



Agenda
City Council Regular Meeting
Tuesday, September 17, 2019
City Hall Council Chambers | 625 Swift Boulevard

City Council Workshop - 6:45 p.m. (Discussion Only – Council Chambers)

Agenda Item:

1. Review of the Improved Emergency Response Services Agreement with Battelle Memorial Institute - Pacific Northwest Division (20 minutes)
 - Tom Huntington, Fire & Emergency Services Director
2. Ambulance Utility Rates (20 minutes)
 - Tom Huntington, Fire & Emergency Services Director
3. Discuss Meeting Agenda Items (5 minutes)
 - City Councilmembers

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

Welcome and Roll Call

Pledge of Allegiance

Approval of Agenda: (Approved by Motion)

Presentations:

4. Proclamations of Appreciation: Richland Police Department Reserve Officers Martin Gilley and Clem Matylinski
 - Robert Thompson, Mayor

Public Hearing: Please limit public hearing comments to 3 minutes. Records intended for Council consideration must be given to the City Clerk.

5. Proposed Adoption of the 2018-2019 Comprehensive Plan Amendments - Ordinance No. 38-19
 - Kerwin Jensen, Development Services Director
6. Proposed Amendment to RMC Title 23: Zoning Regulations and the Official Zoning Map of the City of Richland - Ordinance No. 39-19
 - Kerwin Jensen, Development Services Director

Public Comments: Please limit public comments to 2 minutes. Records intended for Council consideration must be given to the City Clerk.

Consent Calendar: Approved by single vote; Councilmembers may transfer individual items to Items of Business.

Minutes - Approval:

7. Approve the September 3, 2019 Council Meeting Minutes
 - Heather Kintzley, City Attorney

Ordinances - First Reading:

8. Ordinance No. 37-19, Amending the 2019 Budget in the General Fund and General Government Construction Fund related to Atomic Frontier Day 2019 and Rural County Capital Funds
 - Joe Schiessl, Parks & Public Facilities Director

Ordinances - Second Reading/Passage:

9. Ordinance No. 35-19, Amending Chapter 5.14 of the Richland Municipal Code related to Sidewalk Use Licenses
 - Kerwin Jensen, Development Services Director
10. Ordinance No. 36-19, Establishing and Dedicating Right-of-Way for Battelle Boulevard, Logan Street, Hagen Road, Robertson Road and Snyder Street
 - Pete Rogalsky, Public Works Director

Resolutions – Adoption:

11. Resolution No. 111-19, Authorizing a Funding Agreement with the Washington State Department of Transportation for the Duportail Bridge - Phase 2 Project
 - Pete Rogalsky, Public Works Director
12. Resolution No. 112-19, Authorizing a Joint Grant Application with the Port of Benton to the Community Economic Revitalization Board for a Joint Stormwater Study
 - Kerwin Jensen, Development Services Director
13. Resolution No. 113-19, Authorizing an Improved Emergency Response Services Agreement with Battelle Memorial Institute - Pacific Northwest Division
 - Tom Huntington, Fire & Emergency Services Director
14. Resolution No. 114-19, Authorizing an Agreement with RH2 Engineering, Inc. for the Wastewater Treatment Plant Digester Facility Improvements
 - Pete Rogalsky, Public Works Director
15. Resolution No. 115-19, Authorizing a Grant Application to the Washington State Department of Transportation and the Washington Utilities and Transportation Commission to Assist in Funding Kingsgate Rail Crossing Upgrades
 - Pete Rogalsky, Public Works Director
16. Resolution No. 116-19, Authorizing a Lease Agreement with Oscar and Iliana Suarez for Operation of the Novel Café in the Richland Public Library
 - Joe Schiessl, Parks & Public Facilities Director
17. Resolution No. 118-19, Authorizing Amendment No. 11 with UtiliWorks Consulting, LLC for Phase 2 of the Advanced Metering Infrastructure (AMI) Project, and Ratifying Amendment Nos. 6 and 9
 - Clint Whitney, Energy Services Director

Items for Approval:

18. Appointments to the Economic Development Committee: Marc Newman, Deidre Holmberg and Brad Bricker
 - Heather Kintzley, City Attorney
19. Appointments to the Americans with Disabilities Citizens Review Committee: Steve Sillers and Brenda Bradley
 - Heather Kintzley, City Attorney
20. Appointment to the Library Board: Karen Buxton
 - Heather Kintzley, City Attorney

Expenditures - Approval:

21. Expenditures from August 26, 2019 - September 6, 2019 for \$4,612,050.81 including Check Nos. 271718-272168, Wire Nos. 7723-7745, Payroll Direct Deposit Nos. 155102-155645 & 155653, Payroll Check Nos. 155646-155652 & 155654, Pension Direct Deposit Nos. 5191-5224, and Payroll Wire/ACH Nos. 11125-11156
 - Cathleen Koch, Administrative Services Director

Items of Business:

22. Ordinance No. 38-19, Adopting the 2018-2019 Comprehensive Plan Amendments into the existing 2017 Comprehensive Plan
 - Kerwin Jensen, Development Services Director
23. Ordinance No. 39-19, Amending RMC Title 23: Zoning Regulations and the City's Official Zoning Map to Conform to the Updated 2017 Comprehensive Plan
 - Kerwin Jensen, Development Services Director

Reports and Comments:

1. City Manager
2. City Council
3. Mayor

Adjournment

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Richland City Hall is ADA accessible. Requests for sign interpreters, audio equipment, and/or other special services must be received 48 hours prior to the meeting by calling the City Clerk's Office at 942-7388.



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 9/17/2019

Agenda Category: Agenda Item

Subject:

Review of the Improved Emergency Response Services Agreement with Battelle Memorial Institute - Pacific Northwest Division (20 minutes)

Department:

Fire & Emergency Services

Ordinance/Resolution Number:

Document Type:

City Council Workshop Agenda Item

Recommended Motion:

Summary:

Staff will give an overview of the proposed agreement with PNNL to provide improved emergency response services.

Fiscal Impact:

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 9/17/2019

Agenda Category: Agenda Item

Subject:

Ambulance Utility Rates (20 minutes)

Department:

Fire & Emergency Services

Ordinance/Resolution Number:

Document Type:

City Council Workshop Agenda Item

Recommended Motion:

Summary:

Staff will report on the status of proposed ambulance utility rates, including the outcome of the presentation to the Utility Advisory Committee (UAC) on September 10, 2019.

Fiscal Impact:

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 9/17/2019

Agenda Category: Presentations

Subject:

Proclamations of Appreciation: Richland Police Department Reserve Officers Martin Gilley and Clem Matylinski

Department:
City Attorney

Ordinance/Resolution Number:

Document Type:
Presentation

Recommended Motion:

Summary:

Martin Gilley was appointed as a City of Richland reserve Police Officer on July 24, 1986 and served 33 years until August 9, 2019.

Clem Matylinski was appointed as a City of Richland reserve Police Officer on June 6, 1997 and served 22 years until August 9, 2019.

Fiscal Impact:

None.

Attachments:

1. Proclamation of Appreciation - Martin Gilley
2. Proclamation of Appreciation - Clem Matylinski



WHEREAS, Martin Gilley was first appointed as a reserve Police Officer on July 24, 1986 and served 33 years until August 9, 2019; and

WHEREAS, Mr. Gilley faithfully dedicated his time, knowledge, and talents for the benefit of the citizens of Richland; and

WHEREAS, during Mr. Gilley's tenure as a reserve Police Officer, he volunteered tens of thousands of hours to his community to make it a safer place for the citizens of Richland; and

WHEREAS, Mr. Gilley faithfully assisted patrol in responding to all varieties of calls for service. Mr. Gilley was also the Richland Police Department Range Master and facilities manager, a firearms trainer, and a department pistol and rifle armorer; and

WHEREAS, Mr. Gilley also assisted in representing the Richland Police Department at public events as a uniformed officer responsible for creating a partnership with our community. Mr. Gilley presented himself in a friendly and professional manner while in uniform, and his approachability with citizens, victims, and others created a positive impression of the Richland Police Department and the City of Richland.

NOW, THEREFORE, I, Robert J. Thompson, by virtue of the authority vested in me as Mayor of the City of Richland, do hereby express publicly and formally to Martin Gilley the City's appreciation for the services Mr. Gilley rendered during his tenure as a reserve Police Officer of the Richland Police Department.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed hereto the official seal of the City of Richland, Washington, on this 17th day of September, 2019.


Robert J. Thompson
Mayor of Richland



WHEREAS, Clem Matylinski was first appointed as a reserve Police Officer on June 6, 1997 and served 22 years until August 9, 2019; and

WHEREAS, Mr. Matylinski faithfully dedicated his time, knowledge, and talents for the benefit of the citizens of Richland; and

WHEREAS, during Mr. Matylinski's tenure as a reserve Police Officer, he volunteered tens of thousands of hours to his community to make it a safer place for the citizens of Richland; and

WHEREAS, Mr. Matylinski faithfully assisted patrol on a weekly basis by responding to a variety of calls for service, including domestic violence, death investigations, collisions, missing persons, DUIs and any other critical incident where patrol officers are required to respond; and

WHEREAS, Mr. Matylinski also assisted in representing the Richland Police Department at public events as a uniformed officer responsible for creating a partnership with our community. Mr. Matylinski presented himself in a friendly and professional manner while in uniform, and his approachability with citizens, victims, and others created a positive impression of the Richland Police Department and the City of Richland.

NOW, THEREFORE, I, Robert J. Thompson, by virtue of the authority vested in me as Mayor of the City of Richland, do hereby express publicly and formally to Clem Matylinski the City's appreciation for the services Mr. Matylinski rendered during his tenure as a reserve Police Officer of the Richland Police Department.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed hereto the official seal of the City of Richland, Washington, on this 17th day of September, 2019.

Robert J. Thompson
Mayor of Richland



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 9/17/2019

Agenda Category: Public Hearing

Core Focus Area 1 - Financial & Operational
Core Focus Area 2 - Infrastructure & Facilities
Core Focus Area 3 - Economic Vitality

Subject:

Proposed Adoption of the 2018-2019 Comprehensive Plan Amendments - Ordinance No. 38-19

Department:

Development Services

Ordinance/Resolution Number:

38-19

Document Type:

Public Hearing Item

Recommended Motion:

None.

Summary:

Pursuant to RMC 19.20.050, both the Planning Commission and the City Council are to hold a public hearing regarding the proposed amendments to the City's Comprehensive Plan.

On June 26, 2019, the Planning Commission conducted a public hearing to solicit comments from the public regarding the proposed 2018-2019 Comprehensive Plan amendments. The proposed amendments consisted of five (5) private party applications for map amendments, two (2) City-initiated mapping amendments, and one (1) City-initiated text amendment. The Planning Commission conducted its deliberation on the proposed amendments on July 24, 2019, and voted 6-1 to recommend approval of the requested amendments and subsequent zoning map changes.

The majority of public comments received were in response to the Brad Rew (Horn Rapids Golf Course) application and the Bethel Church application. Ultimately, as with the other applications, the Planning Commission determined that recommending approval of each of the requested amendments was in the best interest of the City.

The staff report prepared for the Planning Commission's public hearing is included as an attachment to the cover sheet supporting Ordinance No. 38-19 on tonight's agenda.

Fiscal Impact:

None.

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 9/17/2019

Agenda Category: Public Hearing

Core Focus Area 1 - Promote Financial Stability & Operational Effectiveness

Core Focus Area 2 - Manage & Maintain Infrastructure & Facilities

Core Focus Area 3 - Increase Economic Vitality

Subject:

Proposed Amendment to RMC Title 23: Zoning Regulations and the Official Zoning Map of the City of Richland - Ordinance No. 39-19

Department:

Development Services

Ordinance/Resolution Number:

39-19

Document Type:

Public Hearing Item

Recommended Motion:

None.

Summary:

Pursuant to RMC 19.20.050, both the Planning Commission and the City Council are required to conduct a public hearing for zoning code amendments.

The State of Washington's Growth Management Act (Chapter 36.70A RCW) requires that comprehensive plans be effectuated by various development regulations such as subdivision, critical areas and zoning regulations. As a result, any time land use designations are changed, such as the ones proposed by the private party and City applications, the underlying zoning district must be brought into conformance with the Comprehensive Plan of the City of Richland.

The Planning Commission conducted a public hearing on June 26, 2019 to solicit public comments regarding proposed Comprehensive Plan Map and area-wide Zoning Map changes. Changes to the Official Zoning Map were proposed based upon the requested Comprehensive Plan Map changes and previous City of Richland Planning Commission deliberations which occurred during the 2017 Comprehensive Plan Periodic Update. After receiving public comment, the Planning Commission voted on July 24, 2019 to recommend approval of the requested Zoning Map amendments to City Council.

Zoning Map changes must be made after approval of Comprehensive Plan Map changes in order to be consistent with the Growth Management Act as the underlying land use designation established by the Comprehensive Plan Map must be in place prior to amending a zoning classification.

Following Council action, the Planning Division will transmit a copy of the adopted amendment(s) to the State Department of Commerce.

The staff report prepared for the Planning Commission is included as an attachment to the cover sheet supporting Ordinance No. 38-19 on tonight's agenda.

Fiscal Impact:

None.

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 9/17/2019

Agenda Category: Minutes - Approval

Subject:

Approve the September 3, 2019 Council Meeting Minutes

Department:

City Attorney

Ordinance/Resolution Number:

Document Type:

Minutes

Recommended Motion:

Approve the minutes of the Council meeting held on September 3, 2019.

Summary:

Draft September 3, 2019 meeting minutes are provided for Council's review and approval.

Fiscal Impact:

None.

Attachments:

- I. Draft Council Meeting Minutes - September 3, 2019



MINUTES

RICHLAND CITY COUNCIL REGULAR MEETING

Richland City Hall ~ 625 Swift Boulevard

Tuesday, September 3, 2019

City Council Workshop - 7:00 p.m.

Mayor Pro Tem Christensen called the Council workshop to order at 7:00 p.m. in the Council Chambers at City Hall.

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

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

Agenda Item

1. 2019 Financial Report

Administrative Services Director Koch and Finance Director Allen provided a brief overview of the City's current financial picture, including the City's recent favorable audit from the State Auditor's Office.

2. Ambulance Utility

Chief Huntington discussed the proposed Ambulance Utility rate study, to include timing and involvement of the Utility Advisory Committee. Questions from Council were asked and answered.

3. Discuss Meeting Agenda Items

Councilmembers were given the opportunity to highlight any concerns on the agenda before adjourning the workshop. No concerns were expressed.

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

Mayor Pro Tem Christensen called the Council meeting to order at 7:31 p.m. in the Council Chambers at City Hall.

Welcome and Roll Call

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

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

Also present were City Manager Reents, Assistant City Manager Amundson, City Attorney Kintzley, Administrative Services Director Koch, Public Works Director Rogalsky, Chief of Police Bruce, Fire & Emergency Services Director Huntington, Parks & Public Facilities Director Schiessl, Energy Services Director Whitney, Development Services Director Jensen and Acting Deputy City Clerk Fulton.

COUNCILMEMBER KENT MOVED AND COUNCILMEMBER ALVAREZ SECONDED A MOTION TO EXCUSE MAYOR THOMPSON. THE MOTION CARRIED 6-0.

Pledge of Allegiance

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

Approval of Agenda

COUNCILMEMBER LEMLEY MOVED AND COUNCILMEMBER LUKSON SECONDED A MOTION TO APPROVE THE AGENDA AS PUBLISHED. THE MOTION CARRIED 6-0.

Presentations

4. New Hire/Retirements

Administrative Services Director Koch introduced new hires for the City of Richland. Ms. Koch also highlighted the recent internal promotion of Lacey Paulsen to HR Manager. No recent retirements were reported.

5. Atomic Frontier Day 2019

Parks & Public Facilities Director Schiessl introduced Recreation Manager Julie Jackson, who gave a brief overview of the upcoming City-sponsored special event *Atomic Frontier Day 2019*.

6. Attendance Awareness Month/United Way Attendance Matters Proclamation

LoAnn Ayers, President and CEO of the United Way of Benton & Franklin Counties, received a proclamation delivered by Mayor Pro Tem Christensen related to the United Way's "Attendance Matters" campaign.

Public Hearing

No public hearings were scheduled to be heard.

Public Comments

City Attorney Kintzley read the public comment procedures.

Mr. Guy Steen, 126 Cimarron, Richland WA, requested that Council review the lack of current regulations for Air B&Bs operating in the City of Richland. Mr. Steen believes that business licenses and taxes should be required.

Consent Calendar

City Attorney Kintzley read the consent calendar.

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

Minutes - Approval

7. August 20, 2019 Council Meeting Minutes; August 27, 2019 Council Workshop Minutes

Ordinances - First Reading

8. Ordinance No. 35-19, Amending Chapter 5.14 of the Richland Municipal Code related to Sidewalk Use Licenses
9. Ordinance No. 36-19, Establishing and Dedicating Right-of-Way for Battelle Boulevard, Logan Street, Hagen Road, Robertson Road and Snyder Street

Ordinances - Second Reading/Passage

None.

Resolutions – Adoption

10. Resolution No. 107-19, Authorizing Award of Bid to Granite Construction, Inc. for the Saint Street and Hagen Road Overlay Project
11. Resolution No 110-19, Approving the Final Plat of West Village Phase 3

Items for Approval

12. Appointments to the Lodging Tax Advisory Committee: Gus Sako and Sara Davis

Expenditures - Approval

13. Expenditures from August 12, 2019 - August 23, 2019 for \$11,276,462.49 including Check Nos. 271135-271717, Wire Nos. 7698-7722, Payroll Direct Deposit 154520-155093, Payroll Check Nos. 155094-155101 and Payroll Wire/ACH Nos. 11110-11124

Items of Business

None.

Reports and Comments

City Manager

City Manager Reents complimented Parks & Recreation staff on the *Atomic Frontier Day 2019* presentation, and reminded Council and the audience about the upcoming weekend event known as Riverfest in Columbia Park, which provides an opportunity for the local community to celebrate the rivers and the hydropower they generate.

City Council

Councilmember Alvarez thanked the audience at home for tuning in to learn about City government, and thanked City staff (department heads, managers and supervisors) for the time and effort they contribute to the betterment of the City of Richland.

Councilmember Lemley expressed enthusiasm about *Atomic Frontier Day 2019*.

Councilmember Lukson complimented Parks & Recreation staff on the presentation, which serves as a reminder of the exciting events happening in the community.

Councilmember Anderson encouraged the community to attend Riverfest. Councilmember Anderson also thanked Mr. Steen for bringing the Air B&B issue forward for Council consideration.

Councilmember Kent echoed Councilmember Anderson's comments regarding Air B&Bs and expressed her interest in learning more about the topic from City staff. Councilmember Kent also favorably commented on the Richland Farmers' Market.

Mayor Pro Tem

Mayor Pro Tem Christensen expressed interest in learning more about the Air B&B issue as it relates to the City of Richland.

Adjournment

Mayor Pro Tem Christensen adjourned the meeting at 7:53 p.m.

APPROVED:

ATTESTED:

Robert J. Thompson, Mayor

Toni Fulton, Acting Deputy City Clerk

DATE APPROVED: _____

DATE PUBLISHED: _____



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 9/17/2019

Agenda Category: Ordinances - First Reading

Core Focus Area 1 - Promote Financial Stability & Operational Effectiveness

Core Focus Area 5 - Maximize Community Amenities

Subject:

Ordinance No. 37-19, Amending the 2019 Budget in the General Fund and General Government Construction Fund related to Atomic Frontier Day 2019 and Rural County Capital Funds

Department:

Parks & Public Facilities

Ordinance/Resolution Number:

37-19

Document Type:

Ordinance

Recommended Motion:

Give first reading, by title only, to Ordinance No. 37-19, amending the 2019 budget in the General Fund and General Government Construction Fund to appropriate additional rural county capital funds and sponsorship dollars as identified therein.

Summary:

Ordinance No. 37-19 concerns two amendments to the City's budget. First, the Richland community recognizes the historical importance and impact of the Manhattan Project on its citizens, and has hosted events celebrating this heritage. Between 1948 and 1961, the community hosted several multi-day events and programming under the name Atomic Frontier Days. In 2019, the Manhattan Project is celebrating its 75th anniversary. The City of Richland is honoring the Manhattan Project's 75th anniversary by partnering with organizations, agencies and community groups to present a festival and parade on Saturday, September 14, 2019 called *Atomic Frontier Day 2019*.

Atomic Frontier Day 2019 is supported by generous community sponsors with contributions totaling \$29,700. The City intends to thank its sponsors and appropriate the sponsorship dollars into the project budget through proposed Ordinance No. 37-19.

The second amendment concerns acceptance of unanticipated Benton County Rural County Capital Funds for demolition of the former City Hall. On July 16, 2019, Council adopted Ordinance No. 34-19 amending the budget of several funds including the General Government Construction Fund in the amount of \$308,000 to accept revenue from Benton County's Rural County Capital Fund program. On August, 6, 2019, Council adopted Resolution No. 105-19 authorizing a disbursement agreement with Benton County for the actual grant award from the Rural County Capital Fund program in the amount of \$350,000, which exceeds the estimated award by an additional \$42,000. These dollars require appropriation before they can be expended for demolition of the former City Hall. Proposed Ordinance No. 37-19 will accomplish this action.

Staff recommends approval of Ordinance No. 37-19 for first reading, by title only.

Fiscal Impact:

Community sponsorships will generate a total of \$29,700 of revenue for the City's *Atomic Frontier Day 2019* event, and an additional \$42,000 from Benton County's Rural Capital Capital Fund program will contribute toward the demolition of the former City Hall facility.

Attachments:

- I. Ordinance No. 37-19

ORDINANCE NO. 37-19

AN ORDINANCE of the City of Richland amending the 2019 Budget in the City's General Fund and the General Government Construction Fund to appropriate new revenue received from *Atomic Frontier Days 2019* sponsorships and rural county capital funds.

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

WHEREAS, this proposed Ordinance No. 37-19 addresses two amendments to the 2019 Budget, the first being the receipt of additional funds associated with *Atomic Frontier Day 2019*; and

WHEREAS, the Richland community has hosted events celebrating its heritage associated with the Manhattan Project; and

WHEREAS, between 1948 and 1961, the community hosted several multi-day events and programming under the name *Atomic Frontier Days*; and

WHEREAS, the City of Richland recognizes 2019 as the 75th anniversary of the Manhattan Project; and

WHEREAS, the City of Richland is honoring the Manhattan Project's 75th anniversary by partnering with organizations, agencies and community groups to present a festival and parade on Saturday, September 14, 2019; and

WHEREAS, the festival and parade will be called *Atomic Frontier Day 2019*; and

WHEREAS, *Atomic Frontier Day 2019* is supported by generous community sponsors with contributions totaling \$29,700; and

WHEREAS, the City desires to formally thank its sponsors and appropriate the sponsorship dollars into the project budget; and

WHEREAS, no funds were appropriated in the General Fund for the *Atomic Frontier Day 2019* special event; and

WHEREAS, the second adjustment to the 2019 Budget concerns the acceptance of unanticipated rural county capital funds from Benton County to be used for demolition of the former City Hall facility; and

WHEREAS, on July 16, 2019, Richland City Council adopted Ordinance No. 34-19, amending the General Government Construction Fund in the amount of \$308,000 to be received from the Benton County Rural County Capital Fund; and

WHEREAS, on August 6, 2019, Richland City Council adopted Resolution No. 105-19, authorizing a disbursement agreement with Benton County for receipt of rural county capital funds in the amount of \$350,000; and

WHEREAS, the actual grant award of \$350,000 from Benton County exceeds the estimated grant award of \$308,000 by \$42,000; and

WHEREAS, the City must appropriate the additional unanticipated \$42,000 so it can be expended on demolition of the former City Hall facility as agreed to between Benton County and the City of Richland.

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

Section 1. Amendment of the 2019 Budget. The 2019 Budget is hereby amended to provide additional appropriations in the General Fund from sponsorship dollars, and the General Government Construction Fund from rural county capital funds as follows:

General Fund:

Current Appropriation:	\$ 60,244,923
Increase in Appropriation:	\$ <u>29,700</u>
Amended Appropriation:	\$ <u>60,274,623</u>

General Government Construction Fund

Current Appropriation	\$ 5,557,311
Increase in Appropriation:	\$ <u>42,000</u>
Amended Appropriation:	\$ <u>5,599,311</u>

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

PASSED by the City Council of the City of Richland, Washington, at a regular meeting on the _____ day of _____, 2019.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

TONI FULTON, Acting Deputy City Clerk

HEATHER KINTZLEY, City Attorney

Date Published: _____



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 9/17/2019

Agenda Category: Ordinances - Second Reading/Passage

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Subject:

Ordinance No. 35-19, Amending Chapter 5.14 of the Richland Municipal Code related to Sidewalk Use Licenses

Department:

Development Services

Ordinance/Resolution Number:

35-19

Document Type:

Ordinance

Recommended Motion:

Give second reading and pass Ordinance No. 35-19, amending Chapter 5.14 of the Richland Municipal Code related to sidewalk use licenses.

Summary:

The Development Services Department is proposing to update and amend Chapter 5.14 RMC related to sidewalk use licenses. Currently, several types of sidewalk use licenses require public hearing review through the Planning Commission, while other types of sidewalk use licenses are approved administratively.

Sidewalk use licenses requiring public hearing review by the Planning Commission have not been attended by members of the public or nearby property owners. Further, the conditions of approval placed on the licenses by staff are nearly always adopted verbatim by the Planning Commission with little, if any, discussion. As a result, in an effort to be more customer friendly, staff proposes to eliminate the Planning Commission review in order to simplify and expedite the process for sidewalk use licenses.

Staff recommends approval of Ordinance No. 35-19 for second reading and passage.

Fiscal Impact:

None.

Attachments:

- I. Ordinance No. 35-19

ORDINANCE NO. 35-19

AN ORDINANCE of the City of Richland amending Chapter 5.14 of the Richland Municipal Code related to sidewalk use license.

WHEREAS the city has an established process for the review and issuance of licenses for limited use of the city's sidewalks and airspace; and

WHEREAS the current process for the review and issuance of Sidewalk Use Licenses takes approximately 60 days; and

WHEREAS previous Sidewalk Use Licenses reviewed by the Planning Commission have garnered very little, if any, public response; and

WHEREAS conditions of approval placed upon Sidewalk Use Licenses reviewed by the Planning Commission have matched the conditions of approval suggested by staff; and

WHEREAS eliminating the Planning Commission from review of Sidewalk Use Licenses will expedite the review process for city customers; and

WHEREAS removing the Planning Commission review of Sidewalk Use Licenses will likely not change the conditions of approval placed upon Sidewalk Use Licenses.

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

Section 1. Chapter 5.14 of the Richland Municipal Code, as enacted by Ordinance No. 09-09, is hereby amended as follows:

Chapter 5.14 SIDEWALK USE LICENSE

Sections:

- 5.14.010 Definitions.**
- 5.14.020 License required.**
- 5.14.030 Application.**
- 5.14.040 Uses allowed.**
- 5.14.050 Terms and conditions.**
- 5.14.060 Liquor.**
- 5.14.070 ~~Public hearing required for sidewalk use license~~ Review process and appeal.**
- 5.14.080 Return of sidewalk to original condition.**
- 5.14.090 Release of liability, surety and insurance.**
- 5.14.100 Sidewalk condition.**

- 5.14.110 Vested rights not created.**
- 5.14.120 Compensation.**
- 5.14.130 Design and placement standards.**

5.14.010 Definitions.

“Air space” means the vertical area above city sidewalks or right-of-way that is projected upon by private signs, building elements, canopies, awnings, flags, banners, antennas, or overhead pedestrian walkways.

“Allowed merchandise” are products permitted for sale in the adjoining zoning district.

“Decoration” refers to privately owned objects placed on city-owned sidewalks including, but not limited to, seasonal ornament displays, lighting, flags, landscape planters and artwork.

“Merchandise display” means to place objects for sale by an adjoining, licensed business operating on private property on a city-owned sidewalk.

“Newsstands and mail services” are facilities intended to distribute newspapers, magazines and other literature or other facilities providing mail and package drop-off services.

“Sidewalk cafe” means an open-air seating area on a public sidewalk provided by an eating or drinking establishment located on the adjoining property and delineated by a fixed, semi-permanent enclosure such as a rail, wall or other partition.

“Sidewalk furniture” means any temporary and unaffixed improvements used as seating, tables, weather protection, or signage.

“Surety instrument” means a performance bond supplied by a licensee to guarantee the return of city property in an original, pre-license condition.

“Vending cart” is a non-motorized cart used to prepare, store and sell food products.

5.14.020 License required.

The ~~community~~ development [services](#) department will issue licenses for limited use of the city’s sidewalks and airspace. It shall be unlawful to utilize city sidewalks and rights-of-way, and air space over the sidewalks and rights-of-way, without a license. Decoration, merchandise display, sidewalk furniture, newsstands and mail services are not subject to the license requirement but remain subject to the remaining standards of this chapter.

5.14.030 Application.

An application for a sidewalk use license shall be made available from the ~~community~~ development [services](#) department. ~~A completed application including all necessary supporting plans and diagrams will initiate a maximum 60-day review period.~~ There will be a ~~\$200.00~~ fee for the license [as set forth in the City of Richland fee schedule](#).

5.14.040 Uses allowed.

Subject to the conditions and limitations set forth in this chapter, the city will allow use of city-owned sidewalks or fee simple public property, by property or business owners for newsstands and mail services and by adjoining property or business owners for merchandise display, decoration, sidewalk cafes, sidewalk furniture, vending carts, and air space intrusions. In no circumstance will uses or encroachments be allowed within right-of-way or fee simple property utilized by vehicular traffic.

5.14.050 Terms and conditions.

A. The ~~community~~ development services department may issue a sidewalk use license only if:

1. The applicant is the owner of the adjoining property or business or is a designated representative, except for newsstands and mail service applications;
2. The proposed use would not unduly and unreasonably impair passage to and fro by the public on the sidewalk for which the license is sought and is consistent with the design standards contained herein; and
3. Prior to issuance of a sidewalk use license, ~~P~~proposed sidewalk cafe users obtain an approved food-service establishment permit issued by the Benton-Franklin ~~h~~Health ~~d~~Department, and a liquor license by the State of Washington Liquor & Cannabis ~~Control~~ Board, if applicable. Both permits must ~~and that said permits~~ include the sidewalk use area, ~~prior to issuance of a sidewalk use license.~~

B. The ~~community~~ development services department may include in the license such terms and conditions as the department ~~may~~ deems appropriate to satisfy applicable local, state and federal standards; ~~in addition to:~~ general compatibility of the proposed sidewalk with the existing neighborhood, special events, and public access; ~~;~~ high visual quality; and facilitation of a harmonious relationship between the public and private sectors. Conditions attached to a license approval may include, but are not limited to, the following:

1. Restrictions as to the number and placement of tables and chairs and as to the hours and dates of use;
2. Provisions that the licensee shall maintain the adjoining sidewalk in a clean and safe condition for pedestrian travel;
3. A requirement that the licensee clear the sidewalk as may be reasonably necessary to accommodate deliveries to adjacent or other nearby properties;
4. Regulations upon lighting and illumination of the sidewalk cafe; limitations upon noise; and restrictions upon the placement of equipment;

5. The prompt repair of damaged or failing improvements that present a safety risk to the public;

6. Collection of indemnity documentation, insurance, and/or surety instruments as contained herein;

7. Duration of the license and renewal procedure;

8. A requirement that furniture, equipment, and other appurtenances related to sidewalk uses remain clean, in good repair and visually appealing. ~~sightly-~~

C. Unless expressly authorized by the city, no pavement shall be broken, no sidewalk surface disturbed, and no permanent fixture of any kind shall be installed in or on sidewalk area in connection with a sidewalk use.

D. The ~~community~~ development services department may suspend or revoke a license issued under this chapter ~~the permission granted~~ if an applicant violates this title, any implementing rules, or the terms and conditions of the ~~permit~~ license. Such revocation or suspension shall not occur ~~not~~ sooner than ten (10) calendar days following written notice of intent to suspend or revoke the license. Suspension or revocation of a sidewalk use license is appealable to the city manager consistent with RMC 5.04.560.

5.14.060 Liquor.

Liquor, as defined in RCW 66.04.010(16), as now existing or hereinafter amended, may be used and sold at a sidewalk cafe when authorized in both the sidewalk use permit and provided for in this chapter and by permit of the Washington State Liquor & Cannabis ~~Control~~ Board, and not otherwise.

5.14.070 Review and appeal process. ~~Public hearing required for sidewalk use license.~~

~~Proposed sidewalk cafes and use of public air space shall require a public hearing. Notice of public hearing shall be published at least once in the official newspaper of the city. In addition, written notice shall be mailed to the owner or owners of the property involved, and to all property owners of record within a radius of 300 feet of subject property pursuant to a title insurance company report required by RMC 23.70.190. Both published and mailed notices shall be given at least 10 days in advance of the public hearing. The notice of hearing shall also be affixed to the property to be clearly seen from the proposed sidewalk use area at least 10 days in advance of the public hearing.~~

~~The notice of a public hearing required in this chapter shall at a minimum contain: the name of the applicant; the nature of the proposed use including a diagram clearly delineating the sidewalk, pedestrian circulation, proposed outdoor seating area, any fence, wall or partition wall, any proposed overhead projections into the city's air space, and adjoining buildings; and description of the affected property, which may be in the form of either a vicinity map or written description, reasonably sufficient to inform the public of its location; the date, time and place of the hearing; a statement that all interested persons~~

~~may appear and provide testimony and the location where information may be examined prior to the hearing.~~

~~The planning commission shall conduct an open record public hearing and shall issue a decision by a recorded motion, which shall incorporate the findings of fact of the commission and the reasons for its action; and the motion shall refer expressly to the maps, description and other matters intended by the commission to constitute approval. The planning commission's findings of fact shall be based on: general compatibility of the proposed sidewalk use with the existing neighborhood, special events and pedestrian access; coordination with state and local regulations for liquor consumption and food establishments, and assurance that the public is protected via appropriate insurance and surety instruments.~~

Within ten (10) business days of receipt of a complete sidewalk use license application, the development services department will refer the application to Public Works, Finance, Parks & Public Facilities, Police, Fire & Emergency Services, and any other city department potentially impacted by a determination to grant the license. The receiving city departments will have fourteen (14) business days from the date of receipt to review the application and send comments on the application to the development services department. Within five (5) business days thereafter, the development services department will notify the applicant that either the sidewalk use license has been granted, or that the application has been placed on hold pending the submission of additional information.

Any sidewalk use license decision made by the development services department ~~planning commission shall be~~ may be ~~subject to~~ appealed to the hearings examiner. ~~city council.~~

5.14.080 Return of sidewalk to original condition.

The licensee shall return the sidewalk to original, pre-license condition at no cost to the city at the time a license expires or the sidewalk use ceases.

5.14.090 Release of liability, surety and insurance.

A. Release of Liability. All persons utilizing the city sidewalk for air space, sidewalk cafe, and/or vending carts shall release the city from liability in writing on a form available from the ~~community~~ development services department ~~in writing~~ and acknowledged by the applicant, ~~, to hold and save the city free and harmless from any and all claims, actions or damages of every kind and description which may accrue to, or be suffered by, any persons by reason of or related to the operation of such sidewalk use.~~ Under the release, the applicant shall hold harmless the city of Richland, its officers, officials, employees and volunteers from and against any and all claims, suits, actions, or liabilities for injury or death of any person, or for loss or damage to property, which arises out of applicant's use of premises, or from the conduct of applicant's business, or from any activity, work or thing done, permitted, or suffered by applicant in or about the premises, except only such injury or damage as shall have been occasioned by the city's sole negligence. In addition, such agreement shall contain a provision that the permit is wholly of a temporary nature,

that it vests no permanent right whatsoever, that upon 30 days' notice, posted on the premises, or by publication in the official newspaper of the city, or without such notice, in case the permitted use shall become dangerous or unsafe, or shall not be operated in accordance with the provisions of this title, the same may be revoked and the improvements shall be removed by the licensee immediately or by the city using associated surety instrument, if any, at the discretion of the **community development services** director or designee.

B. Surety Instrument. Certain sidewalk uses will require the licensee to post a surety bond to ensure the return of the sidewalk to an original, pre-license condition.

C. Insurance. ~~Sidewalk cafes shall~~ In addition to releasing liability and providing a surety instrument, ~~sidewalk cafes shall~~ also extend private commercial general liability building insurance to include the sidewalk use area allowed in an associated license, and name the city of Richland as an additional insured. Commercial general liability insurance shall be written with limits no less than \$1,000,000 each occurrence, \$2,000,000 general aggregate, and provide \$1,000,000 of accident coverage per incident. Said insurance shall include a provision prohibiting cancellation or reduction in coverage of policy except upon 30 days' prior written notice to the city. The amount of insurance coverage may be adjusted annually by the city with and notice ~~of such adjustment shall be given in writing~~ to the licensee. A sidewalk use license for a sidewalk cafe will be revoked if the required ~~necessary~~ private insurance does not remain in full effect.

The **community development services** director shall require such release of liability, license, surety instrument and/or private insurance as follows (Y = yes and N = no):

Type of Use	Release of Liability	License Required	Surety Instrument	Private Insurance	Public Hearing
Air Space	Y	Y	N	Y	Y
Decoration	N	N	N	N	N
Newsstand and Mail Services	N	N	N	N	N
Merchandise Display	N	N	N	N	N
Sidewalk Cafe	Y	Y	Y*	Y	Y
Sidewalk Furniture	N	N	N	N	N
Vending Cart	Y	Y	N	Y	N

* ~~If~~ Required when substantial modifications are made to city property, that are undesirable if the use ceases. Surety instrument, if required, shall be 115 percent of the estimated cost to revert the improvement to a pre-license, original condition as determined by the city engineer.

5.14.100 Sidewalk condition.

The applicant shall comply with the terms and conditions of the sidewalk use license issued and maintain the sidewalk clean and free of debris, refuse, stains, and in a safe condition for pedestrian travel, and shall immediately clear the sidewalk area when ordered to do so by the ~~community~~ development services director or other appropriate city officer such as the chief of police or fire chief or their authorized representatives for matters of public safety, health and welfare.

5.14.110 Vested rights not created.

The grant of sidewalk uses pursuant to this chapter shall be subject always to the city's ownership of the right-of-way and the public health, safety, convenience and necessity. Grant of a sidewalk use shall not constitute a street vacation. No vested rights shall be created by grant of any sidewalk use. Such limitation shall be prominently displayed on all permits issued pursuant to this chapter.

5.14.120 Compensation.

Authorized sidewalk uses benefit the public by offering an active and pleasing streetscape environment. ~~and~~ Therefore, no compensation is ~~therefore~~ required.

5.14.130 Design and placement standards.

A. Exceptions. Sidewalk uses are expected to meet ~~these~~ the following design standards except in cases where special accommodation is made by the city via contract, special event permit, or other approval.

B. Pedestrian Clear Area. Sidewalk uses shall be placed so as to maintain at least five (5) feet in width of unobstructed pedestrian travel and no more than 30-degree changes of direction around uses. The pedestrian clear area does not include the radius for the door openings of buildings.

C. Separation from Curb. Sidewalk uses may be placed adjacent to buildings and not closer than two (2) feet from the curb and shall accommodate the pedestrian clear area. In all cases, the intersection sight distance, as required in Chapter 12.11 RMC, shall be met.

D. Fencing. Unless otherwise determined by the ~~community~~ development services director, any containment of outdoor cafes shall be limited to 36 inches high maximum and shall allow at least 50 percent visibility.

E. Overhead Use of City Airspace. No projection of private building elements, signage, antennas, flags, banners, awnings, canopies, or overhead pedestrian walkways shall occur lower than ten (10) feet as measured vertically from sidewalk grade and must also ~~shall meet~~ Washington State Department of Transportation clearance standards for particular street classifications.

F. Allowable Sidewalk Use Area. Only portions of the sidewalk that directly adjoin a property for which a license is sought are eligible for use, except sidewalks used for newsstands and mail services.

G. Any vending cart shall be removed from the city right-of-way daily.

H. Newsstands and mail delivery services shall not: impair loading; hinder egress from parked vehicles; open toward the roadway if located on the curbside of the sidewalk; obscure signage; be fastened to any public utility poles, signs or equipment; contain advertising other than that which relates exclusively to the publication sold or distributed; or be used for purposes other than the sale and distribution of such publications.

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 17th day of September, 2019.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

TONI FULTON, Acting Deputy City Clerk

HEATHER KINTZLEY, City Attorney

Date Published: September 22, 2019



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 9/17/2019

Agenda Category: Ordinances - Second Reading/Passage

Core Focus Area 2 - Manage & Maintain Infrastructure & Facilities

Subject:

Ordinance No. 36-19, Establishing and Dedicating Right-of-Way for Battelle Boulevard, Logan Street, Hagen Road, Robertson Road and Snyder Street

Department:
Public Works

Ordinance/Resolution Number:
36-19

Document Type:
Ordinance

Recommended Motion:

Give second reading and pass Ordinance No. 36-19, establishing and dedicating right-of-way for Logan Street, Hagen Road, Robertson Road and Snyder Street.

Summary:

The City of Richland is developing the Horn Rapids Industrial Park. The 2015-2020 Capital Improvement Plan (CIP) included a program titled RAISE, through which the construction of Logan Street, Hagen Road and a section of Robertson Drive were programmed.

The 2018-2023 CIP included a program titled Economic Development Road Projects, through which the construction of Battelle Boulevard was programmed.

Each of the streets above will provide public access and utilities infrastructure to enable additional development in the Horn Rapids Business Center and Industrial Park.

In 1976, the Washington State Department of Transportation conveyed to the City a portion of Snyder Road adjacent to the north boundary of SR-240. An existing portion of Hagen Road and Snyder Street occupy the conveyed right-of-way, but have not yet been dedicated as City public street right-of-way. Dedication of the newly constructed streets and the existing segments of Hagen Road and Snyder Street are necessary to establish them as public street right-of-way.

This dedication is appropriate to advance the City's economic development objectives. Staff recommends approval of Ordinance No. 36-19 for second reading and passage.

Fiscal Impact:

Minor staff time and recording fees are necessary to complete the right-of-way process. Both are covered in the existing operating budget.

Attachments:

- I. Ordinance No. 36-19

WHEN RECORDED RETURN TO:

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

ORDINANCE NO. 36-19

AN ORDINANCE of the City of Richland establishing and dedicating the right-of-way for Robertson Drive, Logan Street, Hagen Road, Snyder Street and Battelle Boulevard as fully described in this ordinance.

WHEREAS, the City is developing the Horn Rapids Industrial Park; and

WHEREAS, the 2015 - 2020 Capital Improvement Plan (CIP) includes a program titled RAISE, through which the construction of Logan Street, Hagen Road and a portion of Robertson Drive were programmed; and

WHEREAS, the 2018 - 2023 Capital Improvement Plan includes a program titled Economic Development Road Projects, through which the construction of Battelle Boulevard was programmed; and

WHEREAS, the Logan Street, Hagen Road, Robertson Drive and Battelle Boulevard extensions will provide public access and utilities infrastructure to enable additional development in the Horn Rapids Business Center and Industrial Park; and

WHEREAS, the public street and utility improvements for Logan Street, Hagen Road and portions of Robertson Drive and Snyder Street have been completed; and

WHEREAS, the public street and utility improvements for Battelle Boulevard are under construction, with completion scheduled by the end of the year; and

WHEREAS, the Washington State Department of Transportation conveyed to the City a portion of Snyder Road adjacent to the north boundary of SR-240 by deed recorded in Volume 312, Page 441 Records of Benton County and dated July 9, 1976; and

WHEREAS, an existing portion of Hagen Road and Snyder Street occupy the conveyed right-of-way, but have not been dedicated as City public street right-of-way; and

WHEREAS, dedication of the newly constructed streets and the existing segments of Hagen Road and Snyder Street are necessary to establish them as public street right-of-way; and

WHEREAS, dedication of the public street right-of-way is appropriate to advance the City's economic development objectives.

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

Section 1. The portions of right-of-way legally described in **Exhibits A1-A8, B1-B7, C1-C3, C3A, D1-D2 and E1-E2**, attached hereto, are hereby dedicated as City streets named Logan Street, Hagen Road, and portions of Robertson Drive, Snyder Street and Battelle Boulevard.

Section 2. The City Clerk or designee is directed to file with the Auditor of Benton County, Washington, a copy of this ordinance and the attached exhibits, duly certified by the Clerk or designee as a true copy.

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

PASSED by the City Council of the City of Richland, Washington, at a regular meeting on the 17th day of September, 2019.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

TONI FULTON, Acting Deputy City Clerk

HEATHER KINTZLEY, City Attorney

Date Published: September 22, 2019

EXHIBIT "A-1"

LOGAN STREET EXTENSION (POLAR WAY TO AMERICAN ROCK)

A 90.00 FOOT WIDE CORRIDOR FOR RIGHT-OF-WAY PURPOSES LYING IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 28, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 10 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, SITUATED IN BENTON COUNTY, WASHINGTON, SAID RIGHT-OF-WAY BEING 50.00 NORTHERLY AND 40.00 SOUTHERLY ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;

COMMENCING AT THE INTERSECTION OF POLAR WAY AND ROBERTSON DRIVE, DEDICATED PER THE CITY OF RICHLAND ORDINANCE NO. 07-15 RECORDED UNDER AUDITOR'S FILE NO. 2015-008673 AND AS DEPICTED IN RECORD OF SURVEY 4575, RECORDED IN VOLUME 1 OF PAGE 4574, UNDER AUDITOR'S FILE NO. 2015-003647 RECORDS OF SAID COUNTY AND STATE; THENCE NORTH $35^{\circ}06'00''$ EAST FOR A DISTANCE OF 233.55 FEET TO A POINT ON A TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF $35^{\circ}37'11''$ HAVING A RADIUS OF 540.05 FEET, AN ARC LENGTH OF 335.74 FEET, A CHORD BEARING NORTH $17^{\circ}17'25''$ EAST AND A CHORD DISTANCE OF 330.36 FEET; THENCE NORTH $00^{\circ}31'11''$ WEST FOR A DISTANCE OF 130.70 FEET TO THE INTERSECTION OF SAID POLAR WAY AND THE PROPOSED CENTERLINE OF LOGAN STREET; THENCE NORTH $89^{\circ}28'55''$ EAST FOR A DISTANCE OF 40.00 FEET TO A POINT HEREFTER KNOWN AS POINT "A" AND THE TRUE POINT OF BEGINNING.

THENCE CONTINUING NORTH $89^{\circ}28'55''$ EAST FOR A DISTANCE OF 42.16 FEET TO A POINT ON A TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF $32^{\circ}39'14''$ HAVING A RADIUS OF 510.05 FEET, AN ARC LENGTH OF 290.68 FEET, A CHORD BEARING SOUTH $74^{\circ}11'28''$ EAST AND A CHORD DISTANCE OF 286.77 FEET; THENCE SOUTH $57^{\circ}51'52''$ EAST FOR A DISTANCE OF 837.14 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27, SAID POINT BEARS SOUTH $00^{\circ}38'53''$ WEST 1369.31 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 27; THENCE CONTINUING SOUTH $57^{\circ}51'52''$ EAST FOR DISTANCE OF 86.45 FEET TO A TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF $51^{\circ}09'00''$ HAVING A RADIUS OF 1000.09 FEET, AN ARC LENGTH OF 892.82 FEET, A CHORD BEARING SOUTH $83^{\circ}26'22''$ EAST AND A CHORD DISTANCE OF 863.46 FEET; THENCE NORTH $70^{\circ}59'08''$ EAST FOR A DISTANCE OF 434.71 FEET TO A POINT ON A TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF $20^{\circ}10'10''$ HAVING A RADIUS OF 1000.09 FEET, AN ARC LENGTH OF 352.06 FEET, A CHORD BEARING NORTH $81^{\circ}04'13''$ EAST AND A CHORD DISTANCE OF 350.24 FEET; THENCE SOUTH $88^{\circ}50'42''$ EAST FOR A DISTANCE OF 429.45 FEET TO A POINT OF INTERSECTION OF SAID PROPOSED LOGAN STREET AND PROPOSED HAGEN ROAD, SAID POINT HEREFTER KNOWN AS POINT "B" AND THE INTERSECTION OF PROPOSED LOGAN STREET AND PROPOSED HAGEN ROAD;

EXHIBIT "A-1"

TOGETHER WITH A 10.00 FOOT WIDE UTILITY EASEMENT RUNNING PARALLEL AND CONTIGUOUS WITH THE NORTHERLY AND SOUTHERLY PROPOSED LOGAN STREET EXTENSION.

TOGETHER WITH: BEGINNING AT SAID POINT "B"; A 100.00 FOOT WIDE CORRIDOR FOR RIGHT-OF-WAY PURPOSES LYING IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 28, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 10 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, SITUATED IN BENTON COUNTY, WASHINGTON, SAID RIGHT-OF-WAY BEING 50.00 NORTHERLY AND 50.00 SOUTHERLY ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE; THENCE SOUTH 88°50'42" EAST FOR A DISTANCE OF 558.14 FEET TO A POINT ON THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 27 AND THE TERMINUS OF SAID CENTERLINE OF LOGAN STREET EXTENSION.

EXCEPT ANY PORTION OF THAT PARCEL DESCRIBED IN DEED RECORDED UNDER AUDITOR'S FILE NUMBER 2015-008062, RECORDS OF BENTON COUNTY, WASHINGTON.

TOGETHER WITH A 10.00 FOOT WIDE UTILITY EASEMENT RUNNING PARALLEL AND CONTIGUOUS WITH THE NORTHERLY AND SOUTHERLY PROPOSED LOGAN STREET EXTENSION.

TOGETHER WITH: BEGINNING AT SAID POINT "A"; THENCE NORTH 00°31'11" WEST ALONG THE EASTERLY RIGHT-OF-WAY OF SAID POLAR WAY FOR A DISTANCE OF 50.00 FEET TO THE NORTHERLY PROPOSED RIGHT-OF-WAY OF SAID LOGAN STREET AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°31'11" WEST ALONG THE EASTERLY RIGHT-OF-WAY THEREOF FOR A DISTANCE OF 74.15 FEET TO THE BEGINNING OF A 75.00 RADIUS CURVE HAVING A RADIAL BEARING OF NORTH 89°28'49" EAST FOR A DISTANCE 75.00 FEET; THENCE SOUTHEASTERLY A DISTANCE OF 113.93 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 87°01'59" TO A POINT ON THE NORTHERLY PROPOSED RIGHT-OF-WAY OF SAID LOGAN STREET AND A POINT ON A CURVE; THENCE WEST ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°57'56" HAVING A RADIUS OF 560.05 FEET, AN ARC LENGTH OF 28.98 FEET, A CHORD BEARING NORTH 89°02'07" WEST AND A CHORD DISTANCE OF 28.98 FEET; THENCE SOUTH 89°28'55" WEST ALONG THE NORTHERLY RIGHT-OF-WAY THEREOF FOR A DISTANCE OF 42.15 FEET TO A POINT ON THE SAID EASTERLY RIGHT-OF-WAY OF POLAR WAY THE TRUE POINT OF BEGINNING;

TOGETHER WITH A 10.00 FOOT WIDE UTILITY EASEMENT RUNNING PARALLEL AND CONTIGUOUS WITH THE NORTHEASTERLY LINE OF SAID 75.00 FOOT RADIUS.

TOGETHER WITH: BEGINNING AT SAID POINT "A"; THENCE SOUTH 00°31'11" EAST ALONG THE EASTERLY RIGHT-OF-WAY OF SAID POLAR WAY FOR A DISTANCE OF 40.00 FEET TO THE SOUTHERLY PROPOSED RIGHT-OF-WAY OF SAID LOGAN STREET AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°31'11" EAST ALONG THE EASTERLY RIGHT-OF-WAY

EXHIBIT "A-1"

THEREOF FOR A DISTANCE OF 76.37 FEET TO THE BEGINNING OF A 75.00 RADIUS CURVE HAVING A RADIAL BEARING OF NORTH 89°28'49" EAST FOR A DISTANCE 75.00 FEET; THENCE NORTHEASTERLY A DISTANCE OF 124.06 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 94°46'23" TO A POINT ON THE SOUTHERLY PROPOSED RIGHT-OF-WAY OF SAID LOGAN STREET AND A POINT ON A CURVE; THENCE WEST ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°46'18" HAVING A RADIUS OF 470.05 FEET, AN ARC LENGTH OF 39.14 FEET, A CHORD BEARING NORTH 88°07'56" WEST AND A CHORD DISTANCE OF 39.13 FEET; THENCE SOUTH 89°28'55" WEST FOR A DISTANCE OF 42.14 FEET TO A POINT ON THE SAID EASTERLY RIGHT-OF-WAY OF POLAR WAY THE TRUE POINT OF BEGINNING;

TOGETHER WITH A 10.00 FOOT WIDE UTILITY EASEMENT RUNNING PARALLEL AND CONTIGUOUS WITH THE SOUTHWESTERLY LINE OF SAID 75.00 FOOT RADIUS.

TOGETHER WITH: BEGINNING AT SAID POINT "B"; THENCE NORTH 01°06'27" EAST ALONG THE PROPOSED CENTERLINE OF SAID HAGEN ROAD FOR A DISTANCE OF 50.00 FEET TO THE NORTHERLY PROPOSED RIGHT-OF-WAY OF SAID LOGAN STREET; THENCE NORTH 88°50'42" WEST FOR A DISTANCE OF 40.00 FEET TO THE WESTERLY PROPOSED RIGHT-OF-WAY OF HAGEN ROAD AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 88°50'42" WEST FOR A DISTANCE OF 75.06 FEET TO THE BEGINNING OF A 75.00 RADIUS CURVE HAVING A RADIAL BEARING OF NORTH 01°09'18" EAST FOR A DISTANCE 75.00 FEET; THENCE NORTHEASTERLY A DISTANCE OF 117.87 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°02'51" TO A POINT ON THE WESTERLY PROPOSED RIGHT-OF-WAY OF SAID HAGEN ROAD; THENCE SOUTH 01°06'27" WEST FOR A DISTANCE OF 75.06 FEET TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH A 10.00 FOOT WIDE UTILITY EASEMENT RUNNING PARALLEL AND CONTIGUOUS WITH THE NORTHWESTERLY LINE OF SAID 75.00 FOOT RADIUS.

TOGETHER WITH: BEGINNING AT SAID POINT "B"; THENCE SOUTH 01°06'27" WEST ALONG THE PROPOSED CENTERLINE OF HAGEN ROAD FOR A DISTANCE OF 40.00 FEET TO THE SOUTHERLY PROPOSED RIGHT-OF-WAY OF SAID LOGAN STREET; THENCE NORTH 88°50'42" WEST FOR A DISTANCE OF 40.00 FEET TO THE WESTERLY PROPOSED RIGHT-OF-WAY LINE OF HAGEN ROAD AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 88°50'42" WEST FOR A DISTANCE OF 74.94 FEET TO THE BEGINNING OF A 75.00 RADIUS CURVE HAVING A RADIAL BEARING OF SOUTH 01°09'18" WEST FOR A DISTANCE 75.00 FEET; THENCE SOUTHEASTERLY A DISTANCE OF 117.75 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°57'09" TO A POINT ON THE WESTERLY PROPOSED RIGHT-OF-WAY OF SAID HAGEN ROAD; THENCE NORTH 01°06'27" EAST FOR A DISTANCE OF 74.94 FEET TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH A 10.00 FOOT WIDE UTILITY EASEMENT RUNNING PARALLEL AND CONTIGUOUS WITH THE SOUTHWESTERLY LINE OF SAID 75.00 FOOT RADIUS.

EXHIBIT "A-1"

TOGETHER WITH: BEGINNING AT SAID POINT "B"; THENCE NORTH 01°06'27" EAST ALONG THE PROPOSED CENTERLINE OF SAID HAGEN ROAD FOR A DISTANCE OF 50.00 FEET TO THE NORTHERLY PROPOSED RIGHT-OF-WAY OF SAID LOGAN STREET; THENCE SOUTH 88°50'42" EAST FOR A DISTANCE OF 50.00 FEET TO THE EASTERLY PROPOSED RIGHT-OF-WAY LINE OF HAGEN ROAD AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88°50'42" EAST FOR A DISTANCE OF 74.94 FEET TO THE BEGINNING OF A 75.00 RADIUS CURVE HAVING A RADIAL BEARING OF NORTH 01°09'18" EAST FOR A DISTANCE 75.00 FEET; THENCE NORTHWESTERLY A DISTANCE OF 117.75 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°57'09" TO A POINT ON THE EASTERLY PROPOSED RIGHT-OF-WAY OF SAID HAGEN ROAD; THENCE SOUTH 01°06'27" WEST FOR A DISTANCE OF 74.94 FEET TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH A 10.00 FOOT WIDE UTILITY EASEMENT RUNNING PARALLEL AND CONTIGUOUS WITH THE NORTHEASTERLY LINE OF SAID 75.00 FOOT RADIUS.

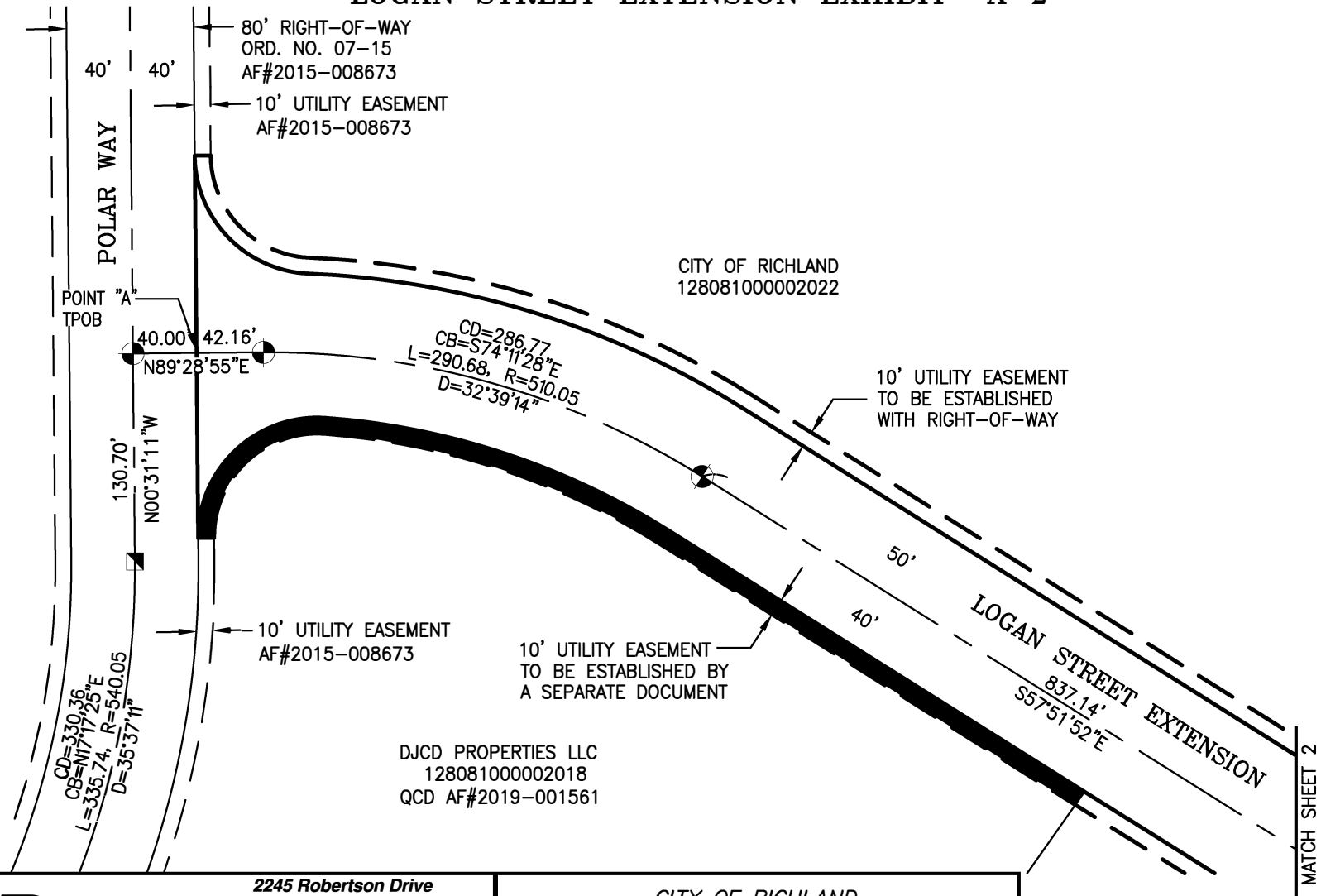
TOGETHER WITH: BEGINNING AT SAID POINT "B"; THENCE SOUTH 01°06'27" WEST ALONG THE PROPOSED CENTERLINE OF SAID HAGEN ROAD FOR A DISTANCE OF 50.00 FEET TO THE SOUTHERLY PROPOSED RIGHT-OF-WAY OF SAID LOGAN STREET; THENCE SOUTH 88°50'42" EAST FOR A DISTANCE OF 50.00 FEET TO THE EASTERLY PROPOSED RIGHT-OF-WAY LINE OF HAGEN ROAD AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88°50'42" EAST FOR A DISTANCE OF 75.06 FEET TO THE BEGINNING OF A 75.00 RADIUS CURVE HAVING A RADIAL BEARING OF SOUTH 01°09'18" WEST FOR A DISTANCE 75.00 FEET; THENCE SOUTHWESTERLY A DISTANCE OF 117.87 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°02'51" TO A POINT ON THE EASTERLY PROPOSED RIGHT-OF-WAY OF SAID HAGEN ROAD; THENCE NORTH 01°06'27" EAST FOR A DISTANCE OF 75.06 FEET TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH A 10.00 FOOT WIDE UTILITY EASEMENT RUNNING PARALLEL AND CONTIGUOUS WITH THE SOUTHEASTERLY LINE OF SAID 75.00 FOOT RADIUS.

EXCEPT ANY PORTION OF THAT PARCEL DESCRIBED IN DEED RECORDED UNDER AUDITOR'S FILE NUMBER 2015-008062, RECORDS OF BENTON COUNTY, WASHINGTON.

CONTAINS ~357,430 SQUARE FEET.

LOGAN STREET EXTENSION EXHIBIT "A-2"



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CITY OF RICHLAND
MAP TO ACCOMPANY LEGAL DESCRIPTION

07/28/2019

SHEET 1 OF 7



LOGAN STREET EXTENSION EXHIBIT "A-3"



21 22
28 27

MATCH SHEET 1

CITY OF RICHLAND
128081000002017

10' UTILITY EASEMENT
TO BE ESTABLISHED
WITH RIGHT-OF-WAY

10' UTILITY EASEMENT
TO BE ESTABLISHED
WITH RIGHT-OF-WAY

CITY OF RICHLAND
127082000001036

CITY OF RICHLAND
128081000002016

28 27

MATCH SHEET 3

LOGAN STREET EXTENSION 50'

40'

86.45'
S57°51'52"E

D=51°09'00"
L=892.82, R=1000.09
CB=S83°26'22"E
CD=863.46



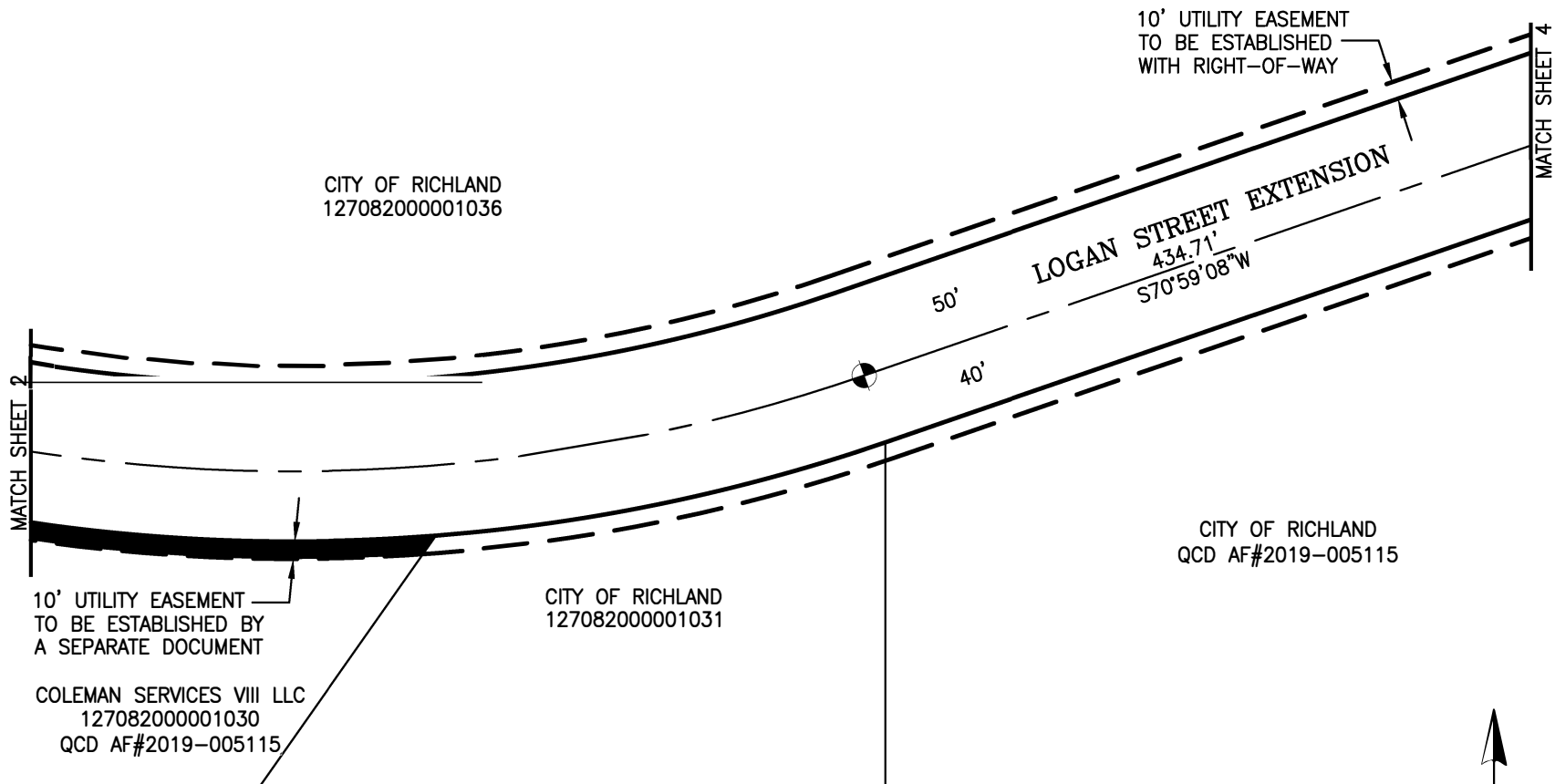
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CITY OF RICHLAND
MAP TO ACCOMPANY LEGAL DESCRIPTION

07/28/2019

SHEET 2 OF 7

LOGAN STREET EXTENSION EXHIBIT "A-4"

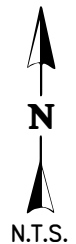


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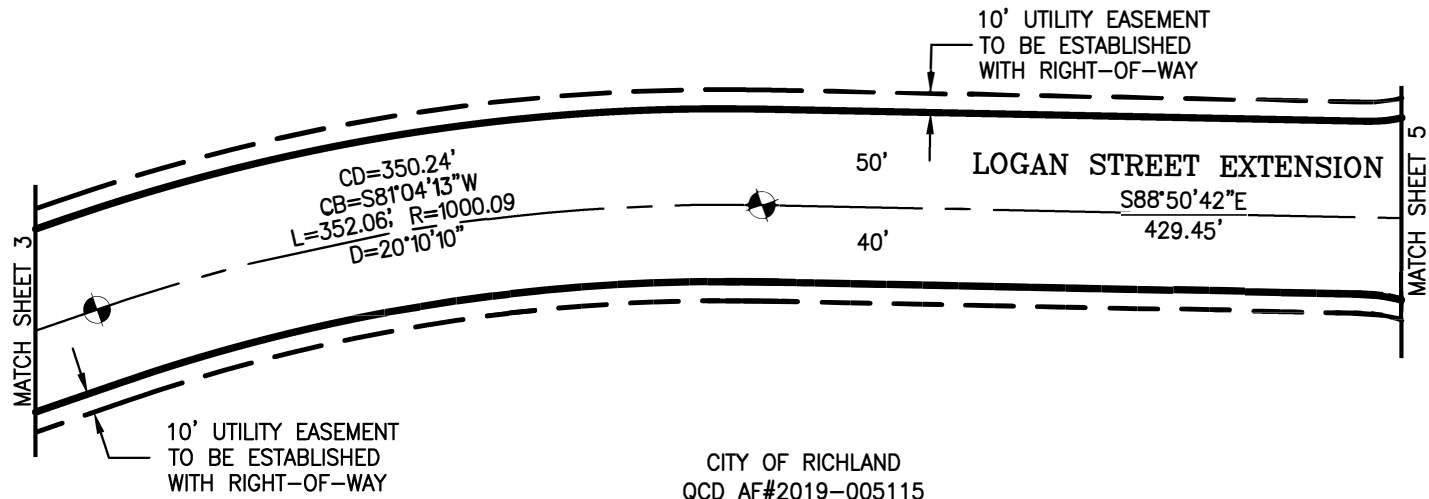
CITY OF RICHLAND
MAP TO ACCOMPANY LEGAL DESCRIPTION

07/28/2019

SHEET 3 OF 7



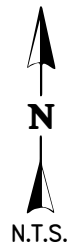
LOGAN STREET EXTENSION EXHIBIT "A-5"



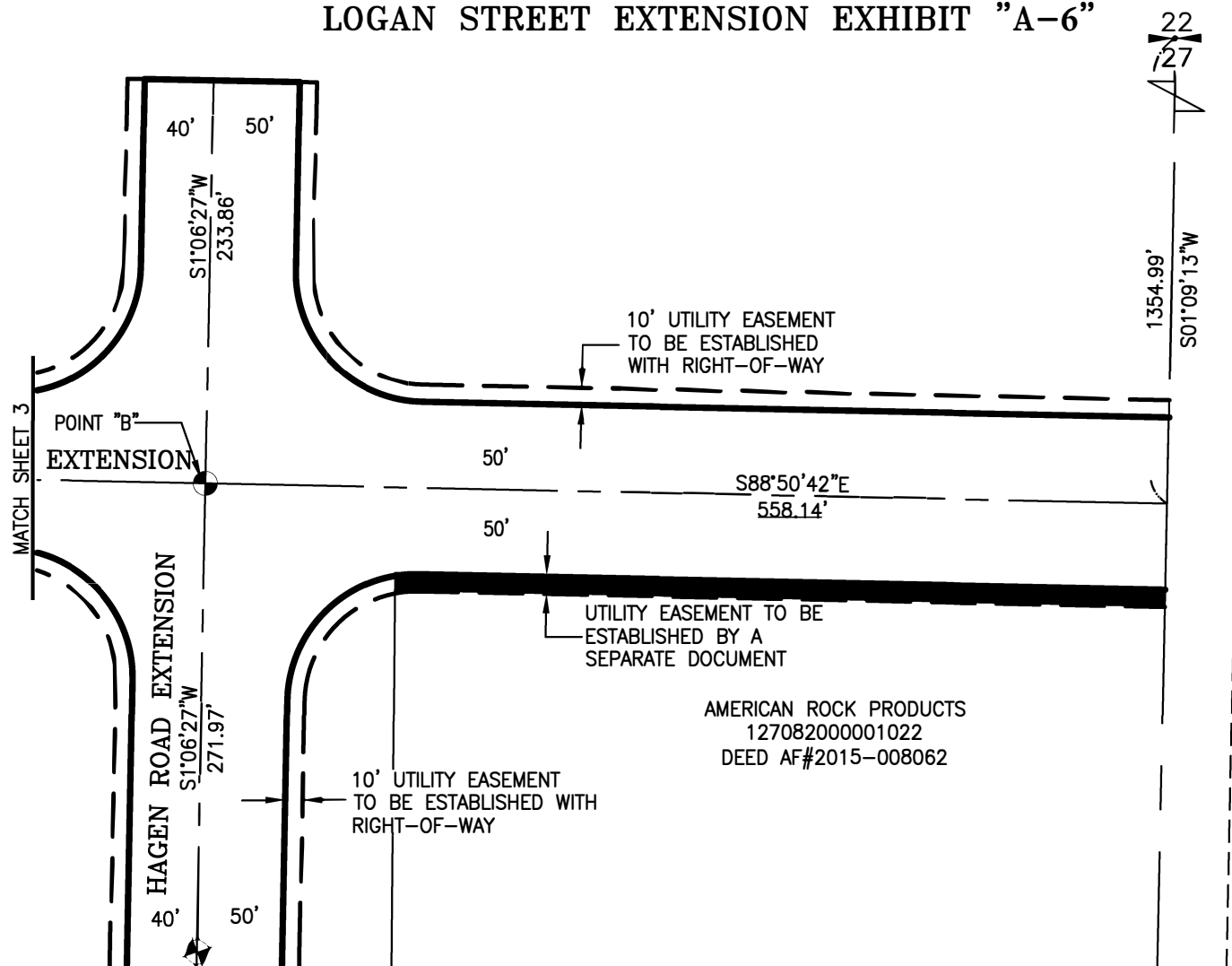
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CITY OF RICHLAND
 MAP TO ACCOMPANY LEGAL DESCRIPTION
 08/19/2019

SHEET 4 OF 7



LOGAN STREET EXTENSION EXHIBIT "A-6"



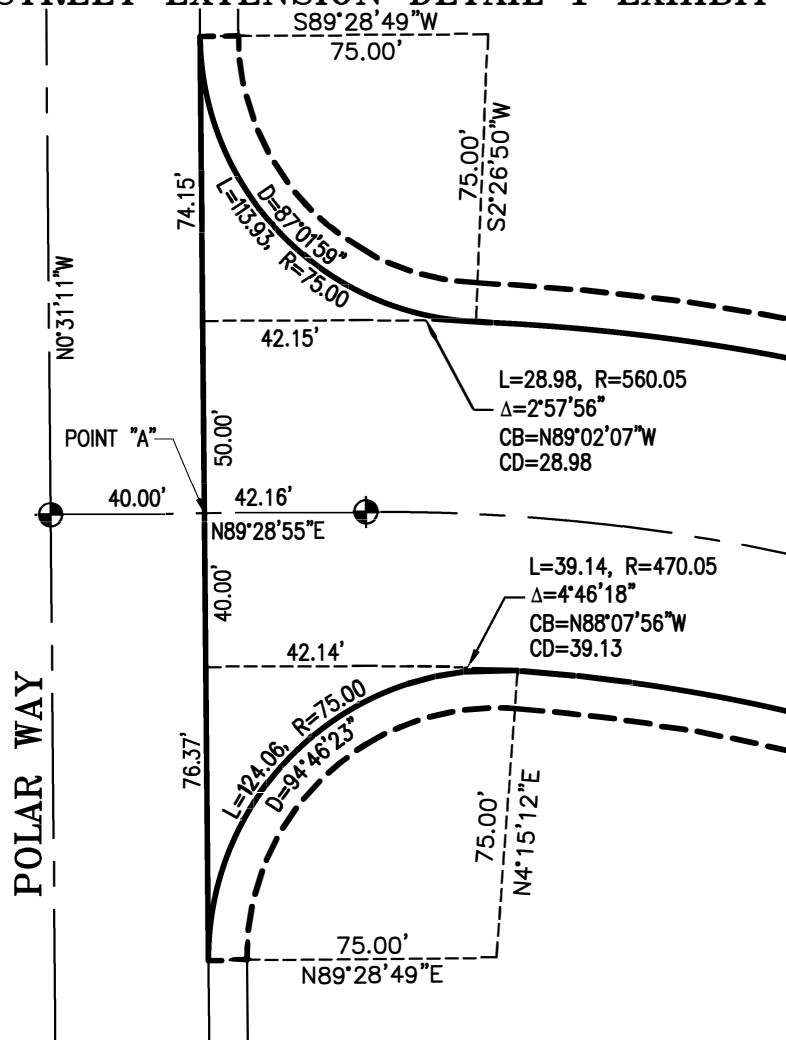
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CITY OF RICHLAND
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SHEET 5 OF 7

LOGAN STREET EXTENSION DETAIL 1 EXHIBIT "A-7"



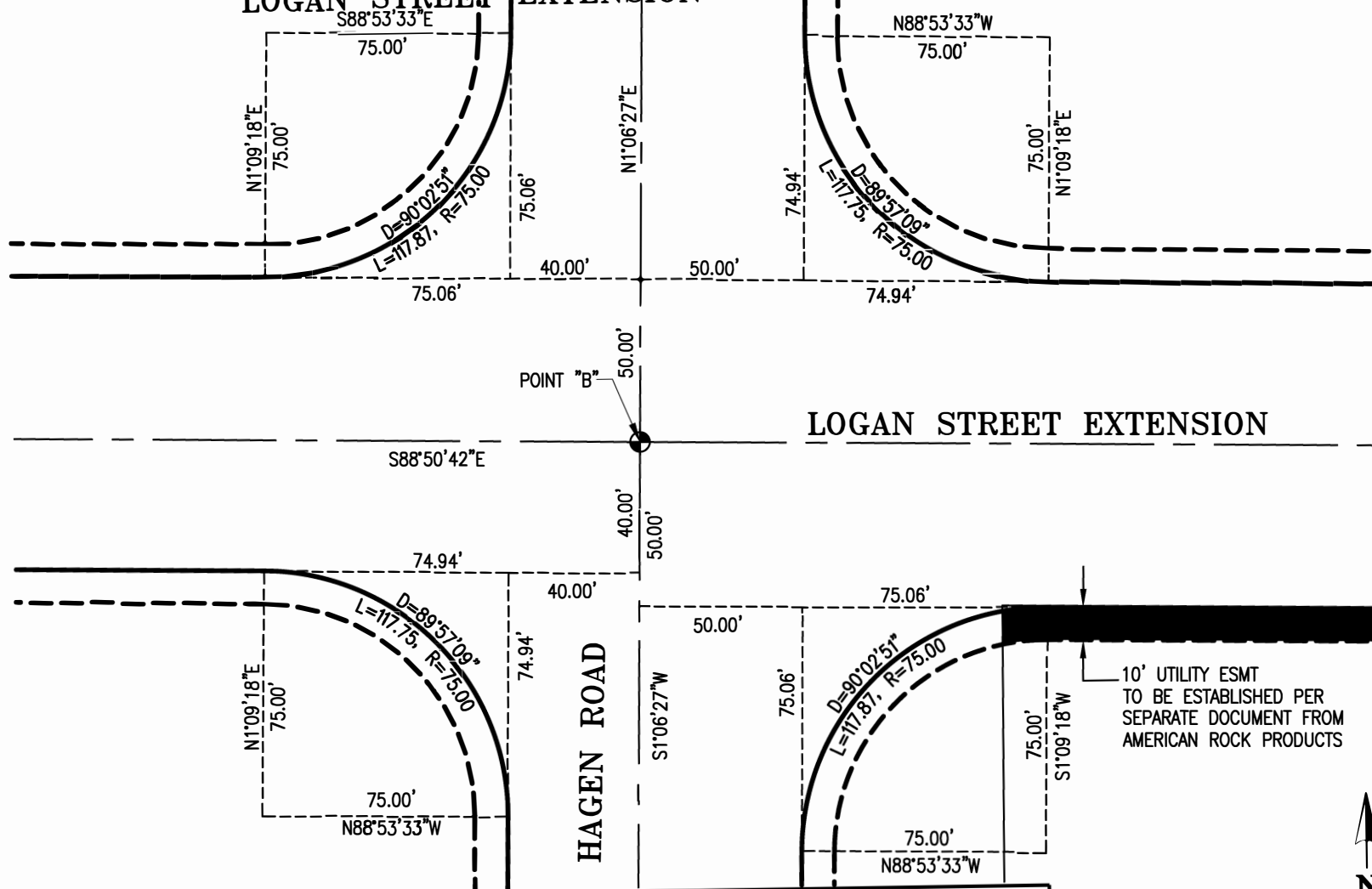
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CITY OF RICHLAND
MAP TO ACCOMPANY LEGAL DESCRIPTION
RICHLAND 02/03/2019 WASHINGTON

SHEET 6 OF 7



LOGAN STREET EXTENSION DETAIL 2 EXHIBIT "A-8"



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CITY OF RICHLAND
 MAP TO ACCOMPANY LEGAL DESCRIPTION

RICHLAND 02/03/2019 WASHINGTON SHEET 7 OF 7

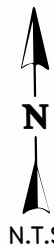


EXHIBIT "B-1"

HAGEN ROAD (NORTH OF LOGAN ROAD TO TURNBACK LIMIT)

A 90.00 FOOT WIDE CORRIDOR FOR RIGHT-OF-WAY PURPOSES LYING IN A PORTION OF THE NORTHWEST QUARTER AND THE SOUTH HALF OF SECTION 27, TOWNSHIP 10 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, SITUATED IN BENTON COUNTY, WASHINGTON, SAID RIGHT-OF-WAY BEING 50.00 FEET EASTERLY AND 40.00 FEET WESTERLY ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;

BEGINNING AT THE AFOREMENTIONED POINT "B"; THENCE NORTH 01°06'27" EAST FOR A DISTANCE OF 233.86 FEET TO THE TERMINUS OF SAID CENTERLINE;

TOGETHER WITH A 10.00 FOOT WIDE UTILITY EASEMENT RUNNING PARALLEL AND CONTIGUOUS WITH THE WESTERLY AND EASTERLY PROPOSED HAGEN ROAD EXTENSION.

TOGETHER WITH; BEGINNING AT THE AFOREMENTIONED POINT "B"; THENCE SOUTH 01°06'27" WEST FOR A DISTANCE OF 271.97 FEET TO A POINT ON A TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 32°25'40" HAVING A RADIUS OF 1000.09 FEET, AN ARC LENGTH OF 566.02 FEET, A CHORD BEARING SOUTH 15°06'23" EAST AND A CHORD DISTANCE OF 558.50 FEET; THENCE SOUTH 31°19'13" EAST FOR A DISTANCE OF 569.36 FEET TO A TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 19°57'00" HAVING A RADIUS OF 1000.09 FEET, AN ARC LENGTH OF 348.22 FEET, A CHORD BEARING SOUTH 21°20'43" EAST AND A CHORD DISTANCE OF 346.47 FEET; THENCE SOUTH 11°22'13" EAST FOR A DISTANCE OF 682.92 FEET TO A TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 11°27'16" HAVING A RADIUS OF 1498.74 FEET, AN ARC LENGTH OF 299.62 FEET, A CHORD BEARING SOUTH 05°38'36" EAST AND A CHORD DISTANCE OF 299.12 FEET; THENCE SOUTH 00°05'02" WEST FOR A DISTANCE OF 30.15 FEET TO A TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 07°48'16" HAVING A RADIUS OF 1998.80 FEET, AN ARC LENGTH OF 272.27 FEET, A CHORD BEARING SOUTH 03°49'06" EAST AND A CHORD DISTANCE OF 272.06 FEET TO A POINT OF INTERSECTION OF PROPOSED CENTERLINE OF SAID HAGEN ROAD AND PROPOSED REVISED CENTERLINE OF ROBERTSON DRIVE, SAID POINT HEREAFTER KNOWN AS POINT "C" AND THE INTERSECTION OF PROPOSED HAGEN ROAD AND PROPOSED REVISED ROBERTSON DRIVE;

EXCEPT ANY PORTION OF THAT PARCEL DESCRIBED IN DEED RECORDED UNDER AUDITOR'S FILE NUMBER 2015-008062, RECORDS OF BENTON COUNTY, WASHINGTON.

TOGETHER WITH A 10.00 FOOT WIDE UTILITY EASEMENT RUNNING PARALLEL AND CONTIGUOUS WITH THE WESTERLY AND EASTERLY PROPOSED HAGEN ROAD EXTENSION. EXCEPT ANY PORTION SOUTHERLY AND WESTERLY OF SAID INTERSECTION OF PROPOSED HAGEN ROAD AND ROBERTSON DRIVE.

EXHIBIT "B-1"

TOGETHER WITH; BEGINNING AT THE AFOREMENTIONED POINT "C"; A 100.00 FOOT WIDE CORRIDOR FOR RIGHT-OF-WAY PURPOSES LYING IN A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 10 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, SITUATED IN BENTON COUNTY, WASHINGTON, SAID RIGHT-OF-WAY BEING 50.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE; THENCE CONTINUING ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $11^{\circ}31'02''$ HAVING A RADIUS OF 1998.80 FEET, AN ARC LENGTH OF 401.79 FEET, A CHORD BEARING SOUTH $13^{\circ}28'45''$ EAST AND A CHORD DISTANCE OF 401.11 FEET; THENCE SOUTH $19^{\circ}06'34''$ EAST FOR A DISTANCE OF 76.20 FEET TO A POINT ON A CURVE TO THE RIGHT, SAID POINT BEING THE CENTERLINE OF A ROAD FORMERLY KNOWN AS ROBERTSON DRIVE; THENCE ALONG SAID CURVE TO THE RIGHT AND THE CENTERLINE THEREOF THROUGH A CENTRAL ANGLE OF $40^{\circ}35'10''$, HAVING A RADIUS 800.00 FEET, AN ARC LENGTH OF 566.69 FEET, A CHORD BEARING SOUTH $01^{\circ}18'32''$ WEST AND A CHORD DISTANCE 554.92 FEET TO THE NORTH LINE OF A PUBLIC ROAD EASEMENT AS CONVEYED TO THE CITY OF RICHLAND IN DEED RECORDED UNDER AUDITOR'S FILE NUMBER 87-4170, VOLUME 487 PAGE 411, RECORDS OF BENTON COUNTY WASHINGTON AND THE END OF SAID CENTERLINE.

THE SIDELINES OF SAID PROPOSED RIGHT-OF-WAY SHALL EXTEND OR FORESHORTEN TO TERMINATE OR CONNECT TO SAID NORTH LINE OF SNYDER ROAD.

TOGETHER WITH A 10.00 FOOT WIDE UTILITY EASEMENT RUNNING PARALLEL AND CONTIGUOUS WITH THE EASTERLY PROPOSED HAGEN ROAD EXTENSION. EXCEPT ANY PORTION SOUTHERLY AND WESTERLY OF SAID INTERSECTION OF PROPOSED HAGEN ROAD AND ROBERTSON DRIVE.

CONTAINS ~342,421 SQUARE FEET.

EXHIBIT "B1"

HAGEN ROAD-SR240 TURNBACK

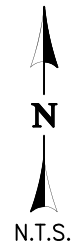
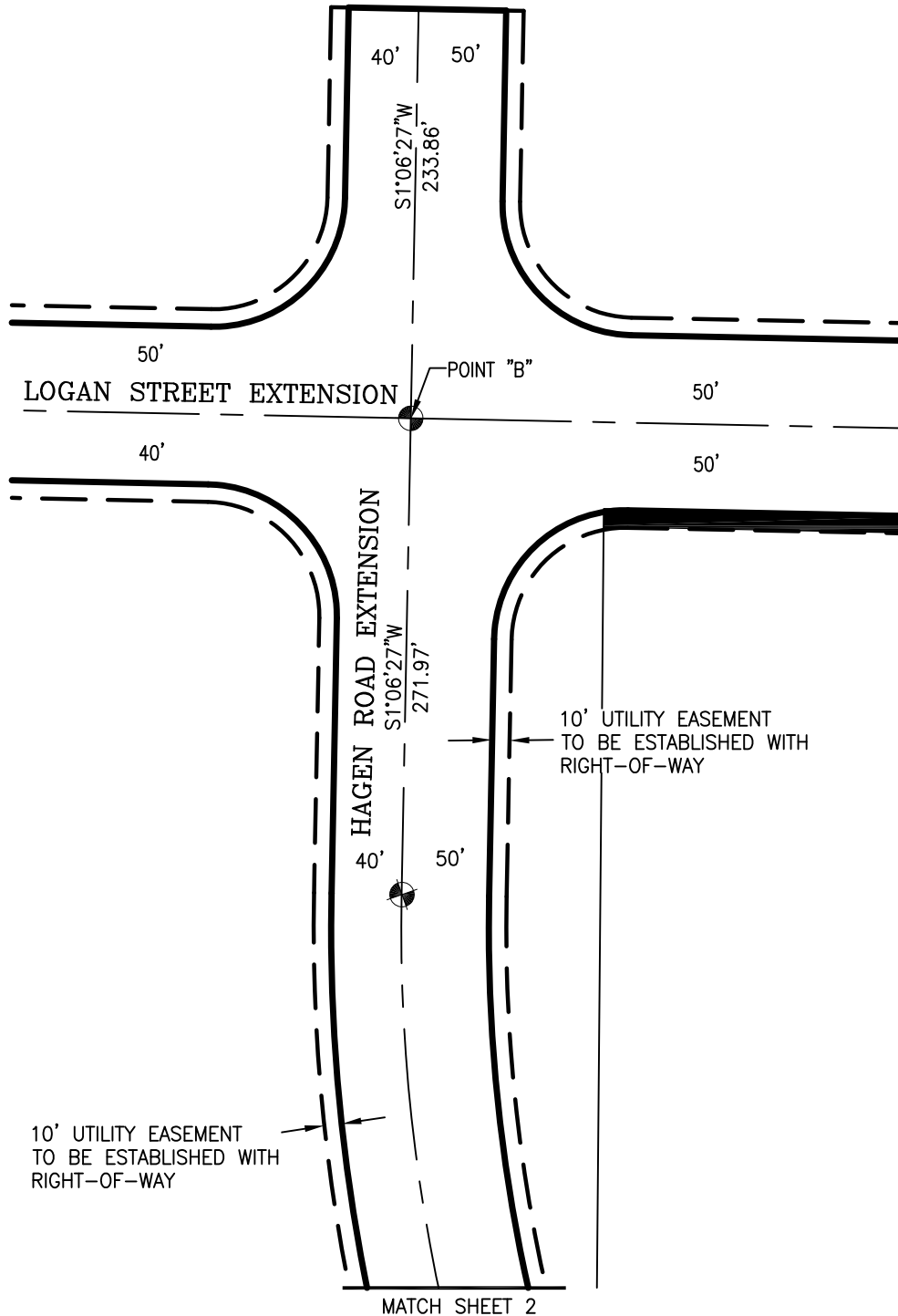
A PORTION OF LAND FOR RIGHT-OF-WAY PURPOSES LYING IN A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34 AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 10 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, SITUATED IN BENTON COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE INTERSECTION OF STATE ROUTE 240 AND HAGEN ROAD, STATE ROUTE 240 CENTERLINE STATION 1505+00.00 AND HAGEN ROAD CENTERLINE STATION D20+00.00, BASED UPON WASHINGTON STATE HIGHWAY COMMISSION DEPARTMENT OF HIGHWAYS RIGHT-OF-WAY AND LIMITED ACCESS PLAN, SHEET 11 OF 12, SAID INTERSECTION IS MARKED BY A 3" BRASS CAP AND BEARS SOUTH 54°53'40" EAST A DISTANCE OF 2600.30 FEET FROM THE INTERSECTION OF STATE ROUTE 240 AND LOGSTON BOULEVARD; THENCE NORTH 35°04'40" EAST FOR A DISTANCE OF 75.00 FEET TO THE NORTH RIGHT-OF-WAY MARGIN OF SAID SR240 AND THE TRUE POINT OF BEGINNING;

THENCE SOUTH 54°53'40" EAST ALONG THE NORTH LINE THEREOF TO THE SOUTHWEST CORNER OF LOT 2, SHORT PLAT 2690, RECORDED IN VOLUME 1 OF SHORT PLATS AT PAGE 2690, UNDER AUDITOR'S FILE NO. NUMBER 2003-001437, RECORDS OF BENTON COUNTY, WASHINGTON, FOR A DISTANCE OF 90.00 FEET; THENCE ALONG THE WEST LINE THEREOF NORTH 08°21'01" WEST FOR A DISTANCE OF 72.73 FEET TO A POINT OF CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL 14°34'14", HAVING A RADIUS OF 840.00 FEET, A DISTANCE OF 213.62 FEET HAVING A CHORD BEARING NORTH 27°47'36" EAST WITH A CHORD DISTANCE OF 213.04 FEET TO NORTH LINE OF SAID SECTION 34 AND A POINT ON THE NORTH LINE OF A PUBLIC ROAD EASEMENT AS CONVEYED TO THE CITY OF RICHLAND IN DEED RECORDED UNDER AUDITOR'S FILE NUMBER 87-4170, VOLUME 487 PAGE 411, RECORDS OF BENTON COUNTY WASHINGTON; THENCE SOUTH 89°40'37" WEST ALONG THE NORTH LINE THEREOF FOR A DISTANCE OF 79.24 FEET TO THE EAST LINE OF THAT PORTION OF VACATED SNYDER ROAD PER CITY OF RICHLAND ORDINANCE NO. 17-09 AND A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°57'51", HAVING A RADIUS OF 766.44, AND A DISTANCE OF 66.40 FEET, HAVING A CHORD BEARING SOUTH 25°00'39" WEST WITH A CHORD DISTANCE OF 66.38 FEET TO THE NORTHEAST CORNER OF LOT 1 OF SAID SHORT PLAT 2690; THENCE SOUTH 35°04'40" WEST FOR A DISTANCE OF 100.02 FEET; THENCE SOUTH 78°31'46" WEST FOR A DISTANCE OF 72.70 FEET TO THE NORTH LINE OF SAID STATE ROUTE 240; THENCE SOUTH 54°53'40" EAST ALONG THE NORTH LINE THEREOF FOR A DISTANCE OF 90.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS ~21,272 SQUARE FEET

HAGEN ROAD EXTENSION EXHIBIT "B-2"



SHEET 1 OF 6



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CITY OF RICHLAND
 MAP TO ACCOMPANY LEGAL DESCRIPTION
 08/20/2019

HAGEN ROAD EXTENSION EXHIBIT "B-3"

MATCH SHEET 1

UTILITY EASEMENT
TO BE ESTABLISHED
BY SEPARATE DOCUMENT

AMERICAN ROCK PRODUCTS
127082000001022
DEED AF#2015-008062

10' UTILITY EASEMENT
TO BE ESTABLISHED
WITH RIGHT-OF-WAY

CITY OF RICHLAND
QCD AF#2019-019121

10' UTILITY EASEMENT
TO BE ESTABLISHED
WITH RIGHT-OF-WAY

CITY OF RICHLAND
QCD AF#2019-019121

HAGEN ROAD EXTENSION
S31°19'13"E
569.36'



N.T.S.

SOUTH LINE OF NW1/4 OF SECTION 27

SHEET 2 OF 6

MATCH SHEET 3

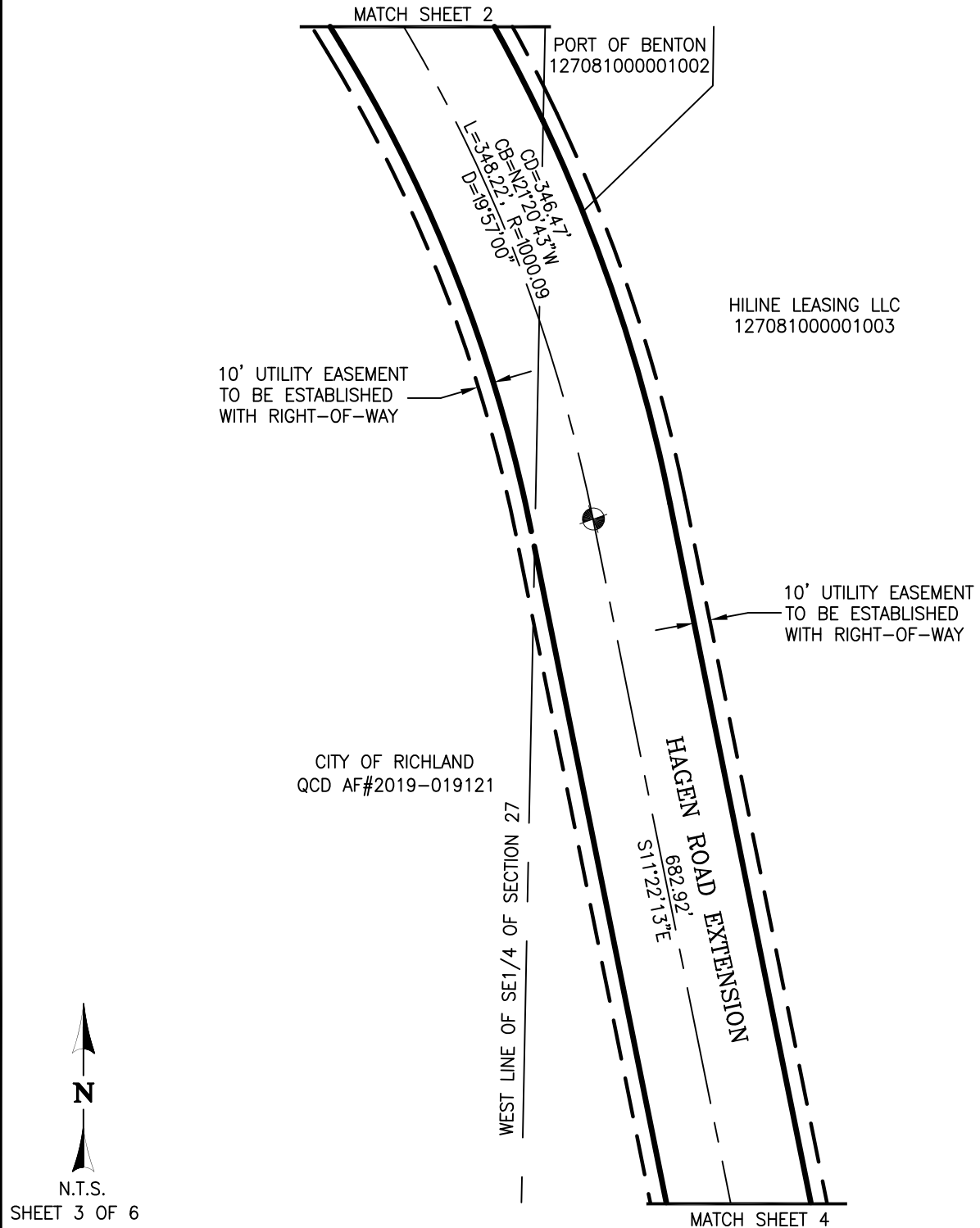


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CITY OF RICHLAND
MAP TO ACCOMPANY LEGAL DESCRIPTION

08/15/2019

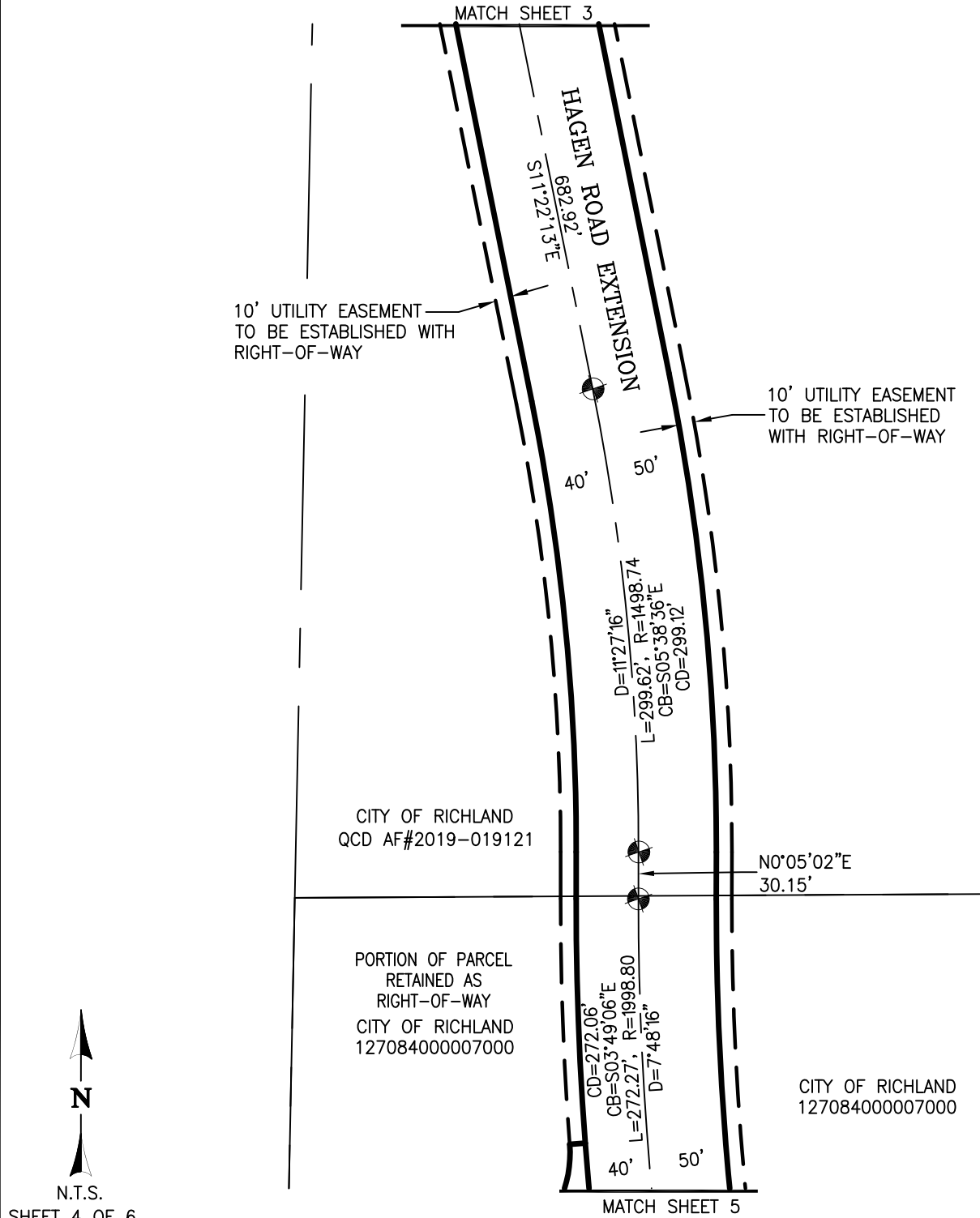
HAGEN ROAD EXTENSION EXHIBIT "B-4"



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CITY OF RICHLAND
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HAGEN ROAD EXTENSION EXHIBIT "B-5"



SHEET 4 OF 6

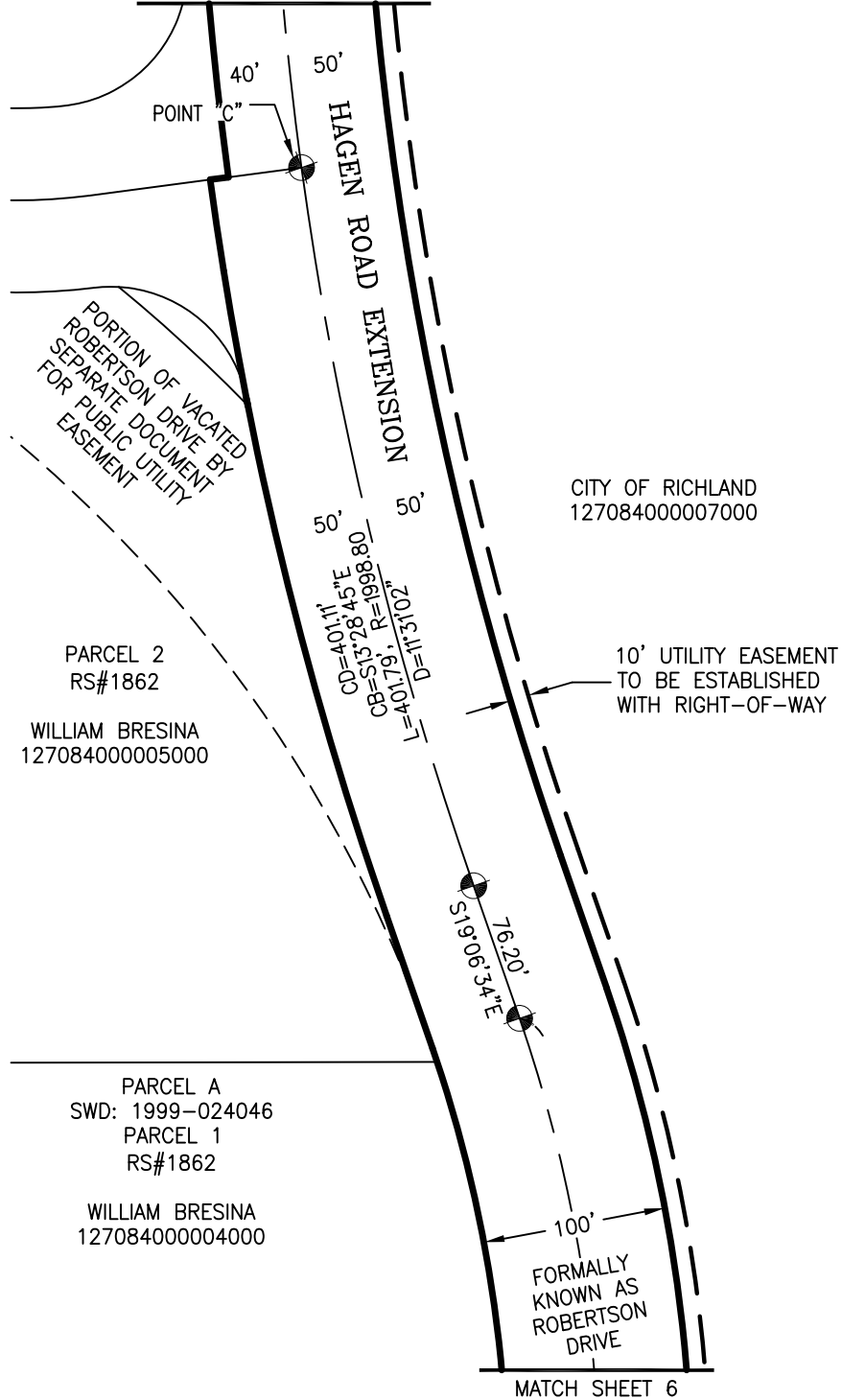


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CITY OF RICHLAND
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08/20/2019

HAGEN ROAD EXTENSION EXHIBIT "B-6"

MATCH SHEET 4



N.T.S.

SHEET 5 OF 6

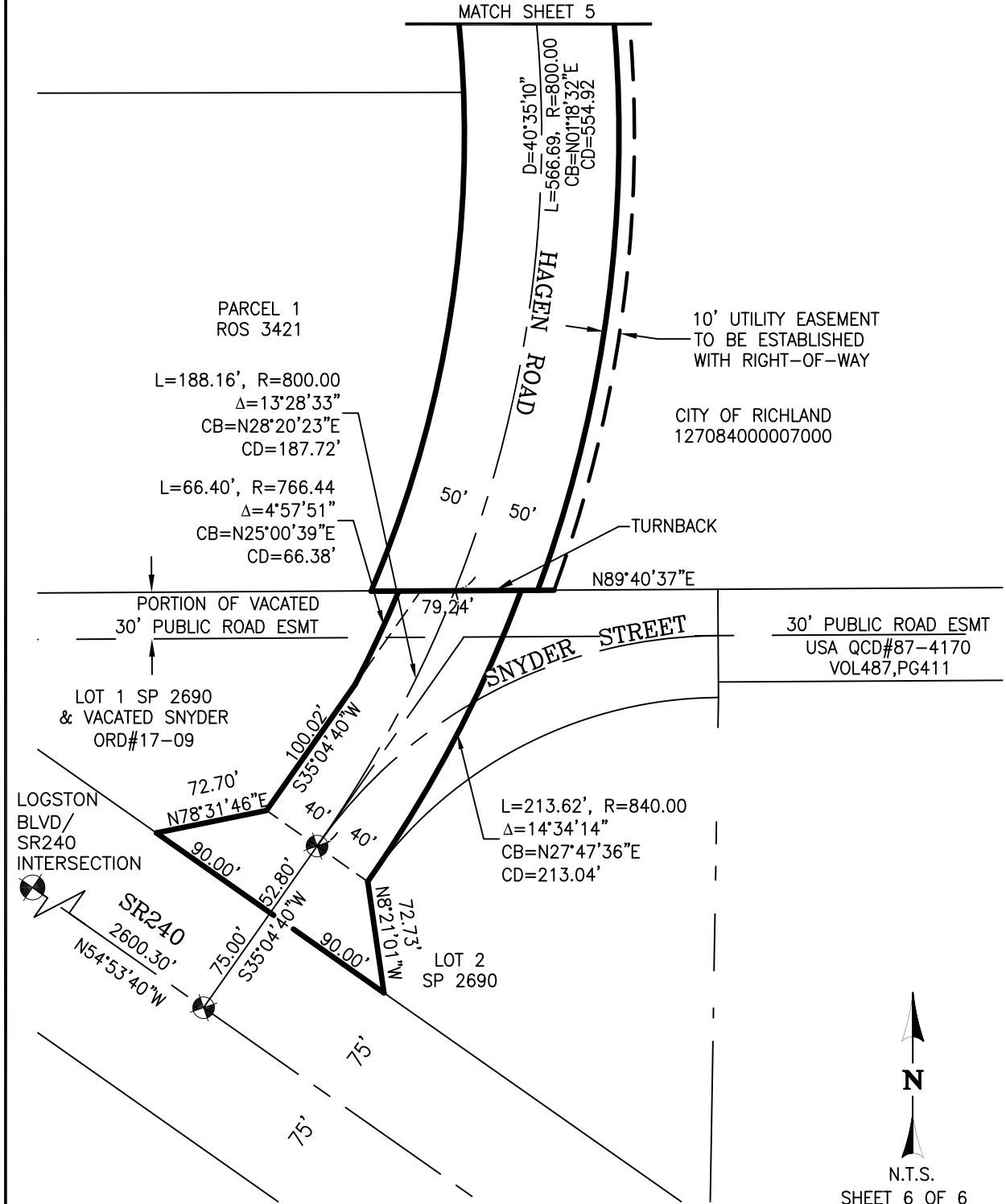


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CITY OF RICHLAND
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07/28/2019

HAGEN ROAD EXTENSION EXHIBIT "B-7"



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CITY OF RICHLAND
MAP TO ACCOMPANY LEGAL DESCRIPTION
08/21/2019

EXHIBIT "C-1"

ROBERTSON DRIVE EXTENSION (POINT OF CURVE ON ROBERTSON DRIVE TO HAGEN ROAD)

A 100.00 FOOT WIDE CORRIDOR FOR RIGHT-OF-WAY PURPOSES LYING IN A PORTION OF THE SOUTH HALF OF SECTION 27, TOWNSHIP 10 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, SITUATED IN BENTON COUNTY, WASHINGTON, SAID RIGHT-OF-WAY BEING 50.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;

BEGINNING AT THE AFOREMENTIONED POINT "C"; THENCE SOUTH 82°28'53" WEST FOR A DISTANCE OF 116.41 FEET TO A POINT ON A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 42°37'39" HAVING A RADIUS OF 299.03 FEET, AN ARC LENGTH OF 222.47 FEET, A CHORD BEARING NORTH 76°12'18" WEST AND A CHORD DISTANCE OF 217.38 FEET TO A POINT ON THE CENTERLINE OF AN EXISTING ROAD KNOWN AS ROBERTSON DRIVE AND THE TERMINUS OF SAID CENTERLINE, SAID POINT BEARS SOUTH 54°53'28" EAST AND 1618.62 FEET FROM THE INTERSECTION OF ROBERTSON DRIVE AND LOGSTON BOULEVARD AS DEPICTED ON RECORD OF SURVEY 4575, AS RECORDED IN VOL. 1 OF SURVEYS, PAGE 4575, UNDER AUDITOR'S FILE NUMBER 2015-003647, RECORDS OF BENTON COUNTY, WASHINGTON;

TOGETHER WITH: BEGINNING AT SAID POINT "C"; THENCE SOUTH 82°28'53" WEST ALONG THE REVISED CENTERLINE OF ROBERTSON DRIVE FOR A DISTANCE OF 50.00 FEET TO THE WESTERLY PROPOSED RIGHT-OF-WAY OF SAID HAGEN ROAD AND A POINT ON A NON-TANGENT CURVE; THENCE SOUTHERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 01°23'55" HAVING A RADIUS OF 2048.80 FEET, AN ARC LENGTH OF 50.00 FEET, A CHORD BEARING SOUTH 08°24'54" EAST AND A CHORD DISTANCE OF 50.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°58'07" HAVING A RADIUS OF 2048.80 FEET, AN ARC LENGTH OF 70.39 FEET, A CHORD BEARING SOUTH 10°05'55" EAST AND A CHORD DISTANCE OF 70.39 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 85°49'39" HAVING A RADIUS OF 75.00 FEET, AN ARC LENGTH OF 112.36 FEET, A CHORD BEARING NORTH 53°59'48" WEST AND A CHORD DISTANCE OF 102.14 FEET TO A POINT ON A CURVE AND THE SOUTHERLY RIGHT-OF-WAY OF PROPOSED REVISED ROBERTSON DRIVE; THENCE NORTHEASTERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 00°36'30" HAVING A RADIUS OF 349.03 FEET, AN ARC LENGTH OF 3.70 FEET, A CHORD BEARING NORTH 82°47'08" EAST AND A CHORD DISTANCE OF 3.70 FEET; THENCE NORTH 82°28'53" EAST FOR A DISTANCE OF 67.19 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH: BEGINNING AT SAID POINT "C"; THENCE SOUTH 82°28'53" WEST ALONG THE REVISED CENTERLINE OF ROBERTSON DRIVE FOR A DISTANCE OF 40.00 FEET TO THE WESTERLY PROPOSED RIGHT-OF-WAY OF SAID HAGEN ROAD AND A POINT ON A CURVE; THENCE

EXHIBIT "C-1"

NORTHERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF $01^{\circ}24'19''$ HAVING A RADIUS OF 2038.80 FEET, AN ARC LENGTH OF 50.00 FEET, A CHORD BEARING NORTH $07^{\circ}00'50''$ WEST AND A CHORD DISTANCE OF 50.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $01^{\circ}58'44''$ HAVING A RADIUS OF 2038.80 FEET, AN ARC LENGTH OF 70.41 FEET, A CHORD BEARING NORTH $05^{\circ}19'18''$ WEST AND A CHORD DISTANCE OF 70.41 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF PROPOSED REVISED ROBERTSON DRIVE; THENCE SOUTH $85^{\circ}40'04''$ WEST FOR A DISTANCE OF 10.00 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF $88^{\circ}34'03''$ HAVING A RADIUS OF 75.00 FEET, AN ARC LENGTH OF 115.94 FEET, A CHORD BEARING SOUTH $39^{\circ}57'05''$ WEST AND A CHORD DISTANCE OF 104.74 FEET TO A POINT ON A CURVE AND THE NORTHERLY RIGHT-OF-WAY LINE OF PROPOSED REVISED ROBERTSON DRIVE; THENCE NORTHEASTERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF $01^{\circ}45'14''$ HAVING A RADIUS OF 249.03 FEET, AN ARC LENGTH OF 7.62 FEET, A CHORD BEARING NORTH $83^{\circ}21'30''$ EAST AND A CHORD DISTANCE OF 7.62 FEET; THENCE NORTH $82^{\circ}28'53''$ EAST FOR A DISTANCE OF 76.85 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS ~32,282 SQUARE FEET.

TOGETHER WITH: A PORTION OF LAND LYING IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 10 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, SITUATED IN BENTON COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION, SAID CORNER BEARS SOUTH $01^{\circ}09'13''$ WEST A DISTANCE OF 1321.34 FEET FROM THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH $89^{\circ}41'04''$ EAST FOR A DISTANCE OF 180.82 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY MARGIN OF HAGEN ROAD; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY MARGIN THE FOLLOWING COURSES;

THENCE SOUTHERLY ALONG THE WESTERLY MARGIN THEREOF SOUTH $00^{\circ}05'02''$ WEST FOR A DISTANCE OF 1.63 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $04^{\circ}24'59''$ HAVING A RADIUS OF 2038.80 FEET AND AN ARC LENGTH OF 157.15 FEET TO A POINT THE NORTHERLY RIGHT-OF-WAY MARGIN OF ROBERTSON DRIVE REVISED;

EXHIBIT "C-1"

THENCE SOUTH 85°40'04" WEST FOR ALONG THE NORTHERLY MARGIN THEREOF A DISTANCE OF 10.00 FEET TO A POINT OF A NON-TANGENT CURVE TO THE RIGHT; THENCE CONTINUING ALONG SAID NORTHERLY MARGIN AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88°34'03" HAVING A RADIUS OF 75.00 FEET, AN ARC LENGTH OF 115.95 FEET, A CHORD BEARING SOUTH 39°57'05" WEST FOR A DISTANCE OF 104.74 FEET TO A POINT OF CURVE TO THE RIGHT; THENCE CONTINUING ALONG SAID NORTHERLY MARGIN AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°40'44" HAVING A RADIUS OF 249.03 FEET, AN ARC LENGTH OF 115.95 FEET, A CHORD BEARING OF NORTH 82°25'31" WEST FOR A DISTANCE OF 114.91 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 01°09'13" EAST ALONG THE WEST LINE THEREOF FOR A DISTANCE OF 223.58 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER THEREOF AND THE TRUE POINT OF BEGINNING.

CONTAINS ~42,273 SQUARE FEET.

TOGETHER WITH: A PORTION OF LAND LYING IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 10 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, SITUATED IN BENTON COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE INTERSECTION OF ROBERTSON DRIVE AND LOGSTON BOULEVARD AS DEPICTED ON RECORD OF SURVEY 4575, AS RECORDED IN VOL. 1 OF SURVEYS, PAGE 4575, UNDER AUDITOR'S FILE NUMBER 2015-003647, RECORDS OF BENTON COUNTY, WASHINGTON; THENCE SOUTH 54°53'28" EAST ALONG THE CENTERLINE OF SAID ROBERTSON DRIVE FOR A DISTANCE OF 1618.62 FEET TO A POINT OF INTERSECTION OF THE CENTERLINE OF ROBERTSON DRIVE REVISED; THENCE SOUTH 35°06'32" WEST A DISTANCE OF 50.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY MARGIN OF SAID REVISED ROBERTSON DRIVE AND A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE AND SAID SOUTHERLY RIGHT-OF-WAY THROUGH A CENTRAL ANGLE OF 42°01'10" HAVING A RADIUS OF 349.03 FEET AND AN ARC LENGTH OF 255.97 FEET, A CHORD BEARING OF SOUTH 75°54'03" EAST FOR A DISTANCE OF 250.27 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE SAID CURVE THROUGH A CENTRAL ANGLE OF 10°08'36" HAVING A RADIUS 75.00 FEET AND AN ARC LENGTH OF 13.28 FEET, A CHORD BEARING NORTH 88°09'41" EAST FOR A DISTANCE OF 13.26 FEET THE TRUE POINT OF BEGINNING;

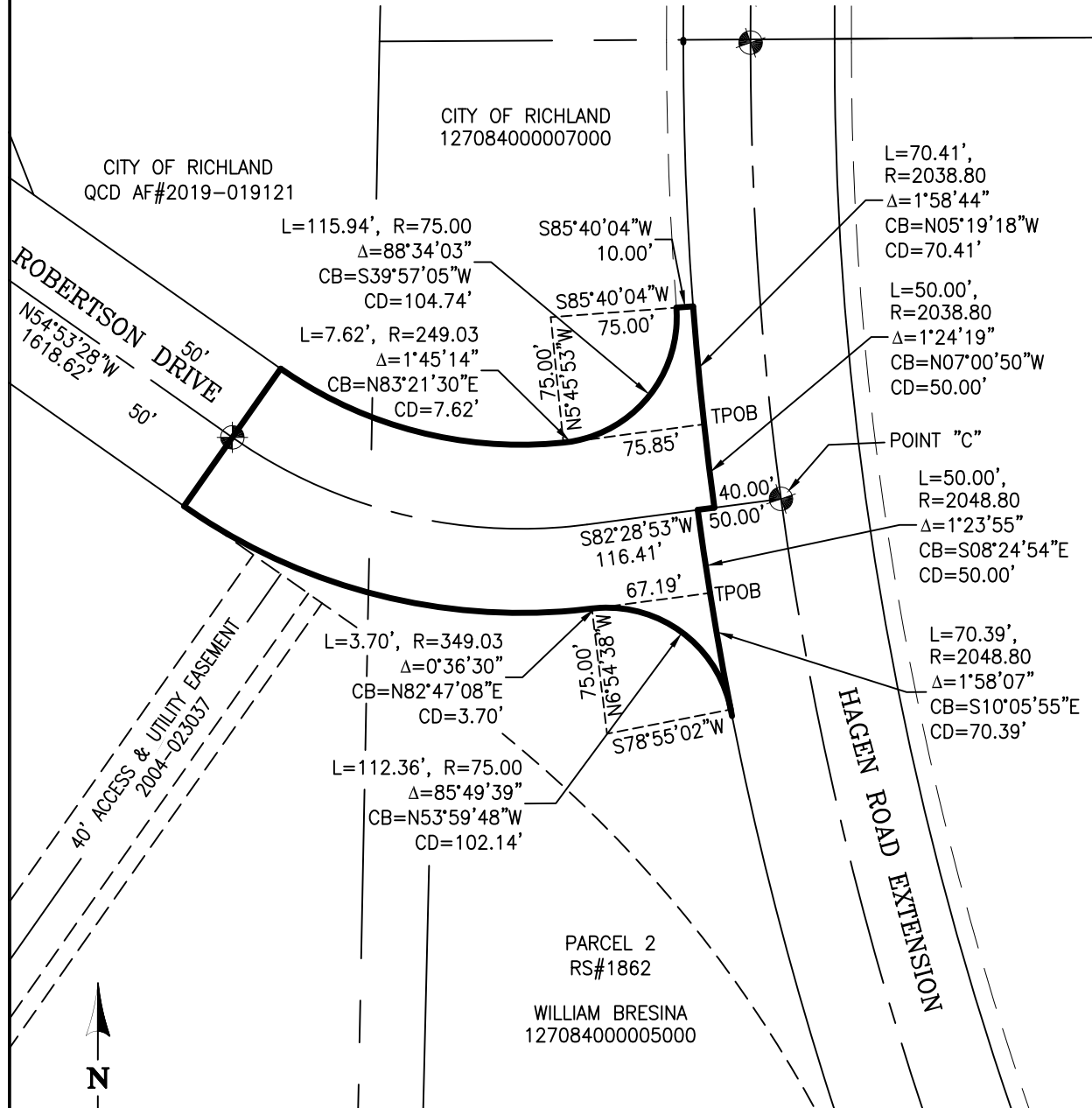
THENCE CONTINUING ALONG SAID CURVE AND SAID SOUTHERLY RIGHT-OF WAY THROUGH A CENTRAL ANGLE OF 75°41'03" HAVING A RADIUS 75.00 FEET, AN ARC LENGTH OF 99.08 FEET, A CHORD BEARING SOUTH 48°55'30" EAST FOR A DISTANCE OF 92.03 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF

EXHIBIT "C-1"

00°06'41" HAVING A RADIUS OF 2048.80 FEET, AN ARC LENGTH OF 3.98 FEET, A CHORD BEARING SOUTH 11°08'19" WEST FOR A DISTANCE OF 3.98 FEET TO THE WEST RIGHT-OF-WAY LINE OF HAGEN ROAD TO A POINT ON A CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°25'16" HAVING A RADIUS OF 850.00 FEET, AN ARC LENGTH OF 95.26 FEET, A CHORD BEARING NORTH 47°27'23" WEST FOR A DISTANCE OF 95.21 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS ~1,018 SQUARE FEET.

ROBERTSON DRIVE EXHIBIT "C-2"



N
N.T.S.
SHEET 1 OF 1

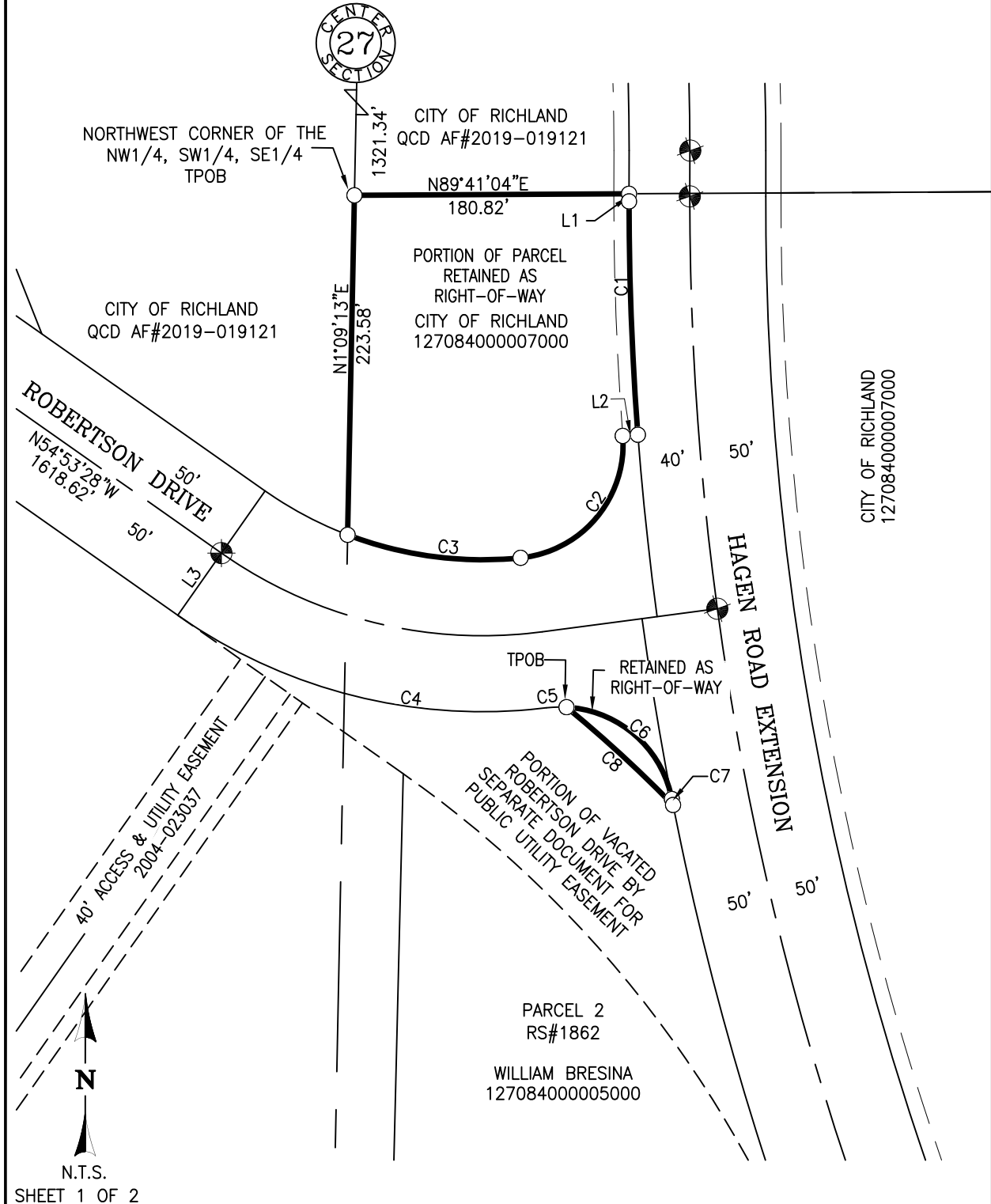


2245 Robertson Drive
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FAX 509-371-0999
JOB#17159

CITY OF RICHLAND
MAP TO ACCOMPANY LEGAL DESCRIPTION

08/21/2019

ROBERTSON DRIVE EXHIBIT "C-3"



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CITY OF RICHLAND
MAP TO ACCOMPANY LEGAL DESCRIPTION
08/21/2019

ROBERTSON DRIVE EXHIBIT "C-3A"

Line Table		
Line #	Length	Direction
L1	1.63	S00°05'02"W
L2	10.00	S85°40'04"W
L3	50.00	S35°06'32"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	157.15	2038.80	4°24'59"	CB=S02°07'27"E	CD=157.11
C2	115.95	75.00	88°34'03"	CB=N39°57'05"E	CD=104.74
C3	115.95	249.03	26°40'44"	CB=N82°25'31"W	CD=114.91
C4	255.97	349.03	42°01'10"	CB=S75°54'03"E	CD=250.27
C5	13.28	75.00	10°08'36"	CB=S88°09'41"W	CD=13.26
C6	99.08	75.00	75°41'03"	CB=S48°55'30"E	CD=92.03
C7	3.98	2048.80	0°06'41"	CB=S11°08'19"E	CD=3.98
C8	95.26	850.00	6°25'16"	CB=N47°27'23"W	CD=95.21

SHEET 2 OF 2



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CITY OF RICHLAND
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EXHIBIT "D-1"

SNYDER STREET

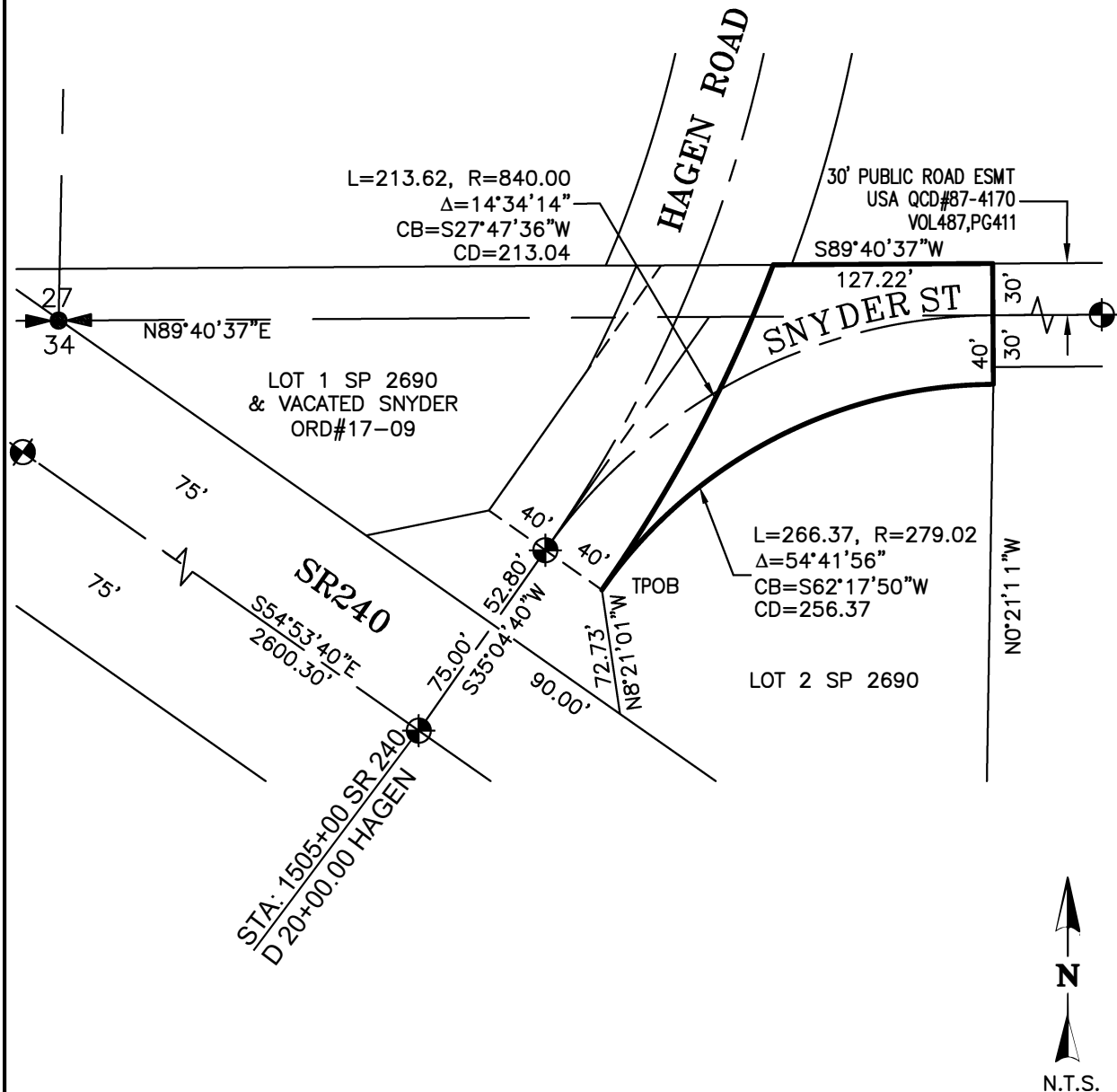
A PORTION OF LAND FOR RIGHT-OF-WAY PURPOSES LYING IN A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34 AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 10 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, SITUATED IN BENTON COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE INTERSECTION OF STATE ROUTE 240 AND HAGEN ROAD, STATE ROUTE 240 CENTERLINE STATION 1505+00.00 AND HAGEN ROAD CENTERLINE STATION D20+00.00, BASED UPON WASHINGTON STATE HIGHWAY COMMISSION DEPARTMENT OF HIGHWAYS RIGHT-OF-WAY AND LIMITED ACCESS PLAN, SHEET 11 OF 12, SAID INTERSECTION IS MARKED BY A 3" BRASS CAP AND BEARS SOUTH 54°53'40" EAST A DISTANCE OF 2600.30 FEET FROM THE INTERSECTION OF STATE ROUTE 240 AND LOGSTON BOULEVARD; THENCE NORTH 35°04'40" EAST FOR A DISTANCE OF 75.00 FEET TO THE NORTH RIGHT-OF-WAY MARGIN OF SAID STATE ROUTE 240; THENCE SOUTH 54°53'40" EAST ALONG THE NORTH LINE THEREOF TO THE SOUTHWEST CORNER OF LOT 2, SHORT PLAT 2690, RECORDED IN VOLUME 1 OF SHORT PLATS AT PAGE 2690, UNDER AUDITOR'S FILE NO. NUMBER 2003-001437, RECORDS OF BENTON COUNTY, WASHINGTON, FOR A DISTANCE OF 90.00 FEET; THENCE NORTH 08°21'01" WEST ALONG THE WEST LINE THEREOF FOR A DISTANCE OF 72.73 FEET TO A POINT OF A NON-TANGENT CURVE TO THE RIGHT AND THE TRUE POINT OF BEGINNING;

THENCE NORTHEASTERLY ALONG SAID CURVE AND THE WEST LINE THEREOF THROUGH A CENTRAL 54°41'56", HAVING A RADIUS OF 279.02 FEET, A DISTANCE OF 266.37 FEET HAVING A CHORD BEARING NORTH 62°17'50" EAST WITH A CHORD DISTANCE OF 256.37 FEET TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 00°21'11" WEST FOR A DISTANCE OF 40.00 FEET TO A POINT ON THE SOUTH LINE OF A PUBLIC ROAD EASEMENT AS CONVEYED TO THE CITY OF RICHLAND IN DEED RECORDED UNDER AUDITOR'S FILE NUMBER 87-4170, VOLUME 487 PAGE 411, RECORDS OF BENTON COUNTY WASHINGTON; THENCE CONTINUING NORTH 02°21'11" WEST FOR A DISTANCE OF 30.00 FEET TO THE NORTH LINE THEREOF; THENCE SOUTH 89°40'37" WEST ALONG THE NORTH LINE THEREOF FOR A DISTANCE OF 127.22 FEET TO THE EAST RIGHT-OF-WAY LINE OF HAGEN ROAD AND A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°34'14", HAVING A RADIUS OF 840.00, AND A DISTANCE OF 213.62 FEET, HAVING A CHORD BEARING SOUTH 27°47'36" WEST WITH A CHORD DISTANCE OF 213.04 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS ~13,562 SQUARE FEET.

SNYDER STREET EXTENSION EXHIBIT "D-2"



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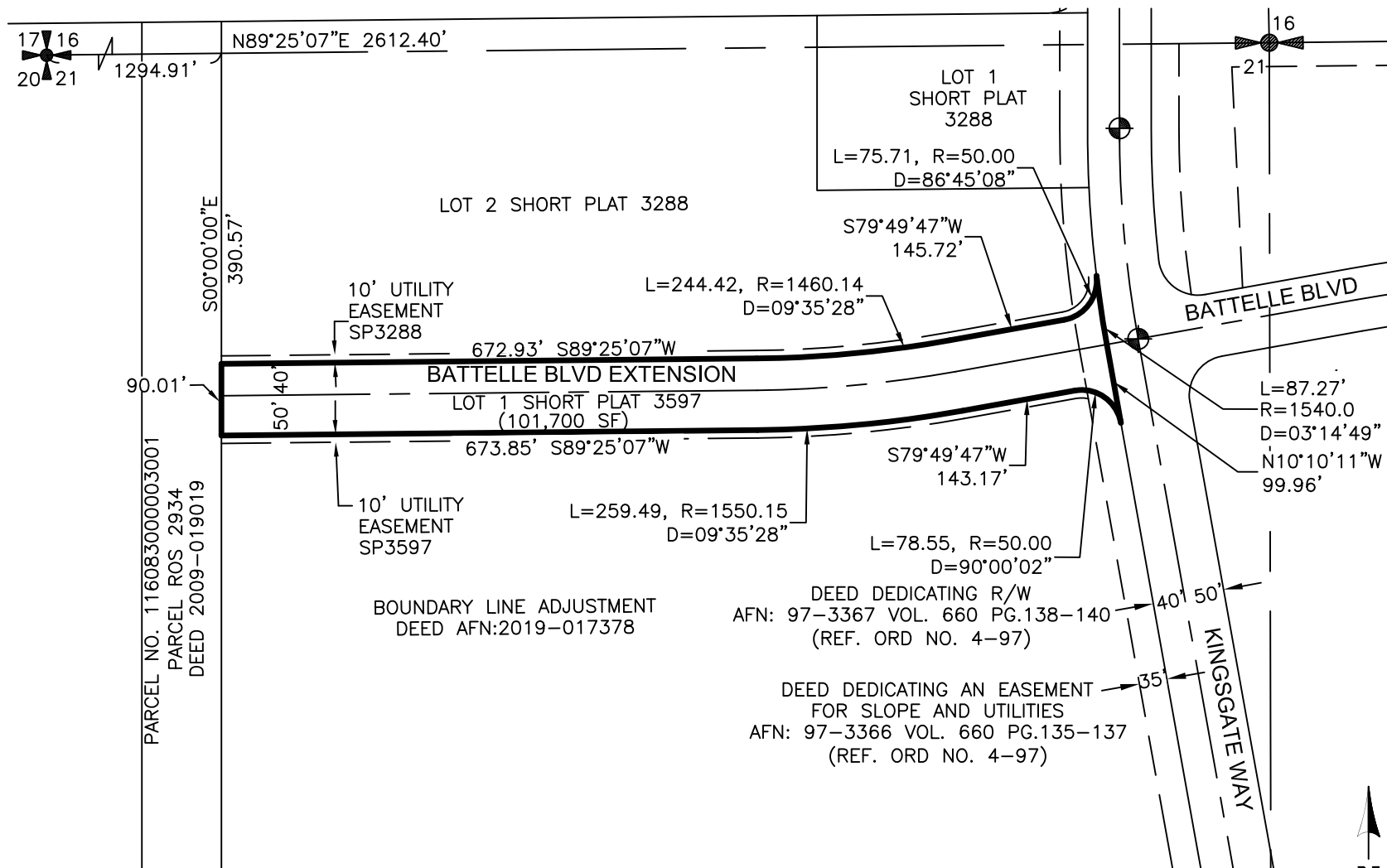
CITY OF RICHLAND
MAP TO ACCOMPANY LEGAL DESCRIPTION
RICHLAND 02/06/2019 WASHINGTON

EXHIBIT E-1

BATTELLE BOULEVARD EXTENSION

LOT 1 OF SHORT PLAT NO. 3597, RECORDED IN VOLUME 1 OF SHORT PLATS, PAGE 3597, RECORDED UNDER AUDITOR'S FILE NUMBER 2019-004180, RECORDS OF BENTON COUNTY, WASHINGTON.

BATTELLE BOULEVARD EXTENSION EXHIBIT "E-2"



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JOB#18148

CITY OF RICHLAND
MAP TO ACCOMPANY LEGAL DESCRIPTION

08/20/2019

SHEET 1 OF 1





COUNCIL AGENDA ITEM COVERSHEET

Council Date: 9/17/2019

Agenda Category: Resolutions – Adoption

Core Focus Area 2 - Manage & Maintain Infrastructure & Facilities

Subject:

Resolution No. III-19, Authorizing a Funding Agreement with the Washington State Department of Transportation for the Duportail Bridge - Phase 2 Project

Department:
Public Works

Ordinance/Resolution Number:
III-19

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. III-19, authorizing the City Manager to sign and execute a funding agreement with the Washington State Department of Transportation for the Duportail Bridge - Phase 2 project.

Summary:

The City's 2019-2024 Capital Improvement Plan (CIP) includes the Duportail Bridge as a key transportation system improvement. It also identifies Washington State Department of Transportation (WSDOT) SR-240 Project Funds as a funding source for the second phase of the project. The City and WSDOT have prepared an agreement by which the planned funding will be provided to the City.

The CIP identifies the amount to be provided by the WSDOT SR-240 Project funds as \$2,500,000. The proposed agreement provides this value to the City in the form of \$2,300,000 to be paid to the City for eligible project costs, including engineering and construction, and professional services to be performed by WSDOT staff. The professional services will be in the form of construction inspection and documentation meeting WSDOT requirements. These WSDOT-provided services represent work completed on the project that will not burden the City's funding sources for the project.

Staff recommends approval of Resolution No. III-19 to allow for the completion of the Duportail Bridge project. Execution of this agreement completes the funding package necessary to finish the Duportail Bridge project, subject to a successful bid process for Phase 2. Staff anticipates soliciting bids for Phase 2 this winter.

Fiscal Impact:

This agreement will provide \$2,300,000 of the budget necessary to complete Phase 2 of the Duportail Bridge project. These funds provide the funding necessary to complete the project.

Attachments:

1. Resolution No. III-19
2. Proposed WSDOT Funding Agreement

RESOLUTION NO. 111-19

A RESOLUTION of the City of Richland authorizing a Participating Agreement with the Washington State Department of Transportation for the Duportail Bridge - Phase 2 Project.

WHEREAS, the 2019-2024 Capital Improvement Plan (CIP) includes the Duportail Bridge as a key transportation system improvement; and

WHEREAS, the CIP identifies WSDOT SR-240 Project Funds as a funding source for the project; and

WHEREAS, the City and WSDOT have prepared an agreement by which the planned funding will be provided to the City.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City Manager is authorized to sign and execute a Washington State Department of Transportation Participating Agreement for the Duportail Bridge - Phase 2 Project.

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

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 17th day of September, 2019.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

TONI FULTON, Acting Deputy City Clerk

HEATHER KINTZLEY, City Attorney



WSDOT Participating Agreement Work by Local Agency		Local Agency and Address City of Richland 505 Swift Boulevard Richland, WA 99352
Agreement Number GCB 3193		Location and Description of Work SR 240/Duportail Street Intersection - MP 33.85 Duportail Bridge Phase 2 project provides for reconstructing and widening of SR240/Duportail Street Intersection to support increased traffic associated with the City's corridor project. Exh. A -Estimate, Exh. B -Desc. of Work, Exh. C -ROW/Access
State Route No. SR 240	Control Section No. 0338	

This Agreement is made and entered into between the Washington State Department of Transportation (WSDOT) and the above named governmental entity (Local Agency), herein after referred to individually as the "Party" and collectively as the "Parties".

Recitals

1. The Local Agency is planning the construction of a project as shown above, and in connection therewith, WSDOT has requested that the Local Agency perform certain work as herein described.
2. It is deemed to be in the best interest for WSDOT to include specific items of work in the Local Agency's construction contract proposed for the above-noted project.
3. WSDOT is obligated for the cost of work described herein.

Now Therefore, by virtue of RCW 47.28.140 and in consideration of the terms, conditions, covenants, and performances contained herein, the recitals above and the attached Exhibits which are incorporated and made a part hereof,

It Is Mutually Agreed As Follows:

1. General

- 1.1 The Local Agency, as agent acting for and on behalf of WSDOT, agrees to perform the above "Description of Work."
- 1.2 Plans, specifications and cost estimates shall be prepared by the Local Agency in accordance with the current Washington State Standard Specifications for Road, Bridge, and Municipal Construction, and amendments thereto, and adopted design standards, unless otherwise noted. The Local Agency will incorporate the plans and specifications into the Local Agency's project and thereafter advertise the resulting project for bid and, assuming bids are received and a contract is awarded, administer the contract.
- 1.3 The Local Agency agrees to submit plans and specifications for the described work as shown on Exhibit B, attached hereto and by this reference made a part of this Agreement, to WSDOT for approval prior to advertising the project.
- 1.4 WSDOT may, if it desires, furnish an inspector on the project. Any costs for such inspection will be borne solely by WSDOT. All contact between said inspector and the Local Agency's contractor shall be through the Local Agency's representative.
- 1.5 WSDOT agrees, upon satisfactory completion of the work involved, to deliver a letter of acceptance which shall include a release and waiver of all future claims or demands of any nature resulting from the performance of the work under this Agreement.

2. Payment

- 2.1 WSDOT, in consideration of the faithful performance of the work to be done by the Local Agency, agrees to reimburse the Local Agency for the actual direct and related indirect cost of the work.

- 2.2 An itemized estimate of cost for work to be performed by the Local Agency at WSDOT's expense is marked Exhibit A, and is attached hereto and by this reference made a part of this Agreement.
- 2.3 Partial payments shall be made by WSDOT, upon request of the Local Agency, to cover costs incurred. These payments are not to be more frequent than one (1) per month. It is agreed that any such partial payment will not constitute agreement as to the appropriateness of any item and that, at the time of the final audit, all required adjustments will be made and reflected in a final payment.
- 2.4 The Local Agency agrees to submit a final bill to WSDOT within forty-five (45) days after the Local Agency has completed the work.

3. Deletion of Work

- 3.1 In the event the estimate of cost, Exhibit A, is in excess of \$10,000 and the total actual bid prices for the work covered by this Agreement exceeds the estimate of cost by more than 15 percent, WSDOT shall have the option of directing the Local Agency to delete all or a portion of the work covered by this Agreement from the Local Agency's contract. Except, that this provision shall be null and void if WSDOT's portion of the work exceeds 20 percent of the actual total contract bid price.
- 3.2 WSDOT shall have five (5) working days from the date of written notification to inform the Local Agency to delete the work. Should WSDOT exercise its option to delete work, WSDOT agrees, upon billing by the Local Agency, to reimburse the Local Agency for preliminary engineering costs incurred by the Local Agency to include the work covered by this Agreement in the Local Agency's contract.

4. Extra Work

- 4.1 In the event unforeseen conditions require an increase in the cost of Zero (0) percent or more from that agreed to on Exhibit A, this Agreement will be modified by supplemental Agreement covering said increase.
- 4.2 In the event it is determined that any change from the description of work contained in this Agreement is required, approval must be secured from WSDOT prior to the beginning of such work. Where the change is substantial, written approval must be secured.
- 4.3 Reimbursement for increased work and/or a substantial change in the description of work shall be limited to costs covered by a written modification, change order or extra work order approved by WSDOT.

5. Right of Entry

- 5.1 Upon completion of the work outlined herein, all future operation and maintenance of WSDOT's facilities shall be at the sole cost of WSDOT and without expense to the Local Agency.

6. Legal Relations

- 6.1 No liability shall attach to the Local Agency or WSDOT by reason of entering into this agreement except as expressly provided herein.

In Witness Whereof, the Parties hereto have executed this Agreement as of the Party's date signed last below.

Local Agency	Washington State Department of Transportation
Signature: _____	Signature: _____
By: _____ Print Name	By: <u>Todd V. Trepanier, P.E.</u> Print Name
Title: _____	Title: <u>SCR Region Administrator</u>
Date: _____	Date: _____

PROPOSAL:

****DUPORTAIL BRIDGE PHASE 2****
Estimate of Work within
WSDOT SR 240 Right of Way
30% Cost Estimate - 5-8-2019

ITEM	QUANTITY	UNIT	DESCRIPTION	Unit Price Dollar/Cents	Total Price Dollar/Cents
SCHEDULE B - D.O.T. ROW					
1	1	LS	MOBILIZATION	\$215,000.00	\$215,000.00
2	89	SY	REMOVING CEMENT CONC. SIDEWALK	\$20.00	\$1,780.00
3	243	LF	REMOVING CEMENT CONC. CURB AND GUTTER	\$10.00	\$2,430.00
4	8	EA	REMOVE AND RELOCATE JUNCTION BOX	\$500.00	\$4,000.00
5	4	EA	REMOVE AND RELOCATE LUMINAIRE AND POLE	\$1,000.00	\$4,000.00
6	12,190	CY	ROADWAY EXCAVATION INCL. HAUL	\$15.00	\$182,850.00
7	550	CY	EMBANKMENT COMPACTION	\$5.00	\$2,750.00
8	11,120	TON	CRUSHED SURFACING BASE COURSE	\$20.00	\$222,400.00
9	20	TON	CRUSHED SURFACING TOP COURSE	\$22.00	\$440.00
10	7,340	TON	HMA CL. 1/2 IN. PG 64-28	\$90.00	\$660,600.00
11	234	LF	CEMENT CONC. TRAFFIC CURB & GUTTER	\$15.00	\$3,510.00
12	1	LS	TRAFFIC SIGNAL SYSTEM - SR 240 AND DUPORTAIL STREET	\$480,000.00	\$480,000.00
13	1	LS	PROJECT TEMPORARY TRAFFIC CONTROL	\$315,000.00	\$315,000.00
14	1	LS	SITE RESTORATION	\$5,000.00	\$5,000.00
15	1	LS	ROADWAY SURVEYING	\$25,000.00	\$25,000.00
16	144	SY	CEMENT CONC. SIDEWALK	\$50.00	\$7,200.00
17	6	EA	CEMENT CONC. CURB RAMP TYPE 1B	\$2,000.00	\$12,000.00
18	620	LF	BEAM GUARDRAIL TYPE 31	\$30.00	\$18,600.00
19	1	EA	BEAM GUARDRAIL TYPE 31 NON-FLARED TERMINAL	\$3,500.00	\$3,500.00
20	1	EA	BEAM GUARDRAIL ANCHOR TYPE 10	\$1,500.00	\$1,500.00
21	1	LS	PERMANENT SIGNING	\$10,000.00	\$10,000.00
22	1	LS	PERMANENT STRIPING	\$7,500.00	\$7,500.00
23	1	LS	ILLUMINATION SYSTEM	\$150,000.00	\$150,000.00
24	48	SF	STRUCTURAL EARTH WALL (CONCRETE BLOCK)	\$45.00	\$2,160.00
25	1	LS	DRAINAGE STRUCTURES	\$10,000.00	\$10,000.00
26	1	LS	UTILITY RELOCATIONS	\$40,000.00	\$40,000.00
27	1	LS	TYPE B PROGRESS SCHEDULE	\$2,500.00	\$2,500.00

SCHEDULE 'B' SUBTOTAL **\$2,389,720.00**

SALES TAX (N/A) **\$0.00**

15% Contingency **\$358,458.00**

SCHEDULE 'B' TOTAL **\$2,748,178.00**

Project Total : \$2,748,178.00

WSDOT Share : Maximum of \$2,300,000.00 Local Agency

Share : \$448,178.00

*Funding Shares identified do not represent a matching formula or commitment
from the City.*

AGREEMENT GCB 3193
EXHIBIT "B" - Description of Work
City of Richland
SR 240 – Duportail Bridge - MP 33.85

The Work proposed under this Agreement contemplates the improvements of the SR 240/ Duportail Street Intersection.

The Duportail Bridge Phase 2 project provides for reconstructing and widening of SR 240/ Duportail Street intersection to support the increased traffic associated with the Local Agency's Duportail/ Stevens Corridor improvement. Phase 2 work reconstructs the SR 240 / Duportail Street intersection from the south side of Riverstone Drive to the north side of Cottonwood and approximately 400 feet in both the east and west directions along SR 240. The project includes widening and improving the at-grade railroad crossing of the Port of Benton Railroad Track. It also includes adding acceleration and deceleration lanes along SR 240. Work taking place within the WSDOT right of way includes lowering the profile of SR 240 to match the Duportail Street Alignment. Major work items would include roadway grading, placing crushed surfacing, asphalt paving, cement concrete curb and gutter, cement concrete sidewalks, traffic signal system, illumination system, utility relocations, and storm drainage.

The Duportail Bridge Phase 2 project includes work taking place both within and outside of WSDOT right of way. Both the work within WSDOT right of way and outside the WSDOT right of way is required to deliver an acceptable project meeting WSDOT and Local Agency standards. The total cost of the entire Phase 2 project exceeds the costs preliminarily estimated in Exhibit A for work within WSDOT's right of way. The Local Agency has assembled a funding package to complete the entire Phase 2 scope which relies on the Connecting Washington funds that are the subject of this agreement.

Project Contacts:

1. The Local Agency's Construction representative will be Andrey Avetisyan, P.E., 625 Swift Blvd, Richland WA 99352, (509) 942-7504, aavetisyan@ci.richland.wa.us.
2. WSDOT's Construction representative will be Alex Sanguino, P.E., 1655 Fowler Street, Richland, WA 99352, (509) 222-2402, SanguinA@wsdot.wa.gov.

Work to be performed by the Local Agency:

1. Perform environmental reviews and complete all appropriate environmental documents and secure their approval. Furnish the WSDOT with copies of all approved environmental documents.
2. The Local Agency will certify the right of way as required by the Local Programs agreement with WSDOT.
3. The Local Agency shall acquire all necessary access rights along WSDOT's right of way in accordance with the Local Agency right of way plan that has been reviewed and approved by WSDOT.
4. The Local Agency shall be responsible for acquiring all properties and property rights necessary for this Intersection Work pursuant to Exhibit C. WSDOT acknowledges that the right of way plan development as outlined in Exhibit C has already been completed.
5. Responsible for all costs to complete the design of the Intersection Project.
6. Complete all design of roadway modifications and submit these documents to the WSDOT for design approval.
7. The Local Agency will provide the Project File and Design Documentation Package prepared in accordance with Chapter 300 of the current version of the Washington State Department of Transportation Design Manual for the Intersection Work. The Local Agency will provide WSDOT with one (1) reproducible copy of the stamped final Design Documentation prior to the proposed Ad date.
8. Complete the PS&E package and submit these documents to the WSDOT for review and approval.
9. Local Agency will advertise, award and administer the Project.
10. Prior to Work acceptance, WSDOT and Local Agency will perform a joint final inspection. WSDOT agrees, upon satisfactory completion of the Work and receipt of a Notice of Physical Completion of the Work, as determined by the Local Agency, to deliver a letter of acceptance to the Local Agency which shall include a release of the Local Agency from all future claims or demands of any nature resulting from the performance of the Work and the Local Agency administration thereof, outside the Local Agency right of way, subject to any contractor claims caused by the negligent acts or omissions of the Local Agency in administering the Work.

11. WSDOT may withhold its acceptance of the Work by submitting written notification to the Local Agency within five working (5) days following delivery of a Notice of Physical Completion of the Work. This notification shall include the reason(s) for withholding acceptance.
12. The Local Agency will prepare the final construction documentation in general conformance with WSDOT's Construction Manual Chapter 9. The Local Agency will maintain one set of plans as the official "as-built" set, then make notations in red ink of all plan revisions typically recorded per standard WSDOT practices, as directed by WSDOT's Construction Manual. Once WSDOT has accepted the Work per General Section 1.5, WSDOT will provide one reproducible set of as-built plans to WSDOT within sixty (60) working days.

Work to be performed by the WSDOT:

1. WSDOT will provide up to Two Million, Three Hundred Thousand dollars (\$2,300,000.00) in Connecting Washington funds toward the construction of the Project.
2. WSDOT will perform construction oversight at WSDOT cost. All communication will be through the Local Agency's Construction representative.
3. Obtain copies of all approved environmental documents from the Local Agency.
4. WSDOT will prepare the hydraulics report.
5. WSDOT will prepare the Intersection Control Evaluation report.
6. Review and approve all design documents affecting WSDOT facilities at no cost to the Local Agency.
7. Review and approve final right of way plans submitted by the Local Agency.
8. Review and approve the plans, specifications, and estimate (PS&E) for the proposed roadway modifications prior to advertisement for construction bids.
9. Prior to Work acceptance, WSDOT and Local Agency will perform a joint final inspection.
10. WSDOT may withhold its acceptance of the Work by submitting written notification to the Local Agency within five working (5) days following delivery of a Notice of Physical Completion of the Work. This notification shall include the reason(s) for withholding acceptance.

AGREEMENT GCB 3193
EXHIBIT "C" - Right of Way/Limited Access
SR 240 – Duportail Bridge - MP 33.85

The Local Agency shall be responsible for acquiring all properties and property rights necessary for this Intersection Work. It is understood and agreed that WSDOT and the Local Agency will amend Agreement GM 1058 prior to the Intersection Work completion and acceptance. After the Intersection Work completion and acceptance the Local Agency will transfer by deed or other conveyance acceptable to WSDOT certain properties (whole or in part) and property rights to WSDOT that are necessary for WSDOT's operation and maintenance of SR 240. The acquisition of the necessary properties and property rights as well as the subsequent transfer of properties and property rights to WSDOT shall be pursuant to the conditions set forth below in this Exhibit, only as they apply to the particular aspects of this Project.

Local Agency Responsibilities:

1. The Local Agency agrees to acquire all properties and property rights ("Property or Properties") necessary for the Project in accordance with the following: Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended; chapter 47.52 RCW; chapter 8.12 RCW; chapter 8.25 RCW, chapter 8.26 RCW, WAC 468-100; the current WSDOT Right of Way Manual; the current WSDOT Local Agency Guidelines; WSDOT Design Manual Chapters 530 and 540, access guidance; and, the Local Agency's approved right of way procedures.
2. The Parties agree that the Local Agency is solely responsible for and shall acquire all Properties in the name of the Local Agency, including uneconomic remainders. The Local Agency agrees that it shall acquire all Properties intended to be turned back to WSDOT, whether whole or in part, free and clear of all liens, claims of damage, adverse possession or prescriptive easement claims, or any other encumbrance or claim that would affect the project, except such encumbrances that may be accepted in accordance with Chapter 8 of the WSDOT Right of Way Manual. If free and clear conveyance (other than encumbrances accepted in accordance with Chapter 8 of the WSDOT Right of Way Manual) is not reasonably obtainable, the Local Agency may, only with WSDOT prior written approval, accept title subject to an exception.
3. The Local Agency agrees that, where possible, all fee acquisitions shall be by statutory warranty deed. In the event that conveyance of any of the Properties

cannot be made by statutory warranty deed (for example, if the Properties to be acquired are easement rights granted by a federal agency or are held as rights other than fee simple interest), the Local Agency may use a different conveyance form only with WSDOT's Real Estate Services' (WSDOT RES) prior written concurrence. The Local Agency further agrees that each Property offer, parcel conveyance instrument, and associated legal description will not be presented to property owners before it has been reviewed and approved by WSDOT RES.

4. The Local Agency shall provide all Project-related services not provided by WSDOT pursuant to the terms of this Agreement, including but not limited to: funding estimates, title reports and updates, title policies, property valuations including appraisals and appraisal review and administrative offer summaries, acquisition negotiation diaries, relocation assistance, Project property management, condemnation proceedings, and all complete documentation required to accomplish said services needed to qualify the Project for right of way certification by WSDOT to FHWA. The Local Agency shall also provide all acquisition files and relocation documents to WSDOT.
5. The Local Agency agrees to provide:
 - a. All right of way plan changes to WSDOT RES for review and approval;
 - b. Any additional maps or exhibits relevant to the Properties;
 - c. If relocation assistance is required:
 - i. A relocation plan; and
 - ii. Any information supplied to the Local Agency which will aid WSDOT in relocation assistance review.
 - d. Copies of all title insurance commitments and policies for the Properties for WSDOT RES review and acceptance;
 - e. Copies of all completed acquisition files for the Properties, including deeds;
 - f. Legal descriptions for the Property acquisition areas, which may be used in condemnation proceedings. The Local Agency agrees that legal descriptions for the acquisition of the Properties and related Limited Access Rights will include WSDOT-approved Limited Access Rights acquisition language and identify WSDOT-approved right of way plans, date of plans, and revision dates, if any;

- g. An exhibit page listing the Benton County Auditor's file numbers of the instrument recordings for all of the Properties the Local Agency acquired and an exhibit map depicting the Properties; and;
 - h. All other items required by WSDOT so that it might perform the acquisition, relocation, and conveyance reviews required by law and under this Agreement.
- 6. The Local Agency agrees to retain ownership of any uneconomic remainders.
- 7. The Local Agency agrees to pay for all costs, including condemnation proceedings, to acquire the Properties and convey the Properties to WSDOT.
- 8. The Local Agency agrees to draft a quitclaim deed to grant to the State of Washington those Properties or portions of the Properties to be held by WSDOT. Once the Project is accepted by WSDOT as anticipated by Section 1.5 in this agreement, and the quitclaim deed is approved by WSDOT, the Local Agency agrees to record the quitclaim deed in Benton County, providing a copy thereof to WSDOT.

WSDOT Responsibilities:

WSDOT agrees to provide:

- i. Consultation as requested by the Local Agency;
 - ii. Relocation assistance review as needed;
- a. Review and acceptance of title policies of the Properties;
- b. Review and approval of deeds, legal descriptions, Limited Access Rights language, and exhibits to be used for acquisition of property and property rights, as well as review the quitclaim deed identified in Section H;
- c. Inputting the Properties to be retained by WSDOT into WSDOT's inventory system; and
- d. Posting of the Properties onto the WSDOT's Real Estate Maps.
- 9. The Local Agency understands and agrees that WSDOT is retaining ownership of all rights of ingress and egress to, from, and between SR 240 and/or roadway facilities and the properties abutting said SR 240 and/or roadway facilities, including all rights of access, light, view and air, and access control. The Local Agency, its successors or assigns, shall have no

right of ingress or egress between SR 240 and abutting properties, or SR 240 and the lands herein conveyed. The Local Agency, its successors or assigns, shall not be entitled to compensation for any loss of access, light, view, or air occasioned by the location, construction, reconstruction, maintenance, or operation of SR 240 and/or roadway facilities.

10. The Local Agency agrees that it shall acquire all Properties free and clear of all liens, claims of damage, adverse possession or prescriptive easement claims, or any other encumbrance or claims that would affect the project. Should any claim be made upon such Properties conveyed to the WSDOT, the Local Agency agrees to defend and shall defend all such claims and pay all judgments, if any, including the payment of all costs and attorney's fees, including WSDOT's costs and/or attorney's fees, and hold harmless WSDOT from such claims, judgments and costs, and be solely responsible to provide WSDOT with Properties free and clear of all claims and judgments, as well as any future claims.



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 9/17/2019

Agenda Category: Resolutions – Adoption

Core Focus Area 3 - Increase Economic Vitality

Core Focus Area 2 - Manage & Maintain Infrastructure & Facilities

Subject:

Resolution No. 112-19, Authorizing a Joint Grant Application with the Port of Benton to the Community Economic Revitalization Board for a Joint Stormwater Study

Department:

Development Services

Ordinance/Resolution Number:

112-19

Document Type:

Resolution

Recommended Motion:

Adopt Resolution No. 112-19, authorizing a joint grant application with the Port of Benton to the Community Economic Revitalization Board (CERB) for the purpose of completing a joint stormwater study for the Horn Rapids Industrial Park (1,341-acre area).

Summary:

The Port of Benton and the City of Richland have acquired 1,341 acres from the Department of Energy, which is intended to be used for industrial development. This property is encumbered with a deed restriction prohibiting the discharge of stormwater into the ground. As a result, all stormwater must have a special collection, transmission, and discharge system in place to serve the 1,341 acres.

Staff proposes a study to address how surface runoff from the 1,341 acres will be handled, and desires to pursue a joint study with the Port of Benton.

Staff recommends approval of Resolution No. 112-19.

Fiscal Impact:

This study is estimated to cost up to \$100,000. Costs will be shared as follows:
CERB \$50,000; Port \$25,000; City \$25,000.

Attachments:

- I. Resolution No. 112-19

RESOLUTION NO. 112-19

A RESOLUTION of the City of Richland authorizing a joint application to the Community Economic Revitalization Board for grant funding to partially fund the completion of a joint stormwater study.

WHEREAS, the Community Economic Revitalization Board (CERB) of the State of Washington Department of Community Trade and Economic Development offers a grant program for planning projects that target job growth and long-term economic prosperity which may include: site-specific plans, studies and analyses of capital facilities, land use, permitting, feasibility, marketing, project engineering, design, site planning and project debt and revenue impacts; and

WHEREAS, the City of Richland and the Port of Benton desire to jointly plan for the orderly development of 1,341 acres of industrially zoned property located in the Horn Rapids industrial area; and

WHEREAS, prior to development of the land, significant stormwater-related issues require resolution; and

WHEREAS, the City of Richland and the Port of Benton jointly seek to complete a study to address stormwater runoff on the property to allow economic development of the site.

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

Section 1. City of Richland staff is authorized to prepare and submit an application to the CERB for grant funding of up to \$50,000 to partially fund a joint stormwater study of 1,341 acres located in the Horn Rapids industrial area.

Section 2. By this Resolution, the City of Richland is committing a \$25,000 match for this grant with the understanding that the Port of Benton will also provide a \$25,000 match upon approval by the Port of Benton Commissioners. The total project cost will be \$100,000.

Section 3. A copy of this resolution shall be submitted as part of the CERB grant application.

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 17th day of September, 2019.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

TONI FULTON, Acting Deputy City Clerk

HEATHER KINTZLEY, City Attorney



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 9/17/2019

Agenda Category: Resolutions – Adoption

Core Focus Area 1 - Promote Financial Stability & Operational Effectiveness

Core Focus Area 2 - Manage & Maintain Infrastructure & Facilities

Core Focus Area 6 - Enhance Neighborhood & Community Safety

Subject:

Resolution No. 113-19, Authorizing an Improved Emergency Response Services Agreement with Battelle Memorial Institute - Pacific Northwest Division

Department:

Fire & Emergency Services

Ordinance/Resolution Number:

113-19

Document Type:

Resolution

Recommended Motion:

Adopt Resolution No. 113-19, authorizing the City Manager to sign and execute an Improved Emergency Response Services Agreement with Battelle Memorial Institute - Pacific Northwest Division.

Summary:

This agreement establishes partial funding for the construction and operation of Station 75, to be located at the intersection of Battelle Boulevard and Port of Benton Boulevard. The agreement provides for a \$3.2 million initial payment to expedite construction costs and an annual \$575,000 for a 20-year term.

PNNL conducted a needs assessment which identified response time gaps to its Richland campus. This agreement addresses both PNNL's response time needs and helps the City establish a northeast Public Safety Facility consistent with the station deployment model presented to Richland City Council in early 2019.

Staff recommends approval of Resolution No. 113-19.

Fiscal Impact:

The funding provided by the proposed agreement allows the City to expedite establishment and staffing of Station 65 in northeast Richland to the benefit of all citizens served in that area of the City.

Attachments:

1. Resolution No. 113-19
2. Draft COR-PNNL Improved Emergency Response Service Agreement

RESOLUTION NO. 113-19

A RESOLUTION of the City of Richland authorizing an Improved Emergency Response Services Agreement with Battelle Memorial Institute - Pacific Northwest Division at the Pacific Northwest National Laboratory for fire suppression and emergency medical services.

WHEREAS, the majority of the Pacific Northwest National Laboratory (PNNL) campus is located in the City of Richland; and

WHEREAS, the City of Richland provides fire and emergency response services within Richland city limits, and to certain unincorporated areas of Benton County and on occasion to the Hanford Site; and

WHEREAS, Battelle conducted a needs assessment for PNNL in accordance with the requirements of the U.S. Department of Energy (DOE) to evaluate available emergency services assets for PNNL from Richland; and

WHEREAS, the preliminary results of the needs assessment outlined the need for improved fire and emergency services response times, concluding that the most favorable option is to locate a new public safety facility in North Richland in the vicinity of the PNNL campus; and

WHEREAS, an agreement has been developed to provide funding to assist Richland with the expansion of fire and emergency response service coverage to northeast Richland in alignment with Richland's public safety facility deployment planning; and

WHEREAS, Battelle has determined that Richland will provide the most efficient source of fire and emergency response services for PNNL; and

WHEREAS, DOE supports Battelle's conclusion that the best interests of PNNL are served by entering into an agreement with Richland to expedite provision of such resources pursuant to established terms and conditions.

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 Improved Emergency Response Services Agreement with Battelle Memorial Institute – Pacific Northwest Division at the Pacific Northwest National Laboratory for fire suppression and emergency medical services.

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

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 17th day of September, 2019.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

TONI FULTON, Acting Deputy City Clerk

HEATHER KINTZLEY, City Attorney

**Agreement Between the City of Richland, Washington and Battelle Memorial
Institute, Pacific Northwest Division,
For Improved Emergency Response Services at the
Pacific Northwest National Laboratory**

This Agreement (Agreement) is made and entered into this ____ day of _____, 2019 ("Effective Date") by and between the City of Richland, a Washington municipal corporation ("City") and Battelle Memorial Institute, Pacific Northwest Division ("Battelle"), an Ohio private non-profit corporation managing and operating the Pacific Northwest National Laboratory (PNNL) for the U.S. Department of Energy (DOE) (collectively, the "Parties").

I. RECITALS

WHEREAS, the majority of the PNNL campus is located in the City of Richland as described herein (Section II.A.3) and as further outlined in **Exhibit A** (Service Area); and

WHEREAS, the City provides fire and emergency response services within the City of Richland, Washington, and to certain unincorporated areas of Benton County and on occasion to the Hanford Site; and

WHEREAS, Battelle conducted a needs assessment for PNNL in accordance with the requirements of DOE Orders 420.1C and DOE Standard DOE-STD-1066-2012 to evaluate available emergency services assets for PNNL from the City; and

WHEREAS, the preliminary results of the needs assessment outlined the need for improved fire and emergency services response times, concluding that the most favorable option is to have a new fire and emergency response center in North Richland in the vicinity close to the PNNL campus; and

WHEREAS, this Agreement would provide a means to accelerate expansion of the City's services coverage in north Richland areas, thereby meeting DOE's specific fire and emergency response needs for PNNL; and

WHEREAS, Battelle has determined that the City will provide the most efficient source of fire and emergency response services for PNNL; and

WHEREAS, DOE supports Battelle's conclusion that the best interests of PNNL are served by contracting with the City to provide such resources pursuant to the terms and conditions of this Agreement.

NOW, THEREFORE, it is agreed by and between the Parties as follows:

II. AGREEMENT

A. Scope of Services.

1. The City shall provide PNNL with fire suppression and emergency medical services (collectively, "Improved Emergency Response Services") as described below within the Service Area upon receiving a request from PNNL for such services. These services shall be provided to PNNL facilities and property within the City of Richland boundaries. Provision of these services will improve response time to PNNL for fire suppression or emergency medical services events.
2. Any City fire and emergency services to PNNL facilities and property located outside the City limits are currently provided pursuant to established mutual aid agreements directly between the City and the appropriate Hanford Site agencies, and are not within the scope of this Agreement. In the event that, in the future and within the Term of this Agreement, City fire and emergency services are extended to PNNL facilities on a portion of the Hanford Site as the primary responder, the Parties'

mutual expectation is that the incremental cost of that additional scope will be borne by Battelle or Battelle's assignee, if any, under its contract with DOE for management and operation of PNNL; provided, however, that the Parties may mutually agree to evaluate future opportunities for expansion of this Agreement and its applicability to an expansion of City fire and emergency services to PNNL facilities on the Hanford Site.

3. **Service Boundaries.** City will provide Improved Emergency Response Services to the portion of the PNNL Richland Campus outlined in Exhibit A and geographically described as follows:
 - The property bounded by Stevens Drive to the west, George Washington Way to the north and east, and south of Battelle Blvd. and east of Einstein to 4th Street.
 - The property bounded by 4th Street, Innovation Boulevard, George Washington Way, and 3rd Street.
4. **Response Objectives.** The City shall deploy fire, technical rescue and emergency services (structural, wildland, vehicular) in the manner necessary to achieve the following service response objectives for PNNL:
 - a. **Fire Event:** A 4-minute or less travel time for the first responding engine company to a fire suppression incident on the PNNL campus.
 - b. **EMS Event:** If a basic life support (BLS) response, a 4-minute or less travel time by the first responding medical unit to a medical incident on the PNNL campus; If advanced life support (ALS), an 8-minute or less travel time to the PNNL campus.
 - i. "Travel time" is defined as the time interval that begins when a unit is en-route to the emergency incident and ends when the unit arrives at the scene. See NFPA 1710, *Standard for the Organization of Fire Suppression Operations, Emergency Medical Operations, and Special Operations to the Public by Career Fire Departments*.
 - c. City's provision of Improved Emergency Response Services to PNNL is predicated on construction and staffing of future Fire Station 5. City makes no representation that it can meet the response time objectives identified herein without the development of Fire Station 5. Additional infrastructure directly impacting the City's ability to meet the response time objectives shall be constructed by the City in a timeframe mutually agreed to the Parties, subject to the approval of Richland City Council.
5. **Authority.** City emergency services management, organization, operations, and deployment are guided by local ordinances, the Revised Code of Washington (RCW), the Washington Administrative Code (WAC), and other regulations applicable to fire departments and emergency medical services in the State of Washington. The City is not governed by DOE fire protection regulations and directives, or other DOE requirements that specifically govern the organization, operations, and deployment of federally funded fire and emergency services, including National Fire Protection Association (NFPA) codes and standards, unless so adopted by the City.
6. To facilitate the objectives identified above, the Points-of-Contact (POC) established herein shall communicate and collaborate to address potential business issues of mutual interest as initiated by either Party. The signatories on this Agreement are empowered to make business and financial commitments for the Parties, subject to proper vetting as may be required. The POCs may, as appropriate, designate others within Battelle and the City to manage specific issues.

B. Payments. Should Battelle make a request for such services, Battelle will pay to the City the following in exchange for the provision of Improved Emergency Response Services:

1. A one-time Investment in Capability in the amount of \$3,200,000 to be invoiced by the City within the first ninety (90) calendar days from the Effective Date of this Agreement and paid by Battelle as provided in Part B.3. below. This one-time Investment in Capability will allow the City to commit resources toward establishing the Improved Emergency Response Services capability. In the event that the City does not deploy the Improved Emergency Response Services capability within five (5) years of the Effective Date, Battelle may elect to terminate this Agreement and demand return of fifty percent (50%) of the one-time Investment in Capability, which will be refunded by the City within sixty (60) calendar days of the effective date of the termination; provided, however, that no such termination shall occur, and Battelle's election to terminate will be waived, upon the City's objective demonstration of due diligence and good faith in pursuit of deployment of the Improved Emergency Response Services capability.
2. Limited-term Operations Service Fee of \$575,000 annually to be invoiced by the City no earlier than ninety (90) days after the Improved Emergency Response Services capability is deployed. This annual fee shall be invoiced by the City on the deployment anniversary date for the Term of this Agreement and paid by Battelle as provided in Part B.3. below. In the event either Party terminates this Agreement in accordance with Part C below, the City shall be entitled to retain a percentage of the Limited-term Operations Service Fee reflecting the percentage of the services performed for the year in which the termination becomes effective, and the remaining amount shall be returned to Battelle within sixty (60) calendar days of the effective date of termination.
3. The City will submit its invoices electronically to the email address provided in Section D below. Invoices shall reference the Agreement number and a complete description of the invoiced amount. Payment shall be made for the invoiced services no later than thirty (30) days after receipt of the City's properly submitted and valid invoice. Payments may be made by check or by electronic funds transfer. Payment shall be deemed to have been made as of the date of mailing or the date on which an electronic funds transfer was made.

C. Term. This Agreement shall commence upon the Effective Date and continue in full force and effect for twenty (20) years (the "Term"). No option to extend this Agreement is intended. The Parties will periodically evaluate the performance rendered under this Agreement and discuss the terms and conditions of any modification to this Agreement. This Agreement may be terminated without cause by either Party upon written notice of termination to the non-terminating Party no less than 12 months in advance of the effective date of termination and subject to the agreement of the non-terminating Party, which agreement shall not be unreasonably withheld.

D. Points-of-Contact & Notices. Primary Points-of-Contact between the Parties are listed below. All written notices or correspondence shall be sent to the following:

Battelle (POC) Contractual Issues	Andrea Fernandez Directorate Contracts Manager	Battelle, Pacific Northwest Division P.O. Box 999, MSIN: J2-05 Richland, WA 99352
	Phone: 509-375-6534	E-Mail: andrea.fernandez@pnnl.gov
Battelle (POC) Technical Issues	Cameron Andersen Manager, Environment, Health, Safety and Security	Battelle, Pacific Northwest Division P.O. Box 999, MSIN: J2-33 Richland, WA 99352
	Phone: 509-372-6503	E-Mail: cameron.andersen@pnnl.gov

City (POC)	Cindy Reents, City Manager City of Richland	City of Richland 625 Swift Blvd. MS-4 Richland, WA 99352
	Phone: 509-942-7381	E-Mail: creents@ci.richland.wa.us
City (POC) Technical Issues	Tom Huntington, Director Fire & Emergency Services	City of Richland 625 Swift Blvd. MS-16 Richland, WA 99352
	Phone: 509-942-7703	E-Mail: thuntington@ci.richland.wa.us
Invoices to Battelle	Battelle Accounts Payable	Battelle, Pacific Northwest Division P.O. Box 999 Richland, WA 99352
	Phone: 509-371-7377	E-Mail: ap.invoices@pnnl.gov

- E. Legal Relationships. To the extent Battelle personnel participate in an incident for which the City is providing Improved Emergency Response Services under this Agreement, the Parties agree Battelle personnel shall not be considered to be either general or special employees of the City for any purpose whatsoever, including workers compensation laws. Each Party shall also remain solely responsible as employer for all taxes, premiums, wages, withholdings, and other direct and indirect compensation, benefits and related obligations with respect to its own employees.
- F. Scope of Control. Battelle is a subscriber of services under this Agreement. As such, Battelle will not exercise, or attempt to exercise, authority or control over City employees, or otherwise influence the delivery of services by City. City is solely responsible for determining all operational elements of service delivery under this Agreement. Further, this Agreement does not create, nor shall it be construed as creating, a special relationship between the City of Richland and any user of the PNNL Richland Campus. Service delivery to the PNNL Richland Campus will be consistent with service delivery by Richland Fire & Emergency Services to all other areas of Richland.
- G. Liability. Each Party shall be responsible for its own actions under this Agreement that cause any property damage or personal injury to a third party. Furthermore, except where they result from gross negligence or willful misconduct, neither Party shall be liable to the other Party for special, consequential, or incidental damages that are attributable to any activity under this Agreement. Nothing herein is intended to constitute, or should be construed as requiring, an agreement between the Parties to indemnify one another.
- H. Applicable Law and Venue. The laws of the State of Washington shall govern the rights, obligations, duties, and liabilities of the Parties to this Agreement and the interpretation of this Agreement. The Parties shall comply with all applicable state and federal laws, regulations and directives. Any action or proceeding that is initiated or undertaken to enforce or interpret any provision, performance, obligation or covenant set forth in this Agreement shall be brought in a state court in Benton County.
- I. Dispute Resolution. The Parties shall attempt to resolve any dispute in good faith, by direct, informal negotiations. All negotiations shall be confidential except where disclosure is required by law. Pending resolution of the dispute, the City shall continue performance under this Agreement. Upon mutual agreement, the Parties may seek the assistance of a neutral third party at any time. Each Party shall bear their own expenses, and the Parties shall equally share the cost of any third party mediator. If requested by both Parties, the neutral third party may offer a nonbinding opinion as to a possible settlement. All discussions with a neutral third party shall be confidential except where disclosure is required by law.

- J. Third Parties. This Agreement shall not be construed as or deemed an agreement for the benefit of any third party, and no third party shall have any right of action hereunder for any cause whatsoever.
- K. Severability. If a court of competent jurisdiction finds or rules that any provision of this Agreement is invalid, void, or unenforceable, the provisions of this Agreement not so adjudged will remain in full force and effect. The invalidity in whole or in part of any provision of this Agreement shall not void or affect the validity of any other provision of this Agreement.
- L. Assignment. Battelle may assign this contract to the DOE or its designee. Upon receipt by the City of written notice that DOE or its designee have been assigned this Agreement, Battelle shall be relieved of all responsibility hereunder, and the City shall thereafter look solely to the assignee for performance of Battelle's obligations. The City shall not assign this Agreement or any interest therein, nor claims thereunder without the prior written consent of Battelle or Battelle's assignee. Any assignment, by operation of law or otherwise, without prior written consent of Battelle or Battelle's assignee shall be void.
- M. Use of PNNL, Battelle or City of Richland Name/Logo. The Parties agree not to use each other's name, logo or identifying characteristics for advertising, sales promotion, raising of capital, recommending investments or other publicity purpose that implies endorsement by the PNNL, Battelle, or the City of Richland without the owning party's written consent. This clause shall survive the termination or expiration of this Agreement.
- N. Entire Agreement. This Agreement represents the entire and integrated agreement between the Parties and supersedes all prior negotiations, representations or agreements, whether written or oral. If a discrepancy, disagreement, ambiguity, inconsistency or difference in interpretation of terms arises as to terms or provisions of this Agreement and any Exhibit(s) attached to this Agreement, this Agreement shall control and shall be deemed to reflect the intent of the Parties with respect to the subject matter hereof. This Agreement may only be amended in writing, signed by each Party. This Agreement, including Exhibit A, comprises the entire Agreement.

Approvals:

**Battelle Memorial Institute
Pacific Northwest Division**

By: Samuel B. Grover
Title: Acquisition Management

Date

City of Richland

By: Cindy Reents
Title: City Manager

Date



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 9/17/2019

Agenda Category: Resolutions – Adoption

Core Focus Area 2 - Manage & Maintain Infrastructure & Facilities

Subject:

Resolution No. 114-19, Authorizing an Agreement with RH2 Engineering, Inc. for the Wastewater Treatment Plant Digester Facility Improvements

Department:
Public Works

Ordinance/Resolution Number:
114-19

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 114-19, authorizing the City Manager to sign and execute an agreement with RH2 Engineering, Inc. for the Wastewater Treatment Plant digester facility improvements.

Summary:

The City's Wastewater Treatment Plant (WWTP) is subject to state and federal regulations to protect the environment from pollutants carried by municipal wastewater, and utilizes various treatment processes to achieve compliance with those requirements.

The anaerobic digestion utilized by the wastewater treatment process requires mechanical and electrical systems to maintain process functionality. The anaerobic digestion process electrical power supply and control system requires replacement because the corrosive environment at the plant has compromised its continued functionality.

Staff sought consulting engineering services because the City's engineering staff does not include expertise in electrical supply and controls in the specific conditions that exist at the wastewater treatment plant. A competitive Request for Qualifications (RFQ) process was conducted in compliance with City purchasing policies to solicit the services of a consulting engineering firm to complete the alternatives analysis and design basis for the digester improvements. Four (4) responses were received, and RH2 Engineering, Inc. was selected as the most qualified vendor. A scope of work and budget have been negotiated.

The electrical systems improvements, including engineering services, will be funded through the Wastewater Treatment Facility Renewal and Replacement Project identified in the current Capital Improvement Plan (CIP).

The City will benefit from professional engineering support to complete the required analysis and design of the electrical control system at the WWTP. Staff recommends adoption of Resolution No. 114-19, authorizing the execution of the consultant agreement with RH2 Engineering, Inc.

Fiscal Impact:

The total cost of the proposed consultant agreement will not exceed \$99,677. The design work being completed with this agreement is funded by the Wastewater Treatment Facility Renewal & Replacement project (CIP page 132). \$963,251 is currently available in this project budget.

Attachments:

1. Resolution No. 114-19
2. Consultant Agreement-WWTP Digester Improvements - RH2

RESOLUTION NO. 114-19

A RESOLUTION of the City of Richland authorizing a consultant agreement with RH2 Engineering, Inc. for the Wastewater Treatment Plant digester facility improvements.

WHEREAS, the City's Wastewater Treatment Plant is subject to state and federal regulations to protect the environment from pollutants carried by municipal wastewater; and

WHEREAS, the City's Wastewater Treatment Plant utilizes mechanical, biological, and chemical treatment processes to achieve compliance with state and federal water quality standards; and

WHEREAS, the anaerobic digestion utilized by the wastewater treatment process requires mechanical and electrical systems to maintain process functionality; and

WHEREAS, the anaerobic digestion main electrical power supply requires replacement to be brought up to current code compliance standards; and

WHEREAS, the City will benefit from professional engineering support to complete the required analysis and design of the electrical control system at the Wastewater Treatment Plant; and

WHEREAS, a competitive Request for Qualifications (RFQ) process was conducted in compliance with City purchasing policies to solicit the services of a consulting engineering firm; and

WHEREAS, the City received four (4) responses to the RFQ; and

WHEREAS, RH2 Engineering, Inc. was selected as the most qualified vendor to complete the alternatives analysis and design basis for the digester facility improvements; and

WHEREAS, the electrical systems improvements, including engineering services, will be funded through the Wastewater Treatment Facility Renewal and Replacement Project identified in the Capital Improvement Plan (CIP); and

WHEREAS, a scope of work and budget has been negotiated with RH2 Engineering, Inc.; and

WHEREAS, the City's best interests are served by execution of a contract to procure engineering design for electrical equipment replacement of the anaerobic digestion process at the Wastewater Treatment Plant.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City Manager is authorized to sign and execute a consultant agreement with RH2 Engineering, Inc. to complete analysis and design services for the Wastewater Treatment Plant's digester facility improvements.

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 17th day of September, 2019.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

TONI FULTON, Acting Deputy City Clerk

HEATHER KINTZLEY, City Attorney



AGREEMENT BETWEEN CITY AND CONSULTANT

Wastewater Treatment Plant Digester Facility Improvements

This Agreement is entered into this _____ day of September, 2019 ("Effective Date") by and between the **City of Richland ("City")**, a Washington municipal corporation located at 625 Swift Blvd. Richland, WA 99352, and **RH2 Engineering, Inc. ("Consultant")**, a Washington for-profit corporation with service at 114 Columbia Point Drive, Ste. C, Richland, WA 99354. **City** and **Consultant** are referred to individually herein as a "Party" and collectively herein as the "Parties."

WITNESSETH:

1. SCOPE OF WORK

- a. Consultant shall furnish all services, labor and related equipment necessary to conduct and complete the work outlined in Exhibit A. In performing these services, Consultant shall at all times comply with all federal, state and local statutes, rules and ordinances applicable to the performance of such services. In addition, these services and all duties incidental or necessary therefore, shall be performed diligently and completely and in accordance with professional standards of conduct and performance. All services performed under this Agreement will be conducted solely for the benefit of the City and will not be used for any other purpose without written consent of the City.
- b. This Agreement consists of this Agreement and other documents listed below. These form the entire Agreement between the Parties, and are fully integrated into this Agreement as if stated or repeated herein. In the event of a conflict between documents, the order of precedence will be the order listed below. An enumeration of the Agreement documents is set forth below (mark all that apply):
 1. ☒ City of Richland Agreement No. 343-19
 2. ☒ Exhibit A: Scope of Work
 3. ☒ City Richland Solicitation No. RFQ 19-0058
 4. ☒ Exhibit B: Solicitation No. RFQ 19-0058 proposal response submitted by Consultant dated July 19, 2019.
 5. ☐ Additional Documents – n/a.

2. TIME FOR COMPLETION

Consultant shall not begin any work under the terms of this Agreement until authorized in writing by the City. Consultant agrees to use best efforts to complete all work described under this Agreement by December 31, 2020.

3. TERM

The term of this Agreement shall commence on the Effective Date identified above and end at midnight on December 31, 2020.

4. PAYMENT

- a. Services rendered by Consultant under this Agreement will be paid at the rate set forth in Exhibit A Scope of Work, but in no event shall the total compensation for services rendered under this Agreement exceed **Ninety-Nine Thousand Six Hundred Seventy Seven (\$99,677.00)**, including all fees and those reimbursable expenses listed in Exhibit A.
- b. City shall pay Consultant for services rendered after receipt of a detailed invoice. Invoices not in dispute by the City will be paid net thirty (30) days and shall reference the contract number and/or purchase order applicable to the work. The invoice shall provide sufficient detail on the work being billed and include detailed receipts for any invoices.
- c. Partial payments to cover the percentage of work completed may be requested by Consultant. These payments shall not be more than one (1) per month.
- d. Pre-approved travel, meals and lodging will be reimbursed at cost and only when consultant travels at least 150 miles per one way trip. Reimbursable expenses are limited to the following: coach airfare, ground transportation (taxi, shuttle, car rental), hotel accommodations as provided below, personal or company vehicle use at the then-current federal mileage rate, and meals at the current federal per-diem meal allowance or up to the current federal per-diem with detailed receipts, no alcohol, and a 20% maximum gratuity.
 - i. Hotel accommodations: eligible lodging expenses include the room cost only; itemized receipts must be provided for hotel reimbursements.
 - ii. Hotel reimbursement is limited to the single room rate. If two or more consultants are sharing a room, reimbursement is allowable for only one consultant at the double room rate.
 - iii. The maximum reimbursement should be limited to the best discount rate available and allowable that meets traveler's business needs and basic needs for health, safety and cleanliness. Non-smoking rooms are authorized even if they are more expensive.
- e. Reimbursement for extra services/reimbursable expenses are not authorized under this Agreement unless detailed in the Scope of Work or agreed upon in writing as a modification to this Agreement.
- f. Consultant will allow access to the City, State of Washington, Federal Grantor Agency, Comptroller General of the United States, or any of their duly authorized representatives, to any books, documents, papers, and records which are directly pertinent to this Agreement for the purpose of making audit, examination, excerpts, and transcriptions. Unless otherwise provided, said records must be retained for three (3) years from the date of receipt of final payment. If any litigation, claim, or audit arising out of, in connection with, or relating to this Agreement is initiated before the expiration of the three-year period, the records shall be retained until such litigation, claim, or audit involving the records is completed.

5. INDEPENDENT CONTRACTOR

Consultant, and any and all employees of Consultant or other persons engaged in the performance of any work or services required of Consultant under this Agreement, are independent contractors and shall not be considered employees of the City. Any and all claims that arise at any time under any Workers' Compensation Act on behalf of said employees or

other persons while so engaged, and any and all claims made by a third party as a consequence of any act or omission on the part of Consultant's employees or other persons engaged in any of the work or services required to be provided herein, shall be the sole obligation and responsibility of Consultant.

6. OWNERSHIP OF DOCUMENTS

Any and all data, analyses, documents, photographs, plans, designs, drawings, specifications, surveys, films, documents, reports and other work products created, prepared, produced, constructed, assembled, made, performed, or otherwise produced by Consultant or Consultant's subcontractors for delivery to the City pursuant to this Agreement shall become the sole and absolute property of the City upon completion of the services and payment in full of all payment due to Consultant of the fees set forth in this Agreement. Such property shall constitute "work made for hire" as defined by the U.S. Copyright Act of 1976, 17 U.S.C. § 101, and the ownership of the copyright and any other intellectual property rights in such property shall vest in the City at the time of its creation. Ownership of the intellectual property includes the right to copyright, patent, and register, and the ability to transfer these rights. Material which Consultant uses to perform this Agreement but is not created, prepared, constructed, assembled, made, performed or otherwise produced for or paid for by the City is owned by Consultant and is not "work made for hire" within the terms of this Agreement. Consultant will ensure that all independent contractors have written agreements in place that transfers ownership of all Intellectual Property created by them or provided by them to the City.

The City may make or permit to be made any modifications to the plans and specifications without the prior written authorization of Consultant. The City agrees to waive any claim against Consultant arising from any unauthorized reuse of the plans and specifications, and to indemnify and hold Consultant harmless from any claim, liability or cost arising or allegedly arising out of any reuse of the plans and specifications by the City or its agent not authorized by Consultant.

7. TERMINATION

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

8. AVAILABILITY OF RECORDS FOR PUBLIC INSPECTION

- a. As a public contract, all records prepared, generated or used by Consultant or its agents, employees and subcontractors relating to this Agreement and associated work (hereinafter "public records") may be subject to disclosure under the Washington State Public Record Act, Chapter 42.56 RCW.
- b. Contractor shall maintain and retain all such public records in a manner that is readily accessible for a minimum term of no less than three (3) years following completion of the contract work. City shall have the right to timely review all such public records upon request. Contractor shall provide copies of any public records requested by City within

thirty (30) calendar days of City's request. If City requests that copies of public records be provided to City in an electronic format, said records shall be provided at no cost to City. If paper copies are requested by City, City shall pay \$.10 per page. Payment for paper copies shall be rendered to Consultant within twenty (20) calendar days of receipt.

- c. All records subject to a public disclosure request will be provided to a requester unless exempted from disclosure by law. The City's decision to exempt or redact any public record shall be based only upon valid exemptions that apply to the City. City will not refrain from disclosing any record under an exemption that may be personal to Consultant. In the event Consultant objects to release of any public record under this Agreement, Consultant may seek judicial approval to prevent such disclosure at Consultant's sole expense. City shall neither aid nor interfere with Consultant's request for an injunction to prevent disclosure of any public record under this Agreement.
- d. Consultant shall insert this provision in all contracts with subcontractors or agents providing services relating to this Agreement.

9. DISPUTE RESOLUTION

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

10. DEBARMENT CERTIFICATION

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

www.sam.gov and

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

11. VENUE, APPLICABLE LAW AND PERSONAL JURISDICTION

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

12. ATTORNEY'S FEES

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

13. INSURANCE

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

- a. No Limitation. Consultant's maintenance of insurance as required by this Agreement shall not be construed to limit the liability of Consultant to the coverage provided by such insurance, or otherwise limit the City's recourse to any remedy available at law or in equity.
- b. Minimum Scope of Insurance. Consultant shall obtain insurance of the types described below:
 1. Automobile Liability insurance covering all owned, non-owned, hired and leased vehicles. Coverage shall be written on Insurance Services Office (ISO) form CA 00 01 or a substitute form providing equivalent liability coverage.
 2. Commercial General Liability insurance shall be as least as broad as ISO occurrence form CG 00 01 and shall cover liability arising from premises, operations, stop-gap independent contractors and personal injury and advertising injury. The City shall be named as an insured under the Consultant's Commercial General Liability insurance policy with respect to the work performed for the City using an additional insured endorsement at least as broad as ISO CG 20 26.
 3. Workers' Compensation coverage as required by the Industrial Insurance laws of the State of Washington.
 4. Professional Liability, Errors or Omissions insurance appropriate to the Consultant's profession. Coverage shall be provided if Consultant is providing services under this Agreement as a licensed professional, including, but not limited to, engineers, architects, accountants, surveyors, and attorneys.
- c. Minimum Amounts of Insurance. Consultant shall maintain the following insurance limits:
 1. Automobile Liability insurance with a minimum combined single limit for bodily injury and property damage of \$1,000,000 per accident.
 2. Commercial General Liability insurance shall be written with limits no less than \$1,000,000 each occurrence, \$2,000,000 general aggregate.
 3. Professional Liability insurance shall be written with limits no less than \$1,000,000 per claim and \$1,000,000 policy aggregate limit.
- d. Other Insurance Provisions. Consultant's Automobile Liability and Commercial General Liability insurance policies are to contain, or be endorsed to contain that they shall be primary insurance with respect to the City. Any insurance, self-insurance, or self-insured pool coverage maintained by the City shall be excess of Consultant's insurance and shall not contribute with it.

- e. Acceptability of Insurers. Insurance is to be placed with insurers with a current A.M. Best rating of not less than A:VII.
- f. Verification of Coverage. Consultant shall furnish the City with original certificates and a copy of the amendatory endorsements, including but not necessarily limited to, the additional insured endorsement, evidencing the insurance requirements of Consultant before commencement of the work.
- g. Notice of Cancellation. Consultant shall provide the City with written notice of any policy cancellation within two (2) business days of Consultant's receipt of such notice.
- h. Failure to Maintain Insurance. Failure on the part of Consultant to maintain the insurance as required shall constitute a material breach of contract, upon which the City may, after giving five (5) business days' notice to Consultant to correct the breach, immediately terminate the contract or, at its discretion, procure or renew such insurance and pay any and all premiums in connection therewith, with any sums so expended to be repaid to the City on demand, or at the sole discretion of the City, offset against funds due Consultant from the City.
- i. Public Entity Full Availability of Consultant Limits. If Consultant maintains higher insurance limits than the minimum shown above, the City shall be insured for the full available limits of the Commercial General and Excess or Umbrella liability maintained by Consultant, irrespective of whether such limits maintained by Consultant are greater than those required by this contract or whether any certificate of insurance furnished to the City evidences limits of liability lower than those maintained by Consultant.

14. INDEMNIFICATION / HOLD HARMLESS

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

15. STANDARD OF CARE

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

16. SUCCESSORS OR ASSIGNS

All of the terms, conditions and provisions hereof shall inure to the benefit of and be binding upon the Parties hereto, and their respective successors and assigns; provided, however, that no assignment of the Agreement shall be made without written consent of the non-assigning Party, which may be given in the non-assigning Party's sole discretion.

17. NOTICES

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

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

Contact Name: Paul Cross, P.E.
Name of Firm: RH2 Engineering, Inc.
Address: 114 Columbia Point Drive, Ste. C
Address: Richland, WA 99354
Email: pcross@rh2.com
Phone Number: (509) 392-6502
Fax Number: n/a

18. EQUAL OPPORTUNITY AGREEMENT

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

19. SEVERABILITY

If any provision of this Agreement conflicts with applicable law, or its application is found to be invalid by a court of competent jurisdiction, the remainder of this Agreement shall not be affected, and to this end, the terms of this Agreement are declared to be severable.

20. AMENDMENTS

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

21. CHANGE IN LAW

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

22. CONFIDENTIALITY

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

23. CHANGES OF WORK

- a. When required to do so, and without any additional compensation, Consultant shall make such changes and revisions in the completed work of this Agreement as necessary to correct or revise any errors, omissions, or other deficiencies in the design, drawings, specifications, reports, and other similar documents which Consultant is responsible for preparing or furnishing under this Agreement.
- b. Should the City find it desirable for its own purposes to have previously satisfactorily completed work or parts thereof changed or revised, Consultant shall make such revisions as directed by the City. This work shall be considered as Extra Work and will be paid for as herein provided under Section 24, Extra Work.

24. EXTRA WORK

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

25. ENTIRE AGREEMENT

This Agreement contains the entire agreement of the Parties hereto and supersedes all previous understandings and agreements, written and oral, with respect to this transaction. Neither Party shall be liable to the other for any representations made by any person regarding the terms of this Agreement, except to the extent that the same are expressed in this Agreement.

(Signature page to follow)

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

CITY OF RICHLAND, WASHINGTON

CONSULTANT

Cynthia D. Reents, City Manager

Signature

ATTEST:

Printed Name

Toni Fulton, Acting Deputy City Clerk

Title

APPROVED AS TO FORM:

Heather Kintzley, City Attorney

EXHIBIT A: Detailed Scope of Work

Exhibit A to follow

EXHIBIT A
Scope of Work
City of Richland
Wastewater Treatment Plant Digester Facility Improvements
August 2019

Background

The City of Richland (City) maintains and operates a sewer system and wastewater treatment plant (WWTP) that was constructed in 1985. The WWTP is a 12 million gallons per day (MGD) complete-mix-active sludge plant with anaerobic digesters. The existing motor control centers (MCCs) located inside the digester building are aging and in need of replacement. The corrosive gases present in the digester building have caused components within the digester MCCs to fail, including bussing, terminal blocks, contactors, and conductors. The age of the MCCs makes it difficult to locate replacement parts, as many of the components are obsolete.

The City has requested the services of RH2 Engineering, Inc., (RH2) to evaluate the existing WWTP digester MCCs, recommend MCC or facility modifications, prepare design/construction documents for the recommended modifications to the digester MCCs, assist the City during project bidding, and update the City's Operation and Maintenance (O&M) and process control manuals. Recommendations and design documents are to be prepared in accordance with applicable state and federal regulations, including National Fire Protection Association (NFPA) 820: Fire Protection in Wastewater Treatment and Collection Facilities. Classifying the areas within the digester facility based on the current version of NFPA 820 will be included as part of the evaluation.

The alternatives to be evaluated during Task 3 of this Scope of Work will include the following:

- Locating the proposed replacement MCCs in a separate proposed electrical building detached from the existing digester facility structure.
- Locating the proposed replacement MCCs in an existing room within the digester facility along with ventilation system upgrades.
- Performing structural modifications to the existing digester facility to create a dedicated room for the proposed MCCs along with ventilation system upgrades.
- Modifying the existing digester facility equipment, piping, and ventilation system to improve the atmosphere around the location of the MCCs.

For the purposes of scoping Task 4, RH2 has used the alternative of locating the proposed MCCs in a separate proposed electrical building detached from the existing digester facility structure as the basis for developing the Scope of Work and Fee Estimate for Task 4.

In addition to the MCC evaluation, the City also has requested assistance with upgrading Digester Feed Valve No. 2 to be consistent with the recently replaced Digester Feed Valve No. 1, upgrading the existing Variable Frequency Drive (VFD) communications at some of the existing VFDs from DeviceNet to EtherNet/IP, and installing a digester heat exchanger pump VFD.

Engineering services for construction contract administration support will not be included as part of the contract and will be completed, at the City's option, as part of either a future contract or future contract amendment.

Task 1 – Project Management and Administration

Objective: Manage and coordinate RH2 staff, schedule, budget, and related services for the project.

Approach:

- 1.1 Project Management, Progress Reporting, Cost and Schedule Control, and Team Management – Manage the RH2 project team to track work elements accomplished, work items planned for the next phase, man-hours, scope changes, time, and budget needed to complete the Scope of Work. Prepare progress reports to summarize what was accomplished each month, summarize anticipated work for the following month, and identify potential problems or changes. Submit a monthly invoice summarizing costs and remaining budget by task.
- 1.2 Provide Project Coordination – Develop and maintain a project schedule and participate in weekly coordination meetings with the City via conference call. Develop and maintain an action item tracker that will electronically log decisions made during the project and include supporting documents.

RH2 Deliverables:

- Monthly progress reports, project schedule, and action item tracker in electronic (PDF) format.

Task 2 – Site Investigation and Data Review

Objective: Complete a site investigation and data review to assist the City in determining appropriate alternatives for replacing the digester facility MCCs.

Approach:

- 2.1 Attend Kickoff Meeting – Prepare for and attend one (1) kickoff meeting with City staff to review the scope of work, schedule, and critical project elements. Prepare meeting agenda and meeting minutes.
- 2.2 Perform Site Visit – Perform a site visit to observe the digester facility, including facility layout, piping, and electrical system. *The site visit shall occur the same day as the kickoff meeting.* Take inventory of the existing MCCs equipment and connections. Review the condition of the existing MCCs and other electrical equipment located within the digester facility.
- 2.3 Review Data – Review data, record drawings, O&M manuals, previous technical memorandums and reports regarding the digester facility, and any other information provided by the City.
- 2.4 Conduct Staff Interviews – Meet with O&M staff to discuss and understand past and ongoing issues with the digester facility to develop an understanding of the present and future WWTP capacity needs. Identify the process control requirements for the digester system as it relates to the MCCs.

Assumptions:

- *RH2 will rely upon the accuracy and completeness of information, data, and materials generated or produced by the City or others in relation to this Scope of Work.*

Provided by City:

- Attendance at kickoff meeting and site visit, and participation in staff interviews.
- Record drawings, O&M manuals, and previous technical memorandums and reports regarding the digester facility.

RH2 Deliverables:

- Kickoff meeting agenda and minutes in electronic (PDF) format.
- Attendance at kick-off meeting, site visit, and staff interviews.

Task 3 – Alternatives Development, Evaluation, and Predesign Report

Objective: Develop and evaluate alternatives and prepare a technical memorandum for replacing the digester facility MCCs. Assist the City in determining appropriate alternatives for replacing the MCCs.

Approach:

- 3.1 Evaluate MCC and Electrical System Upgrades – Evaluate the location and condition of the existing MCCs and electrical equipment, alternative locations for replacing the MCCs, and modifications to the existing electrical distribution system, control system, raceways, and conductors. Provide recommendations for upgrading existing DeviceNet controlled VFDs to EtherNet/IP. Identify improvements required for installing a Digester Heat Exchanger Pump VFD.
- 3.2 Evaluate Digester NFPA 820 and Process – Evaluate the digester gas piping, equipment, ventilation system, and process for compliance with NFPA 820 and for potential cost-effective modifications with the goal of reducing corrosion affecting electrical equipment located within the digester facility. Review the existing digester process and recommend improvements. Review NFPA 820 as it applies to the digester facility area classifications and recommend modifications to the facility, if any, to comply with the current version of NFPA 820. Identify requirements for replacing Digester Feed Valve No. 2.
- 3.3 Evaluate Digester Facility Footprint – Evaluate both modifications to the existing digester facility structure for locating the replacement MCCs and construction of a separate electrical building to house the replacement MCCs. Review the affects that modifications to the existing digester piping, MCCs, and electrical equipment may have on the existing digester facility footprint. Identify structural, mechanical, site, and ventilation system modifications required to accommodate the improvements.
- 3.4 Prepare Technical Memorandum – Prepare a draft technical memorandum summarizing the alternatives identified in the Background section of this Scope of Work and results of the

evaluations performed in Task 3. The alternatives development and evaluation summarized in the memorandum shall include design criteria, operating criteria, recommended construction materials and methods, preliminary opinions of probable cost, preliminary construction duration, and phasing options. Following the development of the draft technical memorandum, submit the memorandum to the City and meet with the City to evaluate the project alternatives and develop a preferred alternative. Prepare meeting agenda, minutes, and presentation materials. Finalize the technical memorandum and submit it to the Washington State Department of Ecology (Ecology) for review and approval if RH2 and the City determines it to be necessary. Discuss with Ecology, if necessary and provide follow-up correspondence.

Provided by City:

- Attendance at meeting to discuss the draft technical memorandum.

RH2 Deliverables:

- Draft and final technical memorandum in electronic (PDF) format.
- City review meeting agenda, minutes, and presentation materials in electronic (PDF) format.

Task 4 – Digester Facility Improvements Design

Objective: Prepare design plans and technical specifications for the proposed digester facility improvements. *For the purposes of scoping Task 4, RH2 has used the alternative of locating the proposed MCCs in a separate proposed electrical building detached from the existing digester facility structure as the basis for developing the Scope of Work and Fee Estimate for Task 4.*

Approach:

- 4.1 Prepare 60-Percent Design Drawings – Develop 60-percent design drawings based on the selected alternative from the predesign report and submit to the City for review. The 60-percent design drawings shall include civil and structural drawings for constructing a separate electrical building, mechanical and process drawings for modifications to digester piping and equipment, and electrical and control drawings for replacing the MCCs in a new location and modifying the existing electrical distribution equipment.
- 4.2 Prepare 90-Percent Design Drawings – Incorporate 60-percent design review comments from the City and prepare 90-percent design drawings for the digester system improvements and submit to the City for review. Design plans shall include a cover sheet, general information sheet(s), phasing plan(s), project/discipline specific plans and sections, City standard details, and project/discipline specific details. Provide quality assurance and quality control (QA/QC) services to include a formal, internal QA/QC process and review of the constructability of the project design and deliverables.
- 4.3 Prepare Agency Review Drawings – Incorporate 90-percent review comments from the City and submit the design documents to Ecology for construction document review. After receipt of comments from Ecology, organize and attend one (1) meeting with the City to discuss how RH2 plans to address the comments. Responses to comments will be submitted to Ecology for

approval and copies of the bid-ready construction documents will be provided to Ecology for its records.

- 4.4 Prepare Bid-Ready Construction Drawings – Revise and update the design drawings based on City and Ecology review comments and finalize plans for bidding.
- 4.5 Prepare Specifications – Coordinate with the City regarding incorporation of the City’s non-technical specifications into the construction documents. Review the City prepared, non-technical specifications, and provide comments, including coordination with RH2’s prepared technical specifications. Prepare technical specifications using RH2’s modified Construction Standard Institute (CSI) format. Prepare 60-percent and 90-percent design technical specifications, perform internal QA/QC process, and submit them to the City for review. Update the specifications to bid-ready construction specifications based on Ecology and City review comments.
- 4.6 Prepare Construction Cost Estimates – Prepare 60-percent and 90-percent design level construction cost estimates, and a bid-ready design level construction cost estimate to reflect improvements included in the drawings and specifications. At 60- and 90-percent design, the estimated cost will be submitted to the City with the other review documents.
- 4.7 Attend Design Status and Review Meetings – Prepare for and attend design review meetings with the City at the 60-percent and 90-percent review stages to review the design and discuss City review comments. Prepare meeting agendas and minutes for each meeting summarizing discussions, documenting key decisions, and identifying/assigning action items.
- 4.8 Develop Construction Schedule and Phasing Plan – Develop a construction schedule and phasing plan for the improvements. A draft schedule will be submitted to the City with the 90-percent design documents. A final version of the schedule and phasing plan will be submitted to the City with the bid-ready construction documents. The construction schedule and phasing plan will be prepared to consider the improvements and how they can be phased efficiently during construction, while keeping the WWTP and digester system process operational to the extent possible. City operation of existing processes and potential impacts of the improvements will be considered as the schedule and plan are developed.

Provided by City:

- 60-percent design review comments.
- 90-percent design review comments.
- Preparation of front-end specifications and incorporation of RH2’s prepared technical specifications into the overall bid documents.

RH2 Deliverables:

- 60-percent design drawings and technical specifications in electronic (PDF) format.
- 90-percent design drawings and technical specifications in electronic (PDF) format.
- Agency review drawings in electronic (PDF) format.

- Attendance at meeting with City to discuss Ecology's comments and response letter to Ecology in electronic (PDF) format.
- Bid-ready construction drawings and technical specifications in electronic (PDF) format.
- Agenda and meeting minutes for design review meetings in electronic (PDF) format.
- Draft and final construction schedule and phasing plan in electronic (PDF) format.

Task 5 – Services During Bidding

Objective: Provide assistance to the City during the project bidding phase.

Approach:

- 5.1 Prepare the Advertisement for Bids – Prepare the advertisement for bids and assist the City with advertising the project for bid. Maintain a plan holder's list.
- 5.2 Respond to Bidder Questions – Respond to bidders' technical questions, as needed, during the bidding process. *It is assumed that the City will respond to procedural questions.*
- 5.3 Attend Pre-Bid Meeting – Attend one (1) pre-bid meeting that shall include a site visit to the WWTP.
- 5.4 Prepare Project Bid Addenda – Prepare up to three (3) addenda in electronic format for the City to distribute to plan holders. Update construction cost estimate based on addenda.
- 5.5 Review Project Bids and Provide Recommendation – Review the qualifications of the lowest responsible bidder and subcontractors and provide a memorandum of findings. Provide a tabulation of bids and make a recommendation for award.

Provided by City:

- The City will advertise for bids by posting the Notice of Advertisement for Bid and posting electronic bid documents.
- The City will hold a bid opening, verify bids and bid bonds, issue the Notice of Intent to Award, administer any protests and disputes related to the bidding and award, award and process the construction contract, and issue the Notice to Proceed to the contractor.
- Submit bids to RH2 for bid tabulation.

RH2 Deliverables:

- Advertisement for bids in electronic format (PDF).
- Response to bidder questions.
- Attendance at pre-bid meeting and site visit.
- Up to three (3) addenda and updated construction cost estimates in electronic format (PDF).
- Bid tabulation, memorandum of findings, and recommendation of award in electronic format (PDF).

Task 6 – Update O&M and Process Control Manuals

Objective: Updated the City's O&M and process control manuals as needed based on the improvements at the digester facility.

Approach:

6.1 Update O&M and Process Control Manuals – Update the City's current O&M and process control manuals to reflect the digester system and facility improvements accomplished as part of this project. Submit a draft of the manual updates to the City and revise the manuals based on City review comments. Submit final O&M and process control manuals to the City.

Provided by City:

- Current O&M and process control manuals in electronic MS Word format.

RH2 Deliverables:

- Draft O&M and process control manuals in electronic (PDF) format.
- Final O&M and process control manuals in electronic MS Word and PDF format.

EXHIBIT B**Fee Estimate****City of Richland****Wastewater Treatment Plant Digester Facility Improvements****August-19**

Description		Total Hours	Total Labor	Total Subconsultant	Total Expense	Total Cost
Task 1	Project Management and Administration	14	\$ 3,128	\$ -	\$ 118	\$ 3,246
1.1	Project Management, Progress Reporting, Cost and Schedule Control, and Team Management	8	\$ 1,784	\$ -	\$ 65	\$ 1,849
1.2	Provide Project Coordination	6	\$ 1,344	\$ -	\$ 54	\$ 1,398
Task 2	Site Investigation and Data Review	46	\$ 8,682	\$ -	\$ 820	\$ 9,502
2.1	Attend Kickoff Meeting	8	\$ 1,574	\$ -	\$ 114	\$ 1,688
2.2	Perform Site Visit	6	\$ 1,134	\$ -	\$ 83	\$ 1,217
2.3	Review Data	28	\$ 5,176	\$ -	\$ 597	\$ 5,773
2.4	Conduct Staff Interviews	4	\$ 798	\$ -	\$ 26	\$ 824
Task 3	Alternatives Development, Evaluation, and Pre-design Report	110	\$ 20,010	\$ -	\$ 2,020	\$ 22,030
3.1	Evaluate MCC and Electrical System Upgrades	24	\$ 4,448	\$ -	\$ 554	\$ 5,002
3.2	Evaluate Digester NFPA 820 and Process	32	\$ 5,816	\$ -	\$ 506	\$ 6,322
3.3	Evaluate Digester Facility Footprint	18	\$ 3,108	\$ -	\$ 383	\$ 3,491
3.4	Prepare Technical Memorandum	36	\$ 6,638	\$ -	\$ 576	\$ 7,214
Task 4	Digester Facility Improvements Design	274	\$ 49,080	\$ -	\$ 5,689	\$ 54,769
4.1	Prepare 60-Percent Design Drawings	92	\$ 16,072	\$ -	\$ 2,097	\$ 18,169
4.2	Prepare 90-Percent Design Drawings	76	\$ 13,314	\$ -	\$ 1,698	\$ 15,012
4.3	Prepare Agency Review Drawings	24	\$ 4,540	\$ -	\$ 494	\$ 5,034
4.4	Prepare Bid-Ready Construction Drawings	16	\$ 2,780	\$ -	\$ 445	\$ 3,225
4.5	Prepare Specifications	28	\$ 4,996	\$ -	\$ 390	\$ 5,386
4.6	Prepare Construction Cost Estimates	14	\$ 2,446	\$ -	\$ 281	\$ 2,727
4.7	Attend Design Status and Review Meetings	8	\$ 1,760	\$ -	\$ 74	\$ 1,834
4.8	Develop Construction Schedule and Phasing Plan	16	\$ 3,172	\$ -	\$ 210	\$ 3,382
Task 5	Services During Bidding	26	\$ 4,690	\$ -	\$ 430	\$ 5,120
5.1	Prepare the Advertisement for Bids	6	\$ 1,046	\$ -	\$ 81	\$ 1,127
5.2	Respond to Bidder Questions	8	\$ 1,448	\$ -	\$ 174	\$ 1,622
5.3	Attend Pre-Bid Meeting	2	\$ 440	\$ -	\$ 17	\$ 457
5.4	Prepare Project Bid Addenda	6	\$ 1,046	\$ -	\$ 126	\$ 1,172
5.5	Review Project Bids and Provide Recommendation	4	\$ 710	\$ -	\$ 32	\$ 742
Task 6	Update O&M and Process Control Manuals	24	\$ 4,578	\$ -	\$ 433	\$ 5,011
6.1	Update O&M and Process Control Manuals	24	\$ 4,578	\$ -	\$ 433	\$ 5,011
PROJECT TOTAL		494	\$ 90,168	\$ -	\$ 9,509	\$ 99,677

EXHIBIT C
RH2 ENGINEERING, INC.
2019 SCHEDULE OF RATES AND CHARGES

RATE LIST	RATE	UNIT
Professional I	\$143	\$/hr
Professional II	\$155	\$/hr
Professional III	\$168	\$/hr
Professional IV	\$179	\$/hr
Professional V	\$190	\$/hr
Professional VI	\$206	\$/hr
Professional VII	\$220	\$/hr
Professional VIII	\$232	\$/hr
Professional IX	\$232	\$/hr
Control Specialist I	\$129	\$/hr
Control Specialist II	\$139	\$/hr
Control Specialist III	\$152	\$/hr
Control Specialist IV	\$163	\$/hr
Control Specialist V	\$173	\$/hr
Control Specialist VI	\$185	\$/hr
Control Specialist VII	\$200	\$/hr
Control Specialist VIII	\$208	\$/hr
Technician I	\$104	\$/hr
Technician II	\$116	\$/hr
Technician III	\$133	\$/hr
Technician IV	\$141	\$/hr
Technician V	\$154	\$/hr
Technician VI	\$168	\$/hr
Technician VII	\$183	\$/hr
Technician VIII	\$192	\$/hr
Administrative I	\$71	\$/hr
Administrative II	\$81	\$/hr
Administrative III	\$96	\$/hr
Administrative IV	\$116	\$/hr
Administrative V	\$135	\$/hr
CAD/GIS System	\$27.50	\$/hr
CAD Plots - Half Size	\$2.50	price per plot
CAD Plots - Full Size	\$10.00	price per plot
CAD Plots - Large	\$25.00	price per plot
Copies (bw) 8.5" X 11"	\$0.09	price per copy
Copies (bw) 8.5" X 14"	\$0.14	price per copy
Copies (bw) 11" X 17"	\$0.20	price per copy
Copies (color) 8.5" X 11"	\$0.90	price per copy
Copies (color) 8.5" X 14"	\$1.20	price per copy
Copies (color) 11" X 17"	\$2.00	price per copy
Technology Charge	2.50%	% of Direct Labor
Mileage	\$0.580	price per mile (or Current IRS Rate)
Subconsultants	15%	Cost +
Outside Services	at cost	

Rates listed are adjusted annually.



REQUEST FOR QUALIFICATIONS (RFQ)

City of Richland, Washington

RFQ NUMBER	19-0058	
RFQ TITLE	Consultant Services for Waste Water Treatment Plant Digester Facility Improvements	
DATE ISSUED	June 30, 2019	
PURPOSE	The City of Richland is soliciting statements of qualifications from consultants for the modification of the Digester Facility and Motor Control Center at its Waste Water Treatment Plant.	
DEADLINE FOR SUBMISSIONS	3:00 P.M. Pacific Local Time July 19, 2019 Late submittals will not be accepted.	
PRE-SUBMITTAL CONFERENCE	A pre-submittal conference will be held on July 9, 2019 starting at 1:00pm at the WWTP office, 555 Lacy Road, Richland, WA, 99352	
LAST DATE TO SUBMIT QUESTIONS	The last date to submit questions regarding this RFQ is July 12, 2019 at 3:00 p.m. Pacific Local Time.	
DIRECT ALL INQUIRIES TO	BUYER	Barb Raney
	BUYER	Jana Duncan
	EMAIL	purchasing@ci.richland.wa.us
	PHONE NO.	(509) 942-7710
REQUIRED NO. OF COPIES	Submit (1) one original electronic submission	
ELECTRONIC SUBMITTAL	All required documentation shall be submitted online at www.publicpurchase.com . See section 4.2 Electronic Submittal for detailed instructions.	
RESULTS OF SUBMITTALS RECEIVED	A list of submittals received will be posted to Public Purchase shortly after the due date and time. Submittals will remain confidential until the City makes a decision on an award.	

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5	Standard Terms and Conditions	8
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ATTACHMENT	TITLE	NUMBER OF PAGES
A	RFQ Signature Form and Addendum Acknowledgement	1
B	City of Richland Sample Contract	10

CITY OF RICHLAND
REQUEST FOR QUALIFICATIONS
RFQ No. 19-0058, Consultant Services for Waste Water Treatment Plant Digester Facility
Improvements
SUBMITTALS DUE: July 19, 2019 3:00 p.m., EXACTLY, Pacific Local Time

Public notice is hereby given that the City of Richland, Washington has issued the above solicitation for the modification of the Digester Facility and Motor Control Center at its Waste Water Treatment Plant. Detailed information and the submittal documents are available at www.publicpurchase.com, under City of Richland, Washington designated webpage.

A pre-submittal conference will be held on July 9, 2019 starting at 1:00pm at the WWTP office, 555 Lacy Road, Richland, WA, 99352

Contact Public Purchase directly if unable to access documents online at support@publicpurchase.com. Online Chat is available from 7:00 a.m. to 4:00 p.m. MT at www.publicpurchase.com top left corner. If unable to reach Public Purchase, contact the City Purchasing Division at 509-942-7710.

The City of Richland in accordance with Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42 USC 2000d to 2000d-4 and Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Nondiscrimination in Federally Assisted Programs of the Department of Transportation issued pursuant to such Act, hereby notifies all bidders that it will affirmatively insure that in any contract entered into pursuant to this advertisement, disadvantaged business enterprises as defined at 49 CFR Part 26 will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color national origin, or sex in consideration for an award.

Published:
June 30, 2019 Tri-City Herald

Cathy Robinson, CPPO, CPPB
Purchasing Manager

SECTION I PROJECT OVERVIEW

1.1 Intent

The purpose of this Request for Statement of Qualifications is to solicit responses from interested consultants for the modification of the Digester Facility and Motor Control Center (MCC) at Richland's Waste Water Treatment Plant (WWTP).

1.2 Background

- A. The City of Richland (City) is a rapidly growing City located in Benton County at the confluence of the Columbia and Yakima rivers in Southeastern Washington. Richland and its sister cities of Kennewick, Pasco and West Richland make up the Tri-Cities Metropolitan Statistical Area (MSA) (population 283,830). Richland is the third largest City with 54,150 residents. The City has a City Manager-Council form of government, was incorporated in 1958, and operates as a first class City under the Revised Code of Washington Title 35 (RCW 35).
- B. Richland is a full-service city composed of ten departments, with a budget of \$282 million, of which roughly, \$58 million is General Fund. The City provides citizens with general government, public safety, public works, planning and community development, housing programs, as well as parks and recreational programs. The City operates an electric distribution utility, water and waste water utilities, solid waste landfill-collection system, public library, and administers the consolidated regional emergency management (911) dispatch center.
- C. The City has a staff of approximately 517 full/part-time employees with an additional seasonal flux of up to 50. More than 75% of the employees report to Public Works, Electrical Utility (Energy Services), Public Safety (Fire and Police) as well as the Parks Department.
- D. The Waste Water Treatment Plant (WWTP) was built in 1985 and presently serves the population of Richland. The WWTP is a 12-mgpd complete-mix active sludge plant. Wastewater is delivered to the plant by approximately 278 miles of sewer lines. The sewer system and WWTP is maintained and operated by a staff of approximately 22 people under the direction of the Waste Water / Storm Water Manager.
- E. The City is seeking to hire a consultant to evaluate the current WWTP Digester MCC, recommend MCC modifications, and prepare design/construction documents for the modification of the Digester facility/MCC in accordance with all applicable state and federal regulations. The existing MCC dedicated to the digester building at the WWTP is in need of replacement due to current and future capacity and serviceability needs.

1.3 Consultant Experience

- A. The City is seeking a consultant or consultant team with experience in:
 - 1. Complete-mix active sludge waste water treatment plants.
 - 2. Evaluation of WWTP equipment and processes
 - 3. Mechanical and Electrical Systems/Processes integral to a WWTP.
 - 4. Engineering design for the inclusion of equipment into existing facilities.
 - 5. Development and Modification of O & M procedures.
 - 6. Regulatory requirements for WWTP in the State of Washington.

1.4 RFQ Solicitation Schedule

Tentative Schedule	
Task	Date
RFQ Issued	June 30, 2019
RFQ Pre-Submittal Meeting (if applicable)	July 09, 2019, 1:00 PM Pacific Local Time
Deadline for Questions by Interested Parties	July 12, 2019, 3:00 PM Pacific Local Time
RFQ Due Date	July 19, 2019, 3:00 PM Pacific Local Time
*Evaluation and Selection	Late July/ early August 2019
*Interviews / Presentations, if required	August 2019
*Estimated Date of Intent to Award	Late August 2019
*Estimated Date of Council Award	September 03, 2019
*Estimated Date of Notice to Proceed	September 13, 2019
*Target Date for Completion of all Work	December 2019

NOTE: Dates preceded by an asterisk (*) are estimated dates. Estimated dates are for information only.

END OF SECTION

SECTION 2 SCOPE OF WORK

2.1 Project Description

The scope of work for this project includes, but not limited to, the following:

- A. Review and evaluate the current state of the MCC and its impacts on Digester Processes.
 - 1. Develop complete understanding of present and future plant capacity needs.
 - 2. Identify any required changes to Digester facility footprint
- B. Design and prepare technical specifications and bid documents for construction
- C. Updated O & M/ process control manuals for processes that are updated, changed or rehabilitated.
- D. Optional- construction contract administration support. The City may, by contract amendment, include this item.

2.2 City Provided Services / Resources

For this project, the City will provide the following:

- A. Record Drawings and current operation & maintenance manuals for the WWTP and applicable unit processes
- B. Access to facility, operators, and maintenance staff.
- C. Technical memorandums and reports regarding the WWTP, specifically the Digester facility.

2.3 Suggested Improvements

When preparing the submittal, responders are encouraged to suggest improvements to the scope of work that would provide the City with a successful outcome of the project.

2.4 Funding and Cost

It is anticipated that the contract compensation will be on a time and materials basis with a not to exceed maximum amount.

END OF SECTION

SECTION 3 EVALUATION AND SELECTION PROCESS

3.1 Evaluation Criteria

Submittals will be evaluated using the following criteria:

Evaluation Criteria	
Category	Maximum Points
Organization and Completeness of Submittal Response	10
Project Approach and Schedule a. Methodology b. Work Plan	30
Firm's Experience a. Firm's Relevant Experience b. Assigned Project Team c. Technical Skills	40
Similar Projects/References a. Past Performance	20
Maximum Written Points	100
Interview / Presentations, if needed	50
Total Maximum Points	150

3.2 Determining Selection

- A. Qualifications will be the basis from which interested individuals or firms will be selected for interviews. The City will evaluate submittals using the criteria set forth in this RFQ.
- B. The City reserves the right to request any additional information needed for clarification from any responder for evaluation purposes.
- C. Following the City staff evaluation of the submittals received, selected individuals or firms may be invited to make oral presentations before the City's Evaluation Team. The City's Project Manager will provide additional details outlining the preferred content of the presentation to each individual, firm or team invited to participate.
- D. The City reserves the right to make a contract award without written and/or oral presentations.
- E. After completion of the evaluations, the City's Evaluation Team will determine the most qualified individual or firm based on all materials and information presented. The City will then begin negotiations for an agreement with the selected individual or firm.
- F. If the City is unable to reach an agreement with the most qualified individual or firm, the City may terminate negotiations and enter into negotiations with the next most qualified individual or firm, or the City may refrain from contracting with any respondent.
- G. Once the City reaches an agreement that the City finds acceptable, the City will issue an intent to award notification.
- H. The City shall have no obligation until a contract is executed between a Responder and the City. The City reserves the right to not award a contract if doing so is in the best interest of the City.
- I. No cost chargeable to the proposed contract may be incurred before a fully executed contract.

3.3 Responsible Consultant Criteria

The City shall consider only responsible Consultants. Responsible Consultants are those that have, in the sole judgment of the City, the financial ability, experience, resources, skills, capability, reliability and integrity

necessary to perform the requirements of the contract. The City may also consider references, financial stability, and any other information available to the City. Firms with an owner convicted within the past ten years of a crime that impugns honesty or integrity, or with unsatisfied tax or judgment liens, are ineligible to participate and shall not submit.

3.4 Agreement/Contract

The City intends to use and issue an agreement for the services requested herein. Typically, the Scope of Services outlined in this RFQ solicitation, the successful responder's submittal to same and the end result of negotiations will become Exhibit "A", Scope of Services in the agreement. A sample copy of the City's agreement is attached to this RFQ as Attachment A.

END OF SECTION

SECTION 4 SUBMITTAL REQUIREMENTS

4.1 Organization of Submittal

The following list details the appropriate submittal format. Responders should organize their submittal into the following sections:

A. *Preface*

1. Attachment A – RFQ Signature Form and Addendum Acknowledgement
2. 2017 Internal Revenue Service Form W-9

B. *Executive Summary* (Limit 4 pages)

1. Introduction of your organization
2. Include the key elements of the Responder's expertise, products/services offered and an overview of the consultant team. All information should tie back to the knowledge and experience of the consultant firm.
3. Indicate the address and telephone number of the respondent's office located nearest to Richland, Washington, and the office from which the Project will be managed.

C. *Project Approach and Schedule* (Limit 10 pages, excluding resumes)

1. Work Plan: Describe the proposed sequence of specific tasks to accomplish this Project. Indicate all key deliverables and their contents. Include a list of information required or tasks to be completed by City staff. Identify any pitfalls or hurdles that may be foreseen with each task.
2. Methodology: This section should clearly describe the methodology or methodologies planned to provide the specific tasks described in the Work Plan. Include project management tracking tools and communication plans.
3. Team Organization: Provide an organizational chart showing all proposed team member roles and responsibilities, including any subcontractors/sub-consultants. Identify the Responder's Project Lead Consultant/Project Manager. Include a resume (two (2) pages maximum) for each Project Team member. The City is seeking a well-balanced team featuring:
 - i. Breadth of expertise sufficient to accommodate Project needs.
 - ii. Appropriate mix of senior, mid-level, and junior staff to maximize value.
 - iii. Organizational capacity to take on workload necessary for Project success.
 - iv. List the percent each person will be assigned to this project and identify the percent they will be assigned to other projects at the same time.
4. Project Schedule: Provide a schedule for completing each task in the Scope of Work and proposed Work Plan. The schedule should demonstrate the proposed team's ability to perform the work requested within an established budget and schedule. Project schedule should include deadlines and milestones meeting project deliverables and identify potential risks that may impact the schedule with recommendations for the mitigation and/or elimination of such risks.
5. List any other information which may be helpful in determining your knowledge and experience for this service.

D. *Related Project Experience / References* (Limit 5 pages)

1. Describe recent, within the last five (5) years, directly related experience with waste water treatment plants and construction management contract administrative support. Past experience with WWTP processes is highly desired. Include the following:
 - i. Name of the client, address, email, telephone number and name of the project manager.
 - ii. Date(s) of the service, description of the work performed.
 - iii. Original time schedule and completed time schedule.
 - iv. Discuss if the project stayed within agreed upon budget.
2. Provide at least three (3) references. For each of the references provide the following:
 - i. Company Name
 - ii. Contact name and title, address, email and phone number

- iii. Description of services provided
- iv. Timeframe of services provided
- 3. The City reserves the right to contact any organization or individuals provided by the Responder or obtained by the City.

4.2 Electronic Submittal

- A. Submittals shall be submitted electronically through the Public Purchase website. Submittals delivered by hand, fax, telephone or email or any postal carrier will not be accepted.
 - 1. Responders must be registered with PublicPurchase.com. Visit the City of Richland website at: [Richland, WA - Public Purchase Website](#) for instructions to register.
 - 2. Register as early as possible and do not wait until the due date as the registration process may take up to 24 hours to complete.
 - 3. If you have any questions on how to respond to electronic submittals, contact vendor support at [www.publicpurchase.com](#) through Live Chat in the upper left corner of the webpage or email [support@publicpurchase.com](#). Public Purchase staff is available Monday – Friday, 8 am to 5 pm Central Time.
- B. Electronic submittals shall be limited to the documents specified in the RFQ document and shall not include additional brochures, booklets or other sales material that are not specifically requested in the RFQ.
 - 1. The City of Richland cannot guarantee internet access. It is strongly recommended that you respond 24 hours prior to the bid closing date and time for submittal.
 - 2. The City is unable to verify if a submittal has been successfully uploaded in Public Purchase. The Public Purchase system places all submissions into a virtual lock box where they cannot be viewed by the City until after the due date and time.
 - 3. Responders can check their submission by returning to the home page of Public Purchase. The submittal will be shown in the “Bids Responding To” section. **DO NOT EMAIL A COPY OF YOUR BID TO THE CITY.**
 - 4. The Public Purchase website will not allow submittals to be uploaded after the due date and time established. Responders accept all risks for uploading their submission by the established due date and time.
- C. If a Responder uploads a file to Public Purchase, it is the Responder’s responsibility to ensure the file is not corrupt or damaged. If the City is unable to open an attachment because it is damaged, corrupt, infected, etc., the City may disqualify the Responder’s submission.

END OF SECTION

SECTION 5 STANDARD TERMS AND CONDITIONS

1. **BID / QUOTE / PROPOSAL / GENERAL CONDITIONS:** All of the terms and conditions of the bid, quote, or proposal against which this purchase document is applied, are hereby incorporated.
2. **ACCEPTANCE:** This order expressly limits acceptance to the terms and conditions stated herein. All additional or different terms proposed by Contractor are objected to and hereby rejected, unless otherwise provided in writing by the City.
3. **LICENSES:** If applicable, successful contractor shall have a valid and current State of Washington and City of Richland business license. Licenses shall be obtained prior to award of any PO/contract.
4. **ADD-ON:** By mutual agreement, the quantity of items purchased may be increased within 12 months of the date of award, provided the original purchase price, terms, conditions, and specifications remain the same.
5. **TAXES:** Unless otherwise definitely specified, the City agrees to pay all State of Washington sales or use tax. The City is exempted from payment of Federal Excise Tax. No federal tax shall be included in price.
6. **CHANGES WITHOUT NOTICE PROHIBITED:** No alteration in any of the terms, conditions, delivery, price, quality, quantities, or specifications of this order will be effective without written consent of the City prior to shipment.
7. **ADDITIONAL CHARGES NOT ACCEPTABLE:** No charge will be accepted for packing, boxing, or cartage, etc., except as specified in the Notice of Award. Freight collect shipments (COD) will not be accepted. Merchandise will not be accepted if payment is to be made at the time of delivery.
8. **MSDS:** Material Safety Data Sheets to be included with shipments of any material requiring this documentation, per OSHA and WSHA regulations.
9. **IDENTIFICATION:** All invoices, packing slips, shipping notices, bill of landings, and all other written documents affecting this order shall contain the applicable PO/Contract number. Packing lists shall be enclosed in each and every box or package shipped pursuant to this order, indicating the contents therein.
10. **SHIPPING INSTRUCTIONS:** Unless otherwise specified, all goods are to be shipped prepaid, FOB Destination. Where shipping addresses indicate room numbers and/or inside delivery, it will be up to the Contractor to make delivery to that location at no additional charge. Where specific authorization is granted to ship FOB shipping point, Contractor agrees to prepay all shipping charges and route as instructed.
11. **TITLE/RISK OF LOSS:** Regardless of FOB Point, Contractor agrees to bear all risks of loss, injury, destruction of goods and materials ordered herein which occur prior to delivery. Except as otherwise expressly provided herein, title to and risk of loss on all items shipped by Contractor to City shall pass to the City upon City's inspection and acceptance of such items at the specified City location. Such loss, injury, or destruction shall not release Contractor from any obligation hereunder.
12. **DELIVERY:** With respect to delivery under this order, time is of the essence, and the order is subject to termination for failure to deliver as specified. For any exception to the delivery date as specified on this order, Contractor shall give prior notification and obtain written approval thereto from the City. The acceptance by the City of later performance with or without objection or reservation shall not waive this right to claim damages for such breach nor constitute a waiver of the requirement for the timely performance of any obligation remaining to be performed by Contractor.
13. **REJECTION:** All goods or materials purchased herein are subject to approval by the City. Any rejection of goods or materials resulting because of nonconformity to the terms and specifications of this order, whether held by the City or returned will be at Contractor's risk and expense.
14. **PAYMENT TERMS:** Unless otherwise negotiated, the terms of payment shall be net 30 days from receipt of proper invoice. PO numbers must be noted on all invoices.
15. **CASH DISCOUNTS:** In the event that the City is entitled to a cash discount, the period of computations will commence on the date of delivery or receipt of a correctly completed invoice, whichever is later. If an adjustment in payment is necessary due to damage, the cash discount period shall commence on the date final approval for payment is authorized. If a discount is made part of the contract. For the purpose of earning the discount, payment is deemed to be made on the date of mailing or transmittal of the City warrant, check or EFT.
16. **INVOICING:** Itemized invoices are required. Invoices will not be processed for payment until items invoiced are received. Payment on partial deliveries may be made whenever amounts due so warrant or when requested by the contractor and approved by the City.

17. **COMPLIANCE WITH ALL LAWS, LICENSES AND PERMITS:** In the performance of their duties, Contractor shall comply with all applicable federal, state, local laws and regulations. Contractor shall possess and maintain all necessary licenses, permits, certificates and credentials required. Failure to comply with all laws, licenses and permits shall be deemed a breach of this Agreement and constitutes grounds for the termination of this Contract.
18. **INFRINGEMENTS:** Contractor agrees to protect and save harmless, the City against all claims, suites, or proceedings for patent, trademark, copyright, or franchise infringement arising from the purchases, installation, or use of goods and materials ordered and to assume all expenses and damages arising from such claims, suits or proceedings.
19. **WARRANTIES:** Contractor represents and warrants that the goods are new, current, and fully warranted by the manufacturer. Delivered goods will comply with the specifications and be free from defects in labor, material and manufacturer. All UCC implied and expressed warranties are incorporated in this Purchase Order/Contract. Contractor shall transfer all warranties to the City.
20. **LIENS, CLAIMS, AND ENCUMBRANCES:** Contractor warrants and represents that all the goods and materials ordered herein are free and clear of all liens, claims, or encumbrances of any kind.
21. **INDEMNIFICATION/HOLD HARMLESS:** Contractor shall defend, indemnify and hold the City, its officers, officials, employees and volunteers harmless from any and all claims, injuries, damages, losses or suits including attorney fees, arising out of or in connection with the performance of this Purchase Order/Contract, except for injuries and damages caused by the sole negligence of the City
22. **FORCE MAJEURE:** Contractor will not be responsible for delays in delivery due to acts of God, fire, strikes epidemics, war, riot, delay in transportation or railcar transport shortages, provided Contractor notifies the Purchasing Manager immediately in writing of such pending or actual delay. Normally, in the event of any such delays (acts of God, etc.) the date of delivery will be extended for a period equal to the time lost due the reason for delay.
23. **TERMINATION:** (i) The parties may terminate this Purchase Order/Contract by mutual agreement. (ii) The City may terminate this Purchase Order/Contract at any time with written notice to Contractor. Upon receipt of the written notice, Contractor shall stop performance, and City shall pay Contractor for goods delivered and accepted. (iii) The City may terminate this Purchase Order/Contract at any time if City fails to receive funding, appropriations, or other expenditure authority. (iv) If Contractor breaches any Purchase Order/Contract provision or is declared insolvent, the City may terminate this Purchase Order/Contract for cause with written notice to the Contractor, and Contractor shall be liable for all incidental and consequential damages resulting from its breach, including all damages as provided in the UCC
24. **DEFAULT:** The Contractor covenants and agrees that in the event suit is instituted by the City for any default on the part of the Contractor and the Contractor is adjudged by court of competent jurisdiction to be in default, Contractor shall pay to the City all costs, expenses expended or incurred by the City in connection therewith, and reasonable attorneys' fees.
25. **SEVERABILITY:** If a court of competent jurisdiction declares any provision of the Purchase Order/Contract to be invalid, the other provisions and the rights and obligations of the parties remain in effect.
26. **NONDISCRIMINATION:** During the performance of this Purchase Order/Contract, the Contractor agrees as follows: The Contractor shall not discriminate against any person on the grounds of race, creed, color, religion, national origin, sex, age, marital status, sexual orientation, pregnancy, veteran's status, political affiliation or belief, or the presence of any sensory, mental or physical handicap in violation of the Washington State Law Against Discrimination (RCW Chapter 49.60) or the American with Disabilities Act (42 USC 12101 et. seq.).
27. **ANTI-TRUST:** Contractor and the City recognize that in actual economic practice, overcharges resulting from anti-trust violations are in fact borne by the City, therefore, Contractor hereby assigns to the City any and all claims for such overcharges.
28. **PUBLIC DISCLOSURE:** Purchase Order/Contract and all contents and attachments shall be deemed a public record as defined in RCW 42.56 "Public Records".
29. **ASSIGNMENT:** (i) This award is not assignable by Contractor either in whole or in part, without the prior written approval of the City.
30. **RIGHT TO AUDIT:** The City reserves the right to verify, by examination of Contractor's records, all invoiced amounts when firm prices are not set forth in the Purchase Order/Contract.

31. **INFORMATION TECHNOLOGY ASSURANCES:** Contractor shall take all reasonable precautions to ensure that any hardware, software, and/or embedded chip devices used by the contractor in the performance of services under this agreement, other than those owned or provided by the City, shall be free from viruses. Nothing in this provision shall be construed to limit any rights or remedies otherwise available to the City under this Purchase Order/Contract.
32. **NONDISCRIMINATION - TITLE VI COMPLIANCE:** The City of Richland assures that no person shall on the grounds of race, color, national origin, or sex as provided by Title VI of the Civil Rights Act of 1964, as amended, and the Civil Rights Restoration Act 1987 (P.L. 100.259), be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any City sponsored program or activity. Richland City further assures every effort will be made to ensure nondiscrimination in all of its programs and activities, whether those programs and activities are federally funded or not.

END OF SECTION

SECTION 6 ADDITIONAL TERMS AND CONDITIONS

This section is a supplement to the Standard Terms and Conditions. If there is a conflict between the Standard Terms and Conditions and the Additional Terms and Conditions, the Additional Terms and Conditions shall prevail.

6.1 Cooperative Purchasing

Cooperative Purchasing is not applicable to this procurement.

6.2 Insurance

Insurance is required as stated in Attachment B – Sample City of Richland Contract.

6.3 Prohibition on Advanced Payments

- A. The City does not accept requests for early payment, down payment or partial payment prior to services being delivered.

6.4 Administration

This Contract is between the City and the Consultant who shall be responsible for providing the services described herein. The City is not party to defining the division of work between the Consultant and its Subcontractors. The Consultant represents that it has or shall obtain all duly licensed or qualified personnel, materials and equipment required to provide the services hereunder.

6.5 Contract Amendments

- A. No oral order or conduct by the City shall constitute a Contract Amendment. Contract Amendments shall only be effective upon written notification by the City.
- B. The City reserves the right to amend the contract to add or delete goods or services within the intended scope of this contract. This may include, but is not limited to approval of replacements for discontinued items, add items of like function, or similar in nature or purpose to the originally listed products; the provision of ancillary services in response to minor changes in City needs; extend the contract to include optional terms.
- C. Cost or Price Analysis may be required by the City for the evaluation of contract modifications, terminations, revision to contract requirements or other circumstances as determined by the City.

6.6 Force Majeure

- A. The term force majeure shall include, without limitation by the following enumeration: acts of nature, acts of civil or military authorities, fire, accidents, shutdowns for purpose of emergency repairs, industrial, civil or public disturbances, causing the inability to perform the requirements of this Contract. If any party is unable, wholly or in part, by a force majeure event or any event cause not within such party's control, to perform or comply with any obligation or condition of this Contract, upon giving notice and reasonably full particulars to the other party, such obligation or condition shall be suspended only for the time and to the extent commercially practicable to restore normal operations. Both parties agree to use their best efforts to minimize the effects of such failures or delays. In the event the Consultant ceases to be excused pursuant to this provision, then the City shall be entitled to exercise any remedies otherwise provided for in this Contract, including Termination. Whenever a force majeure event causes the Consultant to allocate limited resources between or among the Consultant's customers, the City shall receive no less priority in respect to such allocation than any of the Consultant's other customers.

6.7 Conflicts of Interest and Non-Competitive Practices

- A. By entering into this contract, the Consultant represents that it has no direct or indirect pecuniary or proprietary interest, and that it shall not require any interest that conflicts in any manner or degree with the services required under this contract.
- B. The Consultant shall not employ any person or agent having any conflict of interest. In the event that the Consultant or its agents, employees or representatives hereafter acquires such a conflict of interest, it shall immediately disclose such conflict to the City. The City shall require that the Consultant take immediate action to eliminate the conflict up to and including termination.
- C. By entering into this contract, the Consultant represents that no persons except as designated by Consultant shall be employed or retained to solicit or secure this contract with an agreement or understanding that a commission, percentage, brokerage, or contingent fee would be paid; and no gratuities, in the form of entertainment, gifts or otherwise, were bided or given by the Consultant or any of its agents; employees or representatives, to any official, member or employee of the City or other governmental agency with a view toward securing this contract or securing favorable treatment with respect to the awarding or amending, or the making of any determination with respect to the performance of this contract.

6.8 Non-Waiver of Breach

No action or failure to act by the City shall constitute a waiver of any right or duty afforded to the City under the Contract; nor shall any such action or failure to act by the City constitute an approval of, or acquiescence in, any breach hereunder, except as may be specifically stated by the City in writing.

END OF SECTION

	City of Richland	Solicitation Number: RFQ 19-0058
	Attachment A RFQ Signature Form and Addendum Acknowledgement	

Waste Water Treatment Plant Digester Facility Improvements

ALL RESPONDERS COMPLETE THIS PAGE AND INCLUDE WITH SUBMITTAL:

1. By submitting a response, the Responder certifies that the Responder has fully read and understands this RFQ document and has full knowledge of the scope, nature, quantity, and quality of work to be performed; the detailed requirements of the services to be provided; and the conditions under which the services are to be performed.
2. The Responder certifies that he or she has read and understands all terms and conditions of this solicitation.
3. By signing this document, the Responder certifies that they have not, either directly or indirectly, entered into any agreement, participated in any collusion, or otherwise taken any action in restraint of free competitive bidding. If the City determines that collusion has occurred among the Responders, none of the submittals from the participants of such collusion will be considered. The City's determination will be final.
4. The Responder acknowledges that the person who signs below is fully authorized to sign on behalf of the firm listed and to fully bind the firm to all conditions and provisions thereof.
5. The Responder acknowledges receipt of the following addenda: _____ through _____.

Respectfully submitted this _____ day of _____, 20_____.

Name of Firm: _____

Address: _____

Signature: _____

Name (Print): _____

Title: _____

Email: _____ Phone: _____

**AGREEMENT BETWEEN CITY AND CONSULTANT****Project/Purpose Reference**

This Agreement is entered into this **day** day of **month**, **year** ("Effective Date") by and between the **City of Richland** ("**City**"), a Washington municipal corporation located at 625 Swift Blvd. Richland, WA 99352, and **business name** ("**Consultant**"), a **business entity type** with service at **registered address**. **City** and **Consultant** are referred to individually herein as a "Party" and collectively herein as the "Parties."

WITNESSETH:**1. SCOPE OF WORK**

- a. Consultant shall furnish all services, labor and related equipment necessary to conduct and complete the work outlined in Exhibit A. In performing these services, Consultant shall at all times comply with all federal, state and local statutes, rules and ordinances applicable to the performance of such services. In addition, these services and all duties incidental or necessary therefore, shall be performed diligently and completely and in accordance with professional standards of conduct and performance. All services performed under this Agreement will be conducted solely for the benefit of the City and will not be used for any other purpose without written consent of the City.
- b. This Agreement consists of this Agreement and other documents listed below. These form the entire Agreement between the Parties, and are fully integrated into this Agreement as if stated or repeated herein. In the event of a conflict between documents, the order of precedence will be the order listed below. An enumeration of the Agreement documents is set forth below (mark all that apply):
 1. ☒ City of Richland Agreement No. Contract #
 2. ☒ Exhibit A: Scope of Work
 3. ☒ City Richland Solicitation No. RFP/RFQ #
 4. ☐ Exhibit B: Solicitation No. RFP/RFQ # proposal response submitted by Consultant dated **date**.
 5. ☐ Additional Documents – **Identify by name**.

2. TIME FOR COMPLETION

Consultant shall not begin any work under the terms of this Agreement until authorized in writing by the City. Consultant agrees to use best efforts to complete all work described under this Agreement by **date**.

3. TERM

The term of this Agreement shall commence on the Effective Date identified above and end at midnight on **date**.

4. PAYMENT

- a. Services rendered by Consultant under this Agreement will be paid at the rate set forth in Exhibit A Scope of Work, but in no event shall the total compensation for services rendered under this Agreement exceed **written dollar amount (\$0.00)**, including all fees and those reimbursable expenses listed in Exhibit A.
- b. City shall pay Consultant for services rendered after receipt of a detailed invoice. Invoices not in dispute by the City will be paid net thirty (30) days and shall reference the contract number and/or purchase order applicable to the work. The invoice shall provide sufficient detail on the work being billed and include detailed receipts for any invoices.
- c. Partial payments to cover the percentage of work completed may be requested by Consultant. These payments shall not be more than one (1) per month.
- d. Pre-approved travel, meals and lodging will be reimbursed at cost and only when consultant travels at least 150 miles per one way trip. Reimbursable expenses are limited to the following: coach airfare, ground transportation (taxi, shuttle, car rental), hotel accommodations as provided below, personal or company vehicle use at the then-current federal mileage rate, and meals at the current federal per-diem meal allowance or up to the current federal per-diem with detailed receipts, no alcohol, and a 20% maximum gratuity.
 - i. Hotel accommodations: eligible lodging expenses include the room cost only; itemized receipts must be provided for hotel reimbursements.
 - ii. Hotel reimbursement is limited to the single room rate. If two or more consultants are sharing a room, reimbursement is allowable for only one consultant at the double room rate.
 - iii. The maximum reimbursement should be limited to the best discount rate available and allowable that meets traveler's business needs and basic needs for health, safety and cleanliness. Non-smoking rooms are authorized even if they are more expensive.
- e. Reimbursement for extra services/reimbursable expenses are not authorized under this Agreement unless detailed in the Scope of Work or agreed upon in writing as a modification to this Agreement.
- f. Consultant will allow access to the City, State of Washington, Federal Grantor Agency, Comptroller General of the United States, or any of their duly authorized representatives, to any books, documents, papers, and records which are directly pertinent to this Agreement for the purpose of making audit, examination, excerpts, and transcriptions. Unless otherwise provided, said records must be retained for three (3) years from the date of receipt of final payment. If any litigation, claim, or audit arising out of, in connection with, or relating to this Agreement is initiated before the expiration of the three-year period, the records shall be retained until such litigation, claim, or audit involving the records is completed.

5. INDEPENDENT CONTRACTOR

Consultant, and any and all employees of Consultant or other persons engaged in the performance of any work or services required of Consultant under this Agreement, are independent contractors and shall not be considered employees of the City. Any and all claims

that arise at any time under any Workers' Compensation Act on behalf of said employees or other persons while so engaged, and any and all claims made by a third party as a consequence of any act or omission on the part of Consultant's employees or other persons engaged in any of the work or services required to be provided herein, shall be the sole obligation and responsibility of Consultant.

6. OWNERSHIP OF DOCUMENTS

Any and all data, analyses, documents, photographs, plans, designs, drawings, specifications, surveys, films, documents, reports and other work products created, prepared, produced, constructed, assembled, made, performed, or otherwise produced by Consultant or Consultant's subcontractors for delivery to the City pursuant to this Agreement shall become the sole and absolute property of the City upon completion of the services and payment in full of all payment due to Consultant of the fees set forth in this Agreement. Such property shall constitute "work made for hire" as defined by the U.S. Copyright Act of 1976, 17 U.S.C. § 101, and the ownership of the copyright and any other intellectual property rights in such property shall vest in the City at the time of its creation. Ownership of the intellectual property includes the right to copyright, patent, and register, and the ability to transfer these rights. Material which Consultant uses to perform this Agreement but is not created, prepared, constructed, assembled, made, performed or otherwise produced for or paid for by the City is owned by Consultant and is not "work made for hire" within the terms of this Agreement. Consultant will ensure that all independent contractors have written agreements in place that transfers ownership of all Intellectual Property created by them or provided by them to the City.

The City may make or permit to be made any modifications to the plans and specifications without the prior written authorization of Consultant. The City agrees to waive any claim against Consultant arising from any unauthorized reuse of the plans and specifications, and to indemnify and hold Consultant harmless from any claim, liability or cost arising or allegedly arising out of any reuse of the plans and specifications by the City or its agent not authorized by Consultant.

7. TERMINATION

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

8. AVAILABILITY OF RECORDS FOR PUBLIC INSPECTION

- a. As a public contract, all records prepared, generated or used by Consultant or its agents, employees and subcontractors relating to this Agreement and associated work (hereinafter "public records") may be subject to disclosure under the Washington State Public Record Act, Chapter 42.56 RCW.
- b. Contractor shall maintain and retain all such public records in a manner that is readily accessible for a minimum term of no less than three (3) years following completion of the contract work. City shall have the right to timely review all such public records upon

request. Contractor shall provide copies of any public records requested by City within thirty (30) calendar days of City's request. If City requests that copies of public records be provided to City in an electronic format, said records shall be provided at no cost to City. If paper copies are requested by City, City shall pay \$.10 per page. Payment for paper copies shall be rendered to Consultant within twenty (20) calendar days of receipt.

- c. All records subject to a public disclosure request will be provided to a requester unless exempted from disclosure by law. The City's decision to exempt or redact any public record shall be based only upon valid exemptions that apply to the City. City will not refrain from disclosing any record under an exemption that may be personal to Consultant. In the event Consultant objects to release of any public record under this Agreement, Consultant may seek judicial approval to prevent such disclosure at Consultant's sole expense. City shall neither aid nor interfere with Consultant's request for an injunction to prevent disclosure of any public record under this Agreement.
- d. Consultant shall insert this provision in all contracts with subcontractors or agents providing services relating to this Agreement.

9. DISPUTE RESOLUTION

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

10. DEBARMENT CERTIFICATION

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

www.sam.gov and

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

11. VENUE, APPLICABLE LAW AND PERSONAL JURISDICTION

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

12. ATTORNEY'S FEES

The Parties agree that should legal action be necessary to enforce any of the provisions of this Agreement, that the substantially prevailing Party will be awarded its reasonable

attorney's fees and costs in action, including costs and attorney's fees on appeal if appeal is taken.

13. **INSURANCE**

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

- a. No Limitation. Consultant's maintenance of insurance as required by this Agreement shall not be construed to limit the liability of Consultant to the coverage provided by such insurance, or otherwise limit the City's recourse to any remedy available at law or in equity.
- b. Minimum Scope of Insurance. Consultant shall obtain insurance of the types described below:
 1. Automobile Liability insurance covering all owned, non-owned, hired and leased vehicles. Coverage shall be written on Insurance Services Office (ISO) form CA 00 01 or a substitute form providing equivalent liability coverage.
 2. Commercial General Liability insurance shall be as least as broad as ISO occurrence form CG 00 01 and shall cover liability arising from premises, operations, stop-gap independent contractors and personal injury and advertising injury. The City shall be named as an insured under the Consultant's Commercial General Liability insurance policy with respect to the work performed for the City using an additional insured endorsement at least as broad as ISO CG 20 26.
 3. Workers' Compensation coverage as required by the Industrial Insurance laws of the State of Washington.
 4. Professional Liability, Errors or Omissions insurance appropriate to the Consultant's profession. Coverage shall be provided if Consultant is providing services under this Agreement as a licensed professional, including, but not limited to, engineers, architects, accountants, surveyors, and attorneys.
- c. Minimum Amounts of Insurance. Consultant shall maintain the following insurance limits:
 1. Automobile Liability insurance with a minimum combined single limit for bodily injury and property damage of \$1,000,000 per accident.
 2. Commercial General Liability insurance shall be written with limits no less than \$1,000,000 each occurrence, \$2,000,000 general aggregate.
 3. Professional Liability insurance shall be written with limits no less than \$1,000,000 per claim and \$1,000,000 policy aggregate limit.
- d. Other Insurance Provisions. Consultant's Automobile Liability and Commercial General Liability insurance policies are to contain, or be endorsed to contain that they shall be primary insurance with respect to the City. Any insurance, self-insurance, or self-insured

pool coverage maintained by the City shall be excess of Consultant's insurance and shall not contribute with it.

- e. Acceptability of Insurers. Insurance is to be placed with insurers with a current A.M. Best rating of not less than A:VII.
- f. Verification of Coverage. Consultant shall furnish the City with original certificates and a copy of the amendatory endorsements, including but not necessarily limited to, the additional insured endorsement, evidencing the insurance requirements of Consultant before commencement of the work.
- g. Notice of Cancellation. Consultant shall provide the City with written notice of any policy cancellation within two (2) business days of Consultant's receipt of such notice.
- h. Failure to Maintain Insurance. Failure on the part of Consultant to maintain the insurance as required shall constitute a material breach of contract, upon which the City may, after giving five (5) business days' notice to Consultant to correct the breach, immediately terminate the contract or, at its discretion, procure or renew such insurance and pay any and all premiums in connection therewith, with any sums so expended to be repaid to the City on demand, or at the sole discretion of the City, offset against funds due Consultant from the City.
- i. Public Entity Full Availability of Consultant Limits. If Consultant maintains higher insurance limits than the minimum shown above, the City shall be insured for the full available limits of the Commercial General and Excess or Umbrella liability maintained by Consultant, irrespective of whether such limits maintained by Consultant are greater than those required by this contract or whether any certificate of insurance furnished to the City evidences limits of liability lower than those maintained by Consultant.

14. INDEMNIFICATION / HOLD HARMLESS

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

15. STANDARD OF CARE

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

16. SUCCESSORS OR ASSIGNS

All of the terms, conditions and provisions hereof shall inure to the benefit of and be binding upon the Parties hereto, and their respective successors and assigns; provided, however, that no assignment of the Agreement shall be made without written consent of the non-assigning Party, which may be given in the non-assigning Party's sole discretion.

17. NOTICES

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

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

Contact Name: [Click here to enter text.](#)
Name of Firm: [Click here to enter text.](#)
Address: [Click here to enter text.](#)
Address: [Click here to enter text.](#)
Email: [Click here to enter text.](#)
Phone Number: [Click here to enter text.](#)
Fax Number: [Click here to enter text.](#)

18. EQUAL OPPORTUNITY AGREEMENT

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

19. SEVERABILITY

If any provision of this Agreement conflicts with applicable law, or its application is found to be invalid by a court of competent jurisdiction, the remainder of this Agreement shall not be affected, and to this end, the terms of this Agreement are declared to be severable.

20. AMENDMENTS

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

21. CHANGE IN LAW

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

earlier of: (i) the effective date of the adverse change in law, or (ii) the expiration of a period of sixty (60) days following written notice of termination provided by one Party to the other.

22. CONFIDENTIALITY

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

23. CHANGES OF WORK

- a. When required to do so, and without any additional compensation, Consultant shall make such changes and revisions in the completed work of this Agreement as necessary to correct or revise any errors, omissions, or other deficiencies in the design, drawings, specifications, reports, and other similar documents which Consultant is responsible for preparing or furnishing under this Agreement.
- b. Should the City find it desirable for its own purposes to have previously satisfactorily completed work or parts thereof changed or revised, Consultant shall make such revisions as directed by the City. This work shall be considered as Extra Work and will be paid for as herein provided under Section 24, Extra Work.

24. EXTRA WORK

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

25. ENTIRE AGREEMENT

This Agreement contains the entire agreement of the Parties hereto and supersedes all previous understandings and agreements, written and oral, with respect to this transaction. Neither Party shall be liable to the other for any representations made by any person regarding the terms of this Agreement, except to the extent that the same are expressed in this Agreement.

(Signature page to follow)

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

CITY OF RICHLAND, WASHINGTON

CONSULTANT

Cynthia D. Reents, City Manager

Signature

ATTEST:

Printed Name

Title

Debby Barham, Deputy City Clerk

APPROVED AS TO FORM:

Heather Kintzley, City Attorney

EXHIBIT A: Detailed Scope of Work

If using a consultant-prepared document as Exhibit A, enter the following into this text box:
Exhibit A to follow

If not using a consultant-prepared document as Exhibit A, the Scope of Work should include but is not limited to the following:

- Include necessary project details in a format that is measurable to specify the desired work to be completed
- Milestones and values to measure progress payments with maximum allowable (not to exceed) cost including any reimbursable expenses.
- Hourly rates for the consultants employees
- City and Consultant responsibilities
- Any extra services that will be allowed as a reimbursable cost (Travel is also included in section 4.d)
- Any maps, drawings or other supporting documentation.
- Reference if applicable the RFP and it's terms and conditions

Use additional Exhibits as required

A. PREFACE

	City of Richland	Solicitation Number: RFQ 19-0058
	Attachment A RFQ Signature Form and Addendum Acknowledgement	

Waste Water Treatment Plant Digester Facility Improvements

ALL RESPONDERS COMPLETE THIS PAGE AND INCLUDE WITH SUBMITTAL:

1. By submitting a response, the Responder certifies that the Responder has fully read and understands this RFQ document and has full knowledge of the scope, nature, quantity, and quality of work to be performed; the detailed requirements of the services to be provided; and the conditions under which the services are to be performed.
2. The Responder certifies that he or she has read and understands all terms and conditions of this solicitation.
3. By signing this document, the Responder certifies that they have not, either directly or indirectly, entered into any agreement, participated in any collusion, or otherwise taken any action in restraint of free competitive bidding. If the City determines that collusion has occurred among the Responders, none of the submittals from the participants of such collusion will be considered. The City's determination will be final.
4. The Responder acknowledges that the person who signs below is fully authorized to sign on behalf of the firm listed and to fully bind the firm to all conditions and provisions thereof.
5. The Responder acknowledges receipt of the following addenda: _____ through _____.

Respectfully submitted this 19th day of July, 2019.

Name of Firm: RH2 Engineering, Inc.

Address: 114 Columbia Point Drive, Suite C

Signature: 

Name (Print): Paul R. Cross, PE

Title: Executive Vice President

Email: pcross@rh2.com Phone: 509.392.6502

Form **W-9**
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

► Go to www.irs.gov/FormW9 for instructions and the latest information.

Give Form to the
requester. Do not
send to the IRS.

Print or type.
See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. RH2 Engineering, Inc.	
2 Business name/disregarded entity name, if different from above	
3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes. ☐ Individual/sole proprietor or single-member LLC ☒ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate ☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► _____ Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. ☐ Other (see instructions) ► _____	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) <u>5</u> Exemption from FATCA reporting code (if any) _____ <i>(Applies to accounts maintained outside the U.S.)</i>
5 Address (number, street, and apt. or suite no.) See instructions. 22722 29th Drive SE, Suite 210	Requester's name and address (optional)
6 City, state, and ZIP code Bothell, WA 98021	
7 List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

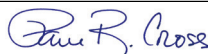
Social security number									
				-					
or									
Employer identification number									
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Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person ► 	Date ► July 19, 2019
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General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.



RICHLAND
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 Richland, WA 99352
 P: 509.946.5181
 www.rh2.com

JULY 2019

Proposal for the City of Richland CONSULTANT SERVICES FOR WASTEWATER TREATMENT PLANT DIGESTER FACILITY IMPROVEMENTS

B. EXECUTIVE SUMMARY

FIRM INTRODUCTION

RH2 is an innovative engineering firm specializing in utility and infrastructure work for municipal clients throughout the Pacific Northwest. Since 1978, we have focused on providing the highest quality and best value services to local municipal and state government agencies. Today, we have more than 120 professionals in eight offices throughout Washington and Oregon. Our diverse skill set, together with our medium size, enables us to effectively adapt to the unique needs of our clients, while offering the advanced capabilities necessary to design and manage complex projects. Our staff includes licensed experts in civil, mechanical, electrical, and structural engineering; geology, hydrogeology, and geotechnical engineering; and water rights, wetlands delineation, environmental assessments, and permitting.



AREAS OF EXPERTISE

Utility Infrastructure

- Water and Wastewater Treatment, Pumping, Storage, and Pipelines
- Stormwater Management and Engineering
- Infrastructure Rehabilitation and Replacement Planning
- Utility Infrastructure Seismic Vulnerability Assessment
- Hydraulic/Hydrological Modeling
- Source Development and Water Rights

Structural, Mechanical, and Electrical Services

- Electrical Power Supply Design
- Telemetry and SCADA Services
- Energy Efficiency and Vibration Analysis
- Facility Seismic Evaluation and Retrofit

Municipal Engineering

- Utility Master Planning
- Funding Assistance
- Site Development
- Public Involvement
- Construction Contract Administration and Observation

Environmental and Geologic Services

- Geotechnical and Hydrogeological Evaluation
- Stream/Habitat Restoration
- Wetland Delineation and Biological Assessments
- Permitting
- Dewatering and Infiltration Analysis

OUR LOCAL OFFICE

Our local office is located less than 2 miles from the City of Richland's Wastewater Treatment Plant (WWTP). Paul Cross, PE, will be the principal-in-charge and will serve as your local point of contact. Paul manages a team of 5 project engineers, 2 staff engineers, and 2 administrative staff, who will quickly and comprehensively respond to your needs. Thomas Coleman, Process Engineer, is also close by working from his office in Yakima, only an hour away from Richland's WWTP. The majority of work will be performed in-house by RH2 staff who are qualified, licensed, and experienced with this type of work in Washington State.

EXPERIENCE WITH WWTP PROCESSES, DESIGN, AND CONSTRUCTION

RH2 has assisted clients in every aspect of wastewater treatment planning and facility design, including conceptualization, predesign, design, permitting, and construction on a multitude of projects ranging from somewhat simple to very complex. The [Related Project Experience/References](#) section of this proposal summarizes several recent projects where our team provided similar services that the City is requesting for the WWTP Digester Facility Improvements project.

We work to make sure that our projects not only stay within budget, but that they also meet the needs of the operations staff who will be using the finished product. Below is a list of our recent wastewater treatment system planning and design experience.

REPRESENTATIVE PROJECT EXPERIENCE

- › Facility Plan Amendment, City of Goldendale (2019*)
- › Sludge Augmentation Study and WWTP Process Study, City of Lynnwood (2019*)
- › WRF Phase IV—Third Secondary Clarifier, City of Snoqualmie (2019*)
- › Wanapum Village Large Onsite Sewage System Facility, Zirkle Fruit Company (2019*)
- › On-Call WWTF Support, City of Cashmere (2019*)
- › WWTP and Pump Stations Infrastructure Upgrade, City of Lynnwood (2019*)
- › Peshastin WWTF Upgrades Evaluation, Chelan County PUD No. 1 (2018)
- › WWTP Gas Piping Improvements Design, City of Medford (2018)
- › Phase II WRF— Solids Handling, City of Snoqualmie (2017)
- › City of Lynnwood WWTF Aeration System Improvements, Trane (2017)
- › WRF Clarifier Performance Evaluation, City of Snoqualmie (2016)
- › WRF Odor Control Study, City of Snoqualmie (2016)
- › WWTP Caustic Soda Improvements, City of Pasco (2016)
- › Phase I WRF Improvements, City of Snoqualmie (2016)
- › WWTP Blower Evaluation, City of Florence (2016)
- › Priest Rapids On-Site Septic System Expansion, Grant County PUD No. 2 (2016)
- › WWTP On-Site Sodium Hypochlorite Generation System Improvements, City of Newberg (2016)
- › WWTP On-Call Engineering Services (since 2014), City of Lynnwood (2016)
- › Clarifier Painting, Douglas County Sewer District No. 1 (2015)
- › Non-Potable Water System and Automatic Filter Evaluation, Douglas County Sewer District No. 1 (2015)
- › Headworks Screen Replacement, Douglas County Sewer District No. 1 (2015)
- › WWTP Odor Control Evaluation, Douglas County Sewer District No. 1 (2014)
- › WWTF, City of Cashmere (2014)
- › WWTP Engineering Report, Hartstene Pointe Water-Sewer District (2014)
- › Wanapum Maintenance Center Phase 3 Onsite Septic System, Grant County PUD No. 2 (2014)
- › Wanapum Village Large Onsite Sewage System Facility, Grant County PUD No. 2 (2014)
- › Wanapum Maintenance Center Phase 3 On-Site Septic System, Grant County PUD No. 2 (2013)
- › Priest Rapids Sewer System Evaluation, Grant County PUD No. 2 (2011)
- › Biosolids Removal and Hauling, City of Stanwood (2010)
- › Twisp Sewer Plant Assistance, Town of Twisp (2009)
- › Wanapum Village Stabilization Pond Analysis, Grant County PUD (2008)
- › Biosolids Utilization Plan, City of Stanwood (2008)

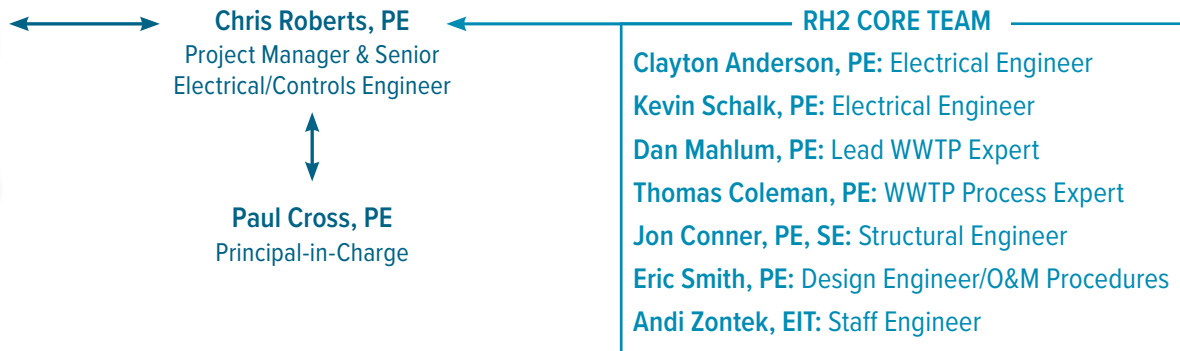
**In progress*



RH2 assisted the City of Cashmere with one of its biggest endeavors by providing comprehensive engineering services to complete their new 1.1 MGD WWTF.

TEAM OVERVIEW AND ORGANIZATION

As project manager, Chris Roberts will coordinate our team's efforts and communicate with the City regarding the project's progress. Our recent experience evaluating and designing motor control centers (MCC) for WWTPs gives us valuable knowledge that we can apply to your project. The project team we have assembled to support this project is headed by the RH2 personnel with significant and recent WWTP planning and design experience. Here we have included a brief summary of the key personnel roles and experience for our proposed project team, while resumes are included in the [Project Approach](#) section of this proposal.



PAUL CROSS, PE: PRINCIPAL-IN-CHARGE

Paul is RH2's Executive Vice President and the Southeast Washington Regional Manager in the Richland office. He has managed planning, design, and contract administration for municipal transportation, water, sewer, irrigation, water quality, and watershed projects in eastern Washington for more than 25 years. His effective communication skills, knowledge of regulatory and local issues, and ability to address challenges allows him to provide sound leadership and direction for projects.



CHRIS ROBERTS, PE: PROJECT MANAGER & SENIOR ELECTRICAL/CONTROLS ENGINEER

Chris is a project manager with 17 years of experience specializing in the design and implementation of electrical, control, and telemetry systems for wastewater and water facilities. He can quickly solve problems that arise during design, as well as during start-up and testing. Chris' work involves performing load calculations, sizing electrical conductors, designing conduit and cable layouts using AutoCAD, designing stand-by emergency power and fuel storage systems, researching and selecting electrical equipment and instrumentation, detailing ladder control logic, designing SCADA systems, designing telemetry panels system communication, and programming telemetry systems. Construction services that Chris specializes in include electrical and control system inspection, control system factory and field testing, telemetry software development and integration, and construction document review.



CLAYTON ANDERSON, PE: ELECTRICAL ENGINEER

Clayton utilizes his prior electrician work experience and National Electric Code (NEC) knowledge to aid in the design of electrical and control systems. Further, he has spent significant time computer programming in SCADA and WonderWare systems. This experience enables Clayton to work on all stages of a project from design and programming to inspection. This holistic approach allows our projects to come together smoothly as all aspects are considered from conception to construction. In addition, Clayton maintains and troubleshoots SCADA control systems.



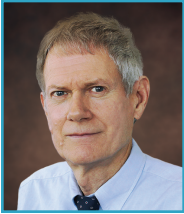
KEVIN SCHALK, PE: ELECTRICAL ENGINEER

Kevin is an electrical engineer who works closely with Chris Roberts and other team members to prepare electrical power distribution, control, and communication design for wastewater facilities. His work involves performing load calculations, sizing electrical equipment and conductors, designing standby power generation and fuel storage systems, selecting electrical equipment and instrumentation, coordinating with utilities, and designing electrical system layouts in AutoCAD. In addition to design, Kevin performs power system analysis, electrical construction inspection, control system factory and field testing, construction document review, and arc flash analysis.



DAN MAHLUM, PE: LEAD WWTP EXPERT

Dan is the head of RH2's Treatment Group and oversees complex, cutting-edge facility projects that include wastewater planning and improvements, well development and rehabilitation, and groundwater and surface water treatment. For the past 23 years, he has expanded RH2's treatment experience, giving our company the experience to meet our clients' needs for wastewater solutions.



THOMAS COLEMAN, PE: WWTP PROCESS EXPERT

Thomas has 29 years of experience in environmental engineering related to the design, construction, and operation of municipal and industrial wastewater and water treatment facilities. His responsibilities have included planning, design, project management, construction management, process, operations consulting, and preparation of operation and maintenance manuals for water and wastewater treatment facilities projects.



JON CONNER, PE, SE: STRUCTURAL ENGINEER

Jon is a project engineer specializing in structural analysis and design. In his 14 year of experience, he has completed the structural design of wastewater and water treatment facilities, booster pump stations, water reservoirs, and site planning design, including sanitary sewer and water main layouts. His experience includes design and analysis of steel, timber, reinforced concrete, and masonry structures. Jon's work involves performing load calculations and designing structural components.



ERIC SMITH, PE: DESIGN ENGINEER/O&M PROCEDURES

In Eric's 11 years of experience, he has focused his career on sewer infrastructure design and planning for eastern Washington clients. He provides both on-site support and design assistance for wastewater treatment plants, and leads our teams with hydraulic modeling expertise for sewer systems. Analysis of wetwell capacities, sub-basin reports, and pipeline capacities are a staple of his career. Eric strives to achieve seamless communication and cooperation between the contractor, client, and agencies in order to deliver successful projects.

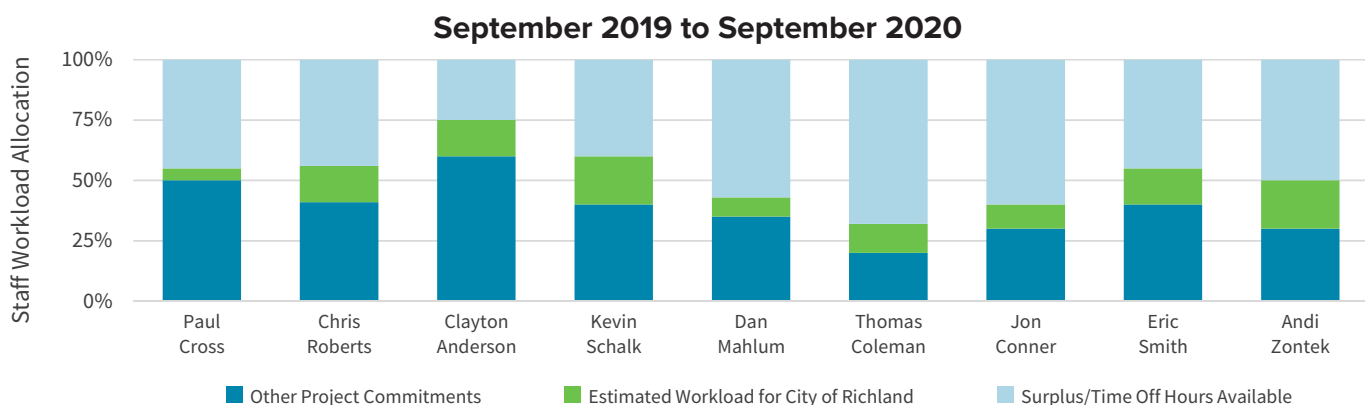


ANDI ZONTEK, EIT: STAFF ENGINEER

Andi provides engineering services support for sewer infrastructure improvements for RH2's eastern Washington clients. This includes wastewater treatment facility design, sewer main design for sanitary sewer service area expansion, lift station alternative analysis reports for new facilities, and septic system evaluations. Her knowledge in AutoCAD Civil 3D and SewerCAD make her a valuable asset to the design team.

TEAM AVAILABILITY

We have examined our team's current and projected workloads, and established that we have the time and capacity to staff this project. RH2 utilizes project management software integrated with our accounting software to precisely forecast our staff's availability. With this information, we have developed the following chart for your reference.



C. PROJECT APPROACH AND SCHEDULE

WORK PLAN

The following is RH2's approach to providing the professional services required for evaluating, designing, specifying, and constructing the WWTP Digester Facility Improvements. The following is a typical approach that we have used on other projects of similar scope, scale, and complexity.

TASK 1 – PROJECT MANAGEMENT AND ADMINISTRATION

1.1 Project Management, Progress Reporting, Cost and Schedule Control, and Team Management

Chris Roberts will act as the project manager for this effort. He will manage our team, and track time and budget, work elements accomplished, work items planned for the next period, and labor, time, and budget needed to complete the tasks listed in this project approach. Chris will prepare monthly project progress reports to identify what was accomplished for the month, what is anticipated for the next month, and current or potential issues or changes. The progress report will contain a summary of task costs to date (in invoice format).

1.2 Project Coordination

RH2 will develop and maintain a project schedule and participate in weekly coordination meetings with the City via conference call. We will develop and maintain an action item tracker which will electronically log decisions made during the project and include supporting documents.

Deliverables:

- Monthly progress reports, project schedule, and action item tracker.

TASK 2 – SITE INVESTIGATION AND DATA REVIEW

2.1 Kick-Off Meeting

RH2 will meet with pertinent City staff and key design team members to review the scope of work, schedule, and critical design elements. We will also prepare meeting agenda and minutes from the kick-off meeting.

2.2 Site Visit

RH2 will perform a site visit to: inspect the digester facility, including the facility layout, piping, and electrical system; take inventory of the existing MCC equipment and connections; review the condition of the existing

MCC and other electrical equipment located within the digester facility; and identify alternatives for modifying or relocating the existing MCC or gas piping.

2.3 Data Review

We will review data, record drawings, operation and maintenance (O&M) manuals, previous technical memorandums and reports regarding the digester facility, and any other information provided by the City.

2.4 Staff Interviews

Our team will meet with O&M staff to discuss and understand past and ongoing issues with the digester facility, develop an understanding of the present and future plant capacity needs, and identify the process control requirements for the digester system.

Deliverables:

- Kickoff meeting with the City including preparation of meeting agenda and minutes.
- Perform a site visit and conduct staff interview, and prepare notes.

TASK 3 – ALTERNATIVES DEVELOPMENT, EVALUATION, AND PREDESIGN REPORT

3.1 MCC and Electrical System Upgrades Evaluation

RH2 will evaluate the condition and location of the existing MCC and electrical equipment, alternative locations for replacing the MCC, and modifications to the existing electrical distribution system, raceways, and conductors.

3.2 Digester Gas Piping and Process Evaluation

We will evaluate the existing digester gas piping, hot water supply, and return for potential cost-effective modifications that will eliminate corrosion affecting electrical equipment located within the digester facility and correct current electrical code violations. Review the existing digester process and recommend improvements.

3.3 Digester Facility Footprint Evaluation

RH2 will review the affects that modifications to the existing digester piping, MCC, and electrical equipment may have on the existing digester facility footprint. We will identify if structural or mechanical modifications that will be required to accommodate the improvements.

3.4 Prepare Predesign Report

RH2 will prepare a predesign report summarizing the alternatives and results of the evaluations described above. The alternatives development and evaluation summarized in the report shall include the following:

- Design criteria.
- Preliminary plan drawings, if applicable.
- Operating criteria.
- Construction materials and methods.
- Preliminary opinions of probable cost.
- Preliminary construction duration.
- Phasing options.

Following the development of the alternatives, RH2 attend a meeting with the City to evaluate the project alternatives and develop a preferred alternative. We will then finalize the predesign report and submit to the Washington State Department of Ecology (Ecology) for review and approval, if it is determined to be necessary.

Deliverables:

- Draft a final predesign report.
- Attend a meeting with City to discuss the predesign report and review alternatives, including preparation of agenda, presentation materials, and meeting minutes.
- Attend a meeting with Ecology to discuss the predesign report, including preparation of meeting agenda and minutes, and provide follow-up correspondence.

TASK 4 – DIGESTER FACILITY IMPROVEMENTS DESIGN

4.1 60-Percent Design Drawings

After the City reviews and approves the predesign report, RH2 will develop 60-percent design drawings in accordance with City's standards and Ecology's Criteria for Sewage Works Design.

The required design drawings are dependent on the results of the alternatives evaluation and predesign report, but will potentially include civil and structural drawings for modifying the footprint of the digester facility, mechanical and process drawings for modifying the digester system piping and equipment, and electrical and control drawings for replacing and relocating the existing MCC and modifying existing electrical distribution equipment.

4.2 90-Percent Design Drawings

RH2 will prepare 90-percent design drawings for the digester system improvements and submit to the City for review. The design plans will include a cover sheet, general information sheet(s), phasing plan(s), project/discipline specific plans and sections, City standard details, and project/discipline specific details. As Principal-in-Charge, Paul Cross, will provide QA/QC review of the 90-percent design drawings. RH2's lead WWTP Expert, Dan Mahlum, and RH2's WWTP Process Expert, Thomas Coleman, will provide additional QA/QC review and design expertise. Prior to submitting to Ecology, the drawings will be revised to address the City and RH2's internal QA/QC review comments.

4.3 Agency Review Drawings

After City and Director review of the 90-percent drawings, we will submit the design documents to Ecology for construction document review. After receipt of comments from Ecology, we will organize and attend a meeting with the City to discuss how we plan to address them. Responses to comments will be submitted to Ecology for approval and copies of the 100-percent construction bid-ready documents will be provided to Ecology for their records.

4.4 100-Percent Construction Bid-Ready Drawings

Revise and update the design drawings based on Ecology review comments and finalize for bidding.

4.5 Specifications

Our team will coordinate with the City regarding their non-technical specifications and develop technical specifications to be used with the drawings to bid the project. We will review the City-prepared, non-technical specifications, and provide comments including coordination with the technical specifications. We will use RH2's standard technical specifications documents, which include General, Site Work, Structural, Finishes, Equipment, Mechanical, Electrical, and Automatic Control specifications.

We will prepare 60-percent and 90-percent design specifications, and submit them to the City for review. We will revise and update the specifications to 100-percent construction bid-ready based on Ecology and City review comments.

4.6 Construction Cost Estimates

RH2 will prepare a 60-percent and 90-percent design level construction cost estimate, and a 100-percent design level construction cost estimate to reflect the improvements included in the drawings and

specifications. At 60- and 90-percent design, the estimated cost will be submitted to the City with the other review documents.

4.7 Design Status and Review Meetings

We will prepare for and attend 60-percent and 90-percent design review meetings to discuss City comments. RH2 will prepare agenda and meeting minutes for each meeting summarizing discussions, documenting key decisions, and identifying/assigning action items.

4.8 Construction Schedule and Phasing Plan

Our team will develop a construction schedule and phasing plan for the improvements. A draft schedule will be submitted to the City with the 90-percent design documents. A final version of the schedule and phasing plan will be submitted to the City with the 100-percent construction bid-ready documents. The construction schedule and phasing plan will be prepared to consider all of the improvements and how they can be phased efficiently during construction, while keeping the WWTP and digester system process operational to the extent possible. City operation of existing processes and impacts of the proposed improvements will be continually considered as the schedule and plan are developed.

Deliverables:

- 60-percent design drawings and technical specifications.
- 90-percent design drawings and technical specifications.
- Agency review drawings and meeting with the City to discuss Ecology's comments.
- 100-percent construction bid-ready design drawings and technical specifications.
- 60-percent, 90-percent, and 100-percent design level construction cost estimates.
- Agenda and meeting minutes for design review meetings.
- Draft construction schedule and phasing plan.
- Final construction schedule and phasing plan.

TASK 5 – SERVICES DURING BIDDING

5.1 Services During Bidding

RH2 will provide the following services during bidding on behalf of the City:

- Prepare advertisement for bids.
- Respond to bidders' questions.
- Prepare, distribute, and administer the sale of bid documents to prospective bidders.

- Maintain plan holder's list.
- Prepare and issue addenda, if needed.
- Update construction cost estimate based on addenda.
- Conduct pre-bid conference.
- Perform bid tabulation and evaluation.

We will provide a letter of recommendation for award to the City to complete the bid evaluation. The City will handle award of the contractor and all contract execution. We recommend the City consider posting the bid documents on an online distribution site, such as Builders Exchange of Washington. Other sites are also available that RH2 has used with client's bidding projects.

Deliverables:

- Advertisement for bids.
- Bid documents distribution.
- Plan holder's list.
- Addenda.
- Updated construction cost estimate..
- Bid tabulation.
- Letter of recommendation of award.

TASK 6 – UPDATE O&M AND PROCESS CONTROL MANUALS

6.1 Update O&M and Process Control Manuals

We will update the City's current O&M and process control manuals to reflect the digester system and facility improvements accomplished as part of this project. RH2 will submit a draft of the manual updates to the City. We will then revise the O&M and process control manuals based on City review comments, and submit a final O&M and process control manual to the City.

Deliverables:

- Draft O&M and process control manual.
- Final O&M and process control manual.

TASK 7 – CONSTRUCTION ADMINISTRATION SUPPORT (OPTIONAL)

RH2 offers the following construction management and administration support services, and we can provide these services depending on the level desired by the City.

7.1 Pre-Construction Preparation and Meeting

RH2 can organize and facilitate the pre-construction meeting, which will include the contractor, City, and other parties, as necessary. We will prepare an agenda

and minutes for the meeting. Prior to the meeting, we will prepare conformed for construction drawings and specifications. Hard copies of the conformed for construction documents will be printed for the contractor, City, and RH2 for use during construction.

7.2 Document Review and Construction Phase Consultation

We can review documentation associated with construction including shop drawings and catalog submittals; requests for information (RFIs); and technical consultation for the City on costs, construction phasing, and constructability issues.

7.3 On-Site Construction Observation

Our team can observe construction activities on-site and attend regularly occurring construction meetings. We will prepare progress reports, and contract time remaining statements.

7.4 Start-up and Testing Observation

We will provide the following services to observe testing and start-up activities:

- Review contractor-provided testing and start-up procedures, and coordinate with the contractor and City.
- Observe and document factory testing of the MCC.
- Observe and document testing and start-up activities and coordinate with the contractor and City to discuss rectification of incomplete work.
- Prepare punchlist for contractor work to be completed prior to project acceptance.
- Attend final on-site inspection with City and prepare letter of recommendation for project acceptance.

7.5 Record Drawings

RH2 will coordinate with the contractor and City to obtain field records to be compiled with RH2's records and then develop into a set of construction record drawings for the City. We will also review contractor-provided O&M manuals for consistency with installed equipment, as well as ongoing O&M information.

Deliverables:

- Printed conformed for construction documents.
- Pre-construction meeting agenda and minutes.
- Written responses for shop drawings and catalog submittals and RFIs.
- On-site observation reports.

- Progress reports.
- Contract time remaining statements.
- Written responses for contractor-provided testing and start-up procedures.
- Start-up checklists.
- Punchlist.
- Letter of recommendation for project acceptance.
- Record drawings.
- Written responses for contractor-provided O&M manuals.

ADDITIONAL INFORMATION

The following is additional information that should be considered as the City moves forward with the required digester facility improvements:

- Identifying the times of year when the digester is underutilized for project phasing.
- Staging of the equipment replacement so that the plant and digester process remains operational.
- Electrical and MCC equipment has physical space and safety limitations that need to be considered when locating this equipment. Arc Flash Hazard boundaries and National Electrical Code working clearances will need to be taken into account when locating and operating the equipment.
- Distances will need to be confirmed between the location of the MCC, variable frequency drives (VFDs), and motors to not exceed the cable length limitations typical for VFDs.
- There have been technical advances over the last 10-15 years with regards to monitoring and control of motor control equipment which provides owners with more advanced diagnostics and monitoring capabilities. RH2 is familiar with the latest technology and can discuss this with the City.



Existing MCC at the City of Richland 's WWTP Digester Facility

METHODOLOGY

PROCESS FOR MANAGING PROJECTS

We believe our approach to project management is what makes us so successful and efficient in delivering projects. The heart of RH2's approach is our dedication to assisting clients with meeting their needs and goals, and establishing and growing long-lasting working relationships. The following table outlines our general project management process, which we tailor depending on the size and needs of the project.

PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5
				
INITIATION AND CONCEPTION	PLANNING	LAUNCH AND EXECUTION	MONITORING AND CONTROL	PROJECT CLOSURE
• Meet with stakeholders • Define project goals • Identify project challenges	• Develop scope and budget • Identify deadlines • Develop schedule • Team roles • Communication plan • Risk identification and management plan	• Budget management • Resource planning • Team meetings • Risk management • Communications facilitation • Project status reports	• Project goals • Quality of deliverables • Team performance	• Project review and analysis • Client feedback • Project closeout

STAFFING

With 120 employees company-wide, Chris Roberts has many resources available to provide the City with redundant options for staffing. While we have hand-selected the staff we feel are the best fit for the WWTP Digester Facility Improvements, the City can rest assured that RH2 has multiple other resources available to assist you, if needed.

RH2 utilizes an advanced project management program to track project budget, schedule and progress. Integrated with our accounting software, it provides RH2 project managers with up-to-the-minute cost and tracking information, with comparison of planned work to actual for a true evaluation of the progress of the project. Additionally, it allows project managers to conduct budget projection scenarios which allows our project managers to accurately predict how the final project cost will compare to the budget.

Also integrated within RH2's accounting software is a powerful tool for managing staff workload with real-time reporting. Employee-specific workload is conveniently summarized in a customizable tabular format, color-coded to identify staff that may be under- or over-allocated, allowing us to quickly balance workload.

COMMUNICATION

During project initiation, we will identify communications procedures within our team and the City. Communications will typically consist of written documents/memorandums, email, phone calls, text messaging, or transmission of files. We will need help from the City with identifying the initial staff and RH2 team members required to be notified as part of specific support tasks. Additional staff members may be notified depending on the scope of the support issue. We will notify the City if support personnel are not available due to vacation or other commitments.

Our team understands the importance of communicating with our clients on a regular basis. With our local presence, we will be available to meet with you and your staff in person, as needed. We will also provide detailed invoices to track work being performed and can provide more detailed reports as requested. RH2 has enjoyed collaborating with your staff on recent projects, and we pride ourselves on our ability to find innovative solutions for you. As shown by our successful history of working with the City, our team is committed to providing you with outstanding service.

PROJECT TEAM RESUMES

Our multidisciplinary team includes civil, electrical, structural, and treatment engineers, as well as experts in SCADA system design. While we have only included brief resumes for the key members of our team in the following pages, we are happy to provide full resumes, if requested by the City.



PAUL CROSS, PE

PRINCIPAL-IN-CHARGE

Paul is RH2's Executive Vice President and the Southeast Washington Regional Manager in the Richland office. He has managed planning, design, and contract administration for municipal transportation, water, sewer, irrigation, water quality, and watershed projects in eastern Washington for more than 25 years. Paul's experience includes the design of intersections and roads; comprehensive plan preparation for irrigation, water, and sewer systems; design of utility systems; development of hydraulic models and system analysis; contract administration and management; formation of ULIDs; and loan and grant preparation and administration.

REPRESENTATIVE PROJECT EXPERIENCE

- Speedway/Beech Street Lift Station and Force Main Improvements, City of Yakima
- Dallesport Sewer Plant Modifications, Klickitat County Public Works Department
- Wanapum Village LOSS System, Zirkle Fruit Company
- Priest Rapids Sewer System Expansion, Grant County PUD

EDUCATION

BS Civil Engineering
University of Washington, 1981

LICENSES

Professional Engineer
22808 (WA), 81291PE (OR), P-14468 (ID)
Operator WDM-4 and WTPO-3
State of Washington

EXPERIENCE

38 years of experience
12 years at RH2



CHRIS ROBERTS, PE PROJECT MANAGER & SENIOR ELECTRICAL/CONTROLS ENGINEER

Chris is an electrical and control systems engineer and project manager. He has 17 years of experience specializing in the design and implementation of electrical, control, and telemetry systems for water and wastewater facilities. He can quickly solve problems that arise during design, as well as during start-up and testing.

His work involves performing load calculations, sizing electrical conductors, designing conduit and cable layouts using AutoCAD, designing stand-by emergency power and fuel storage systems, researching and selecting electrical equipment and instrumentation, detailing ladder control logic, designing SCADA systems, designing telemetry panels system communication, and programming telemetry systems. Construction services that Chris specializes in include electrical and control system inspection, control system factory and field testing, telemetry software development and integration, and construction document review.

REPRESENTATIVE PROJECT EXPERIENCE

- WRF and North Well Field Water Treatment Facility Improvements, City of Snoqualmie
- WWTF Improvements, City of Cashmere
- WWTF Chlorination and Headworks Screening Upgrades, City of Lynnwood
- Peshastin WWTF Improvements, Chelan County PUD

EDUCATION

BS Electrical Engineering
Seattle University, 2001

LICENSES

Professional Engineer
45317 (WA), 86610PE (OR), E22517 (CA)

EXPERIENCE

17 years of experience
17 years at RH2

**CLAYTON ANDERSON, PE****ELECTRICAL ENGINEER**

Clayton utilizes his prior electrician work experience and National Electric Code (NEC) knowledge to aid in the design of electrical and control systems. Further, he has spent significant time computer programming in SCADA and WonderWare systems. This experience enables Clayton to work on all stages of a project from design and programming to inspection. This holistic approach allows our projects to come together smoothly as all aspects are considered from conception to construction. In addition, Clayton maintains and troubleshoots SCADA control systems.

REPRESENTATIVE PROJECT EXPERIENCE

- WWTF Improvements, City of Cashmere
- WWTP Caustic Soda Improvements, City of Pasco
- WWTP Headworks Screen Replacement, Douglas County Sewer District No. 1
- Peshastin WWTF Improvements, Chelan County PUD

EDUCATION

BS Electrical Engineering
Brigham Young University, 2010

LICENSES

Professional Engineer
54353 (WA)

EXPERIENCE

8 years of experience
8 years at RH2

**KEVIN SCHALK, PE****ELECTRICAL ENGINEER**

Kevin is an electrical engineer whose experience includes electrical power distribution, control, and communication design for various projects including water and wastewater facilities. His work involves performing load calculations, sizing electrical equipment and conductors, designing standby power generation and fuel storage systems, selecting electrical equipment and instrumentation, coordinating with utilities, and designing electrical system layouts in AutoCAD. In addition to design, Kevin performs power system analysis, electrical construction inspection, control system factory and field testing, construction document review, and arc flash analysis.

REPRESENTATIVE PROJECT EXPERIENCE

- WRF and North Well Field Water Treatment Facility Improvements, City of Snoqualmie
- Utility and WWTP On-Call Engineering, City of Lynnwood
- Kentucky View Lift Station Design— Phase 1 and 2, Douglas County Sewer District No. 1
- WWTP On-Site Sodium Hypochlorite Generation, City of Newberg

EDUCATION

BS Electrical Engineering
Gonzaga University, 2014

LICENSES

Professional Engineer
57189 (WA), 22161 (CA)

EXPERIENCE

5 years of experience
5 years at RH2

**DAN MAHLUM, PE****LEAD WWTP EXPERT**

Dan is the head of RH2's Treatment Group and oversees complex, cutting-edge facility projects that include well development and rehabilitation, groundwater and surface water treatment, and wastewater planning and improvements. For the past 23 years, he has expanded RH2's treatment experience, giving our company the breadth and depth to meet our clients' needs for water and wastewater solutions.

Dan is involved in every aspect of the projects he manages, from pilot studies and preliminary design to construction management, start-up, and testing services. As a result, he effectively directs the conceptual planning of a facility knowing what will be successful after construction is complete and the operations phase begins.

REPRESENTATIVE PROJECT EXPERIENCE

- WRF and North Well Field Water Treatment Facility Improvements, City of Snoqualmie
- WWTF Improvements, City of Cashmere
- Peshastin WWTF Improvements, Chelan County PUD
- WWTP Caustic Soda Improvements, City of Pasco

EDUCATION

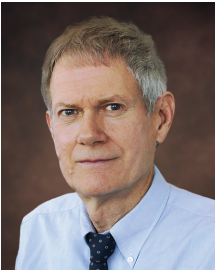
BS Chemical Engineering
University of Washington, 1996

LICENSES

Professional Engineer
37045 (WA), 86798PE (OR)

EXPERIENCE

23 years of experience
23 years at RH2

**THOMAS COLEMAN, PE****WWTP PROCESS EXPERT**

Thomas has 29 years of experience in the practice of environmental engineering related to the design, construction, and operation of municipal and industrial water and wastewater treatment facilities. His responsibilities have included planning, design, project management, construction management, process, operations consulting, and preparation of operation and maintenance manuals for water and wastewater treatment facilities projects.

Thomas has also been involved in research and the development of innovative wastewater treatment processes having served as principal investigator for several research projects funded by the US Environmental Protection Agency, the National Science Foundation, and the Washington State Department of Ecology.

REPRESENTATIVE PROJECT EXPERIENCE

- WRF and North Well Field Water Treatment Facility Improvements, City of Snoqualmie
- Peshastin WWTF Improvements, Chelan County PUD
- WWTF Improvements, City of Cashmere
- WWTP Caustic Soda Improvements, City of Pasco

EDUCATION

MS Environmental (Civil) Engineering
Stanford University, 1975

BS Biochemistry
Washington State University, 1973

LICENSES

Professional Engineer
17860 (WA), 13951PE (OR)

EXPERIENCE

29 years of experience
4 years at RH2

**JON CONNER, PE, SE****STRUCTURAL ENGINEER**

Jon is a project engineer specializing in structural analysis and design. In his 14 year of experience, he has completed the structural design of wastewater and water treatment facilities, booster pump stations, water reservoirs, and site planning design, including sanitary sewer and water main layouts. His experience includes design and analysis of steel, timber, reinforced concrete, and masonry structures.

REPRESENTATIVE PROJECT EXPERIENCE

- WRF and North Well Field Water Treatment Facility Improvements, City of Snoqualmie
- WWTF Improvements, City of Cashmere
- Peshastin WWTF Improvements, Chelan County PUD

EDUCATION

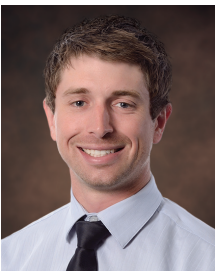
MS (2004) and BS (2003) Civil Engineering
Washington State University

LICENSES

Professional Structural Engineer
44672 (WA), 87075PE (OR)

EXPERIENCE

14 years of experience
14 years at RH2

**ERIC SMITH, PE****DESIGN ENGINEER/O&M PROCEDURES**

In Eric's 11 years of experience, he has focused his career on sewer infrastructure design and planning for eastern Washington clients. He provides both on-site support and design assistance for wastewater treatment plants, and leads our teams with hydraulic modeling expertise for sewer systems. Analysis of wetwell capacities, sub-basin reports, and pipeline capacities are a staple of his career.

REPRESENTATIVE PROJECT EXPERIENCE

- Peshastin WWTF Improvements, Chelan County PUD
- WWTP Headworks Screen Replacement, Douglas County Sewer District No. 1
- WWTF Improvements, City of Cashmere

EDUCATION

BS Civil Engineering
Washington State University, 2010

LICENSES

Professional Engineer
52186 (WA)

EXPERIENCE

11 years of experience
11 years at RH2

**ANDI ZONTEK, EIT****STAFF ENGINEER**

Andi provides engineering services support for sewer infrastructure improvements for RH2's eastern Washington clients. This includes wastewater treatment facility design, sewer main design for sanitary sewer service area expansion, lift station alternative analysis reports for new facilities, and septic system evaluations. She has been involved in numerous public works projects during her two years with RH2.

REPRESENTATIVE PROJECT EXPERIENCE

- WRF and North Well Field Water Treatment Facility Improvements, City of Snoqualmie
- Peshastin WWTF Improvements, Chelan County PUD

EDUCATION

BS Civil Engineering
Montana State University, 2017

LICENSES

Engineer-in-Training
51113 (MT)

EXPERIENCE

2 years of experience
2 years at RH2

PROJECT SCHEDULE

POTENTIAL RISKS THAT MAY IMPACT SCHEDULE

Some potential risks that may impact the project schedule include lead time of MCC and Department of Ecology and City review times. MCCs typically have a lead time of anywhere from 16 to 20 weeks, which impacts the length of the overall construction schedule. This lead time needs to be taken into account when planning the overall project schedule. Options for reducing the lead time include bidding the purchase of the MCC equipment separately as part of a pre-purchase bid. This allows for the MCC to be purchased earlier in the design process and delivered to the contractor who is awarded the overall project sooner.

In the event that a Department of Ecology review is required, notifying Ecology of the project at the beginning stages of the project and keeping them informed and updated on the project status and deadlines will allow the review process to be completed on time. City reviews are required at critical design milestones such as the Predesign, 60-Percent, and 90-Percent design stages. The design review stages can impact the design schedule if not completed in a timely manner. RH2 has found that good communication with our Clients throughout the design process typically leads to keeping the project moving through design reviews and meeting the targeted project deadline.

PROJECT TASKS	2019				2020								
	9	10	11	12	1	2	3	4	5	6	7	8	9
Notice to Proceed													
Task 1: Project Management and Administration													
Task 2: Site Investigation and Data Review													
Kickoff Meeting													
Site Visit													
Data Review													
Staff Interviews													
Task 3: Alternatives Development, Evaluation, and Predesign Report													
Alternatives Development and Evaluation													
Prepare Predesign Report													
Submit Predesign Report													
Task 4: Digester Facility Improvements Design													
Prepare 60-Percent Design Drawings, Specifications, and Cost Estimate													
Submit 60-Percent Design Documents													
60-Percent Design Review Meeting with City													
Prepare 90-Percent Design Drawings, Specifications, Cost Estimate, and Construction Schedule													
Submit 90-Percent Design Documents													
90-Percent Design Review Meeting with City													
Prepare and Submit Agency Review Drawings and Specifications													
Submit 100-Percent Construction Bid Documents													
Task 5: Services During Bidding													
Advertise for Construction													
Contract Award													
Task 6: Update O&M and Process Control Manuals													
Task 7: Construction Administration Support (Optional)													
Construction													
Project Completion													

KEY ELEMENTS

- ✓ WWTP and Headworks Retrofit
- ✓ Construction Management, Design Support, and Phasing
- ✓ Ecology Coordination
- ✓ Waste Stream Treatment Planning, Design, and Construction Support
- ✓ DAF Analyses
- ✓ Aeration Improvements Analyses
- ✓ Electrical and Control Upgrades, SCADA Programming
- ✓ O&M Manual Preparation and Operations Support
- ✓ Department of Ecology Permitting and NPDES

PROJECT MANAGER

Todd Saxberg
Utilities Operations Manager
City of Snoqualmie
38624 SE River Street
Snoqualmie, WA 98065
tsaxberg@ci.snoqualmie.wa.us
425.888.8023

PROJECT TEAM

Chris Roberts, PE
Kevin Schalk, PE
Dan Mahlum, PE
Thomas Coleman, PE
Eric Smith, PE
Jon Conner, PE, SE
Andi Zontek, EIT

DATES OF SERVICE

Phase 1: 2018
Phase 2: Spring 2019
Phases 4 and 6: In progress

PROJECT COST

- Phase 1: Engineer's Estimate: \$6.8M, Final Cost: \$5.96M
- Phases 2, 3, and 5: Engineer's Estimate: \$11.34 M, Low Bid: \$9.6M (under construction)

D. RELATED PROJECT EXPERIENCE/REFERENCES**WATER RECLAMATION FACILITY IMPROVEMENTS****CLIENT: CITY OF SNOQUALMIE**

The City of Snoqualmie's Water Reclamation Facility (WRF) treats an annual average flow of 1.1 MGD. In 2014, the City prepared a General Sewer Plan that identified improvements at the WRF through 2020 to continue addressing regulatory requirements, O&M needs, and treatment objectives.

- The City selected RH2 to prepare an Engineering Report for the improvements and preliminary design for near-term improvements. The Engineering Report was completed in winter 2015 and preparation included performing treatment process assessments; preparing alternative evaluations and recommendations; and preparing total project and O&M cost estimates. A total of six phases of projects were identified, including:
- **Phase 1:** UV disinfection system replacement for compliance with secondary and reclaimed water standards; standby generator replacement; Anoxic Zone; mixer replacement; raw wastewater influent flow and water quality monitoring; non-potable water system upgrades; and SCADA system replacement and full plant control system replacement.
- **Phases 2, 3, and 5:** These phases included an analysis of Dissolved Air Flotation (DAF) vs. rotary drum thickener vs. other thickening technologies and the design of the following systems: aerobic digesters and aeration system; solids handling—thickening, dewatering, and conveyance systems; trucking and haulout facilities; odor control; mixer replacement; grit unit replacement; Vactor Decant station; operations building addition and new control center; and existing clarifier retrofits.
- **Phases 4 and 6:** The remaining phases include the design of the third secondary clarifier and further evaluation of the oxidation ditch system including a potential aeration system update and conversion to a plug flow reactor. This work is currently underway.

The City selected RH2 to perform the design, programming, and construction phase services for all of the projects. Phase 1 design and construction is complete, and Phase 2 was completed in spring of 2019. The other phases are currently under design.



New 1,500 kW diesel standby generator at the WRF

KEY ELEMENTS

- ✓ Headworks Retrofit
- ✓ Electrical and Control Upgrades
- ✓ Construction Management
- ✓ Construction Design Support
- ✓ Construction Phasing

PROJECT MANAGER

Bernita Landers
District Manager
Douglas County Sewer District
692 Eastmont Avenue
East Wenatchee, WA 98802
bernita@docosewer.org
509.884.2484

PROJECT TEAM

Dan Mahlum, PE
Eric Smith, PE
Clayton Anderson, PE
Jon Conner, PE, SE

DATES OF SERVICE

2011 to present

PROJECT COST

- Headworks Screen Replacement—Budget: \$202,000, Final Cost: \$196,032
- Headworks Roof—Budget: \$734,924, Low Bid: \$639,279 (under construction)

ON-CALL SERVICES WWTP RETROFITS

CLIENT: DOUGLAS COUNTY SEWER DISTRICT

RH2 has been providing on-call engineering services for WWTP, lift station, and collection system projects for Douglas County Sewer District since 2011. Applicable projects included:

- **Headworks screen replacement:** In 2015, the District sought to replace a failed perforated plate screen as well as an aging mechanical bar screen at the existing WWTP headworks. This project included the replacing the non-potable water system feeding the headworks in order to address insufficient flows and pressures. Construction of the screens was phased to allow a single mechanical screen to remain in service during construction. This included considerations for screen removal, control system, and screen testing, and start-up during WWTP operation.
- **Non-potable water improvement:** Non-potable water improvements included upsizing the supply piping to the headworks and installing dedicated booster pumps for increased spray wash water pressure at the new screens. Construction was challenging due to the small footprint of the WWTP, many buried utilities located in limited space, and active processes and operations. A temporary bypass of the non-potable water system was required for the contractor to install portions of the proposed improvements.
- **Headworks roof replacement:** Construction of the WWTP headworks roof replacement began in spring of 2019. This project includes demolition of the existing headworks odor control ducting, ventilation equipment, and roof. Proposed improvements include ventilation and monitoring upgrades to bring the space into compliance with NFPA 820. In addition, a proposed standing seam metal roof with vapor protection was designed to replace the failing open wood joist roof.



Headworks screen prior to construction

KEY ELEMENTS

- ✓ Headworks Retrofit
- ✓ MCC Replacement
- ✓ Construction Management
- ✓ Construction Design Support
- ✓ Construction Phasing

PROJECT MANAGER

Les Rubstello, PE
 Operations and
 Maintenance Manager
 City of Lynnwood
 19100 44th Ave W
 Lynnwood, WA, 98046-5008
 rubstello@ci.lynnwood.wa.us
 425.670.5220

PROJECT TEAM

Chris Roberts, PE
 Dan Mahlum, PE
 Jon Conner, PE, SE
 Kevin Shalk, PE

DATES OF SERVICE

June 2015 to May 2017

PROJECT COST

- Electrical MCC—Budget: \$237,752, Final Cost: \$250,258
- Headworks Screen—Budget: \$779,640, Low Bid: \$612,000, Final Cost: \$600,904

WWTP HEADWORKS SCREENING UPGRADES**CLIENT: CITY OF LYNNWOOD**

The City of Lynnwood owns and operates a secondary WWTP. The WWTP is rated for maximum month design flow of 7.4 MGD and a maximum day design flow of 13.6 MGD. Wastewater enters the plant at the headworks where it flows through screening and grit removal equipment within the primary channel. A backup channel allows excess flows through the headworks or can allow plant personnel to bypass flows around the primary channel equipment to perform maintenance.

A single rake mechanical bar screen was installed within the primary channel in 1998 to replace an older screen. After more than 15 years of operation, the screen was failing and required frequent maintenance to keep it operational. In addition, the 5/8-inch bar spacing was insufficient. Ragging and other issues with downstream solids handling equipment were suspected to be a result of the large screen openings.

RH2 evaluated options for replacing the primary channel screen, sluicing trough, and washer/compactor equipment. During design, further evaluation was performed for fitting the proposed mechanical screen into the existing headworks building and installing the screen within the existing primary channel. Following completion of the preliminary design evaluation, our team prepared the design for replacing the primary channel and backup channel screens. RH2 assisted the City with construction management and design support services, helping to oversee successful implementation of the phasing and construction of the upgrades.

As part of a separate project, RH2 designed the replacement of the headworks MCC equipment. We completed an initial condition assessment of all of the electrical distribution and MCC equipment at the WWTP, and prioritized to order the MCC equipment replacement based on existing condition and immediate availability of spare parts. The headworks MCCs, which consisted of two General Electric 8000 Line Series MCCs, was identified as the first priority for replacement. RH2 worked with the City to identify which equipment needed to remain operational during replacement of the MCC and designed a temporary control panel to be used on an interim basis during the replacement of the MCCs. Project design started in June 2016 and construction was completed in May 2017 within the estimated budget.



Headworks MCC replacement while under operation

KEY ELEMENTS

- ✓ Phosphorus Removal
- ✓ WWTP Retrofit
- ✓ Ecology Coordination
- ✓ Electrical and Control Upgrades

PROJECT MANAGER

Ron Slabaugh, PE
 Water/Wastewater Manager
 Chelan County PUD No. 1
 PO Box 1231
 Wenatchee, WA 98807
 ron.slabaugh@chelanpud.org
 509.661.4131

PROJECT TEAM

Chris Roberts, PE
 Eric Smith, PE
 Dan Mahlum, PE
 Clayton Anderson, PE
 Andi Zontek, EIT
 Thomas Coleman, PE
 Jon Conner, PE, SE
 Kevin Schalk, PE

DATES OF SERVICES

June 2017 to June 2019

PROJECT COST

- Budget: \$4,099,000
- Low Bid: \$3,252,200 (under construction)

PESHASTIN WWTF IMPROVEMENTS**CLIENT: CHELAN COUNTY PUD NO. 1**

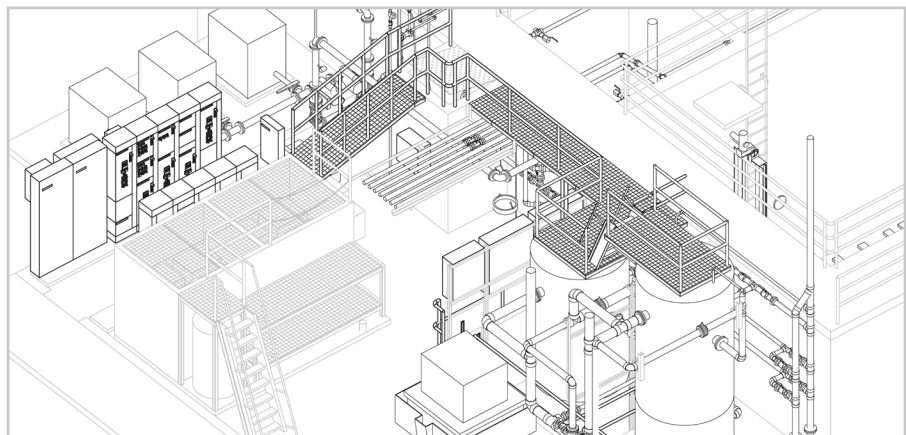
To meet total maximum daily limits for phosphorus discharge to the Wenatchee River, the Chelan County PUD No. 1 selected RH2 to provide an analysis of alternatives for meeting the proposed discharge requirements; complete a preliminary design report for Ecology approval; and design the improvements to the WWTF. The existing facility consisted of sequencing batch reactors that were not designed to provide phosphorus removal. Further, the existing equipment was 20 years old and nearing the end of its intended design life.

RH2 worked closely with the District to determine their preferred approach to meeting the total daily phosphorus discharge requirements. This included implementing Enhanced Biological Phosphorus Removal (EBPR) through the WWTF. Biological removal allows the majority of the phosphorus to be removed through the WWTF biosolids and used via beneficial reuse programs. EBPR also greatly reduces chemical usage that is required by effluent filtration. Further, implementation of EBPR could be completed cost-effectively.

RH2 worked with Ecology to provide a stand-alone preliminary design report sufficient for Ecology review and approval, thus avoiding the costly effort to amend the Wastewater Facility Plan.

The facility plan had noted deficiency in digester capacity and had recommended construction of new aerobic digesters as a part of any upgrade to the WWTF. During the preliminary design, RH2 considered the effects of returning high-phosphorus side streams from any solids handling processes after the implementation of EBPR and ultimately determined a sludge thickening regime that would provide a robust method of side stream mitigation. RH2 facilitated piloting a ceramic membrane thickening unit during the preliminary design to verify the applicability of the equipment and establish the proposed design criteria. Successful demonstration of this equipment allowed for thickening to be an integral part of the design and avoided the construction of new digesters.

RH2 and the District formulated a design and phasing schedule that allowed the existing WWTF to operate unhindered during the construction of the proposed improvements. Further, multiple orientations of both the new process building and proposed equipment were considered to provide the District with the highest value and operational flexibility.



Process building mechanical and electrical oblique

REFERENCES

At RH2, we pride ourselves on the quality of our client relationships. While we understand the importance of successfully completing each individual project, we strive to provide value beyond the single effort and develop strong working relationships with our clients and their staff. With more than 80 percent of our projects stemming from repeat clients, many whom have selected RH2 to provide these services for decades, we feel that this is a testament to the quality of service we provide.

CITY OF LYNNWOOD

Les Rubstello, PE

Operations and Maintenance Manager

19100 44th Ave W, Lynnwood, WA, 98046-5008

rubstello@ci.lynnwood.wa.us

425.670.5220

Services Provided: Headworks Retrofit, MCC Replacement, and Construction Management, Construction Design Support, and Construction Phasing.

CITY OF CASHMERE

Randy Low

WWTP Operator

101 Woodring, Cashmere, WA, 98815

rlow@cityofcashmere.org

509.782.3513

Services Provided: WWTP Design, SCADA Programming, Geological Assessment, Environmental Assessment, Permitting, and Construction Management, Construction Design Support, and Construction Phasing.

CITY OF SNOQUALMIE

Todd Saxberg

Utilities Operations Manager

38624 SE River Street, Snoqualmie, WA 98065

tsaxberg@ci.snoqualmie.wa.us

425.888.8023

Services Provided: WWTP Retrofit, Headworks Retrofit, Waste Stream Treatment Planning, Electrical and Control Design, SCADA Programming, and Construction Management, Construction Design Support, and Construction Phasing.





COUNCIL AGENDA ITEM COVERSHEET

Council Date: 9/17/2019

Agenda Category: Resolutions – Adoption

Core Focus Area 2 - Manage & Maintain Infrastructure & Facilities

Subject:

Resolution No. 115-19, Authorizing a Grant Application to the Washington State Department of Transportation and the Washington Utilities and Transportation Commission to Assist in Funding Kingsgate Rail Crossing Upgrades

Department:
Public Works

Ordinance/Resolution Number:
115-19

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 115-19, authorizing staff to submit a grant application to the Freight Rail Assistant Program for the Kingsgate rail crossing upgrades.

Summary:

The City of Richland owns and operates the railroad crossing warning system of Kingsgate Way in the Horn Rapids Industrial Park. The existing system equipment has had repeated failures in recent years, resulting in the system being out-of-service for up to several weeks. Upgrades to the system are anticipated to cost an estimated \$75,000.

The Washington State Department of Transportation (WSDOT) provides a source of funding for freight rail capital projects called the Freight Rail Assistance Program (FRAP), and is accepting applications for projects. The Port of Benton (Port) intends to submit a FRAP application for several at-grade rail crossing improvements, and has invited Richland to include the Kingsgate Way crossing in its FRAP application as a partnering agency. The SR-240/Van Giesen Street rail crossing is an element in the Port's grant proposal.

Although the FRAP does not require matching funds, matching monies are considered desirable to improve the competitive position of the application. Because the Port intends to commit matching funds with its application, City staff proposes that the City also commit up to \$10,000 from its annual Horn Rapids Rail Spur user fees to be consistent with the Port's approach. If the application is successful, the City and the Port will enter into an interlocal agreement to advance the project.

The Washington Utilities and Transportation Commission (WUTC) administers the Grade Crossing Protective Fund, and is also accepting applications for projects. While WUTC grants do not exceed \$20,000, this grant would fund a reduced scope of improvements to the Kingsgate crossing with the City paying for improvements beyond the \$20,000 grant with annual rail user fees.

While the FRAP opportunity is more desirable in that it would fund the needed improvements with a smaller financial burden on the City, the City's best interests are served by pursuing both grants. Staff recommends adoption of Resolution No. 115-19.

Fiscal Impact:

Staff resources funded by the existing 2019 budget will be used to complete the majority of the application preparation. Award of either grant will reduce the City's costs of maintaining its rail crossing warning system.

Attachments:

I. Resolution No. 115-19

RESOLUTION NO. 115-19

A RESOLUTION of the City of Richland authorizing staff applications to the Washington Utilities and Transportation Commission and the Washington State Department of Transportation for upgrades to the rail crossing of Kingsgate Way.

WHEREAS, the City of Richland owns and operates the railroad crossing warning system of Kingsgate Way in the Horn Rapids Industrial Area; and

WHEREAS, the existing warning system equipment was purchased and installed as used equipment in 1999 as part of the Horn Rapids Rail Spur construction and has, in recent years, had repeated failures that have resulted in the warning system being out of service for up to several weeks. Updated components will improve reliability and safety at the crossing; and

WHEREAS, the Washington Department of Transportation (WSDOT) provides a source of funding for freight rail capital projects called the Freight Rail Assistance Program (FRAP) and is accepting applications for projects; and

WHEREAS, the Port of Benton (the "Port") is submitting a FRAP application to make improvements to several at-grade roadway rail crossings along the Port track; and

WHEREAS, the Port invited the City of Richland to include the Kingsgate Way rail crossing in its FRAP application as a partnering agency; and

WHEREAS, the estimated cost to upgrade the Kingsgate crossing is \$75,000; and

WHEREAS, although the FRAP does not require matching funds, matching funds are considered desirable to improve the competitive position of the application. The Port intends to commit to matching funds with its application. To be consistent with the Port's approach, the City will commit up to \$10,000 in matching funds from its annual Horn Rapids Rail Spur user fee revenues; and

WHEREAS, if the Port's application is successful, the City and the Port will enter into an interlocal agreement to advance implementation of the project; and

WHEREAS, the Washington Utilities and Transportation Commission (WUTC) administers the Grade Crossing Protective Fund and is accepting applications for projects; and

WHEREAS, WUTC grants do not exceed \$20,000; and

WHEREAS, a WUTC grant would fund a reduced scope of improvements to the Kingsgate crossing with the City paying for improvements beyond the \$20,000 maximum

grant from the annual rail user fees collected from the Burlington Northern and Santa Fe Railroad (BNSF) and the Union Pacific Railroad (UP); and

WHEREAS, although the FRAP opportunity is more desirable in that it will fund the recommended improvements with a smaller matching fund burden on the City, the City's best interests are served by pursuing both grant opportunities to seek funding to upgrade the existing Kingsgate Way rail crossing.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that staff is authorized to prepare and submit an application to the Washington Utilities and Transportation Commission Grade Crossing Protective Fund Program, and to support preparation, by the Port of Benton, of an application to the Washington State Department of Transportation for upgrades to the rail crossing of Kingsgate Way.

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

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 17th day of September, 2019.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

TONI FULTON, Acting Deputy City Clerk

HEATHER KINTZLEY, City Attorney



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 9/17/2019

Agenda Category: Resolutions – Adoption

Core Focus Area 5 - Maximize Community Amenities

Subject:

Resolution No. 116-19, Authorizing a Lease Agreement with Oscar and Iliana Suarez for Operation of the Novel Café in the Richland Public Library

Department:

Parks & Public Facilities

Ordinance/Resolution Number:

116-19

Document Type:

Resolution

Recommended Motion:

Adopt Resolution No. 116-19, authorizing the City Manager to sign and execute an agreement with Oscar and Iliana Suarez to operate the Novel Café in the Richland Public Library.

Summary:

The Richland Public Library includes a coffee bar of approximately 200 square feet intended to be leased to private business to provide limited food and beverage services to library patrons and the general public.

The existing vendor's lease expires September 19, 2019, and the City has been notified that the business has been sold to a new owner. The existing lease terminates as contemplated in the agreement, and Resolution No. 116-19 will authorize a new lease agreement with Oscar and Iliana Suarez. Mr. and Ms. Suarez are local business owners, and intend to rename the business the Novel Café.

Staff recommends approval of Resolution No. 116-19.

Fiscal Impact:

The monthly lease payment for use of the premises is \$200 per month plus Washington State leasehold excise tax. The revenue will be receipted to the Park Reserve Fund.

Attachments:

1. Resolution No. 116-19
2. Proposed Lease for The Novel Cafe - Oscar & Iliana Suarez

RESOLUTION NO. 116-19

A RESOLUTION of the City of Richland authorizing a lease agreement with Oscar and Iliana Suarez for operation of the Novel Café in the Richland Public Library.

WHEREAS, the City owns property at 955 Northgate Drive known as the Richland Public Library; and

WHEREAS, the Richland Public Library includes a built-in coffee bar intended for use as a location for a private business to offer limited food and beverage service to Library patrons and the public; and

WHEREAS, the current lease with Chin Han expires effective September 19, 2019, and the proprietor has sold the business; and

WHEREAS, Oscar and Iliana Suarez recently purchased the business from Chin Han; and

WHEREAS, Oscar and Iliana Suarez desire to occupy the premises, and the City is willing to lease the premises in the Library; and

WHEREAS, revenue generated from the lease with Oscar and Iliana Suarez will be receipted to the Park Reserve Fund.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City Manager is authorized to execute a lease agreement with Oscar and Iliana Suarez to operate the Novel Café in the Richland Public Library.

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 17th day of September, 2019.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

TONI FULTON, Acting Deputy City Clerk

HEATHER KINTZLEY, City Attorney



LEASE AGREEMENT

Re: Café Location – Richland Public Library

This Lease Agreement (“Lease”) is made and entered into on this _____ day of _____, 2019 (the “Commencement Date”) by and between **City of Richland**, a Washington municipal corporation located at 625 Swift Blvd., Richland, WA 99352, hereinafter referred to as “Landlord,” and **Oscar and Iliana Suarez**, a married couple, with service at 710 George Washington Way, Suite B-B, Richland, WA 99352, hereinafter referred to as “Tenant.” Throughout this Agreement, Tenant and Landlord are referred to individually as a “Party” and collectively as the “Parties.”

I. Recitals

WHEREAS, Landlord is the fee owner of property with an address of 955 Northgate Drive, Richland, Washington 99352, located in the County of Benton, State of Washington; and

WHEREAS, the Richland Public Library includes a coffee bar in the lobby intended for use as a location for a private business to offer limited food and beverage service to Library patrons and the public; and

WHEREAS, Tenant desires to occupy, and Landlord is willing to lease, such Premises (as hereinafter defined) in the Landlord’s facility for Tenant’s use, as set forth in this Lease.

NOW THEREFORE, in consideration of the mutual promises, conditions, and other good and valuable consideration of the Parties hereto, it is covenanted and agreed as follows:

II. Agreement

1. **Demise of Leased Facility.** Landlord hereby lets and demises unto Tenant, and Tenant hereby receives and accepts from Landlord, the following described Leased Facility:

For Tenant’s exclusive use, approximately 200 square feet denoted as “Room 150” in the lobby of the Richland Public Library located at 955 Northgate Drive, Richland, WA. The premises include cabinetry, counter space, built-in fixtures and appliances provided by the Landlord which shall remain the property of the Landlord. In addition to the defined premises, the Tenant shall also be allowed non-exclusive use of eastern and northern portions of the Richland Public Library lobby and the exterior plaza for customer seating.

The Leased Facility is further described in the attached **Exhibit A**.

2. **Use of the Premises.** Tenant shall be entitled to use the Leased Facility to operate a coffee shop with limited food and beverage services excluding alcoholic beverages. Food and beverages may be prepared as customary in a traditional coffee/espresso shop including espresso, coffee, tea, smoothies, soda, water, juice, bread products, pastries, candy, fruit, pre-prepared sandwiches and salads, and retail merchandise. Food and beverage equipment may

include one or multiple espresso machines, drip coffee pots, coffee grinder with noise shield, blenders with noise shields, microwave oven, toaster oven, and ice machines. No equipment designed to prepare pan or air-fried foods are permitted, including but not limited to sandwich presses or barbequed, smoked, or roasted foods. Landlord will review and approve of Tenant's menu. Tenant's use as described in this section is hereinafter referred to as Tenant's "Permitted Use." Tenant may utilize a backdrop display with a maximum size of maximum 5' x 7' located on the south wall, designed to attract selfies (including Tenant logo), if desired. The content of the sign shall be approved by Landlord prior to installing the backdrop display. The display shall not be illuminated.

3. Term of Lease and Termination. The Lease term is four (4) years commencing upon the Commencement Date identified above. Tenant and Landlord each have the unilateral right to terminate this Lease without cause at any time by giving the other Party no less than ninety (90) days' written notice of the date of such termination (the "Termination Date"). The indemnification obligations of each Party and Tenant's requirement to remove improvements as provided in this Lease shall survive termination.
4. Rent. Commencing on the first of the month immediately following the Commencement Date, and occurring on the first of every month thereafter, Tenant shall pay rent to Landlord in the amount of Two Hundred Dollars and NO/100 (\$200.00) per month. Landlord will submit to Tenant a complete and accurate IRS form W-9 prior to Tenant's first payment of rent. Rent will be prorated for any partial month.
5. Schedule. Lessee shall operate the coffee bar in the Richland Public Library to provide limited food and beverage service not less than 40 hours per week unless: 1) the Library is closed for unforeseen circumstances, special events or adverse weather; or 2) as expressly authorized by Landlord. A portion of the 40-hour weekly minimum shall include three (3) hours of morning food and beverage service no fewer than six (6) days a week. With express authorization from Landlord, Tenant may request to operate outside the normal hours during which the library is open to the public, but only when library staff are otherwise scheduled to be present in the building. Tenant waives any claim against Landlord for losses suffered or allegedly suffered due to the closure of the Library for any reason.
6. Utilities. Landlord shall solely and independently be responsible for all costs of providing utilities to the Leased Facility, including separate metering (if applicable), billing, and payment of utility services consumed by Tenant's operations. The word "utilities" shall mean any service that is necessary for the Tenant to conduct its operations on in the Leased Facility, except landline telephone. "Utility services" shall mean any provider who provides utility services or utility related infrastructure so that the Tenant can conduct its Permitted Use in the Leased Facility.
7. Leasehold Excise Taxes. In addition to the rent required herein, Tenant is also required to pay to Landlord leasehold excise tax at the rate of 12.84%. Leasehold excise tax is remitted to the State of Washington on Tenant's behalf by Landlord. Leasehold excise tax is to be remitted to Landlord by Tenant with Tenant's monthly rent payment.

8. Deposit. Tenant shall deposit with Landlord a sum of \$1,000.00 cash, cashier's check or money order as security to assure compliance with the terms of this Lease, and to cover any damages to Landlord's property including, but not limited to, cabinetry, counters, built-in fixtures, appliances, furniture, or failure to pay leasehold excise tax. In the event there are no damages or violations of the terms and conditions of this Lease, the amount deposited shall be returned to Tenant upon termination of this Lease. In the event damages are assessed or violations are corrected by Landlord with costs involved, only the remaining amount of deposit will be returned to Tenant upon termination of this Lease. In the event that the cost of damages and/or aforementioned City corrections exceed \$1,000.00, Tenant shall pay such excess amount to Landlord within thirty (30) days' of receipt of an invoice. Tenant's compliance with the provisions of this section shall in no way alter, affect, modify, or limit any of the covenants, conditions, or provisions related to indemnification or insurance.
9. Repairs, Maintenance, and Sanitation. In addition and without limitation, Tenant shall at all times during the term of the Lease, at Tenant's own cost and expense, keep and maintain the Leased Facility identified herein free from litter or debris. Flammable, hazardous, and/or toxic materials may not be stored onsite. Tenant shall assure that any significant source of grease or fat will not be discarded into the sewer line, and is further responsible for cleaning and maintaining the grease trap in good working order. Tenant shall maintain all premises in a clean, orderly and inviting condition satisfactory to Landlord. All trash, including coffee grounds, generated by Tenant's operation shall be collected and disposed of Tenant in a City-provided dumpster. Tenant shall be responsible for all repairs and maintenance of the Improvements authorized by Landlord and installed by Tenant. Tenant shall obtain Landlord's written approval of Tenant's plans for alteration or modification. Any maintenance of the areas surrounding Tenant's Leased Facility shall be Landlord's responsibility.
10. Indemnification.
- a. To the extent permitted by law, Tenant agrees to defend, indemnify and save harmless Landlord, its officers, officials, employees and volunteers from and against all claims, losses, costs, expenses, or damages from a third party, arising from:
 - (i) The negligence or willful misconduct of Tenant, or its agents, employees, or contractors; or
 - (ii) Any material breach by Tenant of any provision of this Lease. This indemnity and hold harmless agreement will include indemnity against all reasonable costs, expenses, and liabilities incurred in or in connection with any such claim, and the defense thereof. Notwithstanding the foregoing, Tenant will have no liability to Landlord to the extent any claims, losses, costs, expenses, or damages arise out of or result from the sole negligence of Landlord, or of Landlord's agents, employees or contractors.

11. Insurance.

- a. Insurance Term. Tenant shall procure and maintain for the duration of the Lease, insurance against claims for injuries to persons or damage to property which may arise from or in connection with Tenant's operation and use of the Leased Facility.
- b. No Limitation. Tenant's maintenance of insurance as required by this Lease shall not be construed to limit the liability of the Tenant to the coverage provided by such insurance, or otherwise limit Landlord's recourse to any remedy available at law or in equity.
- c. Minimum Scope of Insurance. Tenant shall obtain insurance of the types and coverage described below:
 - (i) Commercial General Liability insurance shall be at least as broad as Insurance Services Office (ISO) occurrence form CG 00 01 and shall cover premises, operations and contractual liability. Landlord shall be named as an additional insured on Tenant's Commercial General Liability insurance policy using ISO Additional Insured-Managers or Lessors of Premises Form CG 20 11 or a substitute endorsement providing at least as broad coverage.
 - (ii) Property insurance shall be written on an all risk basis.
- d. Minimum Amounts of Insurance. Tenant shall maintain the following insurance limits:
 - (i) Commercial General Liability insurance shall be written with limits no less than \$1,000,000 each occurrence, \$2,000,000 general aggregate.
 - (ii) Property insurance shall be written covering the full value of Tenant's property and improvements with no coinsurance provisions.
 - (iii) Worker's compensation in statutory amounts.
 - (iv) Employer's liability insurance with a minimum combined single limit of One Million and No/100 Dollars (\$1,000,000).
 - (v) Automobile insurance with a minimum combined single limit for bodily injury and property damage of One Million and No/100 Dollars (\$1,000,000) per accident.
- e. Other Insurance Provisions. Tenant's Commercial General Liability insurance policy or policies are to contain, or be endorsed to contain that they shall be primary insurance as respect to Tenant's indemnity obligations under this Lease.
- f. Limitations of City Insurance. Any insurance, self-insurance, or self-insured pool coverage maintained by Landlord shall be excess of the Tenant's insurance and shall not contribute with it, but only as respects Tenants indemnity obligations under this Lease.
- g. Acceptability of Insurers. Insurance is to be placed with insurers with a current A.M. Best rating of not less than A: VII.

- h. Verification of Coverage. Tenant shall furnish Landlord with original certificates and a copy of the amendatory endorsements, including but not necessarily limited to the additional insured endorsement, evidencing the insurance requirements of Tenant.
 - i. Waiver of Subrogation. Tenant and Landlord hereby release and discharge each other from all claims, losses and liabilities arising from or caused by any hazard covered by property insurance on or in connection with the Premises. This release shall apply only to the extent that such claim, loss or liability is covered by insurance.
 - j. Notice of Cancellation. Tenant shall provide Landlord with written notice of any policy cancellation within thirty (30) business days of their receipt of such notice.
 - k. Failure to Maintain Insurance. Failure on the part of Tenant to maintain the insurance as required shall constitute a material breach of Lease, upon which Landlord may, after giving thirty (30) calendar days' notice to Tenant to correct the breach, terminate the Lease or, at its discretion, procure or renew such insurance and pay any and all premiums in connection therewith, with any sums so expended to be repaid to Landlord on demand.
 - l. Landlord Full Availability of Tenant Limits. If Tenant maintains higher insurance limits than the minimums shown above, Landlord shall be insured for the full available limits of Commercial General and Excess or Umbrella liability maintained by Tenant, irrespective of whether such limits maintained by Tenant are greater than those required by this Lease or whether any certificate of insurance furnished to Landlord evidences limits of liability lower than those maintained by Tenant.
12. Security of the Premises. Landlord makes no representations related to the security of the Leased Facility or surrounding premises. Tenant waives all claims against Landlord, its officers, officials, employees and volunteers arising from theft, vandalism, criminal acts or lack of security. Tenant acknowledges that it is solely responsible for its own security, and that Landlord is not providing any security equipment, devices or services.
13. Compliance with Laws. Tenant shall, at Tenant's cost and expense, comply with all federal, state, county or local laws, rules, regulations and ordinances now or hereafter enacted by any governmental authority or administrative agency having jurisdiction over the Leased Facility and Tenant's operations thereupon.
14. Assignment of Lease by Tenant. This Lease is assignable by Tenant to any other party who intends to provide the same scope of activities; provided that said request for assignment is approved in writing by Landlord in Landlord's sole discretion.
15. Subleasing. Tenant shall not sublease any portion of the Leased Facility.
16. Improvements. All improvements must be approved by Landlord. Landlord reserves the right to approve or deny any requested improvement in its sole discretion. Prior to any construction, alteration, replacement, removal, or major repair of any improvements (whether Landlord-owned or Tenant-owned), Tenant shall submit to Landlord for pre-approval all

plans and specifications which describe the proposed activity. Construction shall not proceed until Landlord has approved the plans and specifications in writing, and a separate agreement related to the construction activity is entered into between Tenant and Landlord. Landlord's consent and approval shall not be required for any routine maintenance or repair of improvements made by Tenant pursuant to Tenant's obligation to maintain the Leased Facility in good order, and that does not result in construction, alteration, replacement, or major repair of any improvements of the Leased Facility. Tenant is responsible for paying for and obtaining all necessary permits for the Tenant-initiated improvements unless other arrangements have been made with Landlord.

17. Removal of Improvements. As of the Commencement Date, the following Improvements are agreed to be Landlord's property: Manitowoc ice machine, TRUE under-counter single door refrigerator, and a TRUE under-counter double door refrigerator. The following Improvements are agreed to be Tenant's personal property: toaster oven, microwave, syrup rack, espresso machine, chest freezer, small glass front display refrigerator, rice cooker, boba machine, Curtis hot water brewer, two (2) acrylic countertop snack display displays, one (1) commercial blender base with sound cabinet, and one (1) coffee grinder with a sound cabinet. Tenant shall not install any equipment without Landlord's express consent.
18. Signage. Tenant shall be responsible for all signage associated with the business, and shall only display signage upon written approval of Landlord. Landlord retains the right to review all proposed signage for content, location and aesthetics, and may deny signage requests in Landlord's sole discretion. Tenant is responsible to ensure that all signs approved for display are compliant with the City's sign code and obtain any required permits.
19. Solicitation. Without written permission from Landlord, neither Tenant, nor Tenant's employees, vendors, customers or agents may solicit funds, advertise, or promote for any business, event, or cause in the Leased Facility, aside from the sale of beverages and limited food items specifically sold by Tenant.
20. Atmosphere. Tenant will not use music, loud noises, flashing or vibrant lights, or any other similar affect to solicit customers. Tenant will not maintain or hold for sale any product, or engage in any conduct, that releases or creates noxious odors.
21. Quiet Enjoyment. Landlord covenants that Tenant shall have quiet and peaceable possession of the Leased Facility throughout the Lease Term, and that Landlord will not intentionally disturb Tenant's enjoyment thereof as long as Tenant has not violated the provisions of this Lease.
22. Environmental Warranty. Landlord hereby represents and warrants to Tenant that Landlord has never generated, stored, handled, or disposed of any hazardous waste or hazardous substance upon the Leased Facility, and that Landlord has no knowledge of such uses historically having been made of the Leased Facility or surrounding premises, or such substances historically having been introduced thereon.
23. Notices. Any notice, request or demand required or permitted to be given pursuant to this Lease shall be in writing and shall be deemed sufficiently given if delivered by messenger at the address of the intended recipient, sent prepaid by Federal Express (or a comparable guaranteed overnight delivery service), or deposited in the United States first class mail

(registered or certified, postage prepaid, with return receipt requested), addressed to the intended recipient at the address set forth below or at such other address as the intended recipient may have specified by written notice to the sender in accordance with the requirements of this paragraph. Any such notice, request, or demand so given shall be deemed given on the day it is delivered by messenger at the specified address, on the day after deposit with Federal Express (or a comparable overnight delivery service), or on the day that is five (5) days after deposit in the United States mail, as the case may be. The Parties may agree to send and receive notice via email.

TENANT: Oscar and Iliana Suarez
710 George Washington Way, Suite B-B
Richland, WA 99352
Phone: 509-793-4273

LANDLORD: City of Richland
Parks & Public Facilities
625 Swift Boulevard, MS-13
Richland, WA 99352
Phone: 509-942-7578

24. Governing Law; Venue; Personal Jurisdiction. This Lease will be governed by and construed in accordance with the laws of the State of Washington. In the event that either Party deems it necessary to institute legal action arising from this Lease, such action shall be instituted in Benton County Superior Court. The Parties each consent to the personal jurisdiction of such court.
25. Binding Effect. All of the covenants, conditions, and provisions of this Lease shall inure to the benefit of and be binding upon the Parties hereto and their respective successors and assigns. Also, that Landlord and Tenant are each duly authorized and empowered to enter into this Lease; and that the persons executing this Lease on behalf of Landlord and Tenant warrant themselves to be duly authorized to bind the Parties hereto.
26. Entire Agreement; Waiver. This Lease constitutes the entire agreement of the Parties, and may not be modified except in writing signed by the Party against whom such modification is sought to be enforced. No waiver at any time of any of the provisions of the Lease will be effective unless in writing. A waiver on one occasion will not be deemed to be a waiver at any subsequent time.
27. Modifications. This Lease may not be modified, except in writing signed by both Parties.
28. Headings. The section headings throughout this instrument are for convenience and reference only, and are not to be used to explain, modify, amplify or aid in the interpretation, construction or meaning of the provisions of this Lease.
29. Invalidity of Particular Provision. If any term or provision of this Lease, or the application of such term or provision to any person or circumstance, to any extent, is invalid or unenforceable, the remainder of this Lease, or the application of such term or provision to

persons or circumstances other than those as to which it is invalid or unenforceable, will not be affected and each term and provision of this Lease will be valid and be enforced to the fullest extent permitted by law.

30. Remedies. The Parties shall be entitled to the application of all appropriate remedies available to them under state and federal law in the enforcement of this Lease.
31. Errors and Omissions. Landlord and Tenant agree as part of the basis of their bargain for this Lease to cooperate fully in executing any and all documents (including amendments to this Facility Lease) necessary to correct any factual or legal errors, omissions or mistakes, and to take any and all additional action that may be necessary or appropriate to give full force and effect to the terms and intent of this Lease.
32. Non-Binding Until Full Execution. Both Parties agree that this Lease is not binding on either party until both Parties execute the Lease.
33. Electronic Reproductions. The Parties agree that a scanned or electronically reproduced copy of this Lease, as executed, shall be deemed an original and may be introduced or submitted in any action or proceeding as competent evidence of such agreement, notwithstanding the failure or inability of either Party to produce or tender an original executed counterpart.

[End of Lease - Signature Pages Follow]

Draft

Contract No. _____

IN WITNESS WHEREOF, the parties hereto bind themselves to this Lease as of the date Commencement Date first written above.

LANDLORD – City of Richland:

TENANT - Oscar and Iliana Suarez:

By: _____
Printed: Cynthia D. Reents, City Manager

By: _____
Printed: Oscar Suarez, Owner Date

Date: _____

By: _____
Printed: Iliana Suarez, Owner Date

APPROVED AS TO FORM:

Heather Kintzley, City Attorney

Draft

Acknowledgement

STATE OF WASHINGTON)
)
COUNTY OF BENTON)

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that **CYNTHIA D. REENTS, CITY MANAGER** for the City of Richland, known to me to be the same person whose name is subscribed to the foregoing Lease, appeared before me this day in person and acknowledged that, pursuant to her authority, she signed the said Lease as her free and voluntary act on behalf of the named Landlord, for the uses and purposes therein stated.

Given under my hand and seal this ____ day of _____, 2019.

Notary Public

My commission expires _____

Draft

Acknowledgement

STATE OF WASHINGTON)
)
COUNTY OF BENTON)

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that **OSCAR SUAREZ**, known to me to be the same person whose name is subscribed to the foregoing Lease, appeared before me this day in person and acknowledged that, pursuant to his authority, he signed the said Lease as his free and voluntary act on behalf of the named Tenant, for the uses and purposes therein stated.

Given under my hand and seal this ____ day of _____, 2019.

Notary Public

My commission expires _____

Draft

Acknowledgement

STATE OF WASHINGTON)
)
COUNTY OF BENTON)

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that **ILIANA SUAREZ**, known to me to be the same person whose name is subscribed to the foregoing Lease, appeared before me this day in person and acknowledged that, pursuant to her authority, she signed the said Lease as her free and voluntary act on behalf of the named Tenant, for the uses and purposes therein stated.

Given under my hand and seal this ____ day of _____, 2019.

Notary Public

My commission expires _____

Draft



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 9/17/2019

Agenda Category: Resolutions – Adoption

Core Focus Area 1 - Promote Financial Stability & Operational Effectiveness

Core Focus Area 2 - Manage & Maintain Infrastructure & Facilities

Subject:

Resolution No. 118-19, Authorizing Amendment No. 11 with UtiliWorks Consulting, LLC for Phase 2 of the Advanced Metering Infrastructure (AMI) Project, and Ratifying Amendment Nos. 6 and 9

Department:

Energy Services

Ordinance/Resolution Number:

118-19

Document Type:

Resolution

Recommended Motion:

Adopt Resolution No. 118-19, authorizing the City Manager to sign and execute Amendment No. 11 with UtiliWorks Consulting, LLC for phase 2 of the Advanced Metering Infrastructure project.

Summary:

The Energy Services Department (RES) has been leading an effort with Administrative Services, Information Technology, and Public Works for Advanced Metering Infrastructure planning. This effort includes development of a Request for Proposal, evaluation of proposals, and contract negotiations with a shortlisted AMI vendor.

On April 19, 2016, Richland City Council approved Resolution No. 14-16 authorizing Contract No. 32-16 with UtiliWorks Consulting for Phase 2 AMI planning and RFP development. The contract was valued up to \$229,044. On January 1, 2019, the contract was administratively amended with an increase of \$63,000 for AMI RFP evaluations. On August 7, 2019, the contract was administratively amended with an increase of \$10,000 for AMI vendor contract negotiations. Other amendments have increased contract time without increases in contract costs. The project management costs have increased from the original expectation due to additional time and effort supporting AMI vendor negotiations, systems complexity, and due diligence to ensure systems integrations.

The purpose of proposed Amendment No. 11 is to support the additional consulting costs associated with complications from changes in AMI project planning and evaluations with an additional \$50,000. Resolution No. 118-19 will amend the total contract value of Contract No. 32-16 up to \$352,044 through December 31, 2019, and ratify Amendment Nos. 6 and 9.

Staff recommends approval of Resolution No. 118-19.

Fiscal Impact:

Budget for these services are included in the approved 2019 City budget in the Electric Fund 401 in an amount not to exceed \$352,044.

Attachments:

1. Resolution No. 118-19
2. Proposed Amendment No. 11 to Contract No. 32-16
3. 6th Amendment to Contract No. 32-16
4. 9th Amendment to Contract No. 32-16
5. Executed Contract No. 32-16 - UtiliWorks Consulting, LLC

RESOLUTION NO. 118-19

A RESOLUTION of the City of Richland authorizing Amendment No. 11 to the Agreement with UtiliWorks Consulting, LLC for Phase 2 Advanced Metering Infrastructure planning, and ratifying Amendment Nos. 6 and 9 of the same.

WHEREAS, in 2013, the City of Richland selected UtiliWorks Consulting, LLC (“UtiliWorks”) as the most qualified vendor to provide the Smart Grid assessment and consulting services based upon submittal as part of an RFP selection process; and

WHEREAS, UtiliWorks used a phased approach for Smart Grid assistance from assessment through implementation; and

WHEREAS, in Phase 1, UtiliWorks provided an initial baseline Smart Grid assessment and plan design with deliverables received on May 23, 2014. The assessment was presented to Richland City Council on June 24, 2014; and

WHEREAS, by adoption of Resolution No. 14-16, City Council authorized an agreement with UtiliWorks for Phase 2 Advanced Metering Infrastructure (AMI) Planning and Request for Proposal Development; and

WHEREAS, in 2019, the project budget was amended administratively to support additional project management costs and contract value; and

WHEREAS, previous amendments in the amount of \$63,000 (Amendment No. 6) and \$10,000 (Amendment No. 9) exceeded the City Manager’s aggregate annual \$50,000 threshold for multi-year contracts; and

WHEREAS, an additional contract amendment is necessary to increase the contract value by an additional \$50,000 to complete preparation of a Request for Proposal Development and contract negotiations with an AMI vendor.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City Manager is authorized to sign and execute Amendment No. 11 to Contract No. 32-16 with UtiliWorks Consulting, LLC to increase the contract value an additional \$50,000 to \$352,044 to fulfill the project’s intent for Advanced Metering Infrastructure (AMI) Planning.

BE IT FURTHER RESOLVED that Amendment Nos. 6 and 9 to Contract No. 32-16 are hereby ratified.

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 17th day of September, 2019.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

TONI FULTON, Acting Deputy City Clerk

HEATHER KINTZLEY, City Attorney



**CITY OF RICHLAND
AGREEMENT WITH UTILIWORKS CONSULTING, LLC
CONTRACT NO. 32-16**

AMENDMENT NO. 11

I. RECITALS

There is now in full force and effect between the parties a professional services agreement, Contract No. 32-16, related to **Advanced Metering Infrastructure (AMI)**. The agreement was fully executed on **4/19/2016**. The expiration date of the agreement is **12/31/2019**. The parties desire to amend the agreement as provided in Section II below.

II. AGREEMENT

In exchange for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree to amend Contract No. 32-16 as follows:

1. The Consultant shall provide services described in the attached **original contract and amendments**, which is hereby incorporated into Contract No. 32-16.
2. Fees.
 - a. ☐ The contract value remains unchanged.
 - b. ☒ Compensation for the additional services rendered pursuant to this amendment shall be \$50,000. The new contract value is now \$352,044.
3. The contract period shall: ☒ remain unchanged; ☐ extend to **date**.
4. It is understood and agreed that all other terms and conditions of the agreement shall be and remain the same.

III. SIGNATURES

City:

UtiliWorks Consulting, LLC

By: _____

By: _____

Cynthia D. Reents
Richland City Manager

Name: _____

Date: _____

Title: _____

Date: _____

APPROVED AS TO FORM:

Heather Kintzley, City Attorney



CITY OF RICHLAND
AGREEMENT WITH UTILIWORKS CONSULTING, LLC
CONTRACT NO. 32-16

AMENDMENT NO. 6

I. RECITALS

There is now in full force and effect between the parties a professional services agreement, Contract No. 32-16, related to **Advanced Metering Infrastructure (AMI)**. The agreement was fully executed on **4/19/2016**. The expiration date of the agreement is **3/31/2019**. The parties desire to amend the agreement as provided in Section II below.

II. AGREEMENT

In exchange for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree to amend Contract No. 32-16 as follows:

1. The Consultant shall provide services described in the attached **Exhibit A – Task Order 5.6**, which is hereby incorporated into Contract No. 32-16.
2. Fees.
 - a. ☐ The contract value remains unchanged.
 - b. ☒ Compensation for the additional services rendered pursuant to this amendment shall be \$63,000. The new contract value is now \$292,044.
3. The contract period shall: ☐ remain unchanged; ☒ extend to **3/31/2019**.
4. It is understood and agreed that all other terms and conditions of the agreement shall be and remain the same.

III. SIGNATURES

City:

By: C. Reents
Cynthia D. Reents
Richland City Manager

Date: 1/24/19

UtiliWorks Consulting, LLC

By: [Signature]

Name: Dale Pennington

Title: Managing Director

Date: 01-08-2019

APPROVED AS TO FORM:

Heather Kintzley
Heather Kintzley, City Attorney

Exhibit A

Phase 2 -Task 5.6 - Statement of Work

AMI Vendor Contracting

Purpose

The purpose of Task 5.6 is to support contract negotiations with Richland's chosen advanced metering infrastructure (AMI) vendor(s) and to update the cash outlay forecast, based on the final, agreed upon contract pricing.

Assumptions

- Richland will assign a project manager to participate in regularly scheduled status calls with the UtiliWorks project manager to review open issues and remove barriers to progress.
- Work will be performed by UtiliWorks resources either on-site or off-site in the completion of task order deliverables.
- Richland will provide access to key resources that will be required.
- Richland agrees to provide the UtiliWorks project team with online, interactive access capability as well as workspace for consultants while on-site.

Task 5.6.1 - Council-Ready Vendor Scope and Contract

UtiliWorks will provide guidance and support to Richland during contract negotiations with the selected vendor(s). Our experts will review and provide editorial for the proposed vendor contract and SOW, determine whether the SOW complies with Richland requirements and negotiate terms that are as favorable as possible to Richland. UtiliWorks will work with the City and the respective vendor(s) to: identify and document Richland-specific systems acceptance criteria; identify and document expected deliverables to be produced; and, identify price concessions. UtiliWorks will actively participate in discussions / negotiations with the selected vendor.

Deliverables: Council-Ready Vendor Contract

Task 5.6.2 - Utility Advisory Committee (UAC)/Council Presentation

UtiliWorks will work with Richland to develop the final vendor contract presentation to the Utility Advisory Council (UAC) and/or the Richland City Council. If required, we will also be available to answer questions / provide clarification.

Deliverables: UAC/Council Presentation Slide Deck

Task 5.6.3 - Update Cash Outlay Forecast & Staffing Plan

UtiliWorks will update the cash outlay forecast with the final negotiated capital and operating cost data, reflecting the allocation of funds to water and electric services, respectively. UtiliWorks will also update the project staffing plan to factor in updated information related to the selected vendor(s) and utility staff.

Deliverables: Updated Cash Outlay Forecast, Updated Staffing Plan

Out of Scope

Any work requested by Richland that is not expressly and directly a part of the scope set forth above is considered "Out of Scope" and may require the execution of a Change Order or a new Statement of Work.

Schedule

UtiliWorks expects to complete this task by March 31, 2019.

Fees

UtiliWorks will invoice the City monthly based on percentage complete of the following tasks:

Task Name	Cost
Task 5.6.1 - Council-Ready Vendor Scope and Contract	\$45,000.00
Task 5.6.2 - Develop Utility Advisory Committee (UAC)/Council Presentation	\$5,000.00
Task 5.6.3 - Update Cash Outlay Forecast & Staffing Plan	\$8,000.00
Subtotal	\$58,000.00
Subtotal	\$58,000
Contingency	\$5,000
Total Not-to-Exceed (NTE)	\$63,000

Any use of contingency must be approved in advance by Richland and will be based on a request by UtiliWorks delineating the requirement to expend dollars beyond the original schedule of values. UtiliWorks rate table is included below.

UtiliWorks Rate Table	
Title	Hourly Rate
Managing Director	\$295.00
Principal	\$260.00
Senior Manager	\$220.00
Manager	\$220.00
Senior Associate	\$220.00
Associate	\$190.00
Analyst	\$160.00
Junior Analyst	\$115.00
Administrative	\$115.00



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
09/17/2018

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

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

PRODUCER The Juban Insurance Group LLC 4319 Bluebonnet Blvd Baton Rouge LA 70809		CONTACT NAME: Marilyn Hagler PHONE (A/C, No, Ext): (225) 291-0405 FAX (A/C, No): (225) 291-0420 E-MAIL ADDRESS: marilyn@jubaninsurance.com	
INSURED Utiliworks Consulting, LLC; Utiliworks, LLC 2351 Energy Drive, Ste. 1010 Baton Rouge LA 70808		INSURER(S) AFFORDING COVERAGE INSURER A: Certain Und @ Lloyds of London INSURER B: Travelers Indemnity Co of CT INSURER C: INSURER D: INSURER E: INSURER F:	
		NAIC # AA-1122000 25682	

COVERAGES

CERTIFICATE NUMBER: 18/19 - 2

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

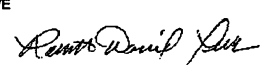
INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PROJECT ☐ LOC OTHER:	Y		PSH05720413	08/06/2018	08/06/2019	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 250,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 Employee Benefits \$ 2,000,000
A	☐ AUTOMOBILE LIABILITY ☐ ANY AUTO OWNED AUTOS ONLY ☒ HIRED AUTOS ONLY ☐ SCHEDULED AUTOS NON-OWNED AUTOS ONLY			PSH05720413	08/06/2018	08/06/2019	COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ Hired And Non-Owned \$ 1,000,000
	☐ UMBRELLA LIAB ☐ EXCESS LIAB DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	UB-6J384926-18	10/01/2018	10/01/2019	☒ PER STATUTE ☐ OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
A	Professional Liability Errors & Omissions			PSH05720413	08/06/2018	08/06/2019	Each & Every Claim \$2,000,000 Aggregate \$2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

RE: Project Contract #: (32-16)
Cyber/Technology Liability \$2,000,000 Each Claim \$2,000,000 Aggregate.
Applicable to Certificate Holder: Blanket Additional Insured, Primary Non-Contributory basis, 30 days notice of cancellation and Waiver of Subrogation included in the General Liability General Condition wording, if required by written contract. Blanket Waiver of Subrogation in favor of certificate holder when required by written agreement with respects to Workers Compensation.

CERTIFICATE HOLDER

CANCELLATION

City of Richland P O Box 190, M-S-03 Richland WA 99352	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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INDEMNITY TO PRINCIPALS CLAUSE

ATTACHING TO POLICY
NUMBER: PSH05720413

THE INSURED: Utiliworks Consulting, LLC; Utiliworks, LLC

WITH EFFECT FROM: 06 Aug 2018

It is hereby understood and agreed that **Principals** are indemnified under this Policy as an additional Insured, but only in respect of sums which they become legally obliged to pay (including liability for claimants' costs and expenses) as a result of any **claim** arising solely out of any **wrongful act** committed by **you** or accidental **injury** or **damage** in the course of **your business activities**, provided that had a **claim** been made against **you**, then **you** would be entitled to indemnity under this Policy.

When this clause applies it shall be primary and non-contributory to **Principals'** own insurance but only if **you** and **Principals** have entered into a contract that contains a provision requiring this.

It is a condition precedent to indemnity under this clause that **Principals** shall prove to our satisfaction that the **claim** arose solely out of **your business activities**.

Whilst **Principals** have been named under this Policy as an additional Insured, it is hereby noted and agreed that any **claim** made by **Principals** against **you** shall be treated as if **Principals** were a **third party**.

We shall also endeavour to provide 30 days notice of cancellation to **Principals**; however, not doing so shall not place any additional liability upon **us**.

It is further understood and agreed that **Principals** are defined as follows:

ADD Alameda Municipal Power (Effective From: 08 Sep 2016)
2000 Grand Street
Alameda, California 94501
US

CITY OF SIGNAL HILL, The City, its officers, employees and agents (Effective From: 02 Sep 2016)
2175 Cherry Ave
Spring Hill, CA 90755
US

City of Bryan (Effective From: 28 Feb 2017)
P O Box 1000
Bryan, TX 77805
US

CITY OF RIVERSIDE, The City, and its officers, employees and agents (Effective From: 15 Mar 2017)
3900 Main Street
Riverside, CA 92522
US

City of Oceanside, Oceanside Water Utilities Department (Effective From: 29 Mar 2017)
300 N. Coast Hwy.
Oceanside, CA 92054
US

Public Utility District No 1 of Chelan County (Effective From: 06 Aug 2015)
P O Box 1231
Wenatchee, WA 98807



US

Town of Front Royal (Effective From: 06 Aug 2015)
P.O. Box 1560
Front Royal, VA 22630
US

City of Long Beach (Effective From: 06 Aug 2015)

City of Richland (Effective From: 06 Aug 2015)

City of Santa Rosa (Effective From: 06 Aug 2015)

City of Buena Park (Effective From: 06 Aug 2015)

City of Roseville It's officer, agents, employees and volunteers (Effective From: 29 Sep 2015)

Insurance Compliance
PO Box 12010-R1
Hemet, CA 92546
US

Board of Water Commissioners of The City of Long Beach (Effective From: 29 Sep 2015)
The City of Long Beach, Its Officials, Employers & Agents C/O Long Beach Water Dept
1800 East Wardlow Road
Long Beach , CA 90807-4994
US

City of charlotte (Effective From: 26 Oct 2015)
Charlotte Water
5100 Brookshire Blvd
Charlotte, NC 28216
US

North Marin Water District (Effective From: 25 Mar 2016)
P O Box 146
Novato
CA
94945

City of Palo Alto, It's Council Members, Officers, AGents and Employees (Effective From: 14 Apr 2016)
250 Hamilton Avenue
Palo Alto, CA 94301
US

SUBJECT OTHERWISE TO THE TERMS AND CONDITIONS OF THE POLICY



CITY OF RICHLAND
AGREEMENT WITH UTILIWORKS CONSULTING, LLC
CONTRACT NO. 32-16

AMENDMENT NO. 9

I. RECITALS

There is now in full force and effect between the parties a professional services agreement, Contract No. 32-16, related to **Advanced Metering Infrastructure (AMI)**. The agreement was fully executed on **4/19/2016**. The expiration date of the agreement is **8/31/2019**. The parties desire to amend the agreement as provided in Section II below.

II. AGREEMENT

In exchange for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree to amend Contract No. 32-16 as follows:

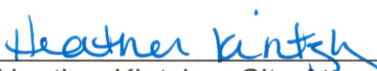
1. The Consultant shall provide services described in the attached **original contract and amendments**, which is hereby incorporated into Contract No. 32-16.
2. Fees.
 - a. ☐ The contract value remains unchanged.
 - b. ☒ Compensation for the additional services rendered pursuant to this amendment shall be \$10,000. The new contract value is now \$302,044.
3. The contract period shall: ☐ remain unchanged; ☒ extend to **12/31/2019**.
4. It is understood and agreed that all other terms and conditions of the agreement shall be and remain the same.

III. SIGNATURES

City: _____
By: 
Cynthia D. Reents
Richland City Manager

Date: 8/7/19

APPROVED AS TO FORM:


Heather Kintzley, City Attorney

UtiliWorks Consulting, LLC
By: 
Name: Dale Pennington
Title: President & CEO
Date: 07/15/19

EXHIBIT A

Term:

This amendment will provide an extension of the contract term through December 31, 2019.

Scope of Services:

UtiliWorks will provide continued consulting oversight of contract negotiations with the AMI Deployment Project vendor. This service relates to Task 5.6.1 of Contract 32-16.

All other tasks and scope of services are unchanged.



AGREEMENT BETWEEN CITY AND CONSULTANT

THIS AGREEMENT, entered into this 19th day of April, 2016 by and between the City of Richland, 505 Swift Ave., Richland, Washington, (hereinafter referred to as the "City"), and UtiliWorks Consulting, LLC, 2351 Energy Drive, Suite 1010, Baton Rouge, LA (hereinafter referred to as the "Consultant").

WITNESSETH:

1) SCOPE OF WORK

- a) The Consultant shall furnish all services, labor and related equipment necessary to conduct and complete the work as designated in this Agreement. The Consultant shall provide Advanced Metering Infrastructure (AMI) project planning and Request for Proposals (RFP) development services for the Phase 2 Smart Grid AMI/MDMS RFP Development.
- b) The following exhibit(s) are attached hereto and made a part of this Agreement:
 - (i) Exhibit A - Scope of Work
 - (ii) Exhibit B – 2013 Master Scope of SmartGrid Project
- c) This Agreement consists of this Agreement, the above referenced Exhibit(s) and other documents listed below. These form the entire Agreement between the parties, and are fully integrated into this Agreement as if stated or repeated herein. In the event of a conflict between documents, the order of precedence will be the order listed below. An enumeration of the Agreement documents is set forth below:
 - (i) City of Richland Agreement No. 32-16
 - (ii) Exhibit A: Scope of Work
 - (iii) Contract No. 101-13 dated September 9, 2013
 - (iv) Request for Proposal No.13-18 dated May 6, 2013

2) GENERAL REQUIREMENTS

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

3) TIME FOR BEGINNING AND COMPLETION

The Consultant shall not begin any work under the terms of this Agreement until authorized in writing by the City. Consultant agrees to use best efforts to complete all work described under this Agreement by May 31, 2017.

4) PAYMENT

- a) For services rendered under this Agreement, the City shall pay the Consultant an amount not to exceed two hundred eleven thousand forty-four dollars (\$211,044) with travel expenses not to exceed and additional eighteen thousand (\$18,000). Payment shall be made on a "time and materials" basis. Payment as identified in this section shall be full compensation for all work performed or services rendered, and for all labor, materials, supplies, equipment, and incidentals necessary to complete the work specified in Exhibit A: Scope of Work.
- b) Invoices not in dispute by the City will be paid net thirty (30) days and shall reference the contract number and/or purchase order applicable to the work. The invoice shall provide sufficient detail on the work being billed and include detailed receipts for any invoices.
- c) Partial payments to cover the percentage of work completed may be requested by the Consultant. These payments shall not be more than one (1) per month.
- d) Pre-approved travel, meals and lodging will be reimbursed at cost and only when consultant travels at least 150 miles per one way trip. Reimbursable expenses are limited to the following: coach airfare, ground transportation (taxi, shuttle, car rental), hotel accommodations at the government rate, personal or company vehicle use at the then-current federal mileage rate, and meals at the current federal per-diem meal allowance or up to the current federal per-diem with detailed receipts, no alcohol, and a 20% maximum gratuity.
- e) Reimbursement for extra services/reimbursable expenses are not authorized under this Agreement unless detailed in the Scope of Work or agreed upon in writing as a modification to this Agreement.
- f) The Consultant will allow access to the City, the State of Washington, the Federal Grantor Agency, the Comptroller General of the United States, or any of their duly authorized representatives to any books, documents, papers, and records which are directly pertinent to the specific contract for the purpose of making audit, examination, excerpts, and transcriptions. Unless otherwise provided, said records must be retained for three years from the date of receipt of final payment. If any litigation, claim, or audit arising out of, in connection with, or relating to this contract is initiated before the expiration of the three-year period, the records shall be retained until such litigation, claim, or audit involving the records is completed.

5) INDEPENDENT CONTRACTOR

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

persons engaged in any of the work or services required to be provided herein, shall be the sole obligation and responsibility of the Consultant.

6) OWNERSHIP OF DOCUMENTS

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

7) TERMINATION

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

8) AVAILABILITY OF RECORDS FOR PUBLIC INSPECTION

- a) As a public contract, all records prepared, generated or used by Consultant or its agents, employees and subcontractors relating to this Agreement and associated work (hereinafter "public records") may be subject to disclosure under the Washington State Public Record Act, Chapter 42.56 RCW.
- b) Contractor shall maintain and retain all such public records in a manner that is readily accessible for a minimum term of no less than three (3) years following completion of the contract work. City shall have the right to timely review all such public records upon request. Contractor shall provide copies of any public records requested by City within 30 days of City's request. If City requests that copies of public records be provided to City in an electronic format, said records shall be provided at no cost to City. If paper copies are requested by City, City shall pay \$.10 per page. Payment for paper copies shall be rendered to Consultant within 20 days of receipt.
- c) All records subject to a public disclosure request will be provided to a requester unless exempted from disclosure by law. The City's decision to exempt or redact any public record shall be based only upon valid exemptions that apply to the City. City will not refrain from disclosing any record under an exemption that may be personal to Consultant. In the event Consultant objects to release of any public record under this

Agreement, Consultant may seek judicial approval to prevent such disclosure at its sole expense. City shall neither aid nor interfere with Consultant's request for an injunction to prevent disclosure of any public record under this Agreement.

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

9) DISPUTE RESOLUTION

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

10) DEBARMENT CERTIFICATION

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

www.sam.gov and

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

11) VENUE, APPLICABLE LAW AND PERSONAL JURISDICTION

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

12) ATTORNEY'S FEES

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

13) INSURANCE

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

- a) No Limitation. Consultant's maintenance of insurance as required by this Agreement shall not be construed to limit the liability of the Consultant to the coverage provided by

such insurance, or otherwise limit the City's recourse to any remedy available at law or in equity.

b) Minimum Scope of Insurance. Consultant shall obtain insurance of the types described below:

1. Automobile Liability insurance covering all owned, non-owned, hired and leased vehicles. Coverage shall be written on Insurance Services Office (ISO) form CA 00 01 or a substitute form providing equivalent liability coverage. If necessary, the policy shall be endorsed to provide contractual liability coverage.
2. Commercial General Liability insurance shall be written on ISO occurrence form CG 00 01 and shall cover liability arising from premises, operations, independent contractors and personal injury and advertising injury. The City shall be named as an insured under the Consultant's Commercial General Liability insurance policy with respect to the work performed for the City.
3. Workers' Compensation coverage as required by the Industrial Insurance laws of the State of Washington.
4. Professional Liability insurance appropriate to the Consultant's profession.

c) Minimum Amounts of Insurance. Consultant shall maintain the following insurance limits:

1. Automobile Liability insurance with a minimum combined single limit for bodily injury and property damage of \$1,000,000 per accident.
2. Commercial General Liability insurance shall be written with limits no less than \$1,000,000 each occurrence, \$2,000,000 general aggregate.
3. Professional Liability insurance shall be written with limits no less than \$1,000,000 per claim and \$1,000,000 policy aggregate limit.

d) Other Insurance Provisions. The Consultant's insurance coverage shall be primary insurance with respect to the City. Any insurance, self-insurance, or insurance pool coverage maintained by the City shall be excess of the Consultant's insurance and shall not contribute with it.

e) Acceptability of Insurers. Insurance is to be placed with insurers with a current A.M. best rating of not less than A:VII.

f) Verification of Coverage. Consultant shall furnish the City with original certificates and a copy of the amendatory endorsements evidencing the insurance requirements of the Consultant before commencement of the work, including, but not limited, to the additional insured endorsement.

g) Notice of Cancellation. The Consultant shall provide the City with written notice of any policy cancellation within two (2) business days of Consultant's receipt of such notice.

- h) Failure to Maintain Insurance. Failure on the part of the Consultant to maintain the insurance as required shall constitute a material breach of contract, upon which the City may, after giving five (5) business days' notice to the Consultant to correct the breach, immediately terminate the contract or, at its discretion, procure or renew such insurance and pay any and all premiums in connection therewith, with any sums so expended to be repaid to the City on demand, or at the sole discretion of the City, offset against funds due the Consultant from the City.

14) INDEMNIFICATION / HOLD HARMLESS

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

15) STANDARD OF CARE

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

16) SUCCESSORS OR ASSIGNS

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

17) NOTICES

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

Purchasing Manager
City of Richland
2700 Duportail Street, Bldg. 200
PO Box 190, M/S #11
Richland, WA 99352
Email: purchasing@ci.richland.wa.us
Phone: (509) 942-7710
Fax: (509) 942-7397

Contact Name:	Dale Pennington
Name of Firm:	UtiliWorks Consulting, LLC
Address:	2351 Energy Drive
Address:	Suite 1200
Address:	Baton Rouge, LA 70808
Email:	dpennington@UtiliWorks.com
Phone Number:	(225) 372-7654
Fax Number:	(504) 285-6611

18) EQUAL OPPORTUNITY AGREEMENT

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

19) PARTIAL INVALIDITY

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

20) AMENDMENTS

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

21) CHANGE IN LAW

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

22) CONFIDENTIALITY

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

23) CHANGES OF WORK

a) When required to do so, and without any additional compensation, the Consultant shall make such changes and revisions in the completed work of this Agreement as necessary to correct or revise any errors, omissions, or other deficiencies in the design, drawings, specifications, reports, and other similar documents which the Consultant is responsible for preparing or furnishing under this Agreement.

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

24) EXTRA WORK

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

(Signature page to follow)

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

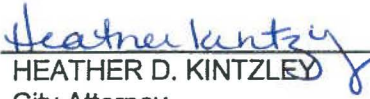
CITY OF RICHLAND, WASHINGTON


CYNTHIA D. REENTS, ICMA-CM
City Manager

ATTEST:


MARCIA HOPKINS
City Clerk

APPROVED AS TO FORM:


HEATHER D. KINTZLEY
City Attorney

UTILIWORKS, LLC


Signature

Dale Pennington, Managing Director
Print Name and Title
2351 Energy Drive, Suite 1010
Baton Rouge, LA 70808
Office Phone: 225-766-4188
Cell Phone: 631-807-4063
Fax: 225-612-6404
Email:

EXHIBIT A

Phase 2 AMI Project Planning / Request for Proposals (RFP) Development Scope of Work Outline

Proposed Date Range: March 2016 – May 2017

Project Mobilization

- 1.1. Project Initiation
- 1.2. Project Kickoff Meeting
- 1.3. Onsite AMI Q&A with each Department – Public Works, Admin Services, Energy Services
- 1.4. Planning and Coordination with ERP Consultant
- 1.5. May 10, 2016 Onsite UAC Presentation (Cost, Scope, Schedule)
- 1.6. June 2016 Onsite with Stakeholders (Directors, UAC or Council)

-----JULY 2016 HOLD - DECISION POINT (Parallel ERP and AMI or delay AMI?)-----

Workshops/Education

- 2.1. AMI System Workshop
 - Disconnect/ Reconnect
 - On Demand Reads
 - Meter Asset Management
 - Street Light Programs (integrated with AMI Network)
- 2.2. Meter Data Management (MDM) Workshop
- 2.3. Prepay Workshop
- 2.4. Distribution Automation / Outage Management

Smart Grid Business Impacts Development

- 3.1. Business Impacts
 - 3.1.1. Staffing and Organization
 - 3.1.2. Policies
 - 3.1.3. Systems and Security
 - 3.1.4. Customers

- 3.2. Core Business Process Flows – Current State
 - 3.2.1. Meter Change Out
 - 3.2.2. Billing
 - 3.2.3. Demand Billing
 - 3.2.4. Customer Inquiry and Response
 - 3.2.5. Non-Pay Disconnect/Reconnect/Rereads
 - 3.2.6. Move in/out

Detailed Requirements Development

- 4.1. AMI / MDMS
 - 4.1.1. AMI
 - 4.1.2. MDMS
 - 4.1.3. Customer Portal
 - 4.1.4. Meter and Meter Configuration
 - 4.1.5. Systems Integration
 - 4.1.6. Installation
 - 4.1.7. Communications Backhaul
 - 4.1.8. IT Systems and Information Security

RFP Development and Vendor Evaluation

- 5.1. Draft AMI/MDMS RFP
- 5.2. November 9, 2016 Onsite Presentation

-----DECEMBER 2016 HOLD - DECISION POINT-----

- 5.3. RFP Administration
- 5.4. Proposal Evaluation & Cost Normalization
- 5.5. Vendor Shortlist Presentation & Evaluation

----- HOLD - DECISION POINT (after Shortlist Evaluation deliverable/presentation and before progressing to next task order/Award PO/Implementation) -----

Proposed Implementation Plan / Project Schedule

- 6.1. Project Management and Coordination for all above Tasks

Project Management

- 7.1. Project Management and Coordination for all above Tasks

Ad Hoc Services

8.1. Ad Hoc Services

Deliverables

Project Charter (Word Doc)

Project Kickoff Meeting (Slide Deck)

Onsite Workshops/Education Materials (Various)

Business Impacts Analysis Results (Word Doc)

Core Business Process Flows (Excel Workbook / Visio Diagrams)

Detailed AMI/MDMS Requirements (Excel Workbook)

RFP Draft Document (Word Doc)

Vendor Evaluation / Cost Normalization (Memo / Excel Workbook)

Shortlist Vendor Evaluation (Memo)

Proposed Project Schedule (Microsoft Project)

EXHIBIT B

Exhibit B is the original *Master Scope of SmartGrid Project* approved September 9, 2013, was Exhibit B of the original Contract No. 101-13, and is shown on the next pages.



Task Order Approval Worksheet

Task Order Number	Approval Date	Reference Contract
1.0	September <u>9</u> , 2013	UWC Richland MSA
Work Package Name	Work Package Description	WBS Reference
Smart Grid Assessment	Baseline Smart Grid Assessment & Plan Design	1.0
Task Cost	Expected Start Date	Expected Close Date
\$80,625 + Travel	October 1, 2013	February 15, 2014

Package Includes:

 UtiliWorks Services ☒ Owner Requirements ☐ Service Fee Applied ☐

 Subcontract ☐ Material Purchase ☐ Special Conditions ☐

Resources Assigned	Interdependencies	
TB - Todd Barlow ☒ CB - Carter Boling ☐ KF - Kalin Fuller ☒ TG - Tom Grim ☐ TH - Tisha Hayes ☒ EM - Ed Miller ☒ NN - Nicole Naassan ☒ DP - Dale Pennington ☒ NP - Nicole Pennington ☒ KS - Kody Salem ☒	<i>Before</i> N.A.	<i>After</i> Task 2.0: Procurement

Task Scope Summary:

 UtiliWorks will provide the following services associated with **Task Order 1** – Smart Grid Assessment and Plan Design:

Task Name
Task 1 – Project Kickoff and Data Gathering
Task 2 – Goals & Objectives Development
Task 3 – Current State Definition
Task 4 – Requirements Definition
Task 5 – Operational Impacts Analysis
Task 6 – Conceptual Migration Plan
HOLD POINT FOR PLAN DESIGN REVIEW AND UAC PRESENTATION
Task 7 – Final Smart Grid Plan Development
Project Management

Each of the above tasks is described in more detail in the attached Scope of Work.

Final Deliverables

- *Strategic Utility Smart Grid Assessment and Migration Plan Report and onsite presentation*

Schedule of Values:

The cost for the Smart Grid Assessment is a fixed fee of \$80,625 plus travel expenses estimated at \$15,000 (\$1,500/trip, 10 trips). Assuming an October 1, 2013 start, UtiliWorks will invoice Richland monthly per the following table of values:

Bill Period	Price
Oct 2013	\$ 20,000.00
Nov 2013	\$ 20,000.00
Dec 2013	\$ 20,000.00
Jan 2014	\$ 20,625.00

Travel expenses will be billed monthly at cost.

Delivered by

UtiliWorks Consulting LLC

TODD A. BARLOW

Date

8-12-2013

Approved by

City of Richland, Washington

HOLK

Date

9/9/13

Task Order 1 – Smart Grid Assessment and Plan Design

Scope of Work

Phase 1: Smart Grid Assessment and Plan Design

This Scope of Work (SOW) is to document the services UtiliWorks (UWC) will provide the City of Richland (City or Richland) underlying the Smart Grid Assessment and Plan Development phase of this project.

Assumptions

- The City project team members will be required to provide subject matter expertise for his or her respective functions and actively participate in the project. The project team will consist of resources appointed by the City.
- The City agrees to provide the UWC project team with online, interactive access capability as well as workspace for consultants while on-site
- Work will be performed by UWC resources either on-site or off-site in the completion of task order deliverables
- The City agrees to provide, and UWC will have access to personnel within the utility with understanding of the City's data, billing system and other current software application knowledge

Task 1 – Project Kick Off and Data Gathering

UtiliWorks will hold an on-site kickoff meeting with the stakeholders and project team members to review the project scope, timeline, communications plan and housekeeping items. UtiliWorks will work with Richland prior to the kickoff to compile Richland's project team organization chart which will facilitate effective communications.

UtiliWorks will engage in an extensive discovery effort in order to compile the necessary data and information to assess the current state of utility operations. This information will be used to develop our analysis and recommendations. Specifically, UWC will provide Richland with a comprehensive list of data and information requests including, but not limited to: financial reports, labor costs, meter information, asset value, and losses. We request a single point of contact at Richland to facilitate this activity. UWC will also work with Richland's project manager to identify/schedule the necessary working sessions.

UWC will also run *UtiliWorks Insight*, our utility-focused business intelligence software tool to facilitate a deeper understanding of Richland's utility operation. This methodology delivers the capability to efficiently gather critical business intelligence from individuals involved in key processes. Because the information is gathered via a unique web based assessment methodology, variation introduced in face to face interviews is eliminated, providing highly accurate and reliable results. This methodology asks questions, anonymously, to a targeted staff population.

Task 2 – Goals & Objectives Development

UWC forms a solid foundation for success by conducting the Goals and Objectives workshop with executives, stakeholders and key users in order to establish a common understanding of Richland's project goals, drivers, success factors and risks. At this workshop, we shall discuss and agree upon our approach to key project variables such as: technology, deployment preferences (e.g. self-installation, vendor installation, and project length), contract structure (Turn-key versus Component-based contract(s), project funding (debt financing, lease, etc.).

Task 3 – Current State Definition

UtiliWorks will examine Richland's current business processes, practices, and personnel to establish a baseline for assessing Smart Grid readiness. UtiliWorks will identify and schedule the necessary working sessions with Richland to assess the following processes/functions:

- Billing
- Customer Service
- Meter Services
- Meter Reading
- Utility Operations
- Application / Communications Systems and Physical Infrastructure

Intermediate Deliverable: High-level Current State Definition information that ultimately rolls up into the Final Report

Task 4 – Requirements Definition

The Requirements Definition task goes another level deeper into Richland's business and system requirements related to a Smart Grid related technology project. In addition, this phase provides the framework and inputs necessary to initiate a potential Procurement Phase. The requirements that are developed with the City are detailed out in the Final Report and are the basis for the requirements section of potential RFPs in the Phase 2 – Procurement and Construction Management. The details are designed to document Richland's specific system(s) needs and provide the vendor community with the necessary information to prepare a robust response to a potential future RFI/RFP.

Intermediate Deliverable: Microsoft Excel workbook listing Richland's Smart Grid related requirements

Task 5 – Operational Impacts Analysis

The purpose of the Operational Impacts Analysis is to identify and analyze the key significant operational areas that would be impacted by Smart Grid related technology and thus requires planning and organizational change with the implementation of AMI and associated technology. Smart Grid systems have the potential to touch the entire organization in some fashion. This task will include analysis of the following:

- Staffing
- Business Process
- Hardware / Equipment
- Software
- Systems Integration
- Reporting

- Cyber Security

Intermediate Deliverable: Business Impact Summary to include high level cost/benefit analysis that ultimately rolls up into the Final Report

Task 6 – Conceptual Migration Plan

The Conceptual Migration Plan will be developed after the final recommendations are formulated. The development of a migration plan involves further development of a high level plan and strategy. The Plan/Strategy will include capital budgets, ideal project phasing, and sequencing. The Plan/Strategy will consider as inputs:

- Available future capital budgets
- Business Case ROI results
- Overall Utility Goals and Objectives
- State of market with respect to Vendor solutions and pricing

A best case strategy will then be reviewed and discussed with Richland’s project team. Once an agreed upon strategy is complete, UtiliWorks will build out a detailed project plan to be used as the basis for Phase 2 work.

Intermediate Deliverable: Microsoft Project Plan Schedule and Word document narrative of the formulated the Smart Grid Plan/Strategy

Hold Point for Plan Design Review and Modification as necessary

Task 7 - Final Smart Grid Plan Development

Prior to completing the final Smart Grid Assessment and Plan, UWC will facilitate discussions, meetings and review sessions to review the work produced. This is the purpose of the “Hold Point”. One of the review sessions will include a presentation by UWC of the draft assessment with the City Utility Advisory Committee on January 14, 2014. At the end of these deliberations, final adjustments, additions, etc. will be made to the Assessment and Plan in accordance to the hold point meetings and outcomes.

Final Deliverable: Strategic Utility Smart Grid Assessment and Plan Report and onsite presentation detailing all the above described activities. This document and other supporting information will be made available via email and on the UtiliWorks SharePoint website for the City of Richland

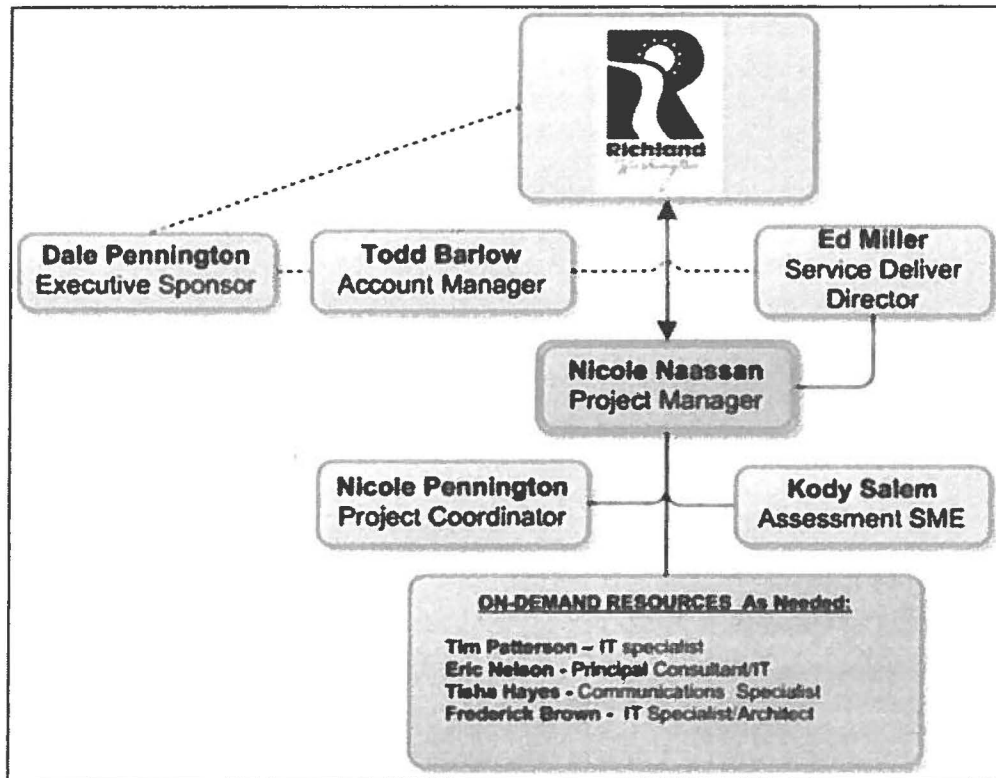
Project Management

UWC will provide structured project management to ensure that all project components are executed in a timely, organized fashion and completed to the project definition and expectations. As communication is a critical success factor, the UWC Project Manager will work to make sure that all designated Richland team members are aware of project status and issues.

Project Management activities include: maintaining the overall project schedule; work with all project participants to monitor progress and adjust the work plan as needed to stay on schedule; facilitate regular project progress and other meetings; create project status reports as required with input from Richland; and, track project budgets. UWC will also track this task order to ensure UWC work stays within scope.

Project Team

The organizational chart below represents the core team that will serve Richland in this task. Beyond the Smart Grid Assessment and Plan design it is anticipated that multiple SME's will cycle in and out of the project depending on the Smart Grid elements the City decides to pursue.



Project Schedule

Task	Task Name	Start	Finish	Duration	2013			2014	
					Oct	Nov	Dec	Jan	Feb
1	Project Kickoff and Data Gathering	10/1/2013	10/21/2013	15 days	■				
2	Goals and Objectives Development	10/7/2013	10/11/2013	5 days	■				
3	Current State Definition	10/18/2013	11/7/2013	16 days	■				
4	Requirements Definition (hi level)	11/7/2013	11/22/2013	12 days		■			
5	Operational Impacts Analysis	11/22/2013	12/9/2013	10 days		■			
6	Conceptual Migration Plan	11/22/2013	1/3/2014	20 days		■	■		
7	Final Smart Grid Plan Development	1/20/2014	2/7/2014	15 days				■	

Out of Scope

Any work requested by Richland that is not expressly and directly a part of the scope set forth above is considered "Out of Scope" and may require the execution of a Change Order or a new Scope of Work.

EXHIBIT B

Anticipated project phases to commence upon completion of Phase 1 are discussed below. UtiliWorks will employ a sequential phase progression for this project including design hold points as required. Progression to Phase 2 and beyond will not occur until the Phase 1 Plan Design meets Richland's goals and objectives. These subsequent phases will be outlined in more detail at the conclusion of Phase 1 if Richland elects to proceed.

Phase 2 – Procurement

The Procurement phase takes the deliverables from the Assessment phase as the basis to prepare the RFP documents that are published to solicit proposals from equipment, systems, integration, and/or professional services vendors. Selection criteria are developed to ensure an objective evaluation of all proposals submitted. UWC conducts the necessary due diligence in order to arrive at a recommended "short list". The short-listed vendors are invited to the Client site to present their solution. The presentations are again scored, and final vendors are selected.

UtiliWorks will guide and support contract negotiations between Richland and the selected vendor(s). We will review and provide feedback for the proposed contract and determine whether it is in compliance with Richland's technical requirements and, to the extent possible, negotiate terms more favorable to the City. As part of this task, UWC will review and provide the necessary input into the cost proposal for acquisition and the ongoing cost of ownership of the vendor(s) proposed systems. UWC will also review and provide the necessary input into the vendor(s) technical scope of project work. We will facilitate the development of the payment schedule of values for the selected vendor(s). Tasks to include:

- Procurement Strategy
- Detailed Requirements Development
- RFP Development
- Vendor Evaluation and Selection
- Vendor Contracting

Phase 3 – Construction, Deployment, & Integration

Phase 3 is where the planning begins to take form and actual deployment of systems, business process changes, and the integration of existing systems are conducted. Given a thorough approach to Phases 1 & 2, Phase 3 will essentially follow the plans laid during those previous phases. In this Phase emphasis is placed on what is delivered and deployed versus the previous developed plans, requirements, contracts, and schedules. There is a critical need for program Quality Control activities in this Phase. Tasks to include:

- Master Construction Schedule
- Hardware Deployment
- Software Deployment
- Systems Integration
- Business Process Change / Deployment

- Public Awareness Campaign
- Documentation and Training
- Post Deployment Monitoring, Testing, and Debugging

Phase 4 – Project Acceptance & Contracts Closure

UtiliWorks will provide monitoring of the installed system statistics during testing. Performance of the system will be reported during project status meetings. Items may include: need for additional system training; verification of data backup; commentary on system health tests; recommendations on software and hardware modifications, etc. UWC will develop a punch-list of activities for final acceptance and closure of each project.

UtiliWorks will provide measurement and verification services which will provide evidence of whether Richland is realizing the anticipated savings, benefits, and results as described in the Smart Grid Assessment and Plan. Performance measurements used in the verification of benefits can be obtained from a combination of leading and lagging Key Performance Indicators (KPIs) and either direct or indirect in nature. A common issue is that delineated benefits may be immeasurable or inaccurate. UWC can mitigate common problems with a well-designed and implemented Performance Measurement System (PMS) executed by trained and experienced personnel.

Lastly our team will ensure all vendor contracts are completed with any appropriate documentation and signatures. Tasks to include:

- Punch List Resolution/Disposition
- Final Systems Acceptance Testing
- Benefits Verification
- Documentation and Contracts Signoff



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

4/11/2016

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

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

PRODUCER The Juban Insurance Group LLC 4319 Bluebonnet Blvd Baton Rouge LA 70809		CONTACT NAME: Brenda Caruso PHONE (A/C, No, Ext): (225) 291-0405 E-MAIL ADDRESS: bcaruso@jubaninsurance.com FAX (A/C, No): (225) 291-0420	
INSURED Utiliworks Consulting, LLC; Utiliworks, LLC 2351 Energy Drive, Suite 1010 Baton Rouge LA 70808		INSURER(S) AFFORDING COVERAGE INSURER A: Certain Und @ Lloyds of London INSURER B: Travelers Indemity Co of CT INSURER C: INSURER D: INSURER E: INSURER F:	
		NAIC # AA112200 25682	

COVERAGES**CERTIFICATE NUMBER:**15-16 MASTER WC**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PROJECT ☐ LOC OTHER:	☒	PSE02140995	8/6/2015	8/6/2016	EACH OCCURRENCE \$ 2,000,000	
	DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 250,000						
	MED EXP (Any one person) \$ 5,000						
	PERSONAL & ADV INJURY \$						
A	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ ALL OWNED AUTOS ☒ HIRED AUTOS ☐ SCHEDULED AUTOS ☒ NON-OWNED AUTOS	☐	PSE02140995	8/6/2015	8/6/2016	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000	
	BODILY INJURY (Per person) \$						
	BODILY INJURY (Per accident) \$						
	PROPERTY DAMAGE (Per accident) \$						
	UMBRELLA LIAB EXCESS LIAB DED RETENTION \$	☐				EACH OCCURRENCE \$	
	OCCUR CLAIMS-MADE					AGGREGATE \$	
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	☐	N/A	XEUB4147T90-5-15	10/1/2015	10/1/2016	☒ PER STATUTE ☐ OTH-ER
	E.L. EACH ACCIDENT \$ 1,000,000						
	E.L. DISEASE - EA EMPLOYEE \$ 1,000,000						
	E.L. DISEASE - POLICY LIMIT \$ 1,000,000						
A	Professional Liability Errors & Omissions	☐		PSE02140995	8/6/2015	8/6/2016	Occurrence 1,000,000
	Aggregate 2,000,000						

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

RE: Project Contract #: (35-16)

Applicable to Certificate Holder: Blanket Additional insured, primary non-contributory basis, 30 days notice of cancellation (10 days for non payment) and Waiver of Subrogation is included in the General Liability General Condition wording, if required by written contract. Blanket Waiver of Subrogation in favor of certificate holders when required by written agreement with respects to workers compensation.

CERTIFICATE HOLDER**CANCELLATION**

City of Richland
P O Box 190, M-S-03
Richland, WA 99352

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

AUTHORIZED REPRESENTATIVE

Dave Peek/BRENDA

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INDEMNITY TO PRINCIPALS CLAUSE

ATTACHING TO POLICY
NUMBER:

PSE02140995

THE INSURED:

UTILIWORKS CONSULTING, LLC; UTILIWORKS, LLC

WITH EFFECT FROM:

06 Aug 2015

It is hereby understood and agreed that Principals are indemnified under this Policy as an additional Insured, but only in respect of sums which they become legally obliged to pay (including liability for claimants' costs and expenses) as a result of any claim arising solely out of any wrongful act committed by you or accidental injury or damage in the course of your business activities, provided that had a claim been made against you, then you would be entitled to indemnity under this Policy.

When this clause applies it shall be primary and non-contributory to Principals' own insurance but only if you and Principals have entered into a contract that contains a provision requiring this.

It is a condition precedent to indemnity under this clause that Principals shall prove to our satisfaction that the claim arose solely out of your business activities.

Whilst Principals have been named under this Policy as an additional Insured, it is hereby noted and agreed that any claim made by Principals against you shall be treated as if Principals were a third party.

We shall also endeavour to provide 30 days notice of cancellation to Principals; however, not doing so shall not place any additional liability upon us.

It is further understood and agreed that Principals are defined as follows:

Public Utility District No 1 of Chelan County (Effective From: 06 Aug 2015)
P O Box 1231
Wenatchee, WA 98807
US

Town of Front Royal (Effective From: 06 Aug 2015)
P.O. Box 1560
Front Royal, VA 22630
US

City of Long Beach (Effective From: 06 Aug 2015)

City of Richland (Effective From: 06 Aug 2015)

City of Santa Rosa (Effective From: 06 Aug 2015)

City of Buena Park (Effective From: 06 Aug 2015)

City of Roseville It's officer, agents, employees and volunteers (Effective From: 29 Sep 2015)
Insurance Compliance
PO Box 12010-R1
Hemet, CA 92546
US

SUBJECT OTHERWISE TO THE TERMS AND CONDITIONS OF THE POLICY

Authorised Signatory

CFC Underwriting Ltd



ONE TOWER SQUARE
HARTFORD, CT 06183

**WORKERS COMPENSATION
AND
EMPLOYERS LIABILITY POLICY**

ENDORSEMENT WC 00 03 13 (00) -01

POLICY NUMBER: (XEUB-4147T90-5-15)

WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule. (This agreement applies only to the extent that you perform work under a written contract that requires you to obtain this agreement from us.)

This agreement shall not operate directly or indirectly to benefit any one not named in the Schedule.

SCHEDULE

DESIGNATED PERSON:

DESIGNATED ORGANIZATION:

ANY PERSON OR ORGANIZATION FOR WHICH THE INSURED HAS AGREED
BY WRITTEN CONTRACT EXECUTED PRIOR TO LOSS TO FURNISH THIS
WAIVER

DATE OF ISSUE: 08-05-15

ST ASSIGN:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 9/17/2019

Agenda Category: Items for Approval

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Subject:

Appointments to the Economic Development Committee: Marc Newman, Deidre Holmberg and Brad Bricker

Department:
City Attorney

Ordinance/Resolution Number:

Document Type:
General Business Item

Recommended Motion:

Approve the reappointment of Marc Newman to Position No. 1, appointment of Deidre Holmberg to Position No. 5 and appointment of Brad Bricker to Position No. 2.

Summary:

The Economic Development Committee (EDC) positions currently held by Marc Newman (Position No. 1) and Brad Bricker (Position No. 5) will expire on September 30, 2019.

EDC Position No. 2 was vacated by Kris Lapp on July 17, 2019 via resignation.

EDC Vice-Chairman Kenney and Council Liaison Christensen are recommending the reappointment of Marc Newman to Position No. 1, appointment of Deidre Holmberg to Position No. 5 and appointment of Brad Bricker to Position No. 2.

The terms for Position Nos. 1 and 5 are three (3) years commencing on October 1, 2019 and ending September 30, 2022.

The unexpired term for Position No. 5 commenced October 1, 2017 and will end September 30, 2020.

Candidate applications and resumes are on file in the City Clerk's Office.

Fiscal Impact:

None.

Attachments:

- I. Economic Development Committee Recommendation



MEMORANDUM

TO: Richland City Clerk

FROM: Dan Kenney, Economic Development Committee Vice-Chairman

DATE: August 26, 2019

SUBJECT: Economic Development Committee Vacancies

On August 26, 2019, City Council Liaison Christensen and I considered 4 candidates for the Economic Development Committee vacancies for the positions held by Marc Newman and Brad Bricker and the position vacated by Kris Lapp.

The candidates recommended to fill the vacancies are as follows:

Position #1: Retail and Hospitality

Term Expired:

Marc Newman

Selected Candidate:

Marc Newman

Position #5: At Large

Term Expired:

Brad Bricker

Selected Candidate:

Deidre Holmberg

Position #2: Manufacturing, Construction and Industry

Vacated by:

Kris Lapp

Selected Candidate:

Brad Bricker

If you have any questions, please feel free to contact me.

Dan Kenney, Vice-Chairman
Economic Development Committee



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 9/17/2019

Agenda Category: Items for Approval

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Subject:

Appointments to the Americans with Disabilities Citizens Review Committee: Steve Sillers and Brenda Bradley

Department:

City Attorney

Ordinance/Resolution Number:

Document Type:

General Business Item

Recommended Motion:

Approve the reappointment of Steve Sillers to Position No. 5 and the appointment of Brenda Bradley to Position No. 4 on the ADA Citizens Review Committee.

Summary:

The Americans with Disabilities (ADA) Citizens Review Committee positions currently held by Steve Sillers (Position No. 5) and Vicki Place (Position No. 4) will expire on September 30, 2019.

ADA Citizens Review Committee Member Levenite recommends the reappointment of Steve Sillers to Position No. 5 and the appointment of Brenda Bradley to Position No. 4.

The term for each position is three (3) years, commencing on October 1, 2019 and ending on September 30, 2022.

Candidate applications are on file in the City Clerk's Office.

Fiscal Impact:

None.

Attachments:

- I. Americans with Disabilities Act Citizens Review Committee Recommendation

From: mlevenit@msn.com
To: [Fulton, Toni](#)
Subject: Re: Americans with Disabilities Act Citizens Review Committee (ADA) Applications
Date: Thursday, August 29, 2019 5:15:35 AM
Importance: High

Hello Toni,

I've decided to recommend Brenda Bradley and Steve Sillers for Position Nos. 4 and 5 of the Americans with Disabilities Act Citizens Review Committee.

Please let me know if there is anything else I can do for you.

Michele Levenite

On Aug 22, 2019, at 4:42 PM, Fulton, Toni <tfulton@ci.richland.wa.us> wrote:

Good afternoon Ms. Levenite,

Thank you for taking the time to speak with me this afternoon and for your willingness to assist with review of the application packets received as a result of advertising for Position Nos. 4 and 5 of the Americans with Disabilities Act Citizens Review Committee, currently held by Vicki Place and Steven Sillers respectively.

Application packets are available to you via DropBox at: [ADA Application Packets](#)

Please email me with your recommendation for appointment/reappointment **by Friday, September 30th**. Your recommendation will go to City Council for approval at the September 17, 2019 City Council meeting.

Thank you again,

Toni Fulton | **Administrative Assistant II**

Office of the Richland City Attorney
625 Swift Blvd., MS-07 | Richland, WA 99352
(509) 942-7385
tfulton@ci.richland.wa.us



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 9/17/2019

Agenda Category: Items for Approval

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Subject:

Appointment to the Library Board: Karen Buxton

Department:

City Attorney

Ordinance/Resolution Number:

Document Type:

General Business Item

Recommended Motion:

Approve the appointment of Karen Buxton to Position No. 4 on the Richland Public Library Board of Trustees.

Summary:

The Library Board position currently held by Phoenix Danz (Position No. 4) will expire on September 30, 2019.

Library Board Chair Lunstad and Staff Liaison Campbell-Hime are recommending appointment of Karen Buxton to Position No. 4.

The term of the position is five (5) years, commencing on October 1, 2019 and ending on September 30, 2024.

Candidate applications are on file in the City Clerk's Office.

Fiscal Impact:

None.

Attachments:

I. Library Board Recommendation

From: [Campbell-Hime, Leslie](#)
To: [Fulton, Toni](#)
Subject: FW: RPL Board Position Recommendation
Date: Friday, August 30, 2019 1:15:55 PM

Hi Toni,

I hope you had a relaxing vacation! With Debby gone (sadness), I am not sure who should receive the Board position recommendation below but I think you are the best person. Please let me know if I should send it to someone else.

My thanks,

Leslie

-----Original Message-----

From: Jana Kay Lunstad <jana.kay@live.com>
Sent: Wednesday, August 28, 2019 7:33 PM
To: Campbell-Hime, Leslie <lchime@richland.lib.wa.us>
Subject: RPL Board Position Recommendation

Leslie,

Thank you for arranging the interviews. After speaking with all four candidates, we recommend Karen Buxton.

She brings a diversity of experience and thought that will complement the current Board.

Could you please share this recommendation with the appropriate City staff?

Thanks,
Jana Kay



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 9/17/2019

Agenda Category: Expenditures - Approval

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Subject:

Expenditures from August 26, 2019 - September 6, 2019 for \$4,612,050.81 including Check Nos. 271718-272168, Wire Nos. 7723-7745, Payroll Direct Deposit Nos. 155102-155645 & 155653, Payroll Check Nos. 155646-155652 & 155654, Pension Direct Deposit Nos. 5191-5224, and Payroll Wire/ACH Nos. 11125-11156

Department:

Administrative Services

Ordinance/Resolution Number:

Document Type:

Expenditures

Recommended Motion:

Approve the expenditures from August 26, 2019 to September 6, 2019 in the amount of \$4,612,050.81.

Summary: Breakdown of Expenditures:

Check Nos. -- 271718-272168	\$1,324,329.90
Wire Nos. -- 7723-7745	\$613,259.28
Payroll Direct Deposit -- 155102-155645, 155653	\$1,082,167.74
Payroll Check Nos. -- 155646-155652, 155654	\$26,207.98
Pension Direct Deposit -- 5191-5224	\$27,634.92
Payroll Wires/ACH -- 11125-11156	\$1,538,450.99
TOTAL	\$4,612,050.81

Fiscal Impact:

Yes

Total Disbursements: \$4,612,050.81.

Attachments:

1. Voucher Listing Report
2. Wire Transfers
3. Payroll checks
4. Payroll Direct Deposit
5. Pension Direct Deposit



City Of Richland

VL-1 Voucher Listing

From: 8/26/2019 To: 9/6/2019

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
FUND 001 GENERAL FUND					
Division: 000 UNASSIGNED					
AYERS, JACKIE		19-373 AYERS	272045	19-373 SHAREPOINT FEST	\$2,450.66
BENSON, ROBERT		19-171 BENSON	271852	19-171 ICAC CONFERENCE	\$300.00
BOOKMARK CAFE		DEPOSIT REFUND	271733	SECURITY DEPOSIT REFUND	\$1,000.00
				CLEANING FEE	(\$500.00)
FULTON, TONI		19-319 FULTON	271886	19-319 CONFERENCE FOR WOMEN	\$220.36
MAYFIELD, DARRYL		19-364 MAYFIELD	272105	19-364 19 ERWoW FALL CONF	\$681.02
NYBY, SHAYNE		19-336 NYBY	271922	19-336 FUTURA USER CONF	\$827.89
PACIFIC NORTHWEST NATIONAL LAB		34166 OVERPMT	272119	OVERPAYMENT REFUND	\$464.62
RECWARE REFUND		061819-	271977	DEPOSIT REFUND	\$200.00
RUSSELL, BUDDY		19-291 RUSSELL	271933	19-291 IMSA SIGNS & PREV MR	\$560.03
SHINES, KELLY		19-293 SHINES	271940	19-293 IMSA SIGNS & PREV MR	\$560.03
SIMMONS, MATTHEW		19-292 SIMMONS	271941	19-292 IMSA SIGNS & PREV MR	\$560.03
SWANSON, JON		19-335 SWANSON	271953	19-335 FUTURA USER CONF	\$827.89
TALENT WISE INC		7869984	271818	BACKGROUND CHECKS - JULY	\$671.11
VERIZON WIRELESS	P060702	9833032988	272159	WIRELESS CREDITS JUNE AND JULY	(\$920.48)
WEBCHECK INC		6410	272033	WEBCHECK SRVC AUGUST 19	\$1,665.92
UNASSIGNED TOTAL ****					\$9,569.08
Division: 001 CITY COUNCIL					
VERIZON WIRELESS	P060701	9833032991	272159	COUNCIL WIRELESS CHARGES JUNE	\$180.14
	P060700	9835018006		COUNCIL WIRELESS CHARGES JULY	\$180.14
CITY COUNCIL TOTAL ****					\$360.28
Division: 100 CITY MANAGER					
REENTS, CYNTHIA		041919	271930	REIMB DINR WCMA LEAD	\$103.60
		081419		REIMB MEALS WCMA	\$22.81
VERIZON WIRELESS	P060702	9833032988	272159	VERIZON WCC PRIMARY WIRELESS	\$39.64
	P060703	9835018003		VERIZON WCC WIRELESS CHARGES J	\$39.78
XO COMMUNICATIONS SERVICES LLC		0326755129	271838	TELEPHONE CHARGES 8/01-8/31/19	\$37.71
CITY MANAGER TOTAL ****					\$243.54
Division: 101 CITY CLERK					
XO COMMUNICATIONS SERVICES LLC		0326755129	271838	TELEPHONE CHARGES 8/01-8/31/19	\$24.87
CITY CLERK TOTAL ****					\$24.87
Division: 102 CITY ATTORNEY					
BELL BROWN & RIO PLLC		1125	271970	PROSECUTION SRVCS-SEPTEMBER	\$23,223.72
CITY OF RICHLAND		19-319 FULTON	271861	19-319 CONF 4 WOMEN	\$220.36
CONSILIO LLC		IVC097514	271866	TCRY V COR	\$1,821.90
FULTON, TONI		19-319 FULTON	271886	19-319 CONF 4 WOMEN	\$106.28
OGDEN MURPHY WALLACE, PLLC		827706	271923	WIRELESS CODE	\$586.50



City Of Richland

VL-1 Voucher Listing

From: 8/26/2019 To: 9/6/2019

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
VERIZON WIRELESS	P060702	9833032988	272159	VERIZON WCC PRIMARY WIRELESS	\$39.64
	P060702			VERIZON WCC PRIMARY WIRELESS	\$57.45
	P060703	9835018003		VERIZON WCC WIRELESS CHARGES J	\$39.78
	P060703			VERIZON WCC WIRELESS CHARGES J	\$39.78
XO COMMUNICATIONS SERVICES LLC		0326755129	271838	TELEPHONE CHARGES 8/01-8/31/19	\$39.50
CITY ATTORNEY TOTAL ****					\$26,174.91
Division:	110	ASSISTANT CITY MANAGER			
VERIZON WIRELESS	P060702	9833032988	272159	VERIZON WCC PRIMARY WIRELESS	\$39.64
	P060703	9835018003		VERIZON WCC WIRELESS CHARGES J	\$39.78
XO COMMUNICATIONS SERVICES LLC		0326755129	271838	TELEPHONE CHARGES 8/01-8/31/19	\$26.30
ASSISTANT CITY MANAGER TOTAL ****					\$105.72
Division:	111	COMMUNICATIONS & MARKETING			
VERIZON WIRELESS	P060702	9833032988	272159	VERIZON WCC PRIMARY WIRELESS	\$118.25
	P060703	9835018003		VERIZON WCC WIRELESS CHARGES J	\$118.15
XEROX CORPORATION		097720140	271837	1AB-195988 BSE CHRG 6/21-7/25	\$1,818.74
		097720141		2PA-604396 BASE CHARGE 07/19	\$319.93
XO COMMUNICATIONS SERVICES LLC		0326755129	271838	TELEPHONE CHARGES 8/01-8/31/19	\$0.27
				TELEPHONE CHARGES 8/01-8/31/19	\$9.43
				TELEPHONE CHARGES 8/01-8/31/19	\$9.56
COMMUNICATIONS & MARKETING TOTAL ****					\$2,394.33
Division:	112	CABLE COMMUNICATIONS			
XO COMMUNICATIONS SERVICES LLC		0326755129	271838	TELEPHONE CHARGES 8/01-8/31/19	\$10.78
CABLE COMMUNICATIONS TOTAL ****					\$10.78
Division:	113	HANFORD COMMUNITIES			
LARSEN, PAM BROWN		19-415 LARSEN-BRO	272101	19-415 ECA PEER XCHNGE	\$86.00
LUNDGREN, REGINA E		RCH-SB-711	272102	SPEAKERS BUREAU - AUGUST	\$280.00
THOMPSON, ROBERT		19-385 THOMPSON	272151	19-385 ECA PEER XCHNGE	\$1,427.36
XO COMMUNICATIONS SERVICES LLC		0326755129	271838	TELEPHONE CHARGES 8/01-8/31/19	\$7.47
HANFORD COMMUNITIES TOTAL ****					\$1,800.83
Division:	120	FIRE			
BOWEN, NOAH		19-369 BOWEN	272051	19-369 NFA R0200 COM RK RED	\$172.00
BYRD, CHRISTOPHER		19-425 BYRD	271857	19-425 19 FIRE PREV LODGING	\$584.58
CLEMENSON, SCOTT		072719	272060	REIMB FUEL DSRT CANY IMT	\$143.68
CREWSENSE LLC		0013133	271754	MONTHLY USER FEE AUG 2019	\$229.85
ESTELL, TIMOTHY		19-368 ESTELL	272072	19-368 NFA R0200 COM RK RED	\$172.00
O'BRIEN, COLTON		19-370 O'BRIEN	272114	19-370 NFA R0200 COM RK RED	\$172.00
SMITH, JOSHUA		19-372 SMITH	272144	19-372 NFA R0200 COM RK RED	\$172.00
VERIZON WIRELESS	P060702	9833032988	272159	VERIZON WCC PRIMARY WIRELESS	\$530.69
	P060702			VERIZON WCC PRIMARY WIRELESS	\$788.79
	P060703	9835018003		VERIZON WCC WIRELESS CHARGES J	\$531.95



City Of Richland

VL-1 Voucher Listing

From: 8/26/2019 To: 9/6/2019

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
VERIZON WIRELESS	P060703	9835018003	272159	VERIZON WCC WIRELESS CHARGES J	\$791.40
WALLING, JON		19-371 WALLING	272162	19-371 NFA R0200 COM RK RED	\$172.00
XEROX CORPORATION	P060671	097488321	271961	OFFICE COPIER LEASE/USAGE (JUL	\$29.13
	P060671	097497680		OFFICE COPIER LEASE/USAGE (JUN	\$49.49
	P060671	097720151		OFFICE COPIER LESAGE/USAGE (JU	\$159.73
XO COMMUNICATIONS SERVICES LLC		0326755129	271838	TELEPHONE CHARGES 8/01-8/31/19	\$139.17
FIRE TOTAL ****					\$4,838.46
Division:	130	POLICE			
BENSON, ROBERT		19-099 BENSON	271852	19-099 ADV FLASHER BX	\$80.00
		19-171 BENSON		19-171 DALLAS ICAC CONF	\$50.03
BENTON COUNTY SHERIFF'S OFFICE		07/19 CUSTODY	271853	CUSTODY COSTS JULY 2019 -1284	\$88,747.91
CHARTER COMMUNICATIONS		1173892081119	271743	RPD INTERNET SRVCS 8/11-9/10	\$219.97
CITY OF RICHLAND		19-171 BENSON	271861	19-171 DALLAS ICAC CONF	\$300.00
		19-232 FLORENCE		19-232 DALLAS ICAC CONF	\$394.38
		19-380 KANE		19-380 BASIC SRO	\$931.55
FRONTIER	S018457	08/19 2061882614	272077	TELEPHONE CHARGE 8/19/19-9/18/	\$74.30
GRANT, SAMUEL		19-390 GRANT	271889	19-390 DALLAS ICAC CONF	\$327.50
LARSEN GUNSMITHING & FIREARMS	P060631	9628	272100	SUREFIRE X300U-A-BK - SUREFIRE	\$1,167.45
	P060631			BIANCHI 7335EDW BELT #BI-25146	\$97.74
MOON SECURITY SERVICES INC		992888	272111	RPD RANGE MONITORING	\$65.05
STERICYCLE INC		3004795529	271815	BIO WASTE DISPOSAL FEE	\$32.38
STOHEL, HYRUM		19-419 STOHEL	271952	19-419 DRUG DISP	\$43.89
VERIZON WIRELESS	P060702	9833032988	272159	VERIZON WCC PRIMARY WIRELESS	\$4,874.04
	P060698	9834410021		NAPSO WIRELESS CHARGES JULY 20	\$835.56
	P060703	9835018003		VERIZON WCC WIRELESS CHARGES J	\$4,939.77
	P060699	9836401442		NAPSO WIRELESS CHARGES AUGUST	\$835.56
XO COMMUNICATIONS SERVICES LLC		0326755129	271838	TELEPHONE CHARGES 8/01-8/31/19	\$241.08
				TELEPHONE CHARGES 8/01-8/31/19	\$5.34
POLICE TOTAL ****					\$104,263.50
Division:	210	ADMINISTRATIVE SERVICES			
VERIZON WIRELESS	P060702	9833032988	272159	VERIZON WCC PRIMARY WIRELESS	\$92.43
	P060703	9835018003		VERIZON WCC WIRELESS CHARGES J	\$39.78
XO COMMUNICATIONS SERVICES LLC		0326755129	271838	TELEPHONE CHARGES 8/01-8/31/19	\$15.55
ADMINISTRATIVE SERVICES TOTAL ****					\$147.76
Division:	211	FINANCE			
COLUMBIA INDUSTRIES SUPPORT LLC		0086162	271983	ONSITE SHREDDING WO #0146096	\$39.22
GARDA CL NORTHWEST INC		10507032	271997	ARMORED CAR SVCS SEPT 2019	\$516.12
POSTMASTER		BOX 190/2019	272125	ANNUAL FEE FOR PO BOX 190	\$512.00
RETAIL LOCKBOX INC		19084812	272019	UB PMT PROCESSING AUGUST 19	\$2,424.22
VERIZON WIRELESS	P060702	9833032988	272159	VERIZON WCC PRIMARY WIRELESS	\$50.39



City Of Richland

VL-1 Voucher Listing

From: 8/26/2019 To: 9/6/2019

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
VERIZON WIRELESS	P060702	9833032988	272159	VERIZON WCC PRIMARY WIRELESS	\$39.64
	P060703	9835018003		VERIZON WCC WIRELESS CHARGES J	\$39.78
	P060703			VERIZON WCC WIRELESS CHARGES J	\$49.91
XO COMMUNICATIONS SERVICES LLC		0326755129	271838	TELEPHONE CHARGES 8/01-8/31/19	\$0.22
				TELEPHONE CHARGES 8/01-8/31/19	\$59.69
				TELEPHONE CHARGES 8/01-8/31/19	\$103.05
FINANCE TOTAL ****					\$3,834.24
Division:	212	PURCHASING			
ORKIN EXTERMINATING INC	S018202	187081622	272116	2019 PEST CONTROL SERVICES FOR	\$37.59
	S018202			2019 PEST CONTROL SERVICES FOR	\$37.59
VERIZON WIRELESS	P060702	9833032988	272159	VERIZON WCC PRIMARY WIRELESS	\$19.86
	P060702			VERIZON WCC PRIMARY WIRELESS	\$39.64
	P060698	9834410021		NAPSO WIRELESS CHARGES JULY 20	\$72.99
	P060703	9835018003		WIRELESS CREDIT JULY 2019 PLAN	(\$12.86)
	P060703			VERIZON WCC WIRELESS CHARGES J	\$20.17
	P060699	9836401442		NAPSO WIRELESS CHARGES AUGUST	\$70.68
XEROX CORPORATION		097777623	272168	MX4-354245 BASE/PRINTS-JUN-HR	\$236.70
		097804132		W7855PT BASE CHG 07/19 CREDIT	(\$34.45)
		097840476		W7855PT BASE CHG 07/19	\$306.00
		097840477		W7855PT BASE CREDIT MTR CHRG	(\$205.69)
		C97777625		W7855PT BASE CHG ERROR REBILL	\$205.69
XO COMMUNICATIONS SERVICES LLC		0326755129	271838	TELEPHONE CHARGES 8/01-8/31/19	\$33.04
				TELEPHONE CHARGES 8/01-8/31/19	\$47.66
PURCHASING TOTAL ****					\$874.61
Division:	213	INFORMATION TECHNOLOGY			
APOLLO SHEET METAL INC	P060663	940023387	271846	LIGHT FIXTURE VIBRATION CHECK	\$114.03
AVANTECH INC	S018340	19-3477	271849	MICHELLE JOHNSON, HR GENERALIS	\$2,211.84
AYERS, JACKIE		19-373 AYERS	272045	19-373 SHAREPT FEST	\$94.98
CANON FINANCIAL SERVICES, INC		20439750	271738	CANON-IRC5550I-XLG04987-AUG	\$95.91
CERIUM NETWORKS INC	P060686	I078166	272054	ENGINEER REMOTE SYS PROGRAMMIN	\$304.08
CITY OF RICHLAND		19-373 AYERS	272058	19-373 SHAREPT FEST	\$2,450.66
		19-374 GUO		19-374 SHAREPT FEST	\$2,450.66
COLUMBIA BASIN INFORMATION TECHNOLOGY	P059953	2946	272062	100MBPS FULL DUPLEX INTERNET	\$800.00
GUO, SHARON		19-374 GUO	272084	19-374 SHAREPT FEST	\$94.98
SHI INTERNATIONAL CORP	P060619	B10407866	271939	ADOBE CREATIVE CLOUD TEAM	\$1,333.17
	P060674	B10502865	272141	1YR ZOOM MEETINGS BUSINESS CAP	\$1,840.66
	P060674	CR-494661		CREDIT MEMO FOR QTY 5 CR-49466	(\$920.33)
VERIZON WIRELESS	P060702	9833032988	272159	WCC WIRELESS JUNE 2019	\$15.02
	P060702			VERIZON WCC PRIMARY WIRELESS	\$332.61
	P060698	9834410021		NAPSO WIRELESS CHARGES JULY 20	\$114.96



City Of Richland

VL-1 Voucher Listing

From: 8/26/2019 To: 9/6/2019

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
VERIZON WIRELESS	P060703	9835018003	272159	VERIZON WCC WIRELESS CHARGES J	\$330.18
	P060703			VERIZON WCC WIRELESS CHARGES J	\$15.02
	P060699	9836401442		NAPSO WIRELESS CHARGES AUGUST	\$137.27
XO COMMUNICATIONS SERVICES LLC		0326755129	271838	TELEPHONE CHARGES 8/01-8/31/19	\$193.53
				TELEPHONE CHARGES 8/01-8/31/19	\$32.99
INFORMATION TECHNOLOGY TOTAL ****					\$12,042.22
Division:	220	HUMAN RESOURCES			
CANON FINANCIAL SERVICES, INC		20439750	271738	CANON-IRC5550I-XLG04987-AUG	\$1.98
CITY VIEW MINI STORAGE		09/19-UNIT 14	272059	STORAGE UNIT FEE 9/1-09/30/19	\$100.00
EQUALIZER POLYGRAPH & INVESTIGATIONS, LLC		19-1697	272071	PRE-EMPLOYMENT POLYGRAPH	\$1,000.00
HYAS GROUP LLC		3300	271894	3Q 2019 COMP CONSULT FEE	\$9,500.00
		3301		3RD Q 2019 CONSULTING FEE-FIRE	\$1,500.00
		3302		3Q 2019 RHS CONSULT FEE	\$1,500.00
MOON, TAE-IM PHD		08082019	271918	PSYCH EVALUATION - COPELAND	\$800.00
		08092019MCGHAN		PSYCH EVALUATION - MCGHAN	\$800.00
		08132019		PSYCH EVALUATION - COZART	\$860.00
TALENT WISE INC		7869984	271818	BACKGROUND CHECKS - JULY	\$3.63
VERIZON WIRELESS	P060702	9833032988	272159	VERIZON WCC PRIMARY WIRELESS	\$79.28
	P060703	9835018003		VERIZON WCC WIRELESS CHARGES J	\$17.90
XO COMMUNICATIONS SERVICES LLC		0326755129	271838	TELEPHONE CHARGES 8/01-8/31/19	\$57.03
HUMAN RESOURCES TOTAL ****					\$16,219.82
Division:	300	DEVELOPMENT SERVICES ADMIN			
VERIZON WIRELESS	P060702	9833032988	272159	VERIZON WCC PRIMARY WIRELESS	\$155.83
	P060698	9834410021		NAPSO WIRELESS CHARGES JULY 20	\$58.91
	P060703	9835018003		VERIZON WCC WIRELESS CHARGES J	\$132.84
	P060699	9836401442		NAPSO WIRELESS CHARGES AUGUST	\$58.91
XO COMMUNICATIONS SERVICES LLC		0326755129	271838	TELEPHONE CHARGES 8/01-8/31/19	\$86.72
				TELEPHONE CHARGES 8/01-8/31/19	\$15.49
				TELEPHONE CHARGES 8/01-8/31/19	\$21.52
				TELEPHONE CHARGES 8/01-8/31/19	\$4.71
				TELEPHONE CHARGES 8/01-8/31/19	\$15.86
				TELEPHONE CHARGES 8/01-8/31/19	\$15.80
DEVELOPMENT SERVICES ADMIN TOTAL ****					\$566.59
Division:	301	DEVELOPMENT SERVICES			
FASTENAL COMPANY		WARIC86324	272074	FLASHLIGHT	\$34.83
VERIZON WIRELESS	P060702	9833032988	272159	VERIZON WCC PRIMARY WIRELESS	\$472.37
	P060703	9835018003		VERIZON WCC WIRELESS CHARGES J	\$471.42
DEVELOPMENT SERVICES TOTAL ****					\$978.62
Division:	302	REDEVELOPMENT			
CITY OF RICHLAND		19-315 WALLNER	271861	19-315 NW ECON DEV	\$78.45



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
PACIFIC NORTHWEST TECHNOLOGY COLLABORATIVE		FFABC464-DRAFT	272120	TECH SUMMIT REG-A WALLNER	\$500.00
REDEVELOPMENT TOTAL ****					\$578.45
Division:	303	LIBRARY			
ADAMS, LISA M		19-378 ADAMS	272040	19-378 PNLA CONF	\$305.44
BARNABY, THERESA		19-377 BARNABY	272047	19-377 PNLA CONF	\$165.25
CAMPBELL-HIME, LESLIE		19-351 CAMPBELL-H	271858	19-351 WSLD SUMR RET	\$210.36
OCLC INC		0000677881	271790	CATALOGING, METADATA ILL	\$1,140.91
VERIZON WIRELESS	P060702	9833032988	272159	VERIZON WCC PRIMARY WIRELESS	\$84.17
	P060703	9835018003		VERIZON WCC WIRELESS CHARGES J	\$74.81
XEROX CORPORATION		097720071	271837	7HB-469027 BASE/PRINTS- AUGUST	\$10.86
		097720153		3UA-295134 BASE/PRINTS-JULY	\$101.89
		097720154		3UA-296344 BASE/PRINTS-JULY	\$366.91
		161556579		LX5-692946 CPC CARRY CHARGE	\$16.99
XO COMMUNICATIONS SERVICES LLC		0326755129	271838	TELEPHONE CHARGES 8/01-8/31/19	\$115.25
LIBRARY TOTAL ****					\$2,592.84
Division:	330	PARKS & RECREATION ADMIN			
US LINEN & UNIFORM DBA		177348	272157	RECREATION SHIRTS	\$630.55
VERIZON WIRELESS	P060702	9833032988	272159	VERIZON WCC PRIMARY WIRELESS	\$1,319.21
	P060698	9834410021		NAPSO WIRELESS CHARGES JULY 20	\$235.64
	P060703	9835018003		VERIZON WCC WIRELESS CHARGES J	\$1,392.85
	P060699	9836401442		NAPSO WIRELESS CHARGES AUGUST	\$334.72
PARKS & RECREATION ADMIN TOTAL ****					\$3,912.97
Division:	331	PARKS & REC - RECREATION			
AVANTECH INC	P060154	19-3478	271849	TAI CHI	\$266.88
	P060154	19-3479		2019 YOGA DAWN MACDONALD	\$369.46
CITY OF RICHLAND		1025857.032	271748	P&R SCHOLARSHIP-PAYSENO-FF	\$74.50
		1025858.032		P&R SCHOLARSHIP-PAYSENO-KARATE	\$32.50
ELIZABETH E TROST		JULY 2019	271758	JULY CLASS-7614	\$240.98
FRONTIER	S018457	08/19 2061882614	272077	TELEPHONE CHARGE 8/19/19-9/18/	\$206.72
HAWKINS, JEREMY DAVID		19-606	271769	LOGO 200 GEOCOIN CHALLENGE	\$150.00
HEALTHY FEET LLC		AUGUST 2019	271771	FOOT CARE CLASSES-JULY	\$607.20
KENNEWICK INDUSTRIAL & ELECTRICAL SUPPLY		1026742	272098	GEOCOIN CHALLENGE	\$45.18
		1029174		GEOCOIN CHALLENGE	(\$16.26)
RIVERSIDEDAVE LLC		874	272138	SOUND/MC SVCS NAT NIGHT OUT	\$560.00
SCOTT, TAIFEI		13-054/AUG 2019	272140	ZUMBA INSTRUCTOR-AUGUST 2019	\$235.20
SKYHAWKS SPORTS ACADEMY INC		37512	272143	SUMMER CAMPS 6/17/19-8/16/19	\$7,341.00
TALENT WISE INC		7869984	271818	BACKGROUND CHECKS - JULY	\$3.63
TRI CITY LUMBER CO		1908-038288	271825	18" GRVD RAW CEDAR SIDEWALL	\$424.94
US LINEN & UNIFORM		2408217	272156	500-FLOOR MATS-RCC	\$10.97



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
USA FOOTBALL DBA		INV-201908-11807	272158	NFL FLAG JERSEYS	\$8,284.17
XEROX CORPORATION		097720159	272168	8TB-339295 BASE/PRINTS-JULY	\$167.48
				8TB-339295 BASE/PRINTS-JULY	\$142.90
XO COMMUNICATIONS SERVICES LLC		0326755129	271838	TELEPHONE CHARGES 8/01-8/31/19	\$4.71
				TELEPHONE CHARGES 8/01-8/31/19	\$73.91
				TELEPHONE CHARGES 8/01-8/31/19	\$28.28
PARKS & REC - RECREATION TOTAL ****					\$19,254.35
Division:	335	PARKS & REC - PARKS&FACILITIES			
AIR REPS LLC		0085678-IN	271718	RCC CHILLER PARTS	\$901.98
BASIN SOD INC		278536	271723	SOD	\$216.40
BC SALES CO INC		B519979	271724	GLOVES	\$321.89
BEAVER BARK & ROCK		965694	271725	CONCRETE	\$141.16
BENTON COUNTY SHERIFF'S OFFICE		1277	271726	WORKCREW II JULY 2019	\$7,288.22
BOYD'S TREE SERVICE LLC		7189	271734	STEVENS PARK	\$896.02
CASCADE NATURAL GAS CORP		08/19 51897100007	271740	08/19 51897100007	\$195.89
		08/19 61897100006		NAT GAS 955 NORTHGTE 7/17-8/19	\$540.04
		08/19 73638100005		NAT GAS 500 AMON 07/18-08/19	\$189.40
		08/19 75226321539		NAT GAS 2710 DUPRT 7/17-08/15	\$36.74
		08/19 80577100003		NAT GAS 2700 DUP 200 7/17-8/15	\$14.11
		08/19 90577100002		NAT GAS 2700 DUP 300 7/17-8/15	\$35.12
EWING IRRIGATION PRODUCTS INC		8061478	271760	VALVES/BOXES/NOZZLES	\$717.52
		8071485		IRR BOX RETURN-PARKWAY	(\$616.04)
		8089272		NOZZLE/BODY ASSY	\$52.37
		8131090		JUMBO BOX/LID	\$60.44
FARMERS EXCHANGE		235728	271762	SMALL EQUIP REPAIR PARTS/STOCK	\$81.61
		236902		REPAIR SVC - BLOWER	\$283.64
		239640		SMALL EQUIP REPAIR PARTS-STOCK	\$541.56
		240110		SMALL EQUIP REPAIR PARTS-STOCK	\$94.16
		240120		EQUIPMNT REPAIR PARTS/STOCK	\$44.05
FERGUSON ENTERPRISES INC		7438339	271764	SHOWER VALVE	\$580.58
		7465333		BACKFLOW PARTS LIBRARY	\$328.86
		7471439		PLUMBING	\$120.97
		7473700		BACKFLOW PARTS	\$23.18
		7477723		PLUMBING PARTS	\$127.54
FRONTIER	S018457	08/19 2061882614	272077	TELEPHONE CHARGE 8/19/19-9/18/	\$1,225.69
	S018457			TELEPHONE CHARGE 8/19/19-9/18/	\$35.05
HERC RENTALS INC		30941138-001	271891	AIR REMOVER CARPET DRYER	\$97.74
KENNEWICK INDUSTRIAL & ELECTRICAL SUPPLY		1042120	271778	VALVE REPAIR-SPLASH PAD	\$84.49
		1042120-01		VALVE REPAIR-SPLASH PAD	\$5.45
KING COUNTY DIRECTORS ASN PURCHASING DEPT DBA		300417443	272099	RETAINAGE RCC ROOF REPAIR	\$385.65



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MIGHTY JOHNS PORTABLE TOILET & SEPTIC		A-3681	271787	SKATE PARK	\$91.00
		A-3718		1975 SAINT CHEMICAL STORA BLDG	\$88.00
		A-3719		COLUMBIA PLAYFIELD #5	\$182.00
		A-3720		GOETHALS PARK	\$88.00
		A-3772		COLUMBIA POINT MARINA	\$592.00
		A-3808		LYNWOOD PARK	\$91.00
MILLER PAINT COMPANY INC		31616391	271788	FIELD PAINT	\$117.12
		31619579		FIELD PAINT	\$195.20
MOON SECURITY SERVICES INC		992634	272111	BASIC FIRE MONITOR LIBRARY	\$39.10
		993310		ST#74 CELL GSM FIRE B/U	\$57.56
		995516		BASIC FIRE MONITORING MLTP LOC	\$47.79
				BASIC FIRE MONITORING MLTP LOC	\$39.07
				BASIC FIRE MONITORING MLTP LOC	\$35.84
OXARC INC		30739681	271792	CO2	\$126.93
		30745481		C02	\$190.79
		60456510		JULY CYLINDER RENTAL-POOL	\$110.53
PALLIS POOL & PATIO		7124	271793	POOL CHEMICALS	\$189.96
		7136		WADING POOL CHEMICALS	\$129.23
PREMIER LANDSCAPING & DESIGN	P060309	CO-0002/RETAINAGE	272126	RETAINAGE	\$1,372.99
		KS-5450	271795	3" TABS	\$129.23
		KS-5496		SODA ASH	\$41.27
		KS-5737		ALUM POLY LEAF RAKE	\$24.14
		KS-6121		DPD POOL	\$8.79
RICHLAND ACE HARDWARE		217956/2	271799	BEE KILLER	\$17.33
		217968/2		PRESSURE WASHER REPAIR	\$7.16
		217977/2		SOCKET, MEASURING CUP	\$18.01
		69231/1		GONG BRUSH	\$8.24
		69232/1		CHARGED WRONG ITEM ON 69231	(\$2.91)
		69285/1		BEE KILLER	\$24.95
		69308/1		IRRIGATION PARTS	\$41.67
		69317/1		STRING LINE	\$2.92
				WIPES	\$17.37
		69331/1		DRAIN	\$9.76
		69362/1		CUTOFF WHEELS	\$7.14
		69371/1		VANDALISM - GRAFFITI	\$19.98
		69397/1		IRRIGATION PARTS	\$11.04
		69411/1		SILLCOCK KEY	\$5.63
		69413/1		WHEELS FOR SM EQUIP	\$49.91
				FASTENERS	\$17.92
ROTO ROOTER		6297180	271810	FIRE ST 71 URINAL	\$276.39
SPORT SUPPLY GROUP INC		905732541	271813	SOCCER GOAL REPLACEMNT	\$1,540.59



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
SPORT SUPPLY GROUP INC		905857790	271813	BI LEVEL GRILL	\$1,872.33
SPRAGUE PEST SOLUTIONS		3892966	271814	PEST CONTROL - SHOPS	\$90.50
		3919806		AUG 2019 MONTHLY SERVICE-FS 1	\$103.17
		3919809		AUG 2019 MONTHLY SERVICE-FS 4	\$103.17
		3919810		AUG 2019 MONTHLY SERVICE-RCC	\$124.89
TACOMA SCREW PRODUCTS INC		22252935	271817	EYEBOLTS W/NUTS, BRACKET	\$21.45
THE PERSONAL TOUCH CLEANING INC		93293	271821	JANITOR SERVICES-BLDG 100-JULY	\$3,453.88
		93294		JANITOR SERVICES-BLDG 200-JULY	\$953.85
		93295		JANITOR SERVICES-BLDG 300-JULY	\$763.32
		93363		JANITOR SERVICES-RCC-JULY	\$4,280.13
		93364		JANITOR SERVICES-LIBRARY-JULY	\$9,617.38
WA STATE DEPT OF NATURAL RESOURCES		17051819	272161	INTEREST/AQUATIC LAND LEASE	\$32.42
WILBUR ELLIS COMPANY		12968183	271836	WISDOM FLOWABLE - MOSQUITOS	\$125.50
	S018444	13001711	272167	TAX	\$55.70
	S018444			RANGER PRO	\$239.70
	S018444			20-0-0-24 AMMONIUM SULFATE	\$408.00
	S018444	13014206		50/50 BLUE/RYE MIX SEED	\$1,470.00
	S018444			TAX	\$126.42
	S018444	13015852		SUSPEND POLYZONE	\$122.88
	S018444			TAX	\$10.57
XO COMMUNICATIONS SERVICES LLC		0326755129	271838	TELEPHONE CHARGES 8/01-8/31/19	\$75.29
PARKS & REC - PARKS&FACILITIES TOTAL ****					\$45,162.67
Division:	338	PARKS & REC - PROJECT ADMIN			
CANON FINANCIAL SERVICES, INC		20439750	271738	CANON-IRC5550I-XLG04987-AUG	\$47.45
PARKS & REC - PROJECT ADMIN TOTAL ****					\$47.45
Division:	900	NON-DEPARTMENTAL			
DEPARTMENT OF HUMAN SERVICES		2ND QTR 2019	271987	2ND QTR LIQUOR TAXES & PROFITS	\$3,927.33
INGSTAD RADIO WASHINGTON LLC		BLRF2019-009	272001	LIVE@5 CONTRACT #65-19	\$6,000.00
NON-DEPARTMENTAL TOTAL ****					\$9,927.33
GENERAL FUND Total ***					\$265,926.22
FUND	101	CITY STREETS			
Division:	000				
VERIZON WIRELESS	P060702	9833032988	272159	WIRELESS CREDITS JUNE AND JULY	(\$48.68)
UNASSIGNED TOTAL ****					(\$48.68)
Division:	401	STREETS MAINTENANCE			
ARROW CONSTRUCTION SUPPLY INC		247305	272043	GRINDER RENTAL	\$22,806.00
		248939	271721	ADA DOMES	\$92.06
		250192	272043	ADA DOMES/CONCRETE RAKE	\$30.87
BEAVER BARK & ROCK		965602	271725	CONCRETE	\$190.03



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CANON FINANCIAL SERVICES, INC		20439750	271738	CANON-IRC5550I-XLG04987-AUG	\$6.42
CENTRAL HOSE & FITTINGS INC		C031434	271741	BARB/BRASS FER RULE BEND REST	\$36.42
CITY OF RICHLAND		19-291 RUSSELL	271861	19-291 IMSA CERT	\$560.03
		19-292 SIMMONS		19-292 IMSA CERT	\$560.03
		19-293 SHINES		19-293 IMSA CERT	\$560.03
CONCRETE SPECIAL TIES INC		47143	272064	FLOATS/EDGERS/FINISH TRWLS	\$336.29
FASTENAL COMPANY		WARIC86021	272074	JOBBER	\$21.13
FRONTIER	S018457	08/19 2061882614	272077	TELEPHONE CHARGE 8/19/19-9/18/	\$95.02
G & R AG PRODUCTS INC		2188902-0001-02	271765	TEE JET TIP BRASS	\$65.18
		2189550-0001-02	272078	TEE JET TIP BRASS	\$29.51
HERC RENTALS INC		30889501-001	271772	4.3 GAL LIQUID PROPANE	\$101.40
		30898983-001		403 GAL LIQUID PROPANE	\$18.64
		30925810-001		CONCRETE CUTTER	\$122.72
		30937854-001		CONCRETE CUTTER	\$244.82
INLAND ASPHALT CO	P060681	2853500	271895	ASPHALT, INV #2853500 08/7/19	\$216.42
	P060681	2855387		ASPHALT, INV #2855387 8/8/19	\$78.62
	P060693	2857457	272091	ASPHALT, INV #2857457 8/12/19	\$201.29
JUB ENGINEERS INC	P060399	125999-	271776	CENTRAL RICHLAND TRANSPORTATIO	\$2,093.23
PATRIOT DIAMOND INC	S018438	A10271	271927	18" SUPER PRO ASPHALT BLADE	\$480.00
	S018438			14" SUPER PRO COMBO BLADE	\$280.00
	S018438			18" SUPER PRO CURED CONCRETE B	\$1,080.00
RICHLAND ACE HARDWARE		217934/2	271799	WALL SCRAPER/SPRAYER	\$21.13
		217943/2		DEGREASER/SPRAYER	\$39.07
		217973/2		SPRAYER/WALL SCRAPER	\$30.38
		218023/2	272131	STEEL HANDLE	\$48.86
		218024/2		PLASTIC BOND	\$6.51
		69568/1		TEE CUPLER PVC SLIP	\$13.80
RUSSELL, BUDDY		19-291 RUSSELL	271933	19-291 IMSA CERT	\$312.04
SHINES, KELLY		19-293 SHINES	271940	19-293 IMSA CERT	\$312.04
SIMMONS, MATTHEW		19-292 SIMMONS	271941	19-292 IMSA CERT	\$312.04
TACOMA SCREW PRODUCTS INC		22252676	271817	MILWAUKEE BITTS WO 1901518	\$52.46
THE DRAIN SURGEON		40740	271820	SNAKED URINAL WTP ON SAINT ST	\$168.33
TOTAL COLLISION AND INJURY CARE LLC		10760789C	271957	TOTAL CARE - DOT PHYSICALS	\$100.00
		10762063C		TOTAL CARE - DOT PHYSICALS	\$100.00
		10770984B		TOTAL CARE - DOT PHYSICALS	\$100.00
		10779171B		TOTAL CARE - DOT PHYSICALS	\$120.00
UNITED PARCEL SERVICE	S018458	000986641359	272154	COLLECT PKG FROM ATHENS TECH F	\$23.14
VERIZON WIRELESS	P060702	9833032988	272159	VERIZON WCC PRIMARY WIRELESS	\$318.12
	P060698	9834410021		NAPSO WIRELESS CHARGES JULY 20	\$58.91
	P060703	9835018003		VERIZON WCC WIRELESS CHARGES J	\$273.17
	P060699	9836401442		NAPSO WIRELESS CHARGES AUGUST	\$58.91



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
WESTERN CONCRETE ACCESSORIES		29807	272163	EDGER/FLOAT/TROWELS	\$168.75
XO COMMUNICATIONS SERVICES LLC		0326755129	271838	TELEPHONE CHARGES 8/01-8/31/19	\$18.85
STREETS MAINTENANCE TOTAL ****					\$32,962.67
CITY STREETS Total ***					\$32,913.99
FUND 112	INDUSTRIAL DEVELOPMENT FUND				
Division:	305	ECONOMIC DEVELOPMENT			
RGW ENTERPRISES PC	P060202	07/19-LRF ENG/DRF	272130	2019 ENGINEERING/DRAFTING SERV	\$5,880.00
	P060088	07/19-PM HOURS		AMENDMENT 1 - ADDITIONAL SERVI	\$2,940.00
TRI CITIES VISITOR & CONVENTION BUREAU		157677	271824	BACK COVER AD - TC VISIT GUIDE	\$3,900.00
ECONOMIC DEVELOPMENT TOTAL ****					\$12,720.00
Division:	306	ECONOMIC DEVELOPMENT PROJECTS			
LOPEZ, BRANDIN		082819	271908	REIMB EXCISE TAX FEES	\$30.00
PERMIT SURVEYING INC		18132-3.INV	271794	ALTA - PCA	\$540.00
ECONOMIC DEVELOPMENT PROJECTS TOTAL ****					\$570.00
INDUSTRIAL DEVELOPMENT FUND Total ***					\$13,290.00
FUND 117	PUBLIC SAFETY SALES TAX				
Division:	131	PSST POLICE ACTIVITY			
CITY OF RICHLAND		19-173 JUDGE	272058	19-173 DALLAS ICAC CONF	\$300.00
RIVER CITY TOWING INC		17273	271808	TOW CHARGE	\$48.87
		17282		TOW CHARGE	\$48.87
		17286		TOW CHARGE	\$48.87
PSST POLICE ACTIVITY TOTAL ****					\$446.61
PUBLIC SAFETY SALES TAX Total ***					\$446.61
FUND 150	HOTEL/MOTEL FUND				
Division:	307	HOTEL/MOTEL TAX			
TRI CITIES VISITOR & CONVENTION BUREAU		157283	271824	TCVCB MONTHLY DUES-JULY 2019	\$20,873.70
HOTEL/MOTEL TAX TOTAL ****					\$20,873.70
HOTEL/MOTEL FUND Total ***					\$20,873.70
FUND 151	SPECIAL LODGING ASSESSMENT				
Division:	339	TOURISM PROMOTION AREA			
TRI CITIES VISITOR & CONVENTION BUREAU		JULY 2019	271824	SPECIAL LODGING ACCESS JUL 19	\$55,723.84
TOURISM PROMOTION AREA TOTAL ****					\$55,723.84
SPECIAL LODGING ASSESSMENT Total ***					\$55,723.84
FUND 153	COMMUNITY DEV BLOCK GRANT				



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
Division: 308 CDBG PROGRAM					
THE ARC OF TRI CITIES		001-082719	271955	PROGRAM #126-19THERAPEUTIC REC	\$3,600.00
XO COMMUNICATIONS SERVICES LLC		0326755129	271838	TELEPHONE CHARGES 8/01-8/31/19	\$5.00
CDBG PROGRAM TOTAL ****					\$3,605.00
COMMUNITY DEV BLOCK GRANT Total ***					\$3,605.00
FUND 154 HOME FUND					
Division: 309 HOME PROGRAM					
BUSINESS JOURNAL		7213	271737	ADVERTISING AD HHOME CHDO	\$620.00
TU DECIDES MEDIA INC		2019-30054	272153	ADVERTISING HOME CHDO	\$150.00
XO COMMUNICATIONS SERVICES LLC		0326755129	271838	TELEPHONE CHARGES 8/01-8/31/19	\$5.00
HOME PROGRAM TOTAL ****					\$775.00
HOME FUND Total ***					\$775.00
FUND 301 STREETS CAPITAL CONSTRUCTION					
Division: 402 ARTERIAL STREETS					
A CORE INC		358931	272038	CUTTING FOR PED ACESS 6 RAMPS	\$1,140.30
ALPINE PRODUCTS INC	S018448	TM-188549	271965	FREIGHT	\$180.70
	S018448			PAVEMENT MARKING TAPE, 24" X 3	\$1,052.33
AMERICAN ROCK PRODUCTS INC	P060694	459055	272041	CONCRETE, INV #459055 8/8/19	\$555.39
	P060694	460468		CONCRETE, INV #460468 8/13/19	\$413.76
	P060694	460571		CONCRETE, INV #460571 8/14/19	\$996.95
	P060694	462342		CONCRETE, INV #462342 8/16/19	\$938.31
ARROW CONSTRUCTION SUPPLY INC		248939	271721	ADA DOMES	\$3,224.44
BEAVER BARK & ROCK		963966	272048	CONCRETE	\$350.57
HERC RENTALS INC		30975897-001	272087	7.0 GALLON LIQUID PROPANE	\$30.33
IMT INC		11076	271774	M19155 N GWW PVMT PRESERV	\$1,452.00
MENKE JACKSON BEYER LLP		07/2019-077	271915	CTR PRKWAY LEGAL FOR TCRY-7/19	\$107.50
RICHLAND ACE HARDWARE		69507/1	272131	HEAVY DUTY LIQUID NAIL	\$26.00
		69513/1		CAP PVC 1/2 & 3/4 10 PKS	\$11.38
		69632/1		GRASS SEED AND PVC PARTS	\$44.52
ARTERIAL STREETS TOTAL ****					\$10,524.48
STREETS CAPITAL CONSTRUCTION Total ***					\$10,524.48
FUND 380 PARK PROJECT CONSTRUCTION					
Division: 337 PARKS & REC PROJECTS					
BEAVER BARK & ROCK		964783	271725	BENCH INSTALLATION	\$324.69
FAMILY FARMS DBA	P060301	112-19-1/RETAIN	271884	RETAINAGE ITQ19-0032	\$1,391.28
	P060410	163-19-1/RETAIN	271994	RETAINAGE 163-19	\$500.00
MACKAY & SPOSITO INC	P060296	037382	272103	WAYFINDING AND ENTRY IMPROVEME	\$527.50



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MACKAY & SPOSITO INC	P060296	037386	272103	WAYFINDING AND ENTRY IMPROVEME	\$13,086.04
UNITED RENTALS INC		172503014-001	271829	CORE DRILL-MEMORIAL BENCH	\$144.32
PARKS & REC PROJECTS TOTAL ****					\$15,973.83
PARK PROJECT CONSTRUCTION Total ***					\$15,973.83
FUND 385	GENERAL GOVT CONSTRUCTION				
Division:	900	NON-DEPARTMENTAL			
BRUTZMAN'S INC		0000810034	271735	DESIGN SERVICES-NEW CITY HALL	\$10,588.50
NON-DEPARTMENTAL TOTAL ****					\$10,588.50
GENERAL GOVT CONSTRUCTION Total ***					\$10,588.50
FUND 401	ELECTRIC UTILITY FUND				
Division:	000				
ADVANCED TRAFFIC PRODUCTS INC	P060582	0000024575	271839	ADJUST FOR TAX	\$0.01
	P060582			LAMP, PED, LARGE, COUNT DOWN	\$1,793.20
ADVANCED UTILITY ACCOUNTS PAYABLE INVOICES		CISPAY082619	271902	CUST REFUND 101 GWAY 10760	\$53.11
CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	P060504	3627-613007	271867	SHIPPING	\$64.94
	P060504			GUARD, ANIMAL-SQUIRREL,BIRD	\$303.19
	P060504			MARKER, BLANK WHITE URD TAG,	\$2,362.05
	P060504	3627-615302	272065	ROPE HAND LINE, 3/8", POLY/DAC	\$162.90
	P060645	3627-615953		PHOTOCONTROL FOR LED LUMINAIRE	\$1,949.37
PACIFIC STRAPPING INC	P060579	34080	271924	FREIGHT	\$81.45
	P060579			CABLE PULLING TAPE	\$1,552.98
VERIZON WIRELESS	P060702	9833032988	272159	WIRELESS CREDITS JUNE AND JULY	(\$150.46)
TOTAL ****					\$8,172.74
Division:	501	BUSINESS SERVICES			
CANON FINANCIAL SERVICES, INC		20439750	271738	CANON-IRC5550I-XLG04987-AUG	\$63.99
CITY OF RICHLAND		19-335 SWANSON	271861	19-335 FUTURA USER CON	\$827.89
		19-336 NYBY		19-336 FUTURA USER CON	\$827.89
EDGEMON, SANDI		19-338 EDGEMON	271882	19-338 RMC/NRU/PPC MTNGS	\$707.16
FRONTIER	S018457	08/19 2061882614	272077	TELEPHONE CHARGE 8/19/19-9/18/	\$96.30
NYBY, SHAYNE		19-336 NYBY	271922	19-336 FUTURA USER CON	\$47.00
SENGER, DAWN M		19-405 SENGER	271937	19-405 UTILITY RNDTBLE REA	\$246.27
STEAGALL, DIANA		19-406 STEAGALL	271947	19-406 UTILITY RNDTBLE REA	\$177.25
SWANSON, JON		19-335 SWANSON	271953	19-335 FUTURA USER CON	\$47.00
UNITED PARCEL SERVICE	S018458	000986641359	272154	COLLECT PKG FROM MEGGER FOR MP	\$10.90
VERIZON WIRELESS	P060702	9833032988	272159	VERIZON WCC PRIMARY WIRELESS	\$174.31
	P060703	9835018003		VERIZON WCC WIRELESS CHARGES J	\$129.47
XEROX CORPORATION		097720155	272168	8TB-338231 BASE CHARGE JULY	\$232.79



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
XO COMMUNICATIONS SERVICES LLC		0326755129	271838	TELEPHONE CHARGES 8/01-8/31/19	\$42.96
				TELEPHONE CHARGES 8/01-8/31/19	\$43.55
				TELEPHONE CHARGES 8/01-8/31/19	\$80.74
				TELEPHONE CHARGES 8/01-8/31/19	\$95.53
				TELEPHONE CHARGES 8/01-8/31/19	\$91.52
BUSINESS SERVICES TOTAL ****					\$3,942.52
Division:	502	ELECTRICAL ENGINEERING			
DNV GL	P060658	1502-79991/81531	271988	SYNERGI ELECTRIC ANNUAL RENEWA	\$4,482.55
ENERGY NORTHWEST	P060236	CONS00004	271992	SCADA CYBERSECURITY ASSESSMENT	\$2,024.85
	P060601	DVR00003		LABOR COSTS PER DVR AGREEMENT	\$157.06
VERIZON WIRELESS	P060702	9833032988	272159	VERIZON WCC PRIMARY WIRELESS	\$469.78
	P060698	9834410021		NAPSO WIRELESS CHARGES JULY 20	\$119.59
	P060703	9835018003		VERIZON WCC WIRELESS CHARGES J	\$521.95
	P060699	9836401442		NAPSO WIRELESS CHARGES AUGUST	\$119.59
ELECTRICAL ENGINEERING TOTAL ****					\$7,895.37
Division:	503	POWER OPERATIONS			
BOYD'S TREE SERVICE LLC	P059899	7233	271972	TREE PRUNING AND VEGETATION MG	\$6,162.27
CITY OF RICHLAND		07/19-28	272057	#28 LANDFILL FEES	\$37.76
				#28 LANDFILL FEES	\$60.00
		07/2019-1901		#1901 DROP BOX DISP/HAULING	\$638.72
FASTENAL COMPANY		WARIC85431	272074	SAFETY GLASS-BUTE	\$40.18
		WARIC85728		SAFETY GLASS	\$36.83
GENERAL PACIFIC INC	S018428	1345905	271888	500 MCM AL TRIPLE "RIDER" 1000	\$8,062.46
GRAINGER	S018460	9270034342	272082	FOLDABLE MEASURE WHEEL ITEM #2	\$78.79
HJ ARNETT INDUSTRIES LLC	S018169	INV74193	272089	REPAIR OF HUSKIE ROBO CRIMP	\$1,673.15
	S018417	INV74301	271893	REPAIR OF CHANCE VOLTAGE DETEC	\$86.88
KELLEY'S TELE-COMMUNICATIONS INC		080119	272096	AFTER HOURS EMERGENCY CALL SVC	\$375.00
M & L CONSTRUCTION INC	P060345	1963	272009	SCHEDULE A: CANYON TERRACE PHA	\$1,086.00
	P060345	1964		SCHEDULE B: MCMURRAY THAYER	\$18,084.07
	P060345	1965		SCHEDULE C: THAYER FEEDER F-23	\$101,445.43
PARADISE BOTTLED WATER CO		07/19-POWER OPS	272123	BOTTLED WATER-JULY	\$72.96
RICHLAND ACE HARDWARE		217866/2	272131	PVC	\$16.88
		217902/2		CLAMP/COUPLER	\$4.96
		217946/2		TRASH CAN	\$20.62
		217954/2		GRASS SEED	\$13.02
		217982/2		GRASS SEED	\$26.04
		69101/1		GRASS SEED	\$9.33
SOMES, SAM		080219	271943	REIMB CDL PHYSICAL	\$90.00
TYNDALE ENTERPRISES INC	P059955	1824248	272031	FIRE RETARDANT CLOTHING-2019	\$349.14
UNITED RENTALS INC		171625325-001	272155	SHORING SYST RENTAL	\$461.26



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
VERIZON WIRELESS	P060702	9833032988	272159	VERIZON WCC PRIMARY WIRELESS	\$308.37
	P060698	9834410021		NAPSO WIRELESS CHARGES JULY 20	\$176.73
	P060703	9835018003		VERIZON WCC WIRELESS CHARGES J	\$313.27
	P060699	9836401442		NAPSO WIRELESS CHARGES AUGUST	\$176.73
POWER OPERATIONS TOTAL ****					\$139,906.85
Division:	504	SYSTEMS DIVISION			
CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	S018443	3627-615932	272065	BUSSMANN CLASS CC 3A FUSE	\$910.07
OXARC INC		30703406	272118	CYLINDER RENTAL	\$87.24
		60392266		CYLINDER RENTAL	\$75.42
		60477701		CYLINDER RENTAL	\$77.76
QUALITROL COMPANY LLC	P060630	20081810	272127	SHIPPING	\$99.86
	P060630			PLATINUM COIL ASSY 144" 100 OH	\$1,476.29
	P060630			PLATINUM COIL ASSY 144" 100 OH	\$1,476.29
	P060630			PLATINUM COIL ASSY 144" 100 OH	\$738.14
RICHLAND NAPA		441145	272132	SILICONE	\$84.66
SD MYERS LLC	S018200	796777	271936	DISTRIBUTIONPAC ITEM #4003	\$4,963.00
UTILIWORKS CONSULTING LLC	P056517	5614	272032	TRAVEL EXPENSES FOR CONTRACT 3	\$43.13
	P056517			AMENDMENT #6 - ADDITIONAL SERV	\$14,901.17
VERIZON WIRELESS	P060702	9833032988	272159	VERIZON WCC PRIMARY WIRELESS	\$292.37
	P060703	9835018003		VERIZON WCC WIRELESS CHARGES J	\$279.23
SYSTEMS DIVISION TOTAL ****					\$25,504.63
Division:	505	ENERGY POLICY MGMT			
AMERICAN WHOLESALE LIGHTING		ES11540FY20190060	271966	2917 QUEENSGATE-REBATE-LIGHTIN	\$11,060.00
BENTON PUD		08/19-30228005	272050	ELEC SVC 7/22/19-8/22/19	\$444.26
BIDENERGY		ES11540FY19-0053	271729	2801 DUPORTAIL-REBATE-COMM LIG	\$70,243.00
CITY OF RICHLAND		121920	271978	615 BIRCH - REBATE-HP	\$1,000.00
		201340		1217 BIRCH - REBATE-HP	\$1,000.00
		233120	271747	1410 ALDER - REBATE-HP	\$1,000.00
		390440	271978	1936 LUTHER - REBATE-HP	\$1,000.00
		40080		502 ADAMS - REBATE-HP	\$1,000.00
		811520		101 HIGH MEADOWS - REBATE-HP	\$1,000.00
		862775	271747	134 RACHEL - REBATE-HP	\$1,000.00
DAYCO HEATING & AIR	P060511	81800	271873	WEATHERWISE LOAN: NOONAN, 1217	\$10,274.65
	P060598	81836	271757	WEATHERWISE LOAN: RESER, 134	\$10,413.65
DELTA HEATING & COOLING INC	P060407	26090	271874	WEATHERWISE LOAN: KING, 1936	\$7,167.60
		26123	271985	2356 EASTON - REBATE-HP	\$1,000.00
	P060510	26132	271874	WEATHERWISE LOAN: RAINEY, 615	\$9,231.00
		26180	271985	1404 THAYER - REBATE-HP	\$1,000.00
		26181		1406 THAYER - REBATE-HP	\$1,000.00
		26182		1931 THAYER - REBATE-HP	\$1,000.00



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DELTA HEATING & COOLING INC		26183	271985	1102 BIRCH - REBATE-HP	\$1,000.00
	P060586	26184	271874	WEATHERWISE LOAN: LEE, 502 ADA	\$7,384.80
	P060596	26185		WEATHERWISE LOAN: SYDNOR, 101	\$7,819.20
JACOBS & RHODES INC		40679	272002	905 WRIGHT - REBATE-HP	\$1,000.00
		40895		416 ABBOT - REBATE-HP	\$1,000.00
		40925		2436 MARK - REBATE-HP	\$1,000.00
		40945		56 CHAPARRAL - REBATE-HP	\$1,000.00
M CAMPBELL & COMPANY INC		252251	272010	2309 BELL MEADE - REBATE-HP	\$1,250.00
		279031		537 CARNER - REBATE-HP	\$1,000.00
PERFECTION GLASS		9993676800	272017	2232 CAMAS - REBATE-WINDOWS	\$1,120.23
		9993677205		1519 BUTTERNUT - REBATE-WINDO	\$118.32
		9993678373		23 COSMIC - REBATE -WINDOWS	\$2,122.80
SMI GROUP XVIII LLC		ES11540FY20190063	272023	3100 PORT OF BENTON LIGHREBATE	\$14,423.80
STEVENS CENTER MANAGEMENT		ES11540FY20190056	272025	2400 STEVENS-REBATE-COM LIGHT	\$4,044.00
		ES11540FY20190057		2435 STEVENS-REBATE-COM LIGH	\$5,740.00
		ES11540FY20190061		2425 STEVENS-REBATE COMM LIGHT	\$8,620.00
TOTAL ENERGY MANAGEMENT INC		60086WWR	272029	1656 SAGEWOOD - REBATE-HP	\$1,000.00
ENERGY POLICY MGMT TOTAL ****					\$189,477.31
Division:	506	TECHNICAL SERVICES			
FASTENAL COMPANY		WARIC85425	272074	SUPPLIES	\$48.42
		WARIC85717		RODS/NUTS	\$4.87
VERIZON WIRELESS	P060702	9833032988	272159	VERIZON WCC PRIMARY WIRELESS	\$278.83
	P060703	9835018003		VERIZON WCC WIRELESS CHARGES J	\$279.20
TECHNICAL SERVICES TOTAL ****					\$611.32
ELECTRIC UTILITY FUND Total ***					\$375,510.74
FUND	402	WATER UTILITY FUND			
Division:	000				
CASCADE NATURAL GAS		19-01448	272052	WATER USAGE	(\$1.90)
				MONTHLY RENTAL	(\$30.00)
				HYDRANT METER REFUND #389	\$750.00
CULBERT CONSTRUCTION		18-02424	272067	HYDRANT METER REFUND #322	\$750.00
				MONTHLY RENTAL	(\$30.00)
FISHER CONSTRUCTION GROUP		19-01350	272076	MONTHLY RENTAL	(\$30.00)
				HYDRANT METER REFUND #386	\$750.00
				WATER USAGE	(\$173.85)
GOODMAN & MEHLENBACHER		19-01584	272080	HYDRANT METER REFUND	\$750.00
GRANITE CONSTRUCTION		19-01297	272083	HYDRANT METER REFUND # 318	\$750.00
				MONTHLY RENTAL	(\$60.00)
				WATER USAGE	(\$52.25)



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
INTERMOUNTAIN SLURRY SEAL INC		19-01023	272092	HYDRANT METER REFUND #346	\$750.00
				MONTHLY RENTAL	(\$30.00)
MICHELS PIPELINE		19-01395	272107	WATER USAGE	(\$30.40)
				MONTHLY RENTAL	(\$30.00)
				HYDRANT METER REFUND #388	\$750.00
T TAP CONSTRUCTION SERVICES		19-00032	272149	MONTHLY RENTAL	(\$30.00)
				HYDRANT METER REFUND #371	\$750.00
				WATER USAGE	(\$75.05)
VERIZON WIRELESS	P060702	9833032988	272159	WIRELESS CREDITS JUNE AND JULY	(\$61.96)
UNASSIGNED TOTAL ****					\$5,364.59
Division:	410	WATER CAPITAL PROJECTS			
CORE & MAIN LP		K862761	271752	MJ WATER CONNECTIONS	\$433.64
GOODMAN & MEHLENBACHER ENTERPRISES INC	P060531	22194	271768	10% RETAINAGE - CONTRACT #137-	\$2,466.68
IMT INC		11087	271774	M19109 LESLIE STM & WTR IMPR	\$759.00
WATER CAPITAL PROJECTS TOTAL ****					\$3,659.32
Division:	411	WATER ADMINISTRATION			
BLUE RUDDER	P060213	000352	271730	LEADERSHIP DEVELOPEMENT TRAINI	\$4,275.00
LAW OFFICE OF THOMAS M PORS		1076	271781	WATER RIGHTS ADVICE-JULY 2019	\$455.00
WATER ADMINISTRATION TOTAL ****					\$4,730.00
Division:	412	WATER OPERATIONS			
BENTON FRANKLIN HEALTH DISTRICT		10663	271727	WATER SAMPLES	\$2,824.00
BENTON RURAL ELECTRIC ASSOCIATION		06/19385100 LC	271728	KENNEDY BOOSTER STAT LATE FEE	\$27.00
		7/19-385100		KENNEDY BOOSTER STATION	\$3,264.33
CANON FINANCIAL SERVICES, INC		20439750	271738	CANON-IRC5550I-XLG04987-AUG	\$0.32
CASCADE NATURAL GAS CORP		08/19 28638100009	271740	NAT GAS 110 SAINT 07/18-8/18	\$14.11
CITY OF RICHLAND		19-363 ANDREWS	272058	19-363 WTPO 3&4 EXM REV	\$315.12
		19-364 MAYFIELD		19-364 19 ERWoW CONF	\$681.02
		19-365 DESPARTE		19-365 2019 ERWOW FALL CONF	\$721.02
CULVER COMPANY INC		55311	271755	WATER BOTTLES CITY FAIR	\$515.47
DESPARTE, DEVIN		19-365 DESPARTE-	272069	19-365 2019 ERWOW CONFERENCE	\$146.48
ENERGY NORTHWEST		ENV03850	271759	WATER SAMPLES	\$368.00
		ENV03851		WATER SAMPLES	\$260.00
FERGUSON ENTERPRISES INC		7387056	271764	IC DRN CLNR CABLE	\$154.85
FIELD INSTRUMENTS & CONTROLS INC	S018433	171467	271885	SHIPPING	\$18.49
	S018433			ADJUST FOR TAX	\$0.01
	S018433			PCM VERSALINE VL3000 DEPTH & L	\$579.92
GRAINGER	S018460	9274616557	272082	METER, WATER ITEM #4UN10	\$254.46
KEMIRA WATER SOLUTIONS INC	S018240	9017643147	271904	ANNUAL PO FOR THE PURCHASE OF	\$12,668.40
MAYFIELD, DARRYL		19-364 MAYFIELD	272105	19-364 19 ERWoW CONF	\$186.48
OXARC INC		30748004	271792	SODIUM HYPOCHLORITE	\$355.37



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
OXARC INC		60456506	271792	JULY CYLINDER RENTAL	\$77.08
RANCH AND HOME INC		I150362774-	271929	PALLET WTR SOFT SALT 50LB	\$292.14
		I150363460-		PALLET WTR SOFT SALT 50LB	\$292.14
		I150368869-		PALLET WTR SOFT SALT 50LB	\$292.14
		I150369449		PALLET WTR SOFT SALT 50 LB	\$292.14
		I260217490-		PALLET WTR SOFT SALT 50LB	\$292.14
RICHLAND ACE HARDWARE		69167/1	271799	SALT SOFTNER SOLAR	\$416.67
		69320/1		GARDEN HOSE REMNANT	\$10.85
SCHINDLER ELEVATOR CORPORATION		8105135798	272139	SEPT CHAIR LIFT INSPECTION	\$102.65
STEP SAVER INC	P060668	T497865	271948	STOP OFF / REDIRECT FEE	\$100.00
	P060668			PTO AND/OR DELIVERY	\$474.38
	P060668			BULK SODIUM CHLORIDE (NACL) 99	\$1,402.00
	P060668			FREIGHT / SHIPPING CHARGE	\$1,481.25
UNITED PARCEL SERVICE	S018455	000986641349	271828	NDA PKG TO WATER MANAGEMENT LA	\$23.93
	S018455			ADD'L HANDLING FOR NDA PKG TO	\$9.73
VERIZON WIRELESS	P060702	9833032988	272159	VERIZON WCC PRIMARY WIRELESS	\$187.61
	P060698	9834410021		NAPSO WIRELESS CHARGES JULY 20	\$58.91
	P060703	9835018003		VERIZON WCC WIRELESS CHARGES J	\$353.64
	P060699	9836401442		NAPSO WIRELESS CHARGES AUGUST	\$58.91
WATER MANAGEMENT LABORATORIES, INC.		14783 FC	271833	WTR SAMPLING ANALYSIS FIN CHR	\$39.60
		177622		WATER SAMPLING ANALYSIS	\$3,340.00
XEROX CORPORATION		097720160	271837	3UA-295969 BSE CHR 6/29-7/21	\$92.44
XO COMMUNICATIONS SERVICES LLC		0326755129	271838	TELEPHONE CHARGES 8/01-8/31/19	\$47.80
WATER OPERATIONS TOTAL ****					\$33,093.00
Division:	413	WATER MAINTENANCE			
AMERICAN ROCK PRODUCTS INC	P060695	460395	272041	5/8" TOP COURSE, INV #460395	\$164.01
	P060695	460521		5/8" TOP COURSE, INV #460521	\$182.31
ARROW CONSTRUCTION SUPPLY INC		250192	272043	ADA DOMES/CONCRETE RAKE	\$369.25
BUILDERS FIRSTSOURCE, INC		1280803	271736	WOOD STAKES	\$206.56
CANON FINANCIAL SERVICES, INC		20439750	271738	CANON-IRC5550I-XLG04987-AUG	\$173.72
CENTRAL HOSE & FITTINGS INC		C037281	271741	VALVES/HEX NIPPLES	\$294.31
CULVER COMPANY INC		55311	271755	WATER BOTTLES CITY FAIR	\$515.48
FASTENAL COMPANY		WARIC85608	271763	HEX SCREWS	\$52.24
		WARIC85950		HEX SCREWS	\$37.70
		WARIC85964		HEX SCRES/NUTS	\$76.44
		WARIC86004		HEX SCREWS/NUTS	\$17.45
FERGUSON ENTERPRISES INC		7475227	271764	VALVE N NIPPLE	\$120.16
		7507135	272075	BRASS BUSHING	\$7.28
GC SYSTEMS, INC		38223	271766	STAINLESS STL SEATS/O RING	\$1,316.44
GOODMAN & MEHLENBACHER ENTERPRISES INC		22198	272081	VAC TRUCK RENTAL 2935 QUEENSGT	\$543.00
GRAINGER	S018460	9274156778	272082	CALIBRATION GAS CYCL ITEM #2TE	\$324.34



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GRAINGER	S018460	9274493635	272082	CALIBRATION GAS CYCL ITEM #23Y	\$1,056.53
HD FOWLER COMPANY INC		C474957	271770	HEX BOLTS NUT KITS - CREDIT	(\$445.09)
		I5230339		BLIND FLANGE	\$297.94
		I5232264		COUPLING/PACK JOINT	\$1,914.70
		I5242894		END RINGS/GASKETS	\$569.45
KELLY'S TELE-COMMUNICATIONS		276309012019	272097	ANSWERING SERVICE - SEPT 2019	\$74.25
KENNEWICK INDUSTRIAL & ELECTRICAL SUPPLY		1043665	271778	C18 SIZZLE DELIMER QRT	\$15.94
RICHLAND ACE HARDWARE		69669/1	272131	ADAPTER/NIPPLE	\$30.36
STONEWAY ELECTRIC SUPPLY		S102831173.001	271816	MULTIP TAP CONNECTORS	\$66.37
TWIN CITY METALS INC		111424	271827	STEEL	\$11.37
				STEEL	\$434.12
VERIZON WIRELESS	P060702	9833032988	272159	VERIZON WCC PRIMARY WIRELESS	\$427.12
	P060698	9834410021		NAPSO WIRELESS CHARGES JULY 20	\$58.91
	P060703	9835018003		VERIZON WCC WIRELESS CHARGES J	\$264.24
	P060699	9836401442		NAPSO WIRELESS CHARGES AUGUST	\$58.91
XO COMMUNICATIONS SERVICES LLC		0326755129	271838	TELEPHONE CHARGES 8/01-8/31/19	\$15.26
WATER MAINTENANCE TOTAL ****					\$9,251.07
WATER UTILITY FUND Total ***					\$56,097.98
FUND 403	WASTEWATER UTILITY FUND				
Division:	000				
KING COUNTY DIRECTORS ASN PURCHASING DEPT DBA		300417443	272099	RETAINAGE RCC ROOF REPAIR	\$2,178.89
VERIZON WIRELESS	P060702	9833032988	272159	WIRELESS CREDITS JUNE AND JULY	(\$57.53)
UNASSIGNED TOTAL ****					\$2,121.36
Division:	420	SEWER ADMINISTRATION			
BLUE RUDDER	P060213	000352	271730	LEADERSHIP DEVELOPEMENT TRAINI	\$2,821.50
TELARE LAW, PLLC		VM SETTLE 8/22/19	271819	SETTLEMENT AGREEMENT	\$65,270.40
SEWER ADMINISTRATION TOTAL ****					\$68,091.90
Division:	421	SEWER CAPITAL PROJECTS			
CONLEY ENGINEERING INC	P059336	167-18.719	271751	WATERFRONT LIFT STATION ELECTR	\$169.00
SEWER CAPITAL PROJECTS TOTAL ****					\$169.00
Division:	422	SEWER OPERATIONS			
ALS ENVIRONMENTAL	P060492	51-476781-0	271842	BIO-SOLIDS 335.2M CYANIDE, TOT	\$45.00
	P060492			BIO-SOLIDS - ASTM D1426-931 TO	\$35.00
	P060492			CITY OF RICHLAND WWTP BIO-SOLI	\$140.00
	P060492			BIO-SOLIDS - 350.1M NITROGEN	\$25.00
	P060492			SOLIDS, TOTAL (GRAVIMETRIC, DR	\$20.00
	P060492			BIO-SOLIDS - 353.2M NITROGEN,	\$25.00
	P060492			BIO-SOLIDS - 353.2M NITROGEN,	\$25.00



City Of Richland

VL-1 Voucher Listing

From: 8/26/2019 To: 9/6/2019

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
ALS ENVIRONMENTAL	P060492	51-476781-0	271842	BIO-SOLIDS - 9065 MODIFIED	\$45.00
	P060492			BIO-SOLIDS - 200.7 MODIFIED -	\$32.00
	P060492			BIO-SOLIDS - 1631APP TOTAL MER	\$60.00
	P060492			BIO-SOLIDS - 365.3M PHOSPHORUS	\$18.00
	P060492			BIO-SOLIDS - 9056 SULFATE	\$25.00
	P060520	51-477962-0		US LINEN AND UNIFORM 7-18-19	\$48.00
	P060520			WASTEWATER - TSS EPA 160.2	\$18.00
BENTON COUNTY SHERIFF'S OFFICE		1277	271726	WORKCREW II JULY 2019	\$1,214.70
BENTON FRANKLIN HEALTH DISTRICT		10708	271727	TESTING FOR WWTF LAB JULY 19	\$269.00
BLUEROOM		3172015	271731	POL SERVICE-COMPOST-JULY 2019	\$81.00
KAMAN INDUSTRIAL TECHNOLOGIES		I446273	271777	HEAT XCHNG MTR	\$2,586.68
MOON SECURITY SERVICES INC		993166	272111	WWTP-BASIC MONITORING	\$117.78
NORCO INC		27150768	271789	CALIBRATION GAS FOR GAS SENSOR	\$190.05
RICHLAND ACE HARDWARE		69362/1	271799	IRRIGATION PARTS-WWTP	\$7.67
		69473/1		YELLOW JACKET TRAPS	\$101.52
STONEWAY ELECTRIC SUPPLY		S102847108.001	271816	THERMOPLASTIC EXIT SIGN	\$23.90
TRUE NORTH ENVIRONMENTAL EQUIPMENT	P060438	P02519	271826	FREIGHT	\$23.92
UNITED PARCEL SERVICE	S018458	000986641359	272154	GROUNG PKG TO ONLINE LABELS FO	\$5.71
	S018458			GROUND PKG TO ALS FOR WWTP OPS	\$16.62
	S018458			2 NDA PKGS TO ALS FOR WWTP OPS	\$53.71
VERIZON WIRELESS	P060702	9833032988	272159	VERIZON WCC PRIMARY WIRELESS	\$219.59
	P060703	9835018003		VERIZON WCC WIRELESS CHARGES J	\$210.97
XO COMMUNICATIONS SERVICES LLC		0326755129	271838	TELEPHONE CHARGES 8/01-8/31/19	\$77.59

SEWER OPERATIONS TOTAL ****

\$5,761.41

Division: 423 SEWER MAINTENANCE

CASCADE NATURAL GAS CORP		08/19-91606896263	271740	NAT GAS 1943 CPTRL 07/19-08/15	\$16.52
IRON HORSE VAC LLC		4201	271775	EMER CALL SEWAGE SPILL	\$619.02
KELLY'S TELE-COMMUNICATIONS		276309012019	272097	ANSWERING SERVICE - SEPT 2019	\$74.25
MOON SECURITY SERVICES INC		993166	272111	WWTP-BASIC MONITORING	\$50.49
REESE CONCRETE PRODUCTS MFG		009908	271798	SEWER FRAMES & COVERS STOCK	\$2,552.10
TACOMA SCREW PRODUCTS INC		22252822	271817	TSP BRAKE/PARTS CLEANER-SHOP	\$38.47
		22253549		FLASHLIGHTS - MAINT VEHICLES	\$528.12
TRUE NORTH ENVIRONMENTAL EQUIPMENT	P060438	P02519	271826	SMALL AGGRESIVE CARBIDE WHEELS	\$923.10
	P060438			MEDIUM RUBBER QCD WHEELS FOR 9	\$575.58
VERIZON WIRELESS	P060702	9833032988	272159	VERIZON WCC PRIMARY WIRELESS	\$252.06
	P060698	9834410021		NAPSO WIRELESS CHARGES JULY 20	\$58.91
	P060703	9835018003		VERIZON WCC WIRELESS CHARGES J	\$249.04
	P060699	9836401442		NAPSO WIRELESS CHARGES AUGUST	\$58.91
XO COMMUNICATIONS SERVICES LLC		0326755129	271838	TELEPHONE CHARGES 8/01-8/31/19	\$1.39

SEWER MAINTENANCE TOTAL ****

\$5,997.96



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From: 8/26/2019 To: 9/6/2019

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
WASTEWATER UTILITY FUND Total ***					\$82,141.63
FUND 404	SOLID WASTE UTILITY FUND				
Division:	000				
VERIZON WIRELESS	P060702	9833032988	272159	WIRELESS CREDITS JUNE AND JULY	(\$35.40)
WASTEWORX REFUND		AR20467	271862	MISAPPLIED PAYMENT	\$1,171.63
UNASSIGNED TOTAL ****					\$1,136.23
Division:	430	CAPITAL PROJECTS			
GRAINGER	S018460	9268007706	272082	CIRCUIT PROTECTOR ITEM #2DC65	\$163.05
HD FOWLER COMPANY INC		I5254391	272085	COMPOST IMPROVE	\$4,151.86
IMT INC		11050	272090	M19117 LANDFILL CAP IMP 1A	\$208.50
O2COMPOST		2019-17	272115	COMPOST IMPROVEMENT-BLOWER EQ	\$5,212.80
PARAMETRIX INC	P059350	12145	271925	DISPOSAL CAPACITY IMPROVEMENTS	\$13,460.00
PLATT ELECTRIC SUPPLY		V907365	272124	DIN 15A DINRAIL REC	\$51.10
CAPITAL PROJECTS TOTAL ****					\$23,247.31
Division:	431	SOLID WASTE ADMINISTRATION			
BLUE RUDDER	P060213	000352	271730	LEADERSHIP DEVELOPEMENT TRAINI	\$1,453.50
SOLID WASTE ADMINISTRATION TOTAL ****					\$1,453.50
Division:	432	SOLID WASTE COLLECTION			
BC SALES CO INC		B519980	271724	SAFETY VEST	\$126.57
ROUTEWARE INC		INV-000138	271811	Q4 2019 OBC SUPPORT	\$4,007.36
SPRAGUE PEST SOLUTIONS		3920505	271814	AUG MONTHLY SVCS-SW	\$61.90
VERIZON WIRELESS	P060702	9833032988	272159	VERIZON WCC PRIMARY WIRELESS	\$189.22
	P060703	9835018003		VERIZON WCC WIRELESS CHARGES J	\$126.71
XO COMMUNICATIONS SERVICES LLC		0326755129	271838	TELEPHONE CHARGES 8/01-8/31/19	\$16.85
SOLID WASTE COLLECTION TOTAL ****					\$4,528.61
Division:	433	SOLID WASTE DISPOSAL			
FAIRBANKS SCALES INC		1463427	271761	SCALE REPAIR	\$5,034.77
FRONTIER	S018457	08/19 2061882614	272077	TELEPHONE CHARGE 8/19/19-9/18/	\$132.42
HERC RENTALS INC		30662686-005	272087	RENTAL - 4000 WATER TRUCK	\$4,561.20
MOON SECURITY SERVICES INC		995516	272111	BASIC FIRE MONITORING MLTP LOC	\$35.84
ORRCO		422448	272117	USED OIL TESTING/PICK-UP/HAUL	\$280.00
		422557	271791	USED OIL TESTING/PICK-UP/HAUL	\$275.00
		422857		USED OIL TESTING/PICK-UP/HAUL	\$315.00
PARAMETRIX INC	P060212	12146	271925	2019 LANDFILL MONITORING,SAMPL	\$2,661.65
SPRAGUE PEST SOLUTIONS		3920493	272147	AUGUST MONTHLY SVCS-SW	\$99.91
VERIZON WIRELESS	P060702	9833032988	272159	VERIZON WCC PRIMARY WIRELESS	\$79.28
	P060703	9835018003		VERIZON WCC WIRELESS CHARGES J	\$80.63
WHITNEY, AMBER		073119	271960	REIMB MILEAGE JULY 19	\$24.36
XEROX CORPORATION		096831464	271837	LX5-694777 BSE CHR9 3/21-4/21	\$260.30



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XO COMMUNICATIONS SERVICES LLC		0326755129	271838	TELEPHONE CHARGES 8/01-8/31/19	\$33.42
SOLID WASTE DISPOSAL TOTAL ****					\$13,873.78
SOLID WASTE UTILITY FUND Total ***					\$44,239.43
FUND 405	STORMWATER UTILITY FUND				
Division:	000				
VERIZON WIRELESS	P060702	9833032988	272159	WIRELESS CREDITS JUNE AND JULY	(\$4.43)
UNASSIGNED TOTAL ****					(\$4.43)
Division:	440	STORMWATER CAPITAL PROJECTS			
ABADAN INC		AR75526	272039	COPY SVC KEENE RD STORM IMP	\$150.67
STORMWATER CAPITAL PROJECTS TOTAL ****					\$150.67
Division:	441	STORMWATER			
BILLINGS, TOBY		082219	271854	REIMB MEALS BFFR 2019	\$32.75
BRUTON, KASEY G			271856	REIMB MEALS BFFR 2019	\$20.00
CORE & MAIN LP		L025963	271752	12TJ CL50 DI PIPE	\$648.41
COSSMAN, TADD		082019	271870	REIMB MEALS BFFR 2019	\$24.00
HIGGINS, KERI		082219	271892	REIMB MEALS BFFR 2019	\$33.00
MULTARI, NINA		080919	271919	REIMB MILEAGE BFFR	\$8.41
SAUNDERS, NATHAN		082019	271935	REIMB MEALS BFFR 2019	\$16.00
STEWART, ROBERT		082219	272148	REIMB MEALS BFFR 2019	\$28.00
VERIZON WIRELESS	P060702	9833032988	272159	VERIZON WCC PRIMARY WIRELESS	\$39.64
	P060703	9835018003		VERIZON WCC WIRELESS CHARGES J	\$39.78
STORMWATER TOTAL ****					\$889.99
STORMWATER UTILITY FUND Total ***					\$1,036.23
FUND 407	MEDICAL SERVICES FUND				
Division:	000				
VERIZON WIRELESS	P060702	9833032988	272159	WIRELESS CREDITS JUNE AND JULY	(\$22.13)
UNASSIGNED TOTAL ****					(\$22.13)
Division:	121	AMBULANCE			
CARDINAL HEALTH 411 INC		4403430	271739	ASPIRIN/DIPHENHYD/ONDANSETRON	\$64.41
		4410603		SALINE/ATROPINE/NALOXONE	\$679.66
		4442405		ONDANSETRON/EPINEPHRINE	\$653.96
		4469315		SALINE	\$140.95
		4469587		DEXTROSE	\$147.39
		4486635		NALOXONE	\$291.99
COLUMBIA BASIN COLLEGE	P060660	29785	271865	PM STUDENT FEES - SUMMER QTR 2	\$2,335.58
	P060660	29833		OTEP + ACLS/PALS/ARWY SUMMER Q	\$440.10
	P060660			ALS OTEP FEES - SUMMER QTR 201	\$1,059.30
	P060660			OTEP + ACLS/PALS/ARWY SUMMER Q	\$178.80



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From: 8/26/2019 To: 9/6/2019

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CREWSENSE LLC		0013133	271754	MONTHLY USER FEE AUG 2019	\$104.48
LIFE ASSIST INC		929861	271784	ALCOHOL PAD/AMIODARONE	\$348.92
		930013		EKG PAPER/MASINO SENSOR	\$350.73
		931005		GLUCOSE TEST STRIP/UNDERPAD	\$60.75
		931494		GLUCOSE TEST STRIPS	\$229.82
		931577		TRACTION SPLINT/ADULT CANNULA	\$1,046.67
		932101		TEST STRIPS/IV CATHETER/EXT SE	\$1,041.16
		933530		MEGAMOVER	\$266.04
		934117		IV CATHETER/BVM/ET BOUGIE TUBE	\$848.59
MEDLINE INDUSTRIES INC.		1881564305	271786	GLOVES/O2 MASK ADULT	\$222.87
		1882383403		GLOVES/ULTRASOUND GEL	\$387.70
UPTOWN CLEANERS		15183	271830	LINEN/UNIFORM LAUNDRY SRVCS	\$233.82
		15243		LINEN/UNIFORM LAUNDRY SRVCS	\$360.33
		15308		LINEN/UNIFORM LAUNDRY SRVCS	\$298.82
		15362		LINEN/UNIFORM LAUNDRY SRVCS	\$296.28
VERIZON WIRELESS	P060702	9833032988	272159	VERIZON WCC PRIMARY WIRELESS	\$353.80
	P060702			VERIZON WCC PRIMARY WIRELESS	\$35.10
	P060703	9835018003		VERIZON WCC WIRELESS CHARGES J	\$35.10
	P060703			VERIZON WCC WIRELESS CHARGES J	\$354.63
ZOLL MEDICAL CORPORATION GPO	P060523	2905593	271964	CELL MODEM, KIT, MULTITECH MTC	\$5,831.82
AMBULANCE TOTAL ****					\$18,699.57
MEDICAL SERVICES FUND Total ***					\$18,677.44
FUND 408	BROADBAND FUND				
Division:	460	BROADBAND ADMINISTRATION			
M & L CONSTRUCTION INC	P060345	1966	272009	CO #1 - DUPORTAIL ST EAST 240	\$28,523.79
PARAMOUNT COMMUNICATIONS INC	P060581	34978/RETAIN	272016	10% RETAINAGE, CONTRACT #186-1	\$3,377.76
BROADBAND ADMINISTRATION TOTAL ****					\$31,901.55
BROADBAND FUND Total ***					\$31,901.55
FUND 501	CENTRAL STORES FUND				
Division:	000				
WALTER E NELSON CO	P060617	387855	271832	TOWEL, MULTIFOLD, WHITE, 2-PLY	\$1,048.82
	P060617			ADJUST TAX	(\$0.01)
UNASSIGNED TOTAL ****					\$1,048.81
CENTRAL STORES FUND Total ***					\$1,048.81
FUND 502	EQUIPMENT MAINTENANCE FUND				
Division:	000				
VERIZON WIRELESS	P060702	9833032988	272159	WIRELESS CREDITS JUNE AND JULY	(\$35.40)



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
UNASSIGNED TOTAL ****					(\$35.40)
Division: 214 EQUIPMENT MAINTENANCE					
AMERICAN WEST CHROME INC		2707	272042	CYLINDER REP VEH 3280 WO 55473	\$784.09
		2873		REPAIR VEH 3333 WO 55643	\$534.31
		2874		REPAIR VEH 3333 WO 55643	\$502.82
AUTOZONE		3733576245	271722	WIND REG VEH 1378 WO 55488	\$103.15
		3733576390		CLAMPS VEH 6238 WO 55463	(\$29.26)
		3733576391		CONNTR VEH 6238 WO 55463 CREDI	(\$32.56)
		3733576767		WIND LIFT MTR VEH 2415 WO55503	\$60.81
		3733577327		MIRROR VEH 2390 WO 55589	\$18.45
		3733580372		RACK & PIN VEH 2362 WO 55600	\$300.33
		3733581058	272044	FILTER VEH 2362 RET CREDIT	(\$21.71)
		3733582295		SWIVEL VEH 4094 WO 55644	\$109.68
		3733582886		FUEL TNK VENT VEH 3264 WO55653	\$19.44
		3733582996		FUEL TANK VEH 3264	(\$19.44)
		3733583089		HEADLIGHT VEH 2359 WO 55658	\$30.40
		3733583090		HEADLIGHT VEH 3264 WO 55653	\$30.40
		3733583127		BRAKES VEH 3340 WO 55663	\$32.45
		3733590630		FILTERS VEH 2387 WO 55735	\$55.36
CENTRAL HOSE & FITTINGS INC		C037777	272053	HOSE ASSY VEH 3291 WO 55630	\$96.37
		C037971		CLAMP VEH 3291 WO 55505	\$136.66
		C038088		HOSE ASSY VEH 7200 WO 55672	\$210.29
CHRISTENSEN, INC.		0022209-IN	271744	SHOP OIL	\$2,526.16
		0024004-IN	272055	SHOP TOOLS	\$271.50
COLEMAN OIL COMPANY		0513072-IN	271749	LANDFILL DIESEL DYED	\$2,592.88
		0513843-IN	272061	LANDFILL DIESEL DYED	\$3,975.17
		CL05798	271864	CARD LOCK FUEL 8/19-8/25/19	\$15,728.83
		CL06543	272061	CARD LOCK FUEL 8/26-8/31/19	\$17,007.64
COMMERCIAL TIRE INC		271129	271750	FLAT REPAIR VEH 7069 WO 55604	\$57.28
		271131		FLAT REPAIR VEH 3342 WO 55605	\$49.96
		271132		ROTATION VEH 3351 WO 55606	\$26.06
		271134		TIRES VEH 4117 WO 55607	\$460.86
		271135		TIRE CHANGE VEH 3251 WO 55608	\$44.53
		271136		ROTATION VEH 3290 WO 55609	\$104.26
		271137		TIRE CHANGE VEH 3296 WO 55610	\$44.53
		271139		TIRES VEH 3335 WO 55611	\$1,572.65
		271140		TIRES VEH 3283 WO 55613	\$1,555.38
		271148		TIRES VEH 3285 WO 55602	\$1,555.38
		271150		FLAT REPAIR VEH 3330 WO 55597	\$18.19
		271151		TIRE VEH 7145 WO 55598	\$160.15
		271152		TIRES VEH 2420 WO 55599	\$1,003.82



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From: 8/26/2019 To: 9/6/2019

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
COMMERCIAL TIRE INC		271153	271750	BOLT TIRE VEH 3349 WO 55595	\$0.00
		271154		BOLT TIRE VEH 3323 WO 55596	\$0.00
		271282	272063	TIRES VEH 3204 WO 55387	\$1,626.00
		271337		TIRES VEH 2479 WO 55464	\$995.83
		271338		ALIGNMENT VEH 2444 WO 55622	\$75.97
		271339		FLAT REPAIR VEH 7137 WO 55650	\$18.19
		271468		SVC CALL VEH 4098 WO 55698	\$183.75
		271469		FLAT REPAIR VEH 3333 WO 55696	\$49.96
		271470		FLAT REPAIR VEH 3342 WO 55697	\$49.96
		271472		SVC CALL VEH 6583 WO 55694	\$60.33
		271473		SVC CALL VEH 2456 WO 55695	\$75.48
		271477		TIRES VEH 2444 WO 55692	\$811.65
		271478		TIRES VEH 2430 WO 55618	\$811.65
		271479		TIRE VEH 6616 WO 55691	\$217.26
		271483		FLAT REPAIR VEH 3330 WO 55487	\$18.19
		271485		TIRES VEH 3311 WO 55690	\$1,596.38
		75020		SVC CALL VEH 4146 WO 55668	\$288.12
CORWIN OF PASCO LLC		441903	271753	VALVE VEH 2407 WO 55475	\$89.24
		442164		SHIELD VEH 2415 WO 55503	\$246.26
		442517	272066	BRAKES VEH 3331 WO 55655	\$119.92
		442518		JET VEH 3324 WP 55660	\$10.77
		442526		KIT B VEH 3316 WO 55321	\$54.58
		442563		FILTERS VEH 2399 WO 55683	\$36.07
		702727	271753	RECALL VEH 2430 WO 55618	\$0.00
		CM440866	272066	BRAKES VEH 3316 WO 55321	(\$54.58)
DAY WIRELESS SYSTEMS		494998	271756	LIND ELC VEH 9500 WO 55557	\$279.47
FAST SIGNS		139-59887	272073	2" PREMIUM VEH 4094/2398	\$35.66
FASTENAL COMPANY		WARIC85947	271763	SHOP SUPPLIES	\$125.41
GENUINE AUTO GLASS OF TRI CITIES LLC		1-638396	271767	WS INSTALL VEH 7090 WO 55603	\$184.62
		1-639115		WS REPAIR VEH 2460 WO 55612	\$32.58
		1-640831		WINDOW VEH 2415 WO 55503	\$157.30
		1-641105	272079	WINDSHIELD VEH 3296 WO 55621	\$147.73
		I-641153		WS REPAIR VEH 3204 WO 55738	\$32.58
HOTSY OF SPOKANE LLC		956	271773	SHOP SUPPLY	\$1,846.20
JIM'S PACIFIC GARAGES INC		X100190764:01	272093	CTRL ROD VEH 3291 WO 55642	\$233.66
		X100191304:01		LATCH HOOD VEH 3321 WO 55652	\$33.08
		X100191357:01		ANTI SL RUB VEH 3340 WO 55663	\$20.19
		X100191521:01		CLAMP VEH 3311 WO 55679	\$17.25
		X100192503:01		SEAL VEH 3339 WO 55445	\$69.98
KAMAN INDUSTRIAL TECHNOLOGIES		A865943	272095	BEARING VEH 3339 WO 55665	\$162.03
		A865944		BEARING VEH 3336 WO 55714	\$179.88



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
KENWORTH SALES COMPANY		PASIN3468549	271779	SOLENOID VEH 3203 WO 55511	\$198.08
		PASIN3473498		FILTER VEH 3332 WO 55570	\$71.68
LES SCHWAB TIRE CENTER		33300508313	271783	FLAT REPAIR VEH 4169 WO 55379	\$0.00
		42800330136		FLAT REPAIR VEH 6600 WO 55390	\$0.00
		42800332235		ALIGNMENT VEH 2362 WO 55600	\$97.73
MCCURLEY CHEVROLET		503771	272106	FULE TNK REP VEH 3402 WO 55615	\$70.70
		503773		RECALL VEH 3401 WO 55591	\$0.00
		969919		MOTR VEH 3302 WO 55495	\$191.54
		969951		PANEL VEH 3304 WO 55590	\$31.68
		969972		SOLENO VEH 3302 WO 55495	\$25.53
		970189		OIL RESALE	\$1,694.16
		970516		SOLENOID VEH 3264 WO 55653	\$25.53
		970999		BOOSTER VEH 2290 WO 55730	\$800.62
		971022		HOSE VEH 3277 WO 55736	\$40.25
		CM969526		19130046 RETURN CREDIT	(\$489.36)
MOBILE FLEET SERVICE INC		01P110951	272108	DOOR PANEL VEH 3212 WO 55394	\$555.82
		01P111212		SHK ABSBR VEH 3222 WO 55625	\$126.89
		01P111308		FILTERS VEH 3344 WO 55587	\$335.29
		01P111311		FILTERS VEH 3338 WO 55577	\$210.07
		01P111405		CYLINDER VEH 3341 WO 55477	\$1,988.35
		01P11309		FILTERS VEH 3342 WO 5586	\$218.86
MODERN MACHINERY CO INC		2502368 PS	272109	FAN SHRD VEH 6613 WO 55671	\$554.78
MONARCH MACHINE & TOOL CO INC		A203595	272110	REPAIR VEH 6597 WO 55455	\$3,034.28
OXARC INC		30748146	272118	BRCKT VEH 3326 WO 55601	\$144.42
PACIFIC POWER PRODUCTS COMPANY LLC		01-80530	272121	VALVES VEH 6605 WO 55704	\$2,475.29
PAPE' MATERIAL HANDLING		11676067	272122	FUEL PUMP VEH 7152 WO 55386	\$106.66
		11676790		FITTING VEH 7152 WO 55386	\$0.00
PROFESSIONAL AUTOMOTIVE PAINT DIST LLC DBA		S9-5078575	271796	BULK HOSE VEH 5038 WO 55252	\$56.29
RDO EQUIPMENT CO		P10385	272129	KIT MULCH RETURN-CREDIT	(\$488.05)
		P10698		FILTERS VEH 6614 WO 55576	\$89.15
		P11392		BLADE VEH 6594 WO 55573	\$81.42
		P11394		GRS MULCHING VEH 6595 WO 55669	\$379.60
		P11395		GRND ROLLER VEH 7159 WO 55396	\$1,957.80
		P11558		SWITCH VEH 6589 WO 55681	\$39.86
		W00766		DIAG VEH 6587 WO 52003/55734	\$2,621.62
RICHLAND NAPA		440943	271801	FILTERS VEH 3269 WO 55459	\$26.62
		441032		BRK CLNR VEH 3333 WO 55458	\$12.67
		441033		HELICOIL VEH 6238 WO 55463	\$50.27
		441072		EXHST GASKET VEH 6238 WO 55	\$6.34
		441079		EXH REPR KIT VEH 6238 WO 55	\$9.22
		441092		EXH CAP VEH 6238 WO 55463	\$14.74



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
RICHLAND NAPA		441097	271801	DRILL VEH SHOP WO TOOLS	\$266.02
		441118		WW BLADES VEH 3286 WO 55275	\$26.52
		441119		COOLING FLTR VEH 3283 WO 55	\$8.12
		441132		BATTERY VEH 2407 WO 55475	\$142.80
		441143		WW BLADES VEH 2377 WO 55165	\$45.16
		441144		ROD VEH SHOP WO TOOLS	\$5.53
		441161		PM FILTERS VEH 2508 WO 5549	\$30.22
		441162		PM FILTERS VEH 2347 WO 5549	\$11.52
		441163		PM FILTERS VEH 2373 WO 5549	\$18.86
		441164		PM FILTERS VEH 2385 WO 5550	\$15.56
		441165		PM FILTERS VEH 2375 WO 5549	\$18.86
		441166		PM FILTERS VEH 2390 WO 5549	\$18.86
		441167		PM FILTERS VEH 2393 WO 5549	\$18.86
		441168		PM FILTERS VEH 2404 WO 5549	\$15.56
		441170		PM FILTERS VEH 2405 WO 5549	\$15.56
		441171		PM FILTERS VEH 2427 WO 5549	\$25.78
		441172		PM FILTERS VEH 2501 WO 5548	\$22.31
		441174		SPARK PLUGS VEH 6614 WO 555	\$2.58
		441200		BATTERIES VEH 3222 WO 55510	\$645.47
		441201		BATTERY CLNR VEH 3222 WO 55	\$5.74
		441207		FUSE HOLDER VEH 3269 WO 554	\$9.54
		441209		DEF VEH 7159 WO 55396	\$17.02
		441218		WW BLADES VEH 2347 WO 55499	\$20.61
		441221		GLUE VEH 3292 WO 55420	\$2.16
		441245		RW SEAL VEH 3302 WO 54986	\$47.68
		441254		BRK CLNR VEH 3285 WO 55450	\$25.35
		441259		PM FILTERS VEH 1203 WO 5551	\$18.32
		441260		PM FILTERS VEH 1207 WO 5551	\$18.32
		441261		PM FILTERS VEH 1210 WO 5551	\$15.56
		441262		PM FILTERS VEH 1214 WO 5551	\$11.44
		441263		PM FILTERS VEH 1215 WO 5551	\$11.44
		441264		PM FILTERS VEH 2406 WO 5551	\$11.44
		441265		PM FILTERS VEH 2412 WO 5552	\$11.44
		441266		PM FILTERS VEH 2411 WO 5551	\$15.40
		441267		PM FILTERS VEH 2413 WO 5552	\$15.56
		441268		PM FILTERS VEH 2443 WO 5553	\$11.44
		441269		PM FILTERS VEH 2444 WO 5552	\$11.44
		441270		PM FILTERS VEH 2432 WO 5553	\$11.44
		441271		PM FILTERS VEH 2446 WO 5552	\$11.44
		441272		PM FILTERS VEH 2430 WO 5552	\$11.44
		441273		PM FILTERS VEH 2447 WO 5552	\$11.44



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
RICHLAND NAPA		441274	271801	PM FILTERS VEH 2467 WO 5552	\$11.44
		441275		PM FILTERS VEH 2468 WO 5552	\$11.44
		441276		PM FILTERS VEH 2476 WO 5553	\$11.44
		441277		PM FILTERS VEH 2451 WO 5552	\$11.44
		441278		PM FILTERS VEH 2479 WO 5553	\$11.44
		441279		PM FILTERS VEH 2433 WO 5552	\$13.63
		441281		PM FILTERS VEH 2490 WO 5553	\$15.03
		441299		PM FILTERS VEH 3265 WO 5554	\$72.73
		441300		PM FILTERS VEH 2464 WO 5554	\$14.99
		441301		PM FILTERS VEH 2462 WO 5554	\$14.99
		441302		PM FILTERS VEH 2383 WO 5554	\$14.99
		441303		PM FILTERS VEH 2376 WO 5554	\$15.56
		441304		PM FILTERS VEH 2290 WO 5553	\$16.76
		441305		PM FILTERS VEH 1378 WO 5553	\$11.44
		441306		PM FILTERS VEH 2367 WO 5553	\$14.99
		441307		LAMP VEH 2390 WO 55589	\$63.35
		441308		PM FILTERS VEH 2345 WO 5554	\$15.86
		441309		PM FILTERS VEH 2395 WO 5554	\$24.60
		441310		PM FILTERS VEH 1380 WO 5553	\$20.95
		441311		PM FILTERS VEH 2388 WO 5553	\$29.41
		441312		PM FILTERS VEH 7152 WO 5555	\$234.72
		441313		PM FILTERS VEH 2403 WO 5554	\$27.82
		441314		PM FILTERS VEH 7146 WO 5555	\$234.72
		441315		PM FILTERS VEH 2407 WO 5554	\$14.99
		441318		CONNECTOR VEH 4125 WO 55501	\$11.94
		441326		CONNECTOR VEH 6595 WO 55592	\$17.43
		441355		TAPE VEH 6595 WO 55592	\$21.48
		441418		PM FILTERS VEH 6579 WO 5557	\$80.09
		441419		PM FILTERS VEH 3298 WO 5557	\$14.99
		441420		PM FILTERS VEH 2387 WO 5558	\$18.86
		441421		PM FILTERS VEH 2359 WO 5555	\$15.33
		441422		PM FILTERS VEH 2362 WO 5556	\$15.33
		441423		PM FILTERS VEH 2380 WO 5555	\$15.56
		441424		PM FILTERS VEH 2394 WO 5556	\$14.77
		441425		PM FILTERS VEH 2416 WO 5556	\$15.03
		441426		PM FILTERS VEH 2418 WO 5556	\$15.03
		441427		PM FILTERS VEH 3264 WO 5556	\$15.86
		441428		PM FILTERS VEH 6580 WO 5557	\$51.28
		441429		PM FILTERS VEH 3277 WO 5556	\$15.86
		441430	272132	PM FILTERS VEH 3326 WO 5556	\$14.99
		441431		PM FILTERS VEH 3324 WO 5556	\$14.99



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
RICHLAND NAPA		441432	271801	PM FILTERS VEH 3331 WO 5556	\$109.12
		441433		PM FILTERS VEH 3332 WO 5557	\$121.99
		441434		PM FILTERS VEH 2502 WO 5556	\$49.50
		441435	272132	PM FILTERS VEH 2420 WO 5555	\$15.03
		441440	271801	PM FILTERS VEH 7145 WO 5525	\$127.57
		441446		BULB VEH 2420 WO 55553	\$18.35
		441451	272132	FUEL FILTER VEH 7145 WO 555	\$17.26
		441455		RTN FILTER VEH 7145 WO 5559	(\$8.96)
		441462	271801	SEALER VEH 7152 WO 55446	\$24.82
		441596	272132	CONNECTOR VEH 3302 WO 55495	\$13.02
		441612		DEF VEH 2362 WO 55600	\$37.60
		441651		COOLANT CAP VEH 7152 WO 554	\$12.27
		441652		BM KIT VEH 3278 WO 55478	\$41.04
		441653		FUEL FILTER VEH 7145 WO 556	\$17.26
		441654		ANTI SEIZE VEH 3306 WO 5555	\$7.59
		441663		EXH CAP VEH 7139 WO 55628	\$14.74
		441687		FUSE HOLDER VEH 2430 WO 556	\$3.61
		441690		SILICONE VEH 5039 WO 55617	\$21.24
		441698		BATTERY VEH 2471 WO 55620	\$149.61
		441700		CORE DEP VEH FLEET WO FLEET	(\$19.55)
		441724		BU LAMPS VEH 5039 WO 55617	\$13.58
		441800		FUEL FILTER VEH 3212 WO 553	\$12.30
		441813		PM FILTERS VEH 2386 WO 5563	\$18.86
		441815		DEF VEH 3332 WO 55632	\$34.04
		441820		CONNECTOR VEH 3306 WO 55550	\$13.02
		441821	271801	PM FILTERS VEH 1385 WO 5551	\$11.44
		441822	272132	REUTRN VEH WARRANTY WO FLEE	(\$13.02)
		441825		10W/30 OIL VEH 6618 WO 5563	\$9.95
		441826		PM FILTERS VEH 6618 WO 5563	\$45.41
		441855		AIR FILTER VEH 7146 WO 5555	\$18.29
		441857		DEF VEH 7159 WO 55641	\$17.02
		441861		HARDWARE VEH 3332 WO 55632	\$79.85
		441863		TESTER VEH 4094 WO 55644	\$28.03
		441878		FILTERS VEH 6618 WO 55634	\$21.26
		441931		SILICONE VEH 3332 WO 55632	\$13.66
		442088		BRAKES VEH 2394 WO 55667	\$145.38
		442103		HUB CAP VEH 3340 WO 55663	\$48.75
		442118		FILTER VEH 5052 WO 55411	\$39.99
		442121		PM FILTERS VEH 3329 WO 5567	\$130.12
		442123		AIR FILTER VEH FLEET WO CRE	(\$30.39)
		442146		BRK CLNR VEH 2433 WO 55666	\$50.69



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
RICHLAND NAPA		442165	272132	PM FILTERS VEH 3336 WO 5558	\$132.29
		442166		PM FILTERS VEH 3315 WO 5558	\$123.84
		442167		ADHESIVE VEH 3296 WO 55673	\$24.33
		442168		PM FILTERS VEH 3311 WO 5558	\$121.64
		442169		PM FILTERS VEH 3296 WO 5558	\$144.34
		442170		CONNECTOR VEH 6540 WO 55664	\$11.94
		442171		LAMP VEH 3212 WO 55676	\$7.56
		442172		PM FILTERS VEH 3284 WO 5558	\$116.80
		442225		PM FILTERS VEH 2431 WO 5568	\$17.50
		442252		BRAKE PAD VEH 2431 WO 55693	\$67.84
		442253		HUB CAP VEH 3284 WO 55687	\$31.85
		442254		BRK CLNR VEH 3340 WO 55682	\$21.12
		442287		BATTERY VEH 5044 WO 55702	\$136.38
		442331		BLADES VEH 2418 WO 55705	\$26.04
		442332		BLADES VEH 2414 WO 54824	\$50.37
		442350		BLADES VEH 3329 WO 55707	\$52.08
		442351		FILTER VEH 7152 WO 55386	\$36.23
		442354		FILTER VEH 7152 WO 55386	\$19.57
		442359		FLEET VEH SHOP WO SUPPLIES	\$91.83
		442361		BLADES VEH 2411 WO 55519	\$37.21
		442400		TRANS,FLTRS VEH 2399 WO 556	\$139.56
		442415		PM FILTERS VEH 2437 WO 5572	\$47.55
		442418		FLEET VEH RETURN WO CREDIT	(\$2.27)
		442468		HOSES VEH 7152 WO 55386	\$127.06
RMT EQUIPMENT		P03481	271809	TUBE ASSY VEH 7145 WO 54999	\$85.62
		P03491		PRTS RET VEH 7145 WO 54999	(\$126.34)
		P03492		SPACER/BUSH VEH 7145 WO 54999	\$129.44
		P03683		CANCELLING CREDIT	\$0.00
SNAP ON INDUSTRIAL		ARV/40894049	272145	SHOP TOOLS	\$331.40
SOLID WASTE SYSTEMS INC		0016799-IN	272146	HARNESSES VEH 3340 WO 55649	\$218.71
		0116715-IN	271812	FAN VEH 7152 WO 55446	\$3,452.45
		0116741-IN	272146	SPRAY TIPS VEH 0030 WO 55631	\$982.34
		0116743-IN		PIN TL LOCK VEH 3341 WO 55477	\$206.68
TITAN TRUCK EQUIPMENT		1241374	271822	BSE WLDMNT VEH 3405 WO 55342	\$1,413.28
TRI CITIES BATTERY & AUTO REPAIR		0133113	271823	BATTERY VEH 3306 WO 55550	\$74.46
		133205	272152	BATTERY VEH 6618 WO 55634	\$74.46
VERIZON WIRELESS	P060702	9833032988	272159	VERIZON WCC PRIMARY WIRELESS	\$39.64
	P060702			VERIZON WCC PRIMARY WIRELESS	\$255.53
	P060703	9835018003		VERIZON WCC WIRELESS CHARGES J	\$260.46
	P060703			VERIZON WCC WIRELESS CHARGES J	\$39.78
VERMEER ROCKY MOUNTAIN INC		P20718	272160	CUTTER VEH 6579 WO 55656	\$341.16



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
WESTERN PETERBILT INC		028P7946	271834	FILTER VEH 7152 WO 5555	\$115.77
		028P8258	272164	MIRROR VEH 3333 WO 55643	\$1,096.55
WESTERN STATES EQUIPMENT COMPANY		IN001059031	271835	COUPLING VEH 3333 WO 55448	\$13.58
		IN001061646		COUPLING VEH 3203 WO 55479	\$13.77
		IN001061655		COUPLING VEH 3203 WO 55479	\$13.77
		IN001062867		SLEEVE VEH 3203 WO 55479	\$78.19
		IN001063518		REPAIR VEH 7123 WO 55594	\$3,815.81
		IN001067035	272165	RADIATOR CAP VEH 7143 WO 55623	\$12.85
		IN001067872		REPAIR VEH 6576 WO 55670	\$1,549.37
		IN001067891		REP EQUA BAR VEH 7130 WO 55639	\$9,929.27
		IN001072338		FILTERS VEH 7162 WO 55678	\$300.74
		IN001073114		DIAGNOSIS VEH 6435 WO 55703	\$877.87
		IN001078175		COUPLING VEH 3335 WO 55719	\$95.87
		IN001078200		COUPLING VEH 3311 WO 55706	\$12.62
		IN001078608		COUPLING VEH 3335 WO 55719	\$80.67
WESTERN SYSTEMS & FABRICATION INC		27710	272166	PIN 5000 VEH 3280 WO 55473	\$99.51
		27734		ACCUFLOW VEH 3350 WO 55677	\$7,445.55
		27779		BELT ASSY VEH 3285 WO 55712	\$164.26
XEROX CORPORATION		097720149	271837	3UA-295154 BSE CHR6 6/29-7/21	\$155.26
		097759135		LX5-691298 MTR USGE 5/20-6/18	\$21.72
		097840477	272168	W7855PT BASE CREDIT MTR CHR6	\$80.72
XO COMMUNICATIONS SERVICES LLC		0326755129	271838	TELEPHONE CHARGES 8/01-8/31/19	\$54.03
EQUIPMENT MAINTENANCE TOTAL ****					\$119,830.45
EQUIPMENT MAINTENANCE FUND Total ***					\$119,795.05
FUND 503	EQUIPMENT REPLACEMENT FUND				
Division:	215	EQUIPMENT REPLACEMENT			
CORWIN OF PASCO LLC		P059917	319271	271868	ONE NEW 2020 FORD EXPLORER/
		P059917			SALES TAX @ 8.6%
EQUIPMENT REPLACEMENT TOTAL ****					\$36,745.90
EQUIPMENT REPLACEMENT FUND Total ***					\$36,745.90
FUND 505	PUBLIC WORKS ADMIN & ENGINEER				
Division:	000				
VERIZON WIRELESS		P060702	9833032988	272159	WIRELESS CREDITS JUNE AND JULY
UNASSIGNED TOTAL ****					(\$57.53)
Division:	450	PW ADMIN & ENGINEERING			
AMERICAN PUBLIC WORKS ASSOCIATION		7396/2019 DUES	271719		DUES RENEWAL 11/1/19-10/31/20
IMT INC		11026	271774		M18270 MAT TEST-W VILLAGE 3&4
		11029			M19017 COPPER MT APARTMENTS



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IMT INC		11074	271774	M19153 COBB HILL	\$262.50
		11075	272090	M19154 PAINT MASTER	\$208.50
JUB ENGINEERS INC	P060336	127545	271776	RICHLAND NORTH-SOUTH CORRIDOR	\$24,383.47
	P060336			AMENDMENT 1 - ADDITIONAL WORK	\$3,861.36
VERIZON WIRELESS	P060702	9833032988	272159	VERIZON WCC PRIMARY WIRELESS	\$525.55
	P060698	9834410021		NAPSO WIRELESS CHARGES JULY 20	\$58.91
	P060698			NAPSO WIRELESS CHARGES JULY 20	\$117.82
	P060703	9835018003		VERIZON WCC WIRELESS CHARGES J	\$513.43
	P060699	9836401442		NAPSO WIRELESS CHARGES AUGUST	\$176.73
XO COMMUNICATIONS SERVICES LLC		0326755129	271838	TELEPHONE CHARGES 8/01-8/31/19	\$148.33
PW ADMIN & ENGINEERING TOTAL ****					\$34,286.60
PUBLIC WORKS ADMIN & ENGINEER Total ***					\$34,229.07

FUND 520 HEALTH CARE/BENEFITS PLAN**Division:** 222 EMPLOYEE BENEFIT PROGRAM

CIGNA HEALTH AND LIFE INSURANCE COMPANY	2513207	271745	AUGUST 2019 ASO CHARGES	\$15,199.80
LIFE INSURANCE COMPANY OF NORTH AMERICA	8/2019-FLI051384	271785	FLI051384 PREMIUMS-AUGUST	\$10,146.36
	8/2019-LK030278		LK030278 PREMIUMS-AUGUST	\$11,205.78
	8/2019-OK807703		OK807703 PREMIUMS-AUGUST	\$3,375.05
MERCER (US) INC	102210003964	271916	CONSULTING SERVICES-JULY	\$7,083.33
EMPLOYEE BENEFIT PROGRAM TOTAL ****				\$47,010.32
HEALTH CARE/BENEFITS PLAN Total ***				\$47,010.32

FUND 522 POST EMP HEALTHCARE PLAN**Division:** 224 POST EMPLOYMENT BENEFITS PRGM

CIGNA HEALTH AND LIFE INSURANCE COMPANY	2513207	271745	AUGUST 2019 ASO CHARGES	\$1,119.30
POST EMPLOYMENT BENEFITS PRGM TOTAL ****				\$1,119.30
POST EMP HEALTHCARE PLAN Total ***				\$1,119.30

FUND 611 FIREMAN'S PENSION**Division:** 216 FIRE PENSION

BAKER, MARSHALL R	SEPTEMBER 2019	271967	MEDICARE PREMIUM/BAKER	\$135.50
BOWLS, DAVID		271971	MEDICARE PREMIUM/BOWLS	\$104.90
CANFIELD, HARRY R		271975	MEDICARE PREMIUM/CANFIELD	\$135.50
CARRICK, HENRY		271976	MEDICARE PREMIUM/CARRICK	\$134.00
CLARK, FRANK M		271979	MEDICARE PREMIUM/CLARK	\$104.90
DOWNS, DANNY		271989	MEDICARE PREMIUM/DOWNS	\$135.50
ESTY, RAYMOND J		271993	MEDICARE PREMIUM/ESTY	\$120.00
FERRIANS, ALLEN LARRY		271995	MEDICARE PREMIUM/FERRIANS	\$135.50



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
HOUCHIN, EARL		SEPTEMBER 2019	272000	MEDICARE PREMIUM/HOUCHIN	\$118.00
JOHNSON, NEILS E			272003	MEDICARE PREMIUM/JOHNSON	\$116.50
JONES, HAROLD			272004	MEDICARE PREMIUM/JONES	\$135.50
KEYS, JACK D			272005	MEDICARE PREMIUM/KEYS	\$134.00
LAHTI, ROGER P			272006	MEDICARE PREMIUM/LAHTI	\$117.50
MULROY, JAMES P			272012	MEDICARE PREMIUM/MULROY	\$135.50
MURRAY, DAVID			272013	MEDICARE PREMIUM/MURRAY	\$116.50
MYERS, EDWARD A			272014	MEDICARE PREMIUM/MYERS	\$135.50
OWEN, MICHAEL			272015	MEDICARE PREMIUM/OWEN	\$116.50
POLLARD, JAMES			272018	MEDICARE PREMIUM/POLLARD	\$135.50
RODGERS, GARY H			272020	MEDICARE PREMIUM/RODGERS	\$135.50
RONEY, LARRY			272021	MEDICARE PREMIUM/RONEY	\$122.50
SIEMENS, DONALD			272022	MEDICARE PREMIUM/SIEMENS	\$135.50
STRATTON, MARK			272026	MEDICARE PREMIUM/STRATTON	\$135.50
WEST, ROYAL			272034	MEDICARE PREMIUM/WEST	\$116.00
WILLIAMSON, CRAIG E			272035	MEDICARE PREMIUM/WILLIAMSON	\$108.00

FIRE PENSION TOTAL ****

\$3,019.80

FIREMAN'S PENSION Total ***

\$3,019.80

FUND 612

POLICEMEN'S PENSION

Division:

217

POLICE PENSION

BATES, LAURIE VERN JR	SEPTEMBER 2019	271968	MEDICARE PREMIUM/BATES	\$135.50
BEDEN, LARRY		271969	MEDICARE PREMIUM/BEDEN	\$135.50
BRUNSON, DALE A		271973	MEDICARE PREMIUM/BRUNSON	\$119.50
BUSH, LEE		271974	MEDICARE PREMIUM/BUSH	\$131.50
CLEAVENGER, MICHAEL		271980	MEDICARE PREMIUM/CLEAVENGER	\$135.50
CLEAVENGER, WILL J		271981	MEDICARE PREMIUM/CLEAVENGER	\$135.50
CLEMENTS, JOHN M		271982	MEDICARE PREMIUM/CLEMENTS	\$131.50
COUCH, LARRY		271984	MEDICARE PREMIUM/COUCH	\$135.50
DEMYER, JAMES J		271986	MEDICARE PREMIUM/DEMYER	\$135.50
DRIVER, DOUGLAS D		271990	MEDICARE PREMIUM/DRIVER	\$135.50
DUCHEMIN, ROGER		271991	MEDICARE PREMIUM/DUCHEMIN	\$135.50
GANLEY, JOHN M		271996	MEDICARE PREMIUM/GANLEY	\$135.50
GILL, JAMES GREG		271998	MEDICARE PREMIUM/GILL	\$135.50
HIGGINS, FRED C		271999	MEDICARE PREMIUM/HIGGINS	\$117.50
LARSON, SCOTT K		272007	MEDICARE PREMIUM/LARSON	\$157.50
LEWIS, DAVID L		272008	MEDICARE PREMIUM/LEWIS	\$102.50
MOORE, ROBERT		272011	MEDICARE PREMIUM/MOORE	\$115.50
SPARKS, DAVID W		272024	MEDICARE PREMIUM/SPARKS	\$131.50
TAYLOR, RANDAL L		272027	MEDICARE PREMIUM/TAYLOR	\$136.50
THOMAS, GERALD D		272028	MEDICARE PREMIUM/THOMAS	\$133.50



City Of Richland

VL-1 Voucher Listing

From: 8/26/2019 To: 9/6/2019

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
TURNER, ROY		SEPTEMBER 2019	272030	MEDICARE PREMIUM/TURNER	\$135.50
WILMOTH, ROD			272036	MEDICARE PREMIUM/WILMOTH	\$135.50
ZIMMERMAN, GERALD			272037	MEDICARE PREMIUM/ZIMMERMAN	\$118.00
POLICE PENSION TOTAL ****					\$3,021.00
POLICEMEN'S PENSION Total ***					\$3,021.00
FUND 641	SOUTHEAST COMMUNICATIONS CTR				
Division:	600	SECOMM OPERATIONS GENERAL			
BMC SOFTWARE INC	P060589	1328510	271732	TRACK-IT MAINTENANCE RENEWAL	\$266.83
CENTURYLINK		08/19 5097862112	271742	GENERAL 8/06-9/05/19	\$121.54
CITY OF RICHLAND		5285521	271746	BCES UTILITY SRVC 7/01-8/01/19	\$2,724.12
SOUND SOLUTIONS NORTHWEST INC DBA	P060411	10892	271944	EOC VIDEO SYSTEM UPGRADE	\$887.46
TECH POWER SOLUTIONS INC	P060654	56011	272150	HPE SAID MAINTENANCE COVERAGE	\$4,670.34
VERIZON WIRELESS		9835499340	271831	CELL PHONES 07/7-08/6/19	\$494.10
SECOMM OPERATIONS GENERAL TOTAL ****					\$9,164.39
Division:	601	E911 OPERATIONS			
ENTERPRISE RENT A CAR		21984269	271881	19-346 LETTRICK	\$125.62
TECH POWER SOLUTIONS INC	P060654	56011	272150	ADJUST FOR TAX	\$0.01
	P060654			HPE SAID MAINTENANCE COVERAGE	\$4,670.34
VERIZON WIRELESS		9835499340	271831	CELL PHONES 07/7-08/6/19	\$204.52
E911 OPERATIONS TOTAL ****					\$5,000.49
Division:	602	SECOMM AGENCY			
APOLLO SHEET METAL INC		940023622	271720	HVAC MAINTENANCE SUMMER 2019	\$1,430.40
SECOMM AGENCY TOTAL ****					\$1,430.40
SOUTHEAST COMMUNICATIONS CTR Total ***					\$15,595.28
FUND 642	800 MHZ PROJECT				
Division:	610	800 MHZ			
BMC SOFTWARE INC	P060589	1328510	271732	TRACK-IT MAINTENANCE RENEWAL	\$266.83
KLICKITAT COUNTY PUD		07/19 69552623	271780	GOLGATHA UTILITIES 6/28-08/01	\$340.87
LEGACY POWER SYSTEMS		40558	271782	QTRLY GENERATOR INSP BADGER MT	\$1,331.44
		40559		QTRLY GENTR INSP COMMAND CTR	\$1,331.44
		40560		QTRLY GENERATOR INSP GOLGOTHA	\$1,331.44
		40561		QTRLY GENTR INSP JUMP OFF JOE	\$393.13
		40562		QTRLY GENERATOR INSP SILLUSI	\$1,324.08
800 MHZ TOTAL ****					\$6,319.23
800 MHZ PROJECT Total ***					\$6,319.23
FUND 643	EMERGENCY MANAGEMENT				
Division:	620	STATE / LOCAL ASSISTANCE			



City Of Richland

VL-1 Voucher Listing

From: 8/26/2019 To: 9/6/2019

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CITY OF RICHLAND		5285521	271746	BCES UTILITY SRVC 7/01-8/01/19	\$454.02
DAVIS, DEANNA		19-409 DAVIS	271872	19-409 EMAG MTNG	\$232.34
VERIZON WIRELESS		9835499340	271831	CELL PHONES 07/7-08/6/19	\$92.39
STATE / LOCAL ASSISTANCE TOTAL ****					\$778.75
Division:	621	RADIOLOGICAL EMGCY PREPAREDNES			
APOLLO SHEET METAL INC		940023622	271720	HVAC MAINTENANCE SUMMER 2019	\$715.20
BMC SOFTWARE INC	P060589	1328510	271732	TRACK-IT MAINTENANCE RENEWAL	\$141.50
CITY OF RICHLAND		5285521	271746	BCES UTILITY SRVC 7/01-8/01/19	\$908.04
VERIZON WIRELESS		9835499340	271831	CELL PHONES 07/7-08/6/19	\$87.39
RADIOLOGICAL EMGCY PREPAREDNES TOTAL ****					\$1,852.13
Division:	622	DOE EMERGENCY PREPAREDNESS			
SOUND SOLUTIONS NORTHWEST INC DBA	P060411	10892	271944	EOC VIDEO SYSTEM UPGRADE	\$3,643.52
VERIZON WIRELESS		9835499340	271831	CELL PHONES 07/7-08/6/19	\$92.39
DOE EMERGENCY PREPAREDNESS TOTAL ****					\$3,735.91
Division:	623	JURISIDICITION			
APOLLO SHEET METAL INC		940023622	271720	HVAC MAINTENANCE SUMMER 2019	\$715.20
BMC SOFTWARE INC	P060589	1328510	271732	TRACK-IT MAINTENANCE RENEWAL	\$141.48
CITY OF RICHLAND		5285521	271746	BCES UTILITY SRVC 7/01-8/01/19	\$454.02
SOUND SOLUTIONS NORTHWEST INC DBA	P060411	10892	271944	EOC VIDEO SYSTEM UPGRADE	\$1,416.58
	P060411			ADJUST FOR TAX	(\$0.01)
JURISIDICITION TOTAL ****					\$2,727.27
Division:	630	HOMELAND SECURITY PREPARDNESS			
ENTERPRISE RENT A CAR		21984269	271881	19-218 MILLER	\$467.52
HOMELAND SECURITY PREPARDNESS TOTAL ****					\$467.52
EMERGENCY MANAGEMENT Total ***					\$9,561.58
FUND	803	UTILITY BILL CLEARING FUND			
Division:	000				
ADVANCED UTILITY ACCOUNTS PAYABLE INVOICES		CISPAY17298	271896	Customer Refund	\$23.18
		CISPAY17299	271871	Customer Refund	\$22.97
		CISPAY17300	271949	Customer Refund	\$140.55
		CISPAY17301	271959	Customer Refund	\$158.18
		CISPAY17302	271926	Customer Refund	\$42.31
		CISPAY17303	271946	Customer Refund	\$77.06
		CISPAY17304	271954	Customer Refund	\$227.93
		CISPAY17305	271887	Customer Refund	\$96.13
		CISPAY17306	271956	Customer Refund	\$136.54
		CISPAY17307	271875	Customer Refund	\$128.80



City Of Richland

VL-1 Voucher Listing

From: 8/26/2019 To: 9/6/2019

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
ADVANCED UTILITY ACCOUNTS PAYABLE INVOICES		CISPAY17308	271920	Customer Refund	\$23.58
		CISPAY17309	271877	Customer Refund	\$540.24
		CISPAY17310	271863	Customer Refund	\$120.37
		CISPAY17311	271841	Customer Refund	\$457.53
		CISPAY17312	271855	Customer Refund	\$230.65
		CISPAY17313	271934	Customer Refund	\$25.07
		CISPAY17314	271931	Customer Refund	\$43.69
		CISPAY17315	271898	Customer Refund	\$176.89
		CISPAY17316	271963	Customer Refund	\$165.35
		CISPAY17317	271850	Customer Refund	\$189.97
		CISPAY17318	271910	Customer Refund	\$118.60
		CISPAY17319	271851	Customer Refund	\$34.72
		CISPAY17320	271909	Customer Refund	\$13.37
		CISPAY17321	271905	Customer Refund	\$43.35
		CISPAY17322	271844	Customer Refund	\$6.66
		CISPAY17323	271938	Customer Refund	\$181.25
		CISPAY17324	271880	Customer Refund	\$121.23
		CISPAY17325	271901	Customer Refund	\$7.46
		CISPAY17326	271859	Customer Refund	\$48.69
		CISPAY17327	271878	Customer Refund	\$98.07
		CISPAY17328	271914	Customer Refund	\$11.45
		CISPAY17329	271897	Customer Refund	\$135.00
		CISPAY17330	271890	Customer Refund	\$58.82
		CISPAY17331	271928	Customer Refund	\$54.90
		CISPAY17332	271900	Customer Refund	\$103.86
		CISPAY17333	271847	Customer Refund	\$35.46
		CISPAY17334	271860	Customer Refund	\$89.99
		CISPAY17335	271879	Customer Refund	\$118.16
		CISPAY17336	271942	Customer Refund	\$57.89
		CISPAY17337	271840	Customer Refund	\$91.12
		CISPAY17338	271907	Customer Refund	\$88.60
		CISPAY17339	271912	Customer Refund	\$88.59
		CISPAY17340	271899	Customer Refund	\$27.61
		CISPAY17341	271945	Customer Refund	\$37.81
		CISPAY17342	271876	Customer Refund	\$37.64
		CISPAY17343	271845	Customer Refund	\$70.50
		CISPAY17344	271913	Customer Refund	\$17.52
		CISPAY17345	271903	Customer Refund	\$70.66
		CISPAY17346	271911	Customer Refund	\$21.73
		CISPAY17347	271921	Customer Refund	\$58.49



City Of Richland

VL-1 Voucher Listing

From: 8/26/2019 To: 9/6/2019

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
ADVANCED UTILITY ACCOUNTS PAYABLE INVOICES		CISPAY17349	271932	Customer Refund	\$99.70
		CISPAY17350	271917	Customer Refund	\$77.89
		CISPAY17351	271843	Customer Refund	\$72.77
		CISPAY17352	271869	Customer Refund	\$44.05
		CISPAY17353	271906	Customer Refund	\$36.70
		CISPAY17354	271962	Customer Refund	\$119.43
		CISPAY17355	271951	Customer Refund	\$50.92
		CISPAY17356	271958	Customer Refund	\$119.09
		CISPAY17357	271950	Customer Refund	\$1.37
		CISPAY17358	271883	Customer Refund	\$1.86
		CISPAY17359	271848	Customer Refund	\$121.22
		CISPAY17360	272142	Customer Refund	\$9.82
		CISPAY17361	272104	Customer Refund	\$272.86
		CISPAY17362	272128	Customer Refund	\$25.73
		CISPAY17363	272049	Customer Refund	\$10.25
		CISPAY17364	272112	Customer Refund	\$27.13
		CISPAY17365	272086	Customer Refund	\$133.21
		CISPAY17366	272046	Customer Refund	\$47.83
		CISPAY17367	272070	Customer Refund	\$121.05
		CISPAY17368	272068	Customer Refund	\$73.89
		CISPAY17369	272113	Customer Refund	\$2.28
		CISPAY17370	272056	Customer Refund	\$123.10
		CISPAY17371	272094	Customer Refund	\$50.05
UNASSIGNED TOTAL ****					\$6,618.39
UTILITY BILL CLEARING FUND Total ***					\$6,618.39



City Of Richland

VL-1 Voucher Listing

From: 8/26/2019 To: 9/6/2019

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

\$1,324,329.90

Number of Invoices

Amount

Vouchers In Richland	272	\$187,864.80
Vouchers In Tri Cities	172	\$391,758.31
Vouchers In WA	156	\$325,554.84
Vouchers Outside WA	609	\$419,151.95
Vouchers Final Total.....	1209	\$1,324,329.90

Ob ject Category	Title	Total	Percentage
2	BENEFITS	\$54,170.42	4.09%
3	SUPPLIES	\$195,892.24	14.79%
4	OTHER SERVICES & CHARGES	\$799,237.39	60.35%
5	INTERGOVERNMENTAL SERVICES	\$99,995.88	7.55%
6	CAPITAL PROJECTS	\$66,668.53	5.03%
	MACHINERY & EQUIPMENT	\$74,479.27	5.62%
	REFUNDS	\$6,618.39	0.5%
9	INTERFUND SERVICES	\$23.14	0%
	INVENTORY PURCHASES	\$27,244.64	2.06%
	Total	\$1,324,329.90	

VOUCHER LISTING REPORT
SUMMARY OF WIRE TRANSFERS
AUGUST 26, 2019 - SEPTEMBER 6, 2019

Payee	Wire Description	Amount
Claim Wires - Wire No. 7723-7745		
CIGNA Health/Matrix/QBE/VSP	Insurance Claims	585,512.63
Discovery Benefits	Section 125	3,342.19
AW REHN	HRA - August2019	21,000.00
Payment Processing Inc.	Landfill Merchant Services Fees	3,404.46
	Total Claim Wire Transfers	\$ 613,259.28
Payroll Direct Deposit (ACH) - Wire No. 155102-155645, 155653		
Payroll Wires	Total Payroll Wire Transfers & Deposits	\$ 1,082,167.74
Pension Direct Deposit (ACH) - Wire No. 5191-5224		
Payroll Wires	Total Payroll Wire Transfers & Deposits	\$ 27,634.92
Payroll Wires (ACH) - Wire No. 11125-11156		
Payroll Wires	Total Payroll Wire Transfers & Deposits	\$ 1,538,450.99
		\$ 2,648,253.65
Total Claim & Payroll Wires/ACH		\$ 3,261,512.93

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

PAYROLL CHECK PROCESSING LOG

\\cordata\administrative_services\Staff Reports\2019 Staff Reports\9-17-19\[19CkLog-copy.xlsx]Payroll Cks

Bank 3 - System Checks

Check Date	Req Check	End Check	# Checks Used	Run ID	Run Amount	ADD Manual	DELETE Void	Void Ck Orig Date	Orig Payee
05-Sep-19	155646	155652	7	629	26,168.04				Deduction
05-Sep-19	155654	155654	1	632	39.94				Deduction
					26,207.98				

This check will be voided. Ryan ran this as he knew it would just be voided in system anyhow.

Sort: CHECK #
CHECK DATECITY OF RICHLAND
NOD Register
For 09/05/2019 - 09/05/2019

Payroll Type : REGULAR

Bank	Location	Check #	Status	Amount	Check Date	Employee #	Name
3	002	155102	X	\$2,256.73	09/05/2019	3759	
3	002	155103	X	\$1,879.51	09/05/2019	3681	
3	002	155104	X	\$779.27	09/05/2019	4083	
3	002	155105	X	\$2,633.23	09/05/2019	4929	
3	002	155106	X	\$3,873.39	09/05/2019	4562	
3	002	155107	X	\$1,471.54	09/05/2019	4895	
3	003	155108	X	\$1,292.37	09/05/2019	4941	
3	003	155109	X	\$2,985.66	09/05/2019	4369	
3	003	155110	X	\$1,957.79	09/05/2019	4575	
3	004	155111	X	\$4,409.86	09/05/2019	4185	
3	004	155112	X	\$1,819.93	09/05/2019	3322	
3	004	155113	X	\$1,383.67	09/05/2019	4736	
3	004	155114	X	\$4,484.69	09/05/2019	3885	
3	005	155115	X	\$6,166.32	09/05/2019	3956	
3	006	155116	X	\$770.67	09/05/2019	4965	
3	006	155117	X	\$1,465.80	09/05/2019	4901	
3	006	155118	X	\$580.63	09/05/2019	4774	
3	006	155119	X	\$358.30	09/05/2019	3709	
3	006	155120	X	\$490.34	09/05/2019	4539	
3	006	155121	X	\$900.07	09/05/2019	4968	
3	006	155122	X	\$752.30	09/05/2019	3688	
3	006	155123	X	\$492.49	09/05/2019	4975	
3	006	155124	X	\$382.38	09/05/2019	2156	
3	006	155125	X	\$1,191.82	09/05/2019	4102	
3	006	155126	X	\$618.09	09/05/2019	3836	
3	006	155127	X	\$584.25	09/05/2019	4930	
3	006	155128	X	\$935.14	09/05/2019	4541	
3	006	155129	X	\$1,506.83	09/05/2019	4029	
3	006	155130	X	\$936.98	09/05/2019	4952	
3	006	155131	X	\$1,566.89	09/05/2019	3690	
3	006	155132	X	\$1,386.58	09/05/2019	3828	
3	006	155133	X	\$2,081.85	09/05/2019	4204	
3	006	155134	X	\$1,571.82	09/05/2019	4092	
3	006	155135	X	\$1,715.58	09/05/2019	4461	
3	006	155136	X	\$469.31	09/05/2019	4756	
3	006	155137	X	\$1,663.54	09/05/2019	3516	
3	006	155138	X	\$856.06	09/05/2019	4540	
3	006	155139	X	\$1,717.38	09/05/2019	1834	
3	006	155140	X	\$1,588.43	09/05/2019	4731	
3	006	155141	X	\$892.29	09/05/2019	4946	
3	006	155142	X	\$1,529.57	09/05/2019	4130	
3	006	155143	X	\$1,249.52	09/05/2019	4035	
3	006	155144	X	\$853.52	09/05/2019	4932	
3	006	155145	X	\$2,746.56	09/05/2019	4375	
3	006	155146	X	\$1,117.82	09/05/2019	4550	
3	006	155147	X	\$1,481.63	09/05/2019	4109	
3	006	155148	X	\$1,066.75	09/05/2019	3635	
3	006	155149	X	\$1,696.52	09/05/2019	3699	
3	006	155150	X	\$1,373.98	09/05/2019	4667	
3	006	155151	X	\$853.52	09/05/2019	4825	
3	007	155152	X	\$1,750.58	09/05/2019	4361	

Sort: CHECK #
CHECK DATECITY OF RICHLAND
NOD Register
For 09/05/2019 - 09/05/2019

Payroll Type : REGULAR

Bank	Location	Check #	Status	Amount	Check Date	Employee #	Name
3	007	155153	X	\$3,295.10	09/05/2019	4426	
3	007	155154	X	\$1,024.33	09/05/2019	4717	
3	010	155155	V	\$7,357.01	09/05/2019	4517	
3	010	155156	X	\$2,207.16	09/05/2019	4719	
3	010	155157	X	\$1,303.59	09/05/2019	4974	
3	010	155158	X	\$1,315.29	09/05/2019	4835	
3	010	155159	X	\$1,066.84	09/05/2019	4949	
3	010	155160	X	\$1,401.20	09/05/2019	4810	
3	010	155161	X	\$4,200.17	09/05/2019	2798	
3	010	155162	X	\$1,427.86	09/05/2019	4940	
3	010	155163	X	\$1,295.53	09/05/2019	4715	
3	010	155164	X	\$2,474.78	09/05/2019	3755	
3	010	155165	X	\$1,034.15	09/05/2019	4690	
3	010	155166	X	\$2,099.26	09/05/2019	4622	
3	010	155167	X	\$1,253.87	09/05/2019	4583	
3	010	155168	X	\$1,778.48	09/05/2019	4178	
3	010	155169	X	\$1,307.71	09/05/2019	4960	
3	010	155170	X	\$2,234.82	09/05/2019	4067	
3	010	155171	X	\$1,135.33	09/05/2019	4840	
3	010	155172	X	\$1,690.95	09/05/2019	4728	
3	010	155173	X	\$1,186.68	09/05/2019	4449	
3	011	155174	X	\$320.77	09/05/2019	3960	
3	011	155175	X	\$1,017.05	09/05/2019	4809	
3	011	155176	X	\$1,406.87	09/05/2019	3000	
3	011	155177	X	\$1,520.20	09/05/2019	3110	
3	011	155178	X	\$1,805.09	09/05/2019	4502	
3	011	155179	X	\$1,230.03	09/05/2019	3499	
3	011	155180	X	\$2,503.76	09/05/2019	4466	
3	011	155181	X	\$1,662.95	09/05/2019	4915	
3	012	155182	X	\$1,255.11	09/05/2019	4602	
3	012	155183	X	\$1,816.88	09/05/2019	4611	
3	012	155184	X	\$866.84	09/05/2019	3721	
3	012	155185	X	\$1,475.29	09/05/2019	4537	
3	013	155186	X	\$38.51	09/05/2019	4411	
3	013	155187	X	\$1,588.27	09/05/2019	4843	
3	013	155188	X	\$1,688.59	09/05/2019	4823	
3	013	155189	X	\$520.98	09/05/2019	4873	
3	013	155190	X	\$1,201.62	09/05/2019	4792	
3	013	155191	X	\$1,574.92	09/05/2019	4135	
3	013	155192	X	\$651.00	09/05/2019	4492	
3	013	155193	X	\$1,281.29	09/05/2019	4713	
3	013	155194	X	\$35.74	09/05/2019	4861	
3	013	155195	X	\$1,881.32	09/05/2019	4824	
3	013	155196	X	\$1,312.45	09/05/2019	4143	
3	013	155197	X	\$2,155.94	09/05/2019	2921	
3	013	155198	X	\$927.79	09/05/2019	3973	
3	013	155199	X	\$1,351.67	09/05/2019	4289	
3	013	155200	X	\$562.66	09/05/2019	4898	
3	013	155201	X	\$3,466.10	09/05/2019	3736	
3	013	155202	X	\$586.65	09/05/2019	4868	
3	013	155203	X	\$34.37	09/05/2019	4972	

Sort: CHECK #
CHECK DATECITY OF RICHLAND
NOD Register
For 09/05/2019 - 09/05/2019

Payroll Type : REGULAR

Bank	Location	Check #	Status	Amount	Check Date	Employee #	Name
3	013	155204	X	\$35.74	09/05/2019	4862	
3	015	155205	X	\$1,889.33	09/05/2019	4470	
3	015	155206	X	\$2,060.70	09/05/2019	3177	
3	015	155207	X	\$2,391.30	09/05/2019	4666	
3	015	155208	X	\$1,645.97	09/05/2019	2751	
3	015	155209	X	\$1,715.30	09/05/2019	3563	
3	015	155210	X	\$433.49	09/05/2019	4959	
3	015	155211	X	\$1,595.49	09/05/2019	2434	
3	015	155212	X	\$1,393.05	09/05/2019	3344	
3	015	155213	X	\$505.71	09/05/2019	4597	
3	015	155214	X	\$2,698.86	09/05/2019	4747	
3	015	155215	X	\$794.67	09/05/2019	4056	
3	015	155216	X	\$1,864.36	09/05/2019	4916	
3	015	155217	X	\$1,499.58	09/05/2019	4833	
3	015	155218	X	\$1,555.39	09/05/2019	4653	
3	015	155219	X	\$2,545.51	09/05/2019	3649	
3	015	155220	X	\$1,753.73	09/05/2019	4973	
3	015	155221	X	\$1,689.94	09/05/2019	4798	
3	015	155222	X	\$1,628.99	09/05/2019	3875	
3	015	155223	X	\$1,619.17	09/05/2019	4797	
3	015	155224	X	\$1,746.24	09/05/2019	3352	
3	015	155225	X	\$1,757.66	09/05/2019	3533	
3	015	155226	X	\$1,697.60	09/05/2019	4945	
3	015	155227	X	\$1,586.30	09/05/2019	4912	
3	015	155228	X	\$1,521.25	09/05/2019	3980	
3	015	155229	X	\$1,563.44	09/05/2019	4646	
3	015	155230	X	\$1,814.02	09/05/2019	4793	
3	015	155231	X	\$2,002.57	09/05/2019	3435	
3	015	155232	X	\$1,192.05	09/05/2019	4495	
3	015	155233	X	\$1,565.70	09/05/2019	4351	
3	015	155234	X	\$1,373.03	09/05/2019	4908	
3	015	155235	X	\$950.71	09/05/2019	4760	
3	015	155236	X	\$1,531.51	09/05/2019	3933	
3	015	155237	X	\$1,711.77	09/05/2019	3576	
3	015	155238	X	\$1,672.63	09/05/2019	4844	
3	015	155239	X	\$1,864.11	09/05/2019	3455	
3	016	155240	X	\$1,886.93	09/05/2019	4817	
3	016	155241	X	\$1,675.07	09/05/2019	3679	
3	016	155242	X	\$1,787.73	09/05/2019	3760	
3	016	155243	X	\$2,910.35	09/05/2019	3814	
3	016	155244	X	\$2,029.68	09/05/2019	4587	
3	016	155245	X	\$1,439.12	09/05/2019	4340	
3	016	155246	X	\$2,743.51	09/05/2019	4669	
3	016	155247	X	\$2,336.04	09/05/2019	4523	
3	016	155248	X	\$3,690.11	09/05/2019	3528	
3	016	155249	X	\$2,361.38	09/05/2019	3308	
3	016	155250	X	\$3,128.62	09/05/2019	3567	
3	016	155251	X	\$2,391.70	09/05/2019	3764	
3	016	155252	X	\$1,757.82	09/05/2019	4923	
3	016	155253	X	\$2,195.43	09/05/2019	4499	
3	016	155254	X	\$3,498.61	09/05/2019	3601	

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Bank	Location	Check #	Status	Amount	Check Date	Employee #	Name
3	016	155255	X	\$2,270.12	09/05/2019	4524	
3	016	155256	X	\$2,465.05	09/05/2019	4522	
3	016	155257	X	\$2,248.91	09/05/2019	4053	
3	016	155258	X	\$2,803.24	09/05/2019	3972	
3	016	155259	X	\$2,103.28	09/05/2019	3493	
3	016	155260	X	\$3,252.41	09/05/2019	2897	
3	016	155261	X	\$3,297.46	09/05/2019	2978	
3	016	155262	X	\$2,226.87	09/05/2019	4520	
3	016	155263	X	\$2,603.75	09/05/2019	3612	
3	016	155264	X	\$2,305.47	09/05/2019	3965	
3	016	155265	X	\$2,146.29	09/05/2019	4585	
3	016	155266	X	\$211.08	09/05/2019	3761	
3	016	155267	X	\$2,768.86	09/05/2019	4150	
3	016	155268	X	\$6,342.58	09/05/2019	2380	
3	016	155269	X	\$2,644.75	09/05/2019	2935	
3	016	155270	X	\$1,962.67	09/05/2019	3309	
3	016	155271	X	\$4,678.71	09/05/2019	4586	
3	016	155272	X	\$3,052.32	09/05/2019	3600	
3	016	155273	X	\$3,383.32	09/05/2019	3832	
3	016	155274	X	\$2,135.11	09/05/2019	4815	
3	016	155275	X	\$1,553.90	09/05/2019	4318	
3	016	155276	X	\$2,236.21	09/05/2019	4453	
3	016	155277	X	\$2,277.54	09/05/2019	4500	
3	016	155278	X	\$1,603.99	09/05/2019	4887	
3	016	155279	X	\$2,196.97	09/05/2019	4497	
3	016	155280	X	\$3,637.41	09/05/2019	2765	
3	016	155281	X	\$2,495.71	09/05/2019	3116	
3	016	155282	X	\$2,413.52	09/05/2019	4584	
3	016	155283	X	\$3,681.48	09/05/2019	3763	
3	016	155284	X	\$2,126.95	09/05/2019	4816	
3	016	155285	X	\$3,834.82	09/05/2019	3506	
3	016	155286	X	\$1,941.18	09/05/2019	4623	
3	016	155287	X	\$1,769.82	09/05/2019	4906	
3	016	155288	X	\$1,792.56	09/05/2019	2694	
3	016	155289	X	\$5,120.24	09/05/2019	3057	
3	016	155290	X	\$2,634.98	09/05/2019	3311	
3	016	155291	X	\$2,352.06	09/05/2019	3762	
3	016	155292	X	\$2,627.88	09/05/2019	4291	
3	016	155293	X	\$2,743.72	09/05/2019	4521	
3	016	155294	X	\$2,478.37	09/05/2019	4307	
3	016	155295	X	\$2,551.84	09/05/2019	4498	
3	016	155296	X	\$1,234.19	09/05/2019	4899	
3	016	155297	X	\$857.50	09/05/2019	4076	
3	016	155298	X	\$3,484.20	09/05/2019	3765	
3	016	155299	X	\$2,229.37	09/05/2019	4454	
3	016	155300	X	\$2,447.48	09/05/2019	4505	
3	016	155301	X	\$5,672.70	09/05/2019	3206	
3	016	155302	X	\$1,918.66	09/05/2019	4924	
3	016	155303	X	\$5,030.01	09/05/2019	3207	
3	016	155304	X	\$2,320.52	09/05/2019	4360	
3	017	155305	X	\$1,375.72	09/05/2019	4937	

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Bank	Location	Check #	Status	Amount	Check Date	Employee #
3	017	155306	X	\$2,295.06	09/05/2019	4129
3	017	155307	X	\$1,661.64	09/05/2019	3340
3	017	155308	X	\$2,437.17	09/05/2019	4088
3	017	155309	X	\$3,057.65	09/05/2019	3896
3	017	155310	X	\$2,661.77	09/05/2019	3353
3	017	155311	X	\$2,458.26	09/05/2019	4000
3	017	155312	X	\$1,540.30	09/05/2019	4362
3	017	155313	X	\$2,410.57	09/05/2019	3295
3	017	155314	X	\$4,178.61	09/05/2019	4947
3	017	155315	X	\$3,369.19	09/05/2019	4834
3	017	155316	X	\$1,860.47	09/05/2019	3524
3	017	155317	X	\$3,014.80	09/05/2019	4745
3	017	155318	X	\$3,481.78	09/05/2019	2202
3	017	155319	X	\$1,996.61	09/05/2019	4184
3	017	155320	X	\$1,562.18	09/05/2019	4433
3	017	155321	X	\$2,636.84	09/05/2019	4127
3	017	155322	X	\$3,065.29	09/05/2019	4183
3	017	155323	X	\$1,924.77	09/05/2019	4787
3	017	155324	X	\$2,530.21	09/05/2019	4943
3	017	155325	X	\$3,141.67	09/05/2019	3821
3	017	155326	X	\$4,508.64	09/05/2019	4345
3	017	155327	X	\$3,212.12	09/05/2019	3855
3	017	155328	X	\$2,516.94	09/05/2019	4874
3	017	155329	X	\$2,746.38	09/05/2019	4701
3	017	155330	X	\$1,397.28	09/05/2019	4746
3	017	155331	X	\$2,194.88	09/05/2019	3473
3	017	155332	X	\$1,663.57	09/05/2019	4772
3	017	155333	X	\$3,008.14	09/05/2019	3856
3	017	155334	X	\$1,694.04	09/05/2019	4366
3	017	155335	X	\$1,396.67	09/05/2019	4574
3	017	155336	X	\$2,871.32	09/05/2019	2709
3	017	155337	X	\$4,041.09	09/05/2019	4398
3	017	155338	X	\$2,172.54	09/05/2019	4665
3	017	155339	X	\$4,043.13	09/05/2019	3803
3	017	155340	X	\$2,243.67	09/05/2019	3901
3	017	155341	X	\$1,422.04	09/05/2019	4432
3	017	155342	X	\$2,157.35	09/05/2019	4904
3	017	155343	X	\$2,386.74	09/05/2019	4900
3	017	155344	X	\$2,814.82	09/05/2019	3902
3	017	155345	X	\$26,771.37	09/05/2019	3593
3	017	155346	X	\$3,619.66	09/05/2019	3894
3	017	155347	X	\$2,146.89	09/05/2019	3804
3	017	155348	X	\$3,388.27	09/05/2019	4515
3	017	155349	X	\$2,687.05	09/05/2019	4080
3	017	155350	X	\$3,212.27	09/05/2019	4075
3	017	155351	X	\$2,643.75	09/05/2019	3356
3	017	155352	X	\$3,283.39	09/05/2019	4394
3	017	155353	X	\$2,469.84	09/05/2019	3651
3	017	155354	X	\$639.11	09/05/2019	4944
3	017	155355	X	\$2,429.68	09/05/2019	4271
3	017	155356	X	\$2,635.75	09/05/2019	3413

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Bank	Location	Check #	Status	Amount	Check Date	Employee #	Name
3	017	155357	X	\$1,129.66	09/05/2019	4230	
3	017	155358	X	\$3,194.58	09/05/2019	4270	
3	017	155359	X	\$3,013.38	09/05/2019	4113	
3	017	155360	X	\$3,148.53	09/05/2019	4016	
3	017	155361	X	\$2,657.08	09/05/2019	3306	
3	017	155362	X	\$2,719.66	09/05/2019	4296	
3	017	155363	X	\$1,932.57	09/05/2019	4599	
3	017	155364	X	\$1,200.32	09/05/2019	4894	
3	017	155365	X	\$3,052.55	09/05/2019	4235	
3	017	155366	X	\$520.96	09/05/2019	4357	
3	017	155367	X	\$1,313.45	09/05/2019	4813	
3	017	155368	X	\$950.84	09/05/2019	4652	
3	017	155369	X	\$2,099.69	09/05/2019	4496	
3	017	155370	X	\$2,348.51	09/05/2019	4519	
3	017	155371	X	\$2,595.19	09/05/2019	4684	
3	017	155372	X	\$2,360.00	09/05/2019	4535	
3	017	155373	X	\$2,686.29	09/05/2019	4114	
3	017	155374	X	\$2,686.32	09/05/2019	4128	
3	017	155375	X	\$2,454.94	09/05/2019	4896	
3	017	155376	X	\$3,550.03	09/05/2019	3746	
3	017	155377	X	\$5,404.92	09/05/2019	3964	
3	017	155378	X	\$2,546.51	09/05/2019	4536	
3	017	155379	X	\$3,494.71	09/05/2019	2885	
3	017	155380	X	\$1,392.30	09/05/2019	3904	
3	017	155381	X	\$2,831.79	09/05/2019	3903	
3	017	155382	X	\$1,131.36	09/05/2019	4872	
3	017	155383	X	\$3,272.23	09/05/2019	4103	
3	017	155384	X	\$2,232.71	09/05/2019	4967	
3	021	155385	X	\$1,939.67	09/05/2019	4234	
3	021	155386	X	\$2,699.27	09/05/2019	4332	
3	021	155387	X	\$2,718.62	09/05/2019	4913	
3	021	155388	X	\$1,499.50	09/05/2019	4452	
3	021	155389	X	\$2,730.18	09/05/2019	4216	
3	021	155390	X	\$1,974.95	09/05/2019	4687	
3	021	155391	X	\$1,379.72	09/05/2019	4238	
3	021	155392	X	\$2,458.01	09/05/2019	4223	
3	021	155393	X	\$2,012.48	09/05/2019	3456	
3	021	155394	X	\$1,335.32	09/05/2019	4724	
3	021	155395	X	\$1,900.41	09/05/2019	4762	
3	021	155396	X	\$2,548.19	09/05/2019	3738	
3	021	155397	X	\$2,384.62	09/05/2019	3541	
3	023	155398	X	\$3,588.94	09/05/2019	4487	
3	023	155399	X	\$824.69	09/05/2019	3185	
3	023	155400	X	\$1,221.79	09/05/2019	4526	
3	023	155401	X	\$2,293.78	09/05/2019	4326	
3	023	155402	X	\$4,163.79	09/05/2019	4140	
3	023	155403	X	\$1,341.44	09/05/2019	4404	
3	023	155404	X	\$2,156.15	09/05/2019	4790	
3	023	155405	X	\$3,889.25	09/05/2019	4596	
3	023	155406	X	\$1,682.44	09/05/2019	3551	
3	023	155407	X	\$1,352.59	09/05/2019	2942	

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3	023	155408	X	\$2,858.26	09/05/2019	3444	
3	023	155409	X	\$1,874.46	09/05/2019	3818	
3	023	155410	X	\$4,555.77	09/05/2019	4436	
3	023	155411	X	\$2,502.17	09/05/2019	4948	
3	023	155412	X	\$2,270.23	09/05/2019	3970	
3	023	155413	X	\$12,890.29	09/05/2019	4365	
3	023	155414	X	\$1,876.94	09/05/2019	3324	
3	023	155415	X	\$2,192.83	09/05/2019	4683	
3	023	155416	X	\$1,103.46	09/05/2019	4335	
3	023	155417	X	\$3,458.52	09/05/2019	4761	
3	023	155418	X	\$2,605.62	09/05/2019	4342	
3	023	155419	X	\$1,208.46	09/05/2019	3781	
3	023	155420	X	\$3,128.19	09/05/2019	4329	
3	023	155421	X	\$2,806.20	09/05/2019	4805	
3	023	155422	X	\$2,659.49	09/05/2019	3944	
3	023	155423	X	\$1,342.14	09/05/2019	4830	
3	023	155424	X	\$2,779.53	09/05/2019	4734	
3	023	155425	X	\$2,307.48	09/05/2019	4702	
3	023	155426	X	\$1,545.02	09/05/2019	4727	
3	023	155427	X	\$561.73	09/05/2019	3531	
3	023	155428	X	\$1,014.40	09/05/2019	4269	
3	023	155429	X	\$2,203.44	09/05/2019	4826	
3	023	155430	X	\$3,589.64	09/05/2019	4254	
3	023	155431	X	\$2,424.93	09/05/2019	4491	
3	023	155432	X	\$1,163.61	09/05/2019	4807	
3	023	155433	X	\$3,090.83	09/05/2019	3216	
3	023	155434	X	\$3,026.05	09/05/2019	4175	
3	023	155435	X	\$3,418.32	09/05/2019	4475	
3	023	155436	X	\$1,900.29	09/05/2019	3999	
3	023	155437	X	\$3,766.40	09/05/2019	4055	
3	023	155438	X	\$1,411.88	09/05/2019	4795	
3	023	155439	X	\$2,285.92	09/05/2019	3945	
3	023	155440	X	\$1,425.93	09/05/2019	4241	
3	023	155441	X	\$3,087.49	09/05/2019	4688	
3	023	155442	X	\$2,901.83	09/05/2019	4327	
3	026	155443	X	\$2,299.19	09/05/2019	4845	
3	026	155444	X	\$1,903.58	09/05/2019	4697	
3	026	155445	X	\$2,023.11	09/05/2019	4507	
3	026	155446	X	\$1,166.68	09/05/2019	4074	
3	026	155447	X	\$2,589.96	09/05/2019	4791	
3	026	155448	X	\$249.63	09/05/2019	4073	
3	026	155449	X	\$2,435.40	09/05/2019	3805	
3	026	155450	X	\$1,524.12	09/05/2019	3354	
3	026	155451	X	\$242.23	09/05/2019	4848	
3	026	155452	X	\$1,115.94	09/05/2019	4031	
3	026	155453	X	\$3,198.54	09/05/2019	3741	
3	026	155454	X	\$1,548.99	09/05/2019	4276	
3	026	155455	X	\$1,962.09	09/05/2019	4870	
3	026	155456	X	\$1,150.92	09/05/2019	4871	
3	026	155457	X	\$1,417.31	09/05/2019	4836	
3	026	155458	X	\$2,438.71	09/05/2019	3685	

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3	026	155459	X	\$1,487.62	09/05/2019	4911	
3	026	155460	X	\$2,025.64	09/05/2019	2800	
3	026	155461	X	\$4,182.37	09/05/2019	3265	
3	026	155462	X	\$1,432.87	09/05/2019	2996	
3	026	155463	X	\$1,217.54	09/05/2019	4942	
3	026	155464	X	\$1,905.58	09/05/2019	3912	
3	026	155465	X	\$2,608.71	09/05/2019	3318	
3	026	155466	X	\$1,052.59	09/05/2019	3981	
3	026	155467	X	\$1,647.78	09/05/2019	4822	
3	026	155468	X	\$1,427.43	09/05/2019	4467	
3	027	155469	X	\$1,763.49	09/05/2019	3646	
3	027	155470	X	\$1,817.44	09/05/2019	3905	
3	027	155471	X	\$617.67	09/05/2019	3941	
3	027	155472	X	\$2,226.50	09/05/2019	4808	
3	027	155473	X	\$1,883.60	09/05/2019	4316	
3	027	155474	X	\$1,473.58	09/05/2019	3470	
3	027	155475	X	\$1,630.05	09/05/2019	3454	
3	027	155476	X	\$2,335.42	09/05/2019	3503	
3	027	155477	X	\$1,828.65	09/05/2019	3517	
3	027	155478	X	\$1,793.23	09/05/2019	4363	
3	027	155479	X	\$1,939.52	09/05/2019	4914	
3	027	155480	X	\$2,105.52	09/05/2019	2992	
3	027	155481	X	\$864.97	09/05/2019	3826	
3	027	155482	X	\$1,544.47	09/05/2019	1995	
3	027	155483	X	\$1,847.91	09/05/2019	4563	
3	027	155484	X	\$1,142.11	09/05/2019	4615	
3	027	155485	X	\$1,293.82	09/05/2019	4373	
3	027	155486	X	\$1,248.93	09/05/2019	3876	
3	027	155487	X	\$1,787.87	09/05/2019	3578	
3	027	155488	X	\$1,377.50	09/05/2019	4242	
3	028	155489	X	\$1,786.66	09/05/2019	2836	
3	028	155490	X	\$1,849.32	09/05/2019	3728	
3	028	155491	X	\$1,575.44	09/05/2019	2297	
3	028	155492	X	\$1,465.97	09/05/2019	3780	
3	028	155493	X	\$1,794.14	09/05/2019	2887	
3	028	155494	X	\$1,331.70	09/05/2019	3865	
3	028	155495	X	\$1,505.65	09/05/2019	4101	
3	028	155496	X	\$1,615.40	09/05/2019	4560	
3	028	155497	X	\$1,615.53	09/05/2019	4300	
3	028	155498	X	\$171.59	09/05/2019	4876	
3	028	155499	X	\$1,719.61	09/05/2019	4951	
3	028	155500	X	\$1,462.53	09/05/2019	4504	
3	028	155501	X	\$1,580.56	09/05/2019	4660	
3	028	155502	X	\$561.43	09/05/2019	4386	
3	028	155503	X	\$1,560.49	09/05/2019	4448	
3	028	155504	X	\$1,383.79	09/05/2019	4641	
3	028	155505	X	\$1,795.85	09/05/2019	4440	
3	028	155506	X	\$331.41	09/05/2019	4169	
3	028	155507	X	\$1,501.48	09/05/2019	3988	
3	028	155508	X	\$1,441.27	09/05/2019	4025	
3	028	155509	X	\$1,633.57	09/05/2019	1973	

Sort: CHECK #
CHECK DATECITY OF RICHLAND
NOD Register
For 09/05/2019 - 09/05/2019

Payroll Type : REGULAR

Bank	Location	Check #	Status	Amount	Check Date	Employee #	Name
3	028	155510	X	\$1,890.57	09/05/2019	4100	
3	028	155511	X	\$1,732.84	09/05/2019	4933	
3	028	155512	X	\$1,549.51	09/05/2019	4643	
3	028	155513	X	\$1,031.55	09/05/2019	4533	
3	028	155514	X	\$1,023.21	09/05/2019	3778	
3	028	155515	X	\$1,880.44	09/05/2019	4709	
3	028	155516	X	\$391.94	09/05/2019	3749	
3	028	155517	X	\$1,428.91	09/05/2019	4548	
3	028	155518	X	\$1,214.52	09/05/2019	4934	
3	029	155519	X	\$1,243.12	09/05/2019	4689	
3	029	155520	X	\$1,431.64	09/05/2019	4233	
3	029	155521	X	\$1,971.87	09/05/2019	4196	
3	029	155522	X	\$2,020.87	09/05/2019	4616	
3	029	155523	X	\$2,151.93	09/05/2019	4568	
3	029	155524	X	\$1,436.07	09/05/2019	3747	
3	029	155525	X	\$1,878.31	09/05/2019	3740	
3	029	155526	X	\$1,820.76	09/05/2019	4503	
3	029	155527	X	\$2,074.29	09/05/2019	4789	
3	029	155528	X	\$2,506.34	09/05/2019	3730	
3	032	155529	X	\$1,646.84	09/05/2019	3771	
3	032	155530	X	\$2,438.63	09/05/2019	4902	
3	032	155531	X	\$1,321.02	09/05/2019	4828	
3	032	155532	X	\$1,610.08	09/05/2019	4691	
3	032	155533	X	\$2,570.26	09/05/2019	4006	
3	032	155534	X	\$2,153.83	09/05/2019	3883	
3	032	155535	X	\$3,510.92	09/05/2019	4281	
3	032	155536	X	\$1,064.80	09/05/2019	4012	
3	032	155537	X	\$1,756.15	09/05/2019	4165	
3	032	155538	X	\$2,309.73	09/05/2019	4374	
3	032	155539	X	\$2,415.95	09/05/2019	4177	
3	032	155540	X	\$720.69	09/05/2019	4832	
3	032	155541	X	\$2,015.37	09/05/2019	4694	
3	032	155542	X	\$835.53	09/05/2019	3858	
3	032	155543	X	\$2,148.23	09/05/2019	4485	
3	032	155544	X	\$2,844.16	09/05/2019	4013	
3	032	155545	X	\$2,380.73	09/05/2019	4333	
3	032	155546	X	\$1,732.68	09/05/2019	3468	
3	035	155547	X	\$1,892.97	09/05/2019	4976	
3	035	155548	X	\$1,551.52	09/05/2019	3831	
3	035	155549	X	\$1,281.25	09/05/2019	4802	
3	035	155550	X	\$1,685.69	09/05/2019	3853	
3	035	155551	X	\$1,590.24	09/05/2019	4707	
3	035	155552	X	\$1,711.08	09/05/2019	4606	
3	035	155553	X	\$1,634.36	09/05/2019	4620	
3	035	155554	X	\$1,834.81	09/05/2019	4542	
3	035	155555	X	\$1,270.00	09/05/2019	3787	
3	035	155556	X	\$1,625.78	09/05/2019	3848	
3	035	155557	X	\$2,491.04	09/05/2019	4893	
3	035	155558	X	\$1,378.25	09/05/2019	3866	
3	036	155559	X	\$2,175.59	09/05/2019	4738	
3	036	155560	X	\$1,864.80	09/05/2019	4040	

Sort: CHECK #
CHECK DATECITY OF RICHLAND
NOD Register
For 09/05/2019 - 09/05/2019

Payroll Type : REGULAR

Bank	Location	Check #	Status	Amount	Check Date	Employee #	Name
3	036	155561	X	\$2,717.84	09/05/2019	4673	
3	036	155562	X	\$1,668.30	09/05/2019	3534	
3	036	155563	X	\$1,638.50	09/05/2019	3058	
3	036	155564	X	\$1,829.72	09/05/2019	3482	
3	036	155565	X	\$2,085.81	09/05/2019	4566	
3	036	155566	X	\$1,228.34	09/05/2019	4978	
3	036	155567	X	\$603.36	09/05/2019	4262	
3	036	155568	X	\$2,515.39	09/05/2019	4883	
3	036	155569	X	\$517.99	09/05/2019	4979	
3	036	155570	X	\$1,956.39	09/05/2019	4001	
3	036	155571	X	\$967.53	09/05/2019	3489	
3	036	155572	X	\$2,409.86	09/05/2019	4043	
3	036	155573	X	\$2,302.40	09/05/2019	4104	
3	036	155574	X	\$1,723.14	09/05/2019	4723	
3	036	155575	X	\$1,613.55	09/05/2019	4069	
3	036	155576	X	\$1,490.26	09/05/2019	3020	
3	036	155577	X	\$1,690.60	09/05/2019	3808	
3	036	155578	X	\$1,719.33	09/05/2019	4927	
3	036	155579	X	\$1,011.97	09/05/2019	4527	
3	036	155580	X	\$1,635.34	09/05/2019	4950	
3	036	155581	X	\$1,583.84	09/05/2019	4925	
3	036	155582	X	\$505.72	09/05/2019	4980	
3	036	155583	X	\$3,038.79	09/05/2019	3813	
3	036	155584	X	\$2,189.24	09/05/2019	4878	
3	036	155585	X	\$2,675.59	09/05/2019	3816	
3	036	155586	X	\$969.59	09/05/2019	4321	
3	036	155587	X	\$1,778.99	09/05/2019	4884	
3	036	155588	X	\$1,952.07	09/05/2019	3729	
3	036	155589	X	\$2,770.39	09/05/2019	3852	
3	036	155590	X	\$1,265.74	09/05/2019	4977	
3	036	155591	X	\$2,678.58	09/05/2019	4320	
3	036	155592	X	\$1,273.35	09/05/2019	4071	
3	036	155593	X	\$2,518.30	09/05/2019	3011	
3	036	155594	X	\$891.05	09/05/2019	3015	
3	036	155595	X	\$2,940.53	09/05/2019	4804	
3	036	155596	X	\$2,786.34	09/05/2019	4885	
3	036	155597	X	\$478.09	09/05/2019	3604	
3	036	155598	X	\$2,243.48	09/05/2019	4818	
3	036	155599	X	\$1,720.34	09/05/2019	4796	
3	036	155600	X	\$1,413.71	09/05/2019	3009	
3	036	155601	X	\$2,220.93	09/05/2019	4039	
3	036	155602	X	\$1,100.45	09/05/2019	4601	
3	036	155603	X	\$650.47	09/05/2019	3253	
3	036	155604	X	\$1,613.33	09/05/2019	3800	
3	036	155605	X	\$812.23	09/05/2019	4881	
3	036	155606	X	\$2,393.95	09/05/2019	4661	
3	036	155607	X	\$1,594.22	09/05/2019	4877	
3	036	155608	X	\$1,918.68	09/05/2019	4721	
3	036	155609	X	\$1,588.49	09/05/2019	4820	
3	039	155610	X	\$1,661.23	09/05/2019	3642	
3	039	155611	X	\$1,759.10	09/05/2019	3359	

Sort: CHECK #
CHECK DATECITY OF RICHLAND
NOD Register
For 09/05/2019 - 09/05/2019

Payroll Type : REGULAR

Bank	Location	Check #	Status	Amount	Check Date	Employee #	Name
3	039	155612	X	\$1,033.96	09/05/2019	4142	
3	039	155613	X	\$2,497.49	09/05/2019	4609	
3	039	155614	X	\$1,266.26	09/05/2019	4938	
3	041	155615	X	\$1,776.70	09/05/2019	2130	
3	041	155616	X	\$707.87	09/05/2019	4799	
3	041	155617	X	\$164.22	09/05/2019	4292	
3	041	155618	X	\$1,539.07	09/05/2019	3050	
3	041	155619	X	\$598.51	09/05/2019	4712	
3	041	155620	X	\$93.39	09/05/2019	4954	
3	041	155621	X	\$160.18	09/05/2019	4961	
3	041	155622	X	\$1,797.60	09/05/2019	4531	
3	041	155623	X	\$257.08	09/05/2019	4970	
3	041	155624	X	\$676.75	09/05/2019	4897	
3	041	155625	X	\$276.43	09/05/2019	4971	
3	041	155626	X	\$695.69	09/05/2019	4704	
3	041	155627	X	\$866.19	09/05/2019	3661	
3	041	155628	X	\$1,617.49	09/05/2019	4180	
3	041	155629	X	\$1,618.07	09/05/2019	4778	
3	041	155630	X	\$942.58	09/05/2019	4514	
3	041	155631	X	\$664.16	09/05/2019	3911	
3	041	155632	X	\$1,064.07	09/05/2019	3918	
3	041	155633	X	\$587.32	09/05/2019	4910	
3	041	155634	X	\$1,587.89	09/05/2019	3745	
3	041	155635	X	\$1,050.84	09/05/2019	3366	
3	041	155636	X	\$980.69	09/05/2019	4511	
3	041	155637	X	\$637.65	09/05/2019	4172	
3	041	155638	X	\$753.58	09/05/2019	3739	
3	041	155639	X	\$883.37	09/05/2019	4051	
3	041	155640	X	\$652.97	09/05/2019	4280	
3	041	155641	X	\$1,404.68	09/05/2019	4777	
3	041	155642	X	\$427.45	09/05/2019	4853	
3	041	155643	X	\$6,412.03	09/05/2019	4676	
3	041	155644	X	\$224.04	09/05/2019	4339	
3	041	155645	X	\$223.98	09/05/2019	3460	
3	010	155653	X	\$3,492.07	09/05/2019	4517	
Total # of Checks:			545	Total Amount	\$1,082,167.74		

Sort: CHECK #
CHECK DATEPENSIONERS
NOD Register
For 08/30/2019 - 08/30/2019

Payroll Type : REGULAR

Bank	Location	Check #	Status	Amount	Check Date	Employee #
	3	5191	X	\$792.94	08/30/2019	3338
	3	5192	X	\$762.33	08/30/2019	704
	3	5193	X	\$709.25	08/30/2019	675
	3	5194	X	\$472.93	08/30/2019	4268
	3	5195	X	\$1,029.03	08/30/2019	3453
	3	5196	X	\$567.40	08/30/2019	423
	3	5197	X	\$543.36	08/30/2019	87
	3	5198	X	\$689.50	08/30/2019	89
	3	5199	X	\$1,264.48	08/30/2019	3218
	3	5200	X	\$639.03	08/30/2019	3757
	3	5201	X	\$1,881.66	08/30/2019	35
	3	5202	X	\$720.83	08/30/2019	4918
	3	5203	X	\$945.56	08/30/2019	91
	3	5204	X	\$675.92	08/30/2019	985
	3	5205	X	\$985.36	08/30/2019	3597
	3	5206	X	\$939.02	08/30/2019	4236
	3	5207	X	\$2,740.64	08/30/2019	40
	3	5208	X	\$58.36	08/30/2019	4490
	3	5209	X	\$979.87	08/30/2019	3582
	3	5210	X	\$249.08	08/30/2019	3337
	3	5211	X	\$630.23	08/30/2019	4917
	3	5212	X	\$872.01	08/30/2019	927
	3	5213	X	\$376.94	08/30/2019	651
	3	5214	X	\$497.79	08/30/2019	2914
	3	5215	X	\$348.72	08/30/2019	868
	3	5216	X	\$146.62	08/30/2019	3542
	3	5217	X	\$894.58	08/30/2019	3187
	3	5218	X	\$1,067.63	08/30/2019	3402
	3	5219	X	\$1,132.78	08/30/2019	914
	3	5220	X	\$839.38	08/30/2019	4430
	3	5221	X	\$1,859.03	08/30/2019	777
	3	5222	X	\$368.68	08/30/2019	283
	3	5223	X	\$273.22	08/30/2019	557
	3	5224	X	\$680.76	08/30/2019	421

Total # of Checks:	34	Total Amount	\$27,634.92
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COUNCIL AGENDA ITEM COVERSHEET

Council Date: 9/17/2019

Agenda Category: Items of Business

Core Focus Area 1 - Promote Financial Stability & Operational Effectiveness

Core Focus Area 2 - Manage & Maintain Infrastructure & Facilities

Core Focus Area 3 - Increase Economic Vitality

Subject:

Ordinance No. 38-19, Adopting the 2018-2019 Comprehensive Plan Amendments into the existing 2017 Comprehensive Plan

Department:

Development Services

Ordinance/Resolution Number:

38-19

Document Type:

Ordinance

Recommended Motion:

Give first reading, by title only, to Ordinance No.38-19, adopting the 2018-2019 Comprehensive Plan Amendments into the existing 2017 Comprehensive Plan and adopting the resulting document.

Summary:

Pursuant to RMC 19.20.050, both the Planning Commission and the City Council must hold a public hearing regarding proposed amendments to the City's Comprehensive Plan.

On June 26, 2019, the Planning Commission conducted a public hearing to solicit comments from the public regarding the proposed 2018-2019 Comprehensive Plan amendments. The proposed amendments consisted of five (5) private party applications for map amendments, two (2) City-initiated mapping amendments, and one (1) City-initiated text amendment. The majority of public comments received were in response to the Brad Rew (Horn Rapids Golf Course) application and the Bethel Church application.

The Planning Commission conducted its deliberation on the proposed amendments on July 24, 2019, and voted 6-1 to approve the requested amendments and subsequent zoning map changes.

At this point, the City Council shall consider the Planning Commission's recommendations along with comments received at tonight's public hearing and decide to either adopt or deny the proposed amendments. Following Council action, the City's Planning Division will transmit a copy of the amendments and adopted ordinance to the State Department of Commerce, who will review the submission for compliance with the State's Growth Management Act.

With respect to the Rew property, note that approval of the Comprehensive Plan designation does not result in removal of the existing deed restriction, which is a separate Council action undertaken at Council's discretion.

Staff recommends approval of Ordinance No. 38-19 for first reading, by title only.

Fiscal Impact:

No direct fiscal impacts are anticipated as a result of the proposed Comprehensive Plan amendments. Once the properties develop as allowed by the Comprehensive Plan and Zoning, the City will receive additional tax revenues.

Attachments:

1. Ordinance No. 38-19
2. Staff Report - 2018-2019 Planning Commission - Comprehensive Plan Amendments

ORDINANCE NO. 38-19

AN ORDINANCE of the City of Richland, Washington adopting the 2018-2019 Comprehensive Plan Amendments into the existing 2017 Comprehensive Plan and adopting the resulting document.

WHEREAS, through City of Richland Ordinance No. 42-17, the City adopted the Comprehensive Plan of the City of Richland (the Comprehensive Plan); 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, the City of Richland accepted applications suggesting comprehensive plan or development regulation amendments between January 1, 2018 and March 1, 2019; and

WHEREAS, a total of eight (8) proposed amendments were received, consisting of five (5) complete private applications for map amendments, two (2) City-initiated map amendments and one (1) City-initiated text amendment as identified in **Exhibit A**; and

WHEREAS, on April 23, 2019, Richland City Council held a workshop to review the proposed 2018-2019 Comprehensive Plan Policies, Maps and Zoning Code Amendments Docket; and

WHEREAS, on May 21, 2019, Richland City Council passed Resolution No. 66-19 authorizing the 2018-2019 Comprehensive Plan Policies, Maps and Zoning Code Amendments Docket; and

WHEREAS, the City of Richland Planning Commission held a workshop on June 12, 2019 to review the 2018-2019 Comprehensive Plan Policies, Maps and Zoning Code Amendments Docket; and

WHEREAS, the Planning Commission held a duly advertised public hearing on June 26, 2019 to accept testimony from anyone wishing to speak for or against the proposed changes; and

WHEREAS, the Planning Commission continued the public hearing to July 24, 2019 in order to deliberate on the proposed changes prior to making a formal recommendation to Richland City Council; and

WHEREAS, on July 24, 2019, the Richland Planning Commission voted to accept staff's suggested findings, conclusions and recommendations on the proposed amendments as evidenced in the Planning Commission's adopted meeting minutes; and

WHEREAS, on September 17, 2019, Richland City Council held a public hearing to consider the proposed amendments and the recommendation of the Planning Commission. All testimony from anyone wishing to speak for or against the changes was accepted, after which Council deliberated on the proposed changes; and

WHEREAS, the Richland City Council finds it prudent to adopt the updated 2018-2019 Comprehensive Plan of the City of Richland by ordinance.

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

Section 1. The recitals and findings set forth above are hereby incorporated by reference.

Section 2. Richland City Council acknowledges that the Planning Commission conducted appropriate investigation and study and held a public hearing on the proposed amendments to the Comprehensive Plan. Council hereby approves the eight (8) proposed amendments to the Comprehensive Plan map and text. The Council has read and considered the Commission's findings, and hereby makes the following findings for the record:

1. Chapter 19.90 RMC provides that City Council will consider each comprehensive plan amendment and forward those selected to the Planning Commission for processing. Plan amendment applications may be submitted via private application and/or proposed by staff or Council.
2. The deadline for submittal of private party applications for consideration as part of the 2018-2019 Comprehensive Plan Policies, Maps and Code Amendments Docket was March 1, 2019.
3. Five (5) private party applications were received and deemed complete.
4. Three (3) city-initiated applications were received and deemed complete.
5. City Council held a Council workshop on April 23, 2019 to review the 2018-2019 Comprehensive Plan Policies, Maps and Code Amendments Docket.

6. On May 21, 2019, Richland City Council established the 2018-2019 Comprehensive Plan Policies, Maps and Code Amendments Docket by adoption of Resolution No. 66-19.
7. On June 5, 2019, notice of a public hearing to be held on June 26, 2019 was sent to property owners within 300 feet of each parcel affected by the proposed comprehensive plan map and zoning map changes.
8. On June 5, 2019, pursuant to RCW 36.70A.106, the City of Richland provided to the State of Washington the required sixty (60) day notification of the City's proposed Comprehensive Plan Policies, Maps and Code Amendments Docket and intent to adopt.
9. On June 5, 2019, a Notice of Public Hearing was posted at the City Hall and on the City website.
10. On June 9, 2019, a Notice of Public Hearing was published in the Tri-City Herald, the official newspaper of the City of Richland.
11. Public hearing notice signs were posted on or near each of the five (5) properties associated with the private party applications submitted for consideration. A public hearing notice sign was also posted at the location of the City-initiated application at the intersection of Stevens Drive and Jadwin Avenue.
12. All public notification requirements for the public workshops and public hearings were met.
13. On June 12, 2019, the Planning Commission conducted a workshop to review the 2018-2019 Comprehensive Plan Policies, Maps and Code Amendments Docket.
14. On June 21, 2019, the Richland Development Services Department issued a SEPA Threshold Determination of Non-Significance (DNS) for the actions listed on the proposed 2018-2019 Comprehensive Plan Policies, Maps and Code Amendments Docket. The SEPA Threshold Determination of Non-Significance was issued after utilizing the Optional DNS Method.
15. CPA 2018-102 and Z2018-105 consist of an application to change the land use designation on approximately two (2) acres from undetermined/undesignated to Parks & Public Facilities (Parks & Public Facilities Zoning District) on property located at the intersection of SR-240 and Stevens Drive.
16. CPA2018-103 consists of an application to change the land use designation on approximately 1.99 acres from Developed Open Space to Medium-Density Residential. The property is located at the southwest corner of the intersection of Clubhouse Lane and River Valley Drive in the Horn Rapids Golf Community (northern portion of the existing parking lot for the Horn Rapids Golf Course).

17. CPA2018-104 consists of a request submitted by the City of Richland Fire & Emergency Services Department to amend Capital Facilities Goal 12 (Re-label current Policy 3 to Policy 4 and add a new Policy 3).
18. CPA2019-101 and Z2019-101 consist of an application filed by Bethel Church to change the land use designation on approximately ten (10) acres from Low-Density Residential to High-Density Residential, and to change the zoning district from Low-Density Residential R-1-12 to High-Density Residential R-3. The property is located north of Shockley Road immediately west of the existing Bethel Church.
19. CPA2019-102 and Z2019-102 consist of an application filed by North Stone Richland, LLC to change the land use designation from Low-Density Residential to Medium-Density Residential, and to change the zoning district from Low-Density Residential R-1-10 and Medium-Density Residential R-2 to Medium-Density Residential R-2S on approximately 54.40 acres. The property is located within an undeveloped area of Horn Rapids west of the 4th hole fairway.
20. CPA2019-103 and Z2019-103 consist of an application filed by Tim Bush to change the land use designation on approximately 1.8 acres from Developed Open Space to High-Density Residential, and change the zoning district from Parks & Public Facilities (PPF) to Multiple Family Residential R-3. The property is located north of Dupertail Street immediately east of 412 Thayer Drive.
21. CPA2019-104 and Z2019-104 consist of an application filed by Tim Bush, Lot 4 to change the land use designation on approximately 2 acres from Developed Open Space to Commercial and change the zoning district from Parks & Public Facilities to Retail Business C-2. The property is located south of Lawless Drive immediately west of Fred Meyer.
22. CPA2019-104 & Z2019-105 consist of an application filed by the City of Richland to change land use designations and zoning districts on portions of City-owned properties located at Leslie Grove Park, Howard Amon Park, Amon Preserve and W.E. Johnson Park.
23. Based upon the application materials submitted and presentations by the applicants, the proposed amendments will not adversely impact the City's ability to provide sewer and water, and will not adversely affect adopted levels of service standards for other public facilities and services such as parks, police, fire, emergency medical services and governmental services.
24. Adequate infrastructure, facilities and services are available to serve the proposed or potential development expected as a result of these amendments.
25. The proposed amendments are consistent with the goals, policies and objectives of the Comprehensive Plan of the City of Richland.

26. The proposed comprehensive plan amendments will not result in probable significant adverse impacts to the transportation network, capital facilities, utilities, parks, or environmental features.
27. The subject parcels being re-designated are physically suitable for the allowed land uses in the designations being requested.
28. The proposed amendments are consistent with the Washington State Growth Management Act, the Benton County planning policies and other applicable local and state policies, agreements, and laws.
29. The proposed amendments will not have a cumulative adverse effect on the planning area.
30. The City-initiated comprehensive plan amendments are primarily house-keeping in nature and are consistent with the goals and intent of the Comprehensive Plan of the City of Richland.
31. The State of Washington's Growth Management Act requires that comprehensive plans be effectuated by various development regulations such as subdivision regulations, critical areas and zoning. Proposed Ordinance No. 39-19 will give effect to the comprehensive plan amendments approved by this action.
32. The proposed area-wide rezoning of the properties in question is dependent upon a change in the land-use designation of the Comprehensive Plan of the City of Richland.
33. The Planning Commission recommends approval of an area-wide rezone in order to bring the zoning into compliance with the change of land-use designations authorized by the passage of the five (5) private party applications and the City-initiated actions (i.e., the map amendments).

Section 3. The 2018-2019 amendments to the 2017 Richland Comprehensive Plan as identified in **Exhibit A** and depicted in **Exhibit B** are hereby adopted and incorporated into the Comprehensive Plan of the City of Richland, which is adopted in its entirety by this Ordinance No. 38-19 and set forth in **Exhibit C**.

Section 4. All prior versions and of the Comprehensive Plan of the City of Richland are hereby repealed.

Section 5. Pursuant to RCW 36.70A.106(2), this ordinance shall be transmitted to the Washington State Department of Commerce within ten (10) days of adoption.

Section 6. The provisions of this ordinance are declared separate and severable. If any section, paragraph, subsection, clause or phrase of this ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portion of this ordinance.

Section 7. This ordinance shall take effect the day following its publication in the official newspaper of the City of Richland.

Section 8. The City Clerk and the codifiers of this ordinance are authorized to make necessary corrections to this ordinance, including but not limited to the correction of scrivener's errors/clerical errors, section numbering, references, or similar mistakes of form.

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:

TONI FULTON, Acting Deputy City Clerk

HEATHER KINTZLEY, City Attorney

Date Published: _____

2018/2019 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 Number 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 Number 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 Numbers 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 Number 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 Number 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 Number 115981013592004).

File Number: CPA2019-105 & Z2019-105

Applicant: City of Richland

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:

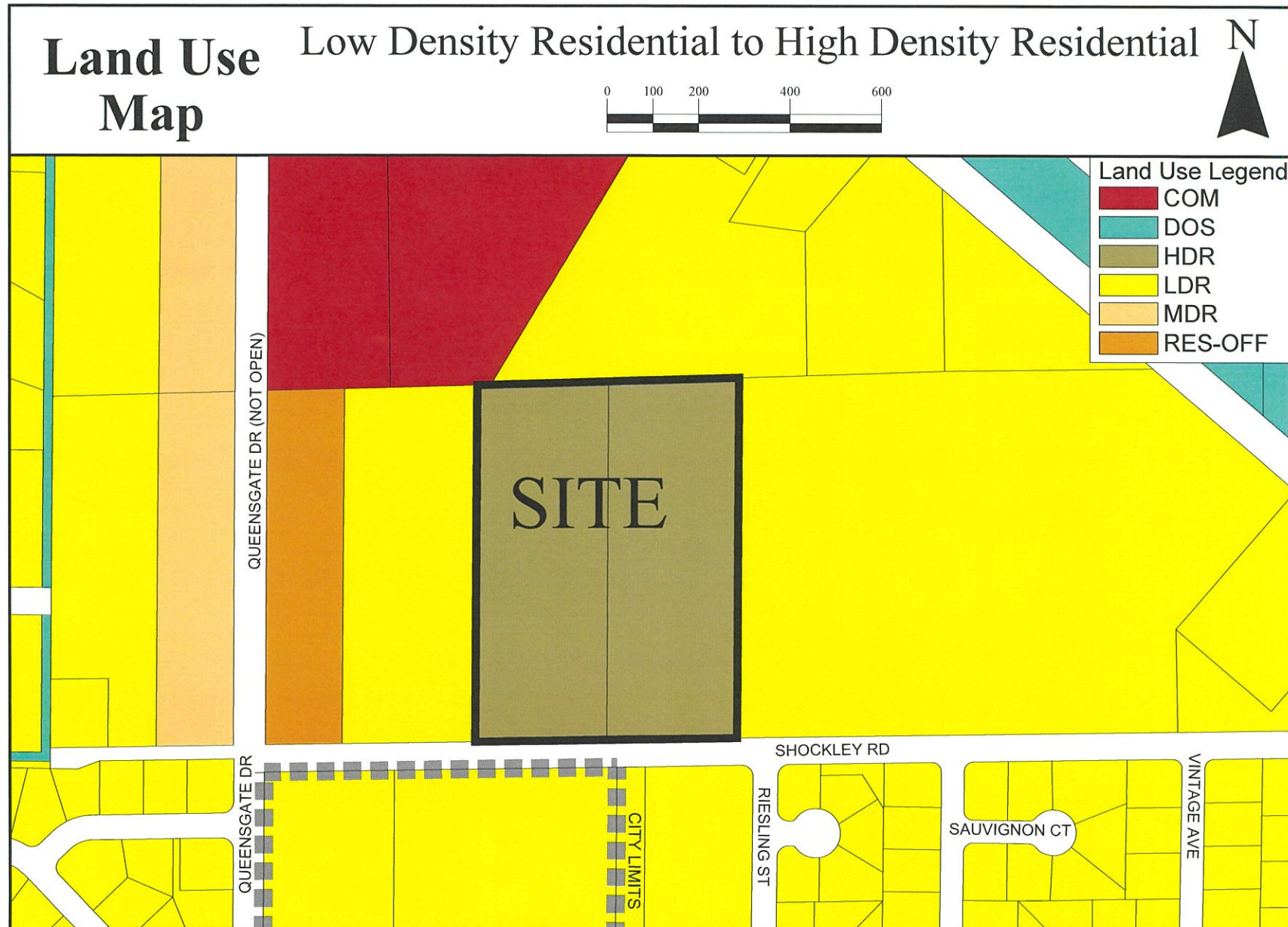
1. Leslie Groves Park – Amend Land Use Map by extending the Natural Open Space (NOS) designation north along the riverfront from the existing Natural Open Space (NOS) boundary north to Newcomer Street with a concurrent rezone to Natural Open Space (NOS) (Portion of Parcel Number 111981020624001).
2. 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 Number 013981000000000).
3. 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 Number 101882000001003).
4. Amon Preserve East – Amend the Land Use Map upon Parcel Number 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)
5. 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).
6. 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 Numbers 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 Numbers 104984000015000, 109981000004000, 109981000005000, 109981000006000 & 109984000004000).

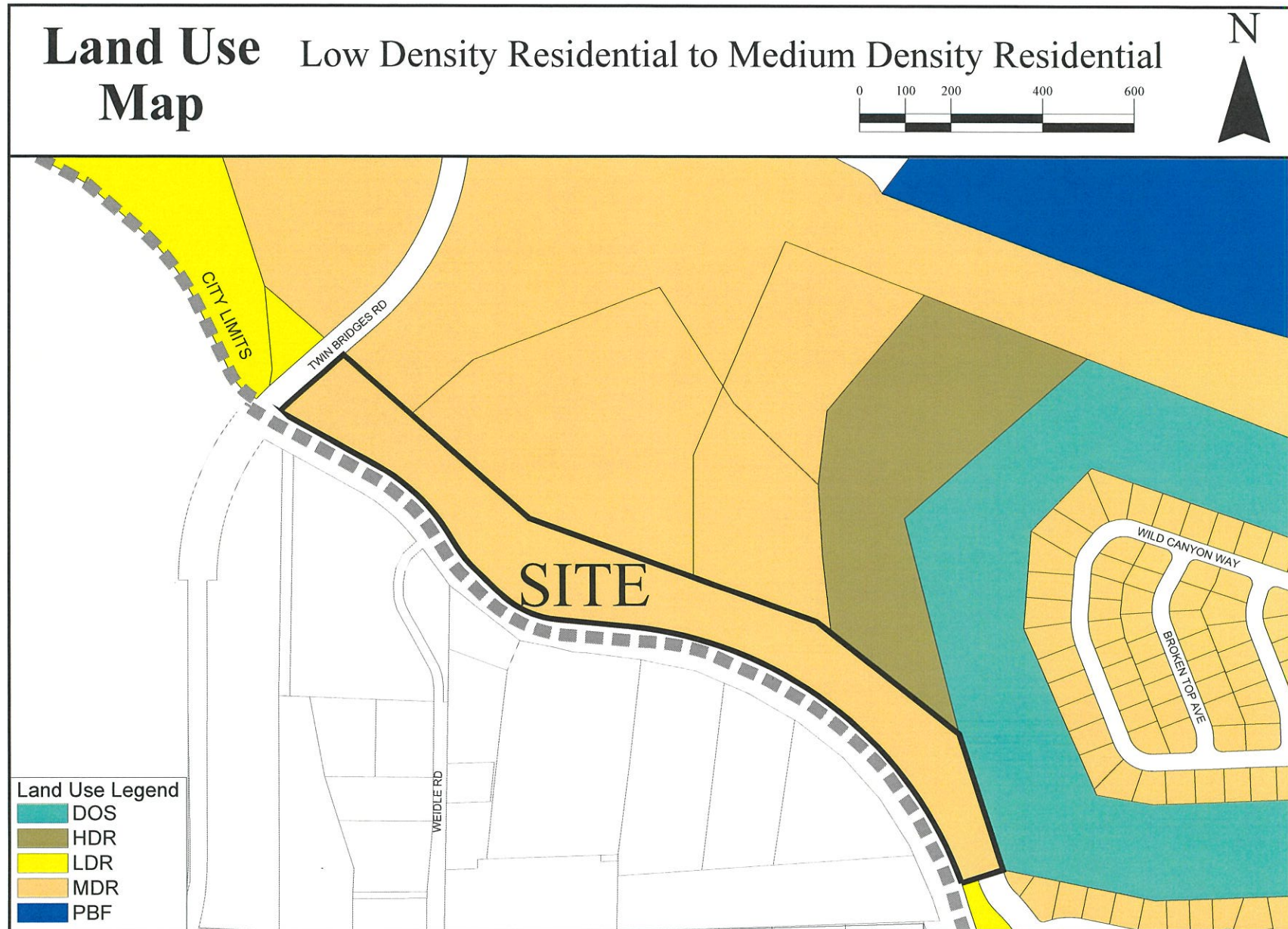
File Number: CPA2018-104

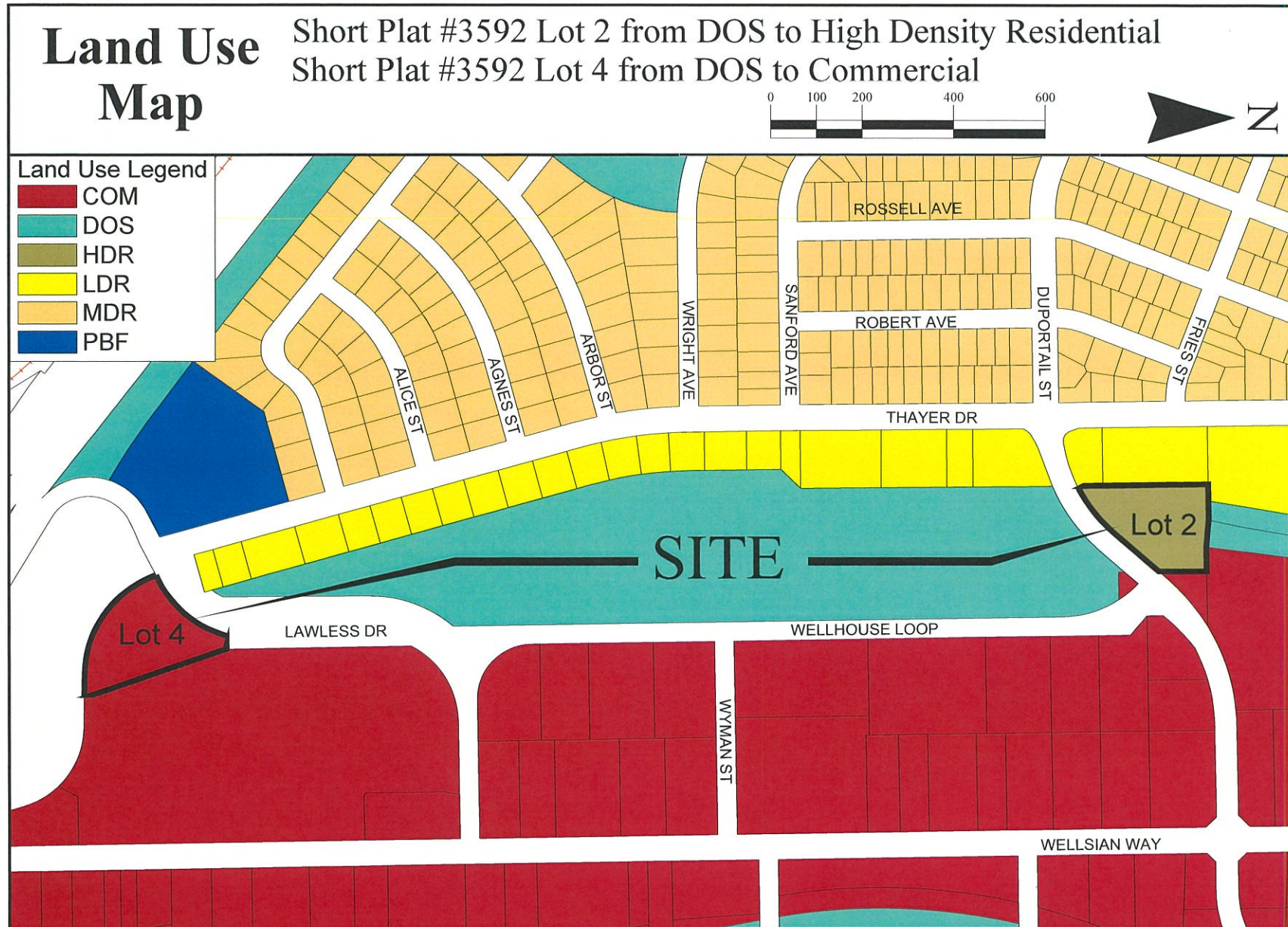
Applicant: City of Richland Fire Department

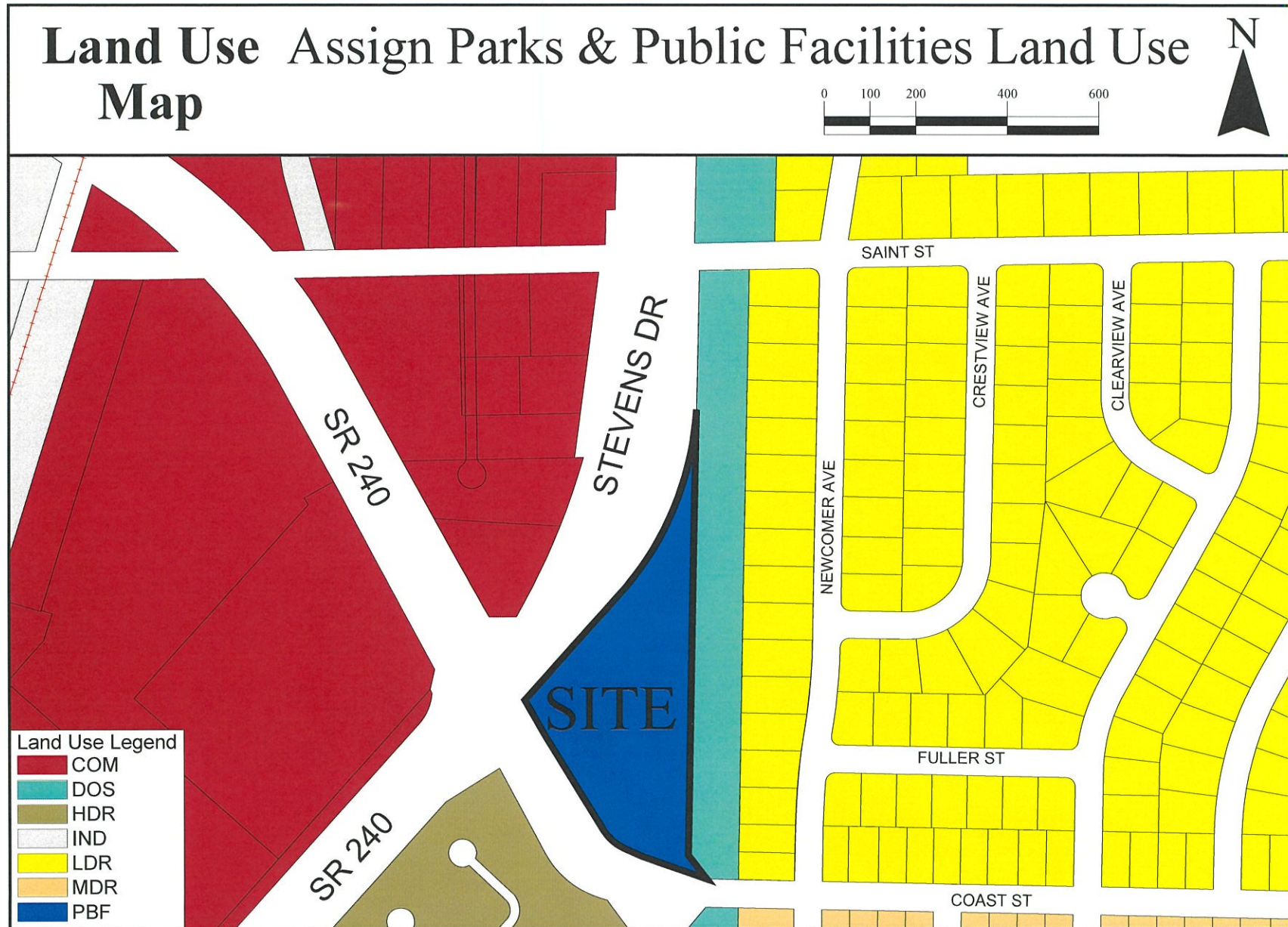
The City of Richland Fire Department is proposing to amend Policy #3 of the Capital Facilities Element and Add a new Policy #4.

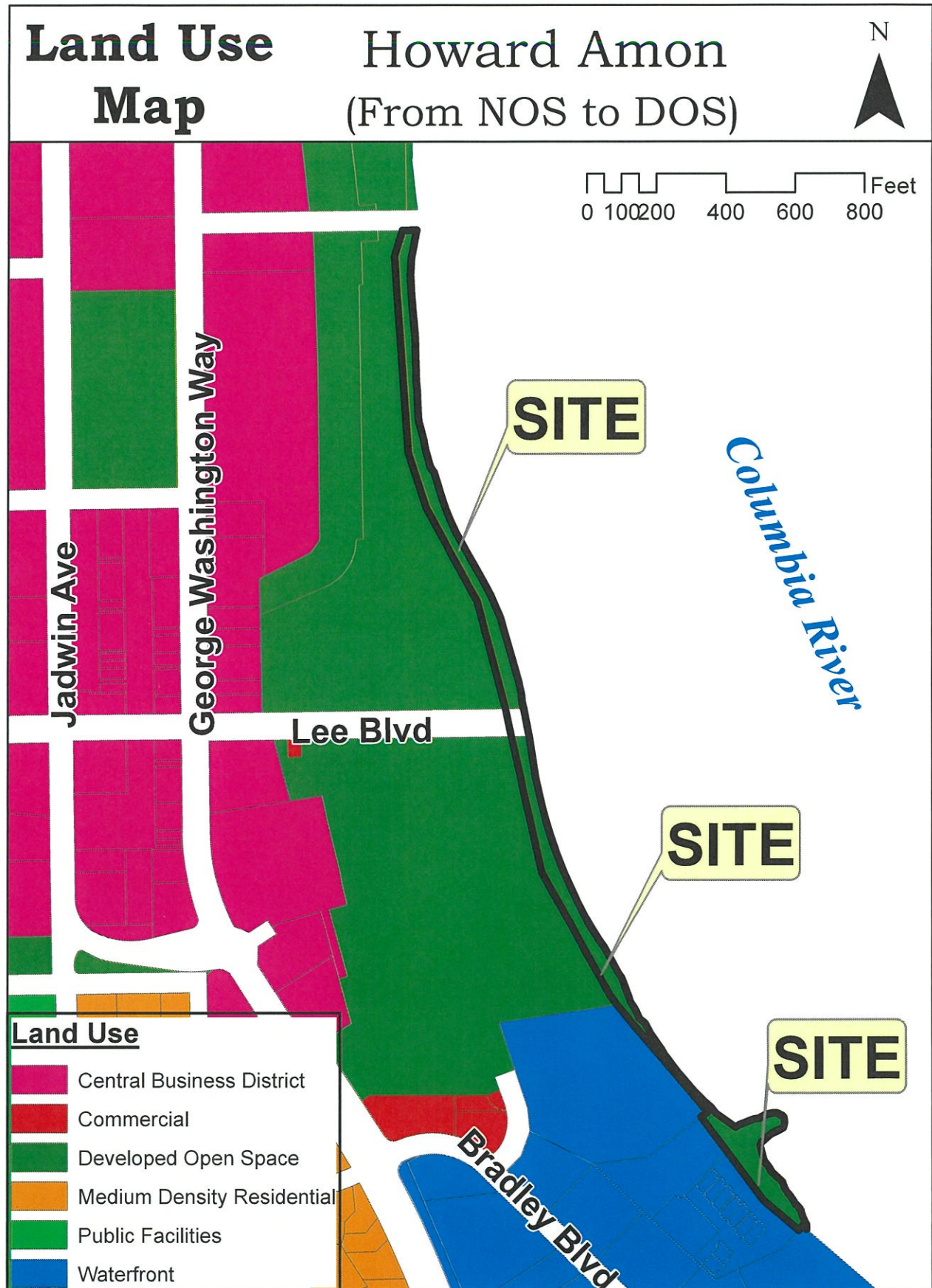


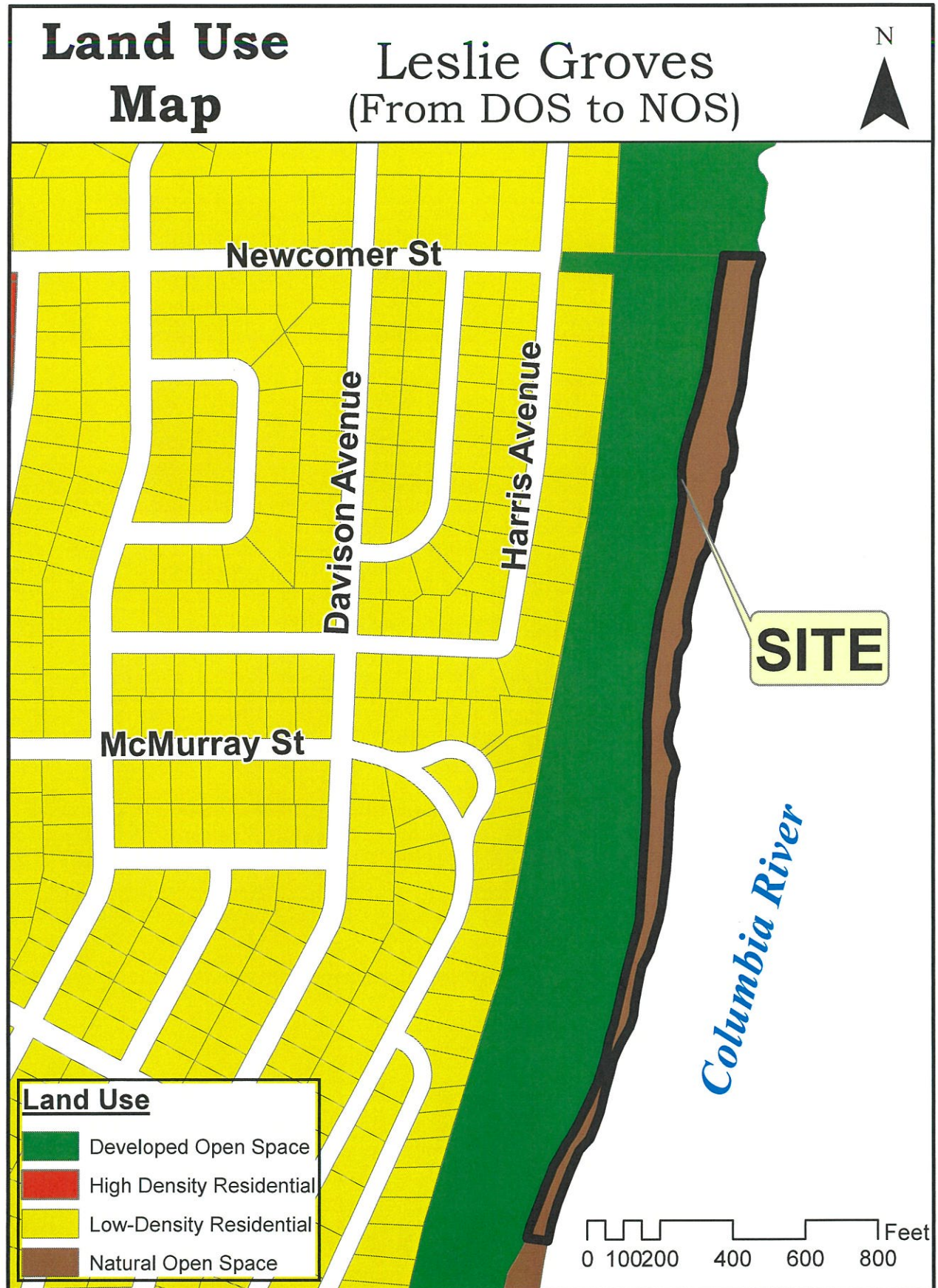














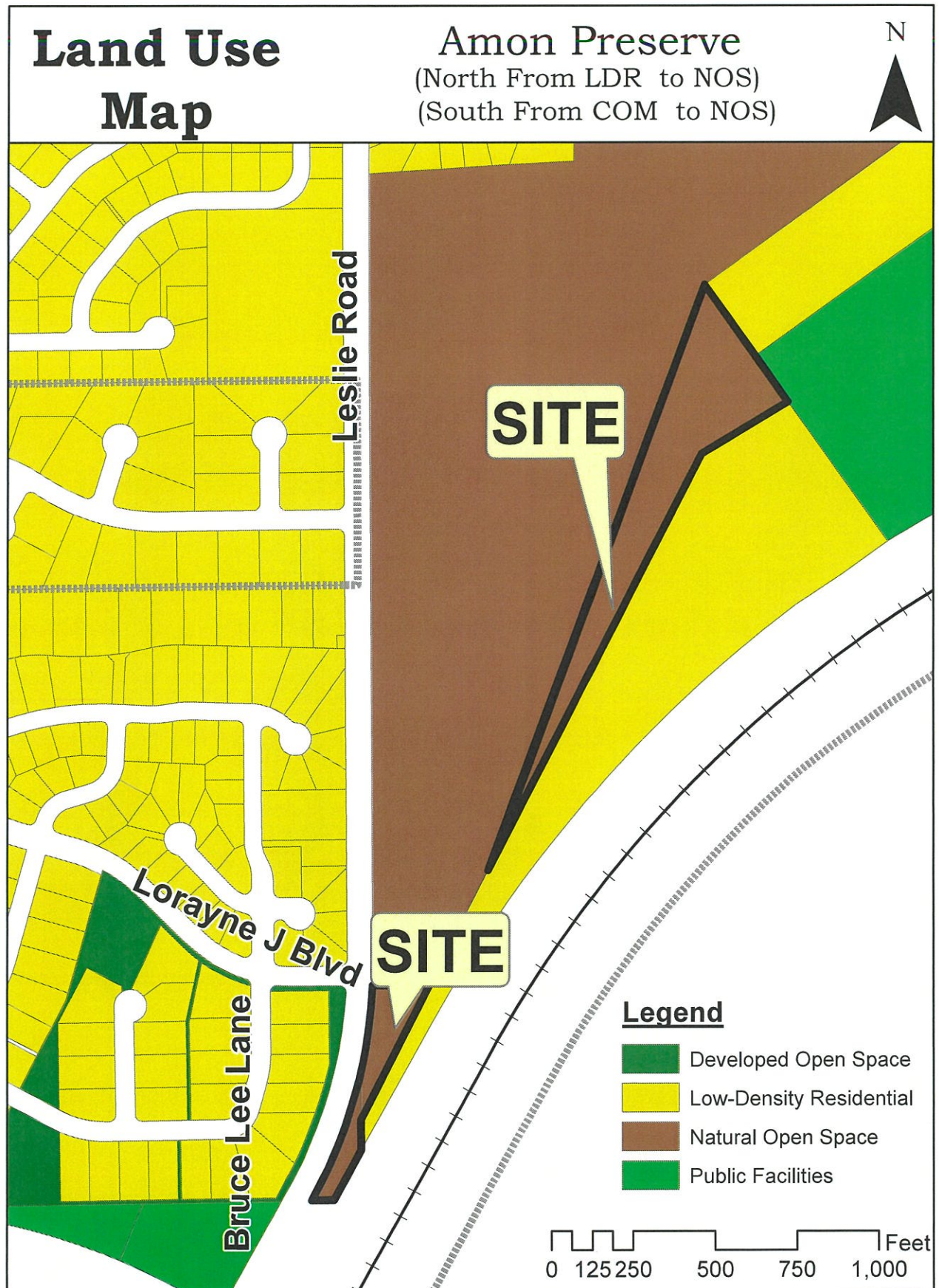




Exhibit C

Comprehensive Plan of the City of Richland



City of Richland

Comprehensive Plan 2017



CITY OF RICHLAND COMPREHENSIVE PLAN

2017 – 2037

October 3, 2017

Updated October 1, 2019

Prepared for

City of Richland



Prepared by

Oneza & Associates



Prepared with assistance from

Anchor QEA

J-U-B Engineers Inc.

ECONorthwest

ACKNOWLEDGEMENTS

Thank you to the members of our community for valuable input. Thank you also to current and previous City Council Members and Planning Commissioners for your time and effort in the creation of this document and the original plan to build on.

2017 City Council

Robert Thompson, Mayor
Terry Christensen, Mayor Pro Tem
Brad Anderson
Dori Luzzo Gilmour
Phillip Lemley
Sandra Kent
David Rose

2017 Planning Commission

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Kent Madsen, Vice Chair
Clifford Clark
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Kyle Palmer
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Rick Simon, Development Services Manager
Pete Rogalsky, Public Works Director
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INTRODUCTION

In this chapter, you will find:

- Planning Background: why we plan
 - o Growth Management Act (GMA)
 - o Benton County Countywide Planning Policies
- Richland Community Profile
- Public Participation Plan
- Comprehensive Plan Framework

BACKGROUND

The Comprehensive Plan is a basic foundation for local government planning. Richland's Comprehensive Plan acts as a guide for the community's physical development (land use) over the long term that reflects the community's values, activities, and future growth. It guides the City's decisions on land use, transportation, infrastructure, housing, economic development, and the environment.

Cities and other government jurisdictions adopt comprehensive plans to serve as guides for future activities. A comprehensive plan does not carry the weight of law. Rather, it is a policy statement that points the way to a future in which the City of Richland thrives and maintains all the qualities its citizens

value. The vision, goals, and policies included in this plan are developed through extensive communication with a wide range of groups and individuals.

GMA Planning Goals:

- Urban Growth
- Reduce Sprawl
- Transportation
- Housing
- Economic Development
- Protection of Property Rights
- Predictable Permits
- Natural Resource Industries
- Open Space and Recreation
- Environmental Protection
- Citizen Participation and Coordination
- Public Facilities and Services
- Historic Preservation
- Shoreline Management

The City uses the policies in a comprehensive plan as a guide for its future activities, particularly the crafting of ordinances that relate to zoning, land use, and development. The plan provides a consistent framework for legislative and administrative action, always steering the City towards the desired future and away from a patchwork of laws and rules

that conflict with the vision or with one another.

Growth Management Act

In 1990, the Washington State Legislature adopted the Growth Management Act (GMA), mandating growth to occur within Urban Growth Areas (UGA). Its goals include concentrating development in urban areas to prevent sprawl, encouraging affordable housing, efficient transportation systems and economic development, providing adequate public facilities, and protecting historic and natural resources. It contains additional goals for citizen participation, permit processing, private property rights etc.

Richland developed its first Comprehensive Plan under the GMA guidelines in 1998. The population in Richland has grown at an average rate of two percent each year in the last 20 years. With the plan in place, the City has accomplished many of its planning goals to accommodate growth. This updated Comprehensive Plan will serve as a guideline for the next 10 years under the Growth Management Act. As the City continues to experience steady population and economic growth, delivering public services is key to maintaining this continued growth pattern.

Benton County Countywide Planning Policies

Managing growth can be ineffective if it is carried out in a patchwork fashion. Therefore, the GMA provides a framework for regional coordination. Counties planning under the GMA should prepare Countywide Planning Policies (CWPP) and establish urban growth areas (UGAs). Cities and the county are required to be consistent with the Countywide Planning Policies in their comprehensive planning.

The Benton County Board of Commissioners adopted the “Benton Countywide Planning Policies” in 2016 (Appendix B). This document establishes policies that the City’s

Comprehensive Plan follows in addressing everything from transportation to the provision of municipal services to economic development to fiscal considerations.

COMMUNITY PROFILE

The City of Richland lies at the confluence of the Yakima and Columbia Rivers, in the geographic region known as the Mid-Columbia Basin. Richland and the nearby communities of Pasco and Kennewick are commonly called the Tri-Cities. This Comprehensive Plan looks at the area in Richland from the Hanford Nuclear Reservation on the north, to Kennewick on the south, and from the Columbia River on the east, to the Yakima River and the City of West Richland on the west. The Yakima River delta has shaped the City’s growth into two areas, the north and south sides of the City.

Due to its location, Richland enjoys access to water and natural resources. The Columbia and Yakima Rivers provide water for irrigation of nearby farmland as well as for domestic use. They offer a variety of opportunities for the City, such as open spaces, recreation systems, parks, and waterfront developments.

History

Native Americans lived at the mouth of the Yakima River, which they called the Tapteal, in an area that is known as Richland today.

Richland falls within the Southern Plateau, part of the larger Columbia Plateau culture area. The Yakima-Columbia confluence has a rich archaeological record, with sites in the area attributed to all of the Southern Plateau cultural phases. The area has been “occupied more or less continuously for the last 10,000 years” (Western Heritage 1983:4). There are many recorded archaeological sites within a mile of the confluence. National Register-listed properties include the Columbia Point area,

Bateman Island, and the Tri-Cities Archaeological District (Anchor QEA, 2014).

In 1943, Richland was a small farming town of about 300 residents. In that year, the US Army Corps of Engineers, Manhattan Engineer District purchased most of the area for a massive project to produce plutonium. The federal government planned and built a complete community to serve this project, including schools, housing, and parks. Two years later, Richland residents working at the new Hanford Nuclear Reservation produced the plutonium fuel for America's first nuclear detonation and for the second nuclear bomb used in World War II. By the end of World War II, the population in Richland swelled to 21,000 persons.

For 15 years, only employees of the Hanford Reservation could live in the town that the federal government built. After several years of discussion at both the local and federal levels, the federal government began the process of turning Richland into a self-governing city. Citizens were able to purchase their government-owned houses and Richland was incorporated as a first-class Washington city in 1958. The federal government began to sell the prefabricated housing erected for Hanford workers, which had been intended to be temporary. Much of that housing was renovated and remains in use today.



In addition to prefabricated homes, Alphabet Homes were built in Richland between 1943 and 1951. The Alphabet Homes were based on

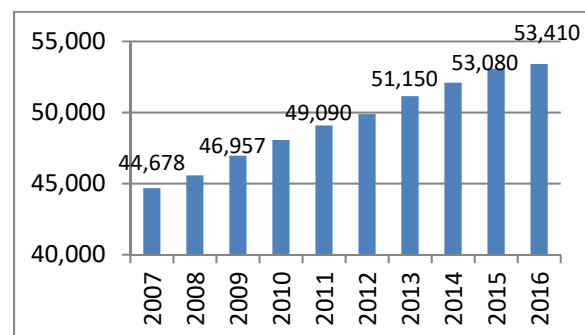
a series of house plans denoted by a letter in the alphabet (an A house, an F house, etc.).

Current Trends

Richland has experienced rapid growth in the last decade. The Tri-Cities Metro area is one of the fastest growing areas in Washington State. In addition to its 2016 population of 53,410 in the City limits, and 54,732 including the UGA boundary, the City is expected to add 23,699 persons in the next 20 years.

Much of the development within the City can be linked with the Department of Energy's activities at Hanford. Most of the highly skilled Hanford workforce, such as researchers, engineers, and scientists, live in Richland. The top three employers in the Tri-Cities metro area, Battelle/Pacific Northwest National Laboratory (PNNL), Kadlec Regional Medical Center (KRMHC), and Bechtel National, are all located in Richland. The economy of the City, however, is becoming more diverse with the rise of the healthcare sector (Kadlec), education (WSU Tri-Cities and Columbia Basin College (CBC)), and the agricultural industry in the region.

Figure INT-1: Population Growth in the Last 10 Years in Richland



Source: Office of Financial Management, 2016 estimate

PUBLIC PARTICIPATION

The City of Richland updated its Public Participation Plan in 2016. Cities and counties planning under the GMA must establish "...procedures providing for early and continuous public participation in the development and amendment of comprehensive land use plans and development regulations implementing such plans."

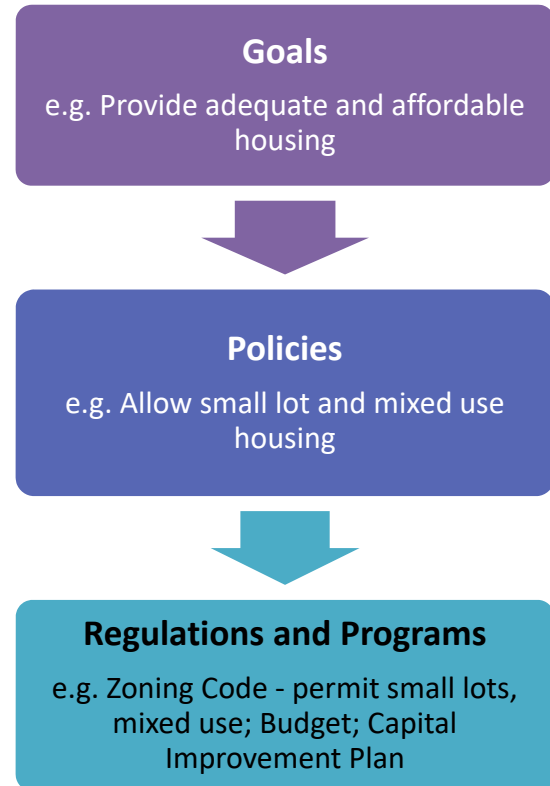
In 2016 and 2017, the City conducted multiple opportunities for public involvement in the form of public workshops, topic group discussions, open houses, citizen surveys, etc. The City established a Comprehensive Plan webpage to disseminate information to, and gather input from, the public. The City reached out to stakeholders such as Pacific Northwest National Lab (PNNL), Richland School District, Columbia Basin College, and Benton Franklin Council of Government (BFCG). The City also held Planning Commission and Council workshops. Planning Commission hearings were held in May and August of 2017 with published notices. The City Council adopted the Plan on October 3, 2017. The Plan's goals and policies directly reflect the input received from the public.

PLANNING FRAMEWORK

Richland's Comprehensive Plan includes major planning components, visions, goals, policies, and analyses.

A vision is a collective value and target of a community, it is what a community wants to become.

Goals are individual values aimed at achieving the vision.



Policies define how we accomplish the goals.

Regulations, codes and ordinances implement policies.

There are six key elements in the Comprehensive Plan: economic development, land use, housing, transportation, utilities, and capital facilities.

Plan Elements:

- Economic Development
- Land Use
- Housing
- Transportation
- Utilities
- Capital Facilities

Goals and policies are included in relevant elements in order to ensure they carry out the vision of the community. There are sub-

elements under some of these elements with specific goals and policies.

This Core Comprehensive Plan is designed to be user-friendly. A supporting analysis document includes additional detailed information. The supporting analysis document also includes inventory data and analysis. In order to eliminate redundancy, goals and policies are only included in the Core Comprehensive Plan.

Integrated EIS

An integrated Environmental Impact Statement (EIS) is prepared to review the significant impacts the updated Plan is likely to have. An integrated EIS is a combined GMA/State Environmental Policy Act (SEPA) document prepared in accordance with Washington Administrative Code (WAC) 197-11-235. It discusses how environmental values are considered in the plan such as goals, policies, and land use designations.

This integrated document analyzes alternatives in an environmental impact statement summary document (Appendix C).

COMMUNITY VISION

In this chapter, you will find:

The City of Richland's vision and values for the following,

- Community and Neighborhood Character
- Economic Development
- Land Use and Growth
- Housing and Neighborhood
- Transportation
- Open Space and Natural Areas
- Public Engagement
- Urban Design and Culture
- Sustainability
- Parks and Recreation
- Public Facilities
- Utilities
- Public Safety
- School

VISION AND VALUES

Visions are ideas of what Richland will be like at the end of the 20 years planning period. In 2016, the City conducted several visioning workshops with the public, Planning Commission, and City Council. An online survey was also conducted with more than 850 respondents participating, offering input on multiple issues. Vision ideas were gathered from a range of people living or doing business in Richland.

Vision

Richland is a progressive, safe, and family-friendly community that welcomes diversity. It is noted for excellence in technology, medicine, education, recreation, tourism, and citizen participation. This dynamic city, situated on two rivers, actively supports opportunities for economic development that are in harmony with the area's unique natural resources.

Key components of the community's land use vision are categorized into several values discussed in the subsections below. Detailed vision information is available in the Public Involvement Summary document (Appendix D).

Community and Neighborhood Character

Richland is a vibrant, progressive, safe, diverse, and family-friendly community with opportunities for jobs, housing, and recreation.

Public Engagement



Public visioning meeting

Richland communicates with the public in a variety of ways to engage, understand, and address the community preferences, values, and concerns.

Economic Development

Richland uses sound economic development practice to create a diverse and sustainable economy. It is a leader in technology, medical services, and research. Both small and large businesses are vibrant and growing. The City Center is walkable with mixed-uses. The mixed-use waterfront areas offer views, amenities, and recreational opportunities while protecting certain unique natural resources.

Land Use and Growth

Richland manages growth within its urban growth area while revitalizing existing neighborhoods and the City Center. Richland's bustling Central Business District is developed as a mixed-use village with pedestrian amenities, transit access, and bike paths.

Housing and Neighborhood

Housing is available in Richland for all income and age groups. It offers multiple housing choices such as single-family, multi-family, mixed-use, and assisted living facilities.

Transportation

The City's transportation system is efficient and multi-modal. Richland's neighborhoods are well connected for car and transit, and safe for bike and pedestrian traffic. It maintains efficient connectivity with neighboring jurisdictions.



Streets and crosswalks

Open Space and Natural Areas

The community recognizes that natural resources add value to the quality of life. Richland preserves and protects existing natural resources, and critical areas. Uses along the riverfront protect natural resources.

Urban Design and Culture

Richland is a physically appealing community with a diverse cultural heritage. It is a hub of arts, culture, and education.



Farmers' market

The community values high quality design in shaping its natural and physical character in building, landscape, and streetscape design. Its urban areas are revitalized with public spaces and pedestrian-friendly features.

Sustainability

Sustainable growth in Richland brings opportunities for mass transit, and bike and pedestrian trails. The community practices water conservation, recycling, and natural resource protection.

Parks and Recreation



Howard Amon Park and the Community Center

Richland protects and maintains its highly valued parks and recreation system. Richland's park system meets a variety of user needs including sports and other recreational activities in its developed and undeveloped parks.

Public Facilities

Richland provides quality public facilities for all age and income groups. This includes education, library, medical, municipal, and community facilities.

Utilities

Richland is forward thinking in providing utilities with systems that are sustainable and support the planned growth.

Public Safety



Richland Fire Station 74

Richland highly values public safety and a safe lifestyle. As such the City maintains public safety for all ages and neighborhoods.

Schools

Schools that provide quality education are important for the community. Richland's schools are economically and ethnically diverse, providing neighborhood stability and excellent education outcomes for all students. Richland coordinates with school districts to ensure schools are located appropriately to serve its community.

GENERAL COMMUNITY GOALS

Community Goal 1: Ensure and enhance the continuing sense of a livable and sustainable community in Richland.

Community Goal 2: Create a vibrant, progressive, and physically, socially, economically, and culturally diverse community providing choices of jobs, housing, and recreational opportunities to its residents of all ages.

Community Goal 3: Encourage continued interaction with other city, county, regional, tribal, state, and federal governments in order to coordinate regional efforts.

Community Goal 4: Encourage the identification, preservation, and enhancement of historic elements to give the future of the City continuity with the past.

Community Goal 5: Encourage the identification, preservation, and restoration of the City's open space and natural areas to maintain habitat, provide opportunities for residents to connect with nature, and meet educational, health, and outdoor recreational needs with associated economic opportunities to the community.

Community Goal 6: Implement programs for the improvement of the built environment and its aesthetic quality to maintain a clean, safe, and attractive community.

Community Goal 7: Develop a vibrant Central Business District planned on a high density land use.

Community Goal 8: Provide infrastructure and public facilities that serve the best interest of the community.

Community Goal 9: Provide and support an efficient, varied, and well-maintained transportation network.

Community Goal 10: Achieve a diversified mix of private industry and commerce capable of supporting a strong and growing economy.

Community Goal 11: Work to implement the City's Strategic Keys.

Community Goal 12: Continue active citizen involvement and outreach education in development decisions and planning for Richland's future.

ECONOMIC DEVELOPMENT ELEMENT



In this chapter, you will find:

- Goals and policies guiding economic development in Richland
- Challenges and opportunities
- Trends and forecasts
- Key recommendations

INTRODUCTION

The economic development element of the comprehensive plan is intended to guide investments through a framework of strategies and policies with the overall goal of growing economic opportunities in the City. The intent is to identify sound economic development practices to build a strong economy where local businesses are welcomed and encouraged by the City, and ensure the economy is resilient, dynamic, and sustainable for current and future generations.

The City's ability to understand its competitive advantages and proactively work to attract a wide range of employers will in turn create more high-wage jobs, which will in turn produce municipal revenues for maintaining and enhancing quality service levels, infrastructure, and facilities.

GOALS AND POLICIES

ED Goal 1: Build the diversity, resiliency, and equity of the City's economy to ensure opportunities for growth and shared prosperity.

Policy 1: Support the growth of a balanced mix of companies in the following sectors: high technology, professional service, personal service, retail trade, agricultural processing, energy industries, manufacturing, and tourism.

Policy 2: Support expansion and improvement of business recruitment, retention and expansion programs to provide outreach and assistance to startup and existing businesses.

Policy 3: Encourage educational institutions and non-profits to train a skilled future workforce.

Policy 4: Recognize that infrastructure, including transportation and utility planning are vital to economic development and attracting businesses.

ED Goal 2: Make Richland a center of entrepreneurial business, and research and development opportunities.

Policy 1: Develop a detailed strategy to help grow technology businesses in the City of Richland.

Policy 2: Leverage scientific and technology research at PNNL and WSU-Tri-Cities for spin-off local businesses.

Policy 3: Enhance Richland's physical and business environment for technology-based companies.

Policy 4: Remove unnecessary barriers for start-ups and entrepreneurs.

ED Goal 3: Support businesses of all sizes.

Policy 1: Ensure that small and medium businesses receive similar advantages as large businesses in terms of assistance from the City and other agencies.

Policy 2: Streamline and administer regulations to ensure predictability, efficiency, and transparency.



ED Goal 4: Work closely with healthcare, education, and other regional institutional partners to strengthen collaboration.

Policy 1: Enhance the connection between sectors – medical, educational, research, and technology to encourage collaboration and skilled job placement.

Policy 2: Engage local and regional partners in discussions about land use, transportation, and facilities to complement business development.

Policy 3: Support growth and expansion of Kadlec Regional Medical Center and diverse medical companies, WSU-Tri-Cities, Columbia Basin College, and PNNL within the City.

ED Goal 5: Ensure that Richland's economic development goals are aligned with regional economic development and marketing efforts.

- Policy 1: Coordinate with local, regional, and state economic development organizations in activities to attract new businesses and industries to the community.
- Policy 2: Facilitate collaboration with Tri-City Development Council (TRIDEC) and the Tri-Cities Visitor and Convention Bureau to develop and implement seamless, collaborative, low-cost, and effective marketing efforts designed to recruit new businesses, expand existing businesses, and build a positive national image.
- Policy 3: Accommodate the continued use of the Port of Benton barging facilities in north Richland, consistent with the City's Shoreline Master Program (SMP).
- Policy 4: Market the newly transferred 1,341 areas land from DOE to the City, the Port of Benton, and Energy Northwest for large industrial developments.

ED Goal 6: Encourage vibrant mixed-use areas in Tri-Cities as destinations to live, work, and visit.

- Policy 1: Stimulate the development of quality retail and entertainment venues through incentives and infrastructure investments.
- Policy 2: Assist small business owners to enhance their skills and profit opportunities.
- Policy 3: Work with public and private groups to expand the range of tourist attractions within the city.
- Policy 4: Facilitate retail development and encourage infill in the Central

Business District, Uptown, and nearby commercial areas.

- Policy 5: Promote performing arts venues and activities through partnerships with regional economic development agencies.
- Policy 6: Expand the range of options for housing in areas planned for higher density development.
- Policy 7: Support development of higher density housing.
- Policy 8: Attract young professionals by promoting their preferred types of job, housing, and entertainment options.

ED Goal 7: Recognize parks, natural areas, and a built environment with quality design for the value they offer as major attractions.

- Policy 1: Preserve open space areas and associated functions and values.
- Policy 2: Work with public and private groups to support these areas.
- Policy 3: Provide opportunities for active and passive recreation in parks and open spaces.
- Policy 4: Promote quality design for public projects as well as private developments.

CHALLENGES AND OPPORTUNITIES

Richland includes major employers of the Tri-Cities area. The work performed at the Hanford site in tandem with the research at PNNL have driven economic development in the region and City for decades. This is currently the region's largest economic strength and a source of its greatest economic opportunity.

The region has shown strong growth in economic output over the past several decades leading to sustained employment growth. From a regional economic perspective, the agricultural sector is one of the most competitive in the region, which is not surprising given the region's agricultural advantages. The region has a strong industrial/manufacturing base that has sustained itself over time yet the largest portion of the economy is service-based (both professional/business and personal) that continues to drive economic growth in the recent decade. However, growth in most other sectors have mirrored the nation as a whole; fueling economic conversations that the region needs to find new growth in sectors that can produce and sustain both comparative and competitive advantages.



The City of Richland contains a large concentration of the region's professional service sector. The City is home to the two of the largest non-governmental employers in the region, PNNL and Kadlec, that account for nearly 8,000 employees in the City. From a land use perspective, Richland has more than half of the region's commercial office space and industrial space, respectively; and is second only to Kennewick in the amount of retail space.

Additionally, Richland has strong demographics for future economic growth. Employees and households are on average better educated and better paid, with a larger

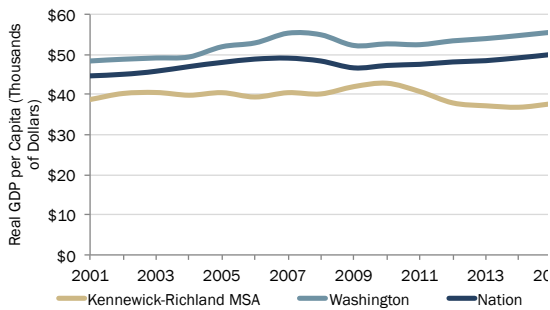
segment of the population in its prime working age. From this perspective, the City should be well positioned to capitalize its past performance and existing assets to extend its economic growth.

TRENDS AND FORECAST

The economy of the Tri-Cities region is primarily service-based. Goods-producing industries (such as manufacturing) make up for less than 25 percent of the total economic output. The Tri-Cities economy was less impacted by the recession in 2008, due to the increase in employment at Hanford as part of the American Recovery and Reinvestment Act (ARRA) of 2009. The total output declined from \$10.3 billion in 2010 to \$8.6 billion in 2014 partly due to the end of ARRA and partly reflecting the national recession trends. However, most recent data has indicated that economic conditions have continued to improve over the past two years.

On a Gross Domestic Product (GDP) per capita basis, the Tri-Cities region is not as productive when compared to Washington State and to the nation. On this measure, the region has been slower to recover than the state as a whole. GDP per capita is the most common indicator of economic performance of regions. GDP per capita is calculated by measuring Gross Domestic Product in a year, and dividing it by the population. The reasons for the lower GDP per capita in the region are complex but are due to the large presence of government-supported activities.

Figure ED-1: GDP per Capita, 2001-2015



Source: Bureau of Economic Analysis, 2016

The Tri-Cities area is unique in that its employment base is dominated by a select number of large employers.

Table ED-1: Top Ten Tri-Cities Employers

	Company	Industry	Employees
1	Battelle/ Pacific Northwest National Laboratory	Research & Development	4,365
2	Kadlec Regional Medical Center	Health Services	3,304
3	Bechtel National	Engineering & Construction	2,898
4	ConAgra Foods	Food Processing	2,727
5	Kennewick School District	Education	2,130
6	Washington River Protection Solutions	Environmental Remediation Services	2,077
7	Pasco School District	Education	2,015
8	Mission Support Alliance, LLC	Support Services, Hanford/Dept. of Energy Site	1,928
9	Richland School District	Education	1,500
10	CH2M Hill	Environmental Remediation Services	1,400

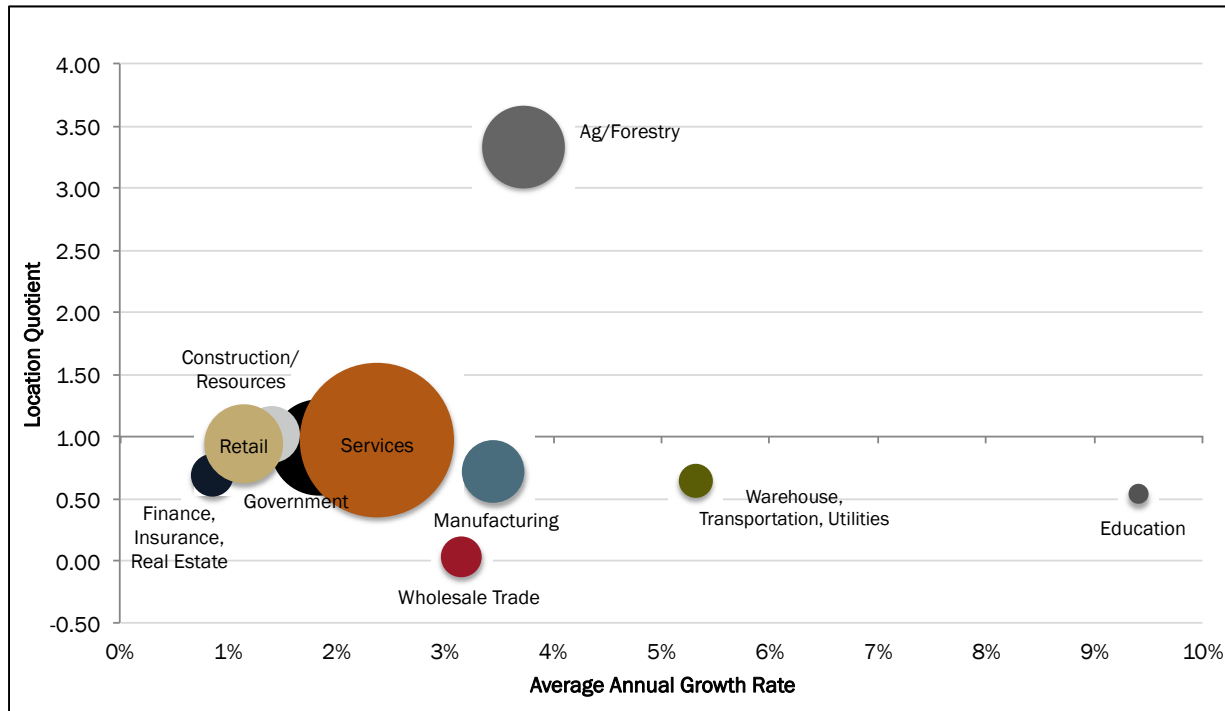
Source: Tri-City Development Council (TRIDEC), [link](#). Accessed February 14, 2017

Roughly one in five of an estimated 116,000 jobs in the Benton-Franklin area are from one of the 10 largest firms/agencies listed below. Eight of the 10 top employers in the Tri-Cities are located in Richland, a legacy largely due to significant federal investments in the Hanford Nuclear Reservation.

The chart below shows the local concentration of jobs by sector (location quotient) along with measures of industry size and average annual employment change in the Tri-Cities region. Location quotients measure the concentration of jobs in a sector compared to the statewide average. A value of 1.0 signifies that the sector possesses the same level of employment concentration as the state. Values above 1.0 are more concentrated than the state average. The size of the bubble represents the number of jobs within that sector. Sectors with sizable employment and higher than average concentration represent strengths for the region. Fast growing sectors, even if they are not very large, represent potential opportunity areas.

In the Tri-Cities region, the largest sectors—services and government—have a similar concentration as the state, and are growing at a rate of one to three percent a year, indicating they are the base of the regional economy. The agriculture sector is a strength in the Tri-Cities; it is much more concentrated relative to the state and is growing at a rate of 3.7 percent per year. Education, manufacturing, wholesale trade, warehousing, transportation, and utilities are also growing at a rate of more than three percent a year, but are smaller and less prevalent in the Tri-Cities compared to the state. Much of the growth in food manufacturing, wholesale trade, warehousing, transportation, and utilities may be related to the growth and prevalence of the agriculture sector in the Tri-Cities.

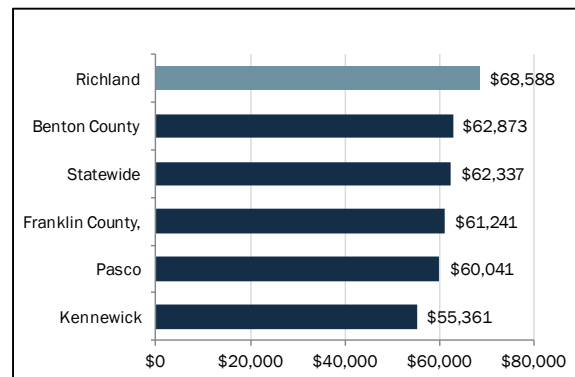
Figure ED-2: Benton & Franklin Counties Employment Concentration and Change by Sector, 2006-2015



Source: Washington State Employment Security Department

Federal funding for Hanford has been a significant economic catalyst for the Tri-Cities Region generally with Richland at the forefront. Even with significant downsizing at Hanford in the 1990s, household incomes in Franklin and Benton Counties continued to grow steadily.

Today, household incomes for Richland residents are nearly ten percent higher than the County average and more than twenty percent higher when compared to those of Kennewick residents. Richland enjoys economic prosperity not just compared to their Tri-Cities neighbors, but compared to state averages as well, as illustrated in Figure ED-3. Higher incomes are the result of technical and professional positions that require higher levels of education.



Source: US Census Bureau, American Community Survey, 2015 5-year, Table B19013A

Relative to Kennewick and Pasco, Richland is home to a highly educated workforce. The demands for engineers and scientists generated by Hanford and its subsidiary research and development activities have been a central employment and demographic characteristic for the Tri-Cities Region, in particular for Richland.

Figure ED-3: Median Household Income

KEY OPPORTUNITIES

Area 1. Create a resilient economy

The single greatest threat to the Richland and Tri-Cities economy is the winding down of business and employment and the Hanford Nuclear Reservation without suitable economic opportunities in place that would provide for a comparable standard of living. A reduction in work at Hanford will mean less direct employment in Richland and large negative impacts on the businesses that support them directly as well as the resulting households whose wages they support. However, Hanford is also an asset to the community and has been effective at attracting a highly educated workforce in science and technology. These fields produce professional-wage jobs and have produced spinoff businesses coming from PNNL.

To ensure the stability and resiliency of the economy, the City should leverage existing assets but adapt them to a changing economy. These efforts should focus on increasing primary sector, non-Hanford science and tech employment by creating a business environment that encourages and welcomes local business. Additionally, the City should develop partnerships with TRIDEC, PNNL, Kadlec, and other major employers to plan for expansion and delivery of adequate infrastructure and services.

Area 2. Build and attract a more entrepreneurial and dynamic economy

Richland is the regional hub for highly educated science and technology professionals. Labor force participation is high, particularly for the most productive segment of the population – 30 to 54 year olds. With access to innovation partners and relatively low land costs when compared to bigger cities like Seattle, the climate for entrepreneurial startup companies is present. However, attracting innovation and investment is a goal of many municipalities.

The City can advance this environment through infrastructure investment, streamlined regulation, and “second paycheck” benefits such as livability and access to recreation. Working with its regional education and economic development partners, the City can play its role by creating and supporting a rich “entrepreneurial ecosystem” in the area.

Area 3. Leverage the natural landscape as an asset for economic development

Richland’s location along the Columbia River offers exceptional opportunities to easily access attractive natural recreational spaces, as well as close proximity to the region’s vibrant agri-tourism and wine industries. In addition to this, professional service employees living in Richland enjoy lifestyle amenities, also called the “second paycheck.” These include access to parks, walkable business districts, good schools, diverse housing options, quality restaurants, and arts and cultural activities. Richland’s ability to leverage its natural environment to directly spur economic activities and provide an attractive setting for professionals will further enhance its competitive advantage. However, residents must be cognizant of maintaining a healthy balance between environmental preservation and economic development activities.

Area 4. Closely monitor zoning and land use in the City

The City has the dual challenge of planning for urban infill development as well as planning to accommodate development on many large and relatively undeveloped sites within the City. To ensure zoning is responsive to market conditions, it should be monitored periodically to evaluate potential hindrances. Working to concentrate development in areas with existing infrastructure and near job centers will be instrumental to optimize the City’s funding.

LAND USE ELEMENT



In this chapter, you will find:

- Goals and policies guiding land use in Richland
 - o Overall capacity
- Existing land uses and future projections
 - o Overall capacity
- Proposed land use
- Sub-elements:
 - o Critical areas
 - o Mineral resources
 - o Open space
 - o Historic and cultural resources
 - o Urban design

INTRODUCTION

The Land Use Element guides and accommodates future growth of the City while maintaining the community's high quality of life and unique characteristics. It determines the community's need for and distribution of residential, business, governmental, recreational, open space, and other types of land uses. The accompanying land use map (Fig. LU-3) identifies land use categories within the City limits and the UGA. A key component of the GMA and the Comprehensive Plan is to allow growth within the urban growth area.

Richland implements its various land uses through zoning designations as shown in Table LU-1 below.

The City must assess its financial ability to provide services at its urban density level and provide an appropriate supply of land uses for new developments. The desired result is to provide a greater market choice in lands for development while allowing for the maximum accountability for public funds

needed to provide for existing and planned urban areas. The City's Capital Improvement Plan is a six-year plan that reassesses priority areas for funding should the funding falls short of meeting the existing needs. To that effect, the City also adjusts its long term land use goals to align them with the funding availability.

Table LU-1: Land Use Implementation by Zoning

Land Use Designation	Zoning Categories
Residential	
Low Density Residential	R-1-12, R-1-10, SAG
Medium Density Residential	R-2, R-2S
High Density Residential	R-3, C-LB
Badger Mountain South	Badger Mountain Master Plan
Commercial	
Business Commerce	B-C
Central Business District	CBD
Commercial	C-1, C-2, C-3, C-LB, CW
General Commercial	C-3
Regional Retail	C-2
Waterfront	WF
Commercial Recreation	CR
Public Lands/Open Space	
Developed Open Space	PPF
Natural Open Space	NOS
Urban Recreation	UR
Public Facility	PPF
Industrial	
Business Research Park	B-RP
Industrial	I-M, M-2
Mixed Use Designations	
Agricultural	FP, AG
Residential Office	C-LB
Urban Reserve	AG

GOALS AND POLICIES

LU Goal 1: Plan for growth within the urban growth area and promote compatible land use.

Policy 1: Revitalize areas that are already within the City, especially areas within the Central Business District, such as the Parkway and Uptown, and the Island View areas.

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

LU 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, commercial, industrial, healthcare, educational, recreational, and open space uses that will take advantage of the existing infrastructure network.

Policy 2: Ensure that adequate public services are provided in a reasonable time frame for new developments.

Policy 3: Ensure that the intent of the land use and districts are maintained.

LU Goal 3: Maintain a broad range of residential land use designations to accommodate a variety of lifestyles and housing opportunities.

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

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

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

LU Goal 4: Promote commercial and industrial growth that supports the City's economic development goals.

Policy 1: Accommodate a variety of commercial land uses including retail and wholesale sales and services, and research and professional services.

Policy 2: Promote developments such as business and research parks, office parks, technology centers, manufacturing and processing facilities, and other types for high-tech uses.

Policy 3: Locate neighborhood-oriented commercial land uses in Neighborhood Retail Business areas.

Policy 4: Encourage the use of buffers or transition zones between non-compatible land uses.

Policy 5: In areas where residential uses are in close proximity to industrial or commercial lands, adequate development standards should be used in industrial or commercial developments to mitigate the impacts on residential uses.

Policy 6: Support industrial developments on lands previously owned by the Department of Energy and transferred to the City and the Port of Benton.

LU 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.

Policy 2: Promote pedestrian and bicycle circulation throughout the community by connecting with the infrastructure and the City's network of parks and trail system.

Central Business District

LU Goal 6: Develop an attractive and vibrant Central Business District that displays the unique character of Richland.



Policy 1: Revitalize declining commercial areas by promoting clean, safe, and pedestrian- and bicycle-friendly environments.

Policy 2: Designate land use and zoning for higher-density residential uses, mixed-use, and business uses within and adjacent to the Central Business District.

Policy 3: Encourage infill development and redevelopment in the Central Business District.

Public Facilities



LU Goal 7: Encourage efficient use and location of public facilities such as transit centers, utility facilities, schools, parks, and other public uses.

- Policy 1: Locate municipal facilities within their service areas and ensure the grouping of facilities within neighborhoods, whenever feasible.
- Policy 2: Ensure that the scale, and location of public facilities are compatible with or buffered from existing and planned surrounding areas.
- Policy 3: Wherever possible, the City will locate park and school facilities together for efficient use of public facilities.
- Policy 4: Encourage the development of private and public regional sports and recreational facilities of a size and quality to attract significant numbers of users and spectators.

Land Use in Specific Areas

LU Goal 8: Address unique land use situations in the urban area with policies specific to those situations that ensure compatibility between land uses without infringing on private property rights.

- Policy 1: Ensure that lands designated Urban Reserve remain in this holding category to serve future demand for land.
- Policy 2: Apply the Agricultural designation in the Yakima River floodplain.
- Policy 3: At designated Waterfront land use locations, encourage an active mix of commercial, residential, and marine uses as allowed in the SMP.
- Policy 4: Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.
- Policy 5: Define and identify mineral resource lands located within its boundaries that are not already compromised by on-site, immediate, or adjacent urban growth and that have long-term significance for the extraction of minerals on a commercially-viable basis.
- Policy 6: Property and/or mineral rights owners should work with the City and appropriate agencies for protection of these sites. Designate mineral resource lands located in the City of Richland that meet the Criteria for Classification of Mineral Resources (WAC 365-190-070).
- Policy 7: Ensure that land uses surrounding the Richland Airport are compatible with existing and future airport operations and do not restrict the airport's ability to maintain or expand its existing and future aviation demands. Coordinate with

the Port of Benton to restrict land uses in airport areas that would create conflict or negatively impact the safe and effective airport operations.

LU Goal 9: Within Island View, the City will implement a Single Family Overlay land use designation for clusters of property that are currently used as single family residences which have high probability of being redeveloped with non-residential land uses.

- Policy 1: The city will use the Single Family Overlay concept only in those instances where the majority of property owners have expressed a preference for its use.
- Policy 2: Areas designated as Single Family Overlay will be zoned for single-family residential uses, as identified in the city's R-2 Medium Density Residential zoning district.
- Policy 3: Areas designated as Single Family Overlay will remain as such until property owner(s) bring forward a request to remove the overlay and change the zoning to the designation contained in the Island View Subarea Plan. In such cases, an amendment to the comprehensive plan is not necessary.
- Policy 4: Applicants bringing forward a request to change the zoning of property designated Single Family Overlay should demonstrate that the land proposed for amendment is:
 - a) large enough to support redevelopment for non-single family residential land uses; and
 - b) will have sufficient access to City streets and utility systems to support redevelopment.

Policy 5: Whenever properties designated with the Single Family Overlay are rezoned for non-single family residential uses in accordance with Policy 4 above, the Single Family Overlay designation should be removed from the subject property.

Private Property Rights

LU Goal 10: Follow controlling law and constitutional requirements, both state and federal, to ensure the appropriate protection of private property rights.

- Policy 1: Monitor evolving state and federal statutory amendments and judicial precedent so that timely amendments or changes can be made in the process of implementing the comprehensive plan policies and development regulations.
- Policy 2: Process comprehensive plan amendments and development regulations using a fair and open hearing process, with adequate public notice and opportunities to participate to ensure the protection of all due process rights.
- Policy 3: Process timely, fair, and predictable processing and review of land use permit applications in conformance with applicable federal and state legal and regulatory requirements.

Natural Environment

NE Goal 1: Promote the protection, conservation, and restoration of natural areas, shorelines, and critical areas as unique assets to the community, and provide public access for enjoyment of such facilities based on the ability of the resource to support the use.

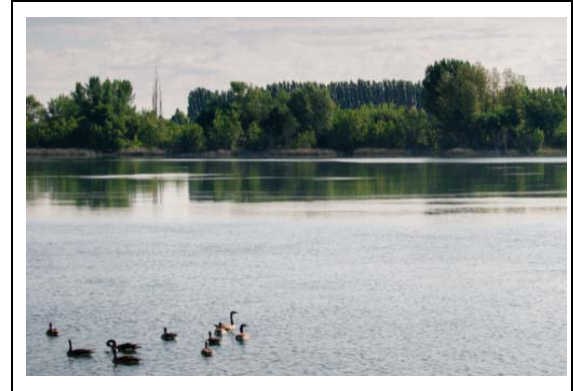


Policy 1: Use the critical areas ordinance, SMP, the state environmental policy act (SEPA), and other ordinances, as applicable, to designate and protect the critical areas and natural environment.



Policy 2: Consider the goals and policies of the SMP as part of this Comprehensive Plan. Encourage development of water-oriented recreational, cultural, and commercial facilities in certain Columbia River locations, consistent with the SMP and its criteria of no net loss of ecological functions, to enhance and diversify Richland's community recreational resources and its attractiveness to tourists.

Policy 3: Ensure public access to shorelines on public land, subject to regulations protecting public safety, sensitive habitat areas, and wildlife.



Policy 4: Encourage the public and/or private acquisition of the prominent ridges in the south Richland area to preserve views, protect shrub-steppe habitat, and to provide public access. Consider the preservation of the ridges and hillside areas through various standards.

Policy 5: Develop an integrated pedestrian trail system to provide access through the City's important natural features, such as prominent ridges and rivershore areas and provide necessary trail linkages between these natural features.

Historic and Cultural Resources

HP Goal 1: Preserve significant historic structures, districts, and cultural resources that are unique to Richland.

Policy 1: Encourage preservation and promotion of adaptive reuse of historic "Alphabet Homes" of Richland.

Policy 2: Coordinate with local tribes, federal, state and local agencies to protect historic and cultural resources.



Urban Design

UD Goal 1: Create a physically attractive and culturally vibrant, pedestrian- and bicycle-friendly environment in the City.

- Policy 1: Establish and enhance the positive attributes of residential, commercial, central business, and other districts with appropriate transition between them.
- Policy 2: Encourage redevelopment and upgrade of suitable commercial areas.
- Policy 3: Improve streetscape and connectivity for safe and pedestrian-friendly environments.



- Policy 4: Promote public arts, museums, and interpretive centers in coordination with public plazas and community spaces that reflect the unique history and culture of Richland.

UD Goal 2: Revitalize commercial areas, such as areas in the Central Business District including the Uptown retail area and the Island View area.

- Policy 1: Enhance the appearance, image, and design character of the Central Business District.
- Policy 2: Ensure adequate public transit, bicycle, and pedestrian access in the commercial centers along with parking and landscaping.
- Policy 3: Enhance the welcoming experience into the community through well-designed gateway features in prominent locations.
- Policy 4: Design the public realm, including streetscapes, parks, plazas, and civic amenities for the community to gather and interact.
- Policy 5: Provide continuity among adjacent uses by using cohesive landscaping, decorative paving, street furniture, public art, and integrated infrastructure elements.

UD Goal 3: Development through appropriate design, should protect natural features such as rivers, shorelines, ridgelines, steep slopes, and archaeological and historical resources.

- Policy 1: Development should be sensitive to existing topography and landscape, and should minimize environmental impacts.
- Policy 2: Hillside development should, as much as practical, blend with the natural shape and texture of the land.
- Policy 3: Lighting should be designed so as to promote public safety as well as promote "Dark Sky" principals.

UD Goal 4: Promote community beautification by enhancing public spaces and thoroughfares and encouraging private property beautification.



Policy 1: Improve the appearance of all city-owned space and major thoroughfares.

Policy 2: Promote programs to improve landscaping. Encourage xeriscaping and use of native plants.

Policy 3: Promote more attractive signage throughout the City, especially in commercial districts.

EXISTING LAND USE

Richland includes a variety of land uses as follows:

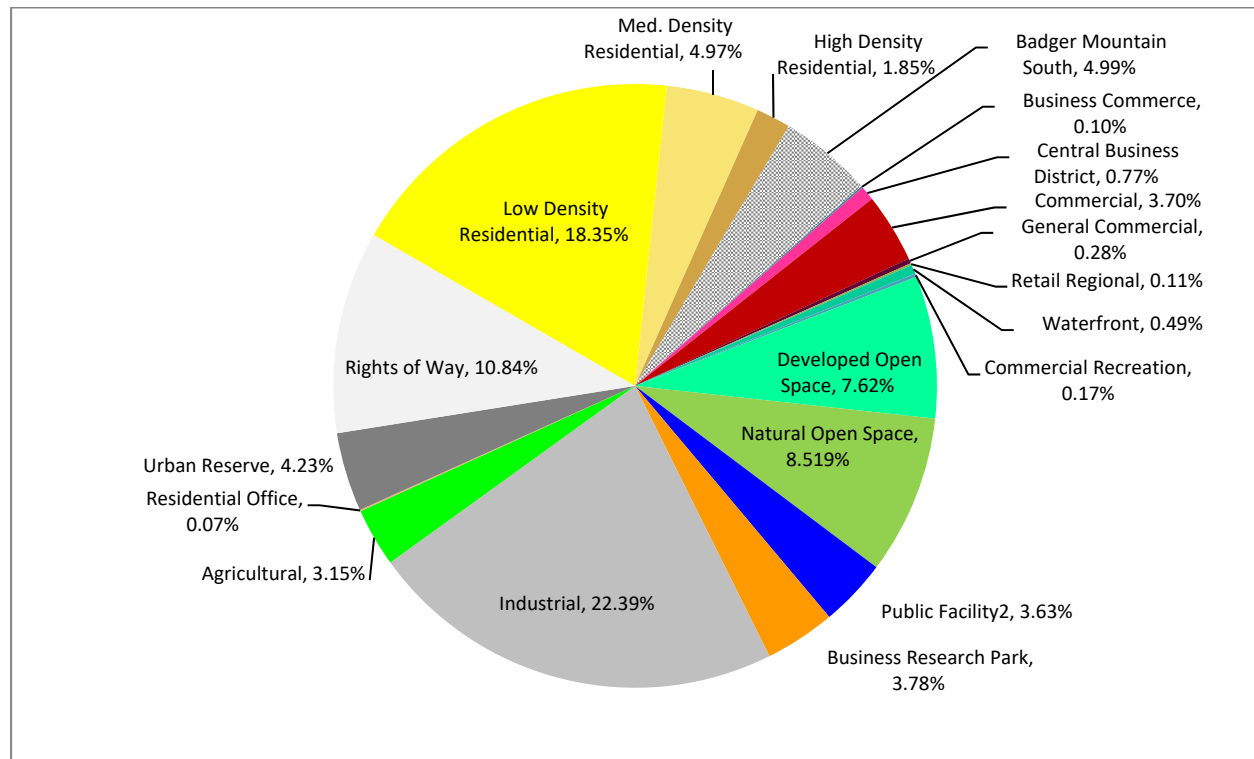
- Agriculture (AG)
- Low Density Residential (LDR)
- Medium Density Residential (MDR)
- High Density Residential (HDR)
- Badger Mountain South (BMS)
- Multifamily Residential Office (RO)
- Central Business District (CBD)
- Commercial (C)
- Retail Regional (RR)
- General Commercial (GC)
- Business Commerce (BC)
- Single Family Overlay (SFO)
- Commercial Recreation (CR)
- Waterfront (WF)
- Industrial (I)
- Business/Research Park (BRP)
- Public Facility (PF)
- Developed Open Space (DOS)
- Natural Open Space (NOS)
- Urban Reserve (UR)

Richland's land area consists of a total of 28,694 acres (25,846 acres in the City limits and 2,848 acres in the UGA). Richland's land use is dominated by residential land use consisting of about 32 percent of the total land use (low, medium, and high density land uses combined), followed by 22 percent industrial, and 16 percent open space (developed and natural) land use. Single-family residential use is predominant in both LDR and MDR land uses areas. Industrial land includes a recent transfer of 1,641 acres of land from the

Department of Energy (DOE) to the City, the Port of Benton, and Energy Northwest on the north side of the City. A major portion of this

land was located outside of the UGA, and is currently being processed to be included within the UGA.

Figure LU-1: Existing Land Use Distribution in City Limits and UGA



Land Use Pattern and Compatibility

Due to the linear geographic pattern of the City along the Columbia River running north and south, Richland's land is also distributed primarily from north to south covering approximately 25,000 acres in the current incorporated limits and additional over 2,800 acres in the UGA. Residential lands are concentrated in three major areas, the central area between the Columbia River and SR 240, areas south of the Yakima River, and the Horn Rapids area. The Yakima River delta and associated natural open space land run almost through the middle of the City. Although commercial lands are distributed throughout the City, the major concentrations are found in the Central Business District, Queensgate, and

the Island View areas. Much of the industrial and research uses are located on the northern part of the City starting from Richland Airport on the south side to the north City limits.

Richland's land use distribution focuses on placing compatible land uses next to each other. Compatibility is based on the intensity of land uses. Generally speaking, industrial is the most intense use due to the impacts of its operations (noise, light, dust, etc.), need of supporting facilities, and overall impact on the land. Natural areas are considered the least intense as there are no developments or improvements on such areas. Therefore, a low density residential next to a heavy industrial land use would be considered incompatible because of the impacts industrial use may have on the residences.

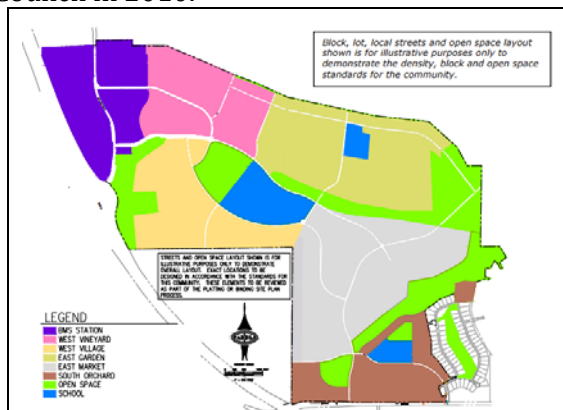
Appropriately designed buffers, landscaping, and transition areas between uses should be considered between incompatible land uses.



Mixed uses are encouraged in Richland where they are allowed. Such uses are generally mutually supportive of each other. Locating residences, offices, neighborhood shops, cafes, etc. in the same building or same site promotes walkability and reduces the vehicle miles traveled.

Badger Mountain South

Badger Mountain South is a master-planned community of 1,480 acres located in the southwest side of the City. The area is intended to be developed with 5,000 homes, businesses, and other community activities. The sub-area plan sets forth various uses in the area and was adopted by Richland City Council in 2010.



The purpose of this area is to establish neighborhoods with a range of housing types and to accommodate a population of diverse ages and incomes. The plan promotes pedestrian-friendly and mixed-use neighborhoods with areas for parks, trails, and open space in a connected network.

Central Business District

Richland CBD is planned to encourage the transformation of the area from principally a strip commercial auto-oriented neighborhood to a more compact development pattern. The area is characterized by its close proximity to the Columbia River and Howard Amon Park, concentration of pedestrian-oriented businesses, and the presence of medical, educational, and public institutions. Multiple planning studies and efforts have been conducted in the past decades, many of which have been or are being implemented in this area including public investments on infrastructure and streetscape improvements, and code revisions to attract private investment.



The Parkway has been a center of pedestrian-oriented retail and restaurants. Kadlec Regional Medical Center's campus and Columbia Basin College's Health Science Center both are located in the CBD. The Swift Corridor improvement will connect the CBD with the waterfront parks and recreation areas.

Columbia Point



The Columbia Point area is located between I-82 to the south and George Washington Way to the west. The area is developed with a mix of shops, hotels, restaurants, offices, condominiums, and recreational amenities. Recreational amenities include a golf course, park, marina, and waterfront trail. The area is close to buildout.

Horn Rapids

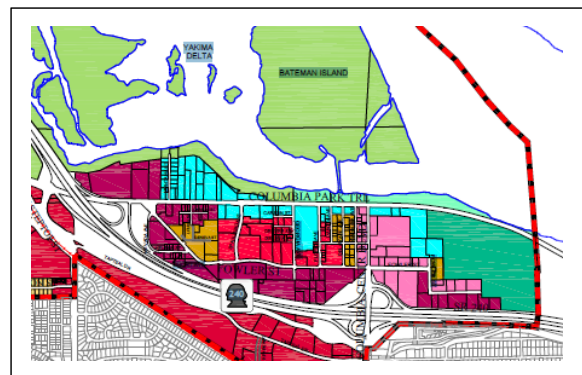
The Horn Rapids area is located on the north side of the City. This constitutes two planning areas: a) the Horn Rapids Industrial Park area, a triangular area bounded by Horn Rapids Road to the north and SR 240 to the south; and b) the 1,641 acres Horn Rapids North Industrial Area, north of Horn Rapids Road.

A master plan for Horn Rapids Industrial Park was originally adopted in 1995 and updated in 2011 and 2016. This area has been envisioned as an employment and economic center in the region. The master plan identifies the necessary infrastructure required to serve the area and associated cost for infrastructure improvements. The Horn Rapids planned residential community is located south of this area.



The 1,641-acre industrial area has recently been transferred from the Department of Energy to the City, the Port of Benton, and Energy Northwest by an act of Congress. This 1,341-acre Horn Rapids Industrial Area is specifically set aside for industrial development. The City and the Port plan to market the property to industrial developers as “mega-sites” of 200 acres or larger. The proximity of this land to highways, rail, and utility services together with the large acreages available provide development opportunities for industries that exist in very few places throughout the Pacific Northwest.

Island View



The Island View area, also known as Richland Wye, is located on the southeast side of the City between the Columbia River to the north and SR 240 to the south. It is north of the regional Columbia Center Mall in Kennewick. Columbia Park West is located to the east and Bateman Island to the north of the area.

The Richland Wye Master Plan was prepared in 1998 to revitalize the area and provide a general guideline for the planning and future development of the area. The objective of the master plan includes stimulating mixed use development, providing flexibility in the changing market condition, and ensuring high quality developments with increased opportunities for waterfront recreation. Implementation strategies were developed to address infrastructure, land use, and economic development issues. The area consists of a mix of General Commercial and Regional Retail on the south side, Business Commerce and Multi-family Residential Office in the middle, with Waterfront land use designation on the north side fronting the Columbia River. The entire length of the Columbia River waterfront has public access. The area is now being revitalized with uses such as, residential, commercial, business park, marina, etc.

POPULATION TRENDS AND PROJECTIONS

The Tri-Cities Metro area is one of the fastest growing areas in Washington. The City has grown rapidly in the last decade with a 24 percent growth from 2000 to 2010, and an 11 percent growth from 2010 to 2016.

Based on the 2016 estimate of the Office of Financial Management (OFM), the City of Richland's current population is 53,410. The population including the UGA boundary is 54,732.

Benton County's county-wide allocation and projected population numbers for Richland are 76,533 for the year 2035 and 81,366 for the year 2040. The end of the 20-year planning horizon is 2037. Based on current trends, Richland's projected population in the year 2037 will be 78,431 persons. This means over the next 20 years, the City and its UGA will add 23,699 (78,431-54,732) persons in addition to its existing population. Identifying land for growth and delivering public services will be important to maintaining the high quality of life for its residents.

Figure LU-2: Projected Population Growth

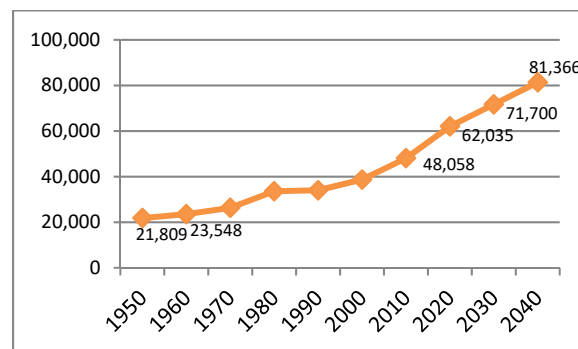


Table LU-2: Population and Employment Projections for 2037

Year	Population	Jobs
2016/ 2017	53,410	37,675 ¹
2037 Projection	78,431	50,295

¹ Estimated jobs in 2017

Source: OFM, US Census, OnTheMap; Washington Employment Security Department; ECONorthwest.

Future Land Capacity

In order to identify land necessary to meet the future demand, an analysis of available land was performed. Details of the analysis are available in the Comprehensive Plan Supporting Analysis (Appendix A). This analysis used the City's existing land use density and land inventory in order to identify

vacant and undeveloped land within the City and UGA. The results of this analysis indicated that the City has sufficient land within its UGA to accommodate the land needs for the projected residential and commercial growth. In 2016, the City and the Port of Benton received land from the Department of Energy that is specifically targeted for future industrial use. This land, together with the vacant industrial land that is within the City, provides an adequate industrial land supply for future employment growth.

A significant portion of future residential growth will occur in the Badger Mountain South and Horn Rapids areas. Additional growth will take place in the existing vacant residential lands throughout the City. It is also anticipated that commercial and waterfront areas will accommodate some high-density and mixed-use growth.

Some lands designated as “Urban Reserve” in the land use plan will need to be re-designated for residential land uses to ensure that an adequate land supply is provided to serve future growth.

Lands for Public Purposes

According to the GMA, the City is required to identify the needs for public facilities, including lands for public purposes. Current City-owned public facilities include parks and open spaces, transportation, water, sewer, storm water, solid waste, energy, and municipal facilities. Using the existing ratio of land per capita for public use, there is a surplus of 72 acres for public facilities land. The City’s developed open space requirement for parks facilities is determined by the parks level of service. The existing parklands are adequate to meet the demand. However, areas with new residential land use discussed in the next section will require an additional community park. The natural open space is determined by the existence of critical and natural areas, and other priority areas within the City. As the City grows, natural open spaces

will be identified based on the GMA criteria and best available science (BAS). Existing data and findings from similar communities indicate Richland has adequate open space to meet the future demand. Additional information regarding the City parklands and open space can be found in the Capital Facilities Element under “Parks, Recreation and Open Space” in this Plan, and in the supporting analysis in Appendix A.

PROPOSED LAND USE

The City is planning to accommodate future growth in two areas within the City, on the north and west sides of the City. One area is located on the southwest side near the City View area, abutting Kennedy Road to the south and Queensgate Drive to the east. The other area is located on the north side of the City abutting the Horn Rapids residential development.

The land use in the City View West area is re-designated from Urban Reserve to a mix of Low, Medium, and High Density Residential, Commercial, Public Facility, Developed, and Natural Open Space. The land use in the Horn Rapids Northwest area is re-designated from Urban Reserve to Low, and Medium Density Residential uses. These are shown in Table LU-3.

Additional land use re-designation includes a portion of an area in Columbia Point South, re-designated from Developed Open Space and Public Facility to Urban Recreation and Natural Open Space. The existing Natural Open Space land in the Columbia Point South area remains unchanged. Additional Natural Open Space land is designated along the shoreline. See Table LU-3, Proposed Land Use, and Figure LU-3, the Future Land Use Map.

Table LU-3: Proposed Land Use

Land Use	Acres
Horn Rapids Northwest	
Existing Land Use	
Urban Reserve	272
Proposed Land Uses	
Low Density Residential	230
Medium Density Residential	42
Total	272
City View West	
Existing Land Use	
Urban Reserve	340
Proposed Land Uses	
Low Density Residential	143
Medium Density Residential	25
High Density Residential	34
Commercial	55
Public Facility	40
Developed Open Space	5
Natural Open Space	38
Total	340
Columbia Point South	
Existing Land Uses	
Public Facility	33
Developed Open Space	71
Natural Open Space	153
Total	257
Proposed Land Uses	
Urban Recreation	80
Natural Open Space	177
Total	257

NATURAL ENVIRONMENT

Critical Areas

Richland's environmentally critical areas include wetlands, fish and wildlife habitat areas, frequently flooded areas, geologic hazard areas, and natural aquifer areas. Most of the critical areas are discussed under the open space subsection below. The critical areas map (Fig. LU-4) indicates wetlands, fish

and wildlife habitat areas, aquifer recharge areas, and other critical areas such as landslide, erosion, or seismic hazard areas.

The City uses the best available science in developing policies and development regulations to protect the functions and values of critical areas and give special consideration to conservation or protection measures.

Shoreline

Richland's shoreline consists of approximately 2,600 acres of land on the Columbia and Yakima Rivers shoreline. A Shoreline Master Program (SMP) was developed and adopted by Richland City Council and approved by the Department of Ecology in 2014. This Comprehensive Plan incorporates the SMP by reference. The SMP aims to utilize Richland's shoreline for various water-oriented uses and facilities while protecting the ecological functions and cultural and historic values of the shoreline. The SMP designates eight shoreline environments as follows:

1. Natural Environment
2. Recreation Conservancy Environment
3. Recreation Environment
4. Rural Environment
5. Residential Environment
6. Waterfront Use Environment
7. Industrial Conservancy
8. Aquatic Environment

Open Space

Open space in Richland and the UGA comprises over 17 percent of the total land. These areas include natural areas (Natural Open Space) and more formal developed parks and trails (Developed Open Space) in the land use map. Developed Open Space is discussed under the Parks and Recreation

Sub Element under Capital Facilities. This section discusses the natural open space.

The natural open space system includes the Yakima River and Columbia River shorelines, islands, greenways, and designated areas within residential developments. It also includes environmentally sensitive areas or critical areas where development would be constrained by wetlands, geologic hazards areas, aquifer recharge areas, fish and wildlife habitat areas, and frequently flooded areas along river or stream corridors.

The natural open spaces on or near the Yakima River include:

- The Tapteal Greenway, located on the lower Yakima River. It provides potential opportunities for non-motorized recreation, education, and habitat protection. The Tapteal Greenway is owned by multiple public and private entities including US Army Corps of Engineers (USACE).
- The Chamna Natural Preserve, located on the north bank of the Yakima River. This area is owned by USACE.
- The Riverview Preserve is located at the confluence of the Yakima and Columbia Rivers and is owned and managed by the USACE.
- Bateman Island in the Yakima River Delta is also owned by the USACE and leased to the City.
- W.E. Johnson Park is located south of Van Giesen Street and is owned by the City of Richland.
- The Amon Natural Preserve, a part of the west branch of the Amon Basin is owned by the City. This area is located on the south end of the City near the Interstate-82.

On the Columbia River, natural open spaces include:

- A portion of Leslie Groves Park area located between Snyder Street and Ferry Street.
- A portion of Columbia Point South area; a largely undeveloped area located at the confluence of the Yakima River and the Columbia River.
- The islands on the river that are part of the McNary National Wildlife Refuge.

In 2004, the City worked with community groups and several funding agencies to help Benton County acquire from willing sellers a 575-acre preserve on Badger Mountain located north of the Badger Mountain South area. The City also worked with community groups and funding agencies to purchase properties from willing sellers along the west branch of Amon Basin in order to enlarge the City-owned natural open space areas.

Mineral Resources

Mineral resource lands are resource lands that are primarily devoted to the extraction of minerals or that have known or potential long-term commercial significance for the extraction of minerals. The GMA requires cities and counties to designate natural resource lands where appropriate and adopt development regulations to assure the conservation of agricultural, forest, and mineral resource lands. The City undertook a detailed analysis of its mineral resources in 1998 and determined that no lands within the Richland UGA should be designated as mineral resource lands.

BUILT ENVIRONMENT

Historic and Cultural Resources

Due to its settlement history, the City of Richland does not have an abundance of historical resources. Historic structures

unique to the City include 12 tract farm houses in the central city and six buildings in downtown that predate World War II, and the Alphabet Homes, built between 1943 and 1951. The Alphabet Homes were based on a series of house plans denoted by a letter in the alphabet (an A house, an F house, etc.). In addition, several apartment buildings and pre-fabricated homes were part of this development scheme. These houses have historical significance in that they were built as part of the federal city created for the Hanford project. Historic structures that have been formally recognized on the National Register of Historic Places include the “Gold Coast” District, a north Richland neighborhood comprised of Alphabet Homes that have largely retained their original character.

Cultural resources are typically discovered during excavation and site preparation for development proposals. While it is difficult to know where every cultural resource site exists, the Washington State Office of Archaeology and Historic Preservation has records of previous investigations in the region. As discussed before, there are recorded archaeological sites within a mile of the Yakima River confluence. National Register-listed properties include the Columbia Point area, Bateman Island, and the Tri-Cities Archaeological District (Anchor QEA, 2014).

Goals and policies in the Comprehensive Plan provide a framework for reviewing and permitting future development proposals. Coordination with the State Office of Archaeology and Historic Preservation and implementation of policies relating to the preservation of cultural and historic resources will help to ensure that these resources are protected.

Urban Design

Urban design applies to the three-dimensional aspects of the built environment such as buildings, streets, sidewalks, open spaces, and

plazas. It also addresses other urban issues such as circulation and connectivity, sustainability, neighborhoods, and districts.

Design

The City aims to achieve quality design in citywide civic projects such as public buildings and plazas, streetscape and corridor development, public art, parks, and open spaces. High quality design in public projects will set the standards for the City and may encourage further quality developments by the private sector. Richland’s Public Library, Community Center, and the Reach Interpretive Center all display quality design. The City promotes quality design in the commercial and residential developments through its development standards. The City is also planning to add gateway features in the downtown area that will enhance the identity of the community.

Pedestrian and Bicycle-Friendly Environment

It has been a priority of the community to create a vibrant and livable community in Richland. Goals and policies are geared towards creating a pedestrian-friendly community. Mix of uses, higher density, access to transit, safe sidewalks, streetscape elements, network of paths and trails, building orientation, and articulation are some of the considerations for creating a pedestrian-friendly community. Richland has prioritized its downtown area to be more pedestrian- and bicycle-friendly. Swift Corridor development is already underway that will create a pedestrian- and bicycle-friendly connection between the downtown businesses and the residential neighborhoods. The Parkway area, CBD, and Kadlec campus are designed with pedestrian-friendly components.

Circulation and Connectivity

Connectivity between major destinations and neighborhoods within the City and the region is important to Richland. Richland's transportation system aims to provide a multi-modal circulation system for pedestrian, bike, car, and transit users. Richland has multi-use trails connecting its parks and natural areas, as well as some key locations within the City. The City works with public agencies and private developers to create an efficient circulation pattern within business and residential neighborhoods. The proposed Duportail Bridge, once built, will make a significant improvement in connecting the northern and southern parts of Richland.

Public Realm

Richland's public realm includes plazas, parks, playgrounds, sidewalks, and open spaces. Each public realm is different and serves a different purpose in their formal, semi-formal, or natural settings. They offer places for gathering, interaction, and recreation. Public places are further enhanced by artworks and pedestrian amenities. The John Dam Plaza is a heavily used public place for community gathering and events, while the Parkway area offers an urban setting for the community. Parks and natural areas offer recreation and tranquil environment for the residents.

District

The visual character of the Richland UGA varies widely from downtown, Uptown, and the Richland Wye/Island View area, to relatively new commercial areas such as Queensgate and City View, to master planned areas like Columbia Point and Horn Rapids to older alphabet housing neighborhoods in central Richland and to the new residential neighborhoods in Badger Mountain South. Each of these distinct areas calls for a different design approach. In older areas, the emphasis

needs to be placed on revitalizing neighborhoods; in other areas, maintenance can be a priority. In newly developing areas, the emphasis needs to be placed on building design and site planning standards. The City recognizes that it needs to take a targeted approach with different urban design standards and strategies to reflect the differing needs of each area within the City.

Environment and Sustainability

Richland's built and natural environment is maintained through multiple design and environmental protection approaches. Its natural resources are protected under the Critical Area Regulations, the SMP, as well as State and Federal Laws. The City also maintains energy efficiency, renewable energy, and recycling programs. The City encourages the use of sustainable standards including, but not limited to, passive solar energy, geothermal energy, solar hot water systems, Green Building Certification, Energy Star Certification, bird-friendly buildings (i.e., those that are designed to minimize collisions with birds). The City encourages minimizing light trespass for energy savings, dark sky ambience, and glare reduction.

Landscaping

Landscaping is important for maintaining Richland's attractive physical appearance. Proper landscaping can highlight an area's features and add aesthetic value. Landscaping is applicable for both public and private developments. Given the hot-arid climate in the Tri-Cities area, native landscape and plants are more desirable. Using xeriscape principles can make a water-efficient landscape and signify the area's climate and geology. Selection of trees that offer shade on hot summer days is important for this area.

Figure LU-3: Future Land Use Map

Figure LU-4: Critical Areas Map

Figure LU-5: Shoreline Map

Figure LU-6: Open Space Map

HOUSING ELEMENT



In this chapter, you will find:

- Goals and policies guiding housing in Richland
- Existing housing condition
- Projected needs and addressing the demand

INTRODUCTION

Providing affordable housing for all groups is a priority for Richland. Providing housing near shopping and transportation and offering multiple choices for owner and renter occupied housing would also benefit the City's vision for diversity.

The Housing Element of the City's Comprehensive Plan is intended to provide policy background and broad direction for housing programs and decisions towards meeting the City's goals. Similar to the other elements of the Comprehensive Plan, the Housing Element provides a framework for future planning decisions and outlines goals and objectives the City plans to implement in meeting its housing needs. The Housing Element is consistent with other elements of the Comprehensive Plan.

GOALS AND POLICIES

HE Goal 1: Provide a range of housing densities, sizes, and types for all income and age groups of the Richland community.

Policy 1: Ensure that the comprehensive plan and development regulations allow for a variety of housing types, sizes, densities, and lot configurations such as small lot single family housing, multi-family housing, mixed-use development, cluster development, live/work housing, co-housing, accessory dwelling units, single room occupancy units, zero lot line and similar subdivisions, and planned unit developments.



Policy 2: Encourage mixed-use developments with apartments and condominiums above commercial uses in the City's urban core. Where redevelopment or infill opportunities arise, allow for increased housing density in residential-designated areas that immediately surround the CBD, while respecting the character and scale of the existing neighborhood.

Policy 3: Support the development of senior housing and long-term care/assisted living facilities in the City in close proximity to commercial uses and medical services and facilities.

Policy 4: Promote and provide incentives (such as zoning/rezoning, revised regulations, and provision of infrastructure) for infill development and redevelopment, while respecting the character and scale of the existing neighborhood.

Policy 5: Allow and regulate manufactured homes in the same way as site-built homes.

Policy 6: Plan for an adequate supply of land in appropriate land use designations and zoning categories to accommodate projected household growth, while accommodating other commercial, industrial, and open space needs of the City.

HE Goal 2: Improve affordable housing opportunities for lower-income individuals, households, and first time homebuyers.

Policy 1: Expand the supply of affordable units by promoting owner- and renter-occupied housing throughout the City, consistent with Comprehensive Plan.

Policy 2: Promote the use of mixed-income housing developments and mixed-use developments that provide both affordable housing and economic opportunities throughout the City consistent with Comprehensive Plan.

Policy 3: Sustain or improve the quality of existing affordable housing stock by encouraging rehabilitation of housing units by current owners.

HE Goal 3: Implement the current version of the Tri-Cities Consolidated Plan.

- Policy 1: Provide assistance to lower-income households that participate in local improvement districts for infrastructure projects. Assistance may be limited to selected neighborhoods or to the neediest households based upon a percentage of median income and fund availability.
- Policy 2: Assist infrastructure activities that revitalize and stabilize older or declining neighborhoods or areas in which the majority of households are lower-income.
- Policy 3: Improve access for persons with disabilities and the elderly by improving streets and sidewalk systems.

Neighborhood Character

HE Goal 4: Encourage the maintenance and preservation of existing housing stock and residential neighborhoods.

- Policy 1: Encourage reinvestment in older residential neighborhoods and support the revitalization of such neighborhoods by keeping the streets and other municipal systems in good repair.
- a) Encourage the formation of local improvement districts.
- Policy 2: Implement the City's affordable housing and weatherization programs.
- a) Continue to participate in the Tri-Cities HOME Consortium.
- b) Continue to utilize federal Community Development Block Grant and HOME funds for housing rehabilitation and first-time homebuyer opportunities.

Policy 3: Continue to allow accessory dwelling units in single-family residential districts.

Policy 4: Accommodate non-profit and public agencies' efforts to purchase, construct, and rehabilitate housing to meet the affordable and other housing needs of the community.

Policy 5: Strive to increase the rate of owner-occupancy over time through City's assistance programs.

Policy 6: Maintain a strong code enforcement program.

Policy 7: Update and implement the Island View Master Plan to include mixed-use housing and multi-family residential rehabilitation and construction.

Policy 8: Encourage the use of the City's Crime Prevention Through Environmental Design (CPTED) program in developments.

Policy 9: Continue to participate in the City Police Department's Crime Resistant Community Living (CRCL) Program, which provides free training for property owners and landlords to help provide safe, crime-resistant communities for all residents.

HE Goal 5: Ensure compatibility of new residential developments with established neighborhoods and the community.



Policy 1: Maintain quality design and landscaping in the new developments.

HE Goal 6: Improve Public Facilities.

Policy 1: Support the revitalization of neighborhoods by improving and supporting public facilities that serve neighborhoods of all income levels.

Policy 2: Improve parks and recreation facilities in targeted neighborhoods by supporting a range of improvements to existing or new parks such as building bicycle and walking paths, improving public restrooms, landscaping, or installing play equipment.

Policy 3: Support beautification of our community by integrating art into public facilities in creative and engaging ways.

EXISTING CONDITIONS

Based on American Community Survey (ACS) Census data of 2015, Richland has a total of 22,130 housing units. About 65 percent of the housing units are owner-occupied and 35 percent renter-occupied. This is similar to the United States occupancy rate of 64 percent owner-occupied and 36 percent renter-occupied. Single unit detached housing types dominate the existing housing inventory with 63 percent of the total share. Based on this data, the housing occupancy rate in Richland is 94 percent.

Table HE-1: Housing Occupancy in Richland

Occupancy Type	Units	%
Owner-occupied	13,622	65.5
Renter-occupied	7,170	34.5
Total occupied ¹	20,792	100
¹ 94% of the total housing units		

Richland's single-family homes are mostly concentrated between Spengler Street and the greenbelt (Abbott Street) in north Richland, and between Columbia Park Trail and Interstate 82 in south Richland. Another concentration of housing exists in north Richland in the Horn Rapids area. The City has new housing developments as well as the old Alphabet Homes built between 1943 and 1951. Alphabet Homes are mostly located in the older part of the City near the downtown area.

PROJECTED NEEDS

As discussed in the Land Use Element, Richland's population growth will require additional housing units in the City in the next 20 years. An increase of over 23,000 people in the City and UGA will require 1,270 additional housing units. This will include housing demand for all income and age groups. With the baby boomers retiring, there is a growing need for affordable senior housing in the City. Based on a discussion with the affordable housing group for seniors over the period of 2010 and 2016, occupancy at the affordable senior housing communities averaged 98 percent. This indicates a high demand for affordable senior housing. The expansion of educational institutions triggers the need for student housing and multi-family housing in conjunction with the region's growing need for single-family housing.

ADDRESSING THE NEEDS

This demand of additional housing will be met by developments in the existing planned areas, infill developments, and by re-designating two Urban Reserve areas. This plan will create a mix of residential, commercial, and public facilities land uses as shown in the land use plan (Fig LU-3). This will add additional

housing units including single-family, multi-family, and apartment homes.

The City's current housing assistance program will continue to assist homeownership for Richland citizens. The City's policies promote infill development, which will be another option for housing development where infrastructure already exists. The City provides additional housing choices by allowing accessory dwelling units in single-family neighborhoods.

TRANSPORTATION ELEMENT



In this chapter, you will find:

- Goals and policies for transportation
- Existing systems and future improvements for:
 - Motorized systems
 - Non-motorized systems

INTRODUCTION

The City of Richland maintains a complete multi-modal network of transportation facilities serving residents and businesses. A brief summary of transportation facilities is provided here, with more details provided in the supporting analysis document (Appendix A).

GOALS AND POLICIES

TE Goal 1: Provide an efficient and multi-modal transportation network including road, trail, rail, water, and air, to support the City's land use vision and existing needs.

Policy 1: Plan new street segments and consider modifying existing streets to provide comfortable and safe elements for bicyclists, pedestrians,

and transit users in addition to vehicles.

Policy 2: Identify and secure the rights of way for new and/or expanded transportation corridors.

Policy 3: Support rail services for industries and commerce within the area.

Policy 4: Support regional planning efforts for roadway, rail, air, and non-motorized travel.

Policy 5: Plan and implement transportation system improvements that meet the needs of all areas and residents.

Policy 6: Plan transportation facilities that are compatible with adjacent land uses.

Policy 7: Plan and implement an appropriately classified and designed roadway system that provides for efficient movement of people and goods and the comfort and safety of residential neighborhoods.



TE Goal 2: Improve safety, connectivity, and operating efficiency of the transportation system.

Policy 1: Implement appropriate access control for arterial collectors and arterial streets.

Policy 2: Link local street networks through subdivisions to provide efficient local circulation, as appropriate, and provide additional collector arterial access for major residential areas.

Policy 3: Evaluate, plan, and install traffic control devices and intersection designs to improve travel safety and efficiency.

TE Goal 3: Encourage the use of transportation modes that promote energy conservation, circulation efficiency, and an active lifestyle.

Policy 1: Support increased use of transit, bicycling, and pedestrian travel.

Policy 2: Plan facilities for non-motorized travel across jurisdictional boundaries.

Policy 3: Require sidewalks, improved shoulders, appropriate signage, or off-street trails within new developments to accommodate internal bicycle and pedestrian circulation within and between neighborhoods.

Policy 4: Encourage new developments to be pedestrian-friendly and compatible with the public transportation system.

Policy 5: Design a circulation system to become a bicycle-friendly community with complete streets.

TE Goal 4: Ensure that the road network is sensitive to the natural and built environment and offers a sense of the community.

Policy 1: Use appropriate streetscape and gateway features along the major entryways into the City.

Policy 2: Implement landscaping and other types of buffers along major transportation corridors.

Policy 3: Construct street system improvements to reduce traffic congestion as a measure to improve air quality.

Policy 4: Plan new streets and consider modifying existing streets to include storm water management best practices to reduce pollution from stormwater runoff.

Policy 5: Plan and implement new streets with features that mitigate the hazard to wildlife.

Policy 6: Plan and implement new streets and consider modifying existing streets to improve access control to sensitive areas.

EXISTING SYSTEM AND FUTURE IMPROVEMENTS

The most recent Transportation Plan for the City of Richland was completed in 2005 and was used to prepare the 2008 Comprehensive Plan. Many of the improvements identified in that Plan have been completed. Several studies have been conducted to identify preferred improvements in corridors where congestion is occurring today. These studies have determined the basis for many of the short-range improvements that are identified in the Capital Improvement Program for the City.

A major transportation challenge within the City of Richland transportation system is the congestion facing north-south travel during commute times. Several factors contribute to this situation, such as the major regional employers situated north of the City, and significant amount of housing is provided south and east of the Yakima and Columbia Rivers within the region. Regional commute traffic from south Richland, Kennewick and Pasco, is currently limited to SR 240 and George Washington Way for north-south travel through the City of Richland due to the challenge of providing adequate capacity to cross the Yakima River to the south and

Columbia River to the east. I-182 also creates a barrier given that there are only three access points and four crossings within the city as well. Congestion as a result of this north-south demand at commute times is manifest at several locations as discussed in the supporting analysis document. A number of planned projects are being considered to address this issue; but the considerations are complicated by the needs and vision of residents as they relate to George Washington Way. As described above George Washington Way is a key element in supporting a regional travel need. George Washington Way is also a City street passing through areas of Richland in which a regional commute route doesn't align with the users goals. Achieving acceptable performance levels for the economic vitality of the City and region and meeting the desires for livability on the City's transportation system will continue to be significant challenges.

For the purposes of this Comprehensive Plan Update, traffic counts from 2016 conducted by the Benton Franklin Council of Governments were used to conduct an analysis of the existing system to identify any additional deficiencies. Those traffic counts were also used to calibrate and update the regional traffic model to be consistent with anticipated land use for year 2040. Subsequently, an analysis for forecast traffic volumes was used to identify potential long-range issues with the transportation network.

Motorized System

Automobile

There are over 275 miles of roadway within the City of Richland, including a functionally classified network of arterial and collector roadways as well as local streets. There are 66 traffic signals within the City (some are operated by WSDOT or the City of Kennewick) and four roundabouts.

Significant improvements identified in the short term include the Duportail Bridge over the Yakima River, the widening and extension of Queensgate Drive, South George Washington Way safety and mobility improvements, and the Center Parkway Extension west of Steptoe Street. These projects are anticipated to cost at least \$53 million.

Long-range improvements include the extension of Gage Boulevard and Queensgate Drive to serve the Badger Mountain South sub-area, interchange improvements on both I-182 and SR240, as well as other collector road improvements to serve developing areas. A new arterial route is proposed to connect the existing north end of Queensgate Drive to SR 224 (with a Yakima River crossing) as well as an extension south from Kingsgate Way to connect to SR 224. Additional traffic signals or roundabouts are anticipated at several locations as well.

Air

Commuter air travel service is provided at the Tri-Cities Airport in Pasco. The Richland Airport provides general aviation facilities on two 4,000 foot runways. The Airport Master Plan currently calls for the extension of the north-south runway to 5,000 feet in order to accommodate large aircraft. This runway extension will require further study and potential mitigation since the Runway Protection Zone will be extended over SR 240 and some developed industrial properties.

Freight

There are currently approximately 30 miles of railroad tracks within the City of Richland. Much of this track is owned by the Port of Benton and operated and maintained through a lease to the Tri-City Railroad (TCRR). TCRR provides local freight switching and interconnect services to the Union Pacific Railroad, while the Burlington Northern Santa

Fe provides direct service to the City of Richland.

The rail network has recently been expanded by the City to serve the Horn Rapids Industrial Park and includes a loop that accommodates the loading of unit trains. Additional expansions are anticipated to the north of Horn Rapids Road to serve new industrial property acquired from the Department of Energy.

Port Barge

The Port of Benton provides a high dock as well as a barge slip along the Columbia River in the northern part of the City. These facilities are able to serve barges that travel to the Pacific Ocean and Pacific Rim markets in a cost effective transportation mode.

Transit

There are currently nine transit routes operated by Ben Franklin Transit that serve the City of Richland, with four of those being Inter-City routes that also serve other communities and make connections at Transit Centers. Ben Franklin Transit regularly modifies its services and routes to accommodate growth and development.

Non-motorized System

Non-motorized facilities within the City of Richland are mainly composed of sidewalks constructed in association with streets and a separate bicycle and pedestrian trail system. There are currently about 30 miles of Class I trails that serve the City of Richland, with over six miles of secondary trails and 36 miles of soft trails that traverse natural areas such as Badger Mountain or Columbia Point South and the Amon Basin. There are also over 68 miles of on-street bike routes that facilitate bicycle travel throughout the City.

FINANCING

The City receives funding for transportation projects from a variety of sources, including impact fees, developer construction, City General Funds, Arterial Street Funds, Transportation Improvement Board grants, Highway Safety Program grants, State funding, Federal Surface Transportation Program funding as well as other Federal Grants.

The City collects Traffic Impact Fee according to Richland Municipal Code (12.03). It is called the South Richland Street Collector Financing Plan. It assists to develop the arterial street network in south Richland and to make other improvements such as traffic signals as traffic volumes grow. The impact fee area generally involves two zones and covers the area south of the Yakima River with the exception of the Badger Mountain South Sub-Area. The impact fee was updated in 2008 and 2012 and is expected to be updated again in 2017.

Details of proposed transportation improvements, timeframe and financing sources can be found in the supporting analysis document (Appendix A).

UTILITIES ELEMENT



In this chapter, you will find:

- Goals and policies for utilities
- Wastewater facilities
- Water supply system and facilities
- Storm water system and facilities
- Solid waste management and facilities
- Energy services
- Utilities provided by others
 - Natural gas supply
 - Telecommunications
 - Irrigation

INTRODUCTION

The Utilities Element of the City of Richland Comprehensive Plan describes utility policies and regulations to implement the goals of the Comprehensive Plan. It was developed in accordance with Section 36.70A.070 of the GMA to address utility service within the City of Richland over the next 20 years. It consists of the general location, proposed location, and capacity of all existing utilities in the UGA. General utility corridors are identified in this Element. The Element was also developed in accordance with the County-Wide Planning Policies and has been integrated with all other Comprehensive Plan elements to ensure consistency.

GOALS AND POLICIES

UE Goal 1: Utilities should support the land use and economic development goals of the City.

- Policy 1: Siting of proposed public facilities should be consistent with adopted land use policies.
- Policy 2: When available and permitted under prevailing power supply contracts, the City will use its market access to low-cost electricity to provide favorable rates targeted at expansion and attraction of industries offering additional family-wage jobs.
- Policy 3: Ensure that aesthetic impacts of utilities will be addressed through measures such as landscaping and screening.

UE Goal 2: Maintain existing service levels to current customers and ensure that public facilities and services necessary to support development are planned, sized, and constructed to serve new development.

- Policy 1: Maintain current utility service levels based on local, state, and federal standards.
- Policy 2: Use a minimum 20-year planning horizon to plan for City-provided public utilities and identify new facilities, expansions, and improvements that will be needed. The City will work with other purveyors of public services to provide facilities and services concurrent with development.
- Policy 3: Promote the efficient use of land and minimize environmental disturbance by requiring that the facilities of various utilities be

located together in the City right-of-way wherever possible.

- Policy 4: The City will designate utility corridors and utility facilities as required to facilitate and promote the expansion of commercial and industrial development.
- Policy 5: The City will actively cooperate with other utility providers to establish a City electrical service territory boundary that allows the City's municipal utility to serve new loads.

UE Goal 3: Provide utility facilities that ensure environmentally sensitive, safe, and reliable service.

- Policy 1: All utility expansion and construction will consider the environment and ways to minimize impacts to it in siting, construction, and use.
- Policy 2: The City will use the best available technology to mitigate adverse impacts resulting from utilities projects.

UE Goal 4: Adopt programs to conserve and promote sustainable use of resources.

- Policy 1: Establish public outreach programs to promote the conservation of resources, waste reduction, reuse, and recycling.
- Policy 2: Implement the City's utility systems management plans.

UE Goal 5: Coordinate with outside utility providers for efficient, cost-effective, and reliable utility service.

- Policy 1: Ensure that land will be made available for the location of utility lines, including location within transportation corridors.
- Policy 2: Promote, when feasible, location of new public and private utility

distribution facilities in shared trenches, and coordination of construction timing to minimize construction-related disruptions to the public and reduce the cost of utility delivery.

Policy 3: When and where natural gas franchises exist, promote the extension of natural gas distribution lines to and within the UGA, constructed or reconstructed.

Policy 4: Promote a wider range of high-speed internet providers to encourage competition.

WASTEWATER FACILITIES

The Richland sanitary sewer system was originally developed to serve the Richland core area, but has been extended to other areas as they have developed, including north Richland, south Richland, the Badger Mountain area, and the Horn Rapids community. The sanitary sewer system includes a conveyance system, a wastewater treatment facility, and effluent disposal. A General Sewer Plan was adopted in 2016, which provides a general evaluation of the sewer collection system and Wastewater Treatment Plant, a Capital Improvement Plan (CIP) with a particular emphasis on the next 20 years, and assessment of the utility's financial condition and ability to support the recommendations of the CIP.

The existing Richland sanitary sewer collection system serves approximately 40 square miles of area that is divided into seventeen drainage basins. The collection system consists of over 262 miles of gravity collection pipes, which range in size from six inches in diameter to 54 inches in diameter. The City owns and operates 14 pump stations, ranging in size from 1.5 to 35 horsepower.

Overall, the collection system had adequate hydraulic capacity to convey current flows as well as future flows. Although the hydraulic analysis indicated relatively few capacity issues, the collection system is showing its age and a proactive renewal and replacement program has been developed to address this.

All flows collected by the Richland sanitary sewer collection system are transported to and treated at the Richland Wastewater Treatment Plant. Since its completion in 1985, the plant has consistently achieved the discharge requirements specified in its National Pollution Discharge Elimination System (NPDES) permit. The plant provides primary sedimentation, followed by secondary treatment using an activated sludge process. Plant effluent is disinfected with chlorine prior to discharge to the Columbia River. Several renewal and replacement projects have been identified at the Wastewater Treatment Plant through the planning period.

WATER SUPPLY SYSTEM

The Richland water system was constructed during the 1940s to support the wartime activities at the Hanford Nuclear Reservation. This temporary system has developed into the modern permanent water system used in the City today. The City's water supply system consists of wells, a surface water treatment plant, pump stations and chlorinators, interties, water lines, and reservoirs. A Water System Plan was completed in 2016 to be adopted in 2017, which provides a general evaluation of the water distribution system and Water Treatment Plant, a CIP with a particular emphasis on the next 20 years, and assessment of the utility's financial condition and ability to support the recommendations of the CIP.

The majority of the population within the corporate limits of the City of Richland is served by the City of Richland Water Utility. The Utility serves approximately 18,689 connections (as of 2016), which includes residential, commercial, and industrial users.

The City has a total available water right of 34,948 acre-feet per year and 43,786 gallons per minute (gpm) for instantaneous flow. The City appears to have adequate water rights for future growth. The City's potable water sources include a wellfield and the Columbia River Water Treatment Plant (WTP). The wellfield has a total capacity of 15 million gallons per day (MGD) while the WTP has a capacity of 36 MGD. Source capacity is adequate for future growth, and water supplied to the City of Richland is of high quality meeting federal and state drinking water standards.

The City has approximately 340 miles of pipelines in the water distribution system ranging in size from two inches in diameter to 36 inches in diameter. There are ten storage facility sites that provide approximately 22 million gallons of storage and ten booster pumping stations that provide direct water storage to seven pressure zones within the City. Several projects to address capacity as well as renewal/replacement have been identified through the planning period.

STORM WATER SYSTEM

Richland's storm water system facilities consist of collection and conveyance, pumps, underground injection control (UIC) facilities, regional detention/ water quality facilities, and regional outfalls. A Storm Water System Plan was developed by the City in April 2017.

Collection and conveyance facilities include catch basins, manholes, pipes, forced main, culvert and open channel. There are currently

over 4000 catch basins and over 127 miles of gravity pipe in the City.

There are seven public and privately owned pump stations throughout the City.

Some storm water runoff generated within the City is infiltrated via the City's over 280 UIC facilities.

Regional detention/ water quality facilities include 22 ponds, 2 bioretention cells, 6 underground storm chambers, and 21 swales.

Stormwater runoff that does not infiltrate is conveyed to surface receiving waters via 21 regional outfalls that discharge to the Columbia River, the Yakima River, and the Amon Wasteway.

Future improvements of the storm water system are identified to reduce:

- Existing conveyance capacity and flooding issues;
- Potential future conveyance capacity and flooding issues;
- Pollutant loading to receiving water bodies; and
- Chronic system maintenance needs.

SOLID WASTE MANAGEMENT

The City of Richland Solid Waste Division provides municipal solid waste collection and disposal services to residences and businesses within the City limits. About 26 percent of the solid waste is recycled in Richland based on the 2015 tonnage of generation, recycling, and disposal.

The City of Richland owns and operates the Richland Landfill (also known as the Horn Rapids Landfill). The landfill site is 275 acres in size. Approximately 46 acres are permitted for solid waste disposal. The site also includes a 14-acre composting facility, a residential and small commercial customer transfer station, a

scale house and administration building, and an operations and equipment maintenance building.

The City offers curbside recycling to its residential and commercial customers. The City currently operates seven drop-box recycling collection centers throughout the City and delivers the collected recyclable items to Clayton-Ward Recycling in Richland.

The City's waste generation is forecast to increase to 80,000 tons by 2031. The current space in the Landfill will be used up sometime in 2020 at the City's current rate of waste placement. The City is planning for its future solid waste disposal capacity by exploring two options:

1. Expanding landfill capacity on the current site by building a landfill that meets current state and federal design regulations; or
2. Building a transfer station and hauling waste to a large regional landfill.

It is expected that a decision will be made in calendar year 2017, after which preparations will be made to construct the necessary facilities. Regardless of the disposal alternative selected, the City anticipates maintaining its current customer service levels at the Richland landfill.

ENERGY

Richland provides electrical service throughout the City, most of the UGA, and the City's 50-square mile service territory using 552 miles of primary line and eight substations. Ownership and operation of these facilities is shared by the City and the Bonneville Power Administration (BPA). Bulk transmission of electrical power supply to customers in the UGA has historically been provided from the BPA transmission grid, with the local utilities providing final pass-through services. Benton PUD also provides power to a limited number of people in Richland through

a service agreement between Benton PUD and the City.

The City currently runs an energy efficiency program by providing incentives for reduced energy usage. Its renewable option program allows residents to purchase clean, zero-emission wind energy. The City also offers low-interest loans to promote use of solar power.

Electrical service plans are designed and upgraded to provide for future growth and accommodate new and increased loads. Richland maintains a performance based level of service where failure in one system will not cause failure of other systems and can be picked up by other components within eight hours.

Future deficiencies are identified based on projected loads. The City has identified multiple capital improvement projects through the year 2027. Major capital improvement projects include: plan, design, and construction of a new substation in the Dallas Road and Leslie Road area; construction of Kingsgate substation for the Horn Rapids Industrial Park; design and implementation of smart grid/smart metering infrastructure; and purchase of southwest service area infrastructure.

OTHER AGENCY UTILITIES

Natural Gas Supply

Cascade Natural Gas Corporation builds, operates, and maintains natural gas distribution facilities serving the City of Richland. It currently serves most parts of the City. Natural gas is made available concurrently with growth to the best of the purveyor's ability. The City will promote locating utility distribution lines together and

using existing utility easements wherever possible.

Telecommunications

Telecommunication in Richland is provided by the licensing agency's franchise agreements with the City. Telecommunication is mostly regulated at the state level by the Washington Utilities and Transportation Commission.

The City of Richland currently franchises Charter Communications to serve its population. Charter provides cable TV, Internet, and phone services in Richland. Some other phone and Internet services providers include but are not limited to Verizon, Cellular One, U.S. Cellular, AT&T Wireless, T-Mobile, and Cingular Wireless. Telecommunication facilities offer services through cell towers on tall poles, lattice towers, and/or co-located in buildings.

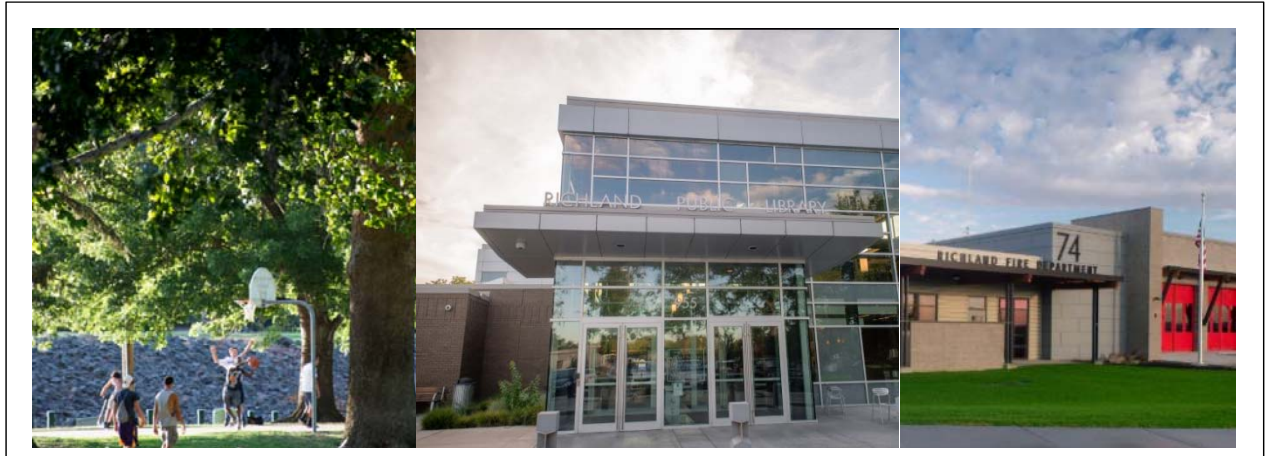
As growth occurs within the City, demand for reliable telecommunication services also grows. Telecommunication companies provide adequate services according to Federal Communications Commission (FCC).

Irrigation

Only portions of the City of Richland currently have irrigation services. The southern part of the City is served by the Columbia, Kennewick and Badger Mountain Irrigation Districts. Columbia Irrigation District operates an irrigation canal and a pump station in that area.

Within the unincorporated UGA, irrigation services are provided by the Columbia and Badger Mountain Irrigation Districts.

CAPITAL FACILITIES ELEMENT



In this chapter, you will find:

- Goals and policies for Capital Facilities
- Parks, recreation, and open spaces
- Municipal facilities
- Fire and emergency services
- Police services
- Schools
- Essential public facilities

INTRODUCTION

The Capital Facilities Element addresses facilities that are important for the City's growth in the next 20 years. Accommodation of the additional growth within the City's available land area and the provision of adequate services for the expected growth are two key aspects to be addressed in the comprehensive planning process. The Comprehensive Plan Supporting Analysis (Appendix A) provides additional details of the Capital Facilities Plan.

This element integrates the Comprehensive Plan with the City's Capital Improvement Plan (CIP) for capital facilities budget allocations. The CIP prioritizes the needs of the City for infrastructure and other capital needs, both within the City and the UGA. Prioritization for budget decisions are made based on the goals and policies and future growth indicated in the Comprehensive Plan. The Capital Improvement Plan (CIP) is a tool for

identifying and prioritizing capital projects and major capital purchases for budget consideration. The plan provides a project planning schedule for at least a six-year period and identifies funding sources for projects approved in the current budget cycle.

The CIP is useful in coordinating community planning, determining financial capacity and ensuring capital expenditures demonstrate support for the key elements of the City's Strategic Plan. The CIP is comprised of projects that maintain, enhance, or construct new facilities and infrastructure.

The Richland CIP uses many revenue sources to fund the capital investment projects identified in the CIP, including various taxes, revenues, bonds, and grants. The City also collects park impact fees to mitigate park impacts. Impact fees collected from specific park zones are used within that park district to address the impact by providing park and facilities according to the standards set in the 2014-2019 Parks, Recreation and Open Space Plan.

GOALS AND POLICIES

General Goals and Policies

CF Goal 1: Ensure that adequate infrastructure and public facilities exist or can be provided concurrent with new development takes place.

Policy 1: The City will work with other purveyors of public services to provide facilities and services concurrent with development.

Policy 2: The City will strive to ensure convenient and safe student access to school sites.

CF Goal 2: The City will provide capital facilities that ensure environmentally sensitive, safe, and reliable service.

Policy 1: The City will consider ways to minimize environmental impacts in siting, construction, and use of all capital facility expansion and construction projects.

Policy 2: The City will mitigate adverse impacts resulting from capital facilities projects according to the State Environmental Policy Act (SEPA) and other local, state and federal requirements.

Policy 3: The City will locate capital facilities identified as essential public facilities to provide the necessary service to the intended users with the least impact on surrounding land uses.

CF Goal 3: Provide adequate resources for capital improvements and make efficient use of fiscal and other resources.

Policy 1: Prioritize capital improvement needs that are consistent with overall planning goals.

Parks, Recreation and Open Space

CF Goal 4: Provide an integrated system of parks, recreation facilities, trails, and open spaces as an asset consistent with the Parks, Trails, Open Space, and Facilities Master Plan that enhances the community's quality of life.

Policy 1: Implement the Parks, Trails, Open Space, and Facilities Master Plan and programs for park and recreation facilities.



Policy 2: Coordinate the development of City of Richland trails, open space, and other recreational facilities and programs with other municipal facilities development, where appropriate.

Policy 3: Develop and adopt Master Plans for specific parks as necessary.

CF Goal 5: Provide diverse active and passive recreational opportunities for residents and visitors of all ages, based on needs.

Policy 1: Develop participation and interest in organized and individual recreation based on trends and changing lifestyles.

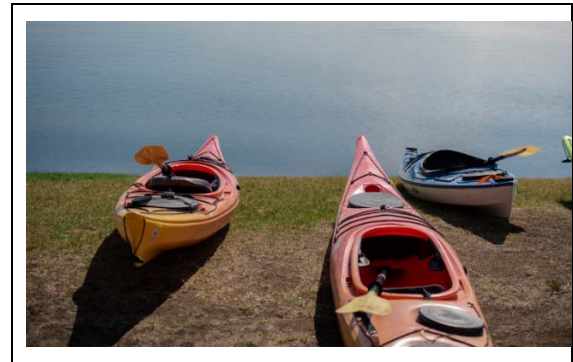
Policy 2: Provide adequate facilities to meet the sports and active recreational needs of different age groups.

Policy 3: Help citizens make full use of existing facilities through increased public awareness, revised and clear maps, and directional signage.

CF Goal 6: Identify, prioritize, and preserve unique natural habitat, ecologically critical areas, shorelines, and significant landforms and develop public recreational activities appropriate to these resources.

Policy 1: Develop property and ecological management programs consistent with the SMP, and Critical Areas Ordinance.

Policy 2: Provide public access and use of the Columbia River and Yakima River shoreline consistent with the SMP.



Policy 3: Evaluate opportunities to acquire and/or protect additional open space to protect significant landforms, critical habitat areas, and appropriate native vegetation areas.

Policy 4: Promote environmental education in an appropriate manner based on the sensitivity of the subject area.

CF Goal 7: Enhance the community and region's cultural and historic heritage through features incorporated in community and regional parks.

Policy 1: In cooperation with the Arts Commission, incorporate art in suitable public locations.

CF Goal 8: Extend and improve the multi-use trail system to link parks, activity centers, schools, and employment centers.

Policy 1: Identify desirable trail linkages and trail extensions needed to connect with the City's trail network as part of existing trail plan.



Schools

CF Goal 9: Work with the Richland and Kennewick School Districts to help meet the needs of the school districts to serve the community.

Policy 1: Coordinate with the school districts to identify locations of future school sites.

Policy 2: Continue to work closely with the Richland and Kennewick School Districts and special user groups to promote joint use recreation programs and facilities.

Policy 3: Develop and maintain safe routes to schools by pedestrian and other modes of transportation.

Municipal Facilities

CF Goal 10: Provide municipal facilities as needed for efficient services, rapid response times, and convenient customer service.

Policy 1: Consider leveraging investments in new municipal facilities that help the City achieve other goals and operate efficiently.

CF Goal 11: The City's investment in municipal facilities should, to the extent practicable, encourage additional private investment.

Policy 1: Consider strategically locating certain municipal facilities in areas that can act as catalysts for private developments.

Fire, Police, and Emergency Services

CF Goal 12: The City will provide efficient, cost-effective, and concurrent levels of public safety services designed to maintain quality of life.

Policy 1: The City will identify the funding mechanism to construct and staff fire and emergency service facilities in areas of the City wherever five hundred homes or more are located outside a four-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.

Policy 2: The City will identify a funding mechanism to increase staffing levels from three to six in station's initial response districts when the resources/crew out of service norm

reaches 4.8 hours per 24-hour period for emergency response.

Policy 3: 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.

Policy 4: The City will evaluate the adequacy of the public safety facilities and equipment, mutual and auto aid agreements, and personnel staffing levels and deployment needs for the present and projected change.

CF Goal 13: Maintain and improve safe neighborhoods in Richland.

Policy 1: Maintain an adequate force of police officers throughout the City.

Policy 2: Implement physical planning and Crime Prevention Through Environmental Design (CPTED) principles to enhance user surveillance, de-opportunize criminal activities, and minimize potential for crimes.

Policy 3: Create a high level of public awareness and support from the community for positive engagement with the police and crime prevention and deterrence programs

CF Goal 14: Provide efficient, cost-effective, and concurrent levels of public safety services designed to maintain quality of life.

Policy 1: Maintain community education programs on crime and fire

prevention to increase the level of community awareness.

Policy 2: Emphasize continued cooperation through inter-local agreements with rural fire districts, fire, and police agencies of adjacent jurisdictions and other public safety service providers.

Policy 3: Evaluate the adequacy of public safety facilities and equipment, mutual aid agreements, and personnel staffing and program needs, for the present and for changes in needs with anticipated growth.

Policy 4: Ensure quality public safety personnel to serve the community.

Library Facilities

CF Goal 15: Maintain the Richland Public Library as a safe, inviting, inclusive destination, as well as a center of creativity and innovation that also offers services, collections, and gathering spaces that meet diverse needs.



Policy 1: Provide library facilities appropriate for Richland's population, circulation, technology, books, and material resources.

Policy 2: Maintain adequate service levels, based on comparative statistics gathered by the Washington State

Library for libraries of a similar statistical size.

Policy 3: Maintain and accommodate technological advances in resource and information management.

PARKS, RECREATION, AND OPEN SPACE

Richland's parks system consists of neighborhood parks, community parks, regional parks, special use areas, linear parks, and natural open spaces in 2,286 acres of land. Although some natural open spaces are included, many natural open space areas are not included in the park system. Richland's natural open space in general is discussed under the Land Use Element.

Table CF-1: Park Categories

Park type	Acres	Number of Parks
Neighborhood Parks	78.6	25
Community Parks	220	4
Regional Parks	170	2
Special Use Areas	702	11
Linear Parks	240	9
Natural Open Space	873.98	7
Total Parks and Recreation Areas	2,285.6	58

In addition to City-owned parks, Richland residents enjoy parks and recreational facilities owned by other agencies such as the Badger Mountain Centennial Preserve owned by Benton County, the open space owned by USACE, and Richland School District facilities, etc.

The City also has a system of trails consisting of Class 1 trails, secondary trails, and soft trails. The existing trails map (Fig. TE-6) indicates the locations and distribution of trails throughout the City.

Richland Parks and Public Facilities Department offers events, aquatic, and athletics programs in multiple City-owned facilities (see Table CF-2). Listed below is a brief sample of activity categories with categories changing based on demand:

- Aquatics swim lessons, lap swim, open swim pre-school educational activities
- Arts & Crafts, General Education-chess, hunter education, first aid, and more
- Dog training, park ranger programs, geocaching, hikes, and classes
- Home and garden, language, computer and technologies
- Fitness
- Yoga, martial arts, dance, wellness-check-ups
- Sports: team and individual sports
- Adventure camp for youth
- Cards, socials trips

Table CF-2: School District and City of Richland Facilities

Facility Type	Existing Inventory
Youth Baseball Game Fields	10 Fields
Youth Baseball Practice Fields	12 Fields
Youth Softball Game Fields	5 Fields
Youth Softball Practice Fields	10 Fields
Adult Softball Fields	4 Fields
Indoor Basketball Practice Courts (Richland School District)	7 Courts
Indoor Basketball Game Courts (Richland School District)	5 Courts
Indoor Volleyball Courts	21 Courts
Outdoor Swimming Pool	1 Pool
Youth Soccer Practice Fields	27 Fields
Youth Lacrosse Game Fields	0 Fields
Youth Lacrosse Practice Fields	0 Fields
Youth Football Game Fields	1 Field
Youth Football Practice Fields	0 Fields
Golf Driving Ranges	1 Range
Golf, 18-Hole Courses	1 Course

Facility Type	Existing Inventory
Archery Ranges	1 Course
Skateboard Park	22,700 sf
Outdoor Tennis Courts	28 Courts

As the City grows, the use of park and recreation facilities will increase. The current inventory of neighborhood parkland is adequate to meet the future demand. New areas re-designated with this Comprehensive Plan update will require one additional community park to serve the area. There is a need to complete the park amenities at Badger Mountain Park and Hanford Legacy Park. Master plans have been completed for each Community Park. Additional recreational facilities will be needed such as sports fields and courts, golf courses, etc.

Although Richland includes more open space than adjacent communities do, there is community interest in preserving open space. Approximately 34 acres of Urban Reserve land along the Yakima River is re-designated to Natural Open Space (Table LU-3). The need for open space and associated cost to maintain them should be further assessed through stakeholders and public involvement.

MUNICIPAL FACILITIES

This section describes the City of Richland's administrative buildings and other municipal facilities, including City Hall, City Hall Annex, Community Center, Development Services Center, and the City Shops and Warehouse Facility.

The current City Hall, located at the intersection of Swift Boulevard and George Washington Way was constructed in 1959. It houses the Council Chambers, along with a few other departments. The City Hall Annex adjacent to it was built in 1977.

The Community Center was constructed in 2002 and serves a dual role as a new senior center and a recreation and meeting facility. It also houses the administrative offices of the Parks Department.

The Development Services Center building was acquired from the federal government as surplus property and renovated to become a one-stop planning and development facility.

The City's shops complex is located on a 160-acre parcel near the Queensgate interchange. The complex was constructed in 1999. In 2010, the City constructed an addition to house the City's IT data center. The complex consists of three separate buildings and outdoor storage.

An evaluation of the City Hall building was done last in 2003 and was assessed that the facility was inadequate in size and flexibility and does not comply with basic accessibility and energy code requirements. Based on this, a new City Hall has been planned across the street from its current location, in the parking lot of the Federal Courthouse. The new building will be three stories, approximately 46,000 square feet, and will combine the City Hall, the City Hall Annex, and the Development Services Building into one facility, therefore eliminating three aging buildings. Construction will begin in 2017 and will be completed in 2019.

An assessment of major municipal facilities is available in the supporting analysis document (Appendix A), under the Capital Facilities Element.

FIRE AND EMERGENCY SERVICES AND FACILITIES

Fire and emergency medical services are a key part of public safety services for the citizens of Richland and the thousands of visitors and workers who pass through the City. The City of Richland has a professional fire department, which provides fire and life safety protection, emergency medical services (EMS), technical rescue and hazardous materials response to citizens, visitors, and the business community.

The Richland Fire & Emergency Services Department also provides Advanced Life Support EMS through Inter-local Agreements to segments of unincorporated areas of Benton County.

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.

POLICE SERVICES

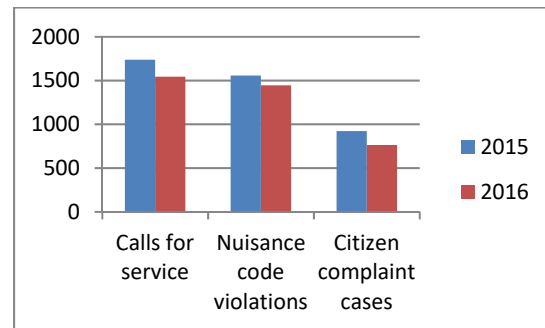
The Richland Police Department provides law enforcement services within the City limits. Law enforcement within the unincorporated UGA is currently provided by the Benton County Sheriff's office. The Police Department

is located at 871 George Washington Way. The station was constructed in 2001.

The Richland Police Department established a partnership with the Washington State Department of Corrections (DOC) in 2002 to better monitor criminals who are under active DOC supervision and living in Richland. At present, Richland Police is also leading the Benton County Emergency Management Agency's activities.

Based on 2015 and 2016 data, the incidence of some types of crime is decreasing while other types are increasing. For code enforcement cases, calls for service, code violations, and citizen complaints are decreasing as shown in the table below.

Figure CF-1: Code Violations



Richland Police provides a value-based service. Richland measures its levels of service for public safety based on the committed and uncommitted time of the officers and support staff. Future growth will increase demand for police protection services and police department community programs. However, the Department is currently not seeking an increase in the number of police officers as it aims to meet its demand through an efficient allocation of committed time. It continues its current programs of community services and crime prevention programs.

LIBRARY FACILITIES

Library services for Richland residents are provided primarily by the Richland Public

Library, operated by the City of Richland Parks and Public Facilities Department. Additional library services are available at the Washington State University (WSU) Consolidated Information Center (CIC), Columbia Basin College in Pasco, and the Mid-Columbia Library System in the adjacent jurisdictions. The Kadlec Neurological Resource Center has a specialized library on neurological disorders that is open to the public.

SCHOOLS

Richland is served by both Richland and Kennewick School Districts, as the school district borders do not follow the municipalities' geographic borders. Schools serving Richland students are as follows:

Elementary schools: Badger Mountain, Jason Lee, Jefferson, Lewis and Clark, Marcus Whitman, Orchard, Sacajawea, Tapteal, White Bluffs, William Wiley, and Vista.

Middle schools: Carmichael, Chief Joseph, Enterprise, and Desert Hills.

High schools: Richland High, Hanford High, Rivers Edge, Three Rivers HomeLink, and Kamiakin.

Special education schools located outside Richland but serving the region include: Delta High School (Science, Technology, Engineering, Math) located in Pasco and Tri-Tech Skills Center located in Kennewick.

School districts provide services based on population growth. Currently, the planned growth of the Badger Mountain South area is creating the need for future schools in this area. The Richland School District is planning to expand service in this area on approximately 54 acres owned by the school district. Adequate services such as roads, utilities, and safety are needed in this area to serve the school site once built. The school districts face challenges in locating school

sites within the UGAs. Coordination between the school district and City during the planning process helps addressing the siting issues.

ESSENTIAL PUBLIC FACILITIES

Essential Public Facilities (EPF) include facilities that are typically difficult to site due to difficulties in finding the suitable and appropriate locations and perceived or real environmental, economic, or social impacts. Examples of EPF include airports, state education facilities, state and local correctional facilities, solid waste handling facilities, state or regional transportation facilities, the interstate highway system etc.

Cities and counties are required to establish a process for identifying and siting essential public facilities and adopt or amend its development regulations as necessary to provide for the siting of secure community transition facilities.

Richland reviews the siting of such facilities with a process established in the Richland Municipal Code (RMC 23.42.060, Essential public facilities).

REFERENCES

Anchor QEA, 2014. City of Richland Shoreline Inventory, Analysis and Characterization Report. 2014.

APPENDICES

- A. Comprehensive Plan Supporting Analysis
- B. Benton County Countywide Planning Policies
- C. Environmental Impact Statement Summary Document
- D. Public Involvement Summary
- E. City of Richland Shoreline Master Program Update , 2014
- F. City of Richland Capital Improvement Plan 2017 to 2030
- G. 2015 General Sewer Plan Update
- H. City of Richland Comprehensive Water System Plan, 2017
- I. City of Richland Storm Water Management Plan , March 2016
- J. City of Richland 2011 Solid Waste Management Plan
- K. Parks, Trails, Open Space and Facilities Master Plan, 2014-2019
- L. Strategic Leadership Plan

STAFF REPORT

TO: PLANNING COMMISSION
FILE NO.: CPA2019-100

PREPARED BY: MIKE STEVENS
HEARING DATE: JUNE 26, 2019

This report includes detailed analyses and the attachments are lengthy. Here is a general outline of how this report is organized:

- Background
- Processing Timeline *and* Notes on Next Steps for Processing
- Overview of Proposed Comprehensive Plan Amendments
- Analysis of the Brad Rew Application (CPA2018-103)
- Analysis of the Bethel Church Application (CPA2019-101 & Z2019-101)
- Analysis of the North Stone Richland, LLC Application (CPA2019-102 & Z2018-102)
- Analysis of the Tim Bush, Lot 2, Application (CPA2019-103 & Z2019-103)
- Analysis of the Tim Bush, Lot 4, Application (CPA2019-104 & Z2019-104)
- Analysis of the Richland Fire Dept. Application (CPA2018-102 & Z2018-105)
- Analysis of the City-Initiated Proposed Amendments (CPA2018-105 & Z2019-105)
- Analysis of the Richland Fire Dept. Text Amendment Application (CPA2018-104)
- Analysis of the Area-Wide Rezone
- Staff Recommendation
- Suggested Conclusions of Law and Suggested Findings of Fact
- Recommended Motion
- List of Attachments

BACKGROUND

In accordance with RMC 19.90.060; the City Council shall consider each comprehensive plan amendment and forward those selected to the Planning Commission for processing. Plan amendment applications may be submitted via private application and/or proposed by City Staff and the Council.

The Comprehensive Plan serves as a policy document which sets forth guiding principles to ensure smart growth and desirable development occurs. The document conveys policy and plans to accommodate 20 years of growth and development, looking to provide strategic plans to provide needed services and amenities far into the future. The City's Comprehensive Plan is intended to be an all-inclusive document that should bring together various planning documents such as the City's Economic Development Strategic Plan, Park Plan, Transportation, Capital Facilities and financial/budgetary plans.

The City's Comprehensive Plan should be well understood by City Council, Boards and Commissions, and City Staff; and most importantly should bring together Council's vision and various plans into an integrated and effective planning tool. In doing so, city leaders ensure lasting health and vitality for the current citizenry. The Comprehensive Plan serves as a living document to guide land-use decisions well into the future.

Council has also directed staff to ensure a public process that is open and transparent to the public, creating a more vital and competitive community, developing quality neighborhoods and business centers, and ensuring smart growth planning principles are used.

PROCESSING COMPLETED UNTIL NOW

The following key dates and milestones describe action and processing taken by staff, the Planning Commission, and Council to date on the 2018-2019 Docket.

- March 1, 2019: Deadline for Private Party Application submission
 - Five (5) private party applications were received and deemed complete

- One additional private party application was received but was subsequently withdrawn by the property owner/applicant prior to the March 1, 2019 deadline and therefore was not processed further
- April 23, 2019: City Council Workshop to review the 2018-2019 Comprehensive Plan Amendment Docket
- May 7, 2019: City Council Public Hearing Establishing the 2018-2019 Comprehensive Plan Amendment Docket and forwarding the docket to the Planning Commission for processing
- June 5, 2019: Notice of Intent to Adopt Amendment 60 Days Prior to Adoption sent to the Department of Commerce by the City's Community Development Department
- June 12, 2019: Planning Commission Workshop to review the 2018-2019 Comprehensive Plan Amendment Docket
- June 5, 2019: Notice of Public Hearing
 - Notice of the Planning Commission June 26, 2019 Public Hearing was mailed to affected parcels and those neighboring properties within 300-feet of parcels under consideration.
 - A notice of public hearing was published in the newspaper and posted at City Hall and the City's website.
- Pending Land Use Action signs were posted at the properties on June 12, 2019.
- June 21, 2019: SEPA Threshold Determination of Non-Significance issued by the City's Development Services Department

NEXT STEPS REQUIRED FOR PROCESSING

The city is not required to approve/ disapprove a proposed Comprehensive Plan amendment in the same calendar year and as a result of staff shortages, the 2018 Comprehensive Plan amendment proposals have been combined with the 2019 amendment proposals thus creating the combined 2018-2019 Comprehensive Plan Amendment Docket.

Once Planning Commission holds one (or more, if they so choose) public hearing(s), they may vote to consider to recommend the docket as proposed or with changes to the City Council and thereby forward the docket to the council for consideration.

Next, the City Council shall consider the Planning Commission's recommendations and decide to either adopt or deny the amendments during a regular council meeting. If the Council makes any changes to the Planning Commission's recommendation, the Council is required to hold a public hearing (per RCW 36.70A.035(2)). Comprehensive plan amendments that are approved are to be adopted by ordinance and any amendments that are rejected are addressed in a resolution.

Following Council action, the Planning Division will then transmit a copy of the amendments and adopted ordinances to the State Department of Commerce who will review the submission for compliance with the State's Growth Management Act.

OVERVIEW

The 2018-2019 Comprehensive Plan Docket includes the following changes; *staff evaluation including findings and conclusions for the proposed amendments are provided later in this report:*

Part One: Private Party Applications	
APPLICANT: Brad Rew (HJBT Properties) – Horn Rapids Golf <u>Change the Comprehensive Plan Map:</u> Designate approximately 1.99 acres as Medium Density Residential (from Developed Open Space).	The applicant would like the comprehensive plan designation changed from Developed Open Space (DOS) to Medium Density Residential. The site is currently developed as a parking lot for the Horn Rapids Golf Course.

<u>APPLICANT: Bethel Church.</u> <u>Change the Comprehensive Plan Map:</u> Change the comprehensive plan designation on two (2) approximately 5-acre sized lots from Low Density Residential to High Density Residential.	The applicant would like the comprehensive plan designation and zoning designation to be changed from Low Density Residential (R-1-12) to High Density Residential (R-3). The applicant has indicated that the subject property will be developed with multi-family residential housing (senior housing) or a nursing home facility. Staff recommends an area-wide rezone to change the zoning for the site to Multi-Family Residential (R-3) subject to a Development Agreement limiting the list of allowable uses. The site is currently undeveloped / vacant with a small portion dedicated to an irrigation pond (KID).
<u>APPLICANT: North Stone Richland, LLC.</u> <u>Change the Comprehensive Plan Map:</u> Change the comprehensive plan designation from Low Density Residential to Medium Density Residential. The site is located within an undeveloped area of Horn Rapids west of the 4th Hole Fairway.	The applicant would like the comprehensive plan designation and zoning designation to be changed from Low Density Residential (R-1-10) to Medium Density Residential (R-2S). The applicant has indicated that the subject property will be developed with single-family housing similar in size and appearance to neighboring developments within the Horn Rapids area. Staff recommends an area-wide rezone to change the zoning for the site to Medium Family Residential (R-2S). The site is currently undeveloped / vacant.
<u>APPLICANT: Tim Bush.</u> <u>Change the Comprehensive Plan Map:</u> Change the comprehensive plan designation on Lot 2 of Short Plat No. 3592 (approximately 1.8 -acres) from Public Facility to High Density Residential.	The applicant would like the comprehensive plan designation and zoning designation to be changed from Public Facility (PPF) to High Density Residential (R-3). The applicant has indicated that the subject property will be developed with multi-family residential housing. Staff recommends an area-wide rezone to change the zoning for the site to Multi-Family Residential (R-3. The site is currently undeveloped / vacant.
<u>APPLICANT: Tim Bush.</u> <u>Change the Comprehensive Plan Map:</u> Change the comprehensive plan designation on Lot 4 of Short Plat No. 3592 (approximately 2-acres) from Public Facility to Commercial.	The applicant would like the comprehensive plan designation and zoning designation to be changed from Public Facility (PPF) to Commercial (C???). The applicant has indicated that the subject property will be developed with a yet to be determined commercial development. Staff recommends an area-wide rezone to change the zoning for the site to Retail Business (C-2). The site is currently undeveloped / vacant.

Part Two: City of Richland Proposed Changes	
<u>APPLICANT: City of Richland Fire Dept.</u> <u>Change the Comprehensive Plan Map:</u> Designate approximately 2 acres Parks & Public Facilities (Parks & Public Facilities Zoning District) on property located at the intersection of SR 240 and Stevens Drive.	The applicant would like the comprehensive plan designation and zoning designation to be changed to Public Facilities from unassigned/undesigned. The applicant has indicated that the subject property will be the location of a future fire station should the comprehensive plan designation and zoning designation be successful. Staff recommends an area-wide rezone to change the zoning for the site to Parks & Public Facilities (PPF). The site is currently undeveloped / vacant.
<u>APPLICANT: City of Richland Development Services Dept.</u> <u>Change the Comprehensive Plan Map:</u> Filed by the City of Richland to change land use designations and zoning districts on portions of city owned properties located at Leslie Grove Park, Howard Amon Park, Amon Preserve and W.E. Johnson Park.	Staff is proposing a number of suggested housekeeping corrections to both the comprehensive plan land use map as well as the zoning map. The proposed changes are intended to correct mapping discrepancies from the 2017 Comprehensive Plan Update. The proposed changes would occur entirely upon land owned or leased by the City of Richland.
<u>APPLICANT: City of Richland Fire Dept.</u> <u>Comprehensive Plan Text Amendment:</u>	The Fire Department requests minor amendment to the Capital Facilities Element be adopted.

ANALYSIS OF PRIVATE PARTY APPLICATION: BRAD REW – HORN RAPIDS GOLF COURSE (CPA2018-103).

DESCRIPTION OF PROPOSAL

Brad Rew (HJBT Properties) is the owner of the Horn Rapids Golf Course. Mr. Rew is proposing to change the comprehensive plan land use designation on approximately 1.99 acres of the site from its current Developed Open Space designation to the Medium Density Residential designation.



Figure 1 – Vicinity Map *(site highlighted in red)*

SITE DESCRIPTION & ADJACENT LAND USES

The subject site is approximately 1.99 acres in size and is a small portion of the overall Horn Rapids Golf Course. The area in question currently contains the paved parking lot used for patrons using the golf course / club house facility. The subject site is roughly square in shape, whose borders are formed by the golf course on the west, Club House Lane on the north, River Valley Drive on the east and undeveloped land on the south. The site is level and is currently in a paved parking lot. Property to the east of River Valley Drive contains the community pool and recreation area as well as a paved parking lot and tennis courts. Property to the north currently contains the Clubhouse Lane right-of-way and Horn Rapids Golf Course clubhouse, while property to the west is the 18th Fairway / Green.

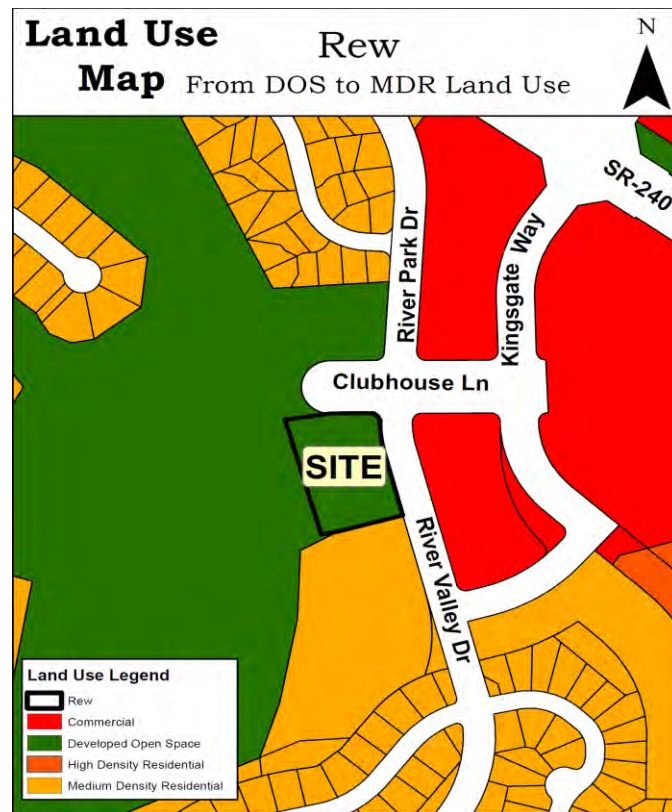


Figure 2 – Comprehensive Plan

COMPREHENSIVE PLAN

The site is designated as Developed Open Space under the City's current comprehensive plan. The adjacent properties to the east of River Valley Drive are designated as commercial and the undeveloped land located to the south of the site is designated as Medium Density Residential.

The plan defines Developed Open Space lands as follows:

This category includes golf courses, federal power transmission and irrigation wasteway easements, private open space, riverfront parks, undeveloped parks, and parks intended for long-term open space.

The High Density Residential land use category is described as follows:

The MDR category includes single-family residential uses with an average density of eight dwelling units per acre.

The comprehensive plan identifies the following goals and policies that pertain to this amendment request:

LU 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.

LU 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, commercial, industrial, healthcare, educational, recreational, and open space uses that will take advantage of the existing infrastructure network.

LU Goal 3: *Maintain a broad range of residential land use designations to accommodate a variety of lifestyles and housing opportunities.*

Policy 1 – *Distribute residential uses and densities throughout the urban growth area consistent with the City’s vision.*

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

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

HE Goal 1: Provide a range of housing densities, sizes, and types for all income and age groups of the Richland community.

ZONING

Property to the north / northwest is zoned AG – Agricultural. Property to the south is zoned PUD – Planned Unit Development and the property on the east side of River Valley Drive is zoned C-1 - Neighborhood Commercial.

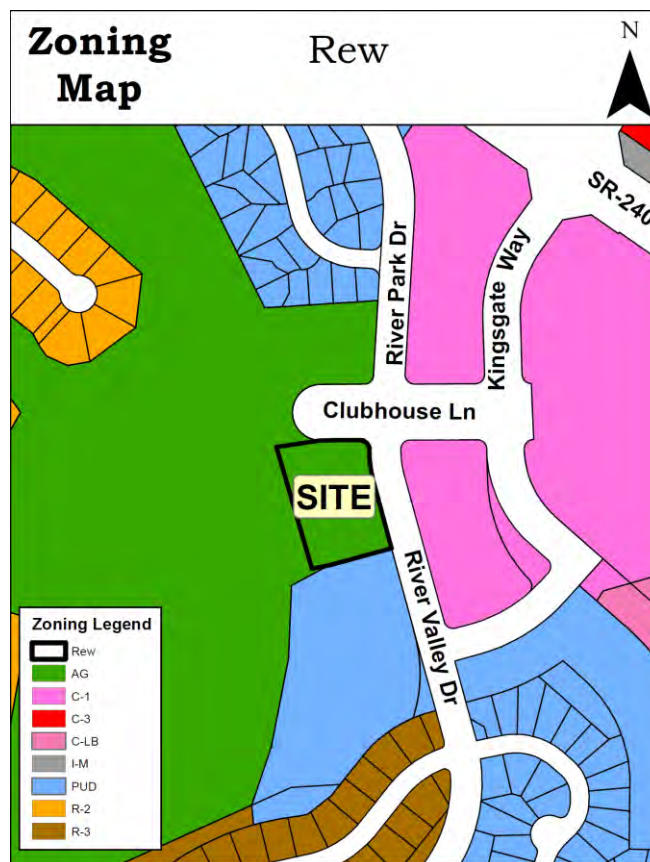


Figure 4 – Existing Zoning

UTILITY AVAILABILITY

There is an existing 18 inch sewer main located within River Valley Drive and an 8 inch sewer main located within Clubhouse Lane. The site contains an existing 6 inch water line extending from an existing water main located within Clubhouse Lane. Electrical power is also available to the site.

TRANSPORTATION

Clubhouse Lane and River Valley Drive currently provide access to the subject property.

ENVIRONMENTAL REVIEW

The applicants have submitted an environmental checklist. Planning staff reviewed the documents and issued a Determination of Non-Significance for the entire 2018-2019 Comprehensive Plan Docket on June 21, 2019. A copy of the checklist and determination of non-significance is attached.

ANALYSIS

The applicant recently purchased the Horn Rapids Golf Course and plans to make many necessary improvements to the golf course, clubhouse and related facilities. However, in order to fund the proposed improvements the applicant is proposing to develop the subject site and the undeveloped land to the south (zoned PUD) into a townhouse style residential neighborhood. However, in order to utilize the 1.99 acres for residential purposes, the applicant must have the comprehensive plan designation changed from Developed Open Space (DOS) to Medium Density Residential. Ultimately, the plan is to apply for a rezone and subdivision through the City's Hearing Examiner review process, but the first step is the requested map amendment.

The Horn Rapids Golf Course, including this site, contains a deed restriction which was placed on the property when the city sold the land to the previous owner in 2005. The deed restriction indicates that the "golf course" shall only be used as a golf course (and appurtenant facilities). The applicant is working with the city and neighboring land owners to develop a residential concept that is acceptable to all parties prior to approaching the city council to amend the deed restriction. While this is an important piece in the overall development of the site, it is not something that the Planning Commission should dwell on as the restriction would be in place regardless of how the property is designated by the comprehensive plan. The ultimate and final decision will be made by the city council during an alternate process.

APPROVAL CRITERIA

1. Have circumstances related to the proposed amendment and/or the area in which it is located substantially changed since the adoption of the comprehensive plan?

Circumstances regarding the ownership of the Horn Rapids Golf Course have changed since the last major update of the comprehensive plan. The property was sold to the applicant in February, 2019 resulting in the new ownership having plans and visions for the golf course which have changed from the previous ownership.

2. Are the assumptions upon which the comprehensive plan is based no longer valid, or is new information available which was not considered during the initial comprehensive plan adoption process or during previous annual amendments?

The current comprehensive plan assumes that the existing parking lot area of the golf course would not be developed or needed for additional residential development. With the new vision/plans of the applicant, the location of the clubhouse parking lot will be relocated to another portion of the golf course, thus freeing up this approximately 1.99 acres of land for further development. As indicated within the application materials, the proponent has plans to develop this site in conjunction with land south of the site into a residential townhome community. This plan is important to the applicant as the monies generated from sales of the townhome development will be used to provide much needed improvements to the existing Horn Rapids Golf Course facility.

SUMMARY

Approval of the proposed comprehensive plan amendment would provide the applicant an opportunity to develop the site as part of an overall townhome community.

ANALYSIS OF PRIVATE PARTY APPLICATION: BETHEL CHURCH (CPA2019-101).

DESCRIPTION OF PROPOSAL

Bethel Church is the owner of two (2) approximately 5-acre parcels located north of Shockley Road and immediately west of Bethel Church. The church is requesting an amendment to the comprehensive plan land use designation for these parcels from their current Low Density Residential designation to a High Density Residential designation.



Figure 1 – Vicinity Map *(site highlighted in red)*

SITE DESCRIPTION & ADJACENT LAND USES

The site consists of two (2) approximately 5-acre parcels, rectangular in shape, whose borders are formed by Shockley Road to the south, Bethel Church to the east and private properties to the north and west. The site is relatively level and is currently undeveloped with the exception of a KID irrigation pond located in the very southwest corner of the site (approximately 2 acres in size). The property located immediately south of Shockley Road is single-family residential in nature with a portion located within unincorporated Benton County (Donut Hole).

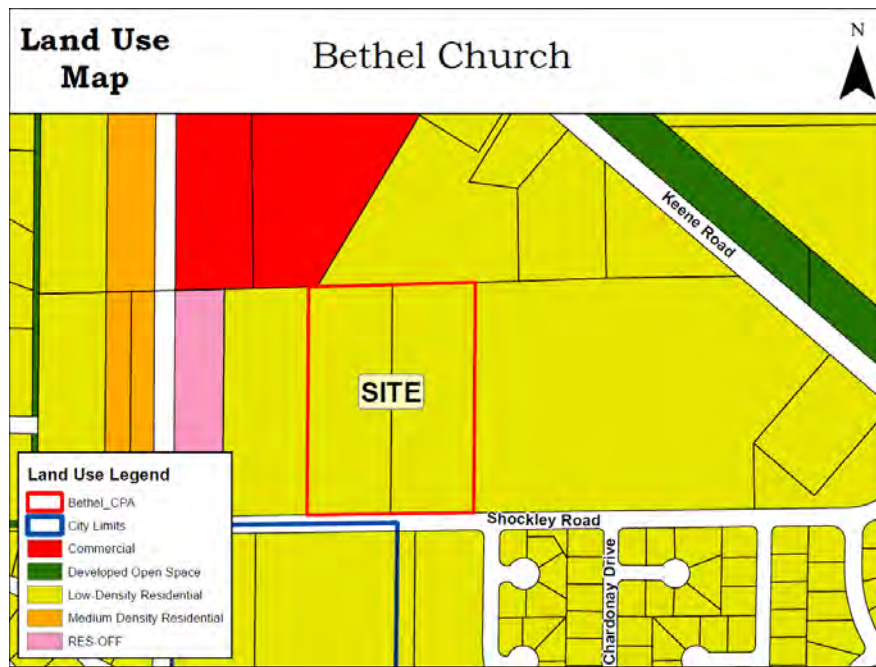


Figure 2 – Comprehensive Plan

COMPREHENSIVE PLAN

The site is designated as Low Density Residential under the City's current comprehensive plan as are the adjacent properties to the east, west, south and northeast. The property located northwest of the subject site is currently designated as commercial.

The plan defines Low Density Residential lands as follows:

The LDR category includes single-family residential uses with an average density of 3.5 dwelling units per acre.

The High Density Residential land use category is described as follows:

The HDR category includes multifamily residential uses with an average density of 15 dwelling units per acre. In transitional areas between more intensive commercial uses and lower density residential uses, limited office/institutional uses may also be located within the HDR designated areas.

The comprehensive plan identifies the following goals and policies that pertain to this amendment request:

LU 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.*

LU 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, commercial, industrial, healthcare, educational, recreational, and open space uses that will take advantage of the existing infrastructure network.*

LU Goal 3: Maintain a broad range of residential land use designations to accommodate a variety of lifestyles and housing opportunities.

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

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

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

HE Goal 1: Provide a range of housing densities, sizes, and types for all income and age groups of the Richland community.

ZONING

Property to the east (Bethel Church) is zoned R-1-12 - Low Density Residential while properties to the north and west are zoned AG – Agricultural. , west, south and immediately adjacent to the east is zoned AG - Agricultural. Properties within the city limits located to the south are zoned R-1-10 – Low Density Residential and SAG (Suburban Agricultural) – Low Density Residential. The unincorporated area to the south / southwest is zoned UGAR – Urban Growth Area Residential by Benton County.

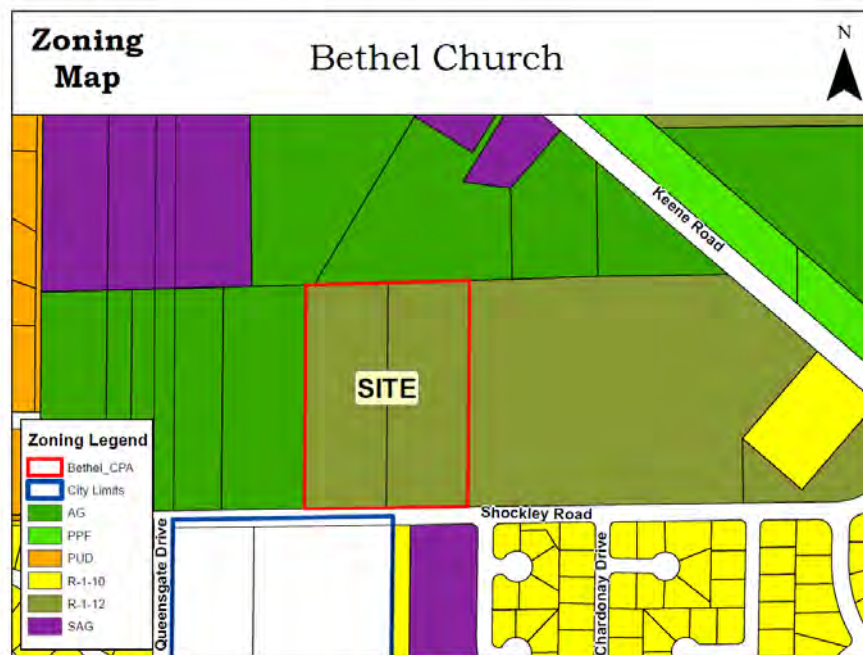


Figure 4 – Existing Zoning

UTILITY AVAILABILITY

There is an existing 16 inch water main located south of the site within Shockley Road as well as an 8' sewer main. Electrical power is also available to the site.

TRANSPORTATION

Access to the site is via Shockley Road, which extends westerly from Keene Road.

ENVIRONMENTAL REVIEW

The applicants have submitted an environmental checklist. Planning staff reviewed the documents and issued a Determination of Non-Significance for the entire 2018-2019 Comprehensive Plan Docket on June 21, 2019. A copy of the checklist and determination of non-significance is attached.

ANALYSIS

The requested comprehensive plan change and subsequent change of zoning to Multi-Family Residential (R-3) seems to be contrary to the existing and long-term development pattern in the adjacent vicinity although the applicant's intended use of the property for senior housing or assisted living is generally needed in the community. As can be seen on the comprehensive plan land use map and zoning map, the lands adjacent to the site are primarily low-density in nature with Agriculture, Suburban Agriculture, R-1-10 and R-1-12 zoning designations. The applicants are proposing a property use and development agreement be placed on the amendment which would eliminate uses that are normally permitted in the R-3 zone. Those uses are: Apartments, dormitories, fraternities and sororities, manufactured home parks and recreational vehicle parks. However, uses such as schools, day care centers and bed and breakfasts will still be allowed.

The application indicates that the majority of the housing in the area is detached single-family in nature with relatively few, if any, options for seniors. Staff recommends that the Planning Commission discuss with the applicant the possibility of limiting the use of the site even further through the property use and development agreement to only allow the property to be utilized for an assisted living facility, nursing or rest home or senior housing. This would guarantee that the site is used solely for senior housing, which appears to be the main intent of the amendment request.

APPROVAL CRITERIA

1. Have circumstances related to the proposed amendment and/or the area in which it is located substantially changed since the adoption of the comprehensive plan?

Staff is unaware of any circumstances which have changed in the vicinity since the adoption of the updated comprehensive plan in 2017. The overall development pattern in the area is low-density in nature and will remain so due to the existing land use designations and zoning.

2. Are the assumptions upon which the comprehensive plan is based no longer valid, or is new information available which was not considered during the initial comprehensive plan adoption process or during previous annual amendments?

The assumptions on which the comprehensive plan is based still appear to be valid as there has not been an increase in requests to increase the density or change the land use designations in the area until the submittal of this proposal. Changing the land use designation to high density residential without placing restrictions on the allowable list of permitted uses within the zoning appears to be contrary to how the neighborhood has developed. Again, staff recommends that discussion with the applicant occur to possibly limit even further the list of allowable land uses should the commission feel that the use of the site solely for senior housing is an allowable option.

SUMMARY

Approval of the proposed comprehensive plan amendment with appropriate restrictions placed on the subsequent zoning change could provide a much needed housing option for older citizens in an area that is less congested than other areas of town.

ANALYSIS OF PRIVATE PARTY APPLICATION: NORTH STONE RICHLAND, LLC (CPA2019-102).

DESCRIPTION OF PROPOSAL

Stew Stone, owner of North Stone Richland, LLC is proposing to change the land use classification from Low-Density Residential to Medium-Density Residential on approximately 12.55 acres of land located west of the Horn Rapids Golf Course. Mr. Stone has also requested that the site of the land use change be rezoned from R-1-10 to R-2S so that he can continue to develop the area in a consistent manner. The proposal also requests to change the zoning of an additional 16.63 acres of land from R-2 to R-2S located north of the proposed comprehensive plan land use change location. A change from R-2 to R-2S is permitted within the Medium-Density Residential land use classification.

A portion of the land that is proposed for re-classification is currently owned by the City of Richland; however, Mr. Stone has right of first refusal on much of the undeveloped city owned land in the Horn Rapids area. As a result, he will be purchasing the land from the city and will be submitting a subdivision proposal shortly after the comprehensive plan and zoning map changes go into effect. Given the contract Mr. Stone has with the city it was prudent for him to be the applicant.



Figure 1 – Vicinity Map *(site highlighted in red)*

SITE DESCRIPTION & ADJACENT LAND USES

The site consists of undeveloped land that varies in topography from flat to rolling hills. To the west is additional land owned by the City of Richland (near Twin Bridges Road) and to the east is land that has been developed as single-family residential around the Horn Rapids Golf Course. Land to the north is currently undeveloped and land to the south is within unincorporated Benton County.

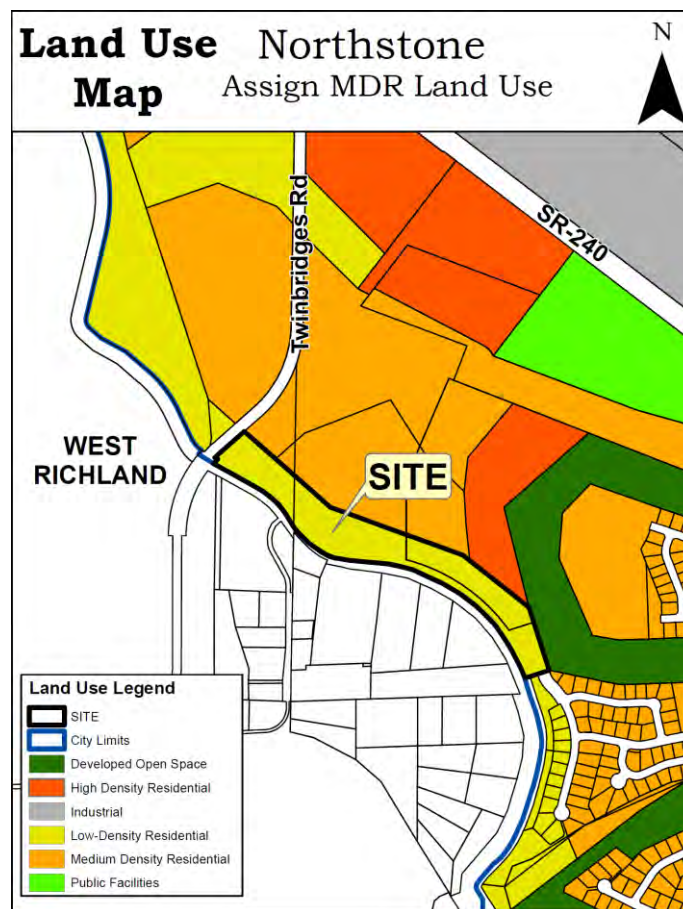


Figure 2 – Comprehensive Plan

COMPREHENSIVE PLAN

The site is designated as both Low Density Residential and Medium Density Residential under the City's current comprehensive plan. Adjacent properties within the city limits are designated as Low, Medium and High Density Residential (with the Horn Rapids Golf Course designated as Developed Open Space (DOS)).

The plan defines Low Density lands as follows:

The LDR category includes single-family residential uses with an average density of 3.5 dwelling units per acre.

The plan defines Medium Density lands as follows:

The MDR category includes single-family residential uses with an average density of eight dwelling units per acre.

The comprehensive plan identifies the following goals and policies that pertain to this amendment request:

LU 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.

LU Goal 3: Maintain a broad range of residential land use designations to accommodate a variety of lifestyles and housing opportunities.

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

ZONING

Properties located adjacent to the proposed sites are zoned primarily Multifamily Residential (R-3) and Agricultural (Golf Course).

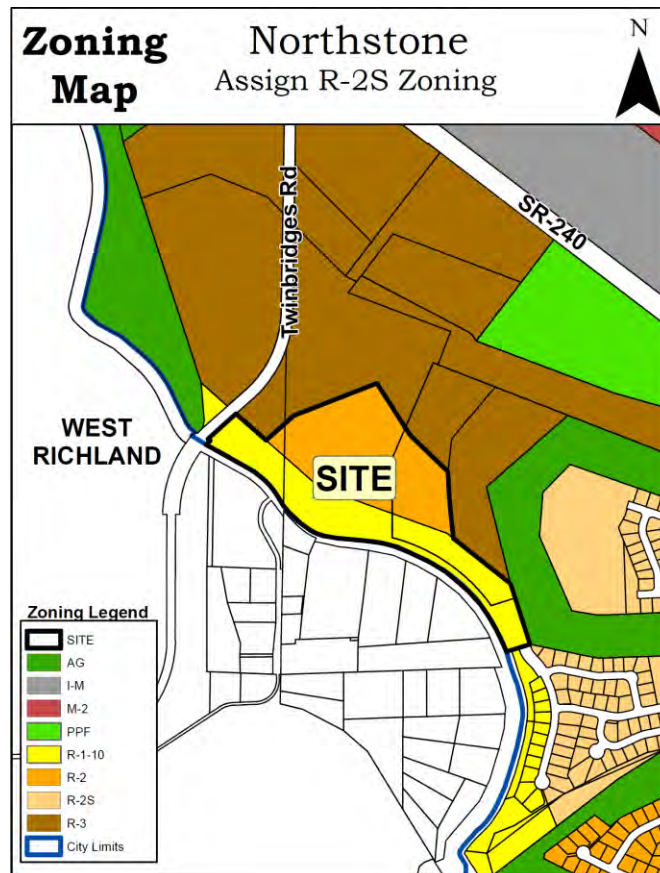


Figure 4 – Existing Zoning

UTILITY AVAILABILITY

Utilities necessary to accommodate future development in the area are located within close proximity to the subject property.

TRANSPORTATION

State Route 240 is located north of the site and provides the major form of transportation to the area. New city streets will be built and dedicated throughout any/all new developments. Twin Bridges Road that provides connectivity to West Richland is also located to the west of the subject property.

ENVIRONMENTAL REVIEW

The applicants have submitted an environmental checklist. Planning staff reviewed the documents and issued a Determination of Non-Significance for the entire 2018-2019 Comprehensive Plan Docket on June 21, 2019. A copy of the checklist and determination of non-significance is attached.

ANALYSIS

The proposed land use change appears to be compatible with the existing and proposed land use patterns in the area. It is likely that the Low-Density Residential (R-1-10) designation/zone was placed upon the southern portion of

the site as either a buffer from the undeveloped county land or to create larger view lots having the ability to take in the view towards the Yakima River and Flat Top Mountain. Approving the proposed changes will not result in a different type of housing type or neighborhood character as the developer will continue to build in a manner similar to what has already occurred. Much of the land in the Horn Rapids area that has been developed is zoned R-2S, which is what the applicant would like this land to be zoned.

APPROVAL CRITERIA

1. Have circumstances related to the proposed amendment and/or the area in which it is located substantially changed since the adoption of the comprehensive plan?

The ownership of the property in question is the circumstance which has changed since the 2017 Comprehensive Plan Periodic Update. Prior to the 2017 comprehensive plan update it was not known who the owner of the subject property would be. As a result, no changes to the comprehensive plan land use designations were explored. Now that it is known who the ownership will be, it makes sense to designate and rezone the land in a manner that will result in the extension of new housing developments/housing products similar to what currently exists in the area.

2. Are the assumptions upon which the comprehensive plan is based no longer valid, or is new information available which was not considered during the initial comprehensive plan adoption process or during previous annual amendments?

As indicated above, the ownership of the land in question was not certain prior to the 2017 periodic update. In order to maintain a consistent community feel throughout the Horn Rapids area, the applicant is requesting the proposed land use and zoning amendments. The proposed amendments will allow the developer to maintain the same residential nature/feel throughout the entire Horn Rapids community.

SUMMARY

Approval of the proposed comprehensive plan amendment is a logical extension of residential land uses in the Horn Rapids community.

ANALYSIS OF PRIVATE PARTY APPLICATION: TIM BUSH, LOT 2 (CPA2019-103).

DESCRIPTION OF PROPOSAL

Tim Bush (Bush Living Trust) is the owner of a 1.81 acre parcel located north of Duportail Street between Wellhouse Loop and Thayer Drive and is requesting an amendment to the comprehensive plan land use designation on this site from its current Developed Open Space designation to a High Density Residential designation.



Figure 1 – Vicinity Map (site highlighted in red)

SITE DESCRIPTION & ADJACENT LAND USES

The site is approximately 1.81 acres in size and borders Duportail Street on the south. There is a masonic lodge immediately west of the site and there are churches located to the northwest and to the southwest of the site. The City of Richland and Richland School District own lands bordering the site to the south, east and north/northeast. The site is relatively steep sloping from its highest elevation along the western property line to the lowest elevation along the eastern property line. The City of Richland reserved an access easement across a portion of the property for the existing bike and pedestrian pathway that bisects the lot from north to south.

The subject property was considered part of Lawless Park, but was designated by the Richland City Council as surplus in December, 2018 and subsequently sold to Mr. Bush.



Figure 2 – Comprehensive Plan

COMPREHENSIVE PLAN

The site is designated as Developed Open Space under the City's current comprehensive plan. The adjacent properties to the east are designated as Commercial, properties to the west are designated as Low Density Residential and properties to the north and south are designated Developed Open Space and Public Facilities.

The plan defines Developed Open Space as follows:

This category includes golf courses, federal power transmission and irrigation wasteway easements, private open space, riverfront parks, undeveloped parks, and parks intended for long-term open space.

The High Density Residential and use category is described as follows:

The HDR category includes multifamily residential uses with an average density of 15 dwelling units per acre. In transitional areas between more intensive commercial uses and lower density residential uses, limited office/institutional uses may also be located within the HDR designated areas.

The comprehensive plan identifies the following goals and policies that pertain to this amendment request:

ED Goal 6: Encourage vibrant mixed-use areas to establish Richland as the premier Tri-Cities destination to live, work, and visit by offering options for housing, services, entertainment, and retail.

Policy 6 – Expand the range of options for housing in areas planned for higher density development.

Policy 7 – Support development of higher density housing.

LU 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.*

LU 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, commercial, industrial, healthcare, educational, recreational, and open space uses that will take advantage of the existing infrastructure network.*

LU Goal 3: Maintain a broad range of residential land use designations to accommodate a variety of lifestyles and housing opportunities.

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

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

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

HE Goal 1: Provide a range of housing densities, sizes, and types for all income and age groups of the Richland community.

CF Goal 1: Ensure that adequate infrastructure and public facilities exist or can be provided concurrent with new development takes place.

Policy 1 – *The City will strive to ensure convenient and safe student access to school sites.*

CF Goal 4: Provide an integrated system of parks, recreation facilities, trails, and open spaces as an asset consistent with the Parks, Trails, Open Space, and Facilities Master Plan that enhances the community's quality of life.

ZONING

Properties to the west are zoned R-1-12, properties to the north and south are zoned Parks & Public Facilities (PPF), while properties located to the east are zoned General Business (C-3).



Figure 4 – Existing Zoning

UTILITY AVAILABILITY

There is an existing 10 inch sewer main bisecting the property. The site also has easy access to existing pressurized water mains located adjacent to the site. Electrical power is also available to the site.

TRANSPORTATION

Duportail Street is classified as a minor arterial in the City's Transportation Plan. As such, direct access is allowed provided all necessary right-of-way permits are obtained.

ENVIRONMENTAL REVIEW

The applicants have submitted an environmental checklist. Planning staff reviewed the documents and issued a Determination of Non-Significance for the entire 2018-2019 Comprehensive Plan Docket on June 21, 2019. A copy of the checklist and determination of non-significance is attached.

ANALYSIS

As indicated above, the site is approximately 1.81 acres in size, slopes from west to east and is located between low-density residential areas and commercial areas. Properties to the north and south are owned by either the City of Richland or Richland School District and are designated as Public Facilities by the city's land use plan.

The City of Richland determined this property to be excess to the city's needs and surplus the property in December, 2018. The current owner/applicant has indicated that he would like to have the site changed to a high-density land use designation (R-3 zoning) in order to construct apartments/condos at the site in order to increase

housing choices in the area.

APPROVAL CRITERIA

1. Have circumstances related to the proposed amendment and/or the area in which it is located substantially changed since the adoption of the comprehensive plan?

Yes, circumstances have changed as the site in question was determined to be excess to the city's needs and was subsequently sold to the current owner in December, 2018. The comprehensive plan indicates that only lands utilized for open space or park purposes should be designated as Developed Open Space by the comprehensive plan land use map.

2. Are the assumptions upon which the comprehensive plan is based no longer valid, or is new information available which was not considered during the initial comprehensive plan adoption process or during previous annual amendments?

Again, circumstances have changed due to the sale of the property from the city to the current owner. This information was not known at the time of the 2017 comprehensive plan periodic update and is thus being reviewed at this time.

SUMMARY

Approval of the proposed comprehensive plan amendment is a logical land use designation providing a residential buffer between low-density residential areas to the west and the commercial land uses to the east.

ANALYSIS OF PRIVATE PARTY APPLICATION: TIM BUSH, LOT 4 (CPA2019-104).

DESCRIPTION OF PROPOSAL

Tim Bush (Bush Living Trust) is the owner of an approximately 2 acre parcel located south of Lawless Drive and east of the Thayer Drive/Lawless Drive intersection. Mr. Bush is requesting an amendment to the comprehensive plan land use designation on this site from its current Developed Open Space designation to a Commercial designation.

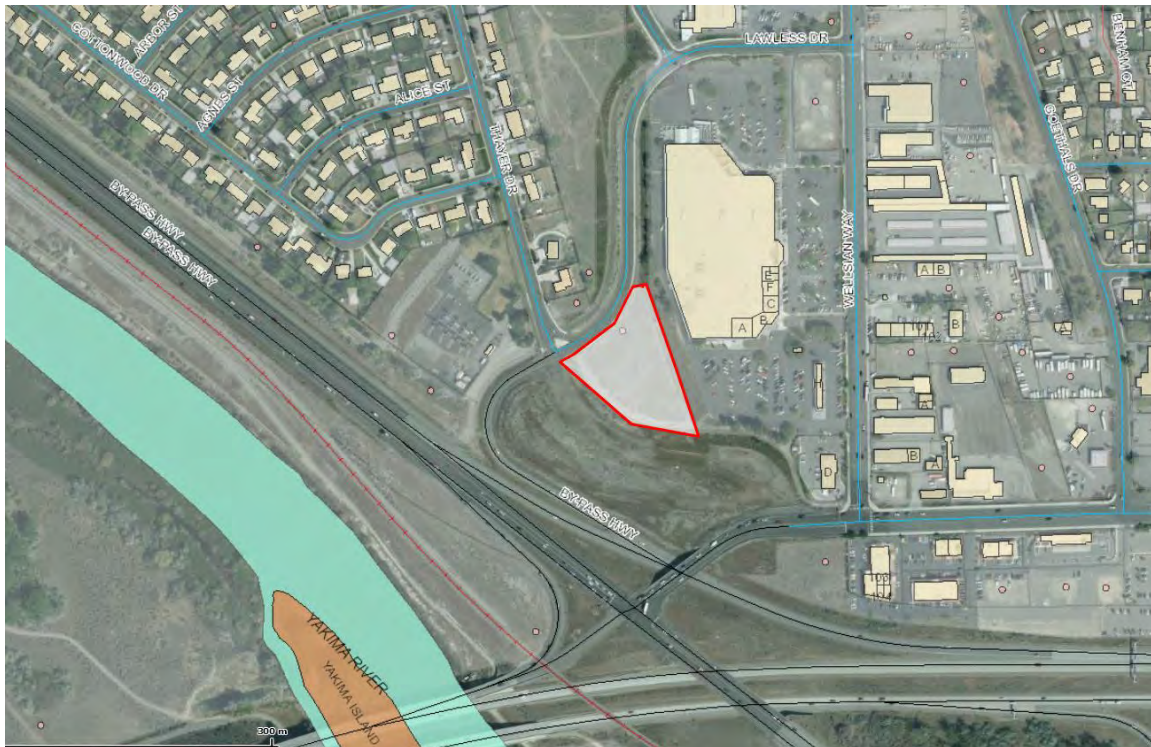


Figure 1 – Vicinity Map *(site highlighted in red)*

SITE DESCRIPTION & ADJACENT LAND USES

The site consists of a single 2 acre parcel located adjacent to Fred Meyer, McDonalds and undeveloped open land owned by the Washington State Department of Transportation. There is an electrical substation to the west of the site and a few single-family residential homes located north of Lawless Drive. The largest portion of Lawless Park is also located north of Lawless Drive.



Figure 2 – Comprehensive Plan

COMPREHENSIVE PLAN

The site is designated as Developed Open Space under the City's current comprehensive plan due to it previously being a part of Lawless Park. However, this portion of land was determined to be excess to the city's needs and was sold to Mr. Bush as surplus in December, 2018.

The plan defines Developed Open Space as follows:

This category includes golf courses, federal power transmission and irrigation wasteway easements, private open space, riverfront parks, undeveloped parks, and parks intended for long-term open space.

The commercial land use category is described as follows:

The commercial land use category includes a variety of retail, wholesale, and office uses. Within this category are professional business offices, hotels, motels and related uses. It also includes a variety of retail and service uses oriented to serving residential neighborhoods, such as grocery stores, hardware supply, and garden supply. Other commercial uses include automobile related uses, and uses that normally require outdoor storage and display of goods. In transitional areas between more intensive commercial areas and lower density residential uses, high-density residential development may also be located within the Commercial designated areas.

The comprehensive plan identifies the following goals and policies that pertain to this amendment request:

ED Goal 6: Encourage vibrant mixed-use areas to establish Richland as the premier Tri-Cities destination to live,

work, and visit by offering options for housing, services, entertainment, and retail.

Policy 4 – *Facilitate retail development and encourage infill in the Central Business District, Uptown, and nearby commercial areas.*

LU Goal 3: **The City will promote commercial growth and revitalization that serves residents and strengthens and expands the tax base.**

Policy 1 – *The City will accommodate all types of commercial land uses including retail and wholesale sales and services, and professional services.*

Policy 2 – *The City will create new land use and zoning designations to facilitate both new development and redevelopment where required to implement the City's goals.*

Policy 3 – *The City will work to develop an attractive Central Business District and to revitalize declining commercial areas.*

Policy 4 – *The City will endeavor to locate neighborhood oriented commercial land uses in Neighborhood Activity Centers.*

ZONING

Property to the north is zoned Parks & Public Facilities (PPF) and Low Density Residential R-1-12. Properties to the west are either undesignated (WSDOT right-of-way) or Medium Density Residential (R-2) while properties to the east are zoned General Business (C-3).



Figure 4 – Existing Zoning

UTILITY AVAILABILITY

There is an existing 10 inch sewer main located upon the subject property and potable water is also available at the site as well as electrical power.

TRANSPORTATION

Lawless Drive is classified as a major collector in the City's Transportation Plan. As a result, the roadway has been designed and constructed to handle a large amount of traffic. It should be noted that the off-ramp from the By-Pass Highway connects to Lawless Drive in the location of the subject property.

ENVIRONMENTAL REVIEW

The applicants have submitted an environmental checklist. Planning staff reviewed the documents and issued a Determination of Non-Significance for the entire 2018-2019 Comprehensive Plan Docket on June 21, 2019. A copy of the checklist and determination of non-significance is attached.

ANALYSIS

The City of Richland determined this property to be excess to the city's needs and surplus the property in December, 2018. The current owner/applicant has indicated that he would like to have the site changed to a high-density land use designation (R-3 zoning) in order to construct apartments/condos at the site in order to increase housing choices in the area.

APPROVAL CRITERIA

1. Have circumstances related to the proposed amendment and/or the area in which it is located substantially changed since the adoption of the comprehensive plan?

Yes, circumstances have changed as the site in question was determined to be excess to the city's needs and was subsequently sold to the current owner in December, 2018. The comprehensive plan indicates that only lands utilized for open space or park purposes should be designated as Developed Open Space by the comprehensive plan land use map.

2. Are the assumptions upon which the comprehensive plan is based no longer valid, or is new information available which was not considered during the initial comprehensive plan adoption process or during previous annual amendments?

Again, circumstances have changed due to the sale of the property from the city to the current owner. This information was not known at the time of the 2017 comprehensive plan periodic update and is thus being reviewed at this time.

SUMMARY

Approval of the proposed comprehensive plan amendment is a logical extension of commercial land uses along the Lawless Drive corridor.

ANALYSIS OF CITY INITIATED APPLICATION: RICHLAND FIRE DEPARTMENT (CPA2018-102).

DESCRIPTION OF PROPOSAL

The City of Richland Fire Department is proposing that a comprehensive plan land use designation of Public Facility (PF) be placed on a parcel of land approximately 2.05 acres in size located at the southeast corner of the Jadwin Avenue and Stevens Drive intersection. The current land use map does not have a land use designation for the site likely as the site had previously been owned by the Washington State Department of Transportation and was considered right-of-way. However, when the land was deeded to the City of Richland a land use designation and zoning district was not placed on the land.

The Fire Department has identified this location as a site for the possible construction of a future fire station. As a result, the Fire Department has requested that since the land is owned by the city and may be used for a future fire station location that the land use designation by Public Facility and a corresponding zoning change to Parks and Public Facilities (PPF).



Figure 1 – Vicinity Map (site highlighted in red)

SITE DESCRIPTION & ADJACENT LAND USES

The site consists of a single 2.05 acre parcel, triangular in shape, bordering Jadwin Avenue along the south/southwest and Stevens Drive along the north/northwest. The eastern property line borders an existing bike/pedestrian pathway maintained by the City of Richland. There is an existing manufactured home park located on the opposite side of Jadwin Avenue, a single-family residential neighborhood to the east and commercial land to the north and west along the Bypass Highway and Stevens Drive.

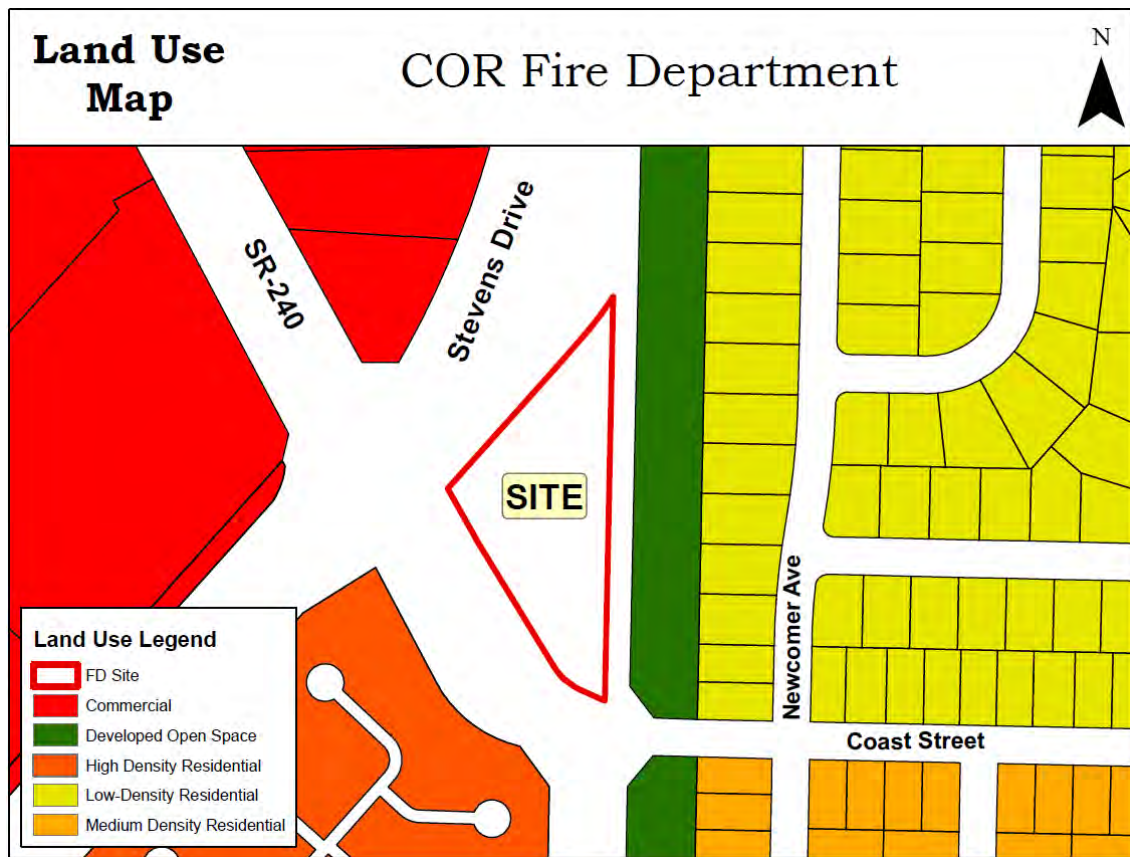


Figure 2 – Comprehensive Plan

COMPREHENSIVE PLAN

The site does not have a land use designation under the City's current comprehensive plan. The adjacent properties are designated as Commercial, High Density Residential, Developed Open Space and Low Density Residential.

The plan defines Public Facility lands as follows:

This category includes a variety of public and institutional uses including facilities operated by federal, state, county, municipal, or other government agencies; public education institutions, public libraries, hospitals, cemeteries; and some developed parks.

The comprehensive plan identifies the following goals and policies that pertain to this amendment request:

CF Goal 10: Provide municipal facilities as needed for efficient services, rapid response times, and convenient customer service.

CF Goal 12: The City will provide efficient, cost-effective, and concurrent levels of public safety services designed to maintain quality of life.

Policy 3 – The City will evaluate the adequacy of the public safety facilities and equipment, mutual and auto aid agreements, and personnel staffing levels and deployment needs for the present and projected change.

ZONING

Property to the north and west on the opposite sides Stevens Drive (and Bypass Highway) are zoned General Retail (C-3). Property south of Jadwin Avenue is zoned Multifamily Residential (R-3) and land immediately east is zoned Parks & Public Facilities (PPF) and Low Density Residential (R-1-10).

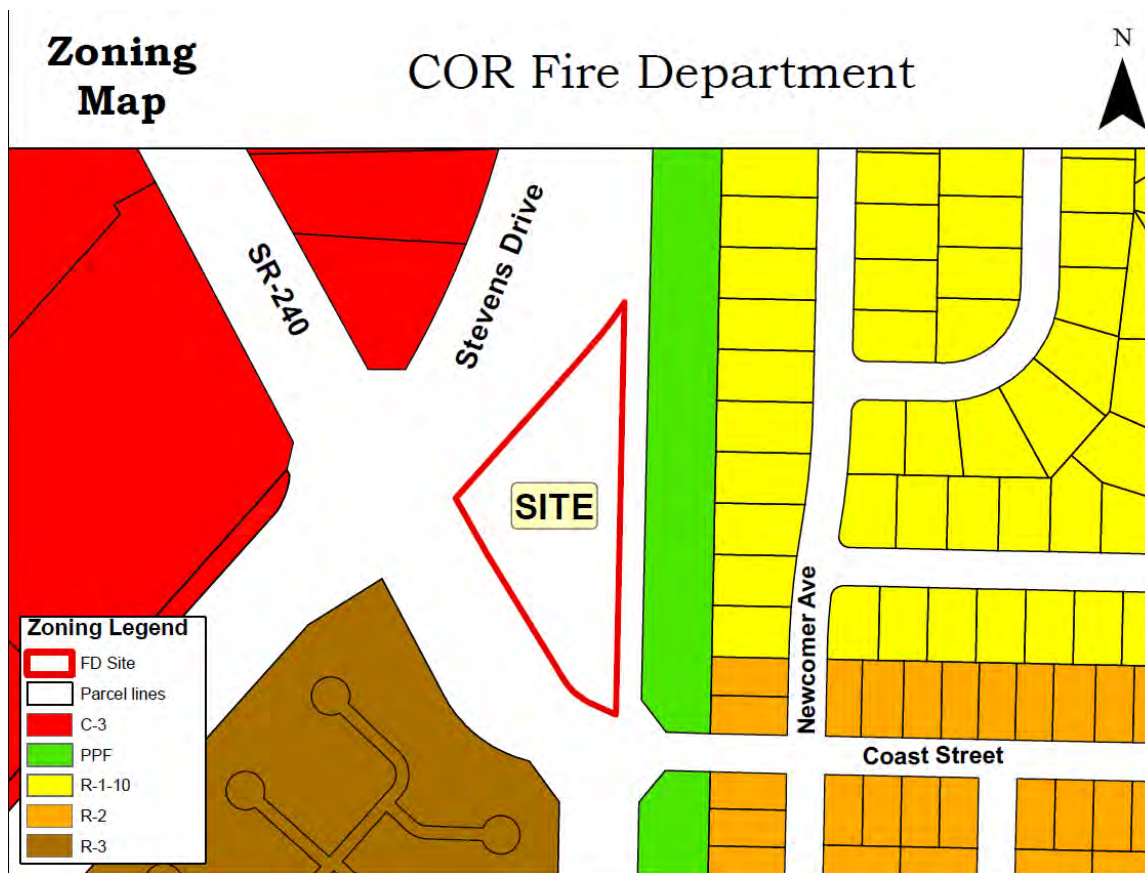


Figure 4 – Existing Zoning

UTILITY AVAILABILITY

There is an existing 36 inch sewer main located within Jadwin Avenue and there is a 24 inch pressurized water main bisecting the property. Electrical power is also available to the site.

TRANSPORTATION

Stevens Drive (Bypass Highway) is located on the western side of the subject property and Jadwin Avenue is located along the southern portion of the site. It is likely that future access to the site would come off of Jadwin Avenue.

ENVIRONMENTAL REVIEW

The applicants have submitted an environmental checklist. Planning staff reviewed the documents and issued a Determination of Non-Significance for the entire 2018-2019 Comprehensive Plan Docket on June 21, 2019. A copy of the checklist and determination of non-significance is attached.

ANALYSIS

The intent of the proposal is to designate the site as Public Facility under the comprehensive plan so that a zoning district of Parks & Public Facilities (PPF) can be placed on the site for the future use of the site as a possible fire station.

As indicated previously, the site is currently not designated by either the comprehensive plan land use map or the official zoning map. As a result, staff recommends that the requested land use designation and zoning district be approved for the site as the location has been identified by the Fire District as meeting their location and response time requirements when looking to locate a future fire station.

APPROVAL CRITERIA

1. Have circumstances related to the proposed amendment and/or the area in which it is located substantially changed since the adoption of the comprehensive plan?

Circumstances related to the site have changed since the 2017 Comprehensive Plan Periodic Update as the site has been evaluated further for the construction of a fire station. Also, since the site was not previously designated by the land use map it is prudent that a land use classification contemplating the city's needs be given to the site.

2. Are the assumptions upon which the comprehensive plan is based no longer valid, or is new information available which was not considered during the initial comprehensive plan adoption process or during previous annual amendments?

New information in the form of additional study by the Fire Department has occurred since the 2017 Periodic Update. In addition, the city failed to designate the site for any type of land use during the 2017 Periodic Update. It is prudent for the city to designate the site while contemplating the needs of the city.

SUMMARY

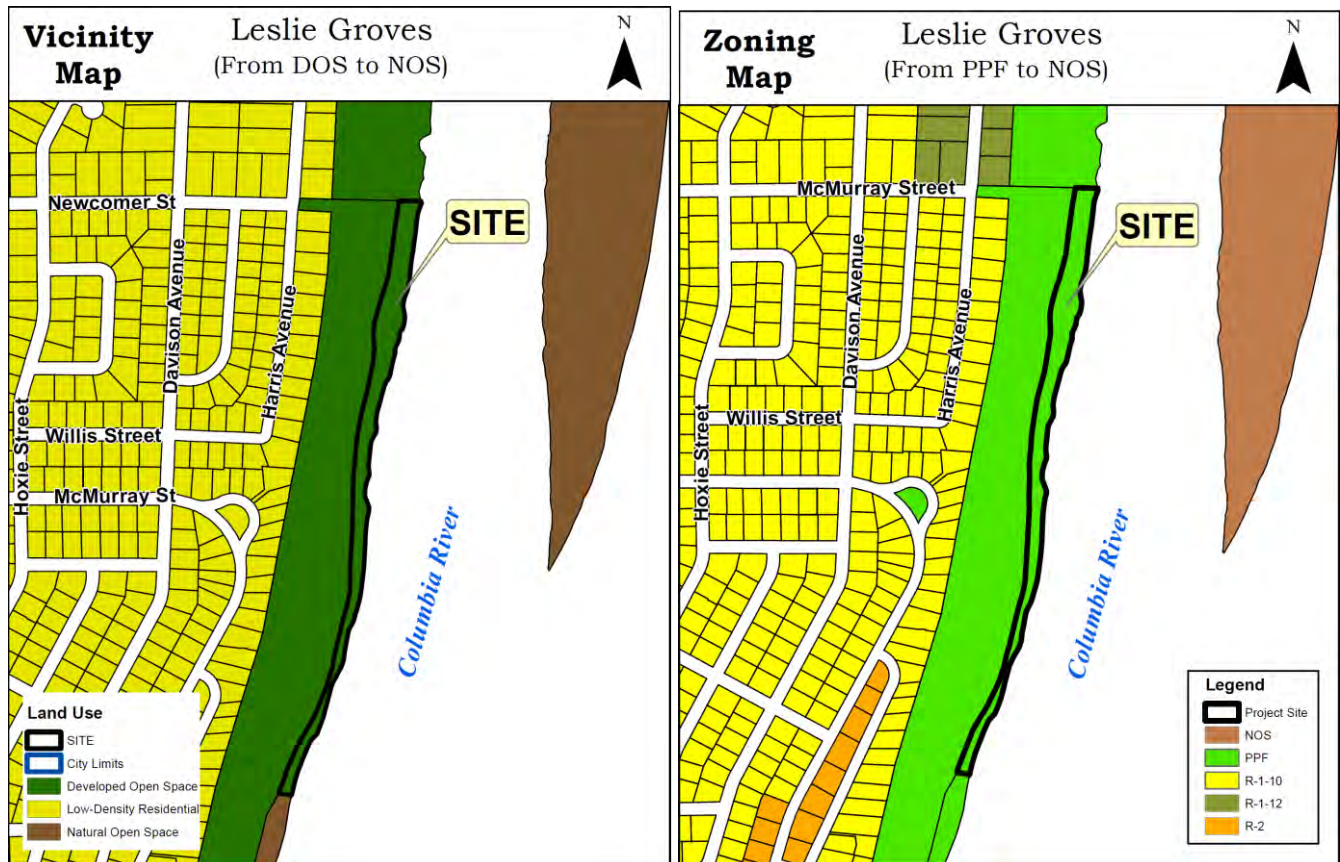
Approval of the proposed comprehensive plan amendment is logical as it would place a land use designation upon the site which would allow a variety of uses when the city decides that it should be developed. The possible location of a future fire station at this location has been studied extensively by the Fire Department and while access to the site is limited it can be achieved in a manner that meets all applicable city standards.

ANALYSIS OF CITY INITIATED APPLICATION: CITY OF RICHLAND DEVELOPMENT SERVICES DEPARTMENT (CPA2019-105).

DESCRIPTION OF PROPOSAL

The City of Richland Development Services Department is proposing to rectify discrepancies between the comprehensive plan land use map and official zoning map at the following six (6) locations:

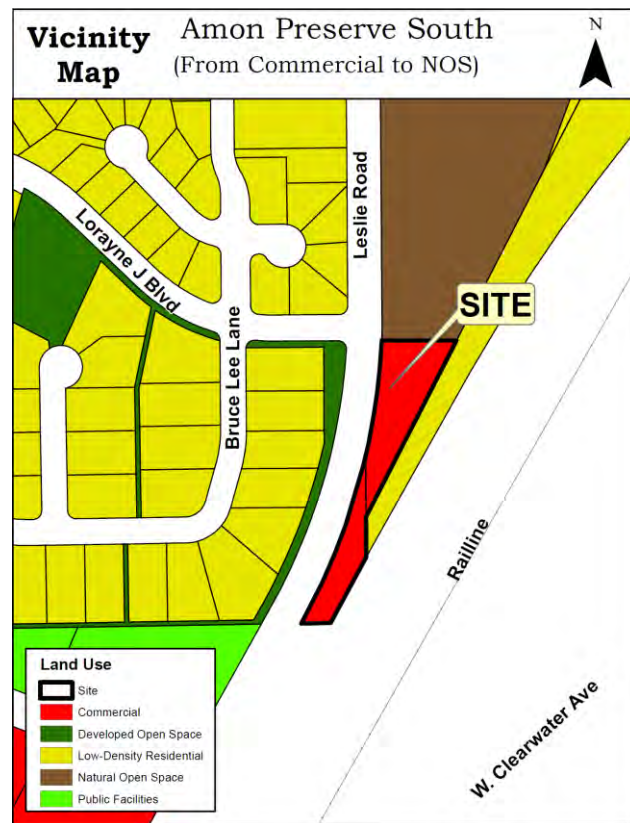
1. Leslie Grove: Extend the Natural Open Space (NOS) designation north along the waterfront from the existing NOS boundary to Newcomer Street and rezone the waterfront to NOS to be consistent with the comprehensive plan.



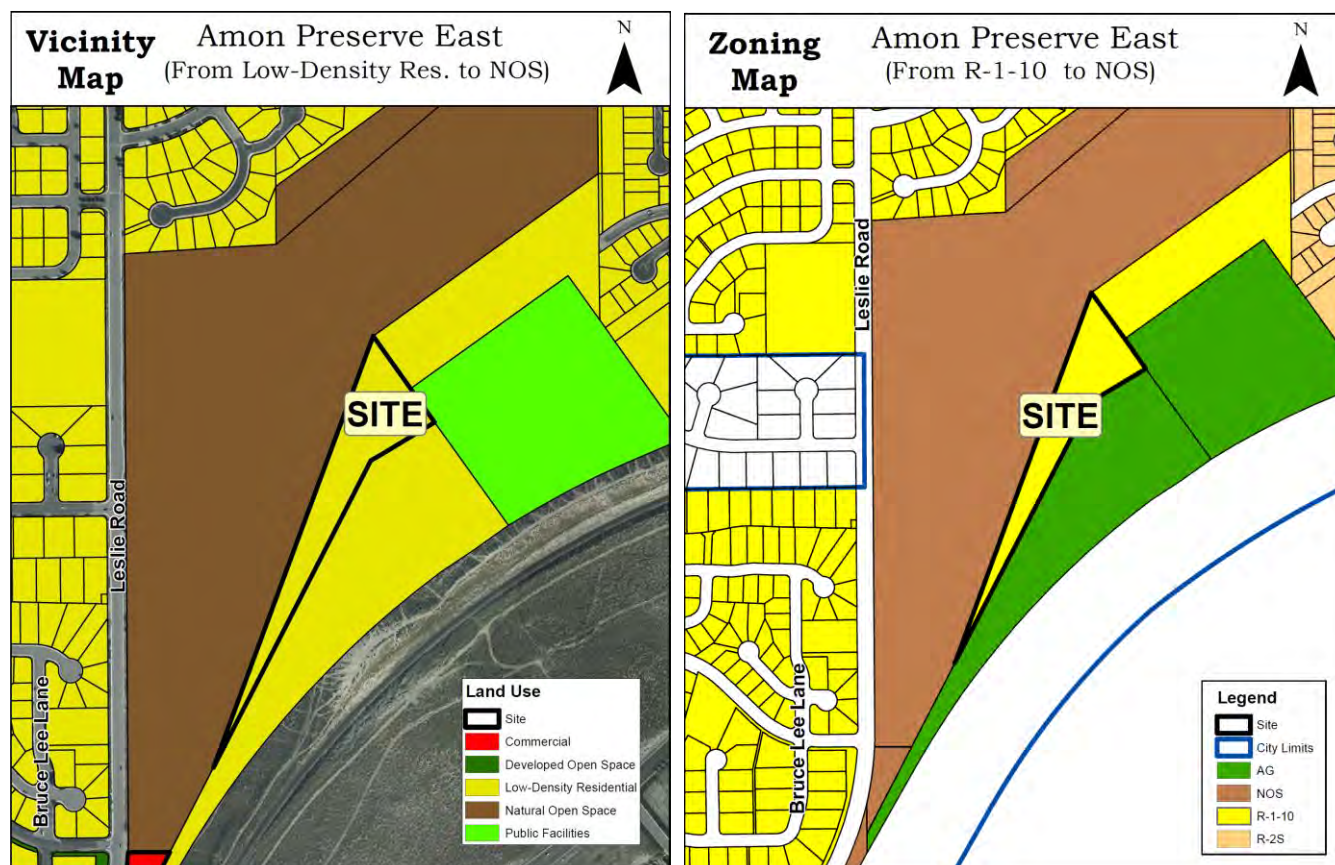
2. Howard Amon: Change the land use classification along the waterfront from Natural Open Space (NOS) to Developed Open Space (DOS) to match the rest of the park and to be consistent with the Parks & Public Facilities (PPF) zoning.



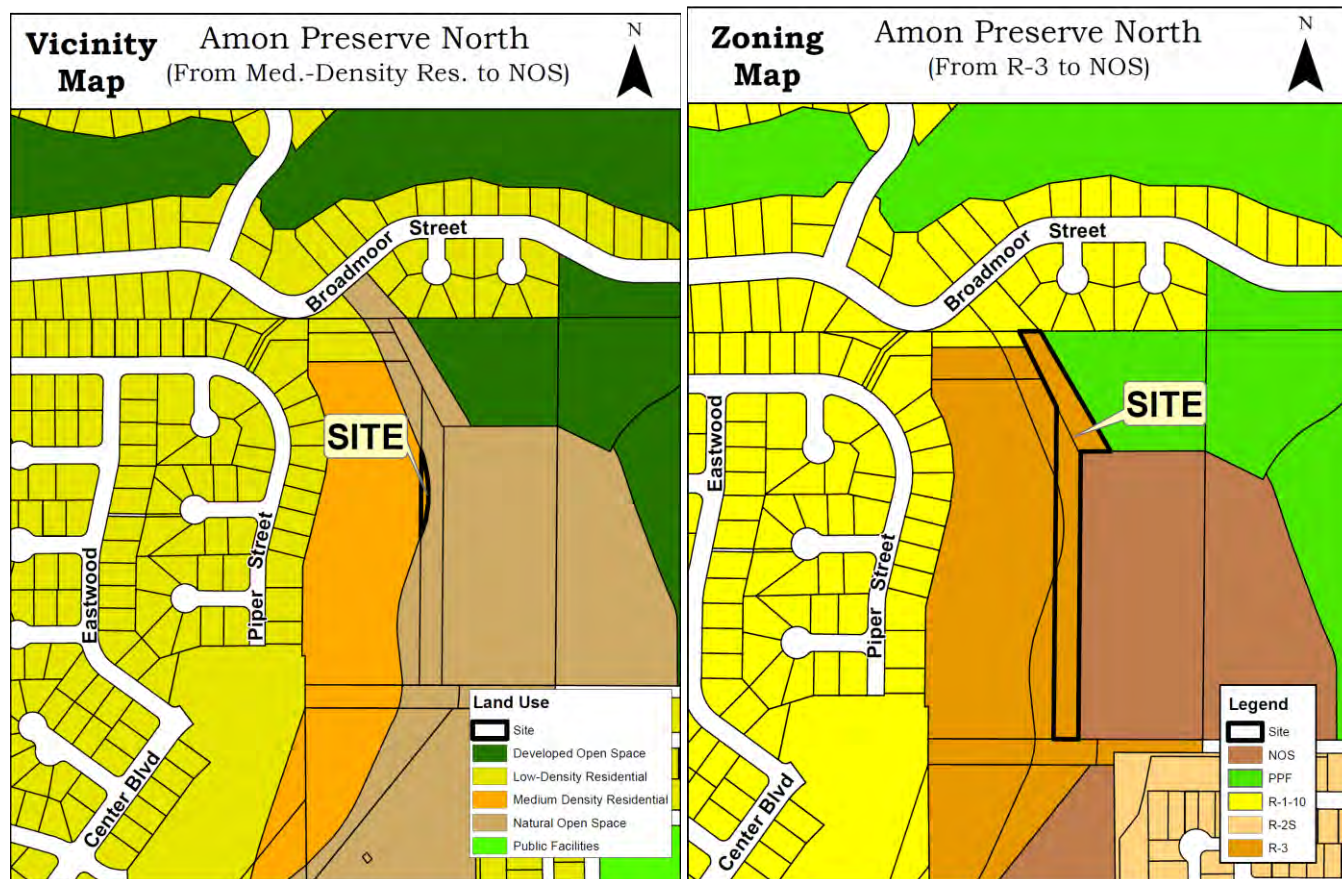
3. Amon Preserve (South): Change the land use designation from Commercial to Natural Open Space (NOS) to be consistent with the existing NOS zoning.



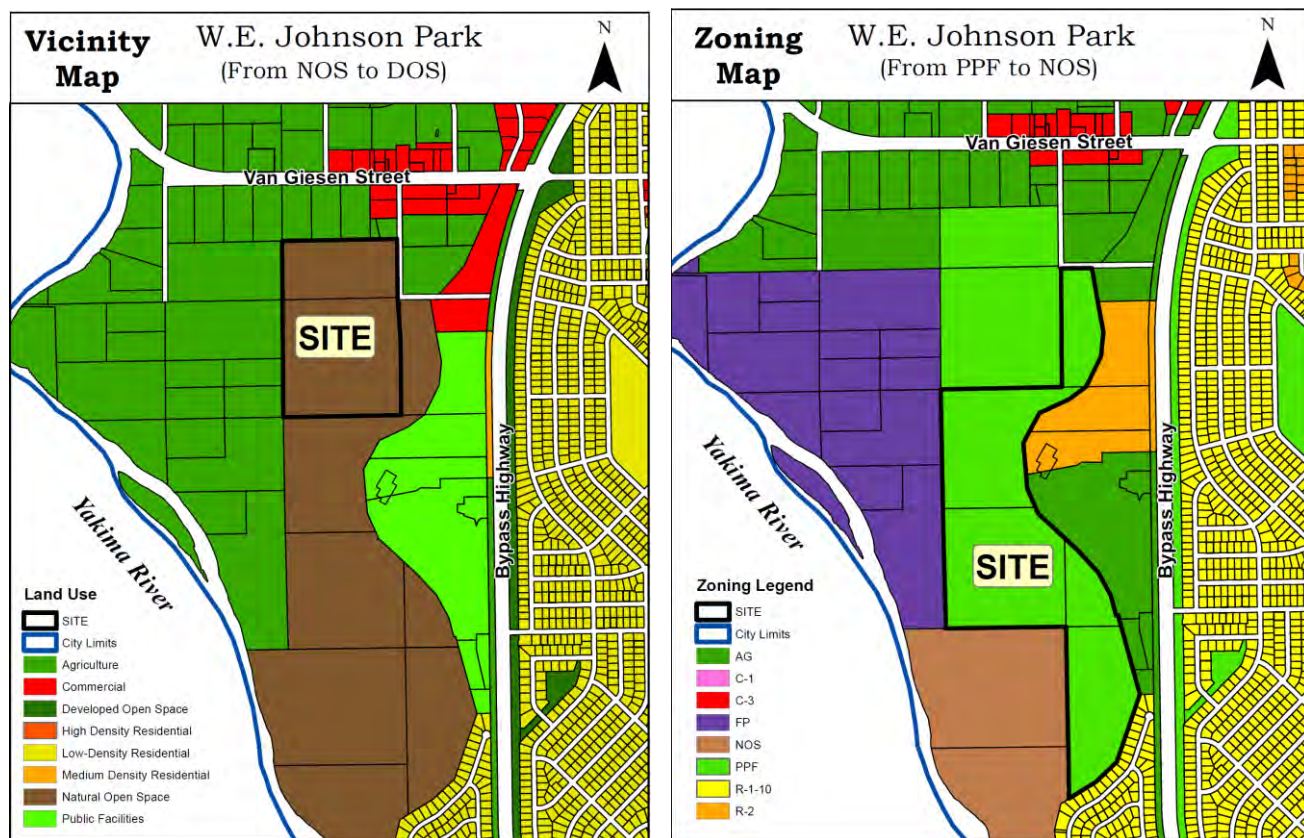
4. Amon Preserve (East): Change the land use designation from Low Density Residential to Natural Open Space (NOS) and change the zoning from R-1-10 to NOS.



5. Amon Preserve North: Change the comprehensive plan land use designation along the western boundary from High Density Residential to Natural Open Space (NOS) and change the zoning from Multiple Family Residential (R-3) to NOS.



6. W.E. Johnson Park: Change the land use designation from Natural Open Space (NOS) to Developed Open Space (DOS) at the site of the old city landfill to be consistent with the current Parks & Public Facilities (PPF) zoning. Also change the zoning from PPF to NOS to match the comprehensive plan land use designation on lands located east and south of the old city landfill site.



ENVIRONMENTAL REVIEW

The applicants have submitted an environmental checklist. Planning staff reviewed the documents and issued a Determination of Non-Significance for the entire 2018-2019 Comprehensive Plan Docket on June 21, 2019. A copy of the checklist and determination of non-significance is attached.

ANALYSIS

As indicated above, the intent of the proposed changes is to rectify discrepancies between the land use and zoning maps at the six (6) city owned locations. These changes will result in the correct land use and zoning districts being placed on city owned property and will alleviate confusion that occurs when administering regulatory requirements. Several of these changes were contemplated by the Planning Commission during the 2017 Periodic Update, but for some unknown reason, the necessary mapping changes did not occur. Staff recommends that the Planning Commission discuss each of the proposed changes during the public hearing process.

APPROVAL CRITERIA

1. Have circumstances related to the proposed amendment and/or the area in which it is located substantially changed since the adoption of the comprehensive plan?

No new circumstances exist from when the changes were originally contemplated in 2017. The intent of these mapping amendments is to finalize the changes made as the mapping changes did not occur in 2017.

2. Are the assumptions upon which the comprehensive plan is based no longer valid, or is new information available which was not considered during the initial comprehensive plan adoption process or during previous annual amendments?

The assumptions upon which the comprehensive plan is based are still valid. As indicated above, the intent of these changes is to effectuate mapping changes that were contemplated, but did not occur, during the 2017 Periodic Update.

SUMMARY

Approval of the proposed comprehensive plan amendments are logical as each proposed mapping amendment results in consistency between the existing natural resource and the appropriate land use designation. The changes also reflect corrections needed between the comprehensive plan land use designations and zoning districts on city owned properties.

ANALYSIS OF CITY INITIATED TEXT AMENDMENT APPLICATION: CITY OF RICHLAND FIRE DEPARTMENT (CPA2018-104).

DESCRIPTION OF PROPOSAL

The intent of the City initiated comprehensive plan TEXT amendment is primarily “house-keeping” in nature as it is non-project in nature and only results in modification of text within the Capital Facilities Element of the comprehensive plan.

The Richland Fire Department requests that the following changes occur to the Fire, Police, and Emergency Services section (CF Goal 12):

Add a new policy 3 and relabel current policy 3 to policy 4 (page 58).

New 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.

Add the following text to the end of the Fire and Emergency Services and Facilities section (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.

ENVIRONMENTAL REVIEW

The applicants have submitted an environmental checklist. Planning staff reviewed the documents and issued a Determination of Non-Significance for the entire 2018-2019 Comprehensive Plan Docket on June 21, 2019. A copy of the checklist and determination of non-significance is attached.

SUMMARY

Approval of the proposed comprehensive plan text amendments are logical as each of the proposed text amendments improves and bolsters the functionality and intent of the comprehensive plan. Staff recommends that the Planning Commission discuss the proposed text amendments with the Fire Department and recommend approval of said changes to the City Council.

AREA WIDE REZONE ANALYSIS

The State of Washington's Growth Management Act (RCW 36.70A) requires that comprehensive plans be effectuated by various development regulations such as subdivision regulations, critical areas and zoning. As a result, any time land use designations are changed, such as the ones contemplated by the private party applications and the city initiated ones, the underlying zoning district must be brought into conformance with the comprehensive plan. The city is requesting that the Planning Commission authorize an area-wide rezone in order to bring the zoning into compliance with the change of land-use designations authorized by the passage of the private party comprehensive plan amendment applications and the city initiated actions.

The area-wide rezone must be a separate action by the Planning Commission and must result in the re-zoning of lands so that the underlying zoning regulations are consistent with the intent and goals of the City's comprehensive plan. Failure to have the zoning designations match the underlying comprehensive plan designation usually results in "spot-zoning", which is not allowed in the State of Washington.

In determining whether an area shall be rezoned, the planning commission and city council should consider how the proposed area-wide rezone implements the comprehensive plan, growth management act and benefits the community.

1. The manner in which the proposed rezone conforms to patterns in adjacent zones;

The proposed area-wide rezone would not result in any non-conformities as it would just effectuate the intent of the already approved comprehensive plan changes. Denial of the area-wide rezoning would result in a situation in which the zoning districts are out of compliance with, and do not effectuate, the comprehensive plan.

2. The benefits or detriments accruing to the city which would result from the approval of the area-wide rezone;

Benefits to the city as a result of the granting of the area-wide rezone come in the form of additional tax revenue due to the creation of higher density housing, additional commercial development, as well as the protection of natural resources.

3. Impacts on the environment and public safety.

Both the change in land-use designation and subsequent area-wide rezoning have been reviewed by the City of Richland and other local and state agencies for compliance with the State of Washington's Growth Management Act and State Environmental Policy Act (SEPA).

SEPA THRESHOLD DETERMINATION:

The City of Richland issued a Determination of Non-Significance (DNS) for the proposed comprehensive plan amendment and area-wide rezoning on June 21, 2019. The Determination of Non-Significance was issued after utilizing the Optional DNS review process as outlined in WAC 197-11-335.

RECOMMENDATION:

1. Staff recommends that all text and map amendments included in the 2018-2019 Comprehensive Plan Docket be incorporated into the City's official Comprehensive Plan Document.
2. Staff recommends that the area-wide rezoning be approved, on condition of approval of the Comprehensive Plan amendment and based upon discussions and land use and development agreements discussed during specific proposals.

Alternatives:

- a. Recommend approval of the amendments and subsequent area-wide rezone as proposed.
- b. Hold additional public hearings
- c. Modify the proposed changes before forwarding the document to council.

SUGGESTED CONCLUSIONS OF LAW

1. The Planning Commission has a legal obligation to hold an open record public hearing and issue a recommendation to the City Council that meets the requirements of Chapter 36.70A RCW.
2. The City staff, Planning Commission and City Council have involved the public in this planning exercise.
3. The docket is deemed complete and ready for action by the Planning Commission.
4. For areas that are incorporated into the area-wide rezoning: future development of any property will be reviewed for consistence and compliance with applicable development regulations in effect at the time of future development. Approval of these zoning map amendments do not vest or imply approval of subsequent developments.
5. The 2017 City of Richland Comprehensive Plan and the associated environmental review comply with the goals and requirements of Chapter 36.70A RCW, Chapter 365-195 WAC, Chapter 43.21C RCW, Chapter 197-11 WAC, and City of Richland Municipal Code Chapter 22.09.
6. The Washington State Growth Management Act (GMA), Chapter 36.70A RCW, mandates that Counties and Cities required or choosing to plan under the authority of the Growth Management Act must adopt development regulations consistent with the jurisdictional Comprehensive Plan and state law.
7. The 2018-2019 Comprehensive Plan amendment (docket) will produce no probably significant adverse environmental impacts. A determination of non-significance (DNS) under the State Environmental Policy Act (SEPA) is appropriate for this Comprehensive Plan amendment and Zoning Ordinance Map changes.

SUGGESTED FINDINGS OF FACT

1. WRMC 14.09 indicates that the City Council shall consider each comprehensive plan amendment and forward those selected to the Planning Commission for processing. Plan amendment applications may be submitted via private application and/or proposed by City Staff and the Council.
2. The deadline for the submittal of Private Party Applications for the consideration as part of the 2018-2019 Comprehensive Plan Docket Policy and Map, and Code Amendments docket was March 1, 2019.
3. Five (5) private party application were received and deemed complete.
4. Three (3) city initiated applications were received and deemed complete (1 text, 2 map).
5. The City Council conducted a Workshop on April 23, 2019 to review the 2018-2019 Comprehensive Plan Policy and Map, and Code Amendment Docket.
6. The City Council conducted a Public Hearing on May 7, 2019 establishing the 2018-2019 Comprehensive Plan Policy and Map, and Code Amendment Docket.
7. The Planning Commission conducted a workshop to review the 2018-2019 Comprehensive Plan Policy and Map, and Code Amendment Docket on June 12, 2019.

8. Public Notice was sent to property owners within 300 feet of each of the proposed Comprehensive Plan Map and Zoning Map changes on June 5, 2019.
9. The City of West Richland Community Development Department issued a SEPA Threshold Determination of Non-Significance on June 21, 2019 for the proposed 2018-2019 Comprehensive Plan Policy and Map, and Code Amendment Docket. The SEPA Threshold Determination of Non-Significance was issued after utilizing the Optional DNS Method.
10. On June 5, 2019 the City of Richland provided the required sixty (60) day notification under RCW 36.70a.106 to the State of Washington of the City's proposed Comprehensive Plan Policy and Map, and Code Amendment docket and intent to adopt.
11. On June 5, 2019 the City of Richland provided Notice of Public Hearing to be held on June 26, 2019 to affected parcels and neighboring properties within a 300-foot radius of parcels under consideration.
12. On June 9, 2019 a Notice of Public Hearing was published in the Tri-City Herald.
13. On June 5, 2019 a Notice of Public Hearing was posted at the City Hall and on the City Website.
14. Public Hearing Notice signs were posted on, or near, each of the five (5) private party properties which had submitted individual applications for consideration by March 1, 2019. A Public Hearing Notice sign was also posted at the location of the City initiated application at the intersection of Stevens Drive and Jadwin Avenue.
15. All public notification requirements for the public workshops and public hearings were met.
16. CPA 2018-102 & Z2018-105 consists of an application to change the land use designation on approximately 2 acres from undetermined/undesigned to Parks & Public Facilities (Parks & Public Facilities Zoning District) on property located at the intersection of SR 240 and Stevens Drive.
17. CPA2018-103 consists of an application to change the land use designation on approximately 1.99 acres from Developed Open Space to Medium-Density Residential. The property is located at the SW corner of the Clubhouse Lane and River Valley Drive intersection within the Horn Rapids Golf Community (northern portion of the existing parking lot for the Horn Rapids Golf Course).
18. CPA2018-104 submitted by the City of Richland FD to amend Capital Facilities Goal 12 (Relabel current Policy 3 to Policy 4 and add a new Policy 3).
19. CPA2019-101 & Z2019-101 consists of an application filed by the Bethel Church to change the land use designation on approximately 10 acres from Low-Density Residential to High Density Residential and change the zoning district from Low-Density Residential R-1-12 to High Density Residential R-3. The property is located north of Shockley Road immediately west of the existing Bethel Church.
20. CPA2019-102 & Z2019-102 was filed by Northstone Richland, LLC to change the land use designation from Low Density Residential to Medium Density Residential and change the zoning district from Low Density Residential R-1-10 and Medium Density Residential R-2 to Medium Density Residential R-2S. The property is located within an undeveloped area of Horn Rapids west of the 4th Hole Fairway.
21. CPA2019-103 & Z2019-103 consists of an application filed by Tim Bush to change the land use designation on approximately 1.8 acres from Developed Open Space to High Density Residential and change the zoning

district from Parks & Public Facilities (PPF) to Multiple Family Residential R-3. The property is located north of Dupertail Street immediately east of 412 Thayer Drive.

22. CPA2019-104 & Z2019-104 consists of an application filed by Tim Bush, Lot 4 to change the land use designation on approximately 2 acres from Developed Open Space to Commercial and change the zoning district from Parks & Public Facilities to Retail Business C-2. The property is located south of Lawless Drive immediately west of Fred Meyer.
23. CPA2019-104 & Z2019-105 was filed by the City of Richland to change land use designations and zoning districts on portions of city owned properties located at Leslie Grove Park, Howard Amon Park, Amon Preserve and W.E. Johnson Park.
24. Based upon the application materials submitted and upon presentation by the applicants, the proposed amendments will not adversely impact the city's ability to provide sewer and water, and will not adversely affect adopted levels of service standards for other public facilities and services such as parks, police, fire, emergency medical services and governmental services.
25. Adequate infrastructure, facilities and services are available to serve the proposed or potential development expected as a result of these amendments.
26. The proposed amendments are consistent with the goals, policies and objectives of the comprehensive plan.
27. The proposed comprehensive plan amendments will not result in probable significant adverse impacts to the transportation network, capital facilities, utilities, parks, and environmental features.
28. The subject parcels being re-designated are physically suitable for the allowed land uses in the designation being requested.
29. The proposed amendments are consistent with the Washington State Growth Management Act, the Benton County planning policies and other applicable local and state policies, agreements, and laws.
30. The proposed amendments will not have a cumulative adverse effect on the planning area.
31. The City of Richland initiated comprehensive plan amendments are primarily "house-keeping" in nature and are consistent with the goals and intent of the comprehensive plan.
32. The State of Washington's Growth Management Act (RCW 36.70A) requires that comprehensive plans be effectuated by various development regulations such as subdivision regulations, critical areas and zoning.
33. The proposed area-wide rezoning of the properties in question is dependent upon a change in the land-use designation of the comprehensive plan.
34. The city is requesting that the Planning Commission authorize an area-wide rezone in order to bring the zoning into compliance with the change of land-use designations authorized by the passage of the five (5) private party applications and the city initiated actions (Fire Department and Development Services map amendments).

RECOMMENDED MOTION:

1. I move that the Planning Commission adopt the findings, conclusions, and recommendation found in the staff report and recommend City Council approve the 2018-2019 Comprehensive Plan Policy and Map, and Code Amendment Docket.

2. I move that the Planning Commission adopt the findings, conclusions and recommendation found in the staff report and recommend City Council approval of the area-wide rezone.

ATTACHMENTS:

- A. Notice of Intent to Adopt Amendment (60-Days Prior to Adoption)
- B. Public Notice
- C. SEPA Determination of Non-Significance
- D. 2018-2019 Docket
 - File No. 2018-03 (Brad Rew – Horn Rapids Golf Course)
 - File No. 2019-101 (Bethel Church)
 - File No. 2019-102 (North Stone Richland, LLC)
 - File No. 2019-103 (Tim Bush, Lot 2)
 - File No. 2019-104 (Tim Bush, Lot 4)
 - File No. 2018-102 (Richland Fire Dept.)
 - File No. 2019-105 (City of Richland Development Services)
 - File No. 2018-104 (Richland Fire Department Text Amendment)
- E. Agency/Public Remarks and Comments

City of Richland 2018-2019 Comprehensive Plan Policy and Map, and Code Amendments



**Attachment A:
Notice of Intent to Adopt Amendment (60-Days
Prior to Adoption)**



Department of Commerce

Notice of Intent to Adopt Amendment / Notice of Adoption Cover Sheet

Pursuant to RCW 36.70A.106, the following jurisdiction provides the following required state agency notice.

1. Jurisdiction Name:	City of Richland – Development Services Dept.
2. Select Submittal Type: Select the Type of Submittal listed. (Select One Only)	☒ 60-Day Notice of Intent to Adopt Amendment. ☐ Request of Expedited Review / Notice of Intent to Adopt Amendment. ☐ Supplemental Submittal for existing Notice of Intent to Adopt Amendment. ☐ Notice of Final Adoption of Amendment.
3. Amendment Type: Select Type of Amendment listed. (Select One Only)	☒ Comprehensive Plan Amendment. ☒ Development Regulation Amendment. ☐ Critical Areas Ordinance Amendment. ☐ Combined Comprehensive and Development Regulation Amendments. ☐ Countywide Planning Policy .
4. Description Enter a brief description of the amendment. Begin your description with “Proposed” or “Adopted”, based on the type of Amendment you are submitting. Examples: “ <i>Proposed comprehensive plan amendment for the GMA periodic update.</i> ” or “ <i>Adopted Ordinance 123, adoption amendment to the sign code.</i> ” (Maximum 400 characters).	Proposed 2018-2019 Comprehensive Plan Annual Amendment and Area-Wide Rezone.



Department of Commerce

5. Is this action part of your 8-year periodic update required under RCW 36.70A.130 of the Growth Management Act (GMA)?	☐ Yes ☒ No
6. Proposed Dates: Enter the anticipated public hearing date(s) for your Planning Commission/Planning Board or for your Council/Commission.	Planning Commission: June 26, 2019 City Council: August 20, 2019 Proposed / Date of Adoption: August 20, 2019
7. Contact Information:	
A. Prefix/Salutation: (Examples: "Mr.", "Ms.", or "The Honorable" (elected official))	Mr.
B. Name:	Mike Stevens
C. Title:	Planning Manager
D. Email:	mstevens@ci.richland.wa.us
E. Work Phone:	(509) 942-7596
F. Cell/Mobile Phone: (optional)	
Consultant Information:	
G. Is this person a consultant?	☐ Yes
H. Consulting Firm name?	
8. Would you like Commerce to contact you for Technical Assistance regarding this submitted amendment?	☐ Yes

REQUIRED: Attach or include a copy of the proposed amendment text or document(s). We do not accept a website hyperlink requiring us to retrieve external documents. Jurisdictions must submit the actual document(s) to Commerce. If you experience difficulty, please email the reviewteam@commerce.wa.gov

Questions? Call the review team at (509) 725-3066.



STATE OF WASHINGTON
DEPARTMENT OF COMMERCE
1011 Plum Street SE • PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000
www.commerce.wa.gov

06/05/2019

Mr. Mike Stevens
Planning Manager
City of West Richland
625 Swift Boulevard
MS: 35
West Richland, WA 99352

Sent Via Electronic Mail

Re: City of West Richland--2019-S-251--60-day Notice of Intent to Adopt Amendment

Dear Mr. Stevens:

Thank you for sending the Washington State Department of Commerce (Commerce) the 60-day Notice of Intent to Adopt Amendment as required under [RCW 36.70A.106](#). We received your submittal with the following description.

Proposed 2018-2019 Comprehensive Plan Annual Amendment and Area-Wide Rezone.

We received your submittal on 06/05/2019 and processed with the Submittal ID 2019-S-251. Please keep this letter as documentation that you have met this procedural requirement. Your 60-day notice period ends on 08/04/2019.

We have forwarded a copy of this notice to other state agencies for comment.

Please remember to submit the final adopted amendment to Commerce within ten days of adoption.

If you have any questions, please contact Growth Management Services at reviewteam@commerce.wa.gov, or call William Simpson, (509) 280-3602.

Sincerely,

Review Team
Growth Management Services



STATE OF WASHINGTON
DEPARTMENT OF COMMERCE
1011 Plum Street SE • PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000
www.commerce.wa.gov

06/05/2019

Mr. Mike Stevens
Planning Manager
City of Richland
505 Swift Boulevard
Post Office Box 190
Richland, WA 99352

Sent Via Electronic Mail

Re: City of Richland--2019-S-252--60-day Notice of Intent to Adopt Amendment

Dear Mr. Stevens:

Thank you for sending the Washington State Department of Commerce (Commerce) the 60-day Notice of Intent to Adopt Amendment as required under [RCW 36.70A.106](#). We received your submittal with the following description.

Proposed 2018-2019 Comprehensive Plan Annual Amendment and Area-Wide Rezone.

We received your submittal on 06/05/2019 and processed with the Submittal ID 2019-S-252. Please keep this letter as documentation that you have met this procedural requirement. Your 60-day notice period ends on 08/04/2019.

We have forwarded a copy of this notice to other state agencies for comment.

Please remember to submit the final adopted amendment to Commerce within ten days of adoption.

If you have any questions, please contact Growth Management Services at reviewteam@commerce.wa.gov, or call William Simpson, (509) 280-3602.

Sincerely,

Review Team
Growth Management Services

THANK YOU

We have received your amendment submission. Please allow 1-3 business days for review. Please keep the Submittal ID as your receipt and for any future questions. We will also send an email receipt to all contacts listed in the submittal.

Submittal ID: 2019-S-251

Submittal Date Time: 06/05/2019

Submittal Information

Jurisdiction	City of West Richland
Submittal Type	60-day Notice of Intent to Adopt Amendment
Amendment Type	Combined Comprehensive Plan and Development Regulation Amendment

Amendment Information

Brief Description
Proposed 2018-2019 Comprehensive Plan Annual Amendment and Area-Wide Rezone.

☐ **Yes, this is a part of the 8-year periodic update schedule, required under RCW 36.70A.130.**

Planning Commissions Date 06/26/2019

City Council Date 08/20/2019

Anticipated/Proposed Date of Adoption 08/20/2019

Attachments

Attachment Type	File Name	Upload Date
Combined Comp Plan and Dev Reg Amend - Draft	CPA2019-100 2018-2019 CP and DR Amendments.pdf	06/05/2019 12:06 PM
Supporting Documentation or Analysis	TCH Hearing Notice 2018-2019 CPA's.pdf	06/05/2019 12:07 PM
Correspondence	City of Richland 2018-2019 Annual Comprehensive Plan and Development Regulations Amendments.msg	06/05/2019 12:07 PM

Contact Information

Prefix	Mr.
First Name	Mike
Last Name	Stevens
Title	Planning Manager
Work	(509) 942-7596
Cell	

Email mstevens@ci.richland.wa.us

☐ Yes, I would like to be contacted for Technical Assistance.

Certification

Entered by Linda Weyl on 6/5/2019 12:05:25 PM

Intake Received Date	06/05/2019
Full Name	Mike Stevens
Email	mstevens@ci.richland.wa.us

THANK YOU

We have received your amendment submission. Please allow 1-3 business days for review. Please keep the Submittal ID as your receipt and for any future questions. We will also send an email receipt to all contacts listed in the submittal.

Submittal ID: 2019-S-252

Submittal Date Time: 06/05/2019

Submittal Information

Jurisdiction City of Richland
Submittal Type 60-day Notice of Intent to Adopt Amendment
Amendment Type Combined Comprehensive Plan and Development Regulation Amendment

Amendment Information

Brief Description
Proposed 2018-2019 Comprehensive Plan Annual Amendment and Area-Wide Rezone.

☐ Yes, this is a part of the 8-year periodic update schedule, required under RCW 36.70A.130.

Planning Commissions Date 06/26/2019

City Council Date 08/20/2019

Anticipated/Proposed Date of Adoption 08/20/2019

Attachments

Attachment Type	File Name	Upload Date
Correspondence	City of Richland 2018-2019 Annual Comprehensive Plan and Development Regulations Amendments.msg	06/05/2019 02:24 PM
Supporting Documentation or Analysis	TCH Hearing Notice 2018-2019 CPA's.pdf	06/05/2019 02:24 PM
Combined Comp Plan and Dev Reg Amend - Draft	CPA2019-100 2018-2019 CP and DR Amendments.pdf	06/05/2019 02:25 PM

Contact Information

Prefix Mr.
First Name Mike
Last Name Stevens
Title Planning Manager
Work (509) 942-7596
Cell

Email mstevens@ci.richland.wa.us

☐ Yes, I would like to be contacted for Technical Assistance.

Certification

Entered by Linda Weyl on 6/5/2019 2:23:54 PM

Intake Received Date	06/05/2019
Full Name	Mike Stevens
Email	mstevens@ci.richland.wa.us

City of Richland 2018-2019 Comprehensive Plan Policy and Map, and Code Amendments



**Attachment B:
Public Notice**



CITY OF RICHLAND

NOTICE OF PUBLIC HEARING AND OPTIONAL DNS FOR THE 2018-2019 CITY OF RICHLAND ANNUAL COMPREHENSIVE PLAN AND DEVELOPMENT REGULATIONS UPDATE

Notice is hereby given that the Richland Planning Commission will conduct a public hearing on Wednesday, June 26, 2019 at 6:00 p.m. within the Council Chambers at Richland City Hall, 625 Swift Boulevard, Richland, to consider proposed amendments to the City's adopted comprehensive plan and zoning ordinance (area-wide rezone). You are receiving this notice because you own property located within 300 feet of one of the proposed amendment locations. The proposed amendments are as follows:

- **CPA2018-102 & Z2018-105:** Filed by the Richland Fire Department to change the land use designation on approximately 2 acres from undetermined/undesigned to Parks & Public Facilities (Parks & Public Facilities Zoning District) on property located at the intersection of SR 240 and Stevens Drive.
- **CPA2018-103:** Filed by Brad & Thera Rew (HJBT Properties) to change the land use designation on approximately 1.99 acres from Developed Open Space to Medium-Density Residential. The property is located at the SW corner of the Clubhouse Lane and River Valley Drive intersection within the Horn Rapids Golf Community (northern portion of the existing parking lot for the Horn Rapids Golf Course).
- **CPA2018-104:** City of Richland FD – Filed by the Richland Fire Department in order to amend Capital Facilities Goal 12 (Relabel current Policy 3 to Policy 4 and add a new Policy 3).
- **CPA2019-101 & Z2019-101:** Filed by the Bethel Church to change the land use designation on approximately 10 acres from Low-Density Residential to High Density Residential and change the zoning district from Low-Density Residential R-1-12 to High Density Residential R-3. The property is located north of Shockley Road immediately west of the existing Bethel Church.
- **CPA2019-102 & Z2019-102:** Filed by Northstone Richland, LLC to change the land use designation from Low Density Residential to Medium Density Residential and change the zoning district from Low Density Residential R-1-10 and Medium Density Residential R-2 to Medium Density Residential R-2S. The property is located within an undeveloped area of Horn Rapids west of the 4th Hole Fairway.
- **CPA2019-103 & Z2019-103:** Filed by Tim Bush to change the land use designation on approximately 1.8 acres from Developed Open Space to High Density Residential and change the zoning district from Parks & Public Facilities (PPF) to Multiple Family Residential R-3. The property is located north of Duportail Street immediately east of 412 Thayer Drive.
- **CPA2019-104 & Z2019-104:** Filed by Tim Bush, Lot 4 to change the land use designation on approximately 2 acres from Developed Open Space to Commercial and change the zoning district from Parks & Public Facilities to

Retail Business C-2. The property is located south of Lawless Drive immediately west of Fred Meyer.

- **CPA2019-104 & Z2019-105:** Filed by the City of Richland to change land use designations and zoning districts on portions of city owned properties located at Leslie Grove Park, Howard Amon Park, Amon Preserve and W.E. Johnson Park.

Environmental Review: The proposals are subject to environmental review. The City of Richland is lead agency for the proposal under the State Environmental Policy Act (SEPA) and has reviewed the proposed projects for probable adverse environmental impacts and expects to issue a determination of non-significance (DNS) for these amendments. The optional DNS process in WAC 197-11-355 is being used. This may be your only opportunity to comment on the environmental impacts of the proposed amendments. The environmental checklists and related file information are available to the public and can be viewed at www.ci.richland.wa.us/departments/community-development-services/planning/pending-land-use-actions .

Any person desiring to express their views or to be notified of any decisions pertaining to any of these amendment requests should notify Mike Stevens, Planning Manager, 625 Swift Boulevard, Richland, WA 99352. Comments may also be emailed to mstevens@ci.richland.wa.us. Written comments should be received no later than 5:00 p.m. on Wednesday, June 19, 2019 to be incorporated into the staff report. Comments received after that date will be entered into the record at the hearing. The requested amendment materials are available to the public and can be viewed at www.ci.richland.wa.us . The staff report and recommendation will be available on the city's website beginning Friday, June 21, 2019. All interested persons are invited to attend and give testimony at the public hearing.

CITY OF RICHLAND
NOTICE OF PUBLIC HEARING AND OPTIONAL DNS FOR THE
2018-2019 CITY OF RICHLAND ANNUAL COMPREHENSIVE
PLAN AND DEVELOPMENT REGULATIONS UPDATE

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- **CPA2018-104:** City of Richland FD – Filed by the Richland Fire Department in order to amend Capital Facilities Goal 12 (Relabel current Policy 3 to Policy 4 and add a new Policy 3).
- **CPA2019-101 & Z2019-101:** Filed by the Bethel Church to change the land use designation on approximately 10 acres from Low-Density Residential to High Density Residential and change the zoning district from Low-Density Residential R-1-12 to High Density Residential R-3. The property is located north of Shockley Road immediately west of the existing Bethel Church.
- **CPA2019-102 & Z2019-102:** Filed by Northstone Richland, LLC to change the land use designation from Low Density Residential to Medium Density Residential and change the zoning district from Low Density Residential R-1-10 and Medium Density Residential R-2 to Medium Density Residential R-2S. The property is located within an undeveloped area of Horn Rapids west of the 4th Hole Fairway.
- **CPA2019-103 & Z2019-103:** Filed by Tim Bush to change the land use designation on approximately 1.8 acres from Developed Open Space to High Density Residential and change the zoning district from Parks & Public Facilities (PPF) to Multiple Family Residential R-3. The property is located north of Duportail Street immediately east of 412 Thayer Drive.
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Retail Business C-2. The property is located south of Lawless Drive immediately west of Fred Meyer.

- **CPA2019-104 & Z2019-105:** Filed by the City of Richland to change land use designations and zoning districts on portions of city owned properties located at Leslie Grove Park, Howard Amon Park, Amon Preserve and W.E. Johnson Park.

Environmental Review: The proposals are subject to environmental review. The City of Richland is lead agency for the proposal under the State Environmental Policy Act (SEPA) and has reviewed the proposed projects for probable adverse environmental impacts and expects to issue a determination of non-significance (DNS) for these amendments. The optional DNS process in WAC 197-11-355 is being used. This may be your only opportunity to comment on the environmental impacts of the proposed amendments. The environmental checklists and related file information are available to the public and can be viewed at www.ci.richland.wa.us/departments/community-development-services/planning/pending-land-use-actions .

Any person desiring to express their views or to be notified of any decisions pertaining to any of these amendment requests should notify Mike Stevens, Planning Manager, 625 Swift Boulevard, Richland, WA 99352. Comments may also be emailed to mstevens@ci.richland.wa.us. Written comments should be received no later than 5:00 p.m. on Wednesday, June 19, 2019 to be incorporated into the staff report. Comments received after that date will be entered into the record at the hearing. The requested amendment materials are available to the public and can be viewed at www.ci.richland.wa.us . The staff report and recommendation will be available on the city's website beginning Friday, June 21, 2019. All interested persons are invited to attend and give testimony at the public hearing.

City of Richland 2018-2019 Comprehensive Plan Policy and Map, and Code Amendments



**Attachment C:
SEPA Determination of Non-Significance**



File No. EA2019-116

CITY OF RICHLAND
Determination of Non-Significance

Description of Proposal: 2018-2019 City of Richland Comprehensive Plan Policy and Map, and Code Amendments.

Proponent: City of Richland

Location of Proposal: City of Richland: Comprehensive Plan Land Use Map and Text Amendments and associated Area-Wide Rezone.

- **CPA2018-102 & Z2018-105:** Filed by the Richland Fire Department to change the land use designation on approximately 2 acres from undetermined/undesignated to Parks & Public Facilities (Parks & Public Facilities Zoning District) on property located at the intersection of SR 240 and Stevens Drive.
- **CPA2018-103:** Filed by Brad & Thera Rew (HJBT Properties) to change the land use designation on approximately 1.99 acres from Developed Open Space to Medium-Density Residential. The property is located at the SW corner of the Clubhouse Lane and River Valley Drive intersection within the Horn Rapids Golf Community (northern portion of the existing parking lot for the Horn Rapids Golf Course).
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- **CPA2019-102 & Z2019-102:** Filed by Northstone Richland, LLC to change the land use designation from Low Density Residential to Medium Density Residential and change the zoning district from Low Density Residential R-1-10 and Medium Density Residential R-2 to Medium Density Residential R-2S. The property is located within an undeveloped area of Horn Rapids west of the 4th Hole Fairway.
- **CPA2019-103 & Z2019-103:** Filed by Tim Bush to change the land use designation on approximately 1.8 acres from Developed Open Space to High Density Residential and change the zoning district from Parks & Public Facilities (PPF) to Multiple Family Residential R-3. The property is located north of Dupertail Street immediately east of 412 Thayer Drive.
- **CPA2019-104 & Z2019-104:** Filed by Tim Bush, Lot 4 to change the land use designation on approximately 2 acres from Developed Open Space to

Commercial and change the zoning district from Parks & Public Facilities to Retail Business C-2. The property is located south of Lawless Drive immediately west of Fred Meyer.

- **CPA2019-104 & Z2019-105:** Filed by the City of Richland to change land use designations and zoning districts on portions of city owned properties located at Leslie Grove Park, Howard Amon Park, Amon Preserve and W.E. Johnson Park.

Lead Agency: City of Richland

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

() There is no comment for the DNS.

() This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for fourteen days from the date of issuance.

(X) This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

Responsible Official: Mike Stevens

Position/Title: Planning Manager

Address: 625 Swift Blvd., MS #35, Richland, WA 99352

Date: June 21, 2019

Signature _____

City of Richland 2018-2019 Comprehensive Plan Policy and Map, and Code Amendments



Attachment D: 2018-2019 Docket

1. File No. 2018-03 (Brad Rew – Horn Rapids Golf Course)
2. File No. 2019-101 (Bethel Church)
3. File No. 2019-102 (North Stone Richland, LLC)
4. File No. 2019-103 (Tim Bush, Lot 2)
5. File No. 2019-104 (Tim Bush, Lot 4)
6. File No. 2018-102 (Richland Fire Dept.)
7. File No. 2019-105 (City of Richland Development Services)
8. File No. 2018-104 (Richland Fire Department Text Amendment)

City of Richland 2018-2019 Comprehensive Plan Policy and Map, and Code Amendments



**Attachment E:
Agency/Public Remarks and Comments**

Stevens, Mike

From: Rebecca Hiles <rhiles@kid.org>
Sent: Tuesday, June 11, 2019 3:27 PM
To: Stevens, Mike
Subject: RE: City of Richland 2018-2019 Annual Comprehensive Plan and Development Regulations Amendments

Mike,

KID has no comments on any of these amendments.

Rebecca S. Hiles, E.I.T.
Staff Engineer

Kennewick Irrigation District
2015 S. Ely Street
Kennewick, WA 99337
[509-460-5442](tel:509-460-5442) [Direct Line]
[509-586-6012](tel:509-586-6012) ext. 138 [Business Line]
[509-586-9111](tel:509-586-9111) [Customer Service]
<mailto:rhiles@kid.org>



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From: Stevens, Mike <mstevens@CI.RICHLAND.WA.US>
Sent: Wednesday, June 5, 2019 11:29 AM
To: Aaron Lambert <alambert@westrichland.org>; Buechler, Ken <KBuechler@CI.RICHLAND.WA.US>; Lopez, Brandin <blopez@CI.RICHLAND.WA.US>; Somers, Cindi <CSomers@CI.RICHLAND.WA.US>; Penwell, Dan <DPenwell@CI.RICHLAND.WA.US>; gonsetp@wsdot.wa.gov; Husa, Ivar <ihusa@CI.RICHLAND.WA.US>; Rebecca Hiles <rhiles@kid.org>; Reathaford, Jason <JReathaford@CI.RICHLAND.WA.US>; rittemwr@dfw.wa.gov; richard.krasner@rsd.edu; robin.priddy@bentoncleanair.org; sepaunit@ecy.wa.gov; separegister@ecy.wa.gov; segregations@co.benton.wa.us; Husa, Ivar <ihusa@CI.RICHLAND.WA.US>; USPS Ina N. Beutler <ina.n.beutler@usps.gov>; Reathaford, Jason <JReathaford@CI.RICHLAND.WA.US>; Schiessl, Joe <JSchiessl@CI.RICHLAND.WA.US>; Boring, Michael <MBoring@CI.RICHLAND.WA.US>; Penwell, Dan <DPenwell@CI.RICHLAND.WA.US>; Rebecca Hiles <rhiles@kid.org>; rittemwr@dfw.wa.gov; richard.krasner@rsd.edu; Seth Defoe <SDefoe@kid.org>; West, Julie <jwest@ci.richland.wa.us>; bmid@pocketinet.com; rickd@bfhd.wa.gov; dxrodgers@bpa.gov; carrie.thompson@bnsf.com; william.simpson@commerce.wa.gov; reviewteam@commerce.wa.gov; sepa@dahp.wa.gov; darrick@basindisposal.com; Jason McShane



Department of Energy

Bonneville Power Administration
2211 North Commercial Avenue
Pasco, WA 99301

TRANSMISSION SERVICES

June 17, 2019

In reply refer to: City of Richland 2018-2019 Annual Comprehensive Plan and
Development Regulations Amendments
Located in Benton County, Washington

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

Dear Mike:

Bonneville Power Administration (BPA) has had the opportunity to review City of Richland 2018-2019 Annual Comprehensive Plan and Development Regulations Amendments. Proposals CPA2018-102-Z2018-105, CPA2018-103, CPA2018-104, CPA2019-101 – Z2019-101, CPA2019-102 – Z2019-102, CPA2019-103 – Z2019-103, and CPA2019-104 – Z2019-104 are for area wide rezoning. The properties are located in Richland, WA.

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

Thank you for the opportunity to review this application. 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 by email at mjdeklyen@bpa.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike DeKlyen", is written over a horizontal line.

Mike DeKlyen
BPA Field Realty Specialist

Stevens, Mike

From: Jeremy Brandstetter <jbrandstetter@gmail.com>
Sent: Monday, June 17, 2019 4:23 PM
To: Stevens, Mike
Subject: Comment for CPA2018-103: Filed by Brad & Thera Rew (HJBT Properties)

Mr Mike Stevens -

As an existing resident of Horn Rapids I welcome new families into our neighborhood however there is one glaring omission with the proposed action. The Horn Rapids community relies on homeowner dues to facilitate use and maintenance of the fountains/ponds/common areas/playgrounds/etc. As these new homes will be utilizing these facilities, and are for all practical purposes located within the neighborhood and thus cannot be prevent them from using them, it is only right to contractually require membership into the Horn Rapids Homeowners Association and pay their fair share of dues.

Sincerely,

Jeremy Brandstetter
Monarch Lane

Stevens, Mike

From: 3035bei@gmail.com
Sent: Wednesday, June 19, 2019 12:07 PM
To: Stevens, Mike
Cc: 3035bei@gmail.com
Subject: CPA2018-103

Grammatical corrections.

Action on subject comprehensive plan amendment application should be deferred until after conditional use approval of what is described as phase 3 on Exhibit A Future Plans Map and Timeline. It appears that it will be a challenge to fit Phase 3 facilities into the available space.

The 1.99 acres that are proposed for approval include specific facilities that are needed for a functional golf course. Removal of these facilities from an approved plan without first obtaining conditional use approval of an alternate plan is potentially hazardous to golf course viability. I am primarily concerned about adequate parking lot space.

Paragraph 3b describes the condition of the property as follows “currently, the townhome site is an eyesore; it consist of a rundown parking lot and under manicured/maintained land.” This description fits what has been described on the development plan as Phases 1 and 2, however it seriously misrepresents what is included in the 1.99 acres which appear to be in Phase 4. Exhibit H does a much better job of explaining what is included in the 1.99 acres. This includes a paved parking lot with curbs and gutters and what is probably described as native landscaping within the parking lot. The 1.99 acres also includes the golf cart garage and outside parking for golf carts and appears to interfere with the route for golf carts from the River Valley Drive entrance into the golf course area. In addition it decreases the size of the golf course by extending into the turf area of the golf course up to the east side of a golf cart path.

My recommendation on approval of this application is that it be deferred until there is conditional use approval for the golf cart garage, the exterior area for golf cart parking, an adequately sized new parking lot, and access to the golf course from The path alone River Valley Drive.

My interpretation of the restrictive covenant is more strict and I would not approve destruction of golf course landscaping for townhomes.

Thank you for your consideration. I am not familiar with the details of your land-use planning system and if there's anything in my recommendation that does not fit the Richland system please disregard them.

Eldon R. Johansen
2390 Delle Celle Drive
Richland, WA 99354
509-420-4083



**Washington State
Department of Transportation**

South Central Region
2809 Rudkin Road
Union Gap, WA 98903-1648
509-577-1600 / FAX: 509-577-1603
TTY: 1-800-833-6388
www.wsdot.wa.gov

June 17, 2019

City of Richland
Development Services Department, Planning Division
625 Swift Boulevard
Richland, WA 99352

Attention: Mike Stevens, Planning Manager

Subject: CPA Bethel Church
I-182 at Shockley Road

We have reviewed the proposed comprehensive plan and zoning amendment application and have the following comments.

- The subject property is not adjacent to but is less than one mile from Interstate 182 (I-182), which is a fully-controlled limited access facility with a posted speed limit of 70 miles per hour.
- I-182 is an existing facility and the proponent will be generating more noise-sensitive land uses. The proponent and future residents should be aware that they are proposing residential development in an area with traffic noise. They should also expect that traffic noise may continue to grow into the future, and, as an essential public facility, I-182 may need to be expanded to accommodate future traffic growth. It is the developers' responsibility to dampen or deflect any traffic noise for this development.
- If approved, the proposed plan map changes will result in increased residential uses and increased traffic. We recommend that the City require that a traffic impact analysis (TIA) be done for future development proposals by a licensed traffic engineer at the proponent's expense. The TIA should be submitted to the City and WSDOT for review and comment. We request the TIA analyze the impacts to the I-182/Queensgate interchange.

Thank you for the opportunity to review and comment on these proposals. If you have any questions regarding our comment, please contact John Gruber at (509) 577-1636.

Sincerely,

Paul Gonseth, P.E.
Planning Engineer

PG: jg/df
cc: SR 240, 2019-5
Kara Shute, Area 3 Maintenance Superintendent

Stevens, Mike

From: Dolly Ammann <carolynewammann@gmail.com>
Sent: Saturday, June 15, 2019 7:45 AM
To: Stevens, Mike
Subject: Proposed zoning change - Bethel Church submission

Dear Mr. Stevens,

Reference CPA2019-101 & Z2019-101 filed by the Bethel Church.

As residents living in close proximity to the proposed zoning change who would negatively be impacted, my husband and I are strongly opposed to this proposed zoning change. We purchased our home in a quite residential neighborhood of single family homes. We expected our home to maintain its value or increase in value. We do not want to see a change in the character of our neighborhood with this proposed zoning change to high density. WE are concerned about our property value. The addition of appointments on Shockley Road would greatly increase the traffic flow on Shockley. We already have excess traffic from the Bethel Church on Sundays.

We strongly oppose this proposed zoning change!!!

Lt. Col. Dolly Ammann (USAF Ret.)

1215 Cameo Drive
Richland, WA 993562
509-420-4712
Cell 509-392-1103
carolynewammann@gmail.com

Stevens, Mike

From: Linda Edwards <plapper@frontier.com>
Sent: Wednesday, June 19, 2019 4:32 PM
To: Stevens, Mike
Cc: 'Marjorie Kaspar'; 'Matthew Gebarowski'; 'Rob & Shelly Colley'; 'Alicia Cullison'
Subject: Proposed Land Use Change - CPA2019-101 and Z2019-101 - Bethel Church

Mike Stevens,

The Board of Directors of Badger Mountain Village Homeowners Association opposes the proposed land use changes requested by Bethel Church.

We are also asking to be notified of any decisions pertaining to these amendment requests.

The reasons why we oppose this application are:

Loss of Property Values

We believe that this land use change will decrease property values. The more crowded our streets and sidewalks become, the less people will want to buy in BMV. They will buy homes further out to obtain the residential atmosphere that the zoning and land use designations promised when they bought. With two other developments in construction, we have not yet felt the full traffic impact to date. We believe that further high density development has been approved but not measured.

No "Safe Route to School"

Badger Mountain Village is comprised of 158 homes whose street perimeters are Westcliffe Blvd. and Gala Way. The Orchard School (on Gala Way) is where any child living in the high density, multi-family structures built on the 10 acres west of Bethel Church would attend. The most likely safe route for walking from Bethel to Orchard School:

Shockley Road east along a two-lane, double parked street;

Fuji Way south cutting through Applewood Estates;

Westcliffe Blvd. east – a 40 mile an hour arterial with heavy morning and afternoon traffic going 40 miles per hour;

South on Gala Way to the Orchard School.

This route would entail three (3) cross walks across three very busy streets. Today, there is only one cross walk. The privacy wall at Fuji Way and Westcliffe hides the children from being seen by oncoming traffic on Westcliffe Blvd.

Either walking or being driven to the Orchard School would involve sharing the residential streets with lots and lots of construction trucks going at high speed up and down the hilly Westcliffe Blvd. The speed limit on Westcliffe Blvd. has never been adequately monitored for

such a volatile mix of children, diesel trucks carrying construction equipment, and more auto traffic.

Inadequate Traffic Infrastructure

We believe that the streets in our South Richland neighborhoods are inadequate for the existing traffic without adding an additional 435+ trips per day. The right hand turn from Keene Blvd. onto Shockley is quite inadequate in approach to the traffic signal and once you turn the corner onto Shockley, the two-lane road suddenly turns into three (3) lanes (the very short and narrow center lane for turning left onto Fuji Way). Adding more traffic to these roads does not make sense to us without some traffic design changes.

Weekly Bethel Church has 30 soccer games every Saturday. The family parking overflows onto Applewood Estates streets. The parking from the soccer games uses all of Bethel's parking lot and both sides of Shockley Road and overflows onto the Applewood streets, including the cross streets, as well. Does Bethel propose using private police to keep Shockley open? We oppose any plan that brings more traffic and parking problems without resolving the problems that we have on Shockley Road and surrounding streets.

We want to thank you for allowing our comments and views to be heard and look forward to attending the Richland Planning Commission's public meeting on June 26th.

Sincerely,

L. Edwards

Linda Edwards, President

On Behalf of BMV HOA Board of Directors



Applewood Estates

Homeowner Association

1815 Jadwin Avenue
PO Box 2015
Richland, WA 99352-2015
Web Site – applewoodestateshoa.com

June 16, 2019

Mr. Mike Stevens
City of Richland Planning Manager
625 Swift Boulevard
Richland, WA 99352

Mr. Stevens,

The Applewood Estates Homeowners Association Board of Directors is submitting the following comments regarding proposed amendments CPA2019-101 and Z2019-101 to the City's comprehensive plan and zoning ordinance.

The Board represents more than 200 property owners impacted by any change to existing land use designations for the two parcels on Shockley Road. This proposal would increase traffic without adding compensatory measures.

Applewood Estates currently experiences "pass through" traffic from the Westcliffe and developments along Gala Way. We believe traffic count in our neighborhood will increase with the development of Jolianna Heights. Permitting multi-family housing on the two subject parcels will also increase "pass through" traffic to access Orchard Elementary.

The board would appreciate the opportunity to discuss with the city any compensatory measures to reduce the volume and speed of traffic through our neighborhood.

Lastly, the Board questions the future impact of this proposed land use change. We recognize the current owners are pursuing this change prior to selling the property. We appreciate the current owner's desire to not allow future apartments on the property. However, as the Association and City have experienced with Badger Mountain Village, current predictions and desires for future use are not reliable.

Therefore, the Board opposes this proposed land use change. The Board will continue to engage with the City on this issue and will encourage our residents to do so, too.

Sincerely,

Tony Valdez, President

Applewood Estates Homeowners Association & Board of Directors
(509) 430-1872

CC Bethel Church
The Vineyards HOA

Stevens, Mike

From: cog101@earthlink.net
Sent: Wednesday, June 19, 2019 2:33 PM
To: Stevens, Mike
Subject: Land Use Change Bethel Church

Dear Mr. Stevens,

I am the president of the Sundance Ridge Homeowners Association. Thank you for taking the time to talk to me this morning. I am writing you concerning the request for zoning change related to some of the Bethel Church property. Sundance Ridge is near, but not adjacent to Bethel Church and its property, but changes affecting the Bethel property can impact our residents. We understand that Bethel is planning to sell approximately 10 acres of its property adjacent to their church campus, and has requested a change in zoning from R-1, single family residential, to R-3 multi-family residential. I understand they are also offering to initiate a development agreement to limit the R-3 rezoning to exclude certain land uses: i.e., apartments, dormitories, fraternities and sororities, manufactured home parks and recreational vehicle parks.

The Sundance Ridge HOA opposes the change from R-1 to R-3, but with the above conditional agreement in place, we will not oppose the change to R-3, even though we still have reservations about the increased traffic that may result from this zoning change.

We look forward to following this project as it unfolds in our community.

Carl Gustafson, President
Sundance Ridge HOA



The Vineyards Homeowners Association
P.O. Box 1903
Richland WA 99352

June 18, 2019,

Mike Stevens
City of Richland Planning Manager
625 Swift Blvd.
Richland WA 99352

Dear Mr. Stevens,

On behalf of The Vineyards Homeowners Association Board of Directors, we are submitting the following comments regarding proposed amendments CPA2019-101 and Z2019-101 to the City's comprehensive plan and zoning ordinance.

Our Board represents property owners who will be greatly affected by any change to existing land use designations for the two parcels on Shockley Road.

Together with our neighbors, Applewood Estates, we are already experiencing significant traffic growth from development along Westcliffe and Gala Way, from access to Orchard Elementary, as well as the coming development of Jolianna Heights. The current proposal that permits multi-family housing along Shockley would ultimately increase traffic along our residential streets without compensatory measures.

As our community, Applewood Estates, and City have experienced with Badger Mountain Village, current predictions and desires for future use are not reliable. Therefore, The Vineyards Board opposes this proposed land use change. We will continue to engage with the City on this issue and will encourage our residents to do likewise.

Sincerely,

Mike Wasem, Vice President
Board of Directors
The Vineyards Homeowners Association
253-678-1282

cc: Applewood Estates HOA
The Vineyards Board and Homeowners

Stevens, Mike

From: Sharon Libby <libbybear@charter.net>
Sent: Sunday, June 16, 2019 2:20 PM
To: Stevens, Mike
Subject: Bethel Church Property

Dear Mike Stevens:

Regarding Bethel Church Property:

We do NOT want a bunch of apartments or more multi-family homes added off of Shockley. Those of us that live in Applewood Estates have enough problems now with traffic at the Shockley and Keene intersection.

Adding multi-housing complexes will undoubtedly add more vehicle traffic. If apartments are built it will affect our property value too.

On Sundays they already have police officers directing traffic because there are so many that attend Bethel Church.

I trust that this request will be denied. We sure hope so. Please keep us informed.

Blessings, Sharon and Rick Libby

1472 Chardonnay Drive, Richland, WA

Stevens, Mike

From: Stan and Valerie <svdouglas@charter.net>
Sent: Sunday, June 16, 2019 10:35 AM
To: Stevens, Mike
Subject: Bethel Church application for high density housing.

Dear Mr. Stevens,

I am sending this Email to express my objection for the proposed rezoning of the property owned by the Bethel Church bordered by Shockley and Keene roads for high density housing. I live at 1781 Sauvignon Ct. and already deal with the Bethel Church events such as youth soccer and other member events. During these events members completely ignore parking and sound limits. They park on both sides of Shockley and down Chardonnay.

Allowing high density housing on their property will increase traffic and compound parking issues on Shockley. And it will only increase more if the Jolianna Heights gets their ill-conceived road through at the exact same place. Why the Jolianna project ever got approved is beyond me, but that is another topic.

I moved into the Vineyards to avoid traffic issues and to own a property that would increase in value. This housing project will diminish the property values by encouraging denser housing in close proximity of this Richland community. It will increase the traffic and speeding on the 20 MPH Shockley road and create a parking problem. The zoning of this property should remain the same as the neighborhood, low density. It was zoned that way to prevent this kind of thing from happening.

Although the application claims the church wants to sell the property for future development, while precluding future apartments on the property, anyone with any experience owning property knows that that is meaningless. One can only look at this situation to see how you get zoning restrictions changed.

If the church wants to sell the property they can sell it as low-density property and let it be developed like the rest of the neighborhood and put single family homes there.

I encourage you to stop this proposal, keep the intended zoning and not make the mistake we made with terraced Jolianna heights.

Sincerely,

Stanford P. Douglas
1781 Sauvignon Court, Richland Wa.

509 737 1956

Stevens, Mike

From: Sunny Duncan <sunnyduncan1009@yahoo.com>
Sent: Sunday, June 16, 2019 8:30 AM
To: Stevens, Mike
Subject: Proposal for Bethel Church to put in multi-family housing

We are hearing that Bethel Church on Shockley is asking to put in multi-family dwellings on it's property. As a homeowner in the Vineyards, across the street from the church, I am asking you to deny their request. We already have so much traffic from the church during services and when they have their sports activities! It will bottleneck Shockley and Keene! We get so much noise from their loud speakers that we can hear them inside our house when our doors are closed! Thank you for considering our requests.

Eric and Sunny Pedersen
1750 Sauvignon CT
Richland, WA 99352
503-577-0290

June 13, 2019

City of Richland
Development Services Department, Planning Division
625 Swift Boulevard
Richland, WA 99352

Attention: Mike Stevens, Planning Manager

Subject: CPA2018-103 (HJBT Properties) and CPA 2019-102 (Northstone Richland LLC)
SR 240 at Horn Rapids Golf Course / Village Parkway / Kingsgate Way

We have reviewed the proposed comprehensive plan and zoning amendment applications and have the following comments.

- The subject properties are not adjacent to but are near State Route (SR) 240, a partially-controlled limited access facility with a posted speed limit of 55 miles per hour. WSDOT has acquired all access rights to the highway. Direct access is prohibited.
- The subject properties are located in a rapidly growing area along SR 240 that is experiencing increased vehicular traffic. Recent transportation planning efforts by WSDOT and local agencies with input from the general public, including area residents, identified congestion, delay in travel, noise associated with vehicle traffic, and safety issues on this section of the two-lane highway.
- SR 240 is an existing facility and the proponent will be generating more noise-sensitive land uses. The proponent and future residents should be aware that they are proposing residential development in an area with traffic noise. They should also expect that traffic noise may continue to grow into the future, and, as an essential public facility, SR 240 may need to be expanded to accommodate future traffic growth. It is the developers' responsibility to dampen or deflect any traffic noise for this development.
- If approved, the proposed plan map changes will result in increased residential uses and increased traffic. We recommend the City require that a traffic impact analysis (TIA) be done for future development proposals by a licensed traffic engineer at the proponents' expense. The TIA should be submitted to the City and WSDOT for review and comment. We request the TIA analyze the impacts to the capacity and level of service of SR 240 and also at its intersections with Village Parkway and Kingsgate Way.

Thank you for the opportunity to review and comment on these proposals. If you have any questions regarding our comment, please contact John Gruber at (509) 577-1636.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul Gonseth", with a stylized flourish at the end.

Paul Gonseth, P.E.
Planning Engineer

PG: jg/df

cc: SR 240, 2019-5
Kara Shute, Area 3 Maintenance Superintendent



**Washington State
Department of Transportation**

South Central Region
2809 Rudkin Road
Union Gap, WA 98903-1648
509-577-1600 / FAX: 509-577-1603
TTY: 1-800-833-6388
www.wsdot.wa.gov

June 13, 2019

City of Richland
Development Services Department, Planning Division
625 Swift Boulevard
Richland, WA 99352

Attention: Mike Stevens, Planning Manager

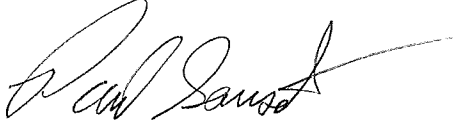
Subject: CPA2019-103 & CPA2019-104 – Tim Bush
Duportail Drive/Wellhouse Loop and SR 240 at Thayer Avenue/Lawless

We have reviewed the proposed comprehensive plan and zoning amendments from Developed Open Space to High Density Residential and Retail Business C-2, and have the following comments.

- The subject properties are adjacent to or near State Route (SR) 240, a partially-controlled limited access facility with a posted speed limit of 55 miles per hour. WSDOT has acquired all access rights to the highway. Direct access is prohibited.
- The subject properties, upon plan and zoning map change approval, will allow future development that will generate additional traffic than the current land uses. As developments are proposed on the properties, they will be subject to review for their impacts to the WSDOT system. Impacts that are determined to be significant will require mitigation, and it is anticipated that all costs will be borne by the development(s).
- The following comments apply to CPA2019-104:
 - This parcel is located near the Aaron Drive intersection with SR 240. This intersection and adjacent city streets are congested and have been identified as key areas for analysis and traffic flow improvements. Of particular concern to the department are the effects developments have on highway capacity, their proposed ingress and egress, retention and treatment of stormwater, outdoor lighting, noise sensitivity, and signage. This information is normally obtained through a Traffic Impact Analysis (TIA) performed by the developer.
 - This parcel abuts state operating right of way. For the safety and security of the state right of way, the proponent will need to construct a six-foot tall solid barrier fence (no gates) on their property. Typically, the right of way fence lies one foot inside of the right of way line and must not be altered or moved.

Thank you for the opportunity to review and comment on this proposal. If you have any questions regarding our comment, please contact John Gruber at (509) 577-1636.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul Gonseth", with a long horizontal flourish extending to the right.

Paul Gonseth, P.E.
Planning Engineer

PG: jg/df
cc: SR 240, 2019-4
Kara Shute, Area 3 Maintenance Superintendent

June 13, 2019

City of Richland
Development Services Department, Planning Division
625 Swift Boulevard
Richland, WA 99352

Attention: Mike Stevens, Planning Manager

Subject: CPA2018-102 & Z2018-105 – Richland Fire Department
SR 240 at Stevens Drive/Jadwin Avenue

We have reviewed the proposed comprehensive plan and zoning amendment. We support the proposal and have the following comments.

- The subject property is adjacent to State Route (SR) 240, a partially-controlled limited access facility with a posted speed limit of 55 miles per hour. WSDOT has acquired all access rights to the highway. Direct access is prohibited.
- WSDOT has participated in the review of using this site location for a new fire station, including effects to traffic flow on SR 240 and its intersection with Stevens Drive/Jadwin Avenue. WSDOT looks forward to the continued coordination with the City of Richland and the proponent regarding site development and access.

Thank you for the opportunity to review and comment on this proposal. If you have any questions regarding our comment, please contact John Gruber at (509) 577-1636.

Sincerely,



Paul Gonseth, P.E.
Planning Engineer

PG: jg/df

cc: SR 240, 2019-3
Kara Shute, Area 3 Maintenance Superintendent

Comments on City of Richland Zoning Map and Land Use Map amendments CPA2019-104 and Z2019-105 in Leslie Groves Park

1. Leslie Groves Park is a heavily used City of Richland asset. It's an asset with spiritual as well as physical dimensions. It contributes significantly to the quality of life in Richland. It is a drawing card attracting people to our area, and thus supports the region's flourishing. The inspiring Columbia River immediately adjacent is a key part of the park's attractiveness and value to the City and its citizens.
2. Two forms of recreation, walking and biking, are supported with paths running the length of the park. The walking path along the boundary of the proposed Comprehensive Plan and Zoning Amendments is heavily used year around even when impeded by snow.
3. The Comprehensive Plan for the section of the park north of Newcomer recognizes an integrated view of park activities with the majestic Columbia River as background; it is even directly accessible for water sports in two places. While current landscaping maintenance doesn't fully recognize and support this integration, the possibility is supported by the Land Use Map and Zoning Map.
4. To the extent that the park's visual connection to the river is cut off by the obscuring presence of uncontrolled foliage, Russian Olives, and noxious weeds, the quality of the riverside experience is significantly degraded; nevertheless, the Comprehensive Plan conveys a vision of the the park and the river as a purposeful whole.
5. The future development of the park south of Newcomer should begin with an *upgrading* of the walking and biking experience by opening the adjacent water view with minimal landscape maintenance. The proposed change in the Comprehensive Plan and Zoning reveals a fragmented perspective, one that doesn't recognize the integral role of the River and steps away from integration. It formalizes the intention of blocking the river connection with unmanaged foliage and plants.
6. Appropriate wildlife habitat needs to be balanced with the human values in the park vision, without unduly damaging either. This means some management for trees, plants, and ground cover, as well as selective support for wildlife. The cost of such management is less expensive than, for instance, lawn, but supports the needs of many users.

Conclusion:

The comprehensive plan and zoning alterations need to foster integration of Leslie Groves Park with the Columbia River, certainly not separate them. The proposed change represents a view emphasizing short term convenience; the need is for a vision that recognizes the unique potential contribution that the Columbia River makes to the park. The proposed changes do not foster the needed integration between the river and Leslie Groves Park. They turn away from vital future possibilities and should be rejected.



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 9/17/2019

Agenda Category: Items of Business

Core Focus Area 1 - Promote Financial Stability & Operational Effectiveness

Core Focus Area 2 - Manage & Maintain Infrastructure & Facilities

Core Focus Area 3 - Increase Economic Vitality

Subject:

Ordinance No. 39-19, Amending RMC Title 23: Zoning Regulations and the City's Official Zoning Map to Conform to the Updated 2017 Comprehensive Plan

Department:

Development Services

Ordinance/Resolution Number:

39-19

Document Type:

Ordinance

Recommended Motion:

Give first reading, by title only, to Ordinance No. 39-19, amending Title 23 of the Richland Municipal Code and the City's Official Zoning Map to reclassify certain properties in conformance with the updated 2017 Comprehensive Plan.

Summary:

Pursuant to RMC 19.20.050, both the Planning Commission and the City Council are required to conduct a public hearing for zoning code amendments.

The State of Washington's Growth Management Act (Chapter 36.70A RCW) requires that comprehensive plans be effectuated by zoning regulations. As a result, any time land use designations are changed, such as the ones proposed by the private party and City-initiated applications, the underlying zoning district(s) must be brought into conformance with the updated Comprehensive Plan of the City of Richland.

The Planning Commission conducted a public hearing on June 26, 2019 to solicit public comments regarding proposed Comprehensive Plan Map and area-wide Zoning Map changes. After receiving public comment, the Planning Commission voted on July 24, 2019 to recommend approval of the requested Zoning Map amendments to City Council.

Zoning Map changes must be made after approval of Comprehensive Plan Map changes in order to be consistent with the Growth Management Act as the underlying land use designation established by the Comprehensive Plan Map must be in place prior to amending a zoning classification.

The staff report prepared for the Planning Commission's public hearing is included as an attachment to the cover sheet supporting Ordinance No. 38-19 on tonight's agenda. Following Council action, staff will transmit a copy of the adopted amendment(s) to the State Department of Commerce as required by law, and file the ordinance with the Benton County Auditor.

Staff recommends approval of Ordinance No. 39-19 for first reading, by title only.

Fiscal Impact:

No direct impacts to the City's fiscal budget are anticipated as a result of these zoning map amendments. However, future tax revenue will be generated as each of the sites develop in conformance with the zoning regulations.

Attachments:

- I. Ordinance No. 39-19



When recorded, return to:
Richland City Clerk
625 Swift Boulevard, MS-05
Richland, WA 99352

ORDINANCE NO. 39-19

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 of Richland to change zoning on certain parcels or portions of parcels to conform to the updated Comprehensive Plan of the City of Richland.

WHEREAS, this area-wide rezone includes reclassifying all, or portions of, parcels as indicated in Section 1 herein and depicted in **Exhibit A**; and

WHEREAS, the Richland Development Services Department completed environmental review (SEPA) for the land use changes and issued a Threshold Determination of Non-Significance (DNS) on June 21, 2019, which was not appealed; and

WHEREAS, on April 16, 2019, Richland City Council held a Council workshop to review the 2018-2019 Comprehensive Plan Policies, Maps and Code Amendments Docket; and

WHEREAS, on May 21, 2019, Richland City Council passed Resolution No. 66-19 authorizing the 2018-2019 Comprehensive Plan Policies, Maps and Code Amendments Docket which included private and City-initiated amendments to the Comprehensive Plan of the City of Richland; and

WHEREAS, the Richland Planning Commission held a workshop on June 12, 2019 to review the 2018-2019 Comprehensive Plan Policies, Maps and Code Amendments Docket; and

WHEREAS, the Planning Commission held a duly advertised public hearing on June 26, 2019 and accepted all testimony from anyone wishing to speak for or against the proposed changes; and

WHEREAS, the Planning Commission continued the public hearing to July 24, 2019 in order to deliberate on the proposed changes prior to making a formal recommendation to Richland City Council; and

WHEREAS, on July 24, 2019, the Richland Planning Commission voted to accept staff's suggested findings, conclusions and recommendations on the proposed amendments as evidenced in the Planning Commission's adopted meeting minutes; and

WHEREAS, on September 17, 2019, Richland City Council held a public hearing to consider the proposed amendments and the recommendation of the Planning Commission. All testimony from anyone wishing to speak for or against the changes was accepted, after which Council deliberated on the proposed changes; and

WHEREAS, Richland City Council reviewed the application materials, staff report, and comments concerning the rezoning; and

WHEREAS, on September 17, 2019, Richland City Council voted to amend the City's Comprehensive Plan and change the land use designations for the associated parcels by approval of Ordinance No. 38-19 for first reading, by title only; and

WHEREAS, also on September 17, 2019, Richland City Council voted to approve the proposed area-wide rezone and accept the staff's recommended findings of fact, conclusions of law and recommendations by approval of Ordinance No. 39-19 for first reading, by title only; and

WHEREAS, Richland City Council finds the proposed amendments to be in compliance with the Comprehensive Plan of the City of Richland as amended by Ordinance No. 38-19 and area-wide rezone criteria of the Richland Municipal Code.

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

Section 1. Change in Zones. To implement the 2018-2019 amendments to the Comprehensive Plan of the City of Richland as adopted by Ordinance No. 38-19, the property listed below is rezoned as follows:

- Parcel No. 1-3408-100-0029-000 (2.05 acres) is rezoned from undesignated to Parks & Public Facilities as depicted in **Exhibit A**.
- Parcel Nos. 1-2298-300-0006-002 and 1-2298-300-0006-003 (approximately 10.25 acres) is rezoned from Low-Density Residential R-1-12 to High-Density Residential – R3 as depicted in **Exhibit A** and subject to a Property Use and

Development Agreement as set forth in **Exhibit B** and incorporated herein by reference.

- Parcel No. 1-2008-300-0009-010 (approximately 54.40 acres) is rezoned from Low-Density Residential R-1-10 and Medium-Density Residential R-2 to Medium Density Residential R-2S as depicted in **Exhibit A**.
- Parcel No. 1-1598-101-3592-002 (1.81 acres) is rezoned from Parks & Public Facilities (PPF) to High-Density Residential R-3 as depicted in **Exhibit A**.
- Parcel No. 1-1598-101-3592-004 (2.02 acres) is rezoned from Parks & Public Facilities (PPF) to Retail Business (C-2) as depicted in **Exhibit A**.
- A portion of Parcel No. 1-1198-102-0624-001 (lying in Leslie Groves Park) is rezoned from Parks & Public Facilities to Natural Open Space (NOS) as depicted in **Exhibit A**.
- Parcel No. 1-0188-300-0002-000 (Amon Preserve East) is rezoned from Low Density Residential R-1-10 to Natural Open Space (NOS) as depicted in **Exhibit A**.
- Parcel No. 1-3698-305-0009-001 (Amon Preserve North) is rezoned from Multiple Family Residential (R-3) to Natural Open Space (NOS) as depicted in **Exhibit A**.
- Portions of Parcel Nos. 1-0998-100-0004-000, 1-0998-100-0005-000, 1-0998-100-0006-000 and 1-0998-400-0004-000 (lying in W.E. Johnson Park) are rezoned from Parks & Public Facilities (PPF) to Natural Open Space (NOS) as depicted in **Exhibit A**.

Section 2. 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. 5, 7, 8, 12, 13, 16, 20 and 21, which are eight (8) maps in a series of maps constituting said Official Zoning Map, as shown on the attached **Exhibit A** and bearing the number and date of passage of this ordinance, and by this reference made a part of this ordinance and of the Official Zoning Map of the City.

Section 3. 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 4. The provisions of this ordinance are declared separate and severable. If any section, paragraph, subsection, clause or phrase of this ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portion of this ordinance.

Section 5. This ordinance shall take effect the day following its publication in the official newspaper of the City of Richland.

Section 6. The City Clerk and the codifiers of this ordinance are authorized to make necessary corrections to this ordinance, including but not limited to the correction of scrivener's errors/clerical errors, section numbering, references, or similar mistakes of form.

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:

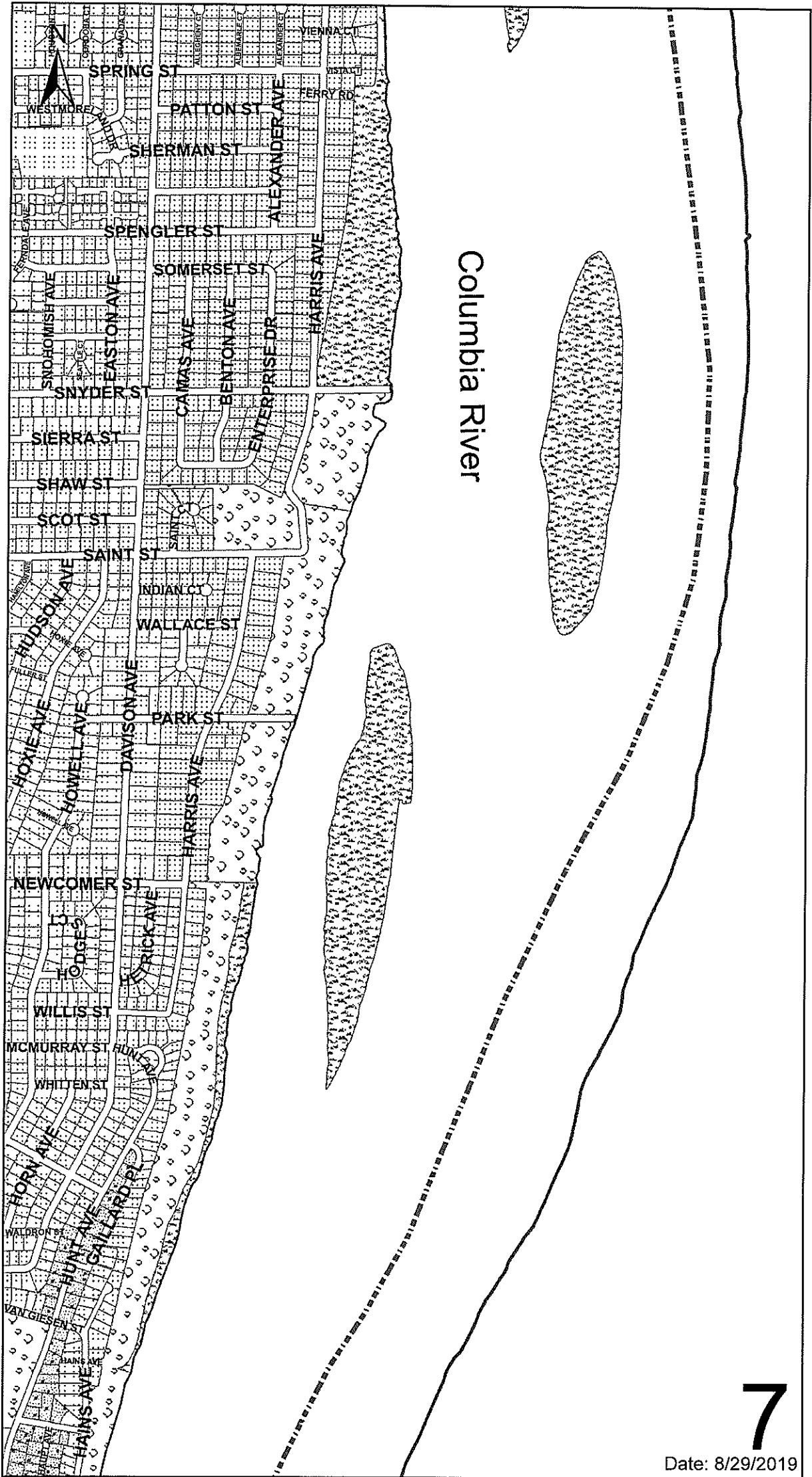
APPROVED AS TO FORM:

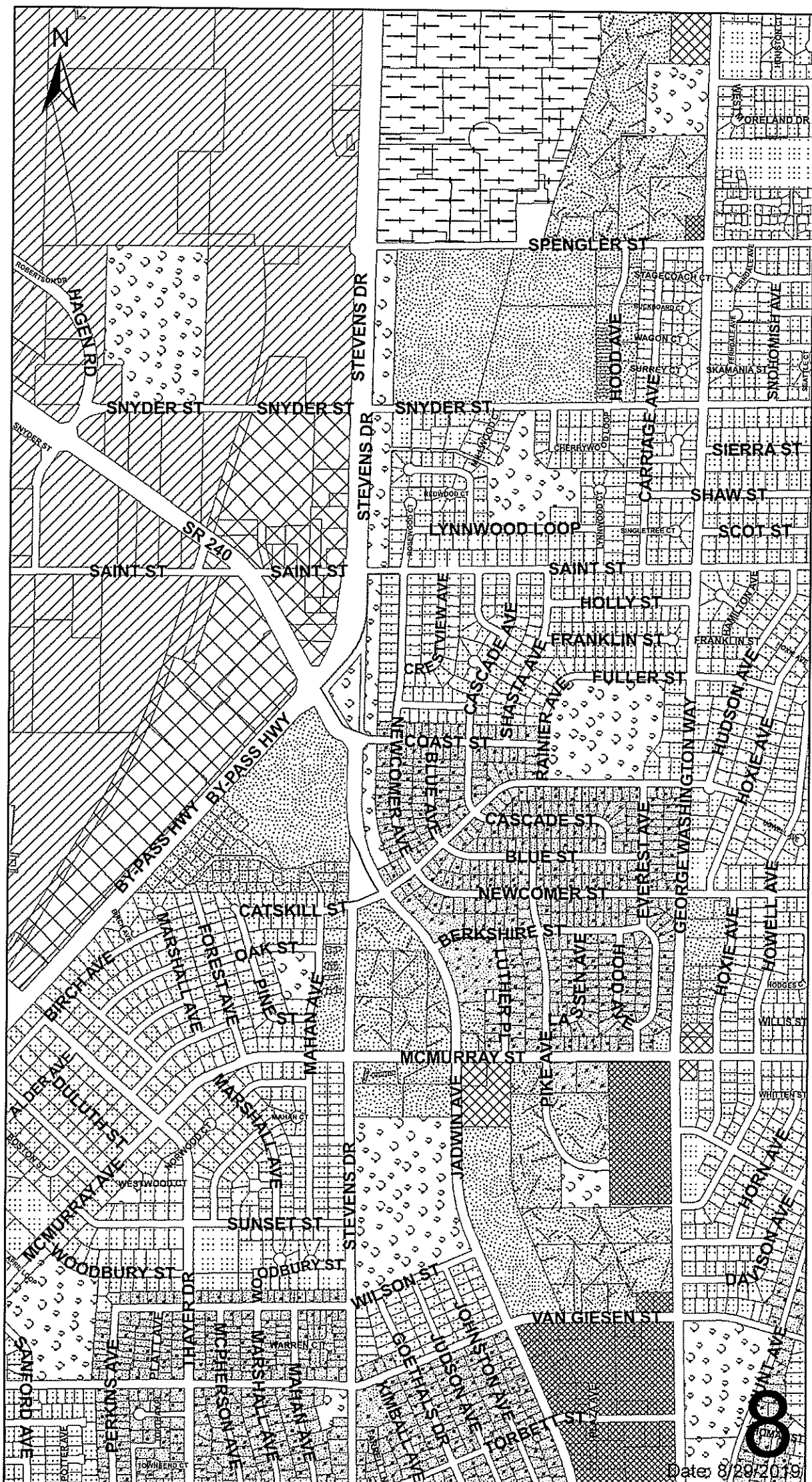
TONI FULTON, Acting Deputy City Clerk

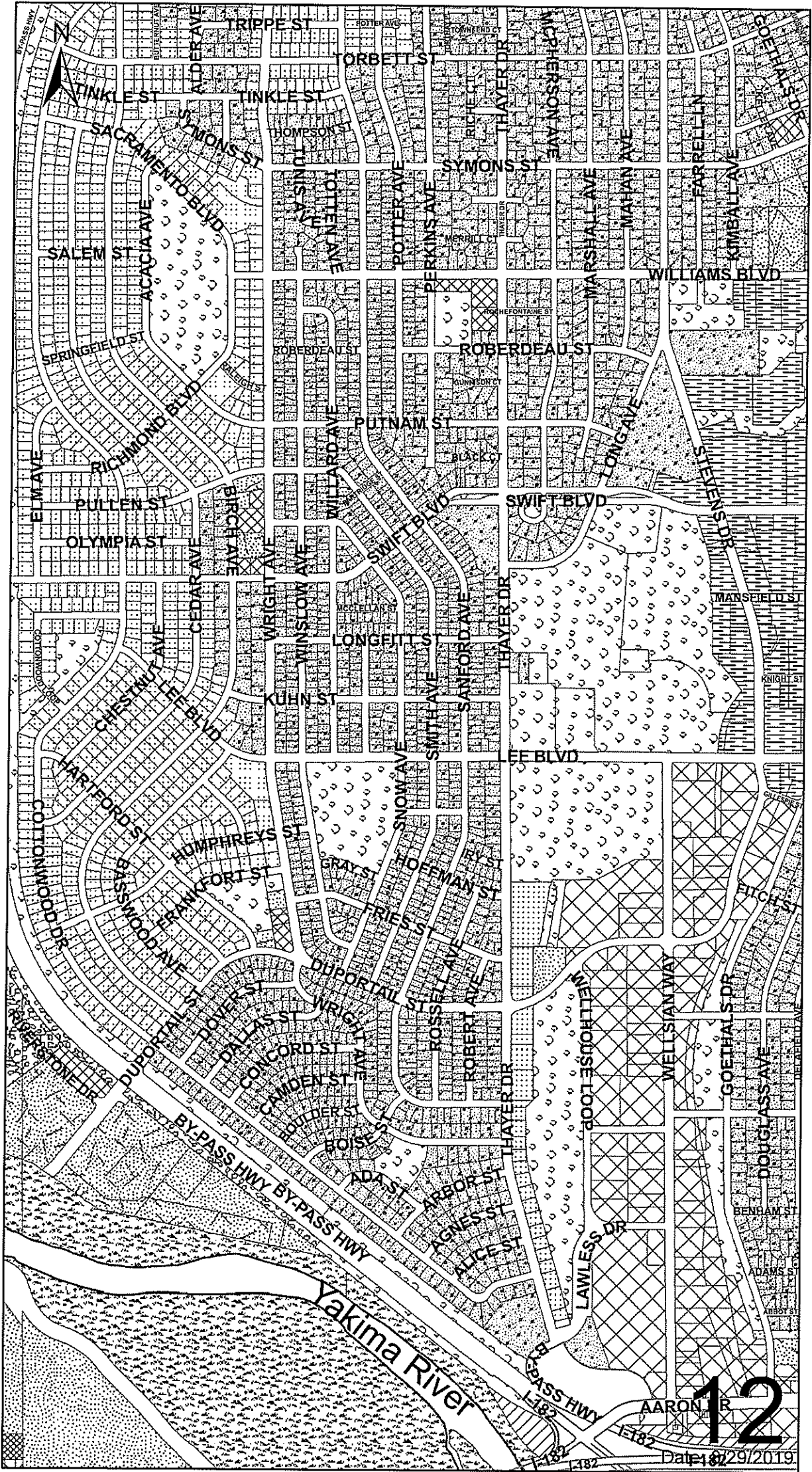
HEATHER KINTZLEY, City Attorney

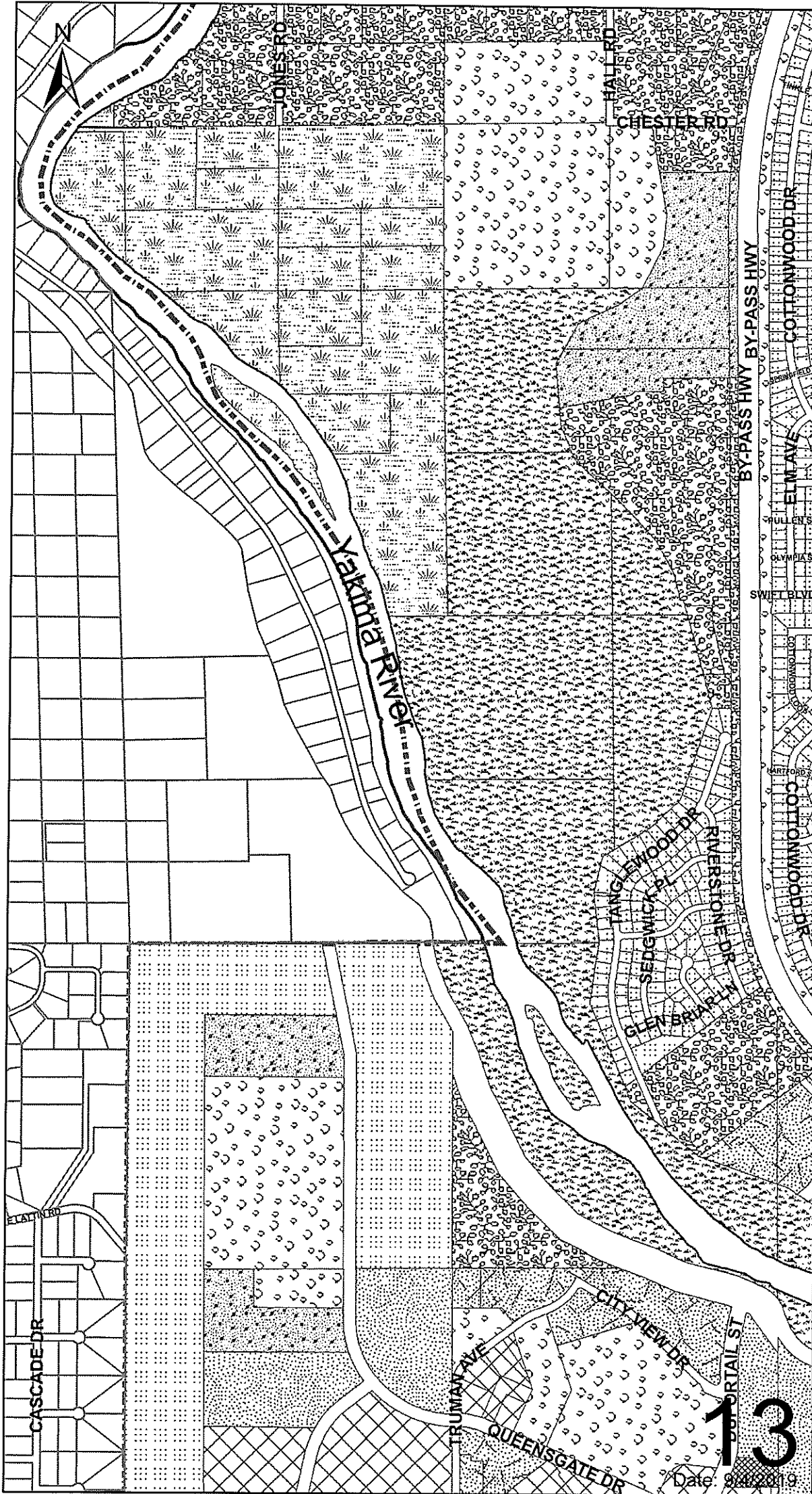
Date Published: _____

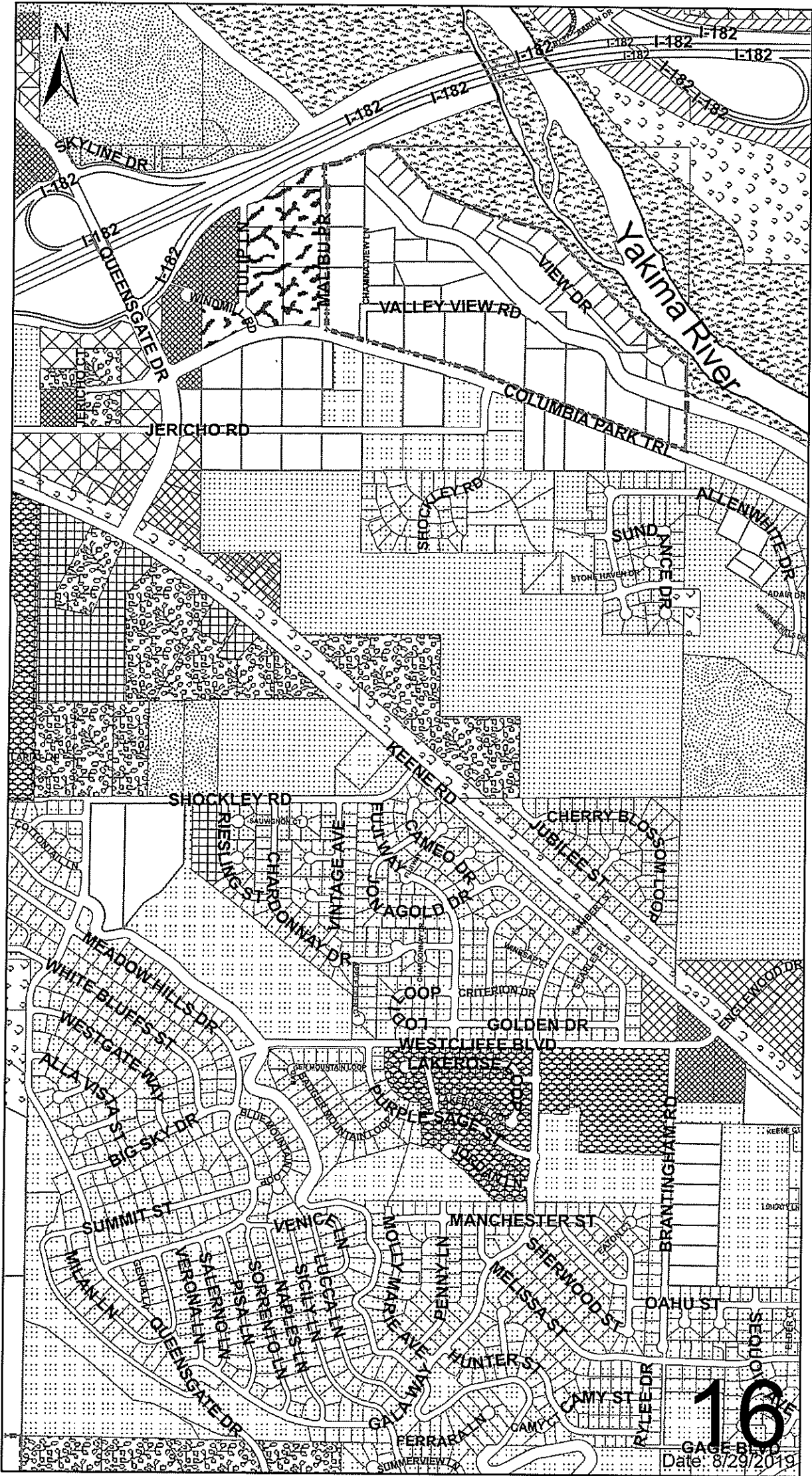


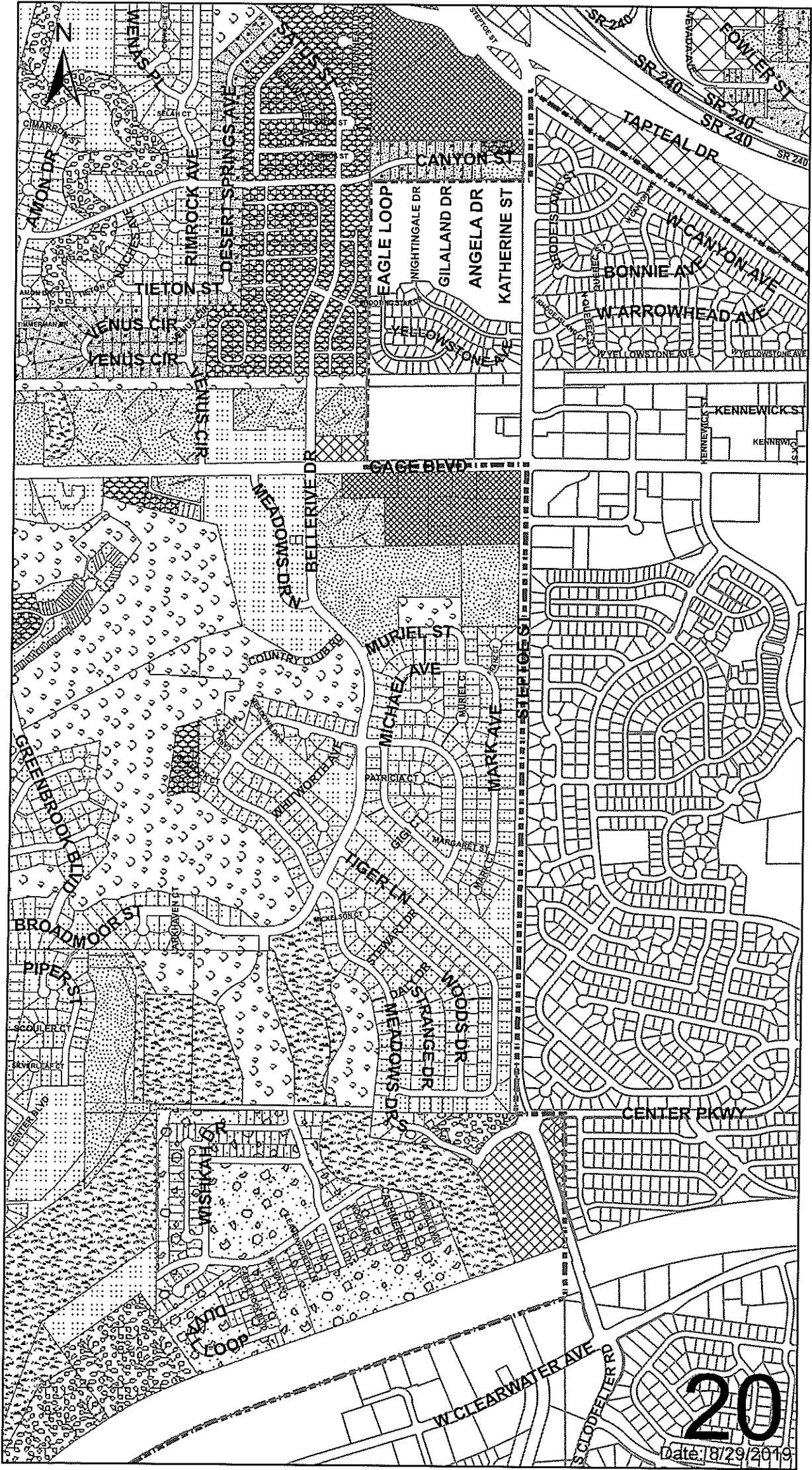


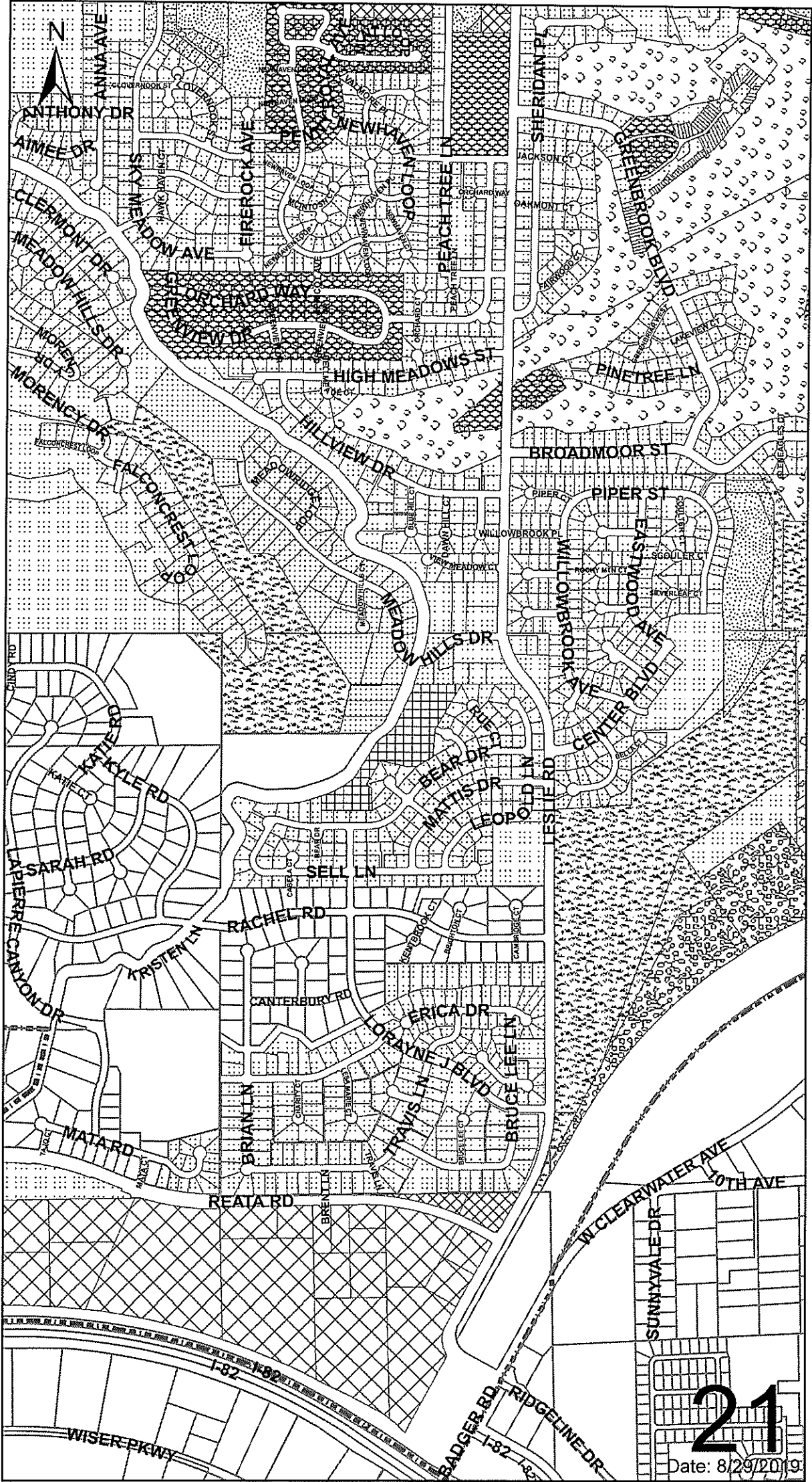












PROPERTY USE AND DEVELOPMENT AGREEMENT

THIS AGREEMENT is made and entered into this ____ day of _____, 2019, by and between the CITY OF RICHLAND, a Washington municipal corporation with service at 625 Swift Boulevard, Richland, WA, 99352 (hereinafter "City") and BETHEL CHURCH OF RICHLAND, WASHINGTON, a Washington non-profit corporation with service at 600 Shockley Road, Richland, WA, 99352 (hereinafter "Petitioner").

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

WHEREAS, the City of Richland is currently entertaining an application received from Petitioner for a change in the Comprehensive Plan of the City of Richland and a change in zoning on a 10.25-acre site, Benton County Tax Parcel Identification Nos. 1-2298-300-0006-002 and 1-2298-300-0006-003 located at the property address of 600 Shockley Road (the "Property") and more particularly described as:

Parcel A: the west 268.37 feet of the east 11131.63 feet of the portion of the west 2054.40 feet of the southwest $\frac{1}{4}$ of Section 22, lying south of the following description line: beginning at a point on the west line of said section distance 797.55 feet north of the southwest corner thereof, thence east parallel with the south line of said section 733 feet, thence easterly in a straight line to a point on the east line of said west 2054.40 feet which is 827.10 feet north of the south line of said section and the term of said description line; except the south 30 feet for roads (per Survey No. 960 1-21-85).

Parcel B: Portion of the southwest $\frac{1}{4}$ defined as follows: the west 284.02 feet of the east 845.31 feet of the portion of the west 2054.40 feet of the southwest $\frac{1}{4}$ of Section 22, lying south of the following description line: beginning at a point on the west line of said section distance 797.55 feet north of the southwest corner thereof thence east parallel with the south line of said section 22, 733 feet thence easterly in a straight line to a point of east line of said west 2054.40 feet which is 827.10 feet north of the south line of said section and term of said description line: except the south 30 feet thereof for roads (per Survey No. 960 1-21-85); and

WHEREAS, the City desires to ensure that the property is used only as articulated by Petitioner during the 2018-2019 Comprehensive Plan amendment process and as

articulated in this Agreement; and

WHEREAS, Petitioner agrees to utilize the property only as articulated in this Agreement in the event the requested change of zone is authorized by the City of Richland.

NOW THEREFORE, it is agreed between City and Petitioner that if the subject Property is rezoned from R-1-12 Single Family Residential to R-3 Multi-Family Residential, Petitioner, for itself and for and on behalf of its heirs, successors and assigns, covenants and agrees as follows:

1. Future development of the subject Property shall conform to the R-3 Multiple Family Residential Use District regulations as set forth in RMC 23.18 for Residential Zoning Districts and currently enacted or hereafter amended, except that the following uses are expressly prohibited:
 - a. Apartments;
 - b. Bed and Breakfast;
 - c. Day Care Center;
 - d. Dormitories, fraternities and sororities;
 - e. Dwelling, Two-Family Detached (duplex);
 - f. Manufactured home parks;
 - g. Recreational vehicle parks;
 - h. Schools.
2. No development within the subject Property shall exceed an overall density of ten (10) dwelling units per acre.
3. This Agreement shall be placed on record and the terms and conditions thereof shall be a covenant running with the land and included in each deed and real estate contract executed by Petitioner for itself and for and on behalf of its heirs, successors and assigns with respect to the subject Property or any part thereof. The City of Richland is deemed a beneficiary of this covenant without regard to whether it owns any land or interest therein in the locality of the subject Property and shall have the right to enforce this covenant in any court of competent jurisdiction.

[Signature Page to Follow]

IN WITNESS WHEREOF, the parties herein have hereunto set their hands the day and year first above written.

CITY OF RICHLAND

PETITIONER

Cynthia D. Reents
City Manager

Steven Wallace
Executive Pastor, Bethel Church

Approved as to Form:

Heather Kintzley
City Attorney