CREDIT	(\$655.32)
		028P2962		VEH 3315 WO 54276	\$655.32
		028P2965		WHEEL KIT VEH 3332 WO 54126	\$265.25
		028P3015		FILTERS VEH 3332 WO 54232	\$40.70
		028P3046		BREAKER VEH 3340 WO 54256	\$115.79
WESTERN STATES EQUIPMENT COMPANY		IN000946633	267871	REPAIR VEH 7138 WO 54182	\$4,753.94



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
WESTERN STATES EQUIPMENT COMPANY		IN000947239	267871	COUPLING VEH 3204 WO 53987	\$37.86
		IN000949310		REPAIR VEH 7123 WO 54187	\$2,991.71
		IN000949707	268093	FILTERS VEH 7090 WO 54340	\$167.62
		IN000951601	267871	REPAIR VEH 00906 WO 54203	\$963.63
		IN000957239	268093	FILTERS VEH 7090 WO 54298	\$360.95
		IN000960693		A/C REPAIR VEH 7123 WO 54353	\$164.43
		IN000962729		HYD LEAK VEH 7138 WO 54372	\$5,397.67
WESTERN SYSTEMS & FABRICATION INC		26403	267872	SWITCH VEH 3285 WO 54198	\$113.47
EQUIPMENT MAINTENANCE TOTAL ****					\$127,603.05
EQUIPMENT MAINTENANCE FUND Total ***					\$127,603.05
FUND 503	EQUIPMENT REPLACEMENT FUND				
Division:	215	EQUIPMENT REPLACEMENT			
CORWIN OF PASCO LLC	P059880	317917	267904	SALES TAX @ 8.6%	\$2,710.46
	P059880			ONE NEW 2019 FORD F-150 4X4 CR	\$31,517.00
	P059886	317918		SALES TAX @ 8.6%	\$2,578.37
	P059886			ONE NEW 2019 FORD F-150 4X4	\$29,981.00
	P059884	317919		ONE NEW 2019 FORD F-150 2-WD	\$24,903.00
	P059884			SALES TAX @ 8.6%	\$2,141.66
	P059882	317920		ONE NEW 2019 FORD F-150 EXTEND	\$29,731.00
	P059882			SALES TAX @ 8.6%	\$2,556.87
	P059885	317921		ONE NEW 2019 FORD F-150 4X4 CR	\$32,217.00
	P059885			SALES TAX @ 8.6 %	\$2,770.66
	P059883	317922		SALES TAX @ 8.6%	\$2,770.66
	P059883			ONE NEW 2019 FORD F-150 4X4 CR	\$32,217.00
EQUIPMENT REPLACEMENT TOTAL ****					\$196,094.68
EQUIPMENT REPLACEMENT FUND Total ***					\$196,094.68
FUND 505	PUBLIC WORKS ADMIN & ENGINEER				
Division:	450	PW ADMIN & ENGINEERING			
ABADAN INC		AR60598	267984	PAPER	\$366.42
GRAINGER	S018326	7068592422	267921	MEASURING WHEEL ITEM #34RP66	\$71.95
	S018326			MEASURING WHEEL ITEM #1EJX6	\$109.49
IMT INC		10591	268032	M18282 WILD CANYON PH2	\$208.50
		10598		M19031 CLEARWTR CR PH 7 & 8	\$208.50
VERIZON WIRELESS	P060314	9827108013	267864	wireless charges march 2019	\$375.46
WATER SOLUTIONS INC		21026	267867	3 WTR MACHINES - APRIL 2019	\$76.01
PW ADMIN & ENGINEERING TOTAL ****					\$1,416.33
PUBLIC WORKS ADMIN & ENGINEER Total ***					\$1,416.33



Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
FUND 520		HEALTH CARE/BENEFITS PLAN			
Division:	222	EMPLOYEE BENEFIT PROGRAM			
MERCER (US) INC		102210003892	267815	CONSULTING SERVICES-MARCH	\$7,083.33
PEOPLE GROWERS OF AMERICA INC.		13899	267948	WELLNESS HEALTH FAIR 2019	\$6,250.00
EMPLOYEE BENEFIT PROGRAM TOTAL ****					\$13,333.33
HEALTH CARE/BENEFITS PLAN Total ***					\$13,333.33
FUND 611		FIREMAN'S PENSION			
Division:	216	FIRE PENSION			
ACUPOINT		0215-022519DB	267739	NON COVERED MEDICAL	\$400.00
BAKER, MARSHALL R		MAY 2019	267880	MEDICARE PREMIUM/BAKER	\$135.50
BOWLS, DAVID			267885	MEDICARE PREMIUM/BOWLS	\$104.90
CANFIELD, HARRY R			267890	MEDICARE PREMIUM/CANFIELD	\$135.50
CARRICK, HENRY		033119 AL	267740	NON COVERED ASSISTED LIVING	\$5,500.00
		042919 AL		NON COVERED ASSISTED LIVING	\$5,500.00
		MAY 2019	267891	MEDICARE PREMIUM/CARRICK	\$134.00
CHINOOK FAMILY DENTAL CARE		012919JB	267741	NON COVERED DENTAL	\$576.25
CLARK, FRANK M		MAY 2019	267896	MEDICARE PREMIUM/CLARK	\$104.90
DOWNS, DANNY			267910	MEDICARE PREMIUM/DOWNS	\$135.50
ESTY, RAYMOND J			267914	MEDICARE PREMIUM/ESTY	\$120.00
FERRIANS, ALLEN LARRY			267917	MEDICARE PREMIUM/FERRIANS	\$135.50
HOUCHIN, EARL			267927	MEDICARE PREMIUM/HOUCHIN	\$118.00
JOHNSON, NEILS E			267930	MEDICARE PREMIUM/JOHNSON	\$116.50
JONES, HAROLD			267931	MEDICARE PREMIUM/JONES	\$135.50
KEITH MATHENY DDS		020719MS	267742	NON COVERED DENTAL	\$604.00
KEYS, JACK D		MAY 2019	267933	MEDICARE PREMIUM/KEYS	\$134.00
LAHTI, ROGER P		1220-022119	267743	NON COVERED MEDICAL	\$520.00
		MAY 2019	267934	MEDICARE PREMIUM/LAHTI	\$155.30
MULROY, JAMES P		APRIL 2019	267744	MEDICARE PREMIUM/MULROY	\$135.50
		MARCH 2019		MEDICARE PREMIUM/MULROY	\$135.50
MURRAY, DAVID		MAY 2019	267942	MEDICARE PREMIUM/MURRAY	\$116.50
MYERS, EDWARD A			267943	MEDICARE PREMIUM/MYERS	\$135.50
OWEN, MICHAEL			267946	MEDICARE PREMIUM/OWEN	\$116.50
POLLARD, JAMES			267949	MEDICARE PREMIUM/POLLARD	\$135.50
QUAIL RIDGE DENTAL INC		022519EM	267745	NON COVERED DENTAL	\$85.20
RODGERS, GARY H		APRIL 2019	267746	MEDICARE PREMIUM/RODGERS	\$135.50
		MARCH 2019		MEDICARE PREMIUM/RODGERS	\$135.50
RONEY, LARRY		022219	267747	NON COVERED RX	\$75.98
		032619		NON COVERED RX	\$75.98
		MAY 2019	267954	MEDICARE PREMIUM/RONEY	\$122.50



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RX PHARMACY		1105-012219HJ	267748	NON COVERED RX	\$619.24
		1105-112618CE		NON COVERED RX	\$539.36
		120518NJ		NON COVERED RX	\$4.00
SIEMENS, DONALD		MAY 2019	267956	MEDICARE PREMIUM/SIEMENS	\$135.50
STRATTON, MARK			267964	MEDICARE PREMIUM/STRATTON	\$135.50
THRALL, TERRY		0305-041019	267749	NON COVERED MEDICAL	\$50.00
VIEWPOINT DENTISTRY		020619DB	267750	NON COVERED DENTAL	\$270.60
WEST, ROYAL		MAY 2019	267976	MEDICARE PREMIUM/WEST	\$116.00
WILLIAMSON, CRAIG E			267978	MEDICARE PREMIUM/WILLIAMSON	\$108.00
YAKIMA VISION CENTER, PC		011419DS	267752	NON COVERED VISION	\$65.00
FIRE PENSION TOTAL ****					\$18,214.21
FIREMAN'S PENSION Total ***					\$18,214.21

FUND 612 POLICEMEN'S PENSION

Division: 217 POLICE PENSION

ANDERS, PETER	MAY 2019	267879	MEDICARE PREMIUM/ANDERS	\$135.50
BATES, LAURIE VERN JR		267881	MEDICARE PREMIUM/BATES	\$135.50
BEDEN, LARRY		267883	MEDICARE PREMIUM/BEDEN	\$135.50
BRUNSON, DALE A		267887	MEDICARE PREMIUM/BRUNSON	\$119.50
BUSH, LEE		267889	MEDICARE PREMIUM/BUSH	\$131.50
CLEAVENGER, MICHAEL		267897	MEDICARE PREMIUM/CLEAVENGER	\$135.50
CLEAVENGER, WILL J		267898	MEDICARE PREMIUM/CLEAVENGER	\$135.50
CLEMENTS, JOHN M		267899	MEDICARE PREMIUM/CLEMENTS	\$131.50
COUCH, LARRY		267905	MEDICARE PREMIUM/COUCH	\$135.50
DEMYER, JAMES J		267907	MEDICARE PREMIUM/DEMYER	\$135.50
DRIVER, DOUGLAS D		267911	MEDICARE PREMIUM/DRIVER	\$135.50
DUCHEMIN, ROGER		267912	MEDICARE PREMIUM/DUCHEMIN	\$135.50
GANLEY, JOHN M		267919	MEDICARE PREMIUM/GANLEY	\$135.50
GILL, JAMES GREG		267920	MEDICARE PREMIUM/GILL	\$135.50
HIGGINS, FRED C		267926	MEDICARE PREMIUM/HIGGINS	\$117.50
LARSON, SCOTT K		267935	MEDICARE PREMIUM/LARSON	\$135.50
LEWIS, DAVID L		267936	MEDICARE PREMIUM/LEWIS	\$113.50
MOORE, ROBERT		267940	MEDICARE PREMIUM/MOORE	\$124.50
SPARKS, DAVID W		267959	MEDICARE PREMIUM/SPARKS	\$133.50
TAYLOR, RANDAL L		267967	MEDICARE PREMIUM/TAYLOR	\$135.50
THOMAS, GERALD D		267968	MEDICARE PREMIUM/THOMAS	\$134.50
TURNER, ROY		267973	MEDICARE PREMIUM/TURNER	\$135.50
WA STATE LEOFF EDUCATION ASN	19 WSLEA RONEY	267751	2019 WSLEA CONF-L. RONEY	\$425.00
WILMOTH, ROD	MAY 2019	267979	MEDICARE PREMIUM/WILMOTH	\$135.50
ZIMMERMAN, GERALD		267982	MEDICARE PREMIUM/ZIMMERMAN	\$118.00
POLICE PENSION TOTAL ****				\$3,581.50



City Of Richland

VL-1 Voucher Listing

From: 4/29/2019 To: 5/8/2019

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
POLICEMEN'S PENSION Total ***					\$3,581.50
FUND 641	SOUTHEAST COMMUNICATIONS CTR				
Division:	600	SECOMM OPERATIONS GENERAL			
CENTURYLINK		0419-509-624-3863	268000	GENERAL 04/16-05/16/19	\$7.32
CHARTER COMMUNICATIONS		0706114042019	268001	CABLE SERVICE 04/30-05/29/19	\$32.03
FRONTIER		05/19 2061881060	268024	GENERAL 04/19-05/18/19	\$214.03
VANGUARD CLEANING SYSTEM OF INLAND NW		85816	268087	CLEANING SVS 05/01-05/31/19	\$375.00
SECOMM OPERATIONS GENERAL TOTAL ****					\$628.38
Division:	601	E911 OPERATIONS			
BORJON, CHARLOTTE		19-199 BORJON	267884	19-199 CRITICAL THINKING TR	\$30.00
COPELAND, JENI		19-201 COPELAND	267903	19-201 CRITICAL THINKING TR	\$30.00
GERA RUTH CLEMENSON		511-1	267797	CPR TRAINING	\$1,700.00
MUNDEN, CHRISTY		19-200 MUNDEN	267941	19-200 CRITICAL THINKING TR	\$30.00
E911 OPERATIONS TOTAL ****					\$1,790.00
SOUTHEAST COMMUNICATIONS CTR Total ***					\$2,418.38
FUND 643	EMERGENCY MANAGEMENT				
Division:	620	STATE / LOCAL ASSISTANCE			
CHARTER COMMUNICATIONS		0706114042019	268001	CABLE SERVICE 04/30-05/29/19	\$32.04
VANGUARD CLEANING SYSTEM OF INLAND NW		85816	268087	CLEANING SVS 05/01-05/31/19	\$62.50
STATE / LOCAL ASSISTANCE TOTAL ****					\$94.54
Division:	621	RADIOLOGICAL EMGCY PREPAREDNES			
CHARTER COMMUNICATIONS		0706114042019	268001	CABLE SERVICE 04/30-05/29/19	\$32.04
VANGUARD CLEANING SYSTEM OF INLAND NW		85816	268087	CLEANING SVS 05/01-05/31/19	\$62.50
RADIOLOGICAL EMGCY PREPAREDNES TOTAL ****					\$94.54
Division:	622	DOE EMERGENCY PREPAREDNESS			
CHARTER COMMUNICATIONS		0706114042019	268001	CABLE SERVICE 04/30-05/29/19	\$32.03
VANGUARD CLEANING SYSTEM OF INLAND NW		85816	268087	CLEANING SVS 05/01-05/31/19	\$62.50
DOE EMERGENCY PREPAREDNESS TOTAL ****					\$94.53
Division:	623	JURISIDICITION			
CHARTER COMMUNICATIONS		0706114042019	268001	CABLE SERVICE 04/30-05/29/19	\$32.03
VANGUARD CLEANING SYSTEM OF INLAND NW		85816	268087	CLEANING SVS 05/01-05/31/19	\$62.50
JURISIDICITION TOTAL ****					\$94.53
EMERGENCY MANAGEMENT Total ***					\$378.14
FUND 644	MICRO-WAVE				
Division:	611	MICROWAVE			



City Of Richland

VL-1 Voucher Listing

From: 4/29/2019 To: 5/8/2019

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CITY OF RICHLAND		19-016 DEGRAAF	267894	19-016 IWCE	\$923.92
MICROWAVE TOTAL ****					\$923.92
MICRO-WAVE Total ***					\$923.92
FUND 803	UTILITY BILL CLEARING FUND				
Division: 000					
ADVANCED UTILITY ACCOUNTS PAYABLE INVOICES		CISPAY16542	267843	Customer Refund	\$59.22
		CISPAY16543	267818	Customer Refund	\$115.01
		CISPAY16544	267840	Customer Refund	\$130.73
		CISPAY16545	267806	Customer Refund	\$1,000.00
		CISPAY16546	267852	Customer Refund	\$47.40
		CISPAY16547	267816	Customer Refund	\$112.46
UNASSIGNED TOTAL ****					\$1,464.82
UTILITY BILL CLEARING FUND Total ***					\$1,464.82



City Of Richland

VL-1 Voucher Listing

From: 4/29/2019 To: 5/8/2019

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

\$1,606,479.77

Number of Invoices

Amount

Vouchers In Richland	197	\$243,312.47
Vouchers In Tri Cities	118	\$701,451.00
Vouchers In WA	192	\$237,599.95
Vouchers Outside WA	381	\$424,116.35
Vouchers Final Total.....	888	\$1,606,479.77

Ob ject Category	Title	Total	Percentage
2	BENEFITS	\$30,219.21	1.88%
3	SUPPLIES	\$250,992.01	15.62%
4	OTHER SERVICES & CHARGES	\$407,247.10	25.35%
5	INTERGOVERNMENTAL SERVICES	\$3,763.50	0.23%
6	CAPITAL PROJECTS	\$391,873.85	24.39%
	MACHINERY & EQUIPMENT	\$292,593.68	18.21%
	REFUNDS	\$1,464.82	0.09%
	INVENTORY PURCHASES	\$228,325.60	14.21%
	Total	\$1,606,479.77	