



Agenda
City Council Regular Meeting
Tuesday, October 1, 2019
City Hall Council Chambers | 625 Swift Boulevard

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

Agenda Item:

1. Executive Session Per RCW 42.30.110(1)(i)(ii): Discuss Current or Potential Litigation With Legal Counsel (20 minutes)
 - Heather Kintzley, City Attorney
2. 2020 Capital Improvement Plan (CIP) (5 minutes)
 - Cathleen Koch, Administrative 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. New Hire/Retirements (5 minutes)
 - Cathleen Koch, Administrative Services Director
5. Proclamation and Plaque Expressing Appreciation to Jeff Dagle for Service on the Utility Advisory Committee (5 minutes)
 - Robert Thompson, Mayor
6. Presentation of the 2020 City Manager's Proposed Budget (20 minutes)
 - Cindy Reents, City Manager

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

7. Proposed Amendment to the 2019 Budget to Increase Legal Fees - Ordinance No. 45-19
 - Heather Kintzley, City Attorney

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:

8. Approve the September 17, 2019 Council Meeting Minutes and the September 24, 2019 Council Workshop Meeting Minutes
 - Heather Kintzley, City Attorney

Ordinances - First Reading:

9. Ordinance No. 40-19, Amending Title 23 of the Richland Municipal Code to Prohibit Storage Containers in Residential Zones
 - Kerwin Jensen, Development Services Director
10. Ordinance No. 41-19, Amending Richland Municipal Code Section 15.24.050 related to Violations and Penalties applicable to RMC Title 15: Solid Waste
 - Heather Kintzley, City Attorney
11. Ordinance No. 42-19, Amending Chapter 16.10 of the Richland Municipal Code related to Violations and Penalties applicable to RMC Title 16: Stormwater
 - Heather Kintzley, City Attorney
12. Ordinance No. 43-19, Amending Richland Municipal Code Section 21.01.050 related to Violations and Penalties applicable to RMC Title 21: Building Code
 - Heather Kintzley, City Attorney
13. Ordinance No. 44-19, Amending Richland Municipal Code Section 23.70.270 related to Violations and Penalties applicable to RMC Title 23: Zoning Regulations
 - Heather Kintzley, City Attorney
14. Ordinance No. 45-19, Amending the 2019 Budget to Increase Legal Fees
 - Heather Kintzley, City Attorney
15. Ordinance No. 46-19, Amending Richland Municipal Code Section 13.06.400 regarding Monthly Ambulance Utility Service Fees
 - Tom Huntington, Fire & Emergency Services Director

Ordinances - Second Reading/Passage:

16. Ordinance No. 32-19, Vacating a Portion of Center Boulevard Right-of-Way
 - Pete Rogalsky, Public Works Director
17. 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
18. Ordinance No. 38-19, Adopting the 2018-2019 Comprehensive Plan Amendments into the existing 2017 Comprehensive Plan
 - Kerwin Jensen, Development Services Director
19. 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

Resolutions – Adoption:

20. Resolution No. 117-19, Authorizing a New Lease Agreement with Almond Asphalt, LLC
 - Kerwin Jensen, Development Services Director
21. Resolution No. 120-19, Authorizing an Award of Bid to Magnum Power, LLC for the Leslie Road Substation Feeders Extension
 - Clint Whitney, Energy Services Director
22. Resolution No. 121-19, Approving a Purchase and Sale Agreement with Aaron and Emily Sullivan for Two Acres in the Horn Rapids Business Center
 - Kerwin Jensen, Development Services Director
23. Resolution No. 122-19, Accepting an Assistance to Firefighters Grant from the Federal Emergency Management Agency
 - Tom Huntington, Fire & Emergency Services Director
24. Resolution No. 123-19, Accepting a SAFER Grant from the Federal Emergency Management Agency (FEMA)
 - Tom Huntington, Fire & Emergency Services Director
25. Resolution No. 124-19, Authorizing a Second Amendment to the Agreement with RH2 Engineering, Inc. for the Columbia River Intake Screen Upgrade Project
 - Pete Rogalsky, Public Works Director
26. Resolution No. 125-19, Authorizing a Construction Contract with Insituform Technologies, LLC for the 2019 Trenchless Sewer Rehabilitation Project
 - Pete Rogalsky, Public Works Director

Items for Approval:

27. Proclamations of Appreciation: Phoenix Danz, LeAnn Dawson, Kalen Finn, Mark Kerber, Vicki Place and Harry Staven
 - Heather Kintzley, City Attorney
28. Appointment to the Arts Commission: Mark Palazzo
 - Heather Kintzley, City Attorney
29. Appointment to the Personnel Committee: Michael Simpson
 - Heather Kintzley, City Attorney
30. Appointments to the Utility Advisory Committee: Don Gregoire, Amy Anderson, James Sanders and Daniel Porter
 - Heather Kintzley, City Attorney
31. Authorize Travel for Mayor Thompson and Councilmembers Lemley and Lukson
 - Cindy Reents, City Manager
32. Authorize Travel for Mayor Thompson
 - Cindy Reents, City Manager

Expenditures - Approval:

33. Expenditures from September 9, 2019 - September 20, 2019 for \$8,772,446.27 including Check Nos. 272169-272572, Wire Nos. 7746-7769, Payroll Check Nos. 155655, 15620-156208, Payroll Direct Deposit Nos. 155656-156199 and Payroll Wire/ACH Nos. 11157-11181
- Cathleen Koch, Administrative Services Director

Items of Business:

Reports and Comments:

1. City Manager
2. City Council
3. Mayor

Adjournment

City Council meetings are broadcast live on CityView Channel 192 and online at ci.richland.wa.us

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: 10/1/2019

Agenda Category: Agenda Item

Subject:

Executive Session Per RCW 42.30.110(1)(i)(ii): Discuss Current or Potential Litigation With Legal Counsel (20 minutes)

Department:
City Attorney

Ordinance/Resolution Number:

Document Type:
Department Workshop Agenda
Item

Recommended Motion:

None.

Summary:

The City Attorney will discuss pending litigation with the Richland City Council.

Fiscal Impact:

None.

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 10/1/2019

Agenda Category: Agenda Item

Subject:

2020 Capital Improvement Plan (CIP) (5 minutes)

Department:

Administrative Services

Ordinance/Resolution Number:

Document Type:

City Council Workshop Agenda
Item

Recommended Motion:

Summary:

Staff will speak to the proposed 2020 Capital Improvement Plan.

Fiscal Impact:

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 10/1/2019

Agenda Category: Presentations

Subject:

New Hire/Retirements (5 minutes)

Department:

Administrative Services

Ordinance/Resolution Number:

Document Type:

Presentation

Recommended Motion:

None.

Summary:

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

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

Fiscal Impact:

None.

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 10/1/2019

Agenda Category: Presentations

Subject:

Proclamation and Plaque Expressing Appreciation to Jeff Dagle for Service on the Utility Advisory Committee (5 minutes)

Department:
City Attorney

Ordinance/Resolution Number:

Document Type:
Presentation

Recommended Motion:

None.

Summary:

Mayor Thompson will present a proclamation of appreciation to Jeff Dagle for his service on the Utility Advisory Committee.

Fiscal Impact:

None.

Attachments:

- I. Proclamation of Appreciation - Jeff Dagle



WHEREAS, Jeff Dagle was first appointed to the Utility Advisory Committee on January 18, 2005 and served fourteen (14) years and eight (8) months until September 30, 2019; and

WHEREAS, Mr. Dagle lead the Utility Advisory Committee as Chairman in 2010 and 2016, and as Vice Chairman in 2009 and 2015; and

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

WHEREAS, during Mr. Dagle's tenure on the Utility Advisory Committee, he was involved with developing the electric utility's first long range retail rate program, establishing a new large load policy, blending of tier 1 and 2 wholesale power costs, and numerous revenue bond issuances and refunding that ultimately saved retail rate payers millions of dollars; and

WHEREAS, Mr. Dagle also faithfully assisted with recommendations for obtaining future wholesale tier 2 power and transmission services through a collaborative framework of northwest electric utilities; and

WHEREAS, Mr. Dagle was also instrumental in developing policies to positively position the City for future technology integration.

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 Jeff Dagle the City's appreciation for the services Mr. Dagle rendered during his tenure as a member of the Utility Advisory Committee.

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 1st day of October, 2019.

Robert J. Thompson
Mayor of Richland



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 10/1/2019

Agenda Category: Presentations

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Subject:

Presentation of the 2020 City Manager's Proposed Budget (20 minutes)

Department:
City Manager

Ordinance/Resolution Number:

Document Type:
Presentation

Recommended Motion:

None.

Summary:

In accordance with RCW 35.33.051 and RCW 35.33.135, the 2020 Preliminary Budget is being presented to Council by October 1, 2019. The City Manager's budget message will be included in the 2020 Preliminary Budget document prior to the deadline of November 1, in accordance with RCW 35.33.057. The remaining 2020 Budget Calendar is as follows:

October 15 Council Meeting:

- Public Hearing – Revenue Sources including Property Taxes
- 1st Reading of Ordinances to Approve the Ad Valorem Tax for 2020 and Property Tax Levies

October 17 - Richland Budget Presentation Meeting (formally know as the Town Hall Meeting) at the Richland Community Center 6:30-7:30 p.m.

November 5 Council Meeting:

- Public Hearing – Proposed 2020 Budget
- 1st Reading of Ordinance to Approve the 2020 Budget
- 2nd Reading and Passage of Ordinances to Approve the Ad Valorem Tax for 2020 and Property Tax Levies

November 19 Council Meeting:

- Public Hearing – Proposed Amendments to the 2019 Budget
- 1st Reading of Ordinance to Approve Amendments to the 2019 Budget
- 1st Reading of Ordinance to Amend RMC Title 3: Finance, Approving Misc. Accounting Funds, if necessary
- 1st Reading of Ordinance to Approve the 2023 Council Compensation Plan
- 2nd Reading and Passage of Ordinance to Approve the 2020 Budget

December 3 Council Meeting:

- 2nd Reading and Passage of Ordinance to Approve Amendments to 2019 Budget
- 2nd Reading and Passage of Ordinance to Amend RMC Title 3: Finance, Approving Misc. Accounting Funds, if necessary
- 2nd Reading and Passage of Ordinance to Approve the 2023 Council Compensation Plan

Fiscal Impact:

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 10/1/2019

Agenda Category: Public Hearing

Key I - Financial Stability & Operational Effectiveness

Subject:

Proposed Amendment to the 2019 Budget to Increase Legal Fees - Ordinance No. 45-19

Department:

City Attorney

Ordinance/Resolution Number:

Document Type:

Public Hearing Item

Recommended Motion:

Summary:

State law requires a public hearing before increasing appropriations from beginning fund balance in the General Fund. Tonight's hearing satisfies the requirements of RCW 35.33.091.

Fiscal Impact:

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 10/1/2019

Agenda Category: Minutes - Approval

Subject:

Approve the September 17, 2019 Council Meeting Minutes and the September 24, 2019 Council Workshop Meeting Minutes

Department:

City Attorney

Ordinance/Resolution Number:

Document Type:

Minutes

Recommended Motion:

Approve the minutes of the Council meeting held on September 17, 2019 and the Council Workshop held on September 24, 2019.

Summary:

Draft meeting minutes from the regular council meeting held on September 17, 2019 and the regular council workshop held on September 24, 2019 are included for Council's review and approval.

Fiscal Impact:

None.

Attachments:

1. Draft September 17, 2019 Council Meeting Minutes
2. Draft September 24, 2019 Council Workshop Minutes



MINUTES

RICHLAND CITY COUNCIL REGULAR MEETING

Richland City Hall ~ 625 Swift Boulevard
Tuesday, September 17, 2019

City Council Workshop - 6:45 p.m.

Mayor Thompson called the Council workshop to order at 6:45 p.m. in the Council Chambers at City Hall.

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

Also present were City Manager Reents, Assistant City Manager Amundson, City Attorney Kintzley, Chief of Police Bruce, Fire & Emergency Services Director Huntington, Energy Services Director Whitney and Acting Deputy City Clerk Fulton.

Agenda Item

1. Review of the Improved Emergency Response Services Agreement with Battelle Memorial Institute - Pacific Northwest Division

Chief Huntington discussed the proposed Improved Emergency Response Services Agreement with Battelle Memorial Institute – Pacific Northwest Division. Chief Huntington discussed the benefit to both parties, notably the significant benefit to the City of Richland by receiving the funding necessary to expedite construction of a new fire station in Richland's north zone. The proposed agreement allows the City to protect what the City is already required to protect within City limits, but with improved response times to the benefit of those located in north Richland. Chief Huntington answered several questions from Council related to timing, staffing and funding.

2. Ambulance Utility Rates

Chief Huntington discussed the Utility Advisory Committee's recommendation related to increased ambulance utility rates. The UAC recommended a single increase, instead of stepping rates up over time, but acknowledged that the final decision for implementation rests with Council. The benefit to step increases is to maximize the SAFER grant funding, and to avoid carrying a large fund balance. The proposed model is predicated on a step approach. The UAC recommended approval of the 2020 ambulance utility rate increase. It also supported the notion of rate equity between residential and commercial use. The proposed 2020 ambulance utility rate increase is anticipated for first reading on October 1, 2019.

3. Discuss Meeting Agenda Items

Council was invited to share concerns related to the agenda. City Manager Reents asked Council to add a presentation item to the agenda on Atomic Frontier Day 2019. Ms. Reents also discussed the TRIDEC board membership ballot. Councilmember Alvarez shared an email received from the Confederated Tribes of the Colville Reservation with an invitation to visit. The proposed date conflicts with Council's regular meeting schedule. City Manager Reents will follow-up.

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

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

Welcome and Roll Call

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

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

MAYOR PRO TEM CHRISTENSEN MOVED AND COUNCILMEMBER LUKSON SECONDED THE MOTION TO EXCUSE COUNCILMEMBERS ANDERSON AND KENT. THE MOTION CARRIED 5-0.

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

Pledge of Allegiance

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

Approval of Agenda

MAYOR THOMPSON ADDED A PRESENTATION ON ATOMIC FRONTIER DAY 2019 TO THE EVENING'S AGENDA. MAYOR PRO TEM CHRISTENSEN MOVED AND COUNCILMEMBER LUKSON SECONDED A MOTION TO APPROVE THE AGENDA AS AMENDED TO ADD A PRESENTATION REGARDING ATOMIC FRONTIER DAY 2019. THE MOTION CARRIED 5-0.

Presentations

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

Mayor Thompson read proclamations in honor of Richland Police Reserve Officers Clem Matylinski and Martin Gilley, and bestowed plaques to each in honor of their contribution to the City of Richland. Chief Bruce thanked Mr. Matylinski and Mr. Gilley for their service, and also briefly introduced Chris Lee and Brigit Clary, who were both recently promoted to Captain in the Richland Police Department.

5. Atomic Frontier Day 2019 (added by Council at start of meeting)

Assistant City Manager Jon Amundson initiated a PowerPoint of images from Atomic Frontier Day 2019 while City Manager Reents provided stats about the event, which was well-received in the community.

****To accommodate a scheduling conflict, Mayor Thompson invited Mr. Steve Ashby, PNNL Laboratory Director, to comment in support of proposed Resolution No. 113-19, authorizing an Improved Emergency Response Services Agreement. Mr. Ashby spoke favorably about the agreement and recommended its approval before exiting Council Chambers to meet his next commitment.****

Public Hearings

Acting Deputy City Clerk Fulton read the Public Hearing and Public Comments procedures.

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

Community Development Services Director Kerwin Jensen introduced Planning Manager Mike Stevens to provide a staff report on the proposed 2018-2019 Comprehensive Plan amendments. Mr. Stevens described the Planning Commission's actions related to the proposed amendments, including its recommendation of approval for all proposed amendments (private party and City-initiated). Mr. Stevens also explained the path forward for potential removal of the deed restriction at some future date.

Mayor Thompson opened the public hearing at 8:00 p.m.

William C. Stahl, 2750 Stonecreek Drive, Richland WA commented on the benefit of Brad Rew's proposed development, overall, for the Horn Rapids Golf Course.

J. Delton Peters, 2846 Crosswater Loop, Richland WA wants the golf course to succeed, but does not want to be infringed on in the property where he lives. Mr. Peters supports the comprehensive plan amendment.

Tom Ricky, 2942 Crosswater Loop, Richland WA does not want the City to vacate its responsibly related to the golf course if it affects the immediately adjacent properties.

Rich Quadrel, 2450 Harris Avenue, Richland, WA shared that he is the President of Men's Club at Horn Rapids, and has been impressed with Brad Rew's commitment to the community and to Horn Rapids. Mr. Quadrel spoke in favor of the project and the proposed comprehensive plan amendment.

John Peterson, 2980 Sedona Circle, Richland, WA has lived in Horn Rapids for seven (7) years, and has observed slow decline of the condition of the golf course. Brad Rew, and the new owner, has increased the overall quality of the golf course. Mr. Peterson supports the proposed comprehensive plan amendment.

David Haller, 2894 Crosswater Loop, Richland WA asked City Council to support the proposed comprehensive plan amendment. Mr. Haller indicated that he was drawn to the area because of the park-like community, and while the amenities in Horn Rapids have been maintained, the golf course has declined. Mr. Haller supported the proposed comprehensive plan amendment as the predicate to the possible improvements Mr. Rew can implement.

Larry Felton, 2557 Tilden Court, Richland WA shared that his house looks down at the duck pond at Hole No. 10. Mr. Felton shared his fear that the developer will be able to eliminate the golf course and develop houses. Mr. Felton also shared that there is no such thing as a "golf course view" into perpetuity, and stated that Mr. Rew should be entitled to develop the property for the benefit of the golf course, the surrounding community, and the City of Richland.

Louise Peters, 2846 Crosswater Loop, Richland WA would ask that the deed restriction be made permanent forever. Ms. Peters believes in improving the golf course and construction of a better club house, but does not want a townhouse four (4) feet from her house.

Steve Lorence, 2858 Crosswater Loop, Richland WA shared that he is one of the eight (8) homeowners affected by Brad Rew's potential development. Mr. Lorence stated that he purchased a home that was promised a golf course view due to the deed restriction, and paid a premium for it. Mr. Lorence advised that he supports improving the golf course, but does not believe Mr. Rew's efforts demonstrate compromise as suggested. Mr. Lorence shared that he and the other affected homeowners want the golf course to be successful, but not at the cost to abutting residential properties.

Roger Bauer, 2978 Redrock Ridge Loop, Richland WA shared that changes occur when development occurs. Mr. Bauer expressed understanding for the properties impacted, but shared that the bigger impact is a positive benefit to the City and the immediate Horn Rapids community. Mr. Bauer encouraged City Council to approve the proposed comprehensive plan amendment.

Jeff Riddelle, 2930 Redrock Ridge Loop, Richland WA spoke in support of the proposed comprehensive plan amendment.

Tom Harper, 2598 Tilden Court, Richland WA spoke in support of the proposed comprehensive plan amendment, and stated that, in his opinion, Brad Rew has rescued the golf course.

Denise Ciarlo, 2563 Prestwick Drive, Richland WA shared that she spoke to Brad Rew at length about his vision for golf course. Ms. Ciarlo considers Mr. Rew's plan impressive and beneficial to the community. Ms. Ciarlo also spoke in favor of the proposed comprehensive plan amendment.

Gail Wintczak, 2852 Crosswater Loop, Richland WA spoke in support of Brad Rew investing in the Horn Rapids Golf Course, but does not want the deed restriction lifted. Ms. Wintczak also objects to filling of the pond adjacent to her house as proposed by Mr. Rew.

Jeff Hunter, 2864 Crosswater Loop, Richland WA shared that he is being asked to forfeit \$20,000 to \$40,000 in property value Mr. Rew's development is allowed to go forward as potentially proposed. Mr. Hunter asked the City to stay true to the original commitments it made when Horn Rapids was first developed.

Julie Cheville, 3148 Redhawk Drive, Richland WA spoke in favor of the proposed comprehensive plan amendment.

Don Bogart, 2266 Copperleaf Street, Richland WA spoke in favor of the proposed comprehensive plan amendment.

Jon Ray, 2837 Troon Court, Richland WA spoke about the decline of the Horn Rapids Golf Course, and the benefit to the community by introduction of Brad Rew's proposed project. Mr. Ray encouraged the City Council to approve the proposed comprehensive plan amendment.

George Kyriazis, 2766 Stonecreek Drive, Richland WA spoke in favor of local ownership of the golf course (Brad Rew), and encouraged the City Council to approve the proposed comprehensive plan amendment.

Mayor Thompson closed the public hearing at 8:35 p.m.

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

Planning Manager Mike Stevens provided the staff report on proposed Ordinance No. 39-19. Mr. Stevens reiterated the Planning Commission actions taken related to the zoning map amendments that marry with the proposed comprehensive plan amendments. Mr. Stevens pointed out that there is no zoning action associated with Mr. Rew's comprehensive plan amendment.

Mayor Thompson opened the public hearing at 8:36 p.m. The hearing was closed at 8:37. No public comment was taken.

Public Comments

No public comment was offered.

Consent Calendar

Acting Deputy City Clerk Fulton read the Consent Calendar.

MAYOR PRO TEM CHRISTENSEN MOVED AND COUNCILMEMBER ALVAREZ SECONDED A MOTION TO APPROVE THE CONSENT AGENDA AS PUBLISHED. THOSE IN FAVOR: THOMPSON, CHRISTENSEN, LUKSON, LEMLEY AND ALVAREZ. THOSE OPPOSED: NONE. THE MOTION CARRIED 5-0.

Minutes - Approval

8. Approve the September 3, 2019 Council Meeting Minutes

Ordinances - First Reading

9. 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

Ordinances - Second Reading/Passage

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

Resolutions – Adoption

12. Resolution No. 111-19, Authorizing a Funding Agreement with the Washington State Department of Transportation for the Duportail Bridge - Phase 2 Project
13. 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
14. Resolution No. 113-19, Authorizing an Improved Emergency Response Services Agreement with Battelle Memorial Institute - Pacific Northwest Division
15. Resolution No. 114-19, Authorizing an Agreement with RH2 Engineering, Inc. for the Wastewater Treatment Plant Digester Facility Improvements

16. 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
17. Resolution No. 116-19, Authorizing a Lease Agreement with Oscar and Iliana Suarez for Operation of the Novel Café in the Richland Public Library
18. 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

Items for Approval

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

Expenditures - Approval

22. 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

Items of Business

23. Ordinance No. 38-19, Adopting the 2018-2019 Comprehensive Plan Amendments into the existing 2017 Comprehensive Plan

Councilmember Lukson spoke in favor of the comprehensive plan amendments and Brad Rew's vision in Horn Rapids, but cautioned about finding balance between the affected property owners and the overall benefit to the Horn Rapids community.

Councilmember Lemely expressed support for the comprehensive plan amendments, and encouraged the parties to work together to find a compromise regarding the deed restriction.

Councilmember Alvarez echoed Councilmember Lukson's comments and stated that he wants to see the development as a win-win for all involved.

Mayor Pro Tem Christensen thanked the public for attending and sharing their comments. Mr. Christensen also reassured the audience that tonight's action does not

mean that anyone is losing their view. Instead, it simply means that the process can move forward to the next step.

MAYOR PRO TEM CHRISTENSEN MOVED AND MAYOR THOMPSON SECONDED A MOTION TO APPROVE ORDINANCE NO. 38-19 FOR FIRST READING, BY TITLE ONLY. THOSE IN FAVOR: THOMPSON, CHRISTENSEN, LUKSON, LEMLEY AND ALVAREZ. THOSE OPPOSED: NONE. THE MOTION CARRIED 5-0.

24. 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

MAYOR PRO TEM CHRISTENSEN MOVED AND COUNCILMEMBER LUKSON SECONDED A MOTION TO APPROVE ORDINANCE NO. 39-19 FOR FIRST READING, BY TITLE ONLY. THOSE IN FAVOR: THOMPSON, CHRISTENSEN, LUKSON, LEMLEY AND ALVAREZ. THOSE OPPOSED: NONE. THE MOTION CARRIED 5-0.

Reports and Comments

City Manager

City Manager Reents had no comments.

City Council

Councilmember Lemley commented favorably on Atomic Frontier Day 2019.

Councilmember Lukson spoke favorably about the value of attending ECA with Mayor Thompson and thanked City Council for supporting his attendance.

Mayor Pro Tem Christensen shared that September 17 is Constitution Day, which should be honored. Mayor Pro Tem Christensen also spoke favorably about Atomic Frontier Day 2019, and encouraged City Council and staff to introduce Atomic Frontier Day as a reoccurring event since it is likely to benefit tourism and economic development.

Mayor

Mayor Thompson shared the importance of paying attention to the federal environmental issues at Hanford, and spoke favorably about the value of attending ECA with Councilmember Lukson. Mr. Thompson also spoke favorably about Atomic Frontier Day 2019 and the evening's public participation.

Adjournment

Mayor Thompson adjourned the meeting at 8:55 p.m.

APPROVED:

ATTESTED:

Robert J. Thompson, Mayor

Toni Fulton, Acting Deputy City Clerk

Date Approved: _____

Date Published: _____

Draft



MINUTES

RICHLAND CITY COUNCIL WORKSHOP MEETING

Richland City Hall ~ 2700 Duportail (City Shops Room 110)

Tuesday, September 24, 2019

City Council Workshop - 6:00 p.m.

Mayor Thompson called the Council workshop to order at 6:00 p.m. in City Shops Room 110.

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

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

Agenda Items

1. Budget Overview (2 hours)

Department directors provided a high-level overview of each department's major initiatives for 2020.

Adjournment

Mayor Thompson adjourned the workshop at 8:05 p.m.

APPROVED:

ATTESTED:

Robert J. Thompson, Mayor

Toni Fulton, Acting Deputy City Clerk

DATE APPROVED: _____

DATE PUBLISHED: _____



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 10/1/2019

Agenda Category: Ordinances - First Reading

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Subject:

Ordinance No. 40-19, Amending Title 23 of the Richland Municipal Code to Prohibit Storage Containers in Residential Zones

Department:

Development Services

Ordinance/Resolution Number:

40-19

Document Type:

Ordinance

Recommended Motion:

Give first reading, by title only, to Ordinance No. 40-19, amending RMC 23.38.020 and RMC 23.06.222 to prohibit permanent placement of storage containers in residential zones.

Summary:

In response to increasing code enforcement cases, the City needs to clarify whether or not storage containers (conex boxes) can be used as storage buildings on residential lots.

The proposed code amendments will prohibit permanent placement of storage containers (conex boxes) on residential properties throughout Richland. In 2010, the City developed a policy prohibiting the placement of storage containers on residential lots; however, the policy must be codified as a local ordinance to be legally enforceable.

The Planning Commission held a public hearing on the topic on May 22, 2019. After deliberation, the Planning Commission recommended approval of the proposed amendments to RMC 23.38.020 - Accessory Buildings in Residential Zoning Districts and RMC 23.06.222 - Definitions.

Staff recommends approval of Ordinance No. 40-19 for first reading, by title only.

Fiscal Impact:

Adoption of the proposed code amendment will not result in any impacts to the City's budget.

Attachments:

1. Ordinance No. 40-19
2. Staff Report to the Planning Commission

ORDINANCE NO. 40-19

AN ORDINANCE of the City of Richland amending Title 23 of the Richland Municipal Code prohibiting the use of storage containers as accessory buildings in residential zoning districts.

WHEREAS, the City of Richland Code Enforcement division receives a high volume of complaints regarding storage containers being used as accessory buildings in residential zoning districts; and

WHEREAS, the Richland Municipal Code (RMC) is silent on the regulation of storage containers being used as accessory buildings in residential zoning districts; and

WHEREAS, the City has a need to regulate the placement of storage containers on residential properties; and

WHEREAS, on May 22, 2019, the Richland Planning Commission conducted a public hearing regarding storage containers being used as accessory buildings in residential zoning districts; and

WHEREAS, the Richland Planning Commission recommends that storage containers, as defined in by the RMC, be prohibited as permanent accessory storage buildings in residential zoning districts.

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

Section 1. Chapter 23.06 of the Richland Municipal Code, as enacted by Ordinance No. 28-05, and last amended by Ordinance No. 07-19, is hereby amended to read as follows:

Chapter 23.06 DEFINITIONS

Sections:

- 23.06.010 Definitions – Introductory.**
- 23.06.020 Accessory apartment unit.**
- 23.06.025 Accessory dwelling unit.**
- 23.06.027 Adult family home.**
- 23.06.030 Adult use establishment.**
- 23.06.035 Agriculture.**
- 23.06.040 Airport commercial.**
- 23.06.045 Airport industrial.**
- 23.06.050 Alley.**
- 23.06.053 Amendment.**
- 23.06.055 Animal shelter.**

23.06.065 Apparel and accessory stores.
23.06.070 Apartment.
23.06.071 Apartment, studio.
23.06.075 Arcade.
23.06.080 Area of special flood hazard.
23.06.085 Art galleries.
23.06.090 Assisted living facility.
23.06.095 Auto parts sales.
23.06.100 Automobile repair.
23.06.105 Automobile service station.
23.06.110 Automobile wrecking.
23.06.115 Base flood.
23.06.117 Basement.
23.06.120 Bed and breakfast.
23.06.125 Block front.
23.06.130 Book, stationery and art supply store.
23.06.135 Building.
23.06.140 Building, accessory.
23.06.145 Building, main.
23.06.150 Building, hardware and garden supply store.
23.06.155 Bus station.
23.06.160 Bus terminal.
23.06.165 Bus transfer station.
23.06.170 Cafeteria.
23.06.175 Car wash.
23.06.180 Carport.
23.06.185 Cemetery.
23.06.190 Church.
23.06.195 City officials and agencies.
23.06.200 Cinema.
23.06.205 Clinic.
23.06.210 Club or fraternal societies.
23.06.215 Commercial recreation.
23.06.217 Concessionaire.
23.06.220 Convention center.
23.06.225 Contractors' offices and shops.
23.06.230 Contractors' yards.
23.06.235 Court.
23.06.240 Cultural institution.
23.06.245 Day care center.
23.06.250 Delicatessen.
23.06.255 Department store.
23.06.260 Dependent recreational vehicle.
23.06.265 Designated manufactured home.
23.06.270 Development.
23.06.275 District.

23.06.280 Dormitories, fraternities and sororities.
23.06.285 Drinking establishment.
23.06.290 Drive-through.
23.06.295 Drug store/pharmacy.
23.06.300 Dwelling, one-family attached.
23.06.305 Dwelling, one-family detached.
23.06.310 Dwelling, two-family detached.
23.06.315 Dwelling, multiple-family.
23.06.320 Dwelling unit.
23.06.325 Electronic equipment stores.
23.06.330 Essential public facilities.
23.06.335 Equipment rental.
23.06.340 Family.
23.06.345 Family day care home.
23.06.350 Farming of land.
23.06.355 Fence.
23.06.360 Financial institution.
23.06.365 Flood or flooding – Flood Insurance Rate Map (FIRM) – Flood Insurance Study.
23.06.370 Florist.
23.06.375 Food stores.
23.06.380 Food wagon.
23.06.385 Fuel station/mini-mart.
23.06.390 Funeral establishment.
23.06.395 Furniture, home furnishings, and appliance stores.
23.06.400 General service businesses.
23.06.405 Grade plane.
23.06.410 Gross floor area.
23.06.415 Guest room.
23.06.420 Habitable floor.
23.06.425 Hazardous waste.
23.06.430 Hazardous waste storage.
23.06.435 Hazardous waste treatment.
23.06.440 Hazardous waste treatment and storage facilities, off site.
23.06.445 Hazardous waste treatment and storage facilities, on site.
23.06.450 Hedge.
23.06.455 Height of building.
23.06.460 Hog farm.
23.06.465 Home occupations.
23.06.470 Health/fitness center.
23.06.475 Health/fitness facility.
23.06.477 Health spa.
23.06.480 Homeless shelter.
23.06.485 Hospital.
23.06.490 Hospital or clinic for large animals.
23.06.495 Hospital or clinic for small animals.

23.06.500 Hot tub.
23.06.505 Hotel.
23.06.510 House-banked card room.
23.06.515 Junkyard.
23.06.520 Kennel, commercial.
23.06.525 Landscaping.
23.06.530 Landscaping material sales.
23.06.535 Large livestock farming.
23.06.540 Lattice tower.
23.06.545 Laundry, self-service.
23.06.550 Laundry/dry cleaning, retail.
23.06.552 Laundry/dry cleaning, neighborhood.
23.06.555 Laundry/dry cleaning, commercial.
23.06.560 Livestock feed lot.
23.06.565 Lot.
23.06.567 Lot area.
23.06.570 Lot, corner.
23.06.572 Lot, interior.
23.06.575 Lot line, front.
23.06.577 Lot line, rear.
23.06.580 Lot line, side.
23.06.582 Lot depth.
23.06.584 Lot width.
23.06.586 Lowest floor.
23.06.587 Lumberyard.
23.06.590 Macrofacility.
23.06.595 Mailing services.
23.06.600 Manufactured home.
23.06.605 Manufactured home lot, park, and stand.
23.06.610 Manufacturing, general.
23.06.615 Manufacturing, heavy.
23.06.617 Manufacturing, light.
23.06.620 Manufacturing use.
23.06.625 Marinas.
23.06.630 Marine equipment rentals.
23.06.635 Marine gas sales.
23.06.640 Master plan.
23.06.645 Microbrewery.
23.06.650 Repealed.
23.06.655 Mini-warehouse.
23.06.660 Mobile home.
23.06.665 Monopole.
23.06.670 Motel.
23.06.675 Nursing home or rest home.
23.06.680 Nursery, plant.
23.06.685 Office – Corporate.

23.06.687 Office – Consulting services.
23.06.690 Office – General.
23.06.695 Office – Research and development.
23.06.700 Office supply store.
23.06.705 Outdoor advertising sign.
23.06.710 Outdoor advertising structure.
23.06.715 Outdoor storage.
23.06.720 Parking lot.
23.06.725 Parking space, automobile (off street).
23.06.728 Parking structure.
23.06.730 Pasture.
23.06.732 Patio.
23.06.735 Pawn shop.
23.06.740 Pen.
23.06.745 Personal loan business.
23.06.750 Personal services business.
23.06.755 Pet shop and pet supply store.
23.06.760 Photo processing, copying and printing services.
23.06.765 Pool, private.
23.06.770 Pool, public.
23.06.775 Pool, semi-public.
23.06.777 Porch.
23.06.780 Portable food vendor.
23.06.785 Poultry farm.
23.06.790 Public agency building.
23.06.792 Public agency facility.
23.06.795 Radio and television studio.
23.06.797 Reclassification.
23.06.800 Recreational club.
23.06.802 Recreational vehicle.
23.06.805 Recreational vehicle campground.
23.06.807 Recreational vehicle park.
23.06.809 Recreational vehicle space.
23.06.810 Restaurant.
23.06.817 Sales, retail.
23.06.820 Sales, wholesale.
23.06.825 Sanitary station or sanitary dumping station.
23.06.830 School.
23.06.832 School, alternative.
23.06.833 School, commercial.
23.06.834 School, trade.
23.06.835 Secondhand/consignment store.
23.06.840 Senior housing.
23.06.845 Sensitive land uses.
23.06.850 Small livestock farming.
23.06.855 Specialty retail store.

23.06.860 Specified anatomical areas.
23.06.862 Specified sexual activities.
23.06.865 Stable, private.
23.06.867 Stable, public.
23.06.870 Stock-in-trade.
[23.06.871 Storage container.](#)
23.06.875 Story.
23.06.880 Street.
23.06.885 Structure.
23.06.888 Substantial damage.
23.06.890 Substantial improvement.
23.06.895 Theater.
23.06.900 Towing, vehicle impound lots.
23.06.905 Travel trailer.
23.06.910 Truck terminal.
23.06.915 Use – Permitted.
23.06.920 Use – Accessory (secondary).
23.06.925 Use – Nonconforming.
23.06.930 Use – Special.
23.06.935 Variance.
23.06.937 Vehicle-based food service.
23.06.940 Vehicle leasing and rentals.
23.06.945 Vehicle sales.
23.06.950 Video rental store.
23.06.955 Warehousing and wholesale trade.
23.06.960 Warehousing, storage and distribution.
23.06.965 Wholesale use.
23.06.970 Wineries – Production.
23.06.972 Wineries – Tasting room.
23.06.975 Yard.
23.06.980 Yard, front.
23.06.983 Yard, rear.
23.06.985 Yard, side.

[23.06.871 Storage container.](#)

[“Storage container” is defined as provided in RMC 11.33.010.](#)

Section 2. Richland Municipal Code Section 23.38.020, entitled Accessory buildings in residential zoning districts, as enacted by Ordinance No. 28-05 and last amended by Ordinance No. 20-14, is hereby amended to read as follows:

23.38.020 Accessory buildings in residential zoning districts.

A. Attached accessory buildings and detached accessory buildings meeting the main building setbacks shall comply with all the site requirements for the main building including maximum building height, minimum setbacks and maximum lot coverage as set forth in RMC 23.18.040.

B. Detached accessory buildings not meeting the main building setbacks are subject to the following requirements:

1. Detached accessory buildings shall be erected or altered so as not to be nearer to any street lot line than the minimum depth required for a front yard in the district.
2. Detached accessory buildings built adjacent to the front half of an adjoining lot shall comply with applicable side yard requirements of the underlying zoning district.
3. Detached accessory buildings under 200 feet may be located adjacent to the primary structure provided all building and fire codes are met. Those sheds less than 200 feet located in the side yard shall maintain a minimum five-foot clearance to the property line or primary structure from the leading edge of the shed; see diagram below.
4. When a detached accessory building is built adjacent to the back half of the adjoining lot or is 75 feet or more from any right-of-way line bounding the lot, the following setbacks shall apply:
 - a. If the accessory building is 120 square feet or less in floor area and 10 feet or less in height, a one-and-one-half-foot setback is required from the side and rear property lines.
 - b. Accessory buildings over 10 feet in height and those between 120 square feet and 600 square feet in floor area shall be set back a minimum of three feet from the rear and side property lines.
 - c. Any accessory building exceeding 600 square feet in floor area shall be set back a minimum of five feet from the rear and side property lines.

C. In addition to maintaining compliance with the maximum overall lot coverage set forth in RMC 23.18.040, total area of detached accessory buildings located in a rear yard shall not exceed 25 percent of the area of said rear yard.

D. In no case shall a detached accessory building exceed 900 square feet in floor area or 50 percent of the gross floor area of the main building (including the floor area of attached garages but excluding any floor area of a basement), whichever is greater, to a maximum of 1,200 square feet.

E. To help ensure larger detached accessory buildings are similar in design and appearance to the main building, detached accessory buildings over 900 square feet in floor area or which exceed the height of the main building on the lot shall be subject to the following minimum design standards:

1. In no case shall a detached accessory structure exceed a height of 16 feet.

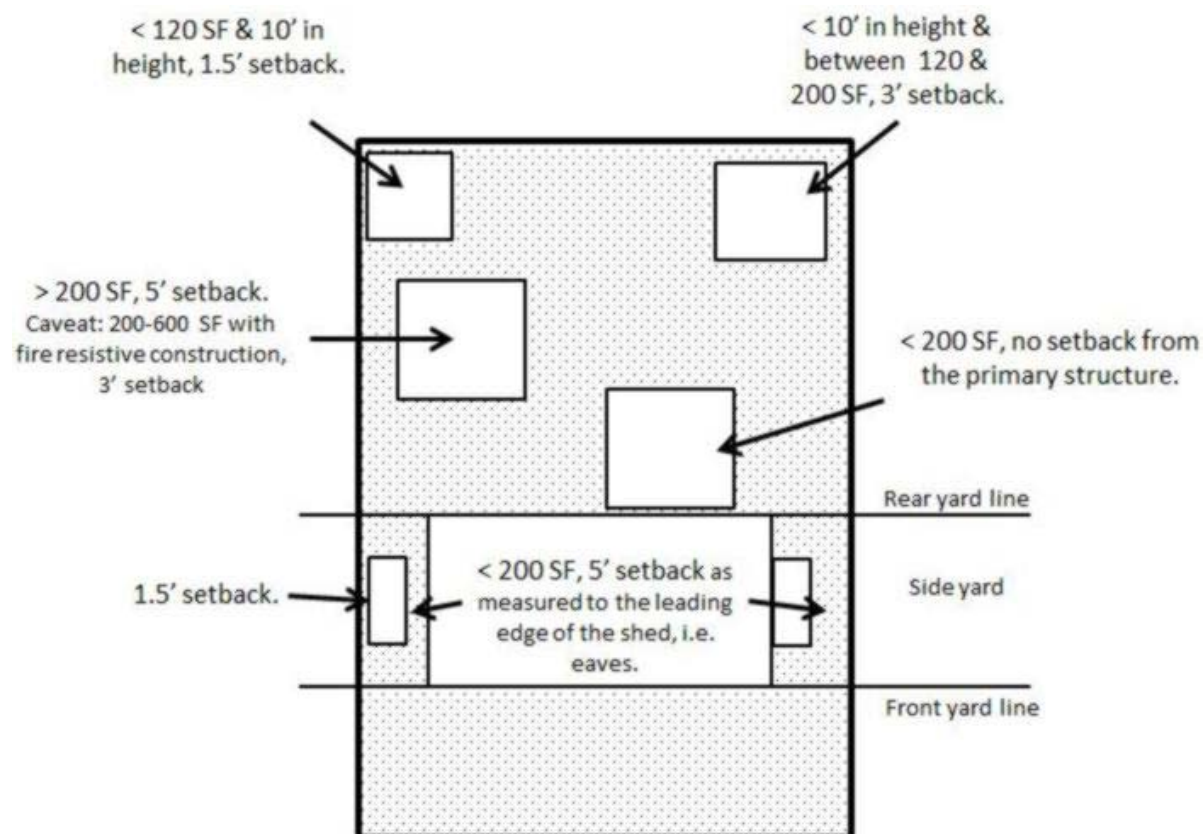
2. The detached accessory structure shall have a minimum roof pitch of 4:12 or a roof pitch equal to or greater than the roof pitch of the main building on the lot if the roof pitch of the main building is less than 4:12.

3. Exterior siding shall consist of wood, hardboard, stucco, aluminum, vinyl or steel siding commonly used in standard residential construction. Corrugated metal siding or similar industrial type siding is not permitted.

The final administrative decision as to a proposed accessory building's conformance with the design standards set forth in this subsection may be appealed ~~shall be appealable~~ to the ~~board of adjustment~~ hearings examiner in accordance with the procedures set forth in RMC 23.70.070, Administrative review – Procedures.

F. Detached residential accessory buildings built pursuant to this section shall not be more than one story.

G. Storage containers are not permitted as a permanent storage building or as temporary storage for longer than 180 consecutive days.



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

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

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

TONI FULTON, Acting Deputy City Clerk

HEATHER KINTZLEY, City Attorney

Date Published: _____

STAFF REPORT

TO: PLANNING COMMISSION
FILE NO.: CA2019-101

PREPARED BY: MIKE STEVENS
MEETING DATE: AUGUST 28, 2019

GENERAL INFORMATION:

APPLICANT: CITY OF RICHLAND CA2019-101

REQUEST: TEXT AMENDMENTS TO RMC Title 23, Subsection 23.38.020 –
Accessory Buildings in Residential Zoning Districts and Subsection
23.06.222 - Definitions

LOCATION: CITYWIDE

REASON FOR REQUEST

In response to increasing code enforcement cases the City needs to clarify whether or not storage containers (conex boxes) can be used as storage buildings on residential lots.

BACKGROUND

In 2010 the City developed a policy that prohibited the placement of storage containers (conex boxes) on residential lots for use as storage buildings. An exception is provided to allow use of a storage container during a construction or remodel project. While the policy has worked to prevent the installation of many storage containers as storage buildings, the policy needs to be replaced by code which is enforceable, rather than policy which is not enforceable.

Planning Commission conducted a public hearing on the topic on May 22, 2019. During the Planning Commission's deliberation it was requested that staff develop minimal design standards so that those individuals wanting to use conex boxes would still be able to provided they remodeled the outside of the structure to look like a stick-built storage shed.

The item has been continued to August 28, 2019 in order to provide staff adequate time to develop design standards.

ANALYSIS

Staff has completed its review of the requested code modifications and submits language as provided in Exhibit 1 (attached).

PUBLIC NOTICE/ COMMENTS

Notice of the proposed amendment was provided to local and state agencies. Notice was also published in the Tri-Cities Herald, posted at official posting places and on the city's official website. Notice was provided to the Washington State Dept. of Commerce and other state agencies as required by RCW 36.70A.

SEPA

The City of Richland has utilized the Optional DNS Process as outlined in WAC 197-11-355. The end of the public comment period was Friday, May 10, 2019. Any comments received as of the close of business May 10, 2019 have been provided as an attachment to this report. The City of Richland issued a Determination of Non-Significance (DNS) for the proposal on May 14, 2019.

FINDINGS OF FACT

1. The City of Richland is proposing to amend Title 23, Subsection 23.06.222, Definitions and Title 23, Subsection 23.38.020, Accessory Buildings in Residential Zoning District, of the Richland Municipal Code (RMC). Subsection 23.38.020 regulates the installation of accessory storage buildings within residential zones.
2. The purpose of the amendments to Title 23 is to clarify whether or not storage containers (conex boxes) can be used as storage buildings on residential lots.
3. The City's existing code does not contain adequate provisions to prevent the placement of storage containers as accessory storage buildings upon residential properties.
4. In 2010 The City developed a policy that prohibited the placement of storage containers (conex boxes) on residential lots for use as storage buildings.
5. Notice of the proposed amendment was provided to local and state agencies. Notice was also published in the Tri-Cities Herald, posted at the official posting places and on the city's official website. Notice was provided to the Washington State Dept. of Commerce and other state agencies as required by RCW 36.70A.
6. One (1) substantive comment regarding the proposed code amendment was received.
7. The Washington State Department of Commerce granted Expedited Review for the proposed amendments on May 1, 2019.
8. The City issued a SEPA Threshold Determination of Non-Significance on May 14, 2019.
9. The City of West Richland utilized the Optional DNS Process as outlined in WAC 197-11-355. The end of the public comment period was Friday, May 10, 2019.
10. The Planning Commission conducted a public hearing for the proposed code amendment on May 22, 2019. No members of the public provided comment during the public hearing.
11. The Planning Commission continued the item until August 28, 2019 in order to provide staff adequate time to address the code changes requested by the Planning Commission during the May 22, 2019 public hearing.

CONCLUSIONS OF LAW

1. The Planning Commission has jurisdiction to hold an open record public hearing and issue a recommendation on the proposed ordinance amendment to the City Council.
2. The proposed code amendment is consistent with the goals and policies of the City's Comprehensive Plan.

RECOMMENDATION

Staff recommends the Planning Commission concur with the findings and conclusions set forth in the August 28, 2019 Staff Report (CA2019-101) and recommend to the City Council adoption of the proposed code amendments to RMC Title 23, Subsection 23.38.020 - Accessory Buildings in Residential Zoning Districts and Title 23, Subsection 23.06.222 - Definitions.

ALTERNATIVES

1. Recommend approval of the amendments as proposed;
2. Recommend approval of the amendments, as modified by the Planning Commission.
3. Recommend denial of the amendments;

RECOMMENDED MOTION

I move that the Planning Commission recommend approval of the proposed amendments to Title 23, Subsection 23.38.020 and Subsection 23.06.222 of the Richland Municipal Code, as contained in the attached Draft Code Amendments (Exhibit 1) and based upon the above listed Findings of Fact and Conclusions of Law.

EXHIBITS

1. Draft Code Amendment #2.

EXHIBIT 2

Add New Definition:

RMC 23.06.222 Container storage

“Container storage” means a unit originally or specifically used or designed to store goods or other merchandise during shipping or hauling by a vehicle, including but not limited to rail cars of any kind, truck trailers, or multi-modal shipping containers.

23.38.020 Accessory buildings in residential zoning districts.

A. Attached accessory buildings and detached accessory buildings meeting the main building setbacks shall comply with all the site requirements for the main building including maximum building height, minimum setbacks and maximum lot coverage as set forth in RMC [23.18.040](#).

B. Detached accessory buildings not meeting the main building setbacks are subject to the following requirements:

1. Detached accessory buildings shall be erected or altered so as not to be nearer to any street lot line than the minimum depth required for a front yard in the district.
2. Detached accessory buildings built adjacent to the front half of an adjoining lot shall comply with applicable side yard requirements of the underlying zoning district.
3. Detached accessory buildings under 200 feet may be located adjacent to the primary structure provided all building and fire codes are met. Those sheds less than 200 feet located in the side yard shall maintain a minimum five-foot clearance to the property line or primary structure from the leading edge of the shed; see diagram below.
4. When a detached accessory building is built adjacent to the back half of the adjoining lot or is 75 feet or more from any right-of-way line bounding the lot, the following setbacks shall apply:
 - a. If the accessory building is 120 square feet or less in floor area and 10 feet or less in height, a one-and-one-half-foot setback is required from the side and rear property lines.
 - b. Accessory buildings over 10 feet in height and those between 120 square feet and 600 square feet in floor area shall be set back a minimum of three feet from the rear and side property lines.

c. Any accessory building exceeding 600 square feet in floor area shall be set back a minimum of five feet from the rear and side property lines.

C. In addition to maintaining compliance with the maximum overall lot coverage set forth in RMC [23.18.040](#), total area of detached accessory buildings located in a rear yard shall not exceed 25 percent of the area of said rear yard.

D. In no case shall a detached accessory building exceed 900 square feet in floor area or 50 percent of the gross floor area of the main building (including the floor area of attached garages but excluding any floor area of a basement), whichever is greater, to a maximum of 1,200 square feet.

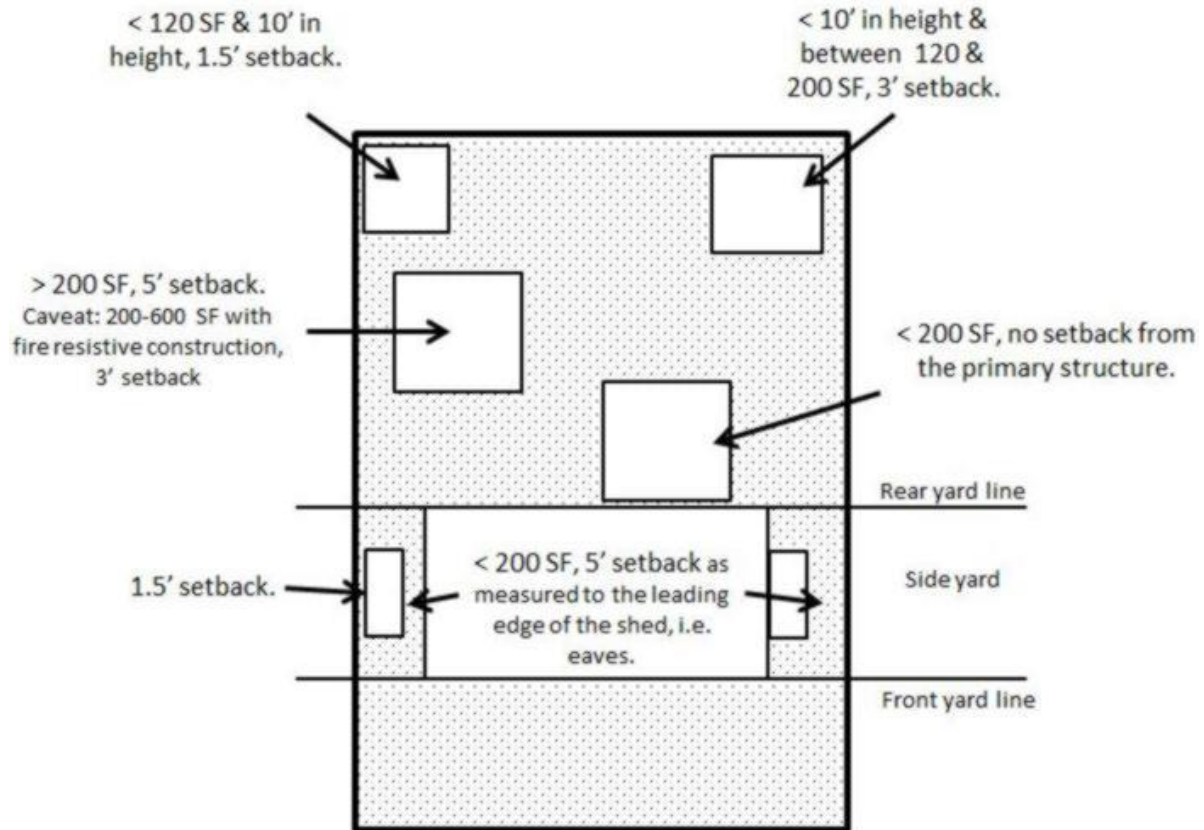
E. To help ensure ~~larger~~ detached accessory buildings are similar in design and appearance to the main building, detached accessory buildings ~~over 900 square feet in floor area or which exceed the height of the main building on the lot~~ shall be subject to the following minimum design standards:

1. In no case shall a detached accessory structure exceed a height of 16 feet.
2. The detached accessory structure shall have a minimum roof pitch of 4:12 or a roof pitch equal to or greater than the roof pitch of the main building on the lot if the roof pitch of the main building is less than 4:12.
3. Exterior siding shall consist of wood, hardboard, stucco, aluminum, vinyl or steel siding commonly used in standard residential construction. Corrugated metal siding or similar industrial type siding is not permitted.

The final administrative decision as to a proposed accessory building's conformance with the design standards set forth in this subsection shall be appealable to the ~~board of adjustment~~ **Hearings Examiner** in accordance with the procedures set forth in RMC [23.70.070](#), Administrative review – Procedures.

F. Detached residential accessory buildings built pursuant to this section shall not be more than one story.

G. Container storage, as defined in RMC [23.06.222](#), is not permitted as a permanent storage building (unless it can be shown to be in compliance with RMC 23.38.020.E). or as temporary storage for longer than 180 consecutive days.



[Ord. 28-05 § 1.02; Ord. 04-09; Ord. 20-10 § 1.02; Ord. 20-14 § 1.02].



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 10/1/2019

Agenda Category: Ordinances - First Reading

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Subject:

Ordinance No. 41-19, Amending Richland Municipal Code Section 15.24.050 related to Violations and Penalties applicable to RMC Title 15: Solid Waste

Department:

City Attorney

Ordinance/Resolution Number:

41-19

Document Type:

Ordinance

Recommended Motion:

Give first reading, by title only, to Ordinance No. 41-19, amending Richland Municipal Code Section 15.24.050 related to violations and penalties applicable to Title 15, Solid Waste.

Summary:

The City has need, from time to time, to amend the Richland Municipal Code (RMC) to eliminate ambiguity or bring the code into compliance with state or federal law. RMC 15.24.050, a section establishing civil penalties for violations of the City's solid waste code, improperly references Chapter 15.24 instead of Title 15, thereby inappropriately limiting the application of the penalties provision. The intent of RMC 15.24.050 is to create a penalty section that applies to the whole of Title 15 RMC. This housekeeping measure is necessary to remedy this incorrect code reference.

Staff recommends approval of Ordinance No. 41-19 for first reading, by title only.

Fiscal Impact:

None.

Attachments:

I. Ordinance No. 41-19

ORDINANCE NO. 41-19

AN ORDINANCE of the City of Richland amending Richland Municipal Code Section 15.24.050 related to violations and penalties applicable to Title 15, Solid Waste.

WHEREAS, the City has need, from time to time, to amend the Richland Municipal Code (RMC) to eliminate ambiguity or bring the code into compliance with state or federal law; and

WHEREAS, RMC 15.24.050, a section establishing civil penalties, improperly references Chapter 15.24 instead of Title 15, thereby inappropriately limiting the application of the penalties provision; and

WHEREAS, the intent of RMC 15.24.050 is to create a penalty section that applies to the whole of Title 15 RMC.

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

Section 1. Richland Municipal Code Section 15.24.050, entitled Violations – Penalties, as first enacted by Ordinance No. 79, and last amended by Ordinance No. 61-16, is hereby amended to read as follows:

15.24.050 Violations – Penalties.

Except for charges filed for a violation of RMC 15.12.010, any person who has violated any provision of this ~~chapter~~ title shall have committed a civil infraction subject to a civil penalty as set forth in RMC 10.02.050(E).

Provided, if the same violator has been found to have committed an infraction violation for the same or similar conduct two separate times, with the violations occurring at the same location and involving the same or similar sections of the Richland Municipal Code or other similar codes, the third or subsequent violation shall constitute a misdemeanor, punishable as provided in RMC 1.30.010 for criminal offenses.

For any violation of a continuing nature, each day's violation shall be considered a separate offense and shall subject the offender to the above penalties for each offense.

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: 10/1/2019

Agenda Category: Ordinances - First Reading

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Subject:

Ordinance No. 42-19, Amending Chapter 16.10 of the Richland Municipal Code related to Violations and Penalties applicable to RMC Title 16: Stormwater

Department:

City Attorney

Ordinance/Resolution Number:

42-19

Document Type:

Ordinance

Recommended Motion:

Give first reading, by title only, to Ordinance No. 42-19, amending Chapter 16.10 of the Richland Municipal Code related to violations and penalties applicable to Title 16, Stormwater.

Summary:

The City has need, from time to time, to amend the Richland Municipal Code (RMC) to eliminate ambiguity or bring the code into compliance with state or federal law. Chapter 16.10, establishing administrative enforcement procedures for enforcement of the City's stormwater code, improperly references the phrase "chapter" instead of "title" throughout, thereby inappropriately limiting the application of the administrative enforcement provisions. The intent of Chapter 16.10 is to create enforcement procedures that apply to the whole of Title 16 RMC. This housekeeping action is necessary to remedy the incorrect code references.

Staff recommends approval of Ordinance No. 42-19 for first reading, by title only.

Fiscal Impact:

None.

Attachments:

I. Ordinance No. 42-19

ORDINANCE NO. 42-19

AN ORDINANCE of the City of Richland amending Chapter 16.10 of the Richland Municipal Code related to violations and penalties applicable to Title 16, Stormwater.

WHEREAS, the City has need, from time to time, to amend the Richland Municipal Code (RMC) to eliminate ambiguity or bring the code into compliance with state or federal law; and

WHEREAS, Chapter 16.10, establishing administrative enforcement procedures, improperly references the phrase “chapter” instead of “title” throughout, thereby inappropriately limiting the application of the administrative enforcement provisions; and

WHEREAS, the intent of Chapter 16.10 is to create enforcement procedures that apply to the whole of Title 16 RMC.

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

Section 1. Chapter 16.10 of the Richland Municipal Code, entitled Administrative Enforcement Procedures, as first enacted by Ordinance No. 27-09, and last amended by Ordinance No. 12-10, is hereby amended to read as follows:

Chapter 16.10 ADMINISTRATIVE ENFORCEMENT PROCEDURES

Sections:

- 16.10.010 Administrative enforcement procedures.**
- 16.10.020 Appeal.**
- 16.10.030 Abatement by the city.**
- 16.10.040 Administrative fines.**
- 16.10.050 Injunction and/or civil penalties.**

16.10.010 Administrative enforcement procedures.

When the director finds that a person has violated a prohibition or failed to meet a requirement of this ~~chapter~~ [title](#), the director may order compliance through one or more of the following procedures. Recurring violations will result in enforcement procedures with escalating requirements. The director may, at his discretion, choose the following enforcement procedures appropriate to the violation:

A. Verbal Warning. The director, or his designee, may direct compliance with this ~~chapter~~ [title](#) through a verbal warning issued to the violator. A verbal warning will include specific information describing the violation, specific actions required to remedy the violation, an expected time for performance, and referral to technical guidance available to the violator.

B. Notice of Violation. The director may require compliance by written notice of violation to the responsible person. Such notice may require without limitation:

1. The elimination of illicit connections or discharges;
2. The violating discharges, practices or operations shall cease and desist;
3. The performance of monitoring, analyses and reporting;
4. The abatement or remediation of stormwater pollution or contamination hazards and the restoration of the MS4 facilities;
5. Implementation of source control or treatment BMP;
6. Payment of a fine.

If abatement of a violation and/or restoration of the MS4 facilities is required, the notice shall set forth a date within which remediation or restoration must be completed. Such notice shall further advise that, should the violator fail to remediate or restore within the established deadline, the work may be done by the city or a contractor designated by the director and expense thereof shall be charged to the violator.

C. Show Cause Hearing. The director may order a user which has violated or continues to violate this ~~chapter~~ [title](#) to appear before the director and show cause why the proposed enforcement action should not be taken. Notice of the hearing shall be served on the user specifying the time and place for the meeting, the proposed enforcement action, the reasons for such action and a request that the user show cause why the proposed enforcement action should not be taken. A show cause hearing shall not be a bar against, or prerequisite for, taking any action against the user.

16.10.020 Appeal.

Any person receiving a notice of violation may appeal the determination of the director.

Persons desiring to appeal notice of violation and/or fines must file a written request for the director to reconsider the violation and/or fine along with full payment of the fine amount within 30 days of being notified of the fine. Where a request has merit, the director shall convene a hearing on the matter within 15 days of receiving the request from the violator. In the event the person's appeal is successful, the payment together with any interest accruing thereto shall be returned to the person.

The city may add the costs of preparing administrative enforcement actions, such as notices and orders, to the fine.

16.10.030 Abatement by the city.

The director is authorized to direct abatement of any violation of this ~~chapter~~ [title](#) that constitutes an immediate threat to the health, safety or well-being of the public, or results

from persistent noncompliance by a violator. Any expense related to such abatement undertaken by the city shall be fully reimbursed by the property owner and/or responsible party.

Within 30 days after abatement by the city, the director shall notify the property owner and/or responsible person of the cost of abatement, including administrative costs. Unpaid charges shall, after 30 calendar days, be assessed an additional penalty of five percent of the unpaid balance, and interest shall accrue thereafter at a rate of one percent per month. A lien against the violator's property will be sought for unpaid charges.

Violators desiring to dispute such charges must file a written request for the director to reconsider the charges along with full payment of the charges within 30 days of being notified of the charges. Where a request has merit the director shall convene a hearing on the matter within 15 days of receiving the request. In the event the violator's appeal is successful, the payment, together with any interest accruing thereto, shall be returned.

The city may add the costs of preparing administrative enforcement actions to the charges.

16.10.040 Administrative fines.

For repeated violations of this ~~chapter~~ [title](#) and persistent noncompliance with written enforcement directives, the director may order payment of administrative fines. The fines in this section are in addition to and not in lieu of any other penalty, sanction or right of action provided by law. An administrative fine may be no less than \$100.00 and no more than \$5,000 per violation.

16.10.050 Injunction and/or civil penalties.

It shall be unlawful for any person to violate any provisions or fail to comply with any of the requirements of this ~~chapter~~ [title](#). If a person has violated or continues to violate the provisions of this ~~chapter~~ [title](#), the city may:

A. Petition for a preliminary or permanent injunction restraining the person from activities which would create further violations, or compelling the person to perform abatement or remediation of the violation; and/or

B. Assess civil penalties in an amount not less than \$100.00 and not more than \$5,000 per day for each day of violation. Payment of this penalty does not relieve the person of the duty to correct the violation.

In the event more than one person is determined to have violated the sections of this title, all applicable civil penalties may be imposed against each person and recoverable damages, costs and expenses may be allocated among the persons on any equitable basis. The city may recover all attorney's fees, court costs and other expenses associated with enforcement of this ~~chapter~~ [title](#).

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: 10/1/2019

Agenda Category: Ordinances - First Reading

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Subject:

Ordinance No. 43-19, Amending Richland Municipal Code Section 21.01.050 related to Violations and Penalties applicable to RMC Title 21: Building Code

Department:

City Attorney

Ordinance/Resolution Number:

43-19

Document Type:

Ordinance

Recommended Motion:

Give first reading, by title only, to Ordinance No. 43-19, amending Richland Municipal Code Section 21.01.050 related to violations and penalties applicable to Title 21, Building Code.

Summary:

The City has need, from time to time, to amend the Richland Municipal Code (RMC) to eliminate ambiguity or bring the code into compliance with state or federal law. RMC 21.01.050, a section establishing civil penalties for violations of the City's building code, improperly references Chapter 21.01 instead of Title 21, thereby inappropriately limiting the application of the penalties provision. The intent of RMC 21.01.050 is to create a penalty section that applies to the whole of Title 21 RMC. This housekeeping action is necessary to remedy the incorrect code reference.

Staff recommends approval of Ordinance No. 43-19 for first reading, by title only.

Fiscal Impact:

None.

Attachments:

I. Ordinance No. 43-19

ORDINANCE NO. 43-19

AN ORDINANCE of the City of Richland amending Richland Municipal Code Section 21.01.050 related to violations and penalties applicable to Title 21, Building Code.

WHEREAS, the City has need, from time to time, to amend the Richland Municipal Code (RMC) to eliminate ambiguity or bring the code into compliance with state or federal law; and

WHEREAS, RMC 21.01.050, a section establishing civil penalties, improperly references Chapter 21.01 instead of Title 21, thereby inappropriately limiting the application of the penalties provision; and

WHEREAS, the intent of RMC 21.01.050 is to create a penalty section that applies to the whole of Title 21 RMC.

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

Section 1. Richland Municipal Code Section 21.01.050, entitled Violations – Penalties, as first enacted by Ordinance No. 20-04, and last amended by Ordinance No. 11-10, is hereby amended to read as follows:

21.01.050 Violations – Penalties.

Any violation of any provision of this ~~chapter~~ title shall be considered either a civil infraction pursuant to RMC Title 10 punishable by a fine of not less than \$250.00; or shall be considered a criminal violation as described below. Violations which are subject to the requirements for obtaining a permit in order to correct or abate the violation shall comply with the voluntary correction agreement pursuant to RMC Title 10 and shall obtain the required permit and follow all the provisions of the issued permit.

Any violation of any provision of this ~~chapter~~ title, or of any provision within the codes adopted in this chapter, which is not considered to be a civil infraction as described above and in RMC Title 10, shall be considered a criminal misdemeanor offense subject to the penalties described in RMC 9.02.020(A).

For any violation of a continuing nature, each day's violation shall be considered a separate offense and shall subject the offender to the above penalty for each offense.

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: 10/1/2019

Agenda Category: Ordinances - First Reading

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Subject:

Ordinance No. 44-19, Amending Richland Municipal Code Section 23.70.270 related to Violations and Penalties applicable to RMC Title 23: Zoning Regulations

Department:

City Attorney

Ordinance/Resolution Number:

44-19

Document Type:

Ordinance

Recommended Motion:

Give first reading, by title only, to Ordinance No. 44-19, amending Richland Municipal Code Section 23.70.270 related to violations and penalties applicable to Title 23, Zoning Regulations.

Summary:

The City has need, from time to time, to amend the Richland Municipal Code (RMC) to eliminate ambiguity or bring the code into compliance with state or federal law. RMC 23.70.270, a section establishing civil penalties for violations of the City's zoning code, improperly references Chapter 23.70 instead of Title 23, thereby inappropriately limiting the application of the penalties provision. The intent of RMC 23.70.270 is to create a penalty section that applies to the whole of Title 23 RMC. This housekeeping action is necessary to remedy the incorrect code reference.

Staff recommends approval of Ordinance No. 44-19 for first reading, by title only.

Fiscal Impact:

None.

Attachments:

I. Ordinance No. 44-19

ORDINANCE NO. 44-19

AN ORDINANCE of the City of Richland amending Richland Municipal Code Section 23.70.270 related to violations and penalties applicable to Title 23, Zoning Regulations.

WHEREAS, the City has need, from time to time, to amend the Richland Municipal Code (RMC) to eliminate ambiguity or bring the code into compliance with state or federal law; and

WHEREAS, RMC 23.70.270, a section establishing civil penalties, improperly references Chapter 23.70 instead of Title 23, thereby inappropriately limiting the application of the penalties provision; and

WHEREAS, the intent of RMC 23.70.270 is to create a penalty section that applies to the whole of Title 23 RMC.

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

Section 1. Richland Municipal Code Section 23.70.270, entitled Violations – Penalties, as first enacted by Ordinance No. 28-05, and last amended by Ordinance No. 06-10, is hereby amended to read as follows:

23.70.270 Violations – Penalties.

Any person who has violated any provision of this ~~chapter~~ title shall have committed a civil infraction subject to a civil penalty as set forth in RMC 10.02.050(E).

Provided, if the same violator has been found to have committed an infraction violation for the same or similar conduct two separate times, with the violations occurring at the same location and involving the same or similar sections of the Richland Municipal Code or other similar codes, the third or subsequent violation shall constitute a misdemeanor, punishable as provided in RMC 1.30.010 for criminal offenses.

For any violation of a continuing nature, each day's violation shall be considered a separate offense and shall subject the offender to the above penalties for each offense.

In addition to the enforcement provisions of this section, any violation of any of the provisions of RMC 23.42.030 is declared to be a public nuisance, per se, which shall be abated by the city attorney by way of civil abatement procedures.

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: 10/1/2019

Agenda Category: Ordinances - First Reading

Key I - Financial Stability & Operational Effectiveness

Subject:

Ordinance No. 45-19, Amending the 2019 Budget to Increase Legal Fees

Department:
City Attorney

Ordinance/Resolution Number:
45-19

Document Type:
Ordinance

Recommended Motion:

Give first reading, by title only, to Ordinance No. 45-19, amending the 2019 budget to increase legal fees.

Summary:

For more than a year, outside legal counsel with specialized expertise has managed the litigation of a highly specialized and complex case including both federal and state claims. Council has been briefed on this matter in executive session on multiple occasions.

Based on a credible estimate from outside counsel, \$485,000 in additional funding is required to pay the legal expenses through 2019 on this complex litigation matter. These funds will cover the cost of discovery and motion practice, which tend to be expensive components of any litigation effort due to the time and resources involved. Sufficient unappropriated funds are available in the General Fund to support the required budget adjustment.

Pursuant to RCW 35.33.091, a public hearing is scheduled for tonight's agenda regarding the requested increase in appropriations from beginning fund balance in the General Fund. In the absence of any compelling public testimony to the contrary, Staff recommends approval of Ordinance No. 45-19 for first reading, by title only.

Fiscal Impact:

Ordinance No. 45-19 will appropriate \$500,000 from unappropriated general fund balance, bringing the new General Fund appropriation for 2019 to \$60,774,623.

Attachments:

I. Ordinance No. 45-19

ORDINANCE NO. 45-19

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

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

WHEREAS, for more than a year, outside legal counsel with specialized expertise has managed the litigation of a highly specialized and complex case including both federal and state claims (the "federal claims case"); and

WHEREAS, based on an estimate provided by outside counsel, funding in the amount of \$485,000 is required to cover the costs associated with discovery and motion practice through the end of 2019 in this complex litigation; and

WHEREAS, since the legal fees line in the 2019 Budget is currently overspent, additional funding is also necessary to cover the cost of other pending litigation cases; and

WHEREAS, due to the unanticipated complexity of the federal claims case, insufficient funds were appropriated in the General Fund for legal fees in support of this litigation; and

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

WHEREAS, pursuant to RCW 35.33.091, a public hearing was held on October 1, 2019 regarding the increase in appropriations from beginning fund balance in the General Fund.

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

Section 1. Facts Constituting Emergency. The expenses contained within this ordinance were not anticipated when the 2019 budget was approved.

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

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

General Fund

Current Appropriation: \$ 60,274,623

Increase in Appropriation: \$ 500,000

Amended Appropriation: \$ 60,774,623

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

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

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

TONI FULTON, Acting Deputy City Clerk

HEATHER KINTZLEY, City Attorney

Date Published: _____



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 10/1/2019

Agenda Category: Ordinances - First Reading

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Subject:

Ordinance No. 46-19, Amending Richland Municipal Code Section 13.06.400 regarding Monthly Ambulance Utility Service Fees

Department:

Fire & Emergency Services

Ordinance/Resolution Number:

46-19

Document Type:

Ordinance

Recommended Motion:

Give first reading, by title only, to Ordinance No. 46-19, amending RMC 13.06.400 to adjust the monthly ambulance utility rate from \$7.81 per month to \$10.00 per month.

Summary:

As part of the overall funding approach to the staffing and operation of a new Public Safety Facility, Station 75, at Battelle Blvd and Port of Benton Blvd, staff is recommending an increase in ambulance utility fees from the current rate of \$7.81 per month to \$10.00 per month effective January 1, 2020. This is the first of four proposed annual increases that will provide needed funding for the staffing and operations of Station 75, as the FEMA SAFER Grant funding level reduces over its three-year life cycle.

On September 10, 2019, this rate increase was reviewed and endorsed by the Utility Advisory Committee.

Additional updates to Title 13 will come to Council in early 2020. Proposed amendments will address customer class rate realignment and General Fund contributions to the Ambulance Utility, as well as any appropriate updates to the overall code.

Staff recommends approval of Ordinance No. 46-19 for first reading, by title only.

Fiscal Impact:

The monthly ambulance utility rate will increase from \$7.81 per month to \$10.00 per month, which will generate approximately \$600,000 in annual revenue.

Attachments:

- I. Ordinance No. 46-19

ORDINANCE NO. 46-19

AN ORDINANCE of the City of Richland amending Richland Municipal Code Section 13.06.400 regarding monthly ambulance utility service fees.

WHEREAS, since 1976, the City of Richland has provided emergency transport service to Richland citizens; and

WHEREAS, City Council is authorized by RCW 35.21.766, RCW 35.27.370(15), and Chapter 13.06 of the Richland Municipal Code (RMC) to set fees, rates and charges to support an ambulance utility, emergency medical services (EMS), and ambulance transport service; and

WHEREAS, pursuant to RCW 35.21.766(3), the monthly service fee for operation of the utility was established based on the costs of regulating ambulance services and providing the EMS program as determined by a cost-of-service study conducted in late 2018; and

WHEREAS, the current ambulance transport fee of \$660 (\$990 for non-resident), and the per-mile rate of \$10.00 were set by Richland City Council on March 27, 2012. The rates went into effect on June 1, 2012; and

WHEREAS, the current monthly service fee of \$7.81 was set by Richland City Council on December 8, 2013. The rate went into effect on January 1, 2014; and

WHEREAS, planning for a new fire station in the City's 2020 budget requires a \$2.19 per month increase in the ambulance utility's monthly service fee as part of the overall project funding strategy; and

WHEREAS, the ambulance transport fee and per-mile rate will remain unchanged; and

WHEREAS, the \$2.19 monthly service fee increase will go into effect on January 1, 2020.

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

Section 1. Richland Municipal Code Section 13.06.400, entitled Charges established, as first enacted by Ordinance No. 28-06, and last amended by Ordinance No. 41-13, is hereby amended to read as follows:

13.06.400 Charges established.

~~In accordance with the budget presented to the city council on November 19, 2013, t~~The monthly ambulance utility fee shall be as follows effective January 1, ~~2014~~ 2020:

User Classification	Rate
Residential	\$7.81 <u>\$10.00</u> per month/ \$93.72 <u>\$120.00</u> per year – per unit
Multifamily Residences	\$7.81 <u>\$10.00</u> per month/ \$93.72 <u>\$120.00</u> per year – per unit
Adult Family Homes*	\$7.81 <u>\$10.00</u> per month/ \$93.72 <u>\$120.00</u> per year – per facility
Assisted Living Facilities*	\$7.81 <u>\$10.00</u> per month/ \$93.72 <u>\$120.00</u> per year – per facility
24-Hour Nursing Facilities*	\$7.81 <u>\$10.00</u> per month/ \$93.72 <u>\$120.00</u> per year – per facility
Group Homes*	\$7.81 <u>\$10.00</u> per month/ \$93.72 <u>\$120.00</u> per year – per facility
Physicians Clinics*	\$7.81 <u>\$10.00</u> per month/ \$93.72 <u>\$120.00</u> per year – per facility
Schools*	\$7.81 <u>\$10.00</u> per month/ \$93.72 <u>\$120.00</u> per year – per facility
Commercial/Business	\$7.81 <u>\$10.00</u> per month/ \$93.72 <u>\$120.00</u> per year – per unit
City Public Areas	\$7.81 <u>\$10.00</u> per month/ \$93.72 <u>\$120.00</u> per year – per parcel or area

* The annual demand allocation is based upon the overall utilization percentage of each individual unit within the same classification.

Section 2. This ordinance shall be published in the official newspaper of the City of Richland on October 20, 2019, and take effect on January 1, 2020.

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: 10/1/2019

Agenda Category: Ordinances - Second Reading/Passage

Core Focus Area 2 - Manage & Maintain Infrastructure & Facilities

Subject:

Ordinance No. 32-19, Vacating a Portion of Center Boulevard Right-of-Way

Department:
Public Works

Ordinance/Resolution Number:
32-19

Document Type:
Ordinance

Recommended Motion:

Give second reading and pass Ordinance No. 32-19, vacating a portion of Center Boulevard.

Summary:

In 1979, the Willowbrook No. 1 subdivision dedicated a public street right-of-way known as Center Boulevard. In recent years, minor revisions to the preliminary plat have eliminated the need to extend Center Boulevard as originally intended.

The current land owner/developer has formally requested vacation of a portion of Center Boulevard, which would result in desirable parcel boundaries in future final platting actions. The City has also been granted a utility easement to cover existing utilities, making it unnecessary to retain the right-of-way.

A public hearing regarding this proposed vacation was held on June 18, 2019. No public testimony was offered.

Staff recommends approval of Ordinance No. 32-19 for second reading and passage.

Fiscal Impact: Minor staff time and recording fees are necessary to complete this roadway vacation. Both will be completed using existing operating budget capacity.

Attachments:

I. Ordinance No. 32-19

WHEN RECORDED RETURN TO:

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

ORDINANCE NO. 32-19

AN ORDINANCE of the City of Richland vacating a
portion of Center Boulevard.

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

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

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

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

WHEREAS, the City of Richland has been granted a utility easement, recorded under Auditor's File No. 2019-013213, to cover existing utilities, and the City has no need to retain the right-of-way; and

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

WHEREAS, on May 21, 2019, Richland City Council adopted Resolution No. 62-19, setting June 18, 2019 at 7:30 p.m. in the City Hall Council Chambers as the time and place for said hearing; and

WHEREAS, on June 9, 2019, notice was published that a public hearing would be held on June 18, 2019 to take public testimony on the proposed vacation action; and

WHEREAS, at the time and place fixed and designated in the notice, a hearing was held by City Council to receive public testimony. No public testimony was offered.

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

Section 1. The portion of Center Boulevard right-of-way, as described and shown on **Exhibit A** and **Exhibit B**, is hereby ordered to be vacated

Section 2. The City Clerk is directed to file with the Auditor of Benton County, Washington, a copy of this ordinance, duly certified as a true and correct 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 1st day of October, 2019.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

TONI FULTON, Acting Deputy City Clerk

HEATHER KINTZLEY, City Attorney

Date Published: October 6, 2019

EXHIBIT A

A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 8 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 1, BLOCK 5 OF THE PLAT OF WILLOWBROOK NO. 1, AS RECORDED IN VOLUME 14 OF PLATS AT PAGE 13, RECORDS OF THE FRANKLIN COUNTY AUDITOR'S OFFICE, SAID CORNER BEING A POINT ON THE ARC OF A 285.00 FOOT RADIUS CURVE, THE RADIUS POINT OF WHICH BEARS SOUTH 51°28'10" EAST; THENCE ALONG SAID CURVE TO THE RIGHT AND THE EASTERLY RIGHT OF WAY OF CENTER BOULEVARD, HAVING AN ARC LENGTH OF 4.13 FEET, WITH A DELTA ANGLE OF 00°49'50", A CHORD BEARING OF NORTH 38°56'45" EAST, AND A CHORD LENGTH OF 4.13 FEET TO THE POINT OF BEGINNING, BEING A POINT OF REVERSE CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 70.00 FEET; THE RADIUS POINT OF WHICH BEARS NORTH 50°38'20" WEST; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 113.90 FEET, WITH A DELTA ANGLE OF 93°13'50", A CHORD BEARING OF NORTH 07°15'15" WEST, AND A CHORD LENGTH OF 101.75 FEET TO A TANGENT LINE; THENCE NORTH 53°52'10" WEST A DISTANCE OF 18.22 FEET TO THE NORTHERLY RIGHT OF WAY OF EASTWOOD AVENUE BEING A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 25.00 FEET; THE RADIUS POINT OF WHICH BEARS NORTH 36°07'50" EAST; THENCE ALONG SAID CURVE AND SAID RIGHT OF WAY, HAVING AN ARC LENGTH OF 31.79 FEET, WITH A DELTA ANGLE OF 72°50'49", A CHORD BEARING OF NORTH 89°42'25" EAST, AND A CHORD LENGTH OF 29.69 FEET TO A NON TANGENT LINE; THENCE SOUTH 36°43'08" EAST ALONG THE RIGHTS OF WAY OF EASTWOOD AVENUE AND CENTER BOULEVARD A DISTANCE OF 80.00 FEET TO A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 285.00 FEET; THE RADIUS POINT OF WHICH BEARS SOUTH 36°43'08" EAST; THENCE ALONG SAID CURVE AND RIGHT OF WAY OF CENTER BOULEVARD, HAVING AN ARC LENGTH OF 69.24 FEET, WITH A DELTA ANGLE OF 13°55'12", A CHORD BEARING OF SOUTH 46°19'16" WEST, AND A CHORD LENGTH OF 69.07 FEET TO THE POINT OF BEGINNING;

HAVING AN AREA OF 1,993 SQUARE FEET, 0.05 ACRES.



8/16/2018



PBS Engineering and
Environmental Inc.
400 Bradley Blvd, Ste 100
Richland, WA 99352
509.942.1800
pbsus.com

DRAWN BY: ADM

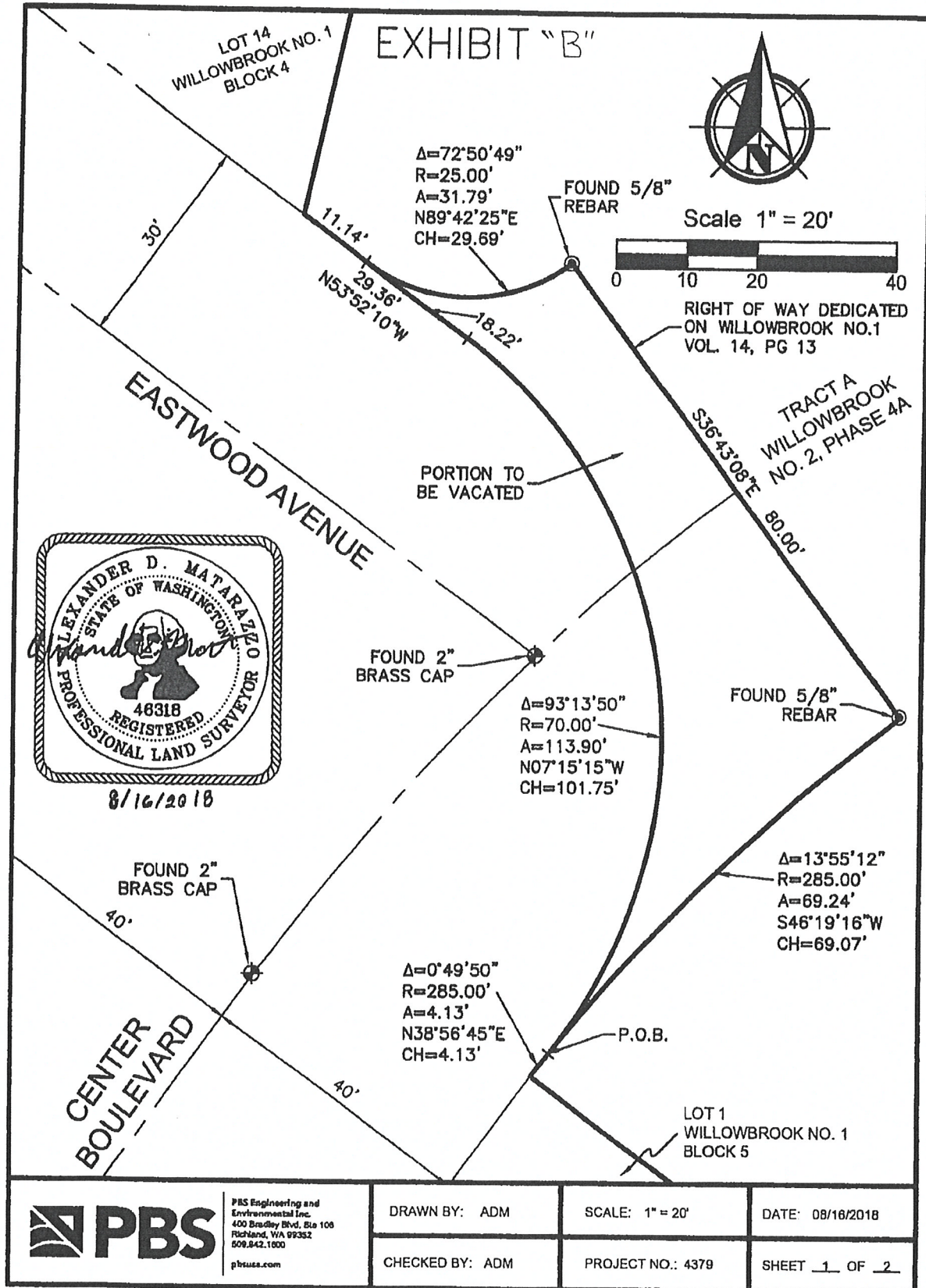
SCALE: 1" = 20'

DATE: 08/16/2018

CHECKED BY: ADM

PROJECT NO.: 4379

SHEET 2 OF 2





COUNCIL AGENDA ITEM COVERSHEET

Council Date: 10/1/2019

Agenda Category: Ordinances - Second Reading/Passage

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 second reading and pass 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 second reading and passage.

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 Day 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 1st day of October, 2019.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

TONI FULTON, Acting Deputy City Clerk

HEATHER KINTZLEY, City Attorney

Date Published: October 6, 2019



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 10/1/2019

Agenda Category: Ordinances - Second Reading/Passage

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 second reading and pass Ordinance No.38-19, adopting the 2018-2019 Comprehensive Plan Amendments into the existing 2017 Comprehensive Plan and adopting the resulting document.

Summary:

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. At this time, staff also proposes rectifying a recently discovered scrivener's error associated with mapping of the Badger Mountain South Subarea Plan in the City's comprehensive plan document.

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 will consider the Planning Commission's recommendations and all comments from Council's previously held public hearing to decide whether to adopt or deny the proposed amendments. If approved, staff 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 second reading and passage.

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
3. Ordinance No. 25-10 Adopting the Badger Mountain South Subarea Plan & Map

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, correcting a scrivener's error, 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, during review of the existing Comprehensive Plan of the City of Richland, staff identified a scrivener's error wherein a section of the previously adopted Badger Mountain South Subarea Plan failed to be identified on the City's Comprehensive Plan land use maps; and

WHEREAS, because the Badger Mountain South Subarea Plan is a component of the existing Comprehensive Plan of the City of Richland, it is proper to correct the scrivener's error with adoption of the updated 2018-2019 Comprehensive Plan; 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/undesigned 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. Richland Municipal Code Section 23.01.030, entitled Plan adopted, as first enacted by Ordinance No. 28-05 and last amended by Ordinance No. 42-17, is hereby amended to read as follows:

23.01.030 Plan adopted.

There is hereby adopted as a current and flexible guide to coordinate the public and private development of property and other resources of the city of Richland that certain comprehensive plan adopted by the Richland city council on October 6, 1997, ~~and~~ amended on December 14, 1998, December 7, 1999, December 19, 2000, October 16, 2001, December 2, 2002, December 3, 2003, December 7, 2004, December 6, 2005, December 19, 2006, December 4, 2007, December 2, 2008, November 17, 2009, August 3, 2010, November 16, 2010, November 27, 2012, November 19, 2013, November 18, 2014, December 1, 2015, and November 15, 2016, ~~and~~ updated as required by law on October 3, 2017, and amended on October 1, 2019, which is on file with the city clerk and consists of general goals and policies relating to economic development, land use, transportation, utilities, capital facilities and housing, and also includes a revised urban growth boundary land use plan map.

Section 5. Council finds that correction of a scrivener's error in the Comprehensive Plan land use maps based on the previously adopted Badger Mountain South Subarea Plan does not materially alter the content of this Ordinance No. 38-19 between first reading and second reading.

Section 6. All prior versions and of the Comprehensive Plan of the City of Richland are hereby repealed.

Section 7. 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 8. 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 9. This ordinance shall take effect the day following its publication in the official newspaper of the City of Richland.

Section 10. 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 1st day of October, 2019.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

TONI FULTON, Acting Deputy City Clerk

HEATHER KINTZLEY, City Attorney

Date Published: October 6, 2019

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.

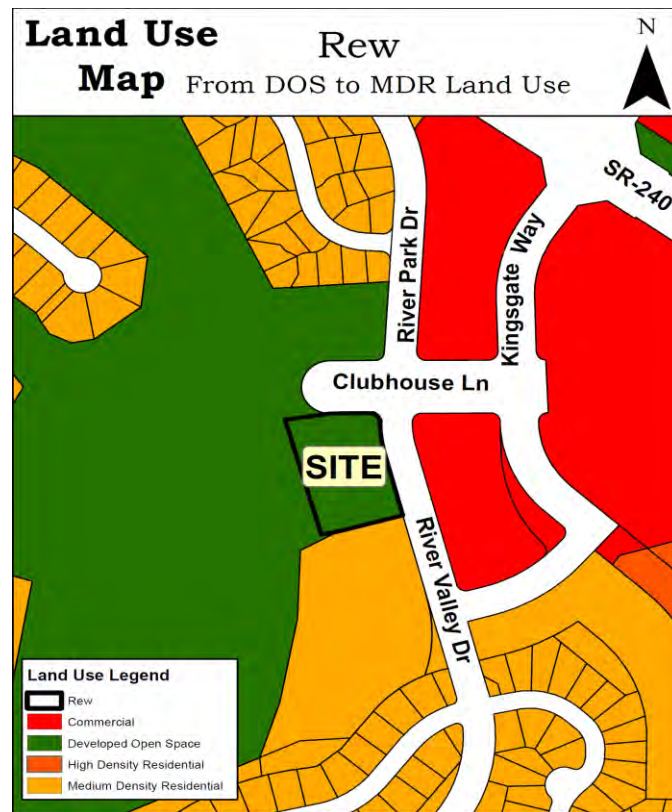


Figure 2 – Comprehensive Plan

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.

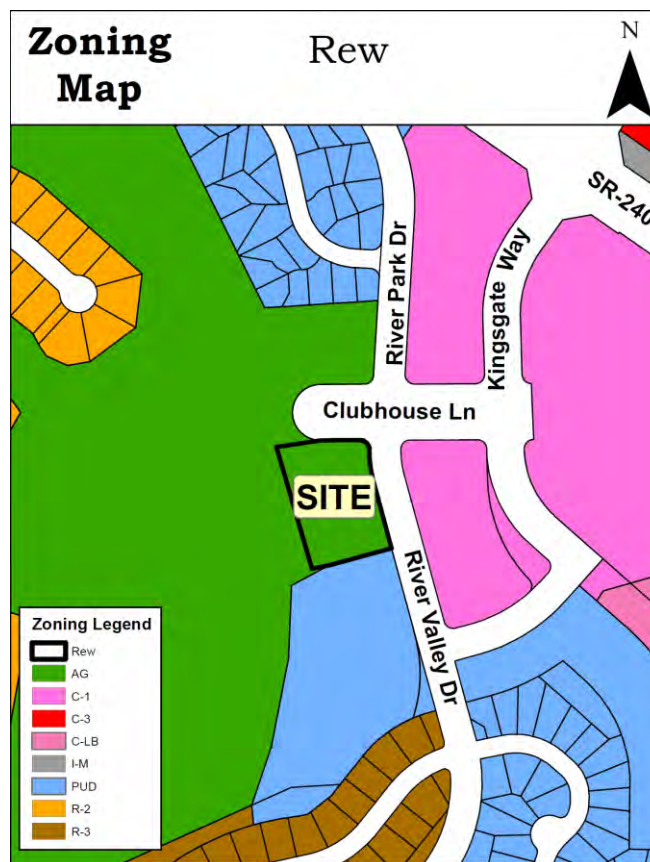


Figure 4 – Existing Zoning

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).

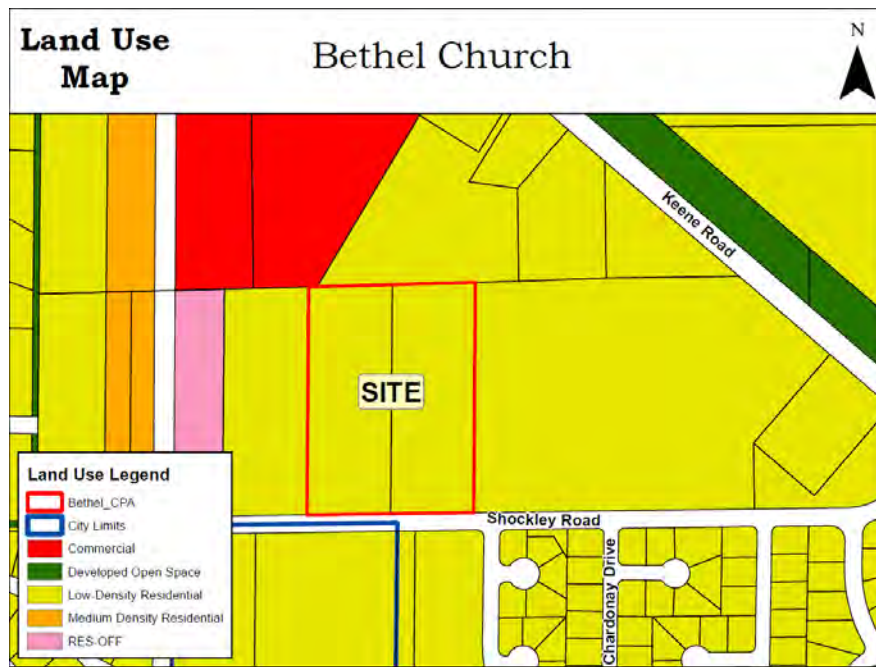


Figure 2 – Comprehensive Plan

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.

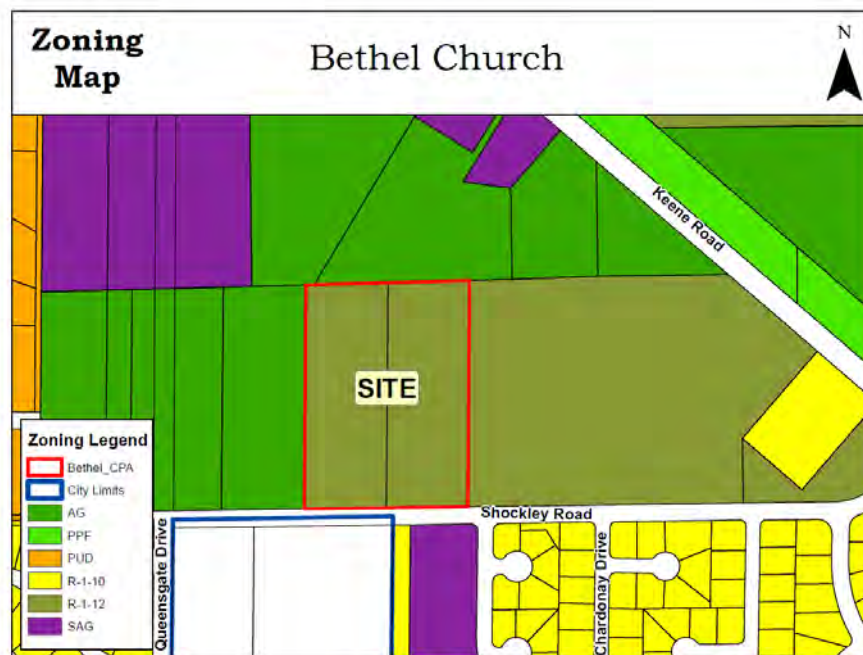


Figure 4 – Existing Zoning

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.

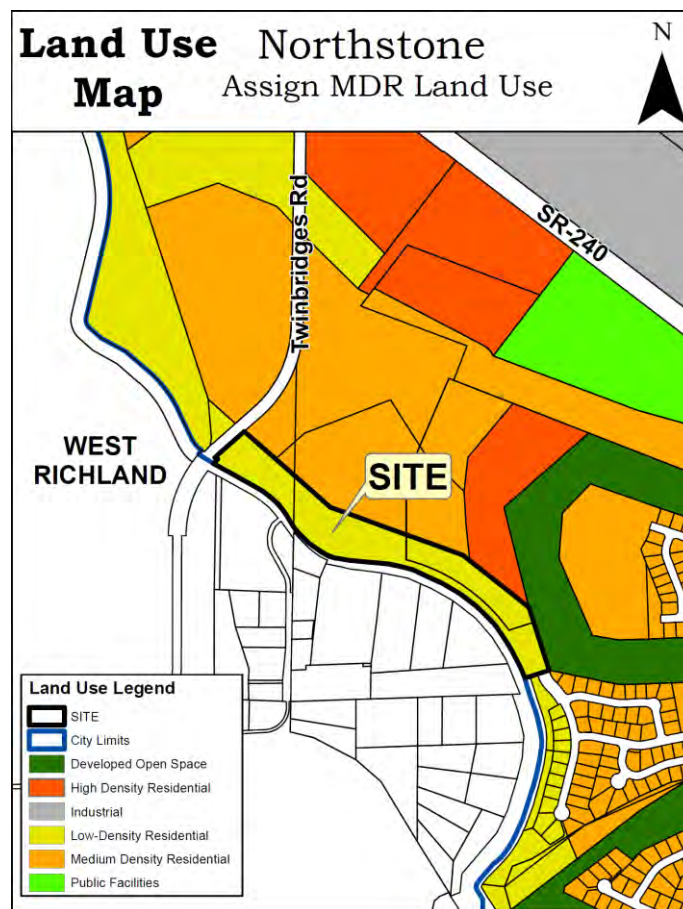


Figure 2 – Comprehensive Plan

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).

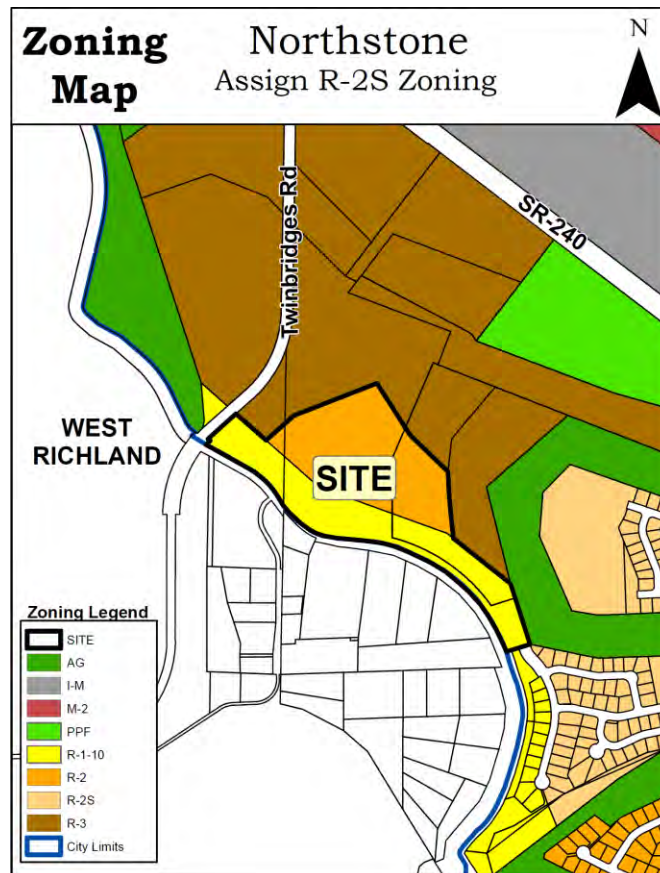


Figure 4 – Existing Zoning

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 surplused 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.

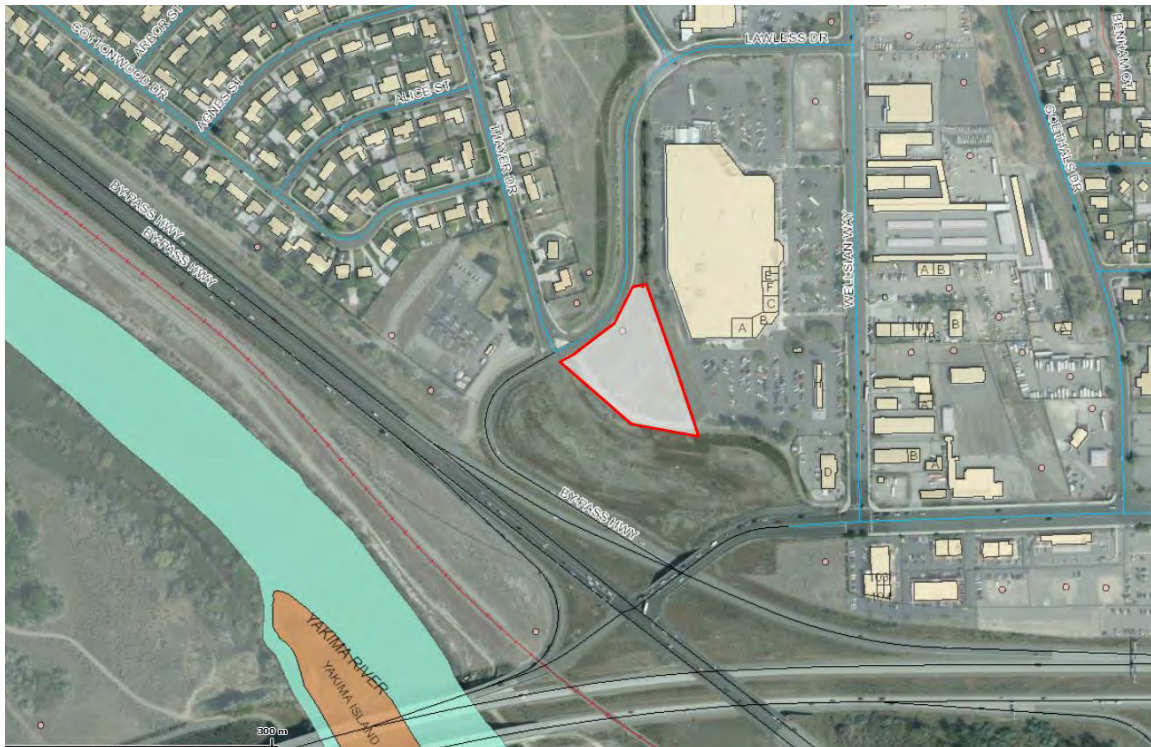


Figure 1 – Vicinity Map *(site highlighted in red)*

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.

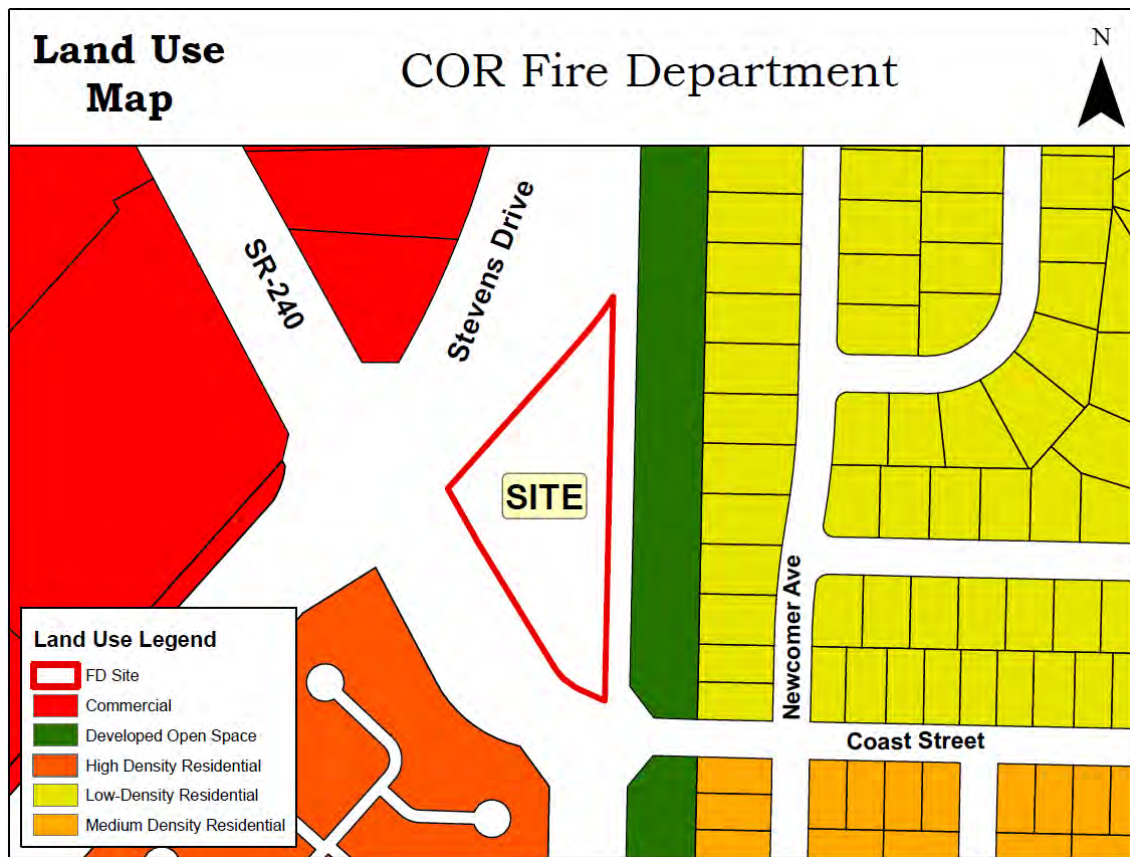


Figure 2 – Comprehensive Plan

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).

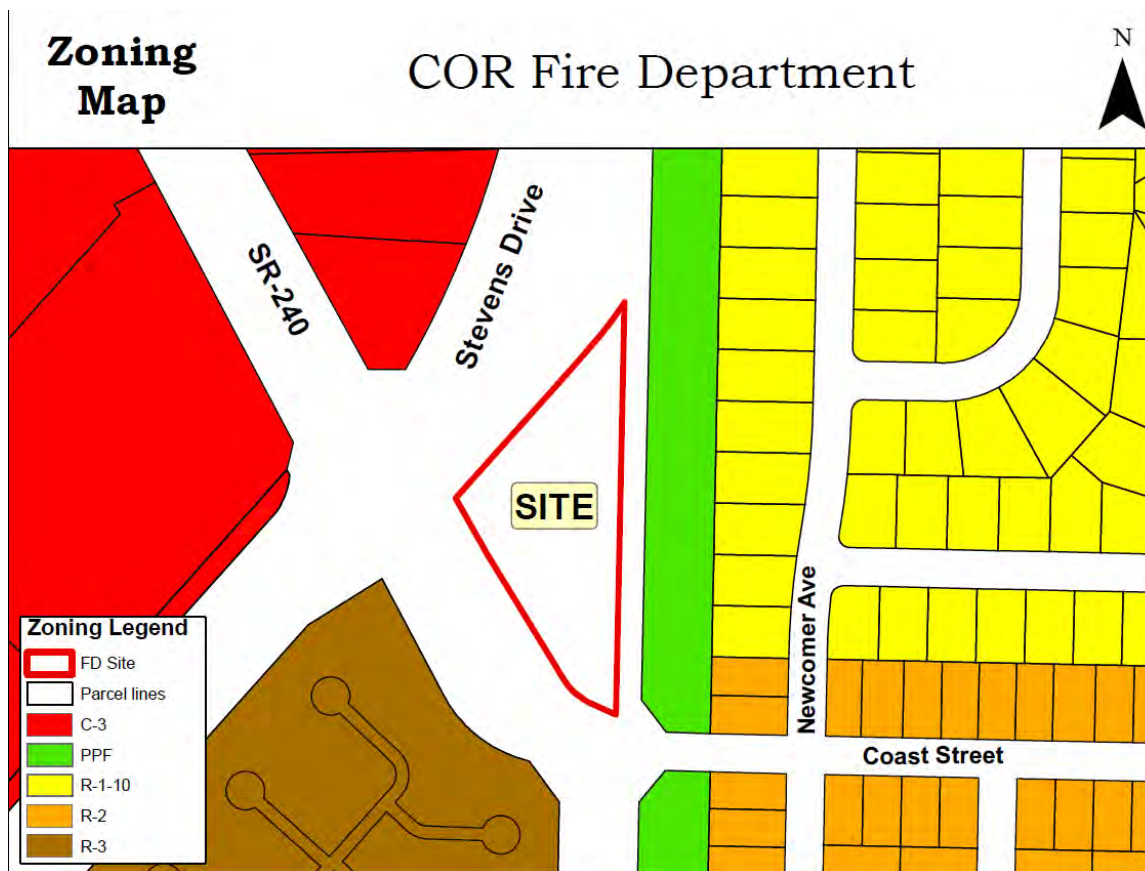


Figure 4 – Existing Zoning

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

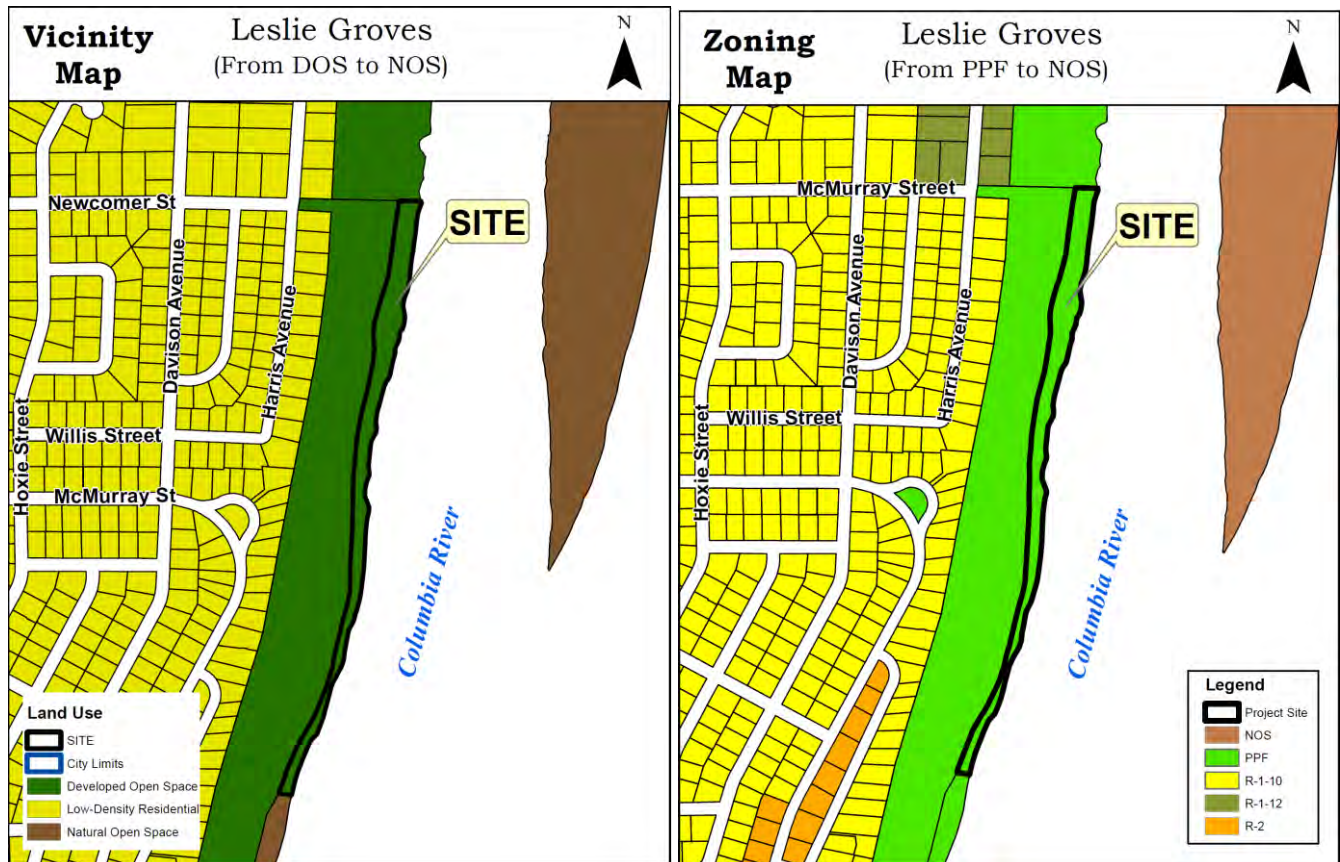
Approval of the proposed comprehensive plan amendment is logical as it would place a land use designation upon the site which would allow a variety of uses when the city decides that it should be developed. The possible location of a future fire station at this location has been studied extensively by 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:

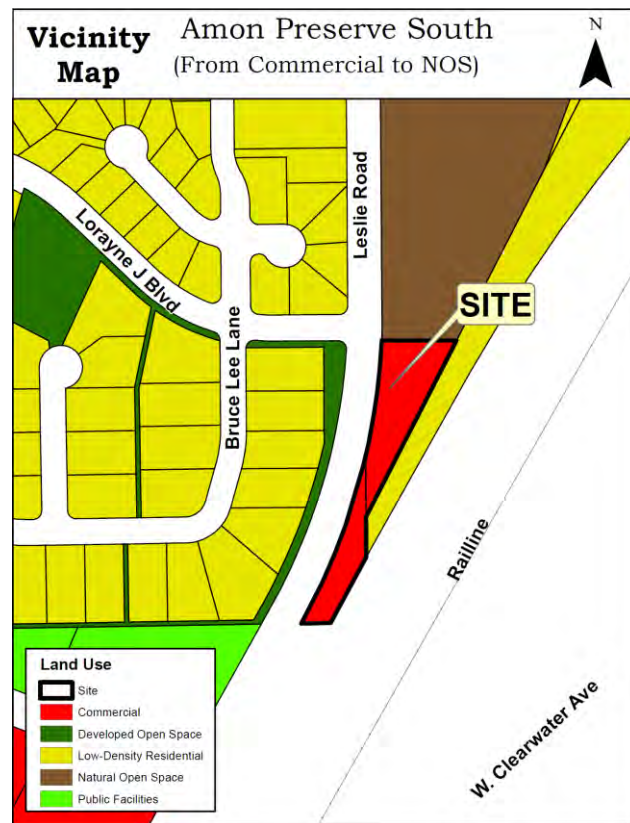
1. Leslie Grove: Extend the Natural Open Space (NOS) designation north along the waterfront from the existing NOS boundary to Newcomer Street and rezone the waterfront to NOS to be consistent with the comprehensive plan.



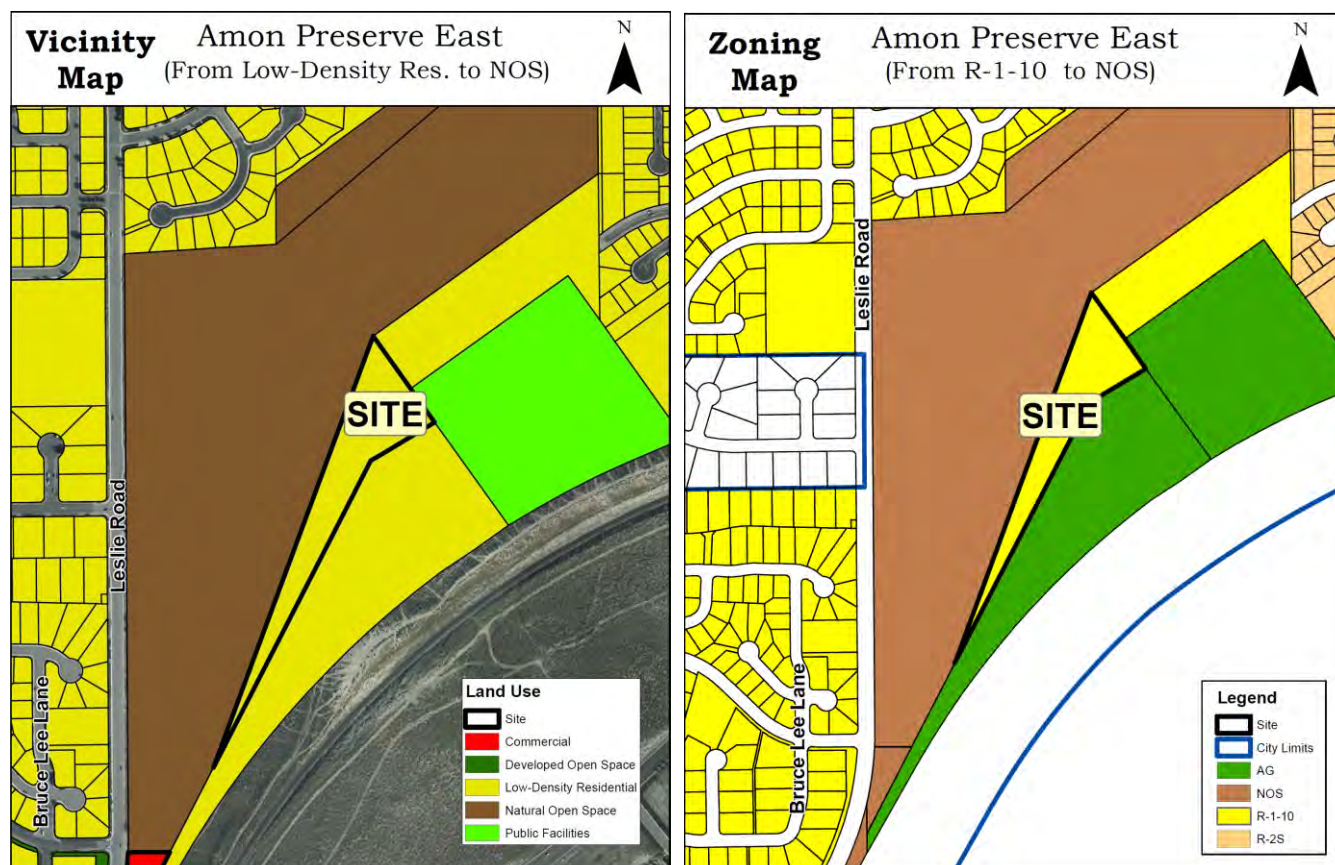
2. Howard Amon: Change the land use classification along the waterfront from Natural Open Space (NOS) to Developed Open Space (DOS) to match the rest of the park and to be consistent with the Parks & Public Facilities (PPF) zoning.



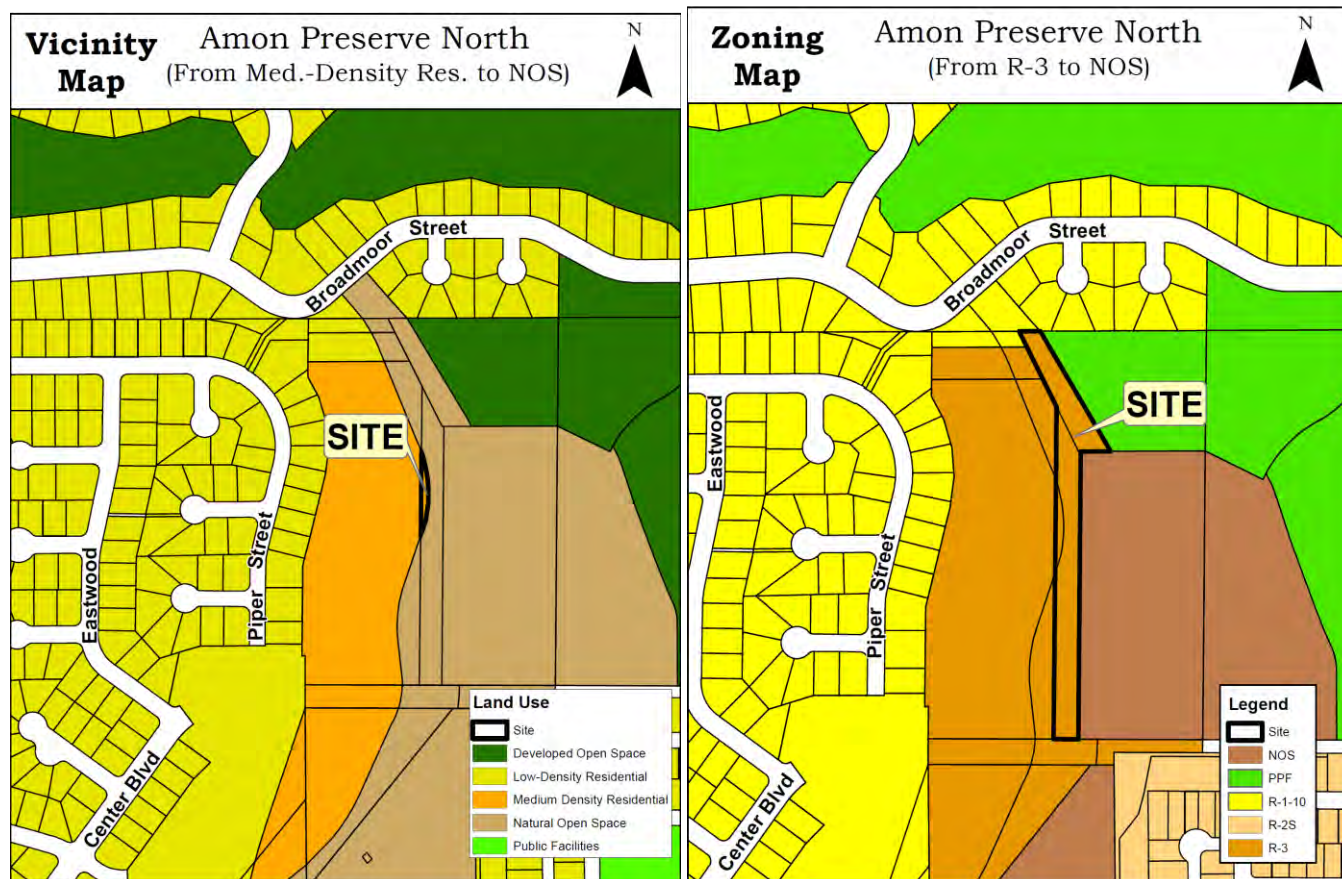
3. Amon Preserve (South): Change the land use designation from Commercial to Natural Open Space (NOS) to be consistent with the existing NOS zoning.



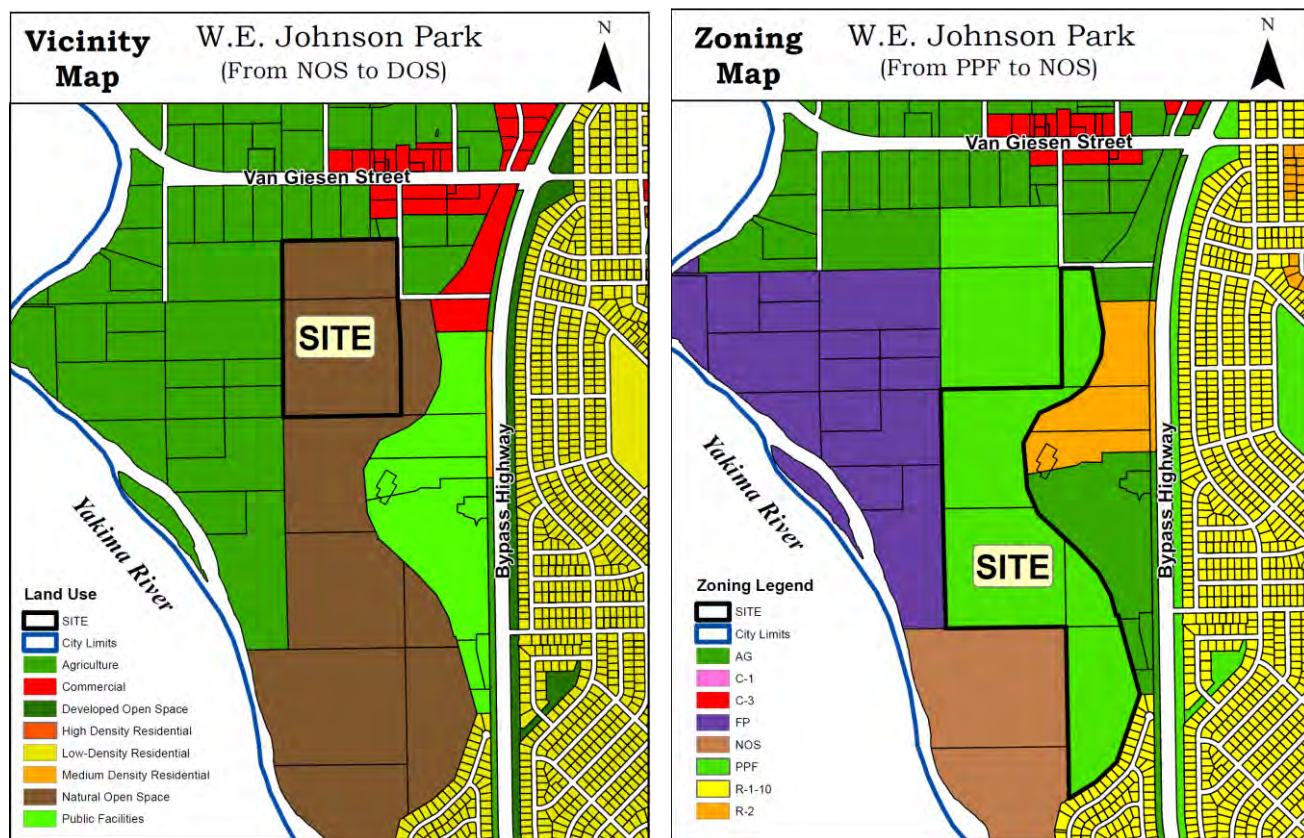
4. Amon Preserve (East): Change the land use designation from Low Density Residential to Natural Open Space (NOS) and change the zoning from R-1-10 to NOS.



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/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).
- **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

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). 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/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).
- **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 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).
- **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 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>



This communication is protected by the Electronic Communications Privacy Act, 18 U.S.C. 2510 et seq., which makes it a felony punishable by fines and up to five years imprisonment to intercept or use the information contained in this email. If the reader of this message is not the intended recipient, employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please immediately notify us and return the original message to us and delete this message from your mailbox. Thank You.

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 located below the "Sincerely," text.

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

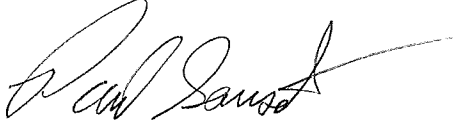
Subject: CPA2019-103 & CPA2019-104 – Tim Bush
Duportail Drive/Wellhouse Loop and SR 240 at Thayer Avenue/Lawless

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



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: 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,

A handwritten signature in black ink, appearing to read 'Paul Gonseth', written over a light blue horizontal line.

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.

ORDINANCE NO. 25-10

AN ORDINANCE of the City of Richland adopting the Badger Mountain Subarea Plan.

WHEREAS, the Richland Planning Commission held a public hearing to review the proposed Badger Mountain Subarea Plan and forwarded formal recommendations to the City Council for the adoption of said plan; and

WHEREAS, pursuant to the State Environmental Policy Act, the City of Richland adopted a Planned Action Draft Supplemental Environmental Impact Statement (DSEIS) for the Badger Mountain Subarea Plan; and

WHEREAS, City staff completed an analysis of the Badger Mountain Subarea Plan for compliance with the Growth Management Act; and

WHEREAS, the Richland City Council has considered all recommendations and reports submitted to it and held a public hearing on July 20, 2010 and

WHEREAS, it is hereby found to be in the best interest of the citizens of Richland that the amendments to the Comprehensive Plan in the form provided herein be adopted.

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

Section 1.01 The Badger Mountain Subarea Plan, dated July, 2010 is hereby adopted. The following Findings and Conclusions for the Badger Mountain Subarea Plan form the basis for the adoption of the Badger Mountain Subarea Plan.

Findings:

1. The Badger Mountain Subarea has been a part of Richland's Urban Growth Area since 2006 when Benton County approved the City's request to expand the City's growth area by 2,103 acres;
2. Under the provisions of the Growth Management Act, the City is responsible for preparing comprehensive plans for all areas lying within its urban growth boundaries;
3. To date, the City has not adopted a comprehensive plan for the Badger Mountain Subarea;
4. The City and Benton County entered into an interlocal agreement in 2006 regarding the urban growth area expansion, whereby the City agreed to specific

provisions for the protection of the adjacent agricultural lands and for open space planning.

5. The draft subarea plan incorporates 170 foot buffers from the adjoining agricultural lands and includes an extensive plan for open space, trails and parks
6. The Growth Management Act, per RCW 36.70A.130(2), allows the City to adopt a subarea plan initially without conforming to the annual comprehensive plan amendment schedule that the City normally maintains;

Conclusion:

7. The City of Richland has the authority and responsibility to adopt a comprehensive plan for the Badger Mountain Subarea, in keeping with the City's interlocal agreement with Benton County.

Findings:

8. The Planning Commission has reviewed the development of the Badger Mountain Subarea having held workshops to review draft plans on February 11, 2009, June 10, 2009, January 13, 2010, February 24, 2010, May 12, 2010 and June 9, 2010;
9. The Planning Commission held legally advertised hearings on May 26, 2010 and June 23, 2010 and the City Council held a legally advertised hearing on July 20, 2010, during which the public was provided with opportunities to comment on the plan;
10. Public notices were published in the Tri-City Herald, in both legal ads and display ads. Additionally, the draft plan and public notice were posted on the City web page and advertised in City newsletters;
11. Public agencies including the Benton County Planning Department, the Benton County Department of Public Works, the Benton Clear Air Authority, the Benton County Fire District #1, the Benton County Public Utility District, the Benton Franklin Council of Governments, the Ben Franklin Transit Authority, the Badger Mountain Irrigation District, the City of West Richland, the Richland School District, the Kennewick School District and the Kiona-Benton School District were given an opportunity to comment on the draft plan;
12. The Washington State Department of Commerce and other state agencies were given an opportunity to comment on the plan in accordance with RCW 36.70A.106;
13. The City's followed the provisions of its Public Participation Plan in the review of the draft subarea plan;

Conclusion:

14. The City of Richland has followed appropriate procedures and met legal requirements providing for public participation and comment in the review of the Badger Mountain Subarea Plan;

Findings:

15. The draft subarea plan contains chapters relating to land use and transportation, as well as specific policies pertaining to economic development, housing, public facilities, open spaces, parks and recreation, natural resources and capital facilities, and as such contains all the elements required in a comprehensive plan as defined in RCW 36.70A.070;
16. The draft subarea plan relies upon the same goals and policies that are identified in the City's overall comprehensive plan, uses the same land use designations as the City's overall comprehensive plan, relies on the transportation and utility plans identified in the City's overall comprehensive plan and so is consistent with the City's overall comprehensive plan;
17. The draft subarea plan relies upon the designation of the area as an urban growth area made by Benton County and so is consistent with the growth management plans of Benton County;
18. The draft subarea plan includes provisions for setting aside parks, open spaces and schools to accommodate the projected levels of development within the subarea,
19. The draft subarea plan includes analysis of transportation, water, sewer, storm drainage and irrigation water systems and identifies specific improvements that are necessary within those systems to serve the projected levels of development;

Conclusion:

20. The draft Badger Mountain Subarea Plan addresses the mandatory planning elements that are required under the provisions of the Growth Management Act; is consistent with existing City comprehensive plans as well as those of Benton County and demonstrates that the local government has adequate capacity in its street and utility systems to accommodate the demands for public service that would result from the proposed levels of development within the subarea.

Findings:

21. The Badger Mountain South portion of the draft plan was put together using sound planning principles that included the following concepts:
- Higher density housing that consumes less land;
 - Generous open space corridors, totaling over 23% of the total area;
 - Project design based on "pedestrian sheds" – walkable neighborhoods with a ¼ mile radius that contain significant features such as a school,

park or commercial center within each shed to encourage pedestrian movements;

- Project design provides for a vast majority of properties with solar access to promote the use of solar energy;
- Complete streets that are designed to include provisions for vehicle, pedestrian and bicycles;
- Street design that considers landscaping, building placement and building design;
- Extensive pedestrian trail system throughout the project;
- Mixed use areas that encourage live/work uses;
- Proposed range of housing types to encourage intergenerational housing,
- Proposed use of drought tolerant plantings and xeriscape in open space areas to conserve water use;
- Proposed use of green building techniques, such as those identified in LEED standards and energy efficient appliances within buildings;
- Proposed use of alternative energy sources;
- Proposed use of low flow and water efficient appliances within homes, and
- Higher density housing developments to support and encourage transit use;

Conclusion:

22. The draft Badger Mountain Subarea Plan was developed in a manner that will conserve resources, provide for energy efficient land use patterns and provide a variety of amenities that will make the subarea a desirable place to live and work.

Findings:

23. The portions of the subarea located outside of Badger Mountain South utilize the same comprehensive plan designations that are found in the City's overall comprehensive plan;
24. The portions of the subarea located outside of Badger Mountain South rely on the goal and policy statements of the City's overall comprehensive plan;
25. The portions of the subarea plan provide for the extension of collector streets, open space corridors, identify general land use patterns and include plans for the extension of utilities to serve the area;

Conclusion:

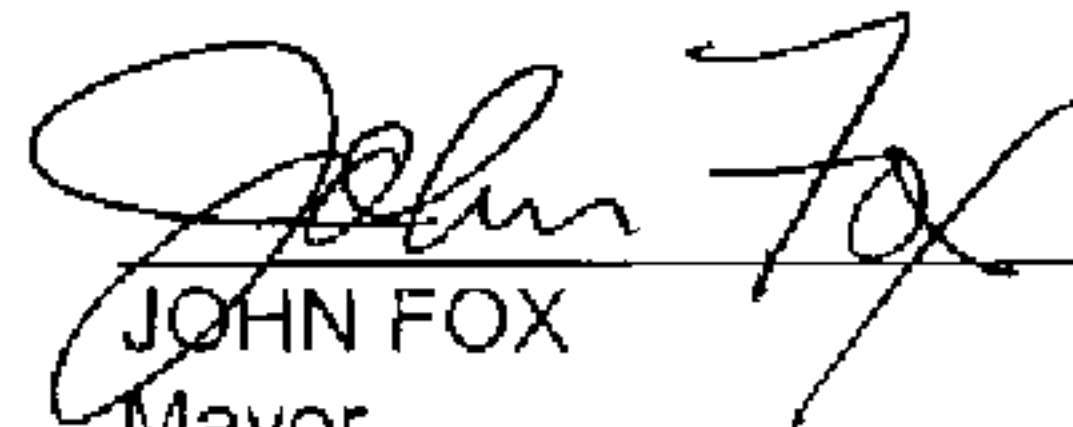
26. The portions of the subarea located outside of Badger Mountain South, while providing less detail than the Badger Mountain South Master Plan have a sufficient level of detail for a comprehensive plan that is consistent with the level of detail and amount of information found in the City's overall comprehensive plan.

Overall Conclusion:

27. Based on the above findings and conclusions, adoption of the draft Badger Mountain Subarea Plan would be in the best interest of the community of Richland.

Section 1.02 This ordinance shall take effect on the day following the date of its publication in the official newspaper of the City of Richland.

PASSED by the City Council of the City of Richland, at a regular meeting on the 7th day of September, 2010.



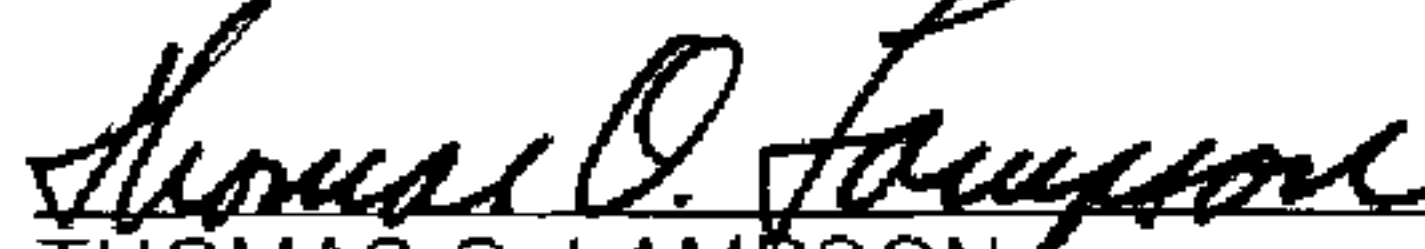
JOHN FOX
Mayor

ATTEST:



DEBRA C. BARHAM, CMC
Chief Deputy City Clerk

APPROVED AS TO FORM:



THOMAS O. LAMPSON
City Attorney

Date Published: September 12, 2010

Figure 1: Badger Mountain Subarea Land Use Plan

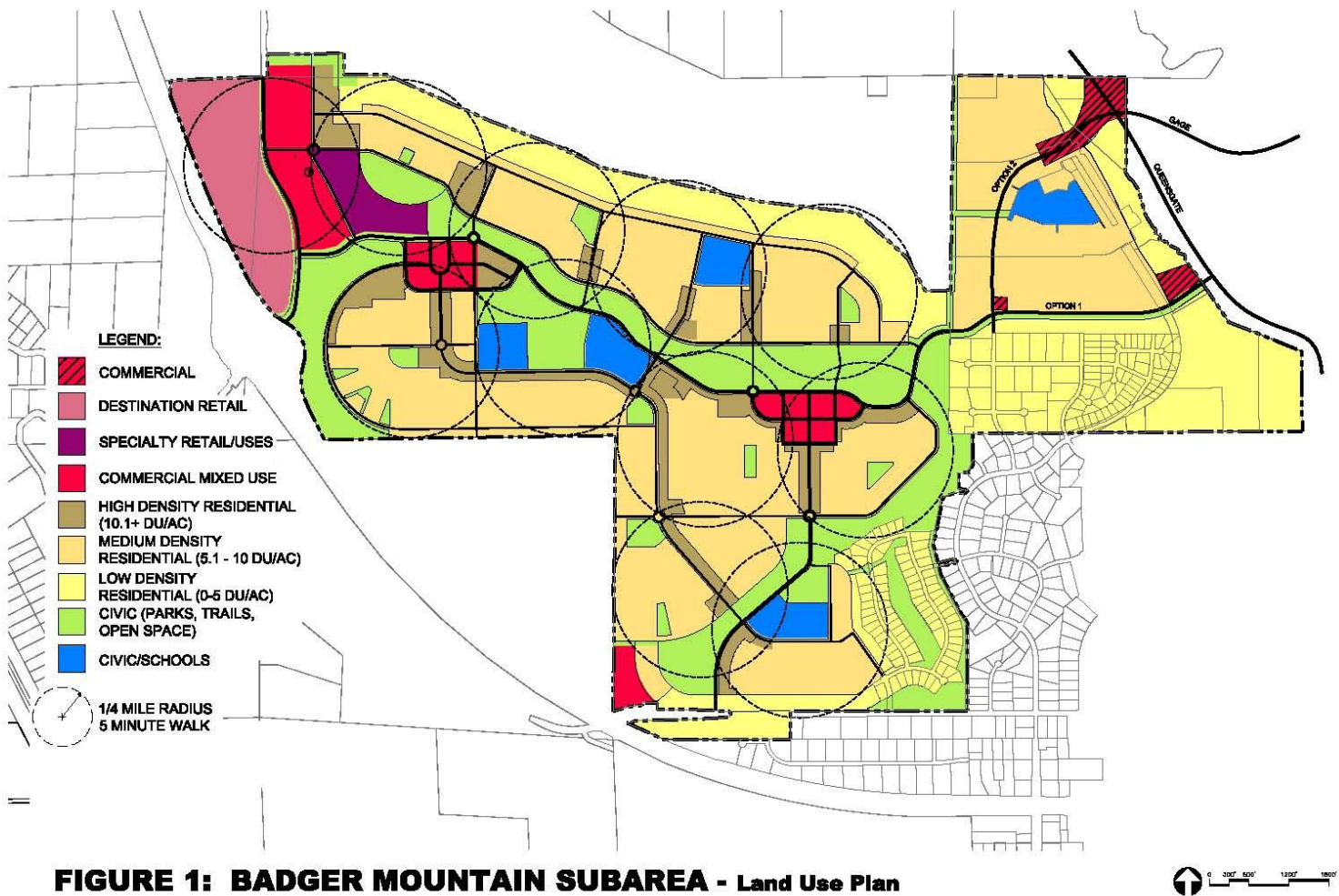


FIGURE 1: BADGER MOUNTAIN SUBAREA - Land Use Plan



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 10/1/2019

Agenda Category: Ordinances - Second Reading/Passage

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 second reading and pass 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:

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 second reading and passage.

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 1st day of October, 2019.

ROBERT J. THOMPSON
Mayor

ATTEST:

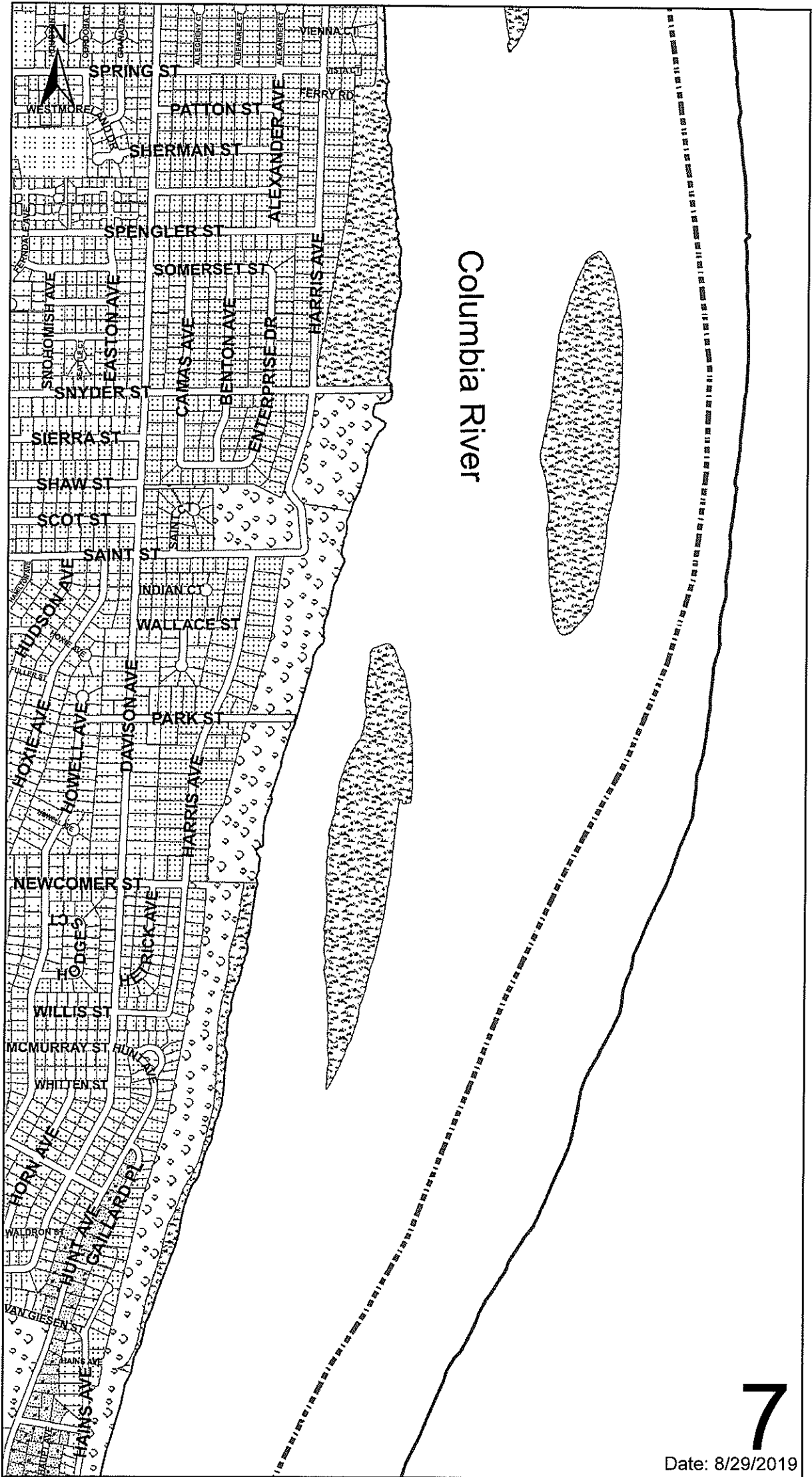
APPROVED AS TO FORM:

TONI FULTON, Acting Deputy City Clerk

HEATHER KINTZLEY, City Attorney

Date Published: October 6, 2019

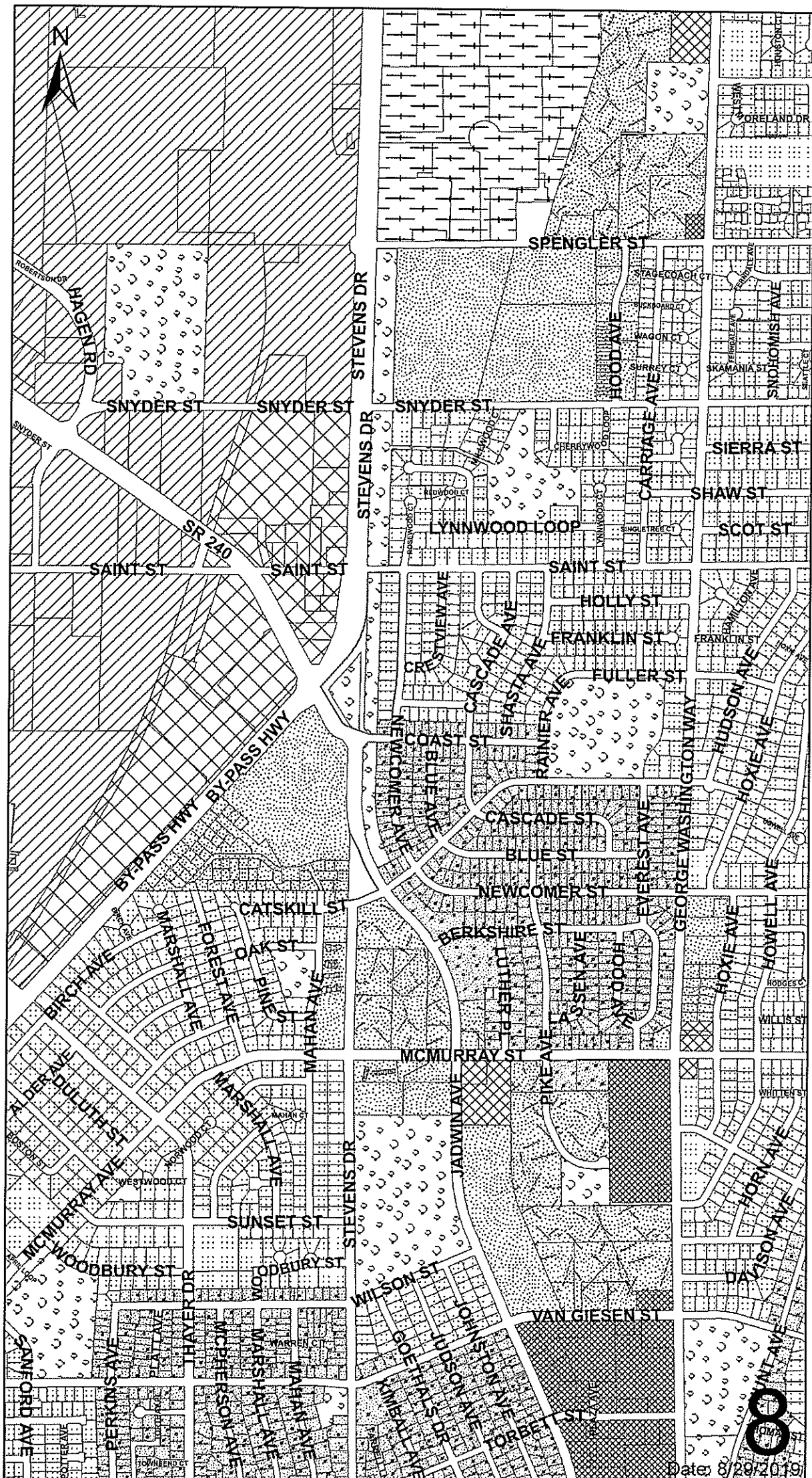


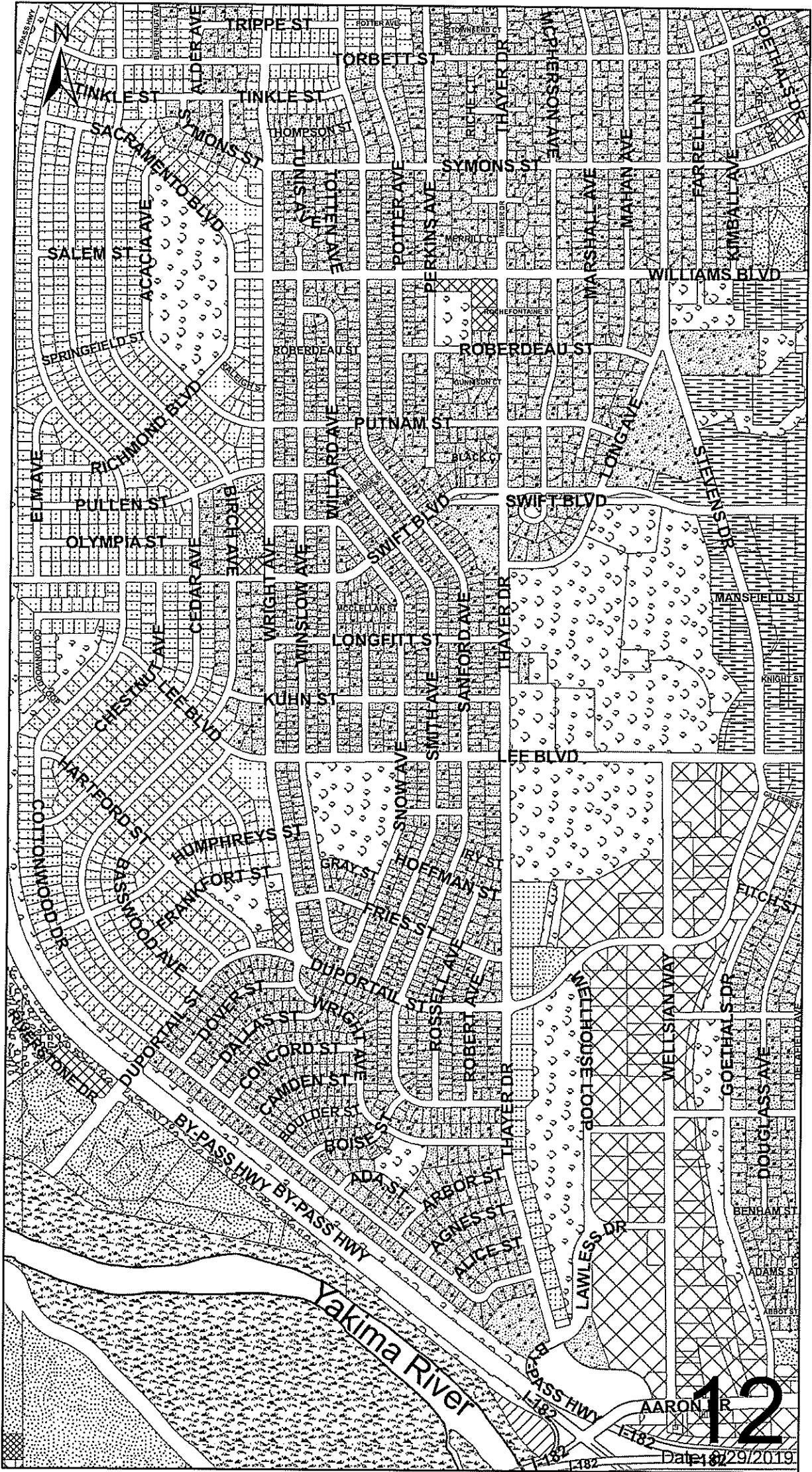


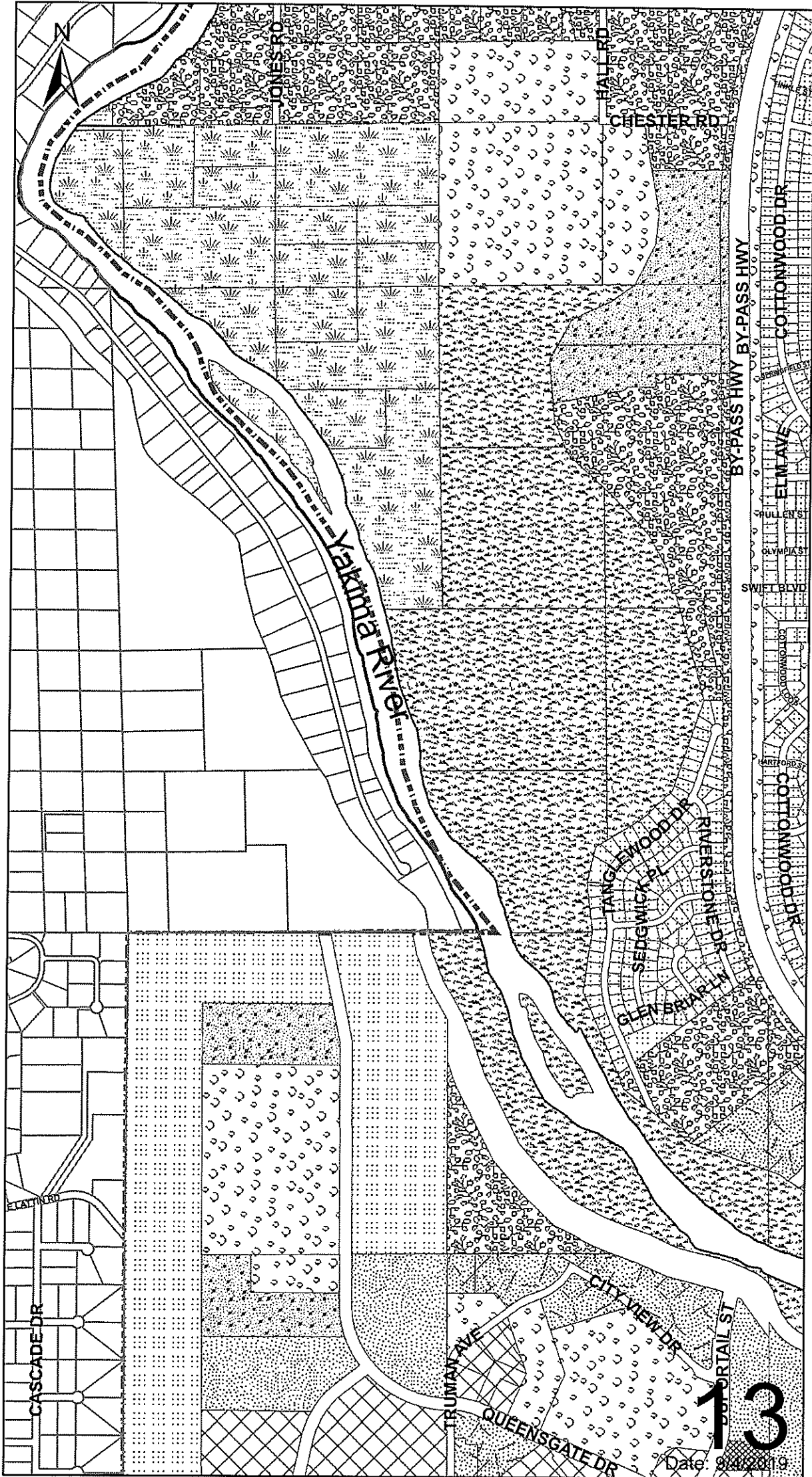
Columbia River

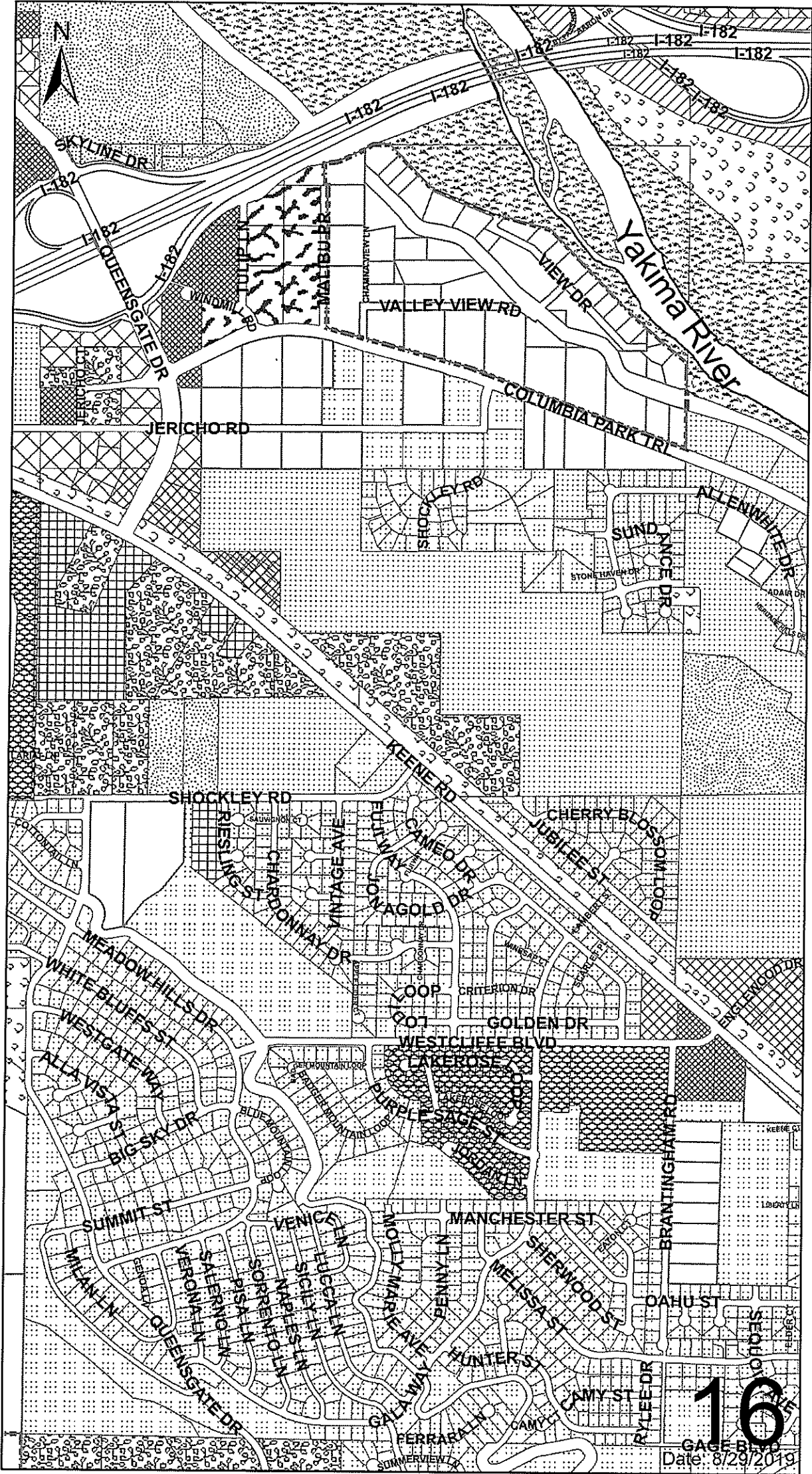
7

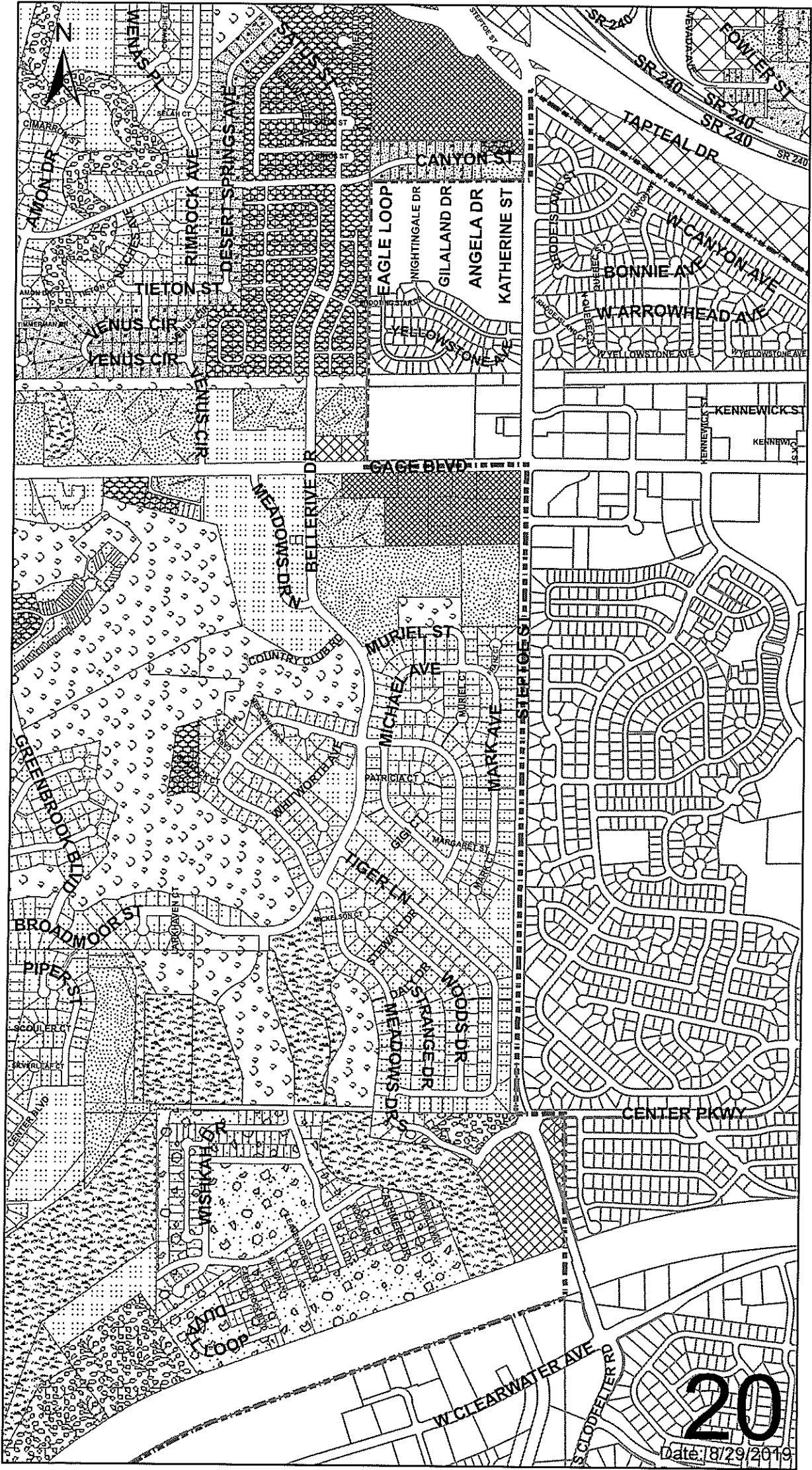
Date: 8/29/2019

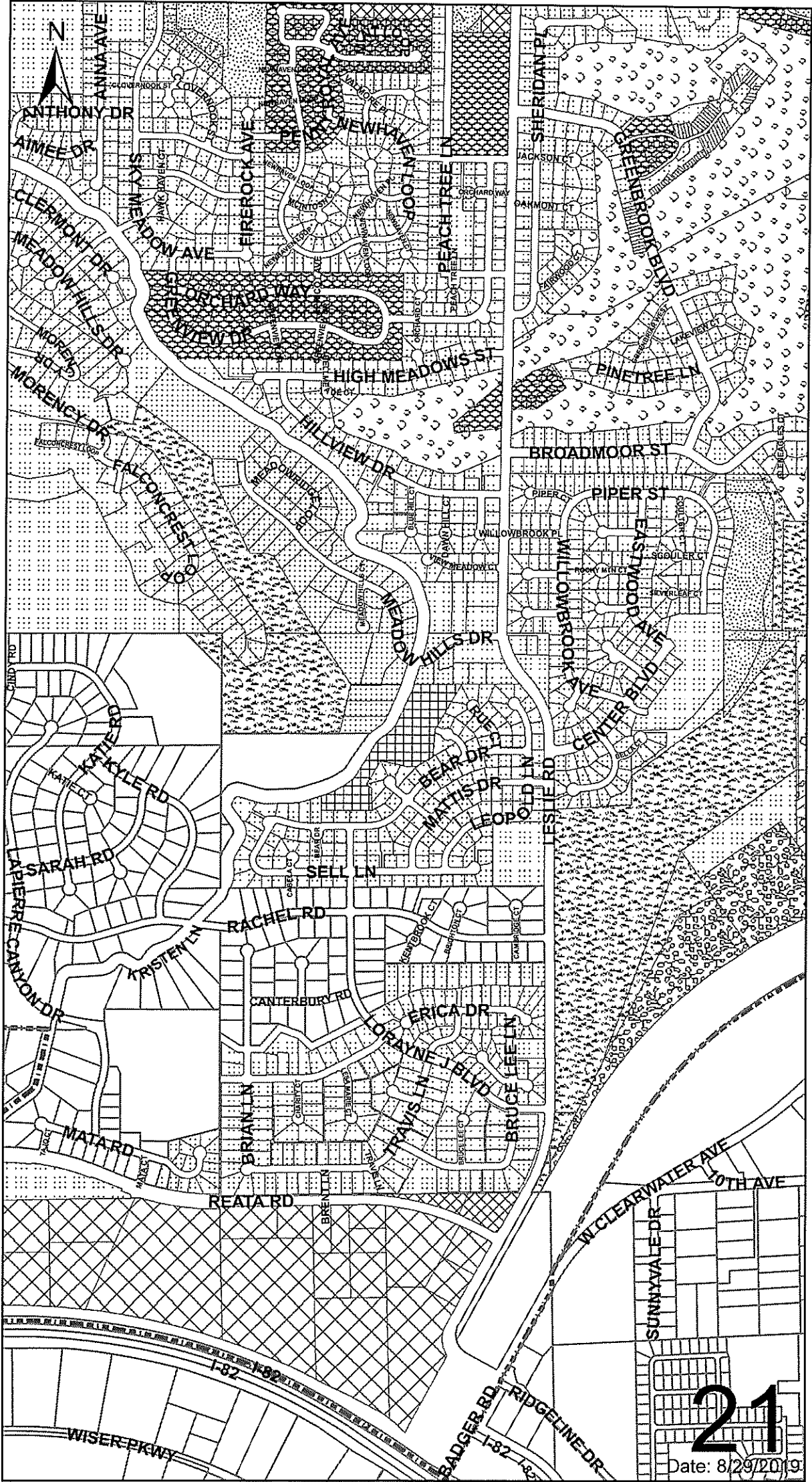












PROPERTY USE AND DEVELOPMENT AGREEMENT

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



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 10/1/2019

Agenda Category: Resolutions – Adoption

Core Focus Area 3 - Increase Economic Vitality

Subject:

Resolution No. 117-19, Authorizing a New Lease Agreement with Almond Asphalt, LLC

Department:

Development Services

Ordinance/Resolution Number:

117-19

Document Type:

Resolution

Recommended Motion:

Adopt Resolution No. 117-19, authorizing the City Manager to sign and execute a three-year lease agreement with Almond Asphalt, LLC for operation of an asphalt recycling facility in the Horn Rapids Industrial Park.

Summary:

In May 2009, the City entered into a lease agreement (C50-09) with Almond Asphalt, LLC for the lease of two (2) acres in the Horn Rapids Industrial Park for the operation of an asphalt recycling facility near the City's landfill. The original lease agreement expired on April 30, 2015 at the conclusion of the final one-year renewal term.

Dan Almond continued to operate his asphalt recycling facility under a new lease agreement in 2015 for a five-year term. Soon after entering in the new lease, Dan Almond sold Almond Asphalt, LLC to Dominic Martinolich.

Martinolich desires to terminate the current lease and enter into a new lease agreement for a four (4) acre operation. The facility will continue to run in a batch process and stockpile material until required for a specific job.

The proposed lease is for a three-year term, with the option to renew for two additional one (1) year terms.

The proposed lease was reviewed by the Economic Development Committee at its September 23, 2019 meeting. The EDC recommended approval. Staff also recommends approval of Resolution No. 117-19.

Fiscal Impact:

The lease rate for the Property during the term of this Agreement shall be \$4,360 per acre annually (calculated at: \$54,500 per acre for Horn Rapids Industrial Park land x 0.08 rent rate = \$4,360 per acre), totaling \$17,440 annually and to be paid in twelve (12) equal monthly installments of \$1,453.33. Lease proceeds will be deposited in the City's Industrial Development Fund.

Attachments:

1. Resolution No. 117-19
2. Draft 2019 Ground Lease - Almond Asphalt, LLC
3. Aerial Map
4. Site Map

RESOLUTION NO. 117-19

A RESOLUTION of the City of Richland authorizing the termination by agreement of the 2016 lease with Almond Asphalt, LLC, and execution of a new lease agreement with Almond Asphalt, LLC for operation of an asphalt recycling facility in the Horn Rapids Industrial Park.

WHEREAS, the City owns the Horn Rapids Industrial Park in the City of Richland; and

WHEREAS, the City has identified in its long term strategic plan the desire to develop innovative solid waste reduction and processing programs; and

WHEREAS, Almond Asphalt, LLC recycles asphalt which might otherwise require space in the landfill; and

WHEREAS, on July 7, 2016, the City entered into a lease agreement with Dan Almond of Almond Asphalt, LLC (Contract No. 126-16) for two (2) acres in the Horn Rapids Industrial Park to be used for asphalt recycling; and

WHEREAS, in 2017, Dan Almond sold his lease and asphalt recycling business to Dominic Martinolich; and

WHEREAS, Dominic Martinolich desires to terminate the existing lease and expand his asphalt recycling operation from two (2) acres to four (4) acres under a new lease agreement; and

WHEREAS, the proposed lease agreement contains a three (3) year term with the option to renew for two (2) additional terms of one (1) year each; and

WHEREAS, at its September 23, 2019 meeting, the Economic Development Committee (EDC) recommended to the Richland City Council that the City terminate the 2016 lease and enter into a new ground lease with Almond Asphalt, LLC for operation of an asphalt recycling facility.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City Manager is authorized to execute the documents necessary to terminate by agreement the 2016 lease negotiated with Dan Almond in favor of Almond Asphalt, LLC (Contract No. 123-16).

BE IT FURTHER RESOLVED that the City Manager is authorized to enter into a ground lease agreement negotiated with Dominic Martinolich, the new owner of Almond Asphalt, LLC, on terms as described herein.

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

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 1st day of October, 2019.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

TONI FULTON, Acting Deputy City Clerk

HEATHER KINTZLEY, City Attorney

GROUND LEASE AGREEMENT

Re: 2998 Twin Bridges Road

This Ground Lease Agreement (the "Agreement") is made and entered into between the **CITY OF RICHLAND**, a Washington municipal corporation ("City"), and **ALMOND ASPHALT, LLC**, a Washington limited liability corporation ("Lessee").

RECITALS

WHEREAS, the City of Richland owns the Horn Rapids Industrial Park; and

WHEREAS, the City of Richland has identified in its long-term strategic plan the desire to develop innovative solid waste reduction and processing programs; and

WHEREAS, Almond Asphalt, LLC desires to enter into an Agreement to lease four (4) acres of Horn Rapids Industrial Park property to construct, maintain and operate an asphalt recycling facility whereby said use will divert a portion of solid waste generated in Richland from entering the landfill and will utilize this waste for a beneficial purpose.

NOW, THEREFORE, in consideration of the covenants and agreements herein contained, and the terms and conditions hereof, the Parties agree as follows:

1. Lease. The City hereby leases the Premises to Lessee, and Lessee hereby leases the Premises from the City, subject to each and all of the terms and conditions contained in this Lease. The Premises are as legally described in **Exhibit A** and depicted in **Exhibit B**, both of which are attached hereto and incorporated by reference. This Lease is subject to authorization and approval by Richland City Council, and is effective upon the date of the last signing party.

2. Intended Use. Lessee shall use the Premises for the purpose of operating an asphalt recycling facility. All activities of Lessee related to the leased Premises must be consistent with use and operation of an asphalt recycling facility. The City shall conduct periodic review of the Premises to determine if the use of the Premises is in compliance with this Agreement. If, at any time, the use of the Premises is in violation of this Agreement for the use and operation solely as an asphalt recycling facility, this Agreement shall automatically terminate without notice and without recourse.

3. Term. The term of the lease shall be for a period of three (3) years commencing on _____, 2019, and shall cease and terminate at 11:59 p.m. on _____, 2022.

4. Renewal. Upon application of the Lessee, and provided that Lessee is not in uncured breach of this Agreement, the City may renew this lease for two (2) additional one (1) year periods subject to the right of the City to revise any of the conditions contained herein.

5. Lease Rate. The lease rate for the Property during the initial term of this Agreement shall be \$4,360 per acre annually (calculated at: \$54,500 per acre for Horn Rapids Industrial Park land x 0.08 rent rate = \$4,360 per acre), totaling \$17,440 annually and to be paid in twelve (12) equal monthly installments of \$1,453.33.

6. Leasehold Excise Tax. In addition to the lease rate amount as identified and calculated above, Lessee is also required to pay to the City of Richland leasehold excise tax as assessed by the Washington State Department of Revenue pursuant to Chapter 82.29A RCW, or as hereafter amended. The City shall calculate and notify Lessee of its monthly excise tax obligation, which shall be paid simultaneously with Lessee's monthly rent obligation. The City shall remit Lessee's monthly leasehold excise tax to the Washington State Department of Revenue on Lessee's behalf. The 2019 leasehold tax rate is 12.84% of taxable rent; Lessee shall pay leasehold excise tax per the current adjusted rate for the year in which payment is made.

7. Late Payments. If any monthly installment of rent or leasehold excise tax payment is not paid within ten (10) days after such payment shall become due, Lessee shall be assessed a late charge of five percent (5%) of the delinquent amount. Such late charge shall not be construed as a release or a waiver by the City of any right to proceed in equity or to otherwise compel the fulfillment of or to prevent the violation by Lessee of any provision of this Agreement.

8. Limit of Stockpiled Material. Lessee shall limit the amount of material stockpiled on the Property to two thousand (2,000) tons of material. Upon meeting this limit, Lessee shall not bring additional material on-site until at least twenty-five percent (25%) of the stockpiled material has been processed and removed from the Premises. Exceeding the stockpile material limit shall be cause for immediate termination of this Agreement as provided in Section 16 herein. Lessee shall provide a performance bond in the amount of fifteen thousand dollars (\$15,000.00), which is approximately equal to the City's cost of processing the stockpiled material into a marketable product.

9. Maintenance of the Premises. Throughout the term of this Agreement, Lessee, at its sole cost and expense, shall maintain any buildings and capital improvements placed on the Premises by Lessee in good condition and repair, including replacement when necessary in accordance with all applicable laws, rules, ordinances and regulations of governmental agencies, including without limitation, the Americans with Disabilities Act (ADA).

10. Sublease. With City approval, Lessee may sublease portions of the leased area. All sublease agreements shall meet the requirements of this Agreement unless specific circumstances require exceeding the minimum conditions of this Agreement. City approval of all subleases will be given in City's sole discretion.

11. Assignment. The permission herein granted shall not be assignable or transferable by operation of law, nor shall Lessee assign, transfer, mortgage, pledge or encumber the same or any structure or thing erected, constructed or maintained by Lessee pursuant to the permission herein granted, except with the prior written consent of the City.

12. Default.

13. Indemnification. Lessee shall defend, indemnify and hold harmless the City, 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 Lessee's use of the Premises, or from the conduct of Lessee's business, or from any activity, work or thing done, permitted or suffered by Lessee in or about the Premises, except only such injury or

damage occasioned by the sole negligence of the City. It is further specifically and expressly understood that the indemnification provided herein constitutes Lessee's waiver of immunity under Industrial Insurance, Title 51 RCW, solely for the purposes of this indemnification. This waiver has been mutually negotiated and agreed to by Lessee and the City. The provisions of this section shall survive the expiration or termination of this Agreement.

14. Insurance. Lessee shall procure and maintain for the duration of this Agreement, insurance against claims for injuries to persons or damage to property which may arise from or in connection with Lessee's operation and use of the Premises.

- (a) No Limitation. Lessee's maintenance of insurance as required by this Agreement shall not be construed to limit the liability of the Lessee 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. Lessee shall obtain insurance of the types described below:
 - (1) Commercial General Liability insurance shall be at least as broad as Insurance Services Office (ISO) Occurrence Form CG 00 01, and shall cover the Premises and contractual liability. The City shall be named as an additional insured on Lessee'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.
 - (2) Property insurance shall be written on an all-risk basis.
 - (3) Builders Risk insurance covering interests of Lessee, the Contractor, Subcontractors and Sub-subcontractors in the work shall be obtained prior to construction of any structures. Builders Risk shall be on an all-risk policy form and shall insure against the perils of fire and extended coverage and physical loss of damage, including flood and earthquake, theft, vandalism, malicious mischief, collapse, temporary buildings and debris removal. The Builders Risk insurance covering the work will have a deductible of five thousand dollars (\$5,000) for each occurrence, which will be the responsibility of Lessee or Contractor. Higher deductibles for flood and earthquake perils may be accepted by Less or by the Contractor with written acceptance by Lessee. Any increased deductibles accepted by Lessee from a Contractor will remain the responsibility of the Contractor. The Builders Risk insurance shall be maintained until final completion and acceptance of work
- (c) Minimum Amounts of Insurance. Lessee shall maintain the following insurance limits:

- (1) Commercial General Liability insurance shall be written with limits no less than one million dollars (\$1,000,000) each occurrence, and two million dollars (\$2,000,000) general aggregate.
 - (2) Property insurance shall be written covering the full value of Lessee's property and improvements with no coinsurance provisions
 - (3) Builders Risk insurance shall be written in the amount of the completed value of the project with no coinsurance provisions.
- (d) Other Insurance Provisions. Lessee's Commercial General Liability insurance policy or policies are to contain, or be endorsed to contain, that they shall be primary insurance as respect to the City. Any insurance, self-insurance, or self-insured pool coverage maintained by the City, shall be excess of Lessee's insurance and shall not contribute with it.
- (e) Acceptability of Insurers. Insurance is to be placed with insurers with a current A.M. Rating of no less than A: VII.
- (f) Verification of Coverage. Lessee 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 Lessee.
- (g) Waiver of Subrogation. Lessee and the City hereby release and discharge each other from all claims, losses and liabilities arising from or caused by any hazard covered by property insurance on or in connection with the Premises or said building. This release shall apply only to the extent that such claim, loss or liability is covered by insurance.
- (h) Notice of Cancellation. Lessee shall provide the City with written notice of any policy cancellation within two (2) business days of their receipt of such notice.
- (i) Failure to Maintain Insurance. Failure on the part of Lessee to maintain the insurance as required shall constitute a material breach of this Agreement, upon which the City may, after giving five (5) business days' notice to Lessee to correct the breach, terminate the Agreement, or at its discretion, procure or renew such insurance and pay any and all premiums in connection therewith, with any sums so expended to be repaid to the City on demand.
- (j) Full Availability of Lessee Limits. If Lessee maintains higher insurance limits than the minimums shown above, the City shall be insured for the full available limits of Commercial General and Excess or Umbrella liability maintained by Lessee, irrespective of whether such limits maintained by Lessee 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 Lessee.

15. Laws, Licenses and Permits. Lessee shall comply with all federal, state and local laws and regulations with regard to construction, licenses or permits to do business and all other matters. Lessee shall further comply with the standards and recommendations of the state and local health departments in all matters relating to health and sanitation.

16. Termination. Any failure on the part of Lessee to comply with any or all parts of this Agreement may result in the immediate termination of this Agreement. A termination of the Agreement will become effective no later than ninety (90) days from the date of written notification. Any waiver of an infraction by the City shall not be deemed to become a waiver of any other infraction which may occur. Either party can terminate this Agreement for just cause by giving the other party (30) days written notification. "Just cause" shall include, but not be limited to, repeated violations of minor aspects of this Agreement or a single violation of this Agreement which causes or may cause significant property damage or threatens the health, safety or welfare of citizens of Richland or customers of Lessee. The parties will schedule a meeting within forty-eight (48) hours of receipt of written notice, one to the other to resolve the problem or concern. Failure to resolve the situation will result in termination of the Agreement.

In the event of termination of this Agreement for any reason provided herein, and Lessee does not remove the stockpiled material, supporting structures, buildings and other improvements placed upon the Premises by Lessee within the timeframes set forth herein, the City may, at its option, (1) on the payment of one dollar (\$1.00) take title to said property and/or material, or (2) dismantle, remove and dispose of such property at the City's discretion and charge to Lessee a fee for dismantling, removing, transporting and disposing of said property and/or material.

17. Dispute Resolution. The City and Lessee agree to negotiate in good faith for a period of thirty (30) days from the date of written notification of all disputes between the parties prior to exercising their rights under this Agreement, or under law. All disputes between the City and Lessee not resolved by negotiation between the parties may be arbitrated only by mutual agreement of the City and Lessee. If the parties are unable to settle their differences through mediation, then the matter may be pursued by legal action. This Agreement shall be governed by and construed in accordance with the laws of the State of Washington. The venue for any action instituted under this Agreement shall be in the Superior Court of Benton County, Washington.

18. Construction. Prior to any construction, alteration, replacement, removal or major repair of any improvements (whether owned by the City or by Lessee), Lessee shall submit to the City plans and specifications which describe the proposed activity. Construction shall not proceed until the City has approved the plans and specifications in writing and when requested by the City, and Lessee has obtained a performance and payment bond (for any permanent structure with a value in excess of \$25,000) in an amount equal to 100% of the estimated cost of construction. The performance bond shall be maintained until the costs of construction, including all laborers and material persons, have been paid in full. The City's consent and approval shall be required for any routine maintenance or repair of improvements made by Lessee pursuant to its obligation to

maintain the Property in good order, and that does not result in construction, alteration, replacement or major repair of improvements of the Property.

19. Emergency Services. Lessee shall coordinate with the City of Richland Fire Department in all matters concerning fire safety and emergency vehicle access.

20. Sanitation. In addition, and without limitation, Lessee shall at all times during the term of this Agreement, at its own cost and expense, keep and maintain the Premises free from litter and debris.

21. Utilities. Lessee shall, at its own expense, furnish and pay for garbage, water, sanitary sewer and electrical power as may be required under building and operating permits.

22. Design. All design of the facility shall be to City of Richland standards. All plans shall be reviewed and approved by the City.

23. Hazardous Materials and Environmental Compliance.

(a) Definition "Hazardous Materials" as used herein shall mean:

Any toxic substances or waste, sewage, petroleum products, radioactive substances, medical, heavy metals, corrosive, noxious, acidic, bacteriological or disease-producing substances or any dangerous waste or hazardous waste as defined in Washington Hazardous Waste Management Act as now existing or hereafter amended (RCW Ch. 70.105) or as defined in Resource Conservation and Recovery Act as now existing or hereafter amended (42 U.S.C. Sec. 6901 et seq.); or

"Hazardous Substance" means any substance which now or in the future becomes regulated or defined under any federal, state, or local statute, ordinance, rule, regulation, or other law relating to human health, environmental protection, contamination or cleanup, including, but not limited to, the Comprehensive Environmental Response Compensation and Liability Act of 1980 ("CERCLA") as now existing or hereafter amended (42 U.S.C. Sec. 9601 et seq.) and Washington's Model Toxics Control Act ("MTCA") as now existing or hereafter amended (RCW Ch. 70.105); or

Any pollutants, contaminants, or substances posing a danger or threat to public health, safety or welfare, or the environment, which are regulated or controlled as such by any applicable federal, state or local laws, ordinances or regulations as now existing or hereafter amended.

(b) Use of Hazardous Substances. Lessee covenants and agrees that Hazardous Substances will not be used, stored, generated, processed, transported, handled, released, or disposed of in, on, or above the Property, except in accordance with all applicable laws.

- (c) Environmental Compliance. Lessee shall, at Lessee's own expense, comply with all federal, state and local laws, ordinances and regulations now or hereafter affecting the Premises, the City's business, or any activity or condition on or about the Premises, including, without limitation, all laws, ordinances and regulations related to Hazardous Materials and all other environmental laws relating to the improvements on the Premises, soil and groundwater, storm water discharges, or the air in and around the Premises, as well as such rules as may be formulated by the City ("the Laws"). Lessee warrants that its business and all activities to be conducted or performed in, on, or about the Premises shall comply with all the Laws. Lessee agrees to change, reduce, or stop any non-complying activity, or install necessary equipment, safety devices, pollution control systems, or other installations may be necessary at any time during the term of this Agreement to comply with the Laws.

Lessee shall not cause or permit to occur any violation of the Laws on, under, or about the Premises, or arising from Lessee's use or occupancy of the Premises, including, but not limited to, soil and ground water conditions.

Lessee shall promptly provide all information regarding any activity of Lessee related to Hazardous Materials on or about the Premises that is requested by the City. If Lessee fails to fulfill any duty imposed under this paragraph within a reasonable time, the City may do so; and in such case, Lessee shall cooperate with the City in order to prepare all documents the City deems necessary or appropriate to determine the applicability of the Laws to the Premises and Lessee's use thereof, and for all compliance therewith, and Lessee shall execute all documents promptly upon the City's request. No such action by the City and no attempt made by the City to mitigate damages shall constitute a waiver of any Lessee's obligations under this paragraph.

Lessee shall, at Lessee's own expense, make all submissions to, provide all information required by, and comply with all requirements of all governmental authorities ("the Authorities") under the Laws.

Should any Authority demand that a cleanup plan be prepared and that a cleanup be undertaken because of any deposit, spill, discharge or other release of Hazardous Materials that occurs during the term of this Agreement, at or from the Premises, and that is not the result of the acts or omissions of the City, or which arises at any time from Lessee's use of occupancy of the Premises, then Lessee shall, at Lessee's own expense, prepare and submit the required plans and all related bonds and other financial assurances; and Lessee shall carry out all such cleanup plans. Any such plans and cleanup are subject to the City's prior written approval.

If a release of Hazardous Substances occurs in, on, under, or above the Premises, or other property, arising out of any action, inaction, or event described or referred to in this document, Lessee shall at its sole expense, promptly take all actions necessary or advisable to clean up the Hazardous Substance. Cleanup actions shall include, without limitation, removal, containment and remedial actions and shall be performed with all applicable laws, rules, ordinances, and permits. Lessee shall be solely responsible for all cleanup, administrative, and enforcement costs of governmental agencies, including natural resource damage claims, arising out of any action, inaction, or event described or referred to in this document.

(d) Indemnification.

- (1) Lessee shall be fully and completely liable to the City for any and all cleanup costs, and any and all other charges, fees, penalties (civil and criminal) imposed by any Authority with respect to Lessee's use, disposal, transportation, generation, release, handling, spillage, storage, treatment, deposit and/or sale of Hazardous Materials in or about the Premises, common area, or buildings. Lessee shall indemnify, defend, and save the City harmless from any and all of the costs, fees, penalties, and charges assessed against or imposed upon the City (as well as the City's attorney's fees and costs) by any Authority as a result of Lessee's use, disposal, transportation, generation, release, handling, spillage, storage, treatment, deposit and/or sale of Hazardous Materials, or from Lessee's failure to provide all information, make all submissions, and take all steps required by all Authorities under the Laws.
- (2) Lessee shall indemnify and hold the City harmless from any and all claims, liabilities, lawsuits, damages, and expenses including reasonable attorney's fees for bodily injury or death, property damage, loss, or costs caused by or arising from the use, disposal, transportation, generation, release, handling, spillage, storage, treatment, deposit and/or sale of Hazardous Materials by Lessee or any of its agents, representatives or employees in, on, or about the Premises occurring during the term of this agreement.
- (3) The City shall indemnify and hold the Lessee harmless from any and all claims, liabilities, lawsuits, damages, and expenses, including reasonable attorney's fees arising from third party actions brought against Lessee that are caused by or arise from the use, disposal, transportation, generation, release, handling, spillage, storage, treatment, deposit and/or sale of Hazardous Materials by the City or any of its agents, representatives or employees in, on, or about the Premises.

- (e) Reporting Requirements. Lessee shall comply with the Laws requiring the submission, reporting, or filing of information concerning Hazardous Materials with the Authorities, and shall provide to the City a full copy of such filing or report as submitted within 15 days of such submission.
- (f) Right to Check on Lessee's Environmental Compliance. the City expressly reserves the right, and Lessee shall fully cooperate in allowing, from time to time, such examinations, tests, inspections, and reviews of the Premises as the City, in its sole and absolute discretion, shall determine to be advisable in order to evaluate any potential environmental problems.
- (g) Remedies. Upon Lessee's default under this Section, Hazardous Materials and Environmental Compliance, the City shall be entitled to the following rights and remedies in addition to any other rights and remedies that may be available to the City:
 - (1) At the City's option, to terminate this Agreement immediately, notwithstanding the notice of Section 22; and/or
 - (2) At the City 's option, to perform such response, remediation and/or cleanup as is required to bring the Premises and any other areas of the City property affected by Lessee's default into compliance with the Laws and to recover from Lessee all of the the City's costs on connection therewith; and/or
 - (3) To recover from Lessee any and all damages associated with the default, including but not limited to response, remediation and cleanup costs and charges, civil and criminal penalties and fees, adverse impacts on marketing the Premises or any other adjacent area of the City property, loss of business and sales by the City and other City lessees, diminution of value of the Premises and/or other adjacent areas owned by the City, the loss or restriction of useful space on the Premises and/or other adjacent areas owned by the City, any and all damages and claims asserted by third parties, and the City 's attorney's fees and costs.
- (h) Remediation on Termination of Agreement. Upon the expiration or earlier termination of this Agreement, Lessee shall remove, remediate or cleanup any Hazardous Materials on or emanating from the Premises, provided that the presence of Hazardous Materials arises from Lessee's use or occupancy of the Premises or Lessee's acts or omissions exacerbate the cost of remediation and Lessee shall undertake whatever other action may be necessary to bring the Premises into full compliance with the Laws ("Termination Cleanup"). The process for such Termination Cleanup is subject to the City 's prior written approval. If Lessee fails or refuses to commence the Termination Cleanup process, or fails to reasonably proceed

toward completion of such process, the City may elect to perform such Termination Cleanup after providing Lessee with written notice of the the City's intent to commence Termination Cleanup, and after providing Lessee a reasonable opportunity, which shall be not less than ninety (90) days after such notice (unless the City is given notice by a government agency with jurisdiction over such matter that Termination Cleanup must commence within a shorter time, in which case City shall give Lessee notice of such shorter time), to commence or resume the Termination Cleanup process. If the City performs such Termination Cleanup after said notice (and Lessee's failure to perform same) Lessee shall pay all the City costs.

- (i) Survival. Lessee's obligations and liabilities under this section Hazardous Materials and Environmental Compliance, shall survive the expiration of this Agreement.

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

If to Seller: City of Richland
Attn: Economic Development Office
625 Swift Blvd., MS-18
Richland, Washington 99352
Phone: (509) 942-7583

If to Purchaser: Almond Asphalt, LLC
Attn: Dominic Martinolich
98403 E. Sidibe PR SE
Kennewick, Washington 99335-1007
Phone: 509.727.2641
Email: almondasphalt@yahoo.com

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

25. Access by the City. The City, or the City's representatives and agents, shall have access to the Premises at reasonable times for the purpose of examining or exhibiting the same; provided that the City shall give Lessee or its tenant reasonable notice and shall exercise all reasonable efforts not to unreasonably disturb the use and occupancy of the Property by Lessee.

26. Surrender. At the expiration or earlier termination of the term of this Agreement, Lessee shall surrender to the City the possession of the Premises. Surrender or removal of

improvements, fixtures and trade fixtures shall be as directed in the provisions of this Agreement on ownership of improvements at termination. Lessee shall leave the surrendered Premises and other property in good and clean condition. In the event that the improvements upon the Premises are destroyed or demolished during the term of this Agreement and not required to be rebuilt hereunder, Lessee shall, at its sole cost and expense, place the Premises in clean condition with site level at the grade of the adjacent property. All property that Lessee is required to surrender shall become the City's property at termination of the Agreement. All property that Lessee is not required to surrender but that Lessee does abandon shall, at the City's election, become the City's property at termination. If Lessee fails to surrender the Premises at the expiration or sooner termination of this Agreement, Lessee shall defend, indemnify and hold the City harmless from all liability and expenses resulting from the delay or failure to surrender, including, without limitation, claims made by any succeeding Lessee founded on or resulting from Lessee's failure to surrender.

27. Survival. Any provision of this Agreement which imposes an obligation after termination or expiration of this Agreement shall survive the term or expiration of this Agreement and shall be binding on the parties to this Agreement.

28. Severability. If any portion of this Agreement is changed per mutual agreement or any portion is held invalid, the remainder of the Agreement shall remain in full force and effect.

29. Construction of Agreement. Each Party has had a full and complete opportunity to review this Agreement, and has been given the opportunity to have counsel review it. Accordingly, the Parties agree that the common law principles of construing ambiguities against the drafter shall have no application to this Agreement.

[Signature Page to Follow]

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

CITY OF RICHLAND – LESSOR

ALMOND ASPHALT, LLC – LESSEE

By: Cynthia D. Reents
Its: City Manager

By: Dominic Martinolich
Its: Owner

Date

Date

APPROVED AS TO FORM:

By: Heather Kintzley, City Attorney

Draft

Exhibit A

**Legal Description for
Almond Asphalt, LLC (Dominic Martinolich) Lease**

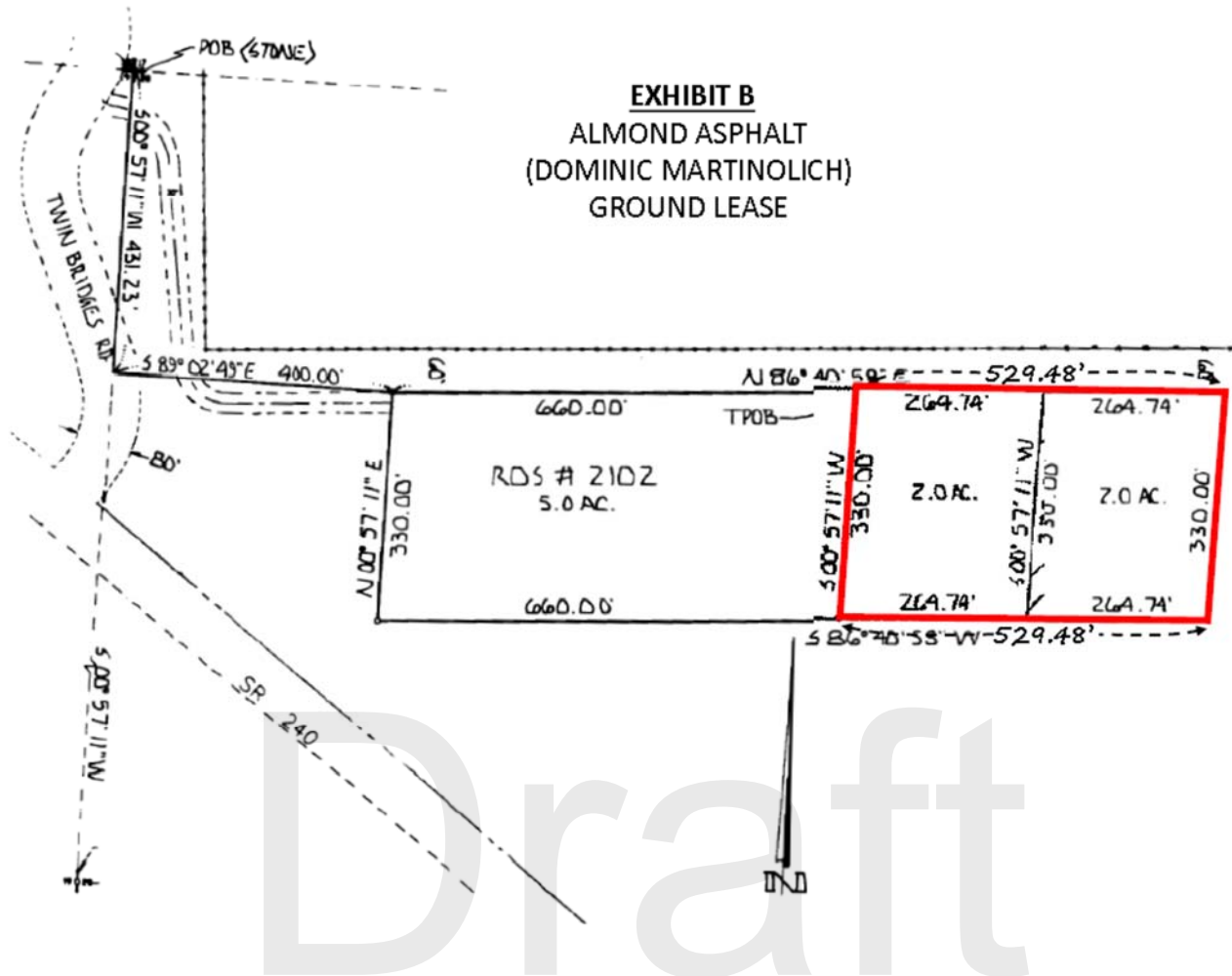
A parcel of land situated in the Northwest $\frac{1}{4}$ of Section 20, Township 10 North, Range 28 East, W.M., the City of Richland, Benton County, Washington, described as follows:

Beginning at the Northwest corner of said Northwest $\frac{1}{4}$; thence South $00^{\circ}57'11''$ West along the West line of said Northwest $\frac{1}{4}$ a distance of 431.23 feet; thence South $89^{\circ}02'49''$ East a distance of 400.00 feet to the Northwest corner of Record Survey No. 2102 as recorded in Volume 1 of Surveys on Page No. 2102, records of said County and State; thence North $86^{\circ}40'58''$ East a distance of 660.00 feet along the Northerly line of said Survey, to its Northeast corner and the TRUE POINT OF BEGINNING; thence continuing North $86^{\circ}40'58''$ East a distance of 529.48 feet leaving said Survey; thence South $00^{\circ}57'11''$ West a distance of 330.00 feet; thence South $86^{\circ}40'58''$ West a distance of 529.48 feet to the Southeast corner of said Record Survey No. 2102; thence North $00^{\circ}57'11''$ East a distance of 330.00 feet along the Easterly line of said survey back to the TRUE POINT OF BEGINNING.

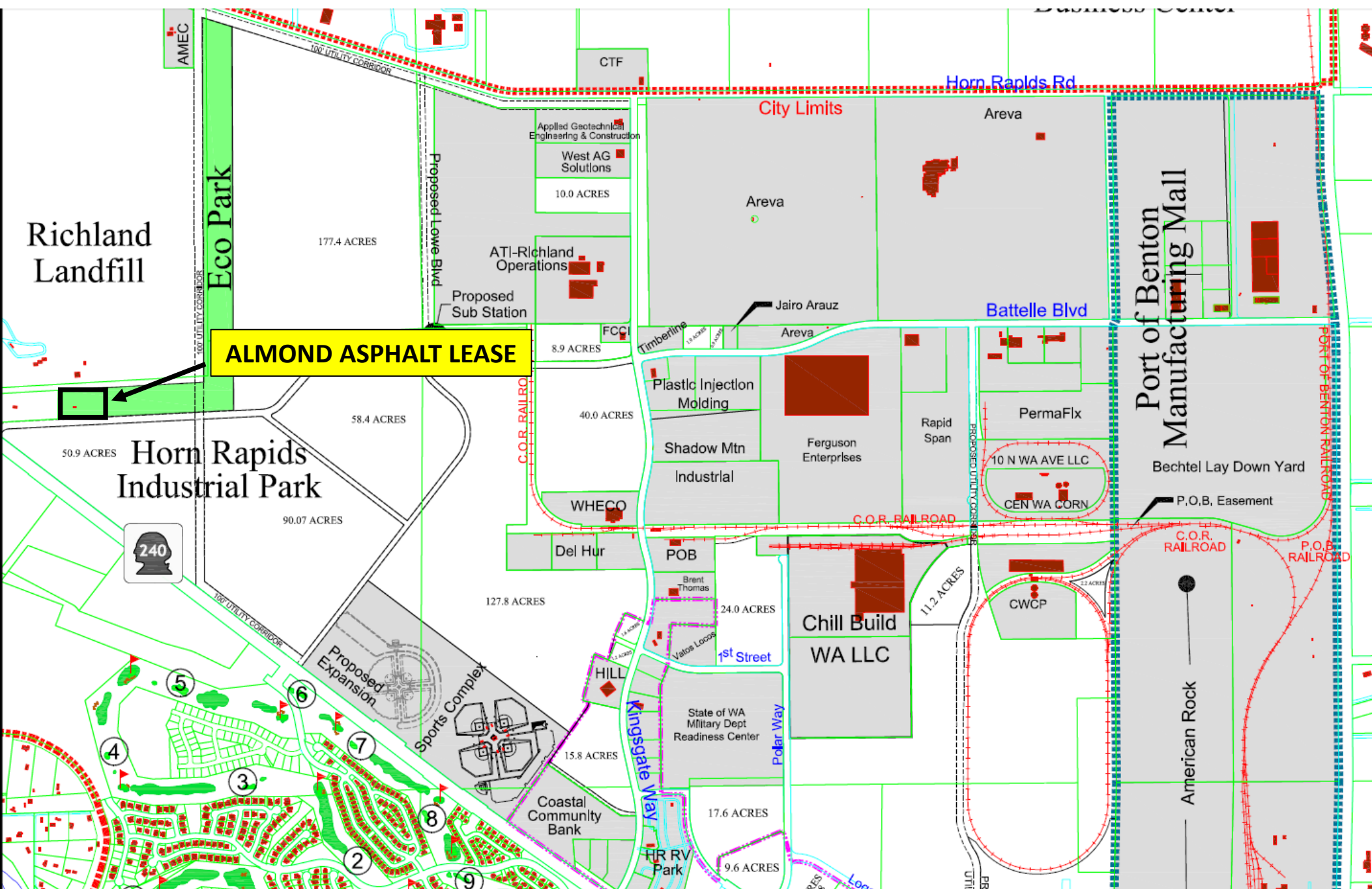
Contains 4.00 acres, more or less, according to the bearings and distances listed above and as depicted on the attached EXHIBIT B.

Draft

EXHIBIT B
ALMOND ASPHALT
(DOMINIC MARTINOLICH)
GROUND LEASE









COUNCIL AGENDA ITEM COVERSHEET

Council Date: 10/1/2019

Agenda Category: Resolutions – Adoption

Core Focus Area 2 - Manage & Maintain Infrastructure & Facilities

Subject:

Resolution No. 120-19, Authorizing an Award of Bid to Magnum Power, LLC for the Leslie Road Substation Feeders Extension

Department:

Energy Services

Ordinance/Resolution Number:

120-19

Document Type:

Resolution

Recommended Motion:

Adopt Resolution No. 120-19, authorizing the City Manager to sign and execute a construction contract with Magnum Power, LLC for the Leslie Road Substation Feeders Extension Project.

Summary:

The City of Richland Energy Services (RES) completed a twelve-year long-range electric utility infrastructure plan in 2014. Objectives of the Plan were to evaluate system capacity and reliability, required maintenance, aging infrastructure and economic development opportunities to align with the City's Strategic Leadership Plan.

The City's 2019-2024 Capital Improvement Plan (CIP) identified the construction of the Leslie Road Substation Feeders Extension project as an investment in utility infrastructure to improve system reliability and capacity. The Leslie Road Substation Feeder 141, 142 and 143 Extensions will install conduit and conductor infrastructure from the recently constructed Leslie Road Substation to serve new customer growth areas and increase reliability to existing customers.

The City received three (3) bids on August 9, 2019, with the lowest qualified bid of \$1,211,494.47 from Magnum Power, LLC of Kelso, Washington. The other two (2) bids were \$1,624,836.27 and \$1,768,289.27. The engineer's estimate for the project was \$2,034,941.91 and was based on past contract bids with similar construction.

Construction will begin in October and be completed this year.

Staff recommends approval of Resolution No. 120-19.

Fiscal Impact:

This project is included in the City's approved 2019 Capital Improvement Plan, and funding of \$1,211,494.47 is in the City's approved 2019 Budget in the Electric Fund.

Attachments:

1. Resolution No. 120-19
2. Proposed Contract - Magnum Power, LLC
3. BID TAB

RESOLUTION NO. 120-19

A RESOLUTION of the City of Richland authorizing the award of bid to Magnum Power, LLC for primary distribution feeder line installation services.

WHEREAS, the City of Richland operates an electric utility providing customers reliable service at the lowest reasonable cost through wholesale power purchases, efficient operations, and energy efficiency; and

WHEREAS, the City's 2019 - 2024 Capital Improvement Plan (CIP) includes various projects related to electric utility system improvements; and

WHEREAS, new infrastructure needs to be extended from the recently constructed Leslie Road Substation to serve new customer growth areas and increase reliability to existing customers; and

WHEREAS, the design was advertised and bids were solicited in accordance with the City's purchasing policies; and

WHEREAS, three (3) bids were opened on September 9, 2019; and

WHEREAS, Magnum Power, LLC submitted the lowest responsible bid in the amount of \$1,211,494.47 inclusive of sales tax; and

WHEREAS, the City's best interests are served by completing the project in accordance with the CIP, project design and the lowest responsible bid.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City Manager is authorized to sign and execute a contract with Magnum Power, LLC in the amount of \$1,211,494.47, and to execute change orders up to ten percent (10%) of the approved contract amount for the Leslie Rd Substation Feeders 141, 142 and 143 Extension project.

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

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 1st day of October, 2019.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

TONI FULTON, Acting Deputy City Clerk

HEATHER KINTZLEY, City Attorney



City of Richland
PUBLIC WORKS CONTRACT
Contract No. _____

Leslie Rd Substation Feeders 141, 142, 143 Extensions

Project Name

ITB No. 19-0070

Bid Number

THIS CONTRACT is made and entered into by and between the City of Richland (Owner), and Magnum Power, LLC, a Washington limited liability company.

Corporation / Partnership / Sole Proprietor, (Contractor). Contractor and Owner may hereinafter be referred to as "Parties." This Contract shall be effective on the last date set forth on the signature page. This Contract shall be the agreed basis of performing the Work identified and defined in the Contract Documents.

FIRST: The Contractor shall perform all work and furnish all material, labor, tools, supplies, equipment, apparatus, facilities, and other services necessary for the construction of **Leslie Rd Substation Feeders 141, 142, 143 Extensions, Bid No. ITB 19-0070** in the amount of **\$1,211,494.47**, including taxes in accordance with the terms, conditions and covenants of the contract as set forth in the following contract documents which are hereby made a part of this agreement by actual attachment or by this reference thereto as follows:

- A. Contract Manual
- B. Washington State Department of Transportation Standard Specifications 2018 as modified by all amendments thereto as of the date of the bid opening of this Project (Standard Specifications)
- C. Special Provisions
- D. Plans, Drawings and Project Specifications
- E. Addenda (if any)
- F. Payment and Performance Bond
- G. Contractor's Bid dated 9/9/19
- H. Any change orders, additions or deletions, if any, issued by the City

SECOND: Time for Completion: The Work to be performed under this Contract shall commence as soon as the Contractor has been officially notified to proceed and shall be complete 75 calendar days following Notice to Proceed.

The Contractor further agrees that, from the compensation otherwise to be paid, the Owner may retain an amount specified as Liquidated Damages as refer to Paragraph 1-08.9 of the WSDOT Standard Specifications for each calendar day thereafter that the Work remains uncompleted and which sum is agreed upon as the liquidated damages, and the Parties agree this sum is not to be construed as in any sense a penalty.

THIRD: The Contractor shall provide and bear all expenses of any sort whatsoever that may be required for constructing and completing the Work provided for in the Contract Documents, except such as are mentioned in the Contract Documents as being the responsibility of the Owner or other parties. Owner hereby agrees to pay the Contractor the Contract Award Amount indicated below, not including State Sales Tax, as consideration for the agreements set forth above, including but not limited to, Contractor's completion of all Work, in strict accord with the Contract Documents, as follows:



City of Richland
PUBLIC WORKS CONTRACT
Contract No. _____

Base Bid	=	<u>1,115,556.60</u>
Sales Tax (if applicable):	8.6%	<u>95,937.87</u>
CONTRACT AWARD AMOUNT:	=	<u>1,211,494.47</u>

No liability shall attach to the Owner by reason of entering into this Contract, except as expressly provided herein. The Owner will not be responsible for Contractor's failure to perform the Work in accordance with the Contract Documents.

This Contract shall be construed and governed by the laws and statutes of the State of Washington.

If any portion of this Contract is found to be invalid by the Superior Court of Benton County, such invalidation of such portion shall not invalidate the remaining portions of the Contract, and they shall remain in full force and effect as written.

IN WITNESS WHEREOF, the Parties hereto have executed this Contract by having their authorized representatives affix their signatures below.

OWNER:

CONTRACTOR:

CITY OF RICHLAND

MAGNUM POWER, LLC

By: _____
Signature Date
Name: Cynthia D. Reents
Title: City Manager

By: _____
Date
Name: _____
Title: _____

Attest: _____
Signature Date
Name: City of Richland
Title: City Clerk

Form
Approved: _____
Signature Date
Name: Heather Kintzley
Title: City Attorney



City of Richland

DATE BIDS OPENED:	9/9/19	ITB No. 19-0070	DATE BIDS OPENED:
**PROJECT NAME **	Leslie Rd. Substation Feeders 141, 142, 143 Extension		**PROJECT NAME **

ENGINEER'S ESTIMATE	Magnum Power, LLC Castle Rock, WA	Potelco, Inc Sumner, WA	DJ's Electrical, Inc Brush Prairie, WA
------------------------	--------------------------------------	----------------------------	---

Item	Description	Qty	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
Schedule A - Leslie Rd Substation Feeder 141 Line Extension											
A-1	Mobilization per Task Order	1	LS	\$13,000.00	13,000.00	20,000.00	20,000.00	8,545.50	8,545.50	10,000.00	10,000.00
A-2	Boring/Drilling and /or trenching 1 - 6" conduit installation - CD6	4,660	LF	130.00	605,800.00	35.00	163,100.00	38.75	180,575.00	72.00	335,520.00
A-3	Boring/Drilling and /or trenching 1 - 4" conduit installation - CD4	4,883	LF	110.00	537,130.00	27.00	131,841.00	35.75	174,567.25	48.00	234,384.00
A-4	* Install (3) 750 JAL Primary - NUP75J	3,608	LF	10.00	36,080.00	12.00	43,296.00	5.89	21,251.12	30.00	108,240.00
A-5	* Install (3) 1/0 JAL Primary - NUP10J	4,746	LF	8.50	40,341.00	7.80	37,018.80	4.09	19,411.14	20.00	94,920.00
A-6	Supply and Install V29B with V29SWTDF lid	1	EA	16,000.00	16,000.00	20,000.00	20,000.00	45,386.00	45,386.00	20,000.00	20,000.00
A-7	Supply and Install V19B with V19STLS lid	5	EA	13,000.00	65,000.00	9,000.00	45,000.00	31,398.00	156,990.00	15,000.00	75,000.00
A-8	Supply and Install V11B with V11STL lid	11	EA	8,500.00	93,500.00	5,000.00	55,000.00	22,526.00	247,786.00	12,000.00	132,000.00
A-9	* Install 750 JAL 2 Way T-Body - UT27JT	12	EA	1,550.00	18,600.00	900.00	10,800.00	981.82	11,781.84	1,000.00	12,000.00
A-10	* Install 750 JAL T-Body - UT7JT	12	EA	700.00	8,400.00	685.00	8,220.00	490.91	5,890.92	750.00	9,000.00
A-11	* Install 1/0 JAL Elbow - ULBE1J	72	EA	390.00	28,080.00	375.00	27,000.00	327.27	23,563.44	500.00	36,000.00
A-12	* Install 4 Way Junction Feed - Thru - ULBJ4	36	EA	375.00	13,500.00	315.00	11,340.00	654.55	23,563.80	600.00	21,600.00
A-13	* Install 200A Protective Cap - ULBCAP	78	EA	130.00	10,140.00	75.00	5,850.00	81.82	6,381.96	350.00	27,300.00
A-14	* Install Vault Ground - V19-28 GRD	6	EA	600.00	3,600.00	1,000.00	6,000.00	654.55	3,927.30	1,000.00	6,000.00
A-15	* Install Vault Ground - V3-13 GRD	12	EA	570.00	6,840.00	500.00	6,000.00	654.55	7,854.60	1,000.00	12,000.00
A-16	* Install Switch - PME9	1	EA	4,300.00	4,300.00	5,000.00	5,000.00	6,545.50	6,545.50	4,500.00	4,500.00
A-17	* Install Fuses E Type	3	EA	110.00	330.00	750.00	2,250.00	327.27	981.81	300.00	900.00
A-18	Evcavation and Backfill 4' wide by 4' length by 4' deep on primary side of vault or to intercept existing conduit	4	EA	2,700.00	10,800.00	12,000.00	48,000.00	2,206.00	8,824.00	2,500.00	10,000.00
A-19	Flagging per Task Order	1	LS	20,000.00	20,000.00	60,000.00	60,000.00	89,972.98	89,972.98	40,000.00	40,000.00
A-20	ROW Permitting Per Task Order	1	LS	2,500.00	2,500.00	3,500.00	3,500.00	5,500.00	5,500.00	2,500.00	2,500.00
A-21	* Install Switch Numbering	1	EA	150.00	150.00	400.00	400.00	40.91	40.91	50.00	50.00
A-22	* Install Vault Numbering	17	EA	185.00	3,145.00	200.00	3,400.00	40.91	695.47	50.00	850.00
A-23	* Install Cable Numbering	114	EA	144.50	16,473.00	150.00	17,100.00	40.91	4,663.74	50.00	5,700.00
Schedule A - Leslie Rd Substation Feeder 141 Line Extension					\$1,553,709.00		\$730,115.80		\$1,054,700.28		\$1,198,464.00
8.6%					133,618.97		62,789.96		90,704.22		103,067.90
Schedule A - Leslie Rd Substation Feeder 141 Line Extension					\$1,687,327.97		\$792,905.76		\$1,145,404.50		\$1,301,531.90
Schedule B - Leslie Rd Substation Feeder 142 Line Extension											
B-1	Mobilization per Task Order	1	LS	\$13,000.00	13,000.00	10,000.00	10,000.00	8,545.50	8,545.50	2,500.00	2,500.00
B-2	* Install (3) 750 JAL Primary - NUP75J	633	LF	10.00	6,330.00	12.00	7,596.00	5.73	3,627.09	30.00	18,990.00
B-3	Supply and Install V19B with V19STLS lid	1	EA	13,000.00	13,000.00	9,000.00	9,000.00	31,398.00	31,398.00	15,000.00	15,000.00
B-4	* Install 750 JAL T- Body - UT7JT	6	EA	700.00	4,200.00	685.00	4,110.00	490.91	2,945.46	750.00	4,500.00
B-5	* Install Vault Ground - V19-28 GRD	1	EA	600.00	600.00	1,000.00	1,000.00	654.55	654.55	1,000.00	1,000.00
B-6	Excavation and Backfill 4' wide by 4' length by 4' deep on primary side of vault or to intercept existing conduit	2	EA	2,700.00	5,400.00	12,000.00	24,000.00	2,206.00	4,412.00	2,500.00	5,000.00
B-7	Flagging Per Task Order	1	LS	20,000.00	20,000.00	7,000.00	7,000.00	52,603.61	52,603.61	2,500.00	2,500.00



City of Richland

DATE BIDS OPENED:	9/9/19	ITB No.	19-0070	DATE BIDS OPENED:
**PROJECT NAME **	Leslie Rd. Substation Feeders 141, 142, 143 Extension			**PROJECT NAME **

				ENGINEER'S ESTIMATE		Magnum Power, LLC Castle Rock, WA		Potelco, Inc Sumner, WA		DJ's Electrical, Inc Brush Prairie, WA	
Item	Description	Qty	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
B-8	ROW Permitting per Task Order	1	LS	2,500.00	2,500.00	2,000.00	2,000.00	5,500.00	5,500.00	1,000.00	1,000.00
B-9	* Install Vault Numbering	1	EA	185.00	185.00	200.00	200.00	40.91	40.91	50.00	50.00
B-10	* Install Cable Numbering	6	EA	144.50	867.00	150.00	900.00	40.91	245.46	50.00	300.00
Schedule B - Leslie Rd Substation Feeder 142 Line Extension				SUBTOTAL		\$66,082.00		\$65,806.00		\$109,972.58	
8.6%				SALES TAX		5,683.05		5,659.32		9,457.64	
Schedule B - Leslie Rd Substation Feeder 142 Line Extension				TOTAL		\$71,765.05		\$71,465.32		\$119,430.22	
Schedule C - Leslie Rd Substation Feeder 143 Line Extension										\$50,840.00	
										4,372.24	
										\$55,212.24	

Schedule C - Leslie Rd Substation Feeder 143 Line Extension											
C-1	Mobilization per Task Order	1	LS	\$13,000.00	13,000.00	10,000.00	10,000.00	8,545.50	8,545.50	10,000.00	10,000.00
C-2	Boring/Drilling and/or trenching 1 - 6" conduit installation - CD6	40	LF	130.00	5,200.00	70.00	2,800.00	38.75	1,550.00	150.00	6,000.00
C-3	Boring/Drilling and/or trenching 1 - 4" conduit installation - CD4	40	LF	110.00	4,400.00	50.00	2,000.00	35.75	1,430.00	125.00	5,000.00
C-4	* Install (3) 750 JAL Primary - NUP75J	6550	LF	10.00	65,500.00	12.00	78,600.00	6.14	40,217.00	30.00	196,500.00
C-5	* Install (3) 1/0 JAL Primary - NUP10J	216	LF	8.50	1,836.00	7.80	1,684.80	4.09	883.44	20.00	4,320.00
C-6	Supply and Install V19B with V19STLS lid	3	EA	13,000.00	39,000.00	9,000.00	27,000.00	31,398.00	94,194.00	15,000.00	45,000.00
C-7	Supply and Install V19SWTDF	1	EA	7,000.00	7,000.00	4,500.00	4,500.00	31,398.00	31,398.00	4,000.00	4,000.00
C-8	* Install 750 JAL 2 Way T- Body - UT27JT	30	EA	1,550.00	46,500.00	900.00	27,000.00	981.82	29,454.60	1,000.00	30,000.00
C-9	* Install 750 JAL T- Body - UT7JT	9	EA	700.00	6,300.00	685.00	6,165.00	490.91	4,418.19	750.00	6,750.00
C-10	* Install 750 JAL Stress Cone USC75.1	3	EA	730.00	2,190.00	685.00	2,055.00	654.55	1,963.65	750.00	2,250.00
C-11	* Install 1/0 JAL Elbow - ULBE1J	9	EA	390.00	3,510.00	375.00	3,375.00	327.27	2,945.43	500.00	4,500.00
C-12	* Install Vault Ground - V19-28 GRD	3	EA	600.00	1,800.00	1,000.00	3,000.00	654.55	1,963.65	1,000.00	3,000.00
C-13	* Install Switch - PME9	1	EA	4,300.00	4,300.00	5,000.00	5,000.00	6,945.50	6,945.50	4,500.00	4,500.00
C-14	* Install Fuses E Type	6	EA	110.00	660.00	750.00	4,500.00	327.27	1,963.62	300.00	1,800.00
C-15	Excavation and Backfill 4' wide by 4' length by 4' deep on primary side of vault or to intercept existing conduit	6	EA	2,700.00	16,200.00	12,000.00	72,000.00	2,206.00	13,236.00	2,500.00	15,000.00
C-16	Flagging	1	LS	20,000.00	20,000.00	50,000.00	50,000.00	75,683.76	75,683.76	30,000.00	30,000.00
C-17	ROW Permitting	1	LS	2,500.00	2,500.00	3,500.00	3,500.00	5,500.00	5,500.00	2,500.00	2,500.00
C-18	* Install Switch Numbering	1	EA	150.00	150.00	400.00	400.00	40.91	40.91	50.00	50.00
C-19	* Install Vault Numbering	2	EA	185.00	370.00	200.00	400.00	40.91	81.82	50.00	100.00
C-20	* Install Cable Numbering	81	EA	144.50	11,704.50	150.00	12,150.00	40.91	3,313.71	50.00	4,050.00
C-21	Retire (3) 1/0 JAL Primary - NUP10J	176	LF	6.50	1,144.00	5.00	880.00	2.45	431.20	10.00	1,760.00
C-22	Retire 1/0 JAL Elbow - ULBE1J	3	EA	80.00	240.00	375.00	1,125.00	163.64	490.92	125.00	375.00
C-23	Retire V19STLS	1	EA	500.00	500.00	1,500.00	1,500.00	4,842.23	4,842.23	1,500.00	1,500.00
Schedule C - Leslie Rd Substation Feeder 143 Line Extension				SUBTOTAL		\$254,004.50		\$319,634.80		\$331,493.13	
8.6%				SALES TAX		21,844.39		27,488.59		28,508.41	
Schedule C - Leslie Rd Substation Feeder 143 Line Extension				TOTAL		\$275,848.89		\$347,123.39		\$360,001.54	

Schedule A - Leslie Rd Substation Feeder 141 Line Extension	1,687,327.97	792,905.76	1,145,404.50	1,301,531.90
Schedule B - Leslie Rd Substation Feeder 142 Line Extension	71,765.05	71,465.32	119,430.22	55,212.24
Schedule C - Leslie Rd Substation Feeder 143 Line Extension	275,848.89	347,123.39	360,001.54	411,545.13
-	-	-	-	-
GRAND TOTAL	2,034,941.91	1,211,494.47	1,624,836.27	1,768,289.27



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 10/1/2019

Agenda Category: Resolutions – Adoption

Core Focus Area 3 - Increase Economic Vitality

Subject:

Resolution No. 121-19, Approving a Purchase and Sale Agreement with Aaron and Emily Sullivan for Two Acres in the Horn Rapids Business Center

Department:

Development Services

Ordinance/Resolution Number:

121-19

Document Type:

Contract/Agreement/Lease

Recommended Motion:

Adopt Resolution No. 121-19, authorizing the City Manager to sign and execute a Purchase and Sale Agreement with Aaron and Emily Sullivan for the purchase of two acres in the Horn Rapids Business Center.

Summary:

Aaron and Emily Sullivan, owners of Titan Homes, are proposing to purchase two acres in the Horn Rapids Business Center along the south side of Robertson Drive. The Sullivans plan to relocate Titan Homes to Horn Rapids as the lease on their property in Kennewick is scheduled to expire at the end of November 2019. Titan Homes plans to construct a 10,000 square foot building that will include a warehouse, office and showroom to showcase its new interior design options.

The purchase price for the two acres is \$2.35 per square foot, amounting to estimated gross proceeds of \$204,925. The City will retain a repurchase right if the purchaser does not submit an application for approval of building plans to the City within eight (8) months of closing, or if construction does not commence within eighteen (18) months of closing.

The proposed purchase was reviewed by the Economic Development Committee (EDC) at its September 23, 2019 meeting. The EDC recommends approval. Staff also recommends approval of Resolution No. 121-19.

Fiscal Impact:

Purchase Price is \$2.35 per square foot with estimated gross proceeds of \$204,925 for the 2.00 acres of property. A portion of the proceeds will be distributed to the City's Utility Fund to recover costs for construction of HRBC utilities in 1988, per the following:

-Electric Fund (\$0.044 per square foot): \$3,836.89
-Water Fund (\$0.079 per square foot): \$6,888.96
-Sewer Fund (\$0.029 per square foot): \$2,528.86

Net Proceeds after closing and Utility Fund allocations will be distributed to the City's Industrial Development Fund.

Attachments:

1. Resolution No. 121-19
2. Letter of Intent - Sullivan
3. Draft Purchase & Sale Agreement - Sullivan
4. Draft Finder's Fee Agreement (Howell-Sullivan)
5. Exhibit A Record Survey No. 5168
6. Site Map

RESOLUTION NO. 121-19

A RESOLUTION of the City of Richland authorizing a Purchase and Sale Agreement with Aaron and Emily Sullivan for two acres in the Horn Rapids Business Center.

WHEREAS, the City of Richland is the owner of two (2) acres of City-owned surplus property comprised of two (2) parcels located along Robertson Drive in the Horn Rapids Business Center; and

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

WHEREAS, the aforesaid City-owned property is available for sale; and

WHEREAS, pursuant to Resolution No. 158-18, adopted by the City Council on November 20, 2018, the two (2) acres of business center property is for sale for \$2.35 per square foot, for a total purchase price of \$204,925; and

WHEREAS, Aaron and Emily Sullivan have agreed to purchase the property for the stated price; and

WHEREAS, the Economic Development Committee (EDC) favorably recommended sale of the two (2) acres of City-owned surplus property in the Horn Rapids Business Center to Aaron and Emily Sullivan.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City Manager is authorized to sign and execute a Purchase and Sale Agreement and all related documents necessary for the sale of property to Aaron and Emily Sullivan as identified herein.

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

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 1st day of October, 2019.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

TONI FULTON, Acting Deputy City Clerk

HEATHER KINTZLEY, City Attorney



Office 509.735.1025 · Fax 509.735.2757
8927 W. Tucannon Ave. Suite 201, Kennewick, WA 99336
www.kenmoreteam.com

August 26, 2019
Aaron & Emily Sullivan

RE: Letter of Intent to Purchase Robertson Drive Parcel's M & N

Darin Arrasmith Office of Economic Development for City of Richland:

The following is a letter of Intent for Aaron & Emily Sullivan and/or assigns at the above referenced property. The following proposed terms and conditions are the basis for a Purchase and Sale Agreement for the above referenced sites. This proposal is submitted to you subject to modification or withdrawal at any time. Neither this proposal nor any act of forbearance with respect thereto shall constitute or evidence an agreement with respect to any of the terms herein. Any such agreement shall be evidenced solely by a definitive Purchase and Sale Agreement, fully executed and delivered by both Seller and Purchaser. No liability or obligation, legal or otherwise, shall be created by this letter.

Purchaser:	Aaron & Emily Sullivan and/or assigns
Location:	Robertson Drive Parcel's M & N
Property:	Approximately 87,202 +/- square feet
Purchase Price:	\$204,924.00
Feasibility Period:	Buyer shall have a period of 30 days running from the date of execution of the Purchase and Sale Agreement, to make inspection of the Property and satisfy itself as to the suitability of the Property for Purchaser's intended use (the "Feasibility Period").
Earnest Money:	\$10,000.00
Contingencies:	• Seller and Purchaser executing all access and parking easement documentation, and the issuance of all permits, licenses, zoning, subdivision and other approvals for Purchaser's improvements, use and signage.



Office 509.735.1025 · Fax 509.735.2757
8927 W. Tucannon Ave. Suite 201, Kennewick, WA 99336
www.kenmoreteam.com

- 30 day financing contingency starting at the end of the feasibility period. Purchaser's receipt of an irrevocable funding commitment from an institutional lender/equity investor.
- Property to be free of environmental contamination and/or hazardous materials.
- Seller providing clear and marketable title to the Property, and Purchaser's review and acceptance of any contemplated or existing covenants or restrictions affecting the Property.

Access: From and after the date of this letter, Purchaser shall have the right to enter the Property and perform surveys, tests and other inspections necessary for Purchaser's investigation thereof. Purchaser shall repair any damage to the Property resulting from such inspections.

Date of Closing: On or before 60 days after mutual acceptance of the PSA

Signage: Shall comply with all city ordinances.

Brokerage Disclosure: Scott Howell of Kenmore Team, LLC represents the buyer

Brokerage Commission: 4.0%, paid by Seller at closing to Kenmore Team, LLC.

Confidentiality: Except as may be required by law, all parties agree to keep confidential all information exchanged between them regarding the sale of the Property, including the terms of this Letter of Intent, and shall not disclose such information to the other parties (except for their counsel, prospective lenders, due diligence professionals and prospective investors) without each other's prior written consent.

This proposal is non-binding and is meant only as a basis upon which to negotiate a Purchase and Sale Agreement. Any binding agreement must be evidenced by a Purchase and Sale agreed, accepted and executed by both parties. If this letter accurately sets forth your understanding of the basic business terms relating to our negotiation of the proposed sale, please execute and return this letter to us no later than August 29, 2017. A Purchase and Sale Agreement will be written for review of all parties no later than five (5) days



Office 509.735.1025 · Fax 509.735.2757
8927 W. Tucannon Ave. Suite 201, Kennewick, WA 99336
www.kenmoreteam.com

following execution of this Letter of Intent.

Sincerely,

Scott Howell
Kenmore Team, LLC
8927 W. Tucannon Ave. Suite 201
Kennewick, WA 99336
509.735.1025 office
509.735.2757 fax
509.379.3111 cell
scott@kenmoreteam.com

AGREED AND ACCEPTED:

AGREED AND ACCEPTED:

PURCHASER:

SELLER:

DocuSigned by:
Aaron Sullivan
DC5FC5A36A1A418...
By _____

By _____

08/26/19

Date

Date

AGREEMENT FOR PURCHASE AND SALE OF REAL PROPERTY

Re: 2477 and 2485 Robertson Drive

This Agreement for Purchase and Sale of Real Property (the “Agreement”) is made and entered into between the **CITY OF RICHLAND**, a Washington municipal corporation (“Seller”), and **AARON AND EMILY SULLIVAN** a husband and wife (“Purchaser”). The Effective Date of this Agreement shall be determined pursuant to the terms of Section 3.2 herein.

1. Purchase and Sale of Property. Seller agrees to sell and Purchaser agrees to purchase, on the terms hereafter stated, the unimproved real property, located at 2477 and 2485 Robertson Drive, City of Richland, Benton County, Washington, and legally described as Lot M and Lot N, Block 1, Record Survey No. 5168 (hereinafter referred to as the “Property”). The survey of the Property is attached hereto as **Exhibit A**.

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

1.2. Timing of Conveyance. The Property shall be conveyed to Purchaser at Closing by a Statutory Warranty Deed (“Deed”) subject to the Exceptions accepted or deemed accepted by Purchaser pursuant to Section 4.1 below and the Repurchase Right set forth in Section 11.13 below.

2. Purchase Price. The total purchase price for the Property shall be Two Hundred Four Thousand Nine Hundred Twenty-Five dollars and no cents (\$204,925.00) (the “Purchase Price”). The Purchase Price shall be paid by Purchaser to Seller in the form of all cash to be deposited in an escrow account with Chicago Title Insurance Company (the “Title Company”) at Closing (as defined in Section 6 below).

2.1. Earnest Money Deposit. As consideration for Seller’s execution and delivery of this Agreement, Purchaser will deposit with the Title Company a certified or cashier’s check or wire transfer in the amount of ten thousand dollars (\$10,000) within five (5) business days of the Effective Date (as defined in Section 3.1 below) (the “Earnest Money Deposit”). The Earnest Money Deposit shall be credited against the Purchase Price at Closing. Purchaser shall be entitled to direct the Title Company to place the Earnest Money Deposit in an interest bearing account of Purchaser’s choice. The Earnest Money Deposit will be returned if Purchaser terminates this Agreement during the Due Diligence Period (as defined in Section 5 below) or as otherwise expressly provided in this Agreement. However, should Purchaser default or terminate this Agreement at any time following the expiration or waiver of the Due Diligence Period, (a) the Earnest Money Deposit shall be disbursed to Seller pursuant to Section 9 herein, but only after any outstanding obligations for Title Company services as specified in 4.1 have been deducted and paid from the Earnest Money Deposit; (b) the escrow shall be canceled; and (c) neither party shall have any rights or responsibilities to the other except as otherwise expressly provided herein.

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

3.1. City Approval. The execution and delivery of this Agreement by Seller is contingent upon approval of this Agreement by the City Council of the City of Richland in its sole discretion. In the event the Richland City Council does not approve this Agreement, this Agreement shall immediately terminate and be without any further force and effect, and without further obligation of either party to the other.

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

4. Title Matters.

4.1. Preliminary Title Report; Title Review. Within five (5) business days after the Effective Date, Purchaser, at its sole cost and expense, shall order from the Title Company a preliminary title commitment for the Property, and copies of all documents referred to therein (the "Preliminary Commitment"), and upon receipt, furnish same to Seller.

(a) Purchaser shall have fifteen (15) days after receipt of the Preliminary Commitment and Survey to advise Seller in writing of any encumbrances, restrictions, easements or other matters contained in the Preliminary Commitment or on the Survey (the "Exceptions") to which Purchaser objects. All Exceptions to which Purchaser does not object in writing within the fifteen (15) day period shall be deemed accepted by Purchaser.

(b) If Purchaser objects to any Exceptions within the fifteen (15) day period, Seller shall advise Purchaser in writing within five (5) days of receipt of Purchaser's written objections (i) which Exceptions Seller will remove at Closing, (ii) which Exceptions the Title Company has agreed to insure around in the title policy to be issued at Closing (together with the proposed form of endorsement) and (iii) which Exceptions will not be removed or insured around.

(c) Within ten (10) days of receipt of Seller's response to Purchaser's written objections, and assuming Seller has not agreed to remove all exceptions to which Purchaser objects, Purchaser shall notify Seller in writing of Purchaser's election to either (i) terminate this Agreement, in which event the Earnest Money Deposit shall be returned to Purchaser, or (ii) waive its objections to the Exceptions the Title Company has agreed to insure around and the Exceptions Seller will not remove or insure around, in which event such Exceptions shall be deemed accepted by Purchaser.

4.2. Title Insurance. Seller shall cause the Title Company to be prepared to deliver to Purchaser at Closing an Owner's ALTA Standard Coverage policy of title insurance issued by Title Company in the face amount of the Purchase Price, dated the date of Closing, insuring Purchaser's title subject to no exceptions other than the standard printed exceptions and the Exceptions deemed accepted by Purchaser pursuant to Section 4.1 above. The policy of title

insurance shall also include such endorsements as Purchaser or Purchaser's Lender may reasonably request.

5. Due Diligence. Purchaser is granted a due diligence period until and including sixty (60) days after receipt of the Preliminary Commitment described in Section 4.1 above (the "Due Diligence Period"). Said Due Diligence Period may be extended an additional thirty (30) days upon written mutual agreement by both Purchaser and Seller. Purchaser may conduct, at its own expense, a full review of legal, title, environmental, archaeological and any other related issues subject to the terms of this Section 5. If the results of said review are unsatisfactory in Purchaser's sole discretion, Purchaser may, at its option, elect to terminate this Agreement by giving Seller written notice of termination prior to the end of the Due Diligence Period (the "Due Diligence Termination Notice"). In the event of termination by Purchaser under this section, this Agreement shall immediately terminate and be without any further force and effect, the Earnest Money Deposit shall be returned to Purchaser pursuant to Section 2.1; and neither party shall have any rights or responsibilities to the other except as otherwise expressly provided herein. If Purchaser fails to provide a Due Diligence Termination Notice to Seller on or before the expiration of the Due Diligence Period, the due diligence contingency set forth under this Section 5 shall be deemed waived by Purchaser, and this Agreement shall continue in full force and effect.

5.1. Reasonableness Required. All inspections of the Property shall occur at reasonable times agreed upon by Seller and Purchaser and shall be conducted so as not to unreasonably interfere with the use of the Property by Seller. Purchaser shall not do any invasive testing, sampling or drilling at the Property without first obtaining Seller's prior written consent (which may be conditioned or denied in Seller's sole and absolute discretion). Purchaser shall promptly restore the Property to substantially the same condition which existed prior to any such investigations, tests, surveys and other analyses, at Purchaser's sole cost and expense. Seller shall be entitled to have a representative present at all times while Purchaser or its representatives or agents are physically on the Property. Purchaser hereby agrees that it shall carry, and shall cause all representatives and agents of Purchaser entering the Property on behalf of Purchaser in furtherance of the right of access granted under this Agreement to carry, commercial general liability insurance with limits of not less than One Million and No/100 Dollars (\$1,000,000) combined single limit and providing that such coverages are primary and naming Seller as an additional insured. Prior to any entry onto the Property by Purchaser or its agents, employees, consultants or representatives, Purchaser shall provide to Seller certificates evidencing such insurance coverage. Purchaser agrees to indemnify and hold Seller harmless of and from any claim for damages or injuries arising from Purchaser's inspections of the Property; such obligations shall survive Closing or any termination of this Agreement.

6. Closing. Closing shall occur in the office of the Title Company on or before the date that is sixty (60) days after the expiration or waiver of the Due Diligence Period. Purchaser and Seller shall deposit in escrow with Title Company all instruments and documents reasonably necessary to complete the transaction in accordance with this Agreement, including, but not limited to, the Deed. As used herein, "Closing" or "date of Closing" means the date on which all appropriate documents are recorded and the proceeds of sale are available for disbursement to Seller.

6.1. Closing Costs; Prorations. At Closing, Seller shall pay (i) the premium for the standard coverage policy of title insurance and the endorsements required to insure around the Exceptions the Title Company agreed to insure around in accordance with Section 4 above, (ii) deed or real property transfer taxes, and (iii) one-half of Title Company's escrow fees and charges. Purchaser shall pay (i) the costs of the extended coverage portion of the policy of title insurance and any title insurance endorsements required by Purchaser (other than the costs of the title insurance endorsements to be provided by Seller pursuant to the first sentence of this Section 6.1), and (ii) one-half of Title Company's escrow fees and charges. Real property taxes, assessments, surface water management charges, utilities and other expenses of the Property shall be prorated as of the date of Closing with Purchaser bearing the costs of the date of Closing. All other closing costs shall be paid and allocated in accordance with the custom in the county in which the Property is located. Each party shall be responsible for its own legal, accounting and consultant fees.

7. Covenants, Representations and Warranties.

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

(a) From the Effective Date through the Closing Date, Seller shall not make any material alterations to the Property or to any of the licenses, permits, legal classifications or other governmental regulations relating to the Property, nor enter into any leases or agreements pertaining to the Property which are not terminable, without penalty, on 30 days' notice, without Purchaser's prior written consent.

(b) From the Effective Date through the Closing Date, Seller shall not voluntarily cause to be recorded any encumbrance, lien, deed of trust, or easement against the title to the Property without Purchaser's prior consent.

(c) From the Effective Date through the Closing Date, Seller will operate and maintain the Property in a manner consistent with Seller's past practices relative to the Property and so as not to cause waste to the Property.

7.2. Seller's Representations and Warranties. Seller hereby makes the following representations and warranties to Purchaser, each of which shall be true on the Effective Date and on the date of Closing. Seller shall immediately provide Purchaser with written notice of any event which would make any representation or warranty set forth below materially incorrect or untrue, and upon receipt of such notice, Purchaser may elect to terminate this Agreement. Upon Purchaser's election to terminate, this Agreement shall be without any further force and effect, and without further obligation of either part to the other. If this Agreement is terminated under this section, the Earnest Money Deposit shall be returned to Purchaser.

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

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

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

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

(e) To Seller's knowledge, no special or general assessments have been levied against the Property except those disclosed in the Preliminary Title Report, and Seller has not received written notice that any such assessments are threatened.

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

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

7.3. Purchaser's Representations. Purchaser hereby makes the following representations to Seller, each of which shall be true on the Effective Date hereof and on the date of Closing.

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

(b) As of the Effective Date and as of the date of Closing, neither Purchaser nor, to Purchaser's knowledge, any of its affiliates, nor any of their respective partners, members, shareholders or other equity owners, and none of their respective employees, officers, directors, representative or agents, is a person or entity with whom U.S. persons or entities are restricted from doing business under regulations of OFAC (including those named on OFAC's Specially Designated and Blocked Persons List) or under any statute, executive order (including the September 24, 2001, Executive Order Blocking Property and Prohibiting Transactions with Persons Who Commit, Threaten to Commit or Support Terrorism) or other governmental action ("OFAC").

(c) Purchaser represents that it has sufficient funds to close this transaction.

(d) Purchaser further represents that the Property will be developed with a minimum of 10,000 square feet of office, showroom and warehouse. Any deviation from this intended use must be authorized by the Seller in writing or be subject to Seller's Right to Repurchase as set forth in Section 11.13 below. This Agreement does not alleviate the Purchaser

from obtaining the necessary approvals, authorizations or permits required for development of the Property for said use, nor shall this Agreement be construed as granting such approval.

(e) Purchaser acknowledges that pole buildings are prohibited in the Horn Rapids Industrial Park and Business Center and agrees that Purchaser will not build pole buildings on the Property.

8. Casualty and Condemnation.

8.1. Material Casualty or Condemnation. If prior to the Closing Date: (i) the Property shall sustain damage caused by casualty which would cost ten thousand dollars (\$10,000) or more to repair or replace; or (ii) if a taking or condemnation of any portion of the Property has occurred, or is threatened, which would materially affect the value of the Property, either Purchaser or Seller may, at its option, terminate this Agreement by written notice to the other party given within two (2) business days after notice of such event. If prior to the Closing Date neither party provides said termination notice within such two (2) business day period, the Closing shall take place as provided herein with a credit against the Purchase Price in an amount equal to any insurance proceeds or condemnation awards actually collected by Seller and an assignment to Purchaser at Closing of all Seller's interest in and to any insurance proceeds or condemnation awards which may be due but unpaid to Seller on account of such occurrence.

8.2. Immaterial Casualty or Condemnation. If prior to Closing Date, the Property shall sustain damage caused by casualty which is not described in Section 8.1, or a taking or condemnation has occurred, or is threatened, which is not described in Section 8.1, neither Purchaser nor Seller shall have the right to terminate this Agreement. Closing shall take place as provided herein with a credit against the Purchase Price equal to (i) the cost to repair that portion of the Property so damaged by insured casualty, or (ii) an amount equal to the anticipated condemnation award, as applicable. At Closing, Purchaser shall assign to Seller all rights or interest in and to any insurance proceeds or condemnation awards which may be due on account of any such occurrence.

9. Purchaser's Remedies. If Seller fails without legal excuse to complete the sale of the Property in accordance with the terms of this Agreement, Purchaser may elect one of the following remedies (Purchaser hereby waiving any and all other remedies): (a) specific performance of this Agreement (provided an action thereon is commenced with thirty (30) days of Seller's failure to perform), or (b) terminate this Agreement and receive a refund of the Earnest Money Deposit.

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

AMOUNT OF THE EARNEST MONEY DEPOSIT IS A REASONABLE ESTIMATE OF THE DAMAGES.

11. Miscellaneous.

11.1. Finder's Fee. Purchaser and Seller each agree that, at Closing, Seller shall pay a four percent (4%) finder's fee to the licensed real estate agent representing Purchaser as set forth in the Brokerage Agreement between Purchaser and such broker, the form of which is attached to this Agreement as Exhibit B. Except as provided herein, Seller and Purchaser both agree to indemnify, defend, and hold the other harmless from and against any and all loss, damage, liability or expense, including costs and reasonable attorneys' fees, resulting from any claims for a commission, broker or other finder's fee or resulting from the purchase of the Property. The provisions of this Section 11.1 shall survive closing.

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

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

If to Seller: City of Richland
Attn: Economic Development Office
625 Swift Blvd., MS #19
Richland, Washington 99352
Phone: (509) 942-7583

If to Purchaser: Aaron Sullivan
6602 Collins Road
Richland, Washington 99353
Phone: 509.205.4140
Email: Aaron@titanhomesllc.com

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

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

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

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

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

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

11.9. Counterparts. This Agreement may be executed in several counterparts, including by portable document format (.pdf), each of which shall be an original, but all of such counterparts shall constitute one such Agreement.

11.10. Time. Any extension of time granted for the performance of any duty under this Agreement shall not be considered as an extension of time for the performance of any other duty under this Agreement. As used in this Agreement, "business day" refers to any day which is not a Saturday, Sunday or a holiday in the State of Washington. In the event the time for performance of any obligation hereunder shall fall on a Saturday, Sunday or a holiday, such time for performance shall be extended to the next business day.

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

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

11.13. Right to Repurchase. This Property is being sold to Purchaser in anticipation of being developed with a minimum of 10,000 square feet of office, showroom and warehouse, subject to the following:

(a) If Purchaser fails to submit an application to Seller for approval of building plans within eight (8) months of Closing, Seller reserves the right to reclaim title to the Property through repurchase.

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

(c) The rights of Seller set forth in Sections 11.13(a) and (b) are referred to in this Agreement as the “Right to Repurchase.”

(d) Seller shall reclaim the Property by refunding, without interest, the original Purchase Price of Two Hundred Four Thousand Nine Hundred Twenty-Five dollars and no cents (\$204,925.00) for the Property.

(e) Purchaser and Seller shall each pay for one half of the closing costs related to Seller’s repurchase of the Property. Other than closing costs, Seller will not assume any liability for expenses incurred by Purchaser in conducting this transaction. Purchaser agrees to re-convey fee title to Seller within sixty (60) days of receipt of notification of Seller’s election to exercise its Right to Repurchase.

(f) This Right to Repurchase is exclusive to Seller and shall be exercised at Seller’s sole discretion. This Right to Repurchase shall survive forty-eight months (48) months after Closing or until such time as building commences, whichever is earlier.

(g) Seller shall be under no obligation to exercise this Right to Repurchase. Purchaser agrees that Seller must grant approval to any resale of the Property by Purchaser to any third party within the forty-eight (48) month Right to Repurchase period, which shall be given in Seller’s sole discretion. This Right to Repurchase right shall survive Closing and the delivery of the Deed.

(h) Seller and Purchaser agree to execute a Memorandum of Repurchase Right to evidence Seller’s Right to Repurchase, which Memorandum may be recorded by Seller in the real property records of Benton County, Washington.

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

[Signature Page to Follow]

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

CITY OF RICHLAND – SELLER

**AARON AND EMILY SULLIVAN –
PURCHASER**

By: Cynthia D. Reents
Its: City Manager

By: Aaron Sullivan
Its: Owner

By: Emily Sullivan
Its: Owner

Date

Date

APPROVED AS TO FORM:

By: Heather Kintzley, City Attorney

Draft

Exhibit A
Record Survey No. 5168

Draft

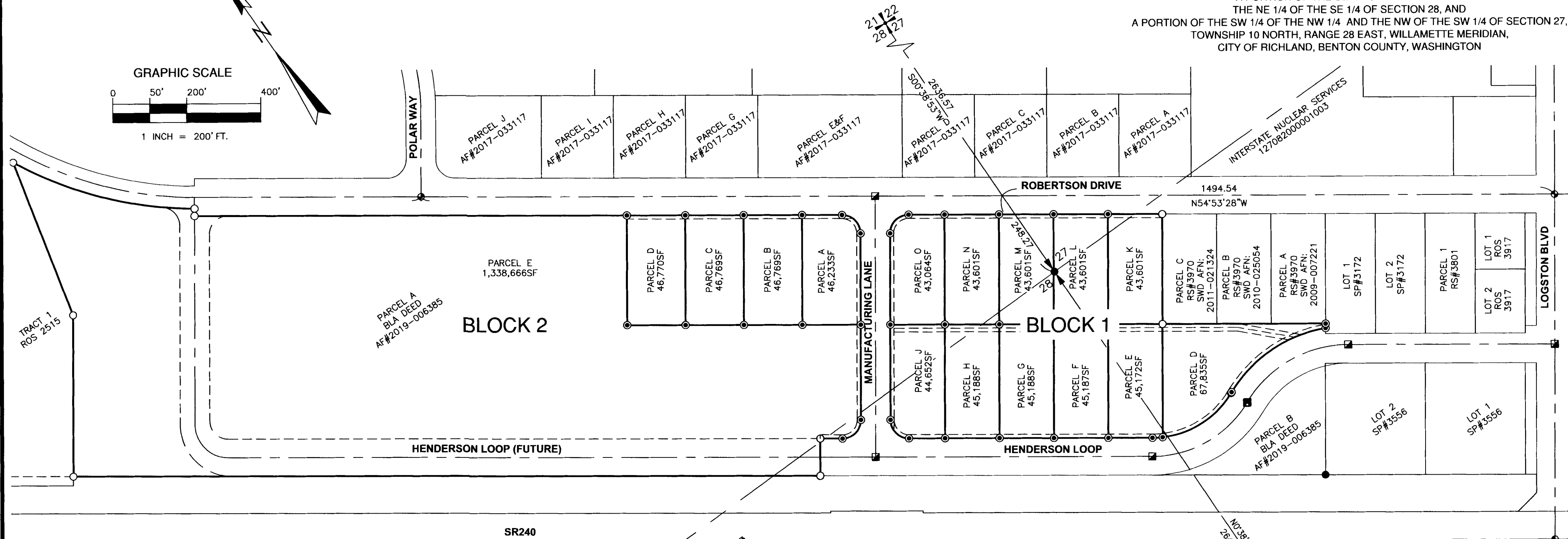
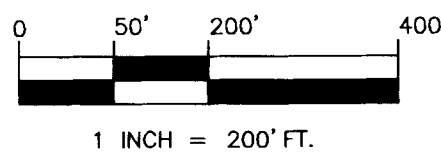
RECORD OF SURVEY NO. 5168

AMENDING A PORTION OF THAT RECORD OF SURVEY FOR
A BINDING SITE PLAN-VOLUME 1 OF SURVEYS, PAGE 2056
PREPARED FOR

THE CITY OF RICHLAND

A PORTION OF THE SE 1/4 OF THE NE 1/4 AND
THE NE 1/4 OF THE SE 1/4 OF SECTION 28, AND
A PORTION OF THE SW 1/4 OF THE NW 1/4 AND THE NW OF THE SW 1/4 OF SECTION 27,
TOWNSHIP 10 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN,
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON

GRAPHIC SCALE



DESCRIPTION

PARCEL A DEED AF#2019-006385

A PORTION OF BINDING SITE PLAN 2056, ACCORDING TO THE SURVEY THEREOF RECORDED IN VOLUME 1 OF SURVEYS, PAGE 2056, UNDER AUDITOR'S FILE NO. 1995-018807, RECORDS OF BENTON COUNTY, WASHINGTON, SITUATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27 AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 10 NORTH, RANGE 28 EAST WILLAMETTE MERIDIAN, BENTON COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF A PUBLIC ROAD KNOWN AS LOGSTON BOULEVARD AND ROBERTSON DRIVE, AS DEPICTED ON RECORD OF SURVEY 4575, AS RECORDED IN VOL. 1 OF SURVEYS, PAGE 4575, UNDER AUDITOR'S FILE NUMBER 2015-003647, RECORDS OF BENTON COUNTY, WASHINGTON; THENCE NORTH 54°53'28" WEST ALONG THE CENTERLINE OF SAID ROBERTSON DRIVE FOR A DISTANCE OF 1061.78 FEET; THENCE SOUTH 35°06'32" WEST AT RIGHT ANGLES FOR A DISTANCE OF 50.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY MARGIN OF SAID ROBERTSON DRIVE AND THE NORTHWESTERLY CORNER OF PARCEL "C" AS DESCRIBED IN STATUTORY WARRANTY DEED, UNDER AUDITOR'S FILE NUMBER 2011-021324, RECORDS OF SAID COUNTY, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING.

THENCE SOUTH 35°06'28" WEST ALONG THE NORTHWESTERLY LINE OF SAID PARCEL "C" FOR A DISTANCE OF 295.97 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 54°53'32" EAST ALONG THE PROJECTED SOUTHERLY LINE THEREOF FOR A DISTANCE OF 441.77 FEET TO THE SOUTHEASTERLY CORNER OF PARCEL "A" AS DESCRIBED IN STATUTORY WARRANTY DEED, UNDER AUDITOR'S FILE NUMBER 2009-007221, RECORDS OF SAID COUNTY, SAID POINT ALSO BEING ON THE NORTHWESTERLY LINE OF LOT 1, SHORT PLAT 3172, RECORDED IN VOLUME 1 OF SHORT PLATS AT PAGE 3172, UNDER AUDITOR'S FILE NUMBER 2008-03032, RECORDS OF SAID COUNTY; THENCE SOUTH 35°06'28" WEST ALONG THE WEST LINE THEREOF FOR A DISTANCE OF 27.00 FEET TO THE SOUTHWESTERLY CORNER THEREOF; THENCE NORTH 54°53'32" WEST FOR A DISTANCE OF 0.65 FEET; THENCE SOUTH 35°06'28" WEST FOR A DISTANCE OF 80.00 FEET TO THE NORTHWEST CORNER OF LOT 2 OF SHORT PLAT 3556, RECORDED IN VOLUME 1 OF SHORT PLATS, AT PAGE 3556, UNDER AUDITOR'S FILE NUMBER 2018-001661, RECORDS OF SAID COUNTY; THENCE CONTINUING SOUTH 35°06'28" WEST ALONG THE NORTHWESTERLY LINE THEREOF FOR A DISTANCE 7.20 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY MARGIN OF HENDERSON LOOP RIGHT-OF-WAY ESTABLISHED PER CITY OF RICHLAND ORDINANCE 04-19, RECORDED UNDER AUDITOR'S FILE NUMBER 2019-003503, RECORDS OF BENTON COUNTY, WASHINGTON AND A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES:

THENCE ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 45°23'56", HAVING A RADIUS OF 270.03 FEET, AN ARC LENGTH OF 213.96 FEET, A CHORD BEARING SOUTH 89°08'45" WEST 208.41 FEET; THENCE SOUTH 66°26'47" WEST FOR A DISTANCE OF 2.53 FEET TO A POINT ON A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 58°39'33", HAVING A RADIUS OF 350.03 FEET, AN ARC LENGTH OF 358.36 FEET, A CHORD BEARING NORTH 84°13'26" WEST 342.91 FEET TO A POINT ON THE NORTH LINE OF AN ELECTRICAL EASEMENT PER CITY OF RICHLAND ORDINANCE 27-82; THENCE NORTH 54°53'40" WEST ALONG THE NORTH LINE THEREOF, SAID LINE BEING PARALLEL WITH AND 100.00 FEET NORTHEASTERLY TO THE NORTHEASTERLY RIGHT-OF-WAY MARGIN OF STATE ROUTE 240 FOR A DISTANCE OF 2919.79 FEET TO A POINT ON THE NORTHEASTERLY LINE OF TRACT 1 AS DEPICTED ON RECORDED OF SURVEY 2515 RECORDED UNDER AUDITOR'S FILE NUMBER 1998-022820, RECORDS OF BENTON COUNTY WASHINGTON; THENCE NORTH 35°06'12" EAST ALONG THE NORTHEAST LINE THEREOF FOR A DISTANCE OF 435.86 FEET; THENCE NORTH 13°41'35" EAST FOR A DISTANCE OF 441.99 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THAT PORTION OF ROBERTSON DRIVE DESCRIBED IN CITY OF RICHLAND ORDINANCE 26-98, RECORDED UNDER AUDITOR'S FILE NUMBER 2007-022732, RECORDS OF SAID COUNTY AND A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE ALONG THE SOUTH RIGHT-OF-WAY MARGIN THEREOF, THROUGH A CENTRAL ANGLE OF 28°28'20", HAVING A RADIUS OF 1030.00 FEET WITH AN ARC LENGTH OF 511.84 FEET, HAVING A CHORD BEARING SOUTH 40°40'08" EAST AND A DISTANCE OF 506.59 FEET; THENCE SOUTH 35°06'32" WEST AT RIGHT ANGLES FOR A DISTANCE OF 20.00 FEET TO THAT PORTION OF THE SOUTHERLY RIGHT-OF-WAY MARGIN ROBERTSON DRIVE REVISED IN CITY OF RICHLAND ORDINANCE 07-15, RECORDED UNDER AUDITOR'S FILE NUMBER 2015-008673; THENCE SOUTH 54°53'28" EAST ALONG THE RIGHT-OF-WAY THEREOF FOR A DISTANCE OF 2219.39 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER; THENCE CONTINUING SOUTH 54°53'28" EAST ALONG THE RIGHT-OF-WAY THEREOF FOR A DISTANCE OF 398.59 FEET TO TRUE POINT OF BEGINNING;

EXCEPT THAT PORTION OF LAND LYING IN HENDERSON LOOP RIGHT-OF-WAY ESTABLISHED PER CITY OF RICHLAND ORDINANCE 04-19, RECORDED UNDER AUDITOR'S FILE NUMBER 2019-003503, RECORDS OF BENTON COUNTY, WASHINGTON.

AND EXCEPT THAT PORTION OF LAND LYING IN MANUFACTURING LANE RIGHT-OF-WAY ESTABLISHED PER CITY OF RICHLAND ORDINANCE 04-19, RECORDED UNDER AUDITOR'S FILE NUMBER 2019-003503, RECORDS OF BENTON COUNTY, WASHINGTON.

CONTAINS ~2,233,657 SF

BINDING SITE PLAN NOTES

1. THIS AMENDED BINDING SITE PLAN REFERENCES, AMENDS, AND INCLUDES THE REQUIREMENTS FROM THE ORIGINAL BINDING SITE PLAN NO. 08-95, DATED FEBRUARY 5, 1995, AND THE UPDATED HORN RAPIDS MASTER PLAN APPROVED BY CITY COUNCIL APRIL 5, 2016.
2. ALL LOTS CREATED BY THIS AMENDED BINDING SITE PLAN ARE SERVED BY EXISTING PUBLIC ROADS AND UTILITIES IN ROBERTSON DRIVE AND HENDERSON LOOP, AND CITY OF RICHLAND PROVIDED ELECTRICAL, POTABLE WATER, SANITARY SEWER, AND STORM WATER. THE HENDERSON LOOP WEST - ROADWAY AND UTILITIES PROJECT CONSTRUCTION PLANS, DATED MARCH 2018, ARE REFERENCED HEREIN AND ARE THE APPROVED PUBLIC RIGHT-OF-WAY AND UTILITIES FOR THIS AMENDED BINDING SITE PLAN. ADDITIONALLY, THE ROBERTSON DRIVE EXTENSION, ROAD A AND 1ST STREET IMPROVEMENTS, DATED MAY 2014, ARE ALSO REFERENCED HEREIN AND PROVIDE ROADWAY AND PUBLIC UTILITY ACCESS TO THE LOTS FRONTING ROBERTSON DRIVE.
3. ALL LOTS HAVE BEEN GRADED TO FINAL ELEVATIONS PRIOR TO THIS AMENDED BINDING SITE PLAN.
4. ALL EASEMENTS SHOWN ON THIS AMENDED BINDING SITE PLAN ARE APPROVED AND CREATED BY THIS AMENDED BINDING SITE PLAN AS PUBLIC UTILITY EASEMENTS FOR THE BENEFIT OF THE CITY OF RICHLAND.
5. ALL DRIVEWAY ENTRANCES SHALL BE AT LEAST 25 FEET FROM THE RIGHT-OF-WAY LINE OF AN INTERSECTING STREET.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 26th DAY OF April, 2019 A.D. AT 2:16 P.M.,
AND RECORDED IN VOLUME 01 OF SURVEY'S, PAGE 5168 AT THE REQUEST OF
CHRISTOPHER C. AMMANN.
BENTON COUNTY AUDITOR Brenda Chilton by Myriam Gutierrez Deputy
FEE NO. 2019-010507

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF THE CITY OF RICHLAND IN NOVEMBER 2018.

CHRISTOPHER C. AMMANN
CERTIFICATE NO. 45774

25 APR 2019
DATE



2245 Robertson Drive
Richland, Washington 99354

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

DATE: 04/20/2019
SCALE: 1"=200'
DRAWN BY: ADG
APPROVED BY: CCA
PROJECT: 17159
SHEET 1 OF 3

RECORD OF SURVEY NO. 5168

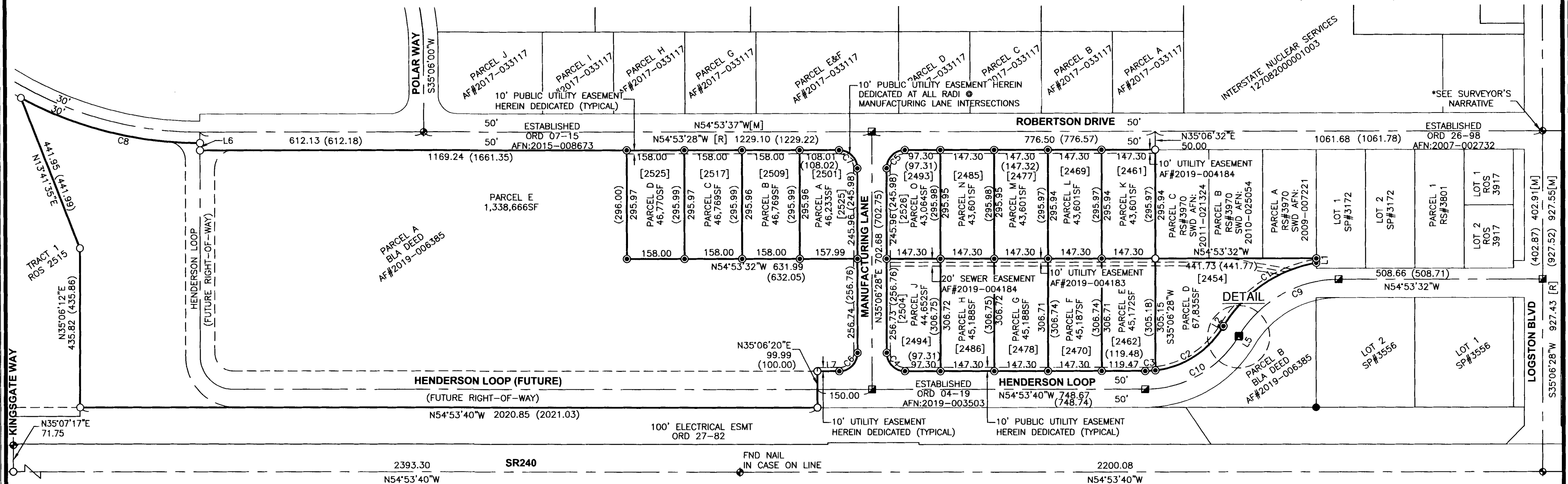
AMENDING A PORTION OF THAT RECORD OF SURVEY FOR
A BINDING SITE PLAN-VOLUME 1 OF SURVEYS, PAGE 2056

PREPARED FOR

THE CITY OF RICHLAND

A PORTION OF THE SE 1/4 OF THE NE 1/4 AND
THE NE 1/4 OF THE SE 1/4 OF SECTION 28, AND

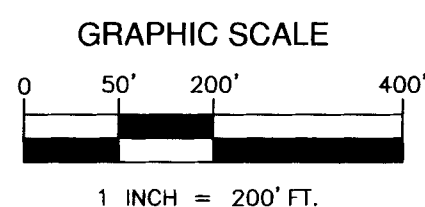
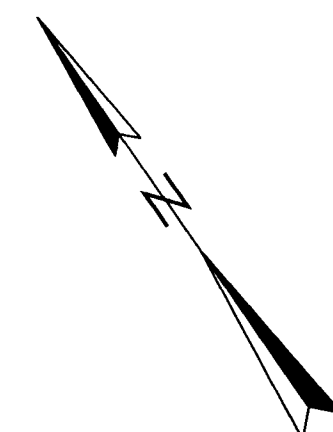
A PORTION OF THE SW 1/4 OF THE NW 1/4 AND THE NW OF THE SW 1/4 OF SECTION 27,
TOWNSHIP 10 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN,
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON



Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	317.24	370.00	49°07'33"	N88°59'26"W	307.61
C2	228.06	250.01	52°16'02"	S87°25'12"E	220.24
C3	27.89	250.01	6°23'31"	S58°05'25"E	27.88
C4	78.53	50.00	90°00'08"	S09°53'36"E	70.71
C5	78.53	50.00	90°00'04"	S80°06'30"W	70.70
C6	78.53	50.00	89°59'52"	N80°06'24"E	70.70
C7	78.53	50.00	89°59'56"	N09°53'30"W	70.70
C8	511.80	1029.90	28°28'20"	S40°40'08"E	506.55
C9	327.63	320.00	58°39'41"	N84°13'22"W	313.50
C10	307.14	300.00	58°39'33"	S84°13'26"E	293.90

Curve Table (Ground)					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	317.27	370.03	49°07'33"	N88°59'26"W	307.64
C2	228.09	250.03	52°16'02"	S87°25'12"E	220.26
C3	27.89	250.03	6°23'31"	S58°05'25"E	27.88
C4	78.54	50.00	90°00'08"	S09°53'36"E	70.71
C5	78.54	50.00	90°00'04"	S80°06'30"W	70.71
C6	78.54	50.00	89°59'52"	N80°06'24"E	70.71
C7	78.54	50.00	89°59'56"	N09°53'30"W	70.71
C8	511.84	1030.00	28°28'20"	S40°40'08"E	506.59
C9	327.66	320.03	58°39'41"	N84°13'22"W	313.53
C10	307.17	300.03	58°39'33"	S84°13'26"E	293.93

Line Table		
Line #	Length	Direction
L1	12.11	S35°06'28"W
L2	2.53	S66°26'47"W
L5	2.53	S66°26'47"W
L6	20.00	S35°06'32"W
L7	60.01	N54°53'40"W

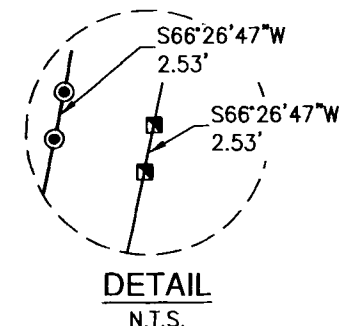


SURVEYOR'S NOTES

- DATE OF SURVEY/MONUMENTS VISITED: JANUARY 2018 AND OCTOBER 2018.
- BASIS OF BEARING: NAD83(2011) WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.
- UNITS OF MEASURE ARE SURVEY GRID: SURVEYED DISTANCES SHOWN ARE US SURVEY FEET GRID DISTANCES. MULTIPLY BY A COMBINED SCALE FACTOR OF 1.000092417 TO ACHIEVE GROUND (PLANE) DISTANCES. DEED DISTANCES AND THE SQUARE FOOTAGE OF LOTS ARE GROUND (PLANE) DISTANCES. MULTIPLY BY A COMBINED SCALE FACTOR OF 0.999907592 TO ACHIEVE GRID DISTANCES.
- EQUIPMENT/PROCEDURES: TOPCON GR3 GNSS, RTK METHOD. LINEAR CLOSURES MEET OR EXCEED STANDARDS CONTAINED IN WAC 332-130-090.
- THE PURPOSE OF THIS SURVEY IS TO RECORD THE CENTERLINE OF THE EXTENSIONS OF HENDERSON LOOP AND MANUFACTURING WAY AS CONSTRUCTED IN DECEMBER 2018 & TO AMEND A PORTION OF BINDING SITE PLAN, VOLUME 1 OF SURVEYS, PAGE 2056, RECORDED UNDER AUDITOR'S FILE NUMBER 95-18807.
- (XXX.XX) GROUND DISTANCES.
- FOUND 2.5" BRASS CAP IN MONUMENT CASE, UNLESS OTHERWISE NOTED.
- CALCULATED POINT ROS 2515, AF#1998-022820, NOT FOUND OR SET
- SET 2.5" BRASS CAP IN MONUMENT CASE "45774"
- SET 5/8" REBAR AND CAP " PERMIT SURVEYING, INC 45774"
- [M]=MEASURED
- [R]=RECORD *SEE NARRATIVE

SURVEYOR'S NARRATIVE

THE MONUMENT AT THE INTERSECTION OF LOGSTON BOULEVARD AND ROBERTSON DRIVE MEASURES 0.13 NORTH OF THE RECORDED DISTANCE AS SHOWN ON SHORT PLAT 3556, RECORDED UNDER AUDITOR'S FILE NUMBER 2018-001661. LOCATION OF INTERSECTION AND BEARING OF RECORD FOR ROBERTSON DRIVE HELD AS DESCRIBED IN CITY OF RICHLAND ORDINANCE 07-15, RECORDED UNDER AUDITOR'S FILE NUMBER 2015-008673 AND AS DEPICTED ON RECORD OF SURVEY 4575 RECORDED UNDER AUDITOR'S FILE NUMBER 2015-003647.



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 26th DAY OF April, 2019 A.D. AT 2:16 P.M.,
AND RECORDED IN VOLUME 01 OF SURVEY'S, PAGE 5168 AT THE REQUEST OF
CHRISTOPHER C. AMMANN.
BENTON COUNTY AUDITOR Brenda Chilton by Myriam Gutierrez
FEE NO. 2019-010507 Deputy

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR
UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS
OF THE SURVEY RECORDING ACT AT THE REQUEST OF THE CITY
OF RICHLAND IN NOVEMBER 2018.

Christopher C. Ammann 25 APR 2019
CHRISTOPHER C. AMMANN DATE
CERTIFICATE NO. 45774



PERMIT SURVEYING NC
2245 Robertson Drive
Richland, Washington 99354
Office 509-375-4123
Fax 509-371-0999

DATE: 04/24/2019
SCALE: 1"=200'
DRAWN BY: ADG
APPROVED BY: CCA
PROJECT: 17159
SHEET 2 OF 3

APPROVALS

I HEREBY CERTIFY THAT THE TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN PAID TO AND INCLUDING THE YEAR 2019. PARCEL NO. 121082000001082 / 1280810000002019

Kenneth Spencer by [Signature] 04/26/2019
BENTON COUNTY TREASURER DATE

THE BINDING SITE PLAN IS HEREBY APPROVED BY AND FOR THE CITY OF RICHLAND, STATE OF WASHINGTON

[Signature] 4/26/2019
ENGINEER, CITY OF RICHLAND DATE

[Signature] 4-25-19
SUBDIVISION ADMINISTRATOR, CITY OF RICHLAND DATE

OWNER'S CERTIFICATE

WE THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE THE OWNER'S OF THE TRACT OF LAND DESCRIBED HEREON, THAT WE HAVE CAUSED SAID LAND TO BE SURVEYED AND PLATTED INTO LOTS AS SHOWN AND THAT THE EASEMENTS ON THE BINDING SITE PLAN ARE HEREBY GRANTED FOR THE USES AND PURPOSES SHOWN HEREON.

[Signature] 4/26/19
CYNTHIA D. REENTS, CITY MANAGER DATE

[Signature] 4/26/19
DEBBY BARHAM, DEPUTY CITY CLERK DATE

ACKNOWLEDGMENT

STATE OF WASHINGTON

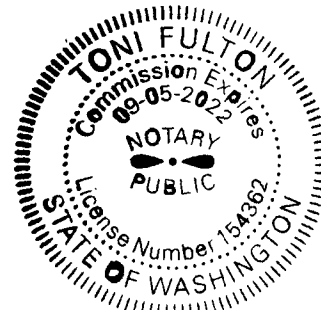
SS.

COUNTY OF BENTON

ON THIS 26th DAY OF April, 2019, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED CYNTHIA D. REENTS AND DEBBY BARHAM, TO ME KNOWN TO BE THE CITY MANAGER AND DEPUTY CITY CLERK, RESPECTIVELY, OF THE CITY OF RICHLAND, WASHINGTON, THE CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY ARE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID MUNICIPAL CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Benton County
MY COMMISSION EXPIRES 9-5-2022
Toni Fulton
PRINT NAME



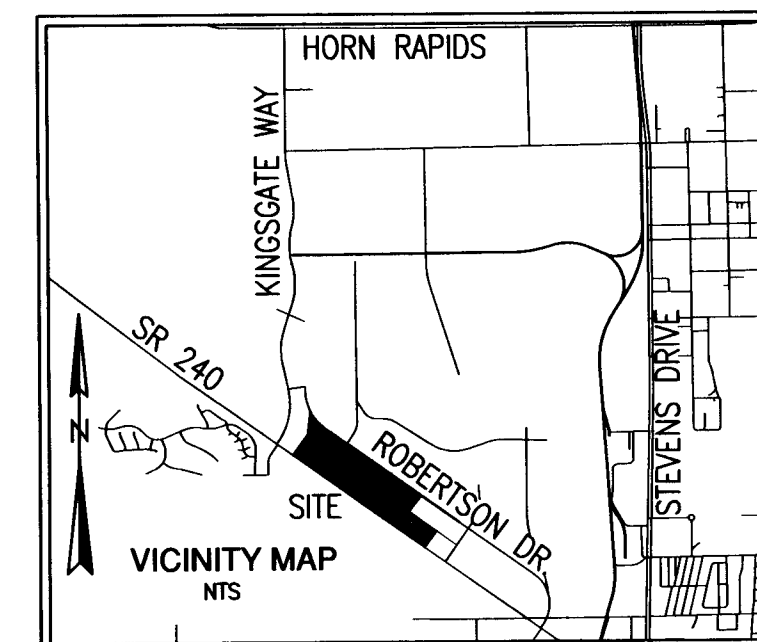
RECORD OF SURVEY NO. 5168

AMENDING A PORTION OF THAT RECORD OF SURVEY FOR
A BINDING SITE PLAN-VOLUME 1 OF SURVEYS, PAGE 2056

PREPARED FOR

THE CITY OF RICHLAND

A PORTION OF THE SE 1/4 OF THE NE 1/4 AND
THE NE 1/4 OF THE SE 1/4 OF SECTION 28, AND
A PORTION OF THE SW 1/4 OF THE NW 1/4 AND THE NW 1/4 OF THE SW 1/4 OF SECTION 27,
TOWNSHIP 10 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN,
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 26th DAY OF April, 2019 A.D. AT 2:16 P.M.,
AND RECORDED IN VOLUME 01 OF SURVEYS, PAGE 5168 AT THE REQUEST OF
CHRISTOPHER C. AMMANN.
BENTON COUNTY AUDITOR Brenda Chilton by Myriam Gidionny Deputy
FEE NO. 2019-010507

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF THE CITY OF RICHLAND IN NOVEMBER 2018.

[Signature] 25 APR 2019
CHRISTOPHER C. AMMANN DATE
CERTIFICATE NO. 45774



PERMIT
SURVEYING
NC

2245 Robertson Drive
Richland, Washington 99354

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

DATE: 04/24/2019
SCALE: NONE
DRAWN BY: ADG
APPROVED BY: CCA
PROJECT: 17159
SHEET 3 OF 3

**CITY OF RICHLAND
FINDER'S FEE AGREEMENT**

Name of Finder: Scott Howell. Kenmore Team, LLC

Name of Prospective Purchaser: Aaron & Emily Sullivan (Titan Homes)

Purchase Agreement Contract No.: _____

City of Richland (the "City") and Finder desire to set forth their mutual understanding and agreement regarding the real property commonly known as 2477 and 2485 Robertson Drive and legally described in Exhibit A attached (the "Property"), and the payment of fees to Finder in the event that the City sells the Property to the Prospective Purchaser (as defined above) within the Term (defined below). Accordingly, the City and Finder hereby agree as follows:

1. In the event that within the Term the City closes the sale of the Property to Prospective Purchaser (the "Sale Transaction"), the City shall pay Finder a commission (the "Fee") of four (4%) percent of the gross purchase price, as set forth in the Purchase and Sale Agreement for the sale of the Property to Prospective Purchaser. The Fee will be paid within five (5) business days of the Closing of the Sale Transaction.

2. A Fee will be payable only with respect to the Sale Transaction provided the Sale Transaction actually closes with Prospective Purchaser with respect to the Property within six (6) months Effective Date hereof (the "Term").

3. This Agreement does not give Finder the authority to speak or act in the City's name or on its behalf, and Finder agrees that it will not make any representation binding upon the City to any third party with respect to the City, the Property, or the Sale Transaction. The City agrees that Finder has made no representation or warranty regarding whether Prospective Purchaser will, in fact, close a Sale Transaction. Finder agrees not to solicit any other prospective purchasers (other than Prospective Purchaser) without the consent of the City and to maintain the confidentiality of all materials provided by the City to Finder in connection with the Property and the engagement of Finder hereunder.

4. Any and all expenses incurred by Finder in connection with any introduction pursuant to this Agreement will be borne by Finder. The City shall pay Finder the Fee with respect to the sale of the Property to Prospective Purchaser within the Term solely as compensation for Finder's role in having introduced the City to the Prospective Purchaser for the Sale Transaction and not for any other services. The City acknowledges and agrees that Finder is not acting as a real estate broker to the City in connection with making any such introduction. Finder acknowledges and agrees that this Agreement represents a non-exclusive arrangement and that the City may pursue other purchasers for the Property.

5. A decision by the City to enter into a purchaser and sale agreement with Prospective Purchaser for the sale of the Property, and the terms of such transaction, shall be made by the City in its sole discretion, and nothing in this Agreement shall require the City to accept any such proposed Sale Transaction with Prospective Purchaser.

6. This Agreement represents the sole understanding of the parties regarding the subject matter hereof, and may only be amended by a writing signed by all the parties. In the event of any disagreement hereunder, this agreement shall not be construed as having been drafted by either party. In the event of any dispute arising out of this agreement, the prevailing party shall be entitled to receive, without limitation, its reasonable attorney's fees and costs. This agreement shall be governed by the laws of the state of

Washington. Each party hereby submits to the exclusive venue of the state court located in Benton County and waives the benefit of *forum non conveniens* or any similar doctrine. Each of the parties agrees to cooperate with the other party and to execute, acknowledge and deliver any and all additional agreements, certificates, instruments, dismissals and documents and to take any and all such further actions, all at no additional cost to the other party and all as may reasonably be deemed necessary or appropriate by the other party to effectuate the intent of this agreement.

7. Each party represents and warrants that it has the full power and authority to execute, deliver and perform this agreement and to do any and all other things reasonably required hereunder. Each of the individuals whose signature appears below hereby represents and warrants that he or she has the actual authority to enter into this agreement on behalf of the entity on whose behalf he or she signs this agreement and does so to the fullest extent of his or her authority whether as an individual, officer, director, shareholder, partner, joint venturer, or otherwise. However, the individuals whose signature appears below acts solely in a representative capacity on behalf of the City and shall have no personal liability hereunder.

8. This agreement shall be binding upon and inure to the benefit of the parties and their respective heirs, successors, and assigns. It may be signed in one or more counterparts.

If the foregoing correctly sets forth our agreement and understanding, please so indicate by signing and returning a copy of this agreement.

Dated this _____ day of _____, 2019.

Richland City Manager

Signature of Finder

Printed Name of Finder

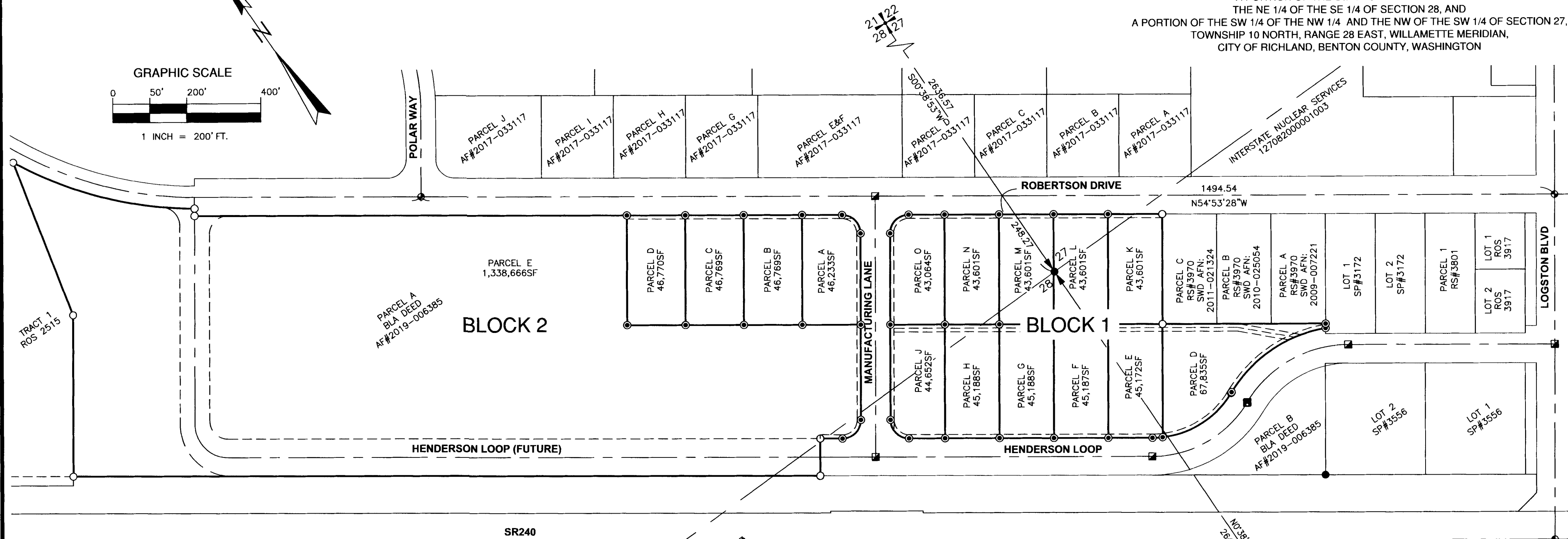
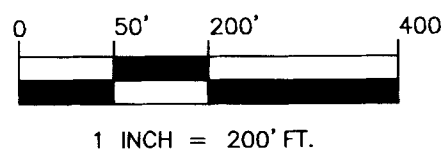
RECORD OF SURVEY NO. 5168

AMENDING A PORTION OF THAT RECORD OF SURVEY FOR
A BINDING SITE PLAN-VOLUME 1 OF SURVEYS, PAGE 2056
PREPARED FOR

THE CITY OF RICHLAND

A PORTION OF THE SE 1/4 OF THE NE 1/4 AND
THE NE 1/4 OF THE SE 1/4 OF SECTION 28, AND
A PORTION OF THE SW 1/4 OF THE NW 1/4 AND THE NW OF THE SW 1/4 OF SECTION 27,
TOWNSHIP 10 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN,
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON

GRAPHIC SCALE



DESCRIPTION

PARCEL A DEED AF#2019-006385

A PORTION OF BINDING SITE PLAN 2056, ACCORDING TO THE SURVEY THEREOF RECORDED IN VOLUME 1 OF SURVEYS, PAGE 2056, UNDER AUDITOR'S FILE NO. 1995-018807, RECORDS OF BENTON COUNTY, WASHINGTON, SITUATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27 AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 10 NORTH, RANGE 28 EAST WILLAMETTE MERIDIAN, BENTON COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF A PUBLIC ROAD KNOWN AS LOGSTON BOULEVARD AND ROBERTSON DRIVE, AS DEPICTED ON RECORD OF SURVEY 4575, AS RECORDED IN VOL. 1 OF SURVEYS, PAGE 4575, UNDER AUDITOR'S FILE NUMBER 2015-003647, RECORDS OF BENTON COUNTY, WASHINGTON; THENCE NORTH 54°53'28" WEST ALONG THE CENTERLINE OF SAID ROBERTSON DRIVE FOR A DISTANCE OF 1061.78 FEET; THENCE SOUTH 35°06'32" WEST AT RIGHT ANGLES FOR A DISTANCE OF 50.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY MARGIN OF SAID ROBERTSON DRIVE AND THE NORTHWESTERLY CORNER OF PARCEL "C" AS DESCRIBED IN STATUTORY WARRANTY DEED, UNDER AUDITOR'S FILE NUMBER 2011-021324, RECORDS OF SAID COUNTY, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING.

THENCE SOUTH 35°06'28" WEST ALONG THE NORTHWESTERLY LINE OF SAID PARCEL "C" FOR A DISTANCE OF 295.97 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 54°53'32" EAST ALONG THE PROJECTED SOUTHERLY LINE THEREOF FOR A DISTANCE OF 441.77 FEET TO THE SOUTHEASTERLY CORNER OF PARCEL "A" AS DESCRIBED IN STATUTORY WARRANTY DEED, UNDER AUDITOR'S FILE NUMBER 2009-007221, RECORDS OF SAID COUNTY, SAID POINT ALSO BEING ON THE NORTHWESTERLY LINE OF LOT 1, SHORT PLAT 3172, RECORDED IN VOLUME 1 OF SHORT PLATS AT PAGE 3172, UNDER AUDITOR'S FILE NUMBER 2008-03032, RECORDS OF SAID COUNTY; THENCE SOUTH 35°06'28" WEST ALONG THE WEST LINE THEREOF FOR A DISTANCE OF 27.00 FEET TO THE SOUTHWESTERLY CORNER THEREOF; THENCE NORTH 54°53'32" WEST FOR A DISTANCE OF 0.65 FEET; THENCE SOUTH 35°06'28" WEST FOR A DISTANCE OF 80.00 FEET TO THE NORTHWEST CORNER OF LOT 2 OF SHORT PLAT 3556, RECORDED IN VOLUME 1 OF SHORT PLATS, AT PAGE 3556, UNDER AUDITOR'S FILE NUMBER 2018-001661, RECORDS OF SAID COUNTY; THENCE CONTINUING SOUTH 35°06'28" WEST ALONG THE NORTHWESTERLY LINE THEREOF FOR A DISTANCE 7.20 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY MARGIN OF HENDERSON LOOP RIGHT-OF-WAY ESTABLISHED PER CITY OF RICHLAND ORDINANCE 04-19, RECORDED UNDER AUDITOR'S FILE NUMBER 2019-003503, RECORDS OF BENTON COUNTY, WASHINGTON AND A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES:

THENCE ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 45°23'56", HAVING A RADIUS OF 270.03 FEET, AN ARC LENGTH OF 213.96 FEET, A CHORD BEARING SOUTH 89°08'45" WEST 208.41 FEET; THENCE SOUTH 66°26'47" WEST FOR A DISTANCE OF 2.53 FEET TO A POINT ON A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 58°39'33", HAVING A RADIUS OF 350.03 FEET, AN ARC LENGTH OF 358.36 FEET, A CHORD BEARING NORTH 84°13'26" WEST 342.91 FEET TO A POINT ON THE NORTH LINE OF AN ELECTRICAL EASEMENT PER CITY OF RICHLAND ORDINANCE 27-82; THENCE NORTH 54°53'40" WEST ALONG THE NORTH LINE THEREOF, SAID LINE BEING PARALLEL WITH AND 100.00 FEET NORTHEASTERLY TO THE NORTHEASTERLY RIGHT-OF-WAY MARGIN OF STATE ROUTE 240 FOR A DISTANCE OF 2919.79 FEET TO A POINT ON THE NORTHEASTERLY LINE OF TRACT 1 AS DEPICTED ON RECORDED OF SURVEY 2515 RECORDED UNDER AUDITOR'S FILE NUMBER 1998-022820, RECORDS OF BENTON COUNTY WASHINGTON; THENCE NORTH 35°06'12" EAST ALONG THE NORTHEAST LINE THEREOF FOR A DISTANCE OF 435.86 FEET; THENCE NORTH 13°41'35" EAST FOR A DISTANCE OF 441.99 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THAT PORTION OF ROBERTSON DRIVE DESCRIBED IN CITY OF RICHLAND ORDINANCE 26-98, RECORDED UNDER AUDITOR'S FILE NUMBER 2007-022732, RECORDS OF SAID COUNTY AND A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE ALONG THE SOUTH RIGHT-OF-WAY MARGIN THEREOF, THROUGH A CENTRAL ANGLE OF 28°28'20", HAVING A RADIUS OF 1030.00 FEET WITH AN ARC LENGTH OF 511.84 FEET, HAVING A CHORD BEARING SOUTH 40°40'08" EAST AND A DISTANCE OF 506.59 FEET; THENCE SOUTH 35°06'32" WEST AT RIGHT ANGLES FOR A DISTANCE OF 20.00 FEET TO THAT PORTION OF THE SOUTHERLY RIGHT-OF-WAY MARGIN ROBERTSON DRIVE REVISED IN CITY OF RICHLAND ORDINANCE 07-15, RECORDED UNDER AUDITOR'S FILE NUMBER 2015-008673; THENCE SOUTH 54°53'28" EAST ALONG THE RIGHT-OF-WAY THEREOF FOR A DISTANCE OF 2219.39 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER; THENCE CONTINUING SOUTH 54°53'28" EAST ALONG THE RIGHT-OF-WAY THEREOF FOR A DISTANCE OF 398.59 FEET TO TRUE POINT OF BEGINNING;

EXCEPT THAT PORTION OF LAND LYING IN HENDERSON LOOP RIGHT-OF-WAY ESTABLISHED PER CITY OF RICHLAND ORDINANCE 04-19, RECORDED UNDER AUDITOR'S FILE NUMBER 2019-003503, RECORDS OF BENTON COUNTY, WASHINGTON.

AND EXCEPT THAT PORTION OF LAND LYING IN MANUFACTURING LANE RIGHT-OF-WAY ESTABLISHED PER CITY OF RICHLAND ORDINANCE 04-19, RECORDED UNDER AUDITOR'S FILE NUMBER 2019-003503, RECORDS OF BENTON COUNTY, WASHINGTON.

CONTAINS ~2,233,657 SF

BINDING SITE PLAN NOTES

1. THIS AMENDED BINDING SITE PLAN REFERENCES, AMENDS, AND INCLUDES THE REQUIREMENTS FROM THE ORIGINAL BINDING SITE PLAN NO. 08-95, DATED FEBRUARY 5, 1995, AND THE UPDATED HORN RAPIDS MASTER PLAN APPROVED BY CITY COUNCIL APRIL 5, 2016.
2. ALL LOTS CREATED BY THIS AMENDED BINDING SITE PLAN ARE SERVED BY EXISTING PUBLIC ROADS AND UTILITIES IN ROBERTSON DRIVE AND HENDERSON LOOP, AND CITY OF RICHLAND PROVIDED ELECTRICAL, POTABLE WATER, SANITARY SEWER, AND STORM WATER. THE HENDERSON LOOP WEST - ROADWAY AND UTILITIES PROJECT CONSTRUCTION PLANS, DATED MARCH 2018, ARE REFERENCED HEREIN AND ARE THE APPROVED PUBLIC RIGHT-OF-WAY AND UTILITIES FOR THIS AMENDED BINDING SITE PLAN. ADDITIONALLY, THE ROBERTSON DRIVE EXTENSION, ROAD A AND 1ST STREET IMPROVEMENTS, DATED MAY 2014, ARE ALSO REFERENCED HEREIN AND PROVIDE ROADWAY AND PUBLIC UTILITY ACCESS TO THE LOTS FRONTING ROBERTSON DRIVE.
3. ALL LOTS HAVE BEEN GRADED TO FINAL ELEVATIONS PRIOR TO THIS AMENDED BINDING SITE PLAN.
4. ALL EASEMENTS SHOWN ON THIS AMENDED BINDING SITE PLAN ARE APPROVED AND CREATED BY THIS AMENDED BINDING SITE PLAN AS PUBLIC UTILITY EASEMENTS FOR THE BENEFIT OF THE CITY OF RICHLAND.
5. ALL DRIVEWAY ENTRANCES SHALL BE AT LEAST 25 FEET FROM THE RIGHT-OF-WAY LINE OF AN INTERSECTING STREET.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 26th DAY OF April, 2019 A.D. AT 2:16 P.M.,
AND RECORDED IN VOLUME 01 OF SURVEY'S, PAGE 5168 AT THE REQUEST OF
CHRISTOPHER C. AMMANN.
BENTON COUNTY AUDITOR Brenda Chilton by Myriam Gutierrez Deputy
FEE NO. 2019-010507

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF THE CITY OF RICHLAND IN NOVEMBER 2018.

CHRISTOPHER C. AMMANN
CERTIFICATE NO. 45774

25 APR 2019
DATE



2245 Robertson Drive
Richland, Washington 99354

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

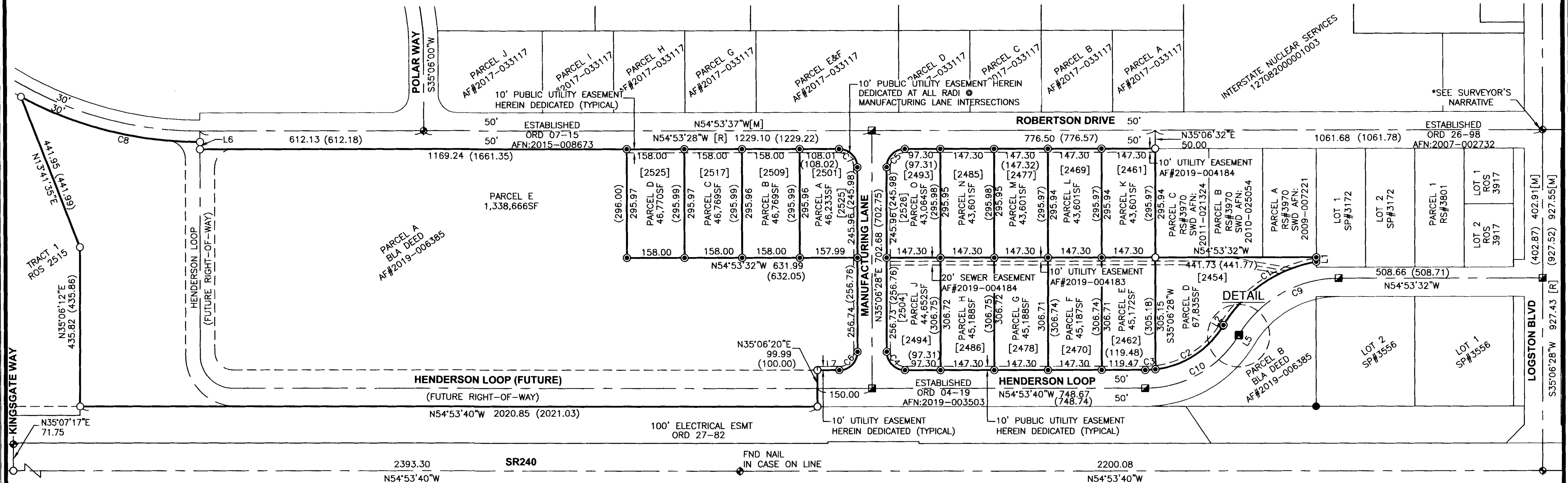
DATE: 04/20/2019
SCALE: 1"=200'
DRAWN BY: ADG
APPROVED BY: CCA
PROJECT: 17159
SHEET 1 OF 3

RECORD OF SURVEY NO. 5168

AMENDING A PORTION OF THAT RECORD OF SURVEY FOR
A BINDING SITE PLAN-VOLUME 1 OF SURVEYS, PAGE 2056
PREPARED FOR

THE CITY OF RICHLAND

A PORTION OF THE SE 1/4 OF THE NE 1/4 AND
THE NE 1/4 OF THE SE 1/4 OF SECTION 28, AND
A PORTION OF THE SW 1/4 OF THE NW 1/4 AND THE NW 1/4 OF THE SW 1/4 OF SECTION 27,
TOWNSHIP 10 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN,
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON



Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	317.24	370.00	49°07'33"	N88°59'26"W	307.61
C2	228.06	250.01	52°16'02"	S87°25'12"E	220.24
C3	27.89	250.01	6°23'31"	S58°05'25"E	27.88
C4	78.53	50.00	90°00'08"	S09°53'36"E	70.71
C5	78.53	50.00	90°00'04"	S80°06'30"W	70.70
C6	78.53	50.00	89°59'52"	N80°06'24"E	70.70
C7	78.53	50.00	89°59'56"	N09°53'30"W	70.70
C8	511.80	1029.90	28°28'20"	S40°40'08"E	506.55
C9	327.63	320.00	58°39'41"	N84°13'22"W	313.50
C10	307.14	300.00	58°39'33"	S84°13'26"E	293.90

Curve Table (Ground)					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	317.27	370.03	49°07'33"	N88°59'26"W	307.64
C2	228.09	250.03	52°16'02"	S87°25'12"E	220.26
C3	27.89	250.03	6°23'31"	S58°05'25"E	27.88
C4	78.54	50.00	90°00'08"	S09°53'36"E	70.71
C5	78.54	50.00	90°00'04"	S80°06'30"W	70.71
C6	78.54	50.00	89°59'52"	N80°06'24"E	70.71
C7	78.54	50.00	89°59'56"	N09°53'30"W	70.71
C8	511.84	1030.00	28°28'20"	S40°40'08"E	506.59
C9	327.66	320.03	58°39'41"	N84°13'22"W	313.53
C10	307.17	300.03	58°39'33"	S84°13'26"E	293.93

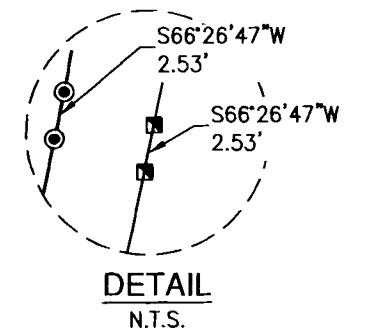
Line Table		
Line #	Length	Direction
L1	12.11	S35°06'28"W
L2	2.53	S66°26'47"W
L5	2.53	S66°26'47"W
L6	20.00	S35°06'32"W
L7	60.01	N54°53'40"W

SURVEYOR'S NOTES

- DATE OF SURVEY/MONUMENTS VISITED: JANUARY 2018 AND OCTOBER 2018.
- BASIS OF BEARING: NAD83(2011) WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.
- UNITS OF MEASURE ARE SURVEY GRID: SURVEYED DISTANCES SHOWN ARE US SURVEY FEET GRID DISTANCES. MULTIPLY BY A COMBINED SCALE FACTOR OF 1.000092417 TO ACHIEVE GROUND (PLANE) DISTANCES. DEED DISTANCES AND THE SQUARE FOOTAGE OF LOTS ARE GROUND (PLANE) DISTANCES. MULTIPLY BY A COMBINED SCALE FACTOR OF 0.999907592 TO ACHIEVE GRID DISTANCES.
- EQUIPMENT/PROCEDURES: TOPCON GR3 GNSS, RTK METHOD. LINEAR CLOSURES MEET OR EXCEED STANDARDS CONTAINED IN WAC 332-130-090.
- THE PURPOSE OF THIS SURVEY IS TO RECORD THE CENTERLINE OF THE EXTENSIONS OF HENDERSON LOOP AND MANUFACTURING WAY AS CONSTRUCTED IN DECEMBER 2018 & TO AMEND A PORTION OF BINDING SITE PLAN, VOLUME 1 OF SURVEYS, PAGE 2056, RECORDED UNDER AUDITOR'S FILE NUMBER 95-18807.
- (XXX.XX) GROUND DISTANCES.
- FOUND 2.5" BRASS CAP IN MONUMENT CASE, UNLESS OTHERWISE NOTED.
- CALCULATED POINT ROS 2515, AF#1998-022820, NOT FOUND OR SET
- SET 2.5" BRASS CAP IN MONUMENT CASE "45774"
- SET 5/8" REBAR AND CAP " PERMIT SURVEYING, INC 45774"
- [M]=MEASURED
- [R]=RECORD *SEE NARRATIVE

SURVEYOR'S NARRATIVE

THE MONUMENT AT THE INTERSECTION OF LOGSTON BOULEVARD AND ROBERTSON DRIVE MEASURES 0.13 NORTH OF THE RECORDED DISTANCE AS SHOWN ON SHORT PLAT 3556, RECORDED UNDER AUDITOR'S FILE NUMBER 2018-001661. LOCATION OF INTERSECTION AND BEARING OF RECORD FOR ROBERTSON DRIVE HELD AS DESCRIBED IN CITY OF RICHLAND ORDINANCE 07-15, RECORDED UNDER AUDITOR'S FILE NUMBER 2015-008673 AND AS DEPICTED ON RECORD OF SURVEY 4575 RECORDED UNDER AUDITOR'S FILE NUMBER 2015-003647.



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 26th DAY OF April, 2019 A.D. AT 2:16 P.M.,
AND RECORDED IN VOLUME 01 OF SURVEYS, PAGE 5168 AT THE REQUEST OF
CHRISTOPHER C. AMMANN.
BENTON COUNTY AUDITOR Brenda Chilton by Myriam Gutierrez Deputy
FEE NO. 2019-010507

SURVEYOR'S CERTIFICATE

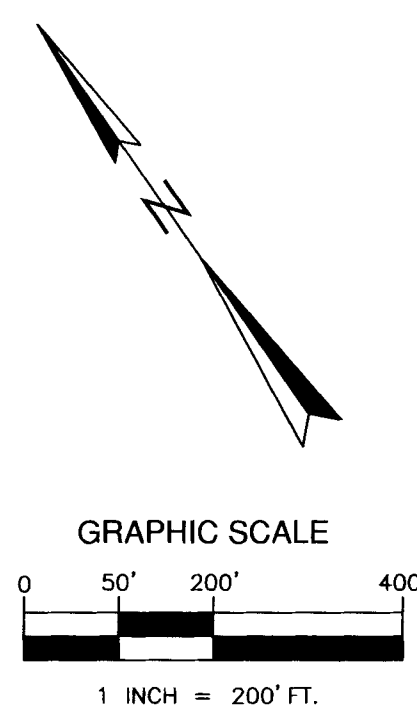
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR
UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS
OF THE SURVEY RECORDING ACT AT THE REQUEST OF THE CITY
OF RICHLAND IN NOVEMBER 2018.

CHRISTOPHER C. AMMANN
CERTIFICATE NO. 45774
DATE 25 APR 2019



PERMIT
SURVEYING
NC
2245 Robertson Drive
Richland, Washington 99354
Office 509-375-4123
Fax 509-371-0999

DATE: 04/24/2019
SCALE: 1"=200'
DRAWN BY: ADG
APPROVED BY: CCA
PROJECT: 17159
SHEET 2 OF 3



APPROVALS

I HEREBY CERTIFY THAT THE TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN PAID TO AND INCLUDING THE YEAR 2019. PARCEL NO. 121082000001082 / 1280810000002019

Kenneth Spencer by [Signature]
BENTON COUNTY TREASURER

04/26/2019
DATE

THE BINDING SITE PLAN IS HEREBY APPROVED BY AND FOR THE CITY OF RICHLAND, STATE OF WASHINGTON

[Signature]
ENGINEER, CITY OF RICHLAND

4/26/2019
DATE

[Signature]
SUBDIVISION ADMINISTRATOR, CITY OF RICHLAND

4-25-19
DATE

OWNER'S CERTIFICATE

WE THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE THE OWNER'S OF THE TRACT OF LAND DESCRIBED HEREON, THAT WE HAVE CAUSED SAID LAND TO BE SURVEYED AND PLATTED INTO LOTS AS SHOWN AND THAT THE EASEMENTS ON THE BINDING SITE PLAN ARE HEREBY GRANTED FOR THE USES AND PURPOSES SHOWN HEREON.

[Signature]
CYNTHIA D. REENTS, CITY MANAGER

4/26/19
DATE

[Signature]
DEBBY BARHAM, DEPUTY CITY CLERK

4/26/19
DATE

ACKNOWLEDGMENT

STATE OF WASHINGTON

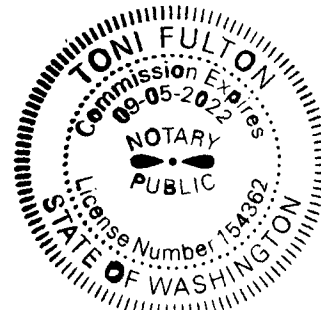
COUNTY OF BENTON

SS.

ON THIS 26th DAY OF April, 2019, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED CYNTHIA D. REENTS AND DEBBY BARHAM, TO ME KNOWN TO BE THE CITY MANAGER AND DEPUTY CITY CLERK, RESPECTIVELY, OF THE CITY OF RICHLAND, WASHINGTON, THE CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY ARE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID MUNICIPAL CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Benton County
MY COMMISSION EXPIRES 9-5-2022
Toni Fulton
PRINT NAME



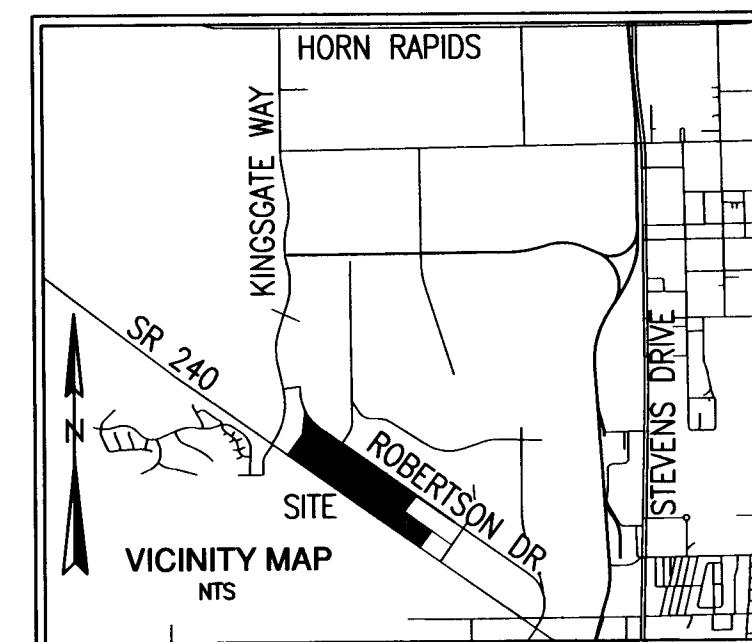
RECORD OF SURVEY NO. 5168

AMENDING A PORTION OF THAT RECORD OF SURVEY FOR
A BINDING SITE PLAN-VOLUME 1 OF SURVEYS, PAGE 2056

PREPARED FOR

THE CITY OF RICHLAND

A PORTION OF THE SE 1/4 OF THE NE 1/4 AND
THE NE 1/4 OF THE SE 1/4 OF SECTION 28, AND
A PORTION OF THE SW 1/4 OF THE NW 1/4 AND THE NW 1/4 OF THE SW 1/4 OF SECTION 27,
TOWNSHIP 10 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN,
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 26th DAY OF April, 2019 A.D. AT 2:16 P.M.,
AND RECORDED IN VOLUME 01 OF SURVEYS, PAGE 5168 AT THE REQUEST OF
CHRISTOPHER C. AMMANN.
BENTON COUNTY AUDITOR Brenda Chilton by Myriam Gidionny Deputy
FEE NO. 2019-010507

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF THE CITY OF RICHLAND IN NOVEMBER 2018.

[Signature] 25 APR 2019
CHRISTOPHER C. AMMANN
CERTIFICATE NO. 45774

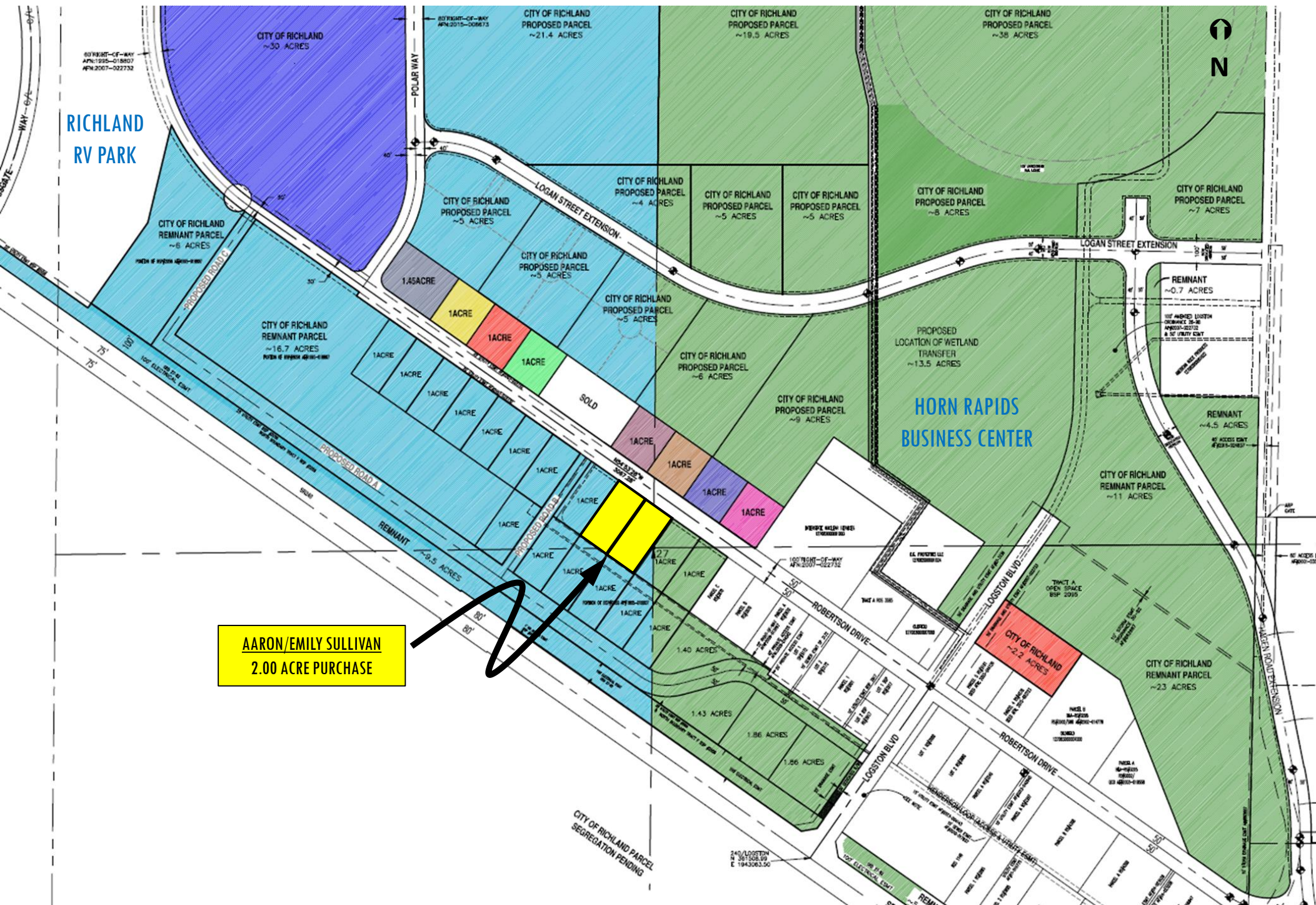


PERMIT
SURVEYING
NC

2245 Robertson Drive
Richland, Washington 99354

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

DATE: 04/24/2019
SCALE: NONE
DRAWN BY: ADG
APPROVED BY: CCA
PROJECT: 17159
SHEET 3 OF 3



RICHLAND
RV PARK

HORN RAPIDS
BUSINESS CENTER

AARON/EMILY SULLIVAN
2.00 ACRE PURCHASE



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 10/1/2019

Agenda Category: Resolutions – Adoption

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Subject:

Resolution No. 122-19, Accepting an Assistance to Firefighters Grant from the Federal Emergency Management Agency

Department:

Fire & Emergency Services

Ordinance/Resolution Number:

122-19

Document Type:

Resolution

Recommended Motion:

Adopt Resolution No. 122-19, authorizing the City Manager to sign and execute documents necessary to accept an Assistance to Firefighters Grant from the Federal Emergency Management Agency.

Summary:

The City's Fire & Emergency Services Department provides fire suppression to the community as part of its core mission. The Assistance to Firefighters Grant (AFG) program provides funding for essential fire suppression tools and equipment. On October 16, 2018, Richland City Council approved an application to request funding through the AFG program. Fire & Emergency Services was recently notified that a significant portion of the City's grant funding request was approved by the Federal Emergency Management Agency (FEMA). Through Resolution No. 122-19, the AFG funds will be accepted by the City and used to purchase replacement SCBA equipment in support of the Department's core mission of fire suppression.

Staff recommends approval of Resolution No. 122-19.

Fiscal Impact:

The total AFG Grant award is \$258,858.00. The City is responsible to match 10%, which amounts to \$23,532.55.

Attachments:

- I. Resolution No. 122-19

RESOLUTION NO. 122-19

A RESOLUTION of the City of Richland authorizing acceptance of an Assistance to Firefighters Grant (AFG) award to provide funding for self-contained breathing apparatus (SCBA) replacement.

WHEREAS, the City's Fire & Emergency Services Department provides fire suppression to the community as part of its core mission; and

WHEREAS, the AFG program provides funding for essential fire suppression tools and equipment; and

WHEREAS, on October 16, 2018, Richland City Council approved the application to request funding through the AFG program; and

WHEREAS, a significant portion of the City's grant funding request was approved by the Federal Emergency Management Agency (FEMA).

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City Manager is authorized to execute a grant funding agreement with the Federal Emergency Management Agency for AFG program funding to purchase SCBA replacement equipment.

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

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 1st day of October, 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: 10/1/2019

Agenda Category: Resolutions – Adoption

Core Focus Area 1 - Promote Financial Stability & Operational Effectiveness

Core Focus Area 6 - Enhance Neighborhood & Community Safety

Subject:

Resolution No. 123-19, Accepting a SAFER Grant from the Federal Emergency Management Agency (FEMA)

Department:

Fire & Emergency Services

Ordinance/Resolution Number:

123-19

Document Type:

Resolution

Recommended Motion:

Adopt Resolution No. 123-19, authorizing the City Manager to sign and execute the documents necessary to accept a SAFER grant from the Federal Emergency Management Agency to hire additional firefighters.

Summary:

The City's Fire & Emergency Services Department provides fire suppression to the community as part of its core mission. The Federal Emergency Management Agency (FEMA) makes available a Staffing for Adequate Fire and Emergency Response (SAFER) Grant program that provides funding directly to fire departments to assist in increasing staffing levels to meet industry minimum standards, to provide adequate protection from fire and fire-related hazards, and to fulfill the traditional mission of fire departments.

On March 19, 2019, Richland City Council approved the City's application to FEMA for SAFER grant funding. Fire and Emergency Services was recently notified that the City's grant funding request was approved by FEMA in its entirety. Through Resolution No. 123-19, the City will accept the SAFER grant funds to hire additional staff in support of meeting the Department's core mission of fire suppression. More specifically, the SAFER Grant funding will support Station 75, a public safety facility to be located at Battelle Boulevard and Port of Benton Boulevard in north Richland.

Staff recommends approval of Resolution No. 123-19.

Fiscal Impact:

The total SAFER Grant award for hiring 12 new employees is for \$2,261,780 over a 3-year period. The City is responsible for providing \$1,405,972 in match monies.

Attachments:

- I. Resolution No. 123-19

RESOLUTION NO. 123-19

A RESOLUTION of the City of Richland authorizing acceptance of Staffing for Adequate Fire and Emergency Response (SAFER) grant funding to assist in hiring additional firefighters.

WHEREAS, the City's Fire & Emergency Services Department provides fire suppression to the community as part of its core mission; and

WHEREAS, the Federal Emergency Management Agency (FEMA) makes available a Staffing for Adequate Fire and Emergency Response (SAFER) grant program that provides funding directly to fire departments to assist in increasing staffing levels to meet industry minimum standards, provide adequate protection from fire and fire-related hazards, and to fulfill the traditional mission of fire departments; and

WHEREAS, on March 19, 2019, Richland City Council approved the City's application to FEMA for SAFER grant funding; and

WHEREAS, the City's grant funding request was approved by FEMA in its entirety; and

WHEREAS, the SAFER grant funding will provide a portion of the funding necessary to support Station 75, a public safety facility to be located at Battelle Boulevard and Port of Benton Boulevard.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City Manager is authorized to execute a grant agreement with the Federal Emergency Management Agency for SAFER program funding to hire additional firefighters.

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

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 1st day of October, 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: 10/1/2019

Agenda Category: Resolutions – Adoption

Core Focus Area 2 - Manage & Maintain Infrastructure & Facilities

Subject:

Resolution No. 124-19, Authorizing a Second Amendment to the Agreement with RH2 Engineering, Inc. for the Columbia River Intake Screen Upgrade Project

Department:
Public Works

Ordinance/Resolution Number:
124-19

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 124-19, authorizing the City Manager to sign and execute a second amendment to Contract No. 223-18 with RH2 Engineering, Inc. for the Columbia River Intake Screen Upgrade project.

Summary:

Richland's primary drinking water source is the Snyder Street intake on Columbia River. This intake is located on U.S. Army Corps of Engineers (Corps) property and is authorized by a license from the Corps. As part of its site license renewal process, the Corps requires compliance with current screen criteria intended to protect small fish from the pumping equipment.

Richland's 2019-2024 Capital Improvement Plan (CIP) includes a project titled Columbia River Intake Screen Upgrade. In July 2018, Council approved Resolution No. 108-18, authorizing a consultant agreement with RH2 Engineering, Inc. to perform preliminary engineering and permitting work in support of the project. Additional consulting services are now needed to complete final design and bid document preparation, as well as permitting assistance and services during bidding and construction contract award.

Staff has negotiated an agreement for the necessary additional services, and believes the proposed contract amendment represents the most cost-effective means of completing the required improvements to the Snyder Street intake screens.

Staff recommends approval of Resolution No. 124-19.

Fiscal Impact:

The total cost of the proposed contract amendment is \$139,095. \$169,343 is currently available in the Columbia River Intake Screen Upgrade project budget. This project was approved by Council with the 2018 Capital Improvement Plan (see page 132), and funding continues through 2020.

Attachments:

1. Resolution No. 124-19
2. Proposed Amendment No. 2 to Contract No. 223-18 for WTP Intake Screen Upgrade

RESOLUTION NO. 124-19

A RESOLUTION of the City of Richland authorizing a second amendment to the consulting agreement RH2 Engineering, Inc. for the Columbia River Intake Screen Upgrade project.

WHEREAS, the 2019 – 2024 Capital Improvement Plan (CIP) includes a project titled Columbia River Intake Screen Upgrade; and

WHEREAS, the City's primary drinking water source is the Snyder Street Intake on the Columbia River; and

WHEREAS, the Snyder Street Intake is located on U.S. Army Corps of Engineers (Corps) property and is authorized by a license from the Corps; and

WHEREAS, the Corps license must be renewed to remain valid; and

WHEREAS, the Corps requires compliance with current screen criteria as part of its site license renewal process; and

WHEREAS, the Corps screen criteria are intended to protect small fish from the pumping equipment located on the Snyder Street intake; and

WHEREAS, on July 17, 2018, City Council approved Resolution No. 108-18, authorizing a consultant agreement with RH2 Engineering, Inc. to perform preliminary engineering and permitting work in support of the Columbia River Intake Screen Upgrade project; and

WHEREAS, additional consulting services are needed to complete final design and bid document preparation, and permitting assistance and services during bidding and award; and

WHEREAS, a proposed contract amendment with RH2 Engineering, Inc. to perform the required additional engineering services has been negotiated; and

WHEREAS, the City's best interests are served by amending the contract with RH2 Engineering, Inc. to add additional scope since doing so represents the most cost-effective means of completing the required improvements to the Snyder Street intake screens.

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 Second Amendment to Contract No. 223-18 with RH2 Engineering, Inc. to complete engineering design, permitting and bid/award assistance.

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

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 1st day of October, 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 RH2 ENGINEERING INC
CONTRACT NO. 223-18**

AMENDMENT NO. 2

I. RECITALS

There is now in full force and effect between the parties a professional services agreement, Contract No. 223-18, related to **Columbia River Intake Screen Upgrade**. The agreement was fully executed on **8/14/2018**. The expiration date of the agreement is **7/31/2020**. 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. 223-18 as follows:

1. The Consultant shall provide services described in the attached **Exhibit A**, which is hereby incorporated into Contract No. 223-18.
2. Fees.
 - a. ☐ The contract value remains unchanged.
 - b. ☒ Compensation for the additional services rendered pursuant to this amendment shall be \$139,095. The new contract value is now \$266,070.
3. The contract period shall: ☐ remain unchanged; ☒ extend to **5/31/2021**.
4. It is understood and agreed that all other terms and conditions of the agreement shall be and remain the same.

III. SIGNATURES

City:

RH2 ENGINEERING INC

By: _____

By: _____

Cynthia D. Reents
Richland City Manager

Name: _____

Date: _____

Title: _____

Date: _____

APPROVED AS TO FORM:

Heather Kintzley, City Attorney

EXHIBIT A
Scope of Work
Amendment No. 2
City of Richland
Columbia River Intake Screen Upgrade
August 2019

Background

The City of Richland (City) retained RH2 Engineering, Inc., (RH2) in July 2018 to perform the preliminary design and provide permitting assistance relating to proposed screening upgrades at the City's existing Snyder Street Intake Facility.

RH2 completed the preliminary design and submitted initial permit applications in June 2019. The preliminary design completed to date includes 60-percent plans that were provided to permitting and regulatory agencies as part of the permit submittal.

This contract amendment includes detailed design, ongoing permitting assistance, and services during bidding and award. Subsequent phases of this contract, including services during construction, may be mutually negotiated in future contract amendments.

Task 6 – Detailed Design

Objective: Complete the design of the proposed screening improvements, including preparation of plans and specifications for the proposed improvements.

Approach:

- 6.1 Prepare mechanical design to 90-percent, including detailed design of proposed mechanical improvements in the forebay and intermediate deck, and hydroburst equipment and appurtenance configuration. Attend one (1) site visit with the City in the winter when the intake structure is offline and the forebay is pumped dry to identify and measure normally submerged forebay features related to the proposed improvements.
- 6.2 Prepare structural design to 90-percent, including improvements in the forebay and intermediate deck associated with the installation of a dividing wall and sluice gate.
- 6.3 Prepare electrical design to 90-percent, including the disconnection of the existing sluice gate and travel belt screen motors and controls, and the installation of electrical and control improvements related to the hydroburst equipment and isolation valve actuators. Attend one (1) site visit with the City to confirm existing electrical provisions.
- 6.4 Prepare 90-percent design technical specifications based on RH2 modified Construction Specifications Institute (CSI) technical specifications and tailored for this project.
- 6.5 Review the City's general specifications. Updating the City's general specifications is assumed to not be necessary for this project, and is not included in this subtask.
- 6.6 Prepare 90-percent complete construction cost estimate.

- 6.7 Submit 90-percent complete design plans, specifications, and cost estimate to the City for review. Attend one (1) review meeting with the City.
- 6.8 Coordinate 90-percent design review with intake screen and hydroburst equipment manufacturers/representatives.
- 6.9 Conduct an in-house quality assurance/quality control (QA/QC) review of 90-percent plans. Based on in-house QA/QC comments, City-provided 90-percent design review comments, and agency review comments, prepare final plans and details (advance from 90-percent complete to 100-percent complete.) Submit to City for final approval.
- 6.10 Conduct an in-house QA/QC review of 90-percent specifications. Based on in-house QA/QC comments, City-provided 90-percent design review comments, and agency review comments, prepare final specifications. Submit to City for final approval.
- 6.11 Prepare final (100-percent) construction cost estimate.

Provided by City:

- Site access during the mechanical design site visit. Isolate and pump dry the forebay prior to site visit.
- Site access during the electrical design site visit.
- General specifications.
- Review comments for the 90-percent plan set.
- Review and comment on 90-percent technical and general specifications.
- Attendance at 90-percent design review meeting.
- Final approval of plans and specifications.

RH2 Deliverables:

- Attendance at mechanical design site visit.
- Attendance at electrical design site visit.
- 90-percent design plans, technical and general specifications, and construction cost estimate (electronic PDF format).
- Attendance at 90-percent design review meeting.
- Final (100-percent) design plans, technical and general specifications, and construction cost estimate (electronic PDF format).

Task 7 – Ongoing Permitting Assistance

Objective: Assist with obtaining environmental permits and agency approvals for the project. Coordinate agency reviews and approvals.

Approach:

- 7.1 Following SEPA determination by the City's Development Services Department (DSD), finalize the online application for Hydraulic Project Approval (HPA) and submit for Washington Department of Fish and Wildlife (WDFW) review. Respond to requests for information from WDFW and

coordinate HPA permit review and approval. Following final project designs, submit a Minor Modification Request to the HPA to bring permit plans up to date.

- 7.2 Perform a cultural resources background review, informally consult with area Indian Tribes, perform an archaeological/cultural investigation, and prepare a Cultural Resources Survey (CRS). Because the Snyder Intake is more than 50 years old, preparation of the CRS will also involve completion of a Historic Property Inventory form to determine the structures eligibility for listing on the National Register of Historic Places. Submit the CRS to the US Army Corps of Engineers (USACE) for Section 106 consultation for the project. Respond to USACE and tribal review comments, and complete up to one round of edits, as needed to reflect agency and tribal review comments. The effort involved in this subtask is difficult to estimate presently; therefore, RH2 has included up to ten (10) hours of staff time.
- 7.3 Coordinate with the USACE, US Fish and Wildlife Service (USFWS) and National Marine Fisheries Service (NMFS) to facilitate Section 404 reviews, including Endangered Species Act (ESA) approvals. The effort involved in this subtask is difficult to estimate presently; therefore, RH2 has included up to twenty (20) hours of staff time.
- 7.4 Coordinate with the US Coast Guard (USCG) to modify the City's existing Private Aids to Navigation (PATON) permit to include the installation of buoys to mark the location of the proposed screens. Incorporate USCG buoy-related provisions into the final design.
- 7.5 Prepare a project report to document the project background, objectives, and design decisions. Submit project report and 90-percent plans and specifications to the Washington State Department of Health (DOH) as required by Washington Administrative Code 246-290-110.
- 7.6 Prepare a Commercial Building Permit application for the modifications to the intake facility, as required by the City's DSD. Work with the City to review the application, finalize, and submit to DSD.
- 7.7 Following receipt of environmental permit approvals, work with the RH2 design team to incorporate permit conditions, review comments, and provisions into design plans and specifications.

Assumptions:

- As the level of effort involved in Subtask 7.3 is difficult to define presently, RH2 has included specified hours of staff time. If additional effort is needed, RH2 will discuss with the City and prepare an amendment to this Scope of Work, as needed.
- Based on permit review feedback from the USACE, review of the projects effect on cultural and historic resources is needed to satisfy project concerns from the Confederated Tribes of the Umatilla Indian Reservation (CTUIR), and ultimately Section 106 of the National Historic Preservation Act (Section 106). RH2 will subcontract with area historian, David Harvey of Northwest Cultural Resources Services (NCRS) and local archaeologist, Jim Sharpe, for Subtask 7.2. It is assumed that the USACE, as the lead federal agency, will coordinate tribal reviews and define the project APE for Section 106 consultation.
- The Snyder Intake will not qualify as a historic property, such that the proposed project would need mitigation for impacts to the built environment.

- The Snyder Intake is within a historic property of religious and cultural significance to the CTUIR; consequently, this Scope of Work assumes mitigation will be needed for project effects, at the level of limited subsurface archaeological testing. More extensive mitigation, such as Historic American Engineering Record (HAER) recordation, is not expected to be needed. Depending on the coordination of project effects and appropriate mitigation with the USACE and CUTIR, an amendment to this Scope of Work may be needed to address additional mitigation requirements. The effort included at this stage represents RH2 and NCRS' best estimate of anticipated required mitigation effort.
- The City acknowledges that time required for agency review of permits is outside the control of RH2. RH2 will endeavor to aid the City and reviewing agencies to facilitate timely review and approvals as necessary.

Provided by City:

- Payment of all permit application fees.
- Review of applications prior to submittal.
- SEPA determination for HPA submittal and RH2's project records.

RH2 Deliverables:

- Electronic submittal of HPA application.
- Electronic submittal of USCG PATON application.
- Electronic and up to one (1) hard copy of the CRS, and records of all agency/tribal correspondence for Section 106 compliance.
- Electronic copies and up to two (2) hard copies of the DOH project report.
- Electronic and up to one (1) hard copy of the Building Permit application, as determined necessary.
- Records of agency correspondence (electronic copies).

Task 8 – Services During Bidding and Award

Objective: Provide engineering services during the bidding phase of the project.

Approach:

- 8.1 Review a bid advertisement and coordinate the timing and placement with the City. The City will prepare and submit the advertisement to the appropriate publications.
- 8.2 Produce electronic sets of the plans and specifications. The City will produce the bid document sets as needed for the purpose of the project.
- 8.3 Respond to questions from bidders, and revise construction plans, technical specifications, or construction contract conditions during the bidding process if requested. This may include the preparation and issuance of up to one (1) addendum.
- 8.4 Assist the City with the evaluation of the qualifications and references for the apparent low bidder. Prepare recommendation of bid award letter. It is assumed that the City will handle bid award and construction contract execution.

8.5 Produce PDF version of construction documents.

Provided by the City:

- Management of the Public Purchase online bidding process.
- Payment of all project advertisement fees.
- Distribution of bid documents and maintenance of the plan holder's list, if applicable.
- Bid opening attendance and tabulation of received bids.
- Issuance of addendum, if any, to all construction contract document holders.

RH2 Deliverables:

- Bid plan sets: one (1) electronic set for RH2's file and staff use during bidding.
- Phone assistance to vendors and bidders during the bidding phase.
- Up to one (1) addendum, if necessary, in electronic PDF format.
- Reference check of lowest bidder.
- Recommendation of bid award letter in electronic PDF format.
- Construction plan sets and specifications in electronic PDF format.

Future Project Tasks

Task 9 – Services During Construction (Future Phase)

Task 10 – Project Record Drawings and Closeout (Future Phase)

The scope for the effort required for these phases can be better determined between RH2 and the City after several of the tasks described within this Scope of Work have been completed.

Schedule

The 90-percent design documents are anticipated to be complete in Winter 2019.

Agency review comments from all permits are anticipated to be received no later than December 31, 2019.

Final design documents are anticipated to be complete no later than February 28, 2020.

Project advertisement and bidding is anticipated to occur between March 1, and April 1, 2020.

Services during construction are not included in this contract amendment, but the schedule for construction of the proposed improvements is anticipated to occur in late 2020 and early 2021, with work within the Columbia River anticipated to take place between December 15, 2020 and February 28, 2021.

EXHIBIT B

City of Richland
Columbia River Intake Screen Upgrade
Amendment No. 2
Fee Estimate

Description		Total Hours	Total Labor	Total Subconsultant	Total Expense	Total Cost
Classification						
Task 6	Detailed Design	453	\$ 76,845	\$ -	\$ 8,897	\$ 85,742
6.1	Prepare 90-percent mechanical design	98	\$ 16,184	\$ -	\$ 2,280	\$ 18,464
6.2	Prepare 90-percent structural design	33	\$ 5,612	\$ -	\$ 718	\$ 6,330
6.3	Prepare 90-percent electrical design	69	\$ 12,132	\$ -	\$ 1,519	\$ 13,651
6.4	Prepare 90-percent technical specifications	122	\$ 20,560	\$ -	\$ 1,906	\$ 22,466
6.5	Review the City's general specifications	4	\$ 690	\$ -	\$ 77	\$ 767
6.6	Prepare 90-percent construction cost estimate	17	\$ 2,961	\$ -	\$ 349	\$ 3,310
6.7	Submit 90-percent design plans and specifications and attend meeting	14	\$ 2,470	\$ -	\$ 350	\$ 2,820
6.8	Coordinate design review with equipment manufacturers	8	\$ 1,380	\$ -	\$ 145	\$ 1,525
6.9	Conduct in-house QA/QC review and advance plans to 100-percent complete	48	\$ 8,272	\$ -	\$ 1,059	\$ 9,331
6.10	Conduct in-house QA/QC review and advance specifications to 100-percent complete	29	\$ 4,592	\$ -	\$ 335	\$ 4,927
6.11	Prepare final construction cost estimate	11	\$ 1,992	\$ -	\$ 160	\$ 2,152
Task 7	Ongoing Permitting Assistance	116	\$ 18,585	\$ 23,000	\$ 1,662	\$ 43,247
7.1	Submit HPA and coordinate WDFW reviews	8	\$ 1,149	\$ -	\$ 29	\$ 1,178
7.2	Prepare CRS and coordination Section 106 reviews	9	\$ 1,519	\$ 23,000	\$ 235	\$ 24,754
7.3	Coordinate Section 404 and ESA reviews	20	\$ 3,144	\$ -	\$ 134	\$ 3,278
7.4	Coordinate USCG PATON permit modification	9	\$ 1,570	\$ -	\$ 149	\$ 1,719
7.5	Prepare and submit project report	36	\$ 5,600	\$ -	\$ 615	\$ 6,215
7.6	Prepare and submit Commercial Building Permit	13	\$ 2,061	\$ -	\$ 109	\$ 2,170
7.7	Incorporate permit conditions into design documents	21	\$ 3,542	\$ -	\$ 391	\$ 3,933
Task 8	Services During Bidding and Award	61	\$ 9,124	\$ -	\$ 982	\$ 10,106
8.1	Review bid advertisement	1	\$ 190	\$ -	\$ 6	\$ 196
8.2	Produce plans and specifications for bidding	14	\$ 1,492	\$ -	\$ 109	\$ 1,601
8.3	Respond to questions from bidders and revise construction documents	25	\$ 4,159	\$ -	\$ 271	\$ 4,430
8.4	Assist the City with bid evaluation and prepare recommendation letter	8	\$ 1,200	\$ -	\$ 85	\$ 1,285
8.5	Prepare plan sets and specifications for pre-construction meeting	13	\$ 2,083	\$ -	\$ 512	\$ 2,595
PROJECT TOTAL		630	\$ 104,554	\$ 23,000	\$ 11,541	\$ 139,095

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
Technician I	\$104	\$/hr
Technician II	\$116	\$/hr
Technician III	\$133	\$/hr
Technician IV	\$141	\$/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.

Cultural Resources Scope of Work and Cost Estimate for the Snyder Avenue Intake Facility Project, City of Richland, Washington

On behalf of the City of Richland (City), RH2 Engineering, Inc., (RH2) requested the Northwest Cultural Resources Services (NCRS) to prepare this Scope of Work and Cost Estimate to provide professional cultural resources services for the Snyder Intake Facility project.

Project Approach

The project area of potential effect (APE) is within the Snyder Avenue Intake Facility and the adjacent Columbia River where the four new barrel screens will be installed on the riverbed. The NCRS will prepare a cultural resources technical report to the Washington State Department of Archaeology and Historic Preservation (DAHP) Standards for Cultural Resources Reporting as described below. The NCRS will also identify historic properties within the project APE and determine if there are adverse effects from construction/installation activities to historic properties that may require mitigation.

Phase I (Consultation)

As the lead federal agency for this project, the Corps of Engineers (COE) will prepare and submit the project APE to affected tribes, the City of Richland, the DAHP and all interested parties. The COE will conduct government-to-government consultation with the tribes while the NCRS and RH2 will conduct technical exchanges with the tribes and other agencies, as needed.

Phase II (Literature Review)

The NCRS will conduct a literature review of the Project APE using the Washington Information System for Architectural and Archaeological Records Data (WISAARD) electronic database and historic maps for existing information, site records, historical documents, ethnographic accounts, summaries of previous cultural resources investigations, and field surveys conducted in the vicinity of the project APE. The literature review of the WISAARD database will include all documentation within a one-mile radius from the center of the APE. The information obtained from the literature review will be incorporated into the literature review section of the cultural resource's technical report.

Phase III (Cultural Resources Survey)

The NCRS will conduct an archaeological and historic resources survey of the intake facility and the surrounding APE to identify, if any, historic properties. Written and photographic documentation will be conducted that will assist in the determination of National Register of Historic Places (National Register) eligibility of the intake facility and identified archaeological resources in the APE. Information obtained from the survey will be used to prepare a historic property inventory (HPI) report for the Snyder Avenue Intake Facility that will include a recommended determination of the National Register eligibility of the facility.

Phase IV (Deliverables/Cultural Resources Technical Report)

On June 26, 2019, Catherine Dickson from the Confederated Tribes of the Umatilla Indian Reservation (CTUIR) responded to the proposed project at the intake facility as follows:

“This undertaking is within a historic property of religious and cultural significance to the CTUIR that has been previously identified for the Corps of Engineers. We expect the agency to consider how the undertaking will affect that historic property. We look forward to your report.”

In response, the COE requires a Section 106 National Historic Preservation Act (NHPA) cultural resources investigation that includes a report that will consist of a topographic map of the project APE, a prehistoric/historic period context statement, ethnography, documentation obtained from the literature review, survey objectives and methods, description of area surveyed, a summary of the research and results of the cultural resources investigation, a copy of the HPI Report of the intake facility, and project recommendations.

The findings of the report will make one of three determinations of effect: No historic property affected; no adverse effect to a historic property; or an adverse effect to historic property. If there is determination that project activities will have an adverse effect to historic properties in the APE, then mitigation options will be recommended.

In addition, the cultural resources technical report will include a Discovery Plan in the event archaeological, historical, or cultural resources artifacts are encountered during construction activities.

Once the draft report has been compiled it will be provided to RH2 for review and comment. The NCRS will address comments of the report and submit the final report to RH2. It is assumed that RH2 will then transfer the report to the City for submittal to the COE and consulting parties that includes local tribes and the DAHP for a 30-day review period. If no comments are received, the report will be considered final. If comments are received from consulting parties, the NCRS will work with RH2 to address the comments. Once the final cultural resources technical report is completed the NCRS will submit a final electronic copy to RH2 and the City that will distribute it to the DAHP, COE, affected tribes, and interested parties.

Assumptions

- No Traditional Cultural Properties (TCP) studies will be conducted.
- One HPI Report will be prepared (for the intake facility itself).
- No new archaeological sites will be identified during NCRS' investigation.
- One round of comments from RH2 will be addressed of the draft cultural resource's assessment report.
- One round of comments from consulting parties will be addressed for the cultural resource's assessment report.
- All comments for the draft cultural resource's assessment report will be addressed in the final report.
- This proposal does not address an archaeological excavation plan, mitigation, or monitoring during construction/installation activities.

Cost Estimate

NCRS proposes to complete the scope of work activities as defined in this proposal on a time and materials basis utilizing the rates provided and not to exceed the estimated cost provided below.

Scope of Work Activities	Cost, \$
Project meetings, progress briefings, consultation, and conference calls	500
Literature review and records search	1000
Historical resources survey of Intake Facility	5000
Archaeological investigations	1500
Preparation of historic property inventory report form	4000
Preparation of a draft and final cultural resources technical report	7000
Preparation of GIS Maps and professional editing services for the draft and final cultural resources survey report	1000
Total Estimated Cost for Cultural Resources Survey Report Services	20,000

Labor Rates

Labor Category	Name	Rate, \$/Hr.
Project Lead, Senior Architectural Historian	David Harvey	\$110
Senior Project Archaeologist	James Sharpe	\$90
Technical Editor/Document Production Specialist	Candace Devary	\$66
GIS/Cultural Resources Mapping Specialist	Raena DeMaris	\$72

Expenses

Anticipated project expenses (Other Direct Costs (ODCs)) include mileage and travel and per diem expenses, which will be invoiced based on prevailing 2019 GSA rates for the Tri-Cities.

David Harvey
509-554-8648
September 8, 2019





COUNCIL AGENDA ITEM COVERSHEET

Council Date: 10/1/2019

Agenda Category: Resolutions – Adoption

Core Focus Area 2 - Manage & Maintain Infrastructure & Facilities

Subject:

Resolution No. 125-19, Authorizing a Construction Contract with Insituform Technologies, LLC for the 2019 Trenchless Sewer Rehabilitation Project

Department:
Public Works

Ordinance/Resolution Number:
125-19

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 125-19, authorizing the City Manager to sign and execute a construction contract with Insituform Technologies, LLC for the 2019 Trenchless Sewer Rehabilitation - B-Basin Project.

Summary:

Richland's 2019-2024 Capital Improvement Plan (CIP) includes the Collection System Renewal and Replacement Program (Program), which provides for improvements to the wastewater collection system. The Program includes inspection, replacement and/or repair of deteriorated sewer lines, manholes and repair and replacement of obsolete pump stations.

The lining of B-Basin pipelines is the highest priority work under this Program in 2019. The B-Basin is located in the central part of Richland, and is generally bounded by Williams Boulevard on the north, Aaron Drive on the south, Wellsian Way on the west and the Columbia River on the east. In addition to work in the B-Basin, staff has added selected pipelines elsewhere in the City that pose particular challenges to effective service and maintenance.

All project development and design work to advance the 2019 Trenchless Sewer Rehabilitation Project to construction has been completed. On September 10, 2019, the City received three (3) bids in response to its solicitation. Insituform Technologies, LLC submitted the lowest responsible bid of \$828,362.79. The Program budget is adequate to complete the project, and the City's best interests are served by completing the Project in accordance with the CIP and project design.

Staff recommends approval of Resolution No. 125-19.

Fiscal Impact:

Council has authorized budget for this work with approval of the 2019 - 2024 Capital Improvement Plan (see Page 131). The currently available budget is \$2,308,135. Staff estimates total project costs, including design, construction, construction management and contingency to be \$935,365.

Attachments:

1. Resolution No. 125-19
2. 19-0055 - 2019 Trenchless Sewer Rehab - B-Basin - Bid Tab
3. 2019 Trenchless SS Rehab Vicinity Map

RESOLUTION NO. 125-19

A RESOLUTION of the City of Richland authorizing the award of bid to Insituform Technologies, LLC for the 2019 Trenchless Sewer Rehabilitation – B Basin project.

WHEREAS, the 2019-2024 Capital Improvement Plan (CIP) includes the Collection System Renewal and Replacement Program, which includes improvements to the wastewater collection system; and

WHEREAS, the Collection System Renewal and Replacement Program includes inspection, replacement and/or repair of deteriorated sewer line, manholes and repair and replacement of obsolete pump stations; and

WHEREAS, lining of pipelines in the B Basin is the highest priority work under this program for 2019; and

WHEREAS, all project development and design work required to advance the 2019 Trenchless Sewer Rehabilitation project to construction has been completed; and

WHEREAS, the City solicited bids in accordance with the City's purchasing policies; and

WHEREAS, the City received and opened three (3) bids on September 10, 2019; and

WHEREAS, Insituform Technologies, LLC submitted the lowest responsible bid in the amount of \$828,362.79, inclusive of sales tax; and

WHEREAS, the program budget is adequate to complete the project using the lowest responsible bid; and

WHEREAS, the City's best interests are served by completing the project in accordance with the CIP, project design and the lowest responsible bid.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City Manager is authorized to sign and execute a contract with Insituform Technologies, LLC in the amount of \$828,362.79, and to execute change orders in an aggregate amount not to exceed \$75,000 to fulfill the design intent of the Project.

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

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 1st day of October, 2019.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

TONI FULTON, Acting Deputy City Clerk

HEATHER KINTZLEY, City Attorney

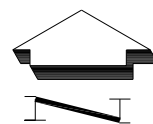
City of Richland

DATE BIDS OPENED: September 10, 2019	ITB # 19-0055
2019 TRENCHLESS SEWER REHABILITATION - B-BASIN	

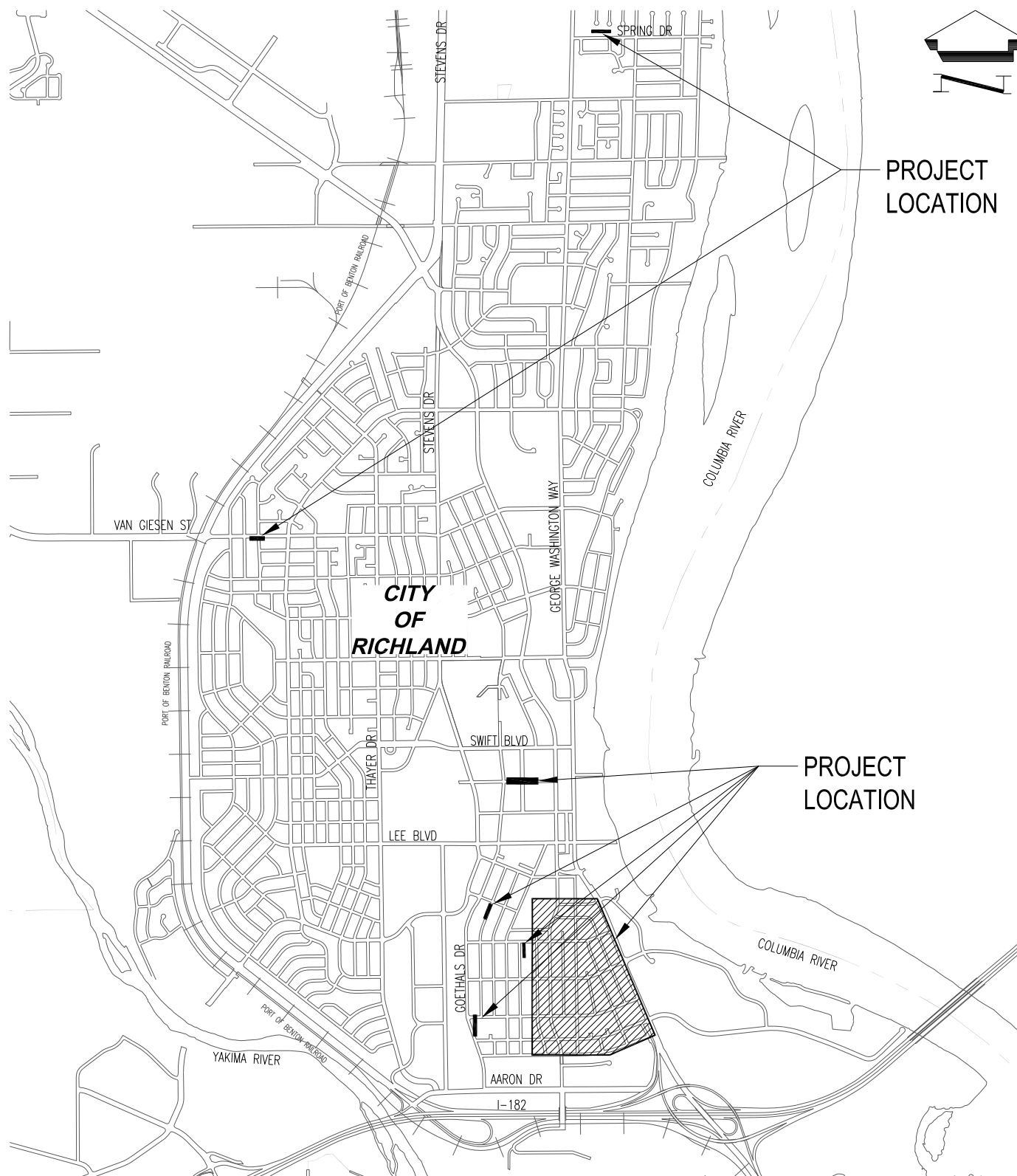
				ENGINEER'S ESTIMATE		INSITUFORM TECHNOLOGIES, LLC CHESTERFIELD, MO		MICHELS CORPORATION SALEM, OR	
Item	Description	Qty	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
SCHEDULE A - BASE BID									
1	Mobilization.	1	LS	\$20,000.00	20,000.00	18,779.00	18,779.00	22,590.00	22,590.00
2	Traffic control.	1	LS	5,000.00	5,000.00	16,616.00	16,616.00	8,753.00	8,753.00
3	Reconnect sewer service	190	EA	200.00	38,000.0	190.00	36,100.00	265.00	50,350.00
4	Trenchless rehabilitation of 6" sewer.	4,260	LF	35.00	149,100.00	45.00	191,700.00	46.00	195,960.00
5	Trenchless rehabilitation of 8" sewer.	11,700	LF	28.00	327,600.00	38.00	444,600.00	38.00	444,600.00
6	Trenchless rehabilitation of 10" sewer.	690	LF	35.00	24,150.00	53.00	36,570.00	52.00	35,880.00
7	Post liner CCTV inspection.	16,650	LF	2.00	33,300.00	1.00	16,650.00	1.00	16,650.00
8	Submittals.	1	LS	1,000.00	1,000.00	1,750.00	1,750.00	3,051.00	3,051.00
SCHEDULE A - BASE BID SUBTOTAL				\$598,150.00		\$762,765.00		\$777,834.00	
8.6% SALES TAX				51,440.90		65,597.79		66,893.72	
SCHEDULE A - BASE BID TOTAL				\$649,590.90		\$828,362.79		\$844,727.72	
GRAND TOTAL				\$649,590.90		\$828,362.79		\$844,727.72	

DATE BIDS OPENED: September 10, 2019	ITB # 19-0055
2019 TRENCHLESS SEWER REHABILITATION - B-BASIN	

				IRON HORSE LLC FAIRVIEW, OR		PASCO, WA			
Item	Description	Qty	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
SCHEDULE A - BASE BID									
1	Mobilization.	1	LS	90,000.00	90,000.00		-		-
2	Traffic control.	1	LS	37,500.00	37,500.00		-		-
3	Reconnect sewer service	190	EA	300.00	57,000.00		-		-
4	Trenchless rehabilitation of 6" sewer.	4,260	LF	84.00	357,840.00		-		-
5	Trenchless rehabilitation of 8" sewer.	11,700	LF	50.00	585,000.00		-		-
6	Trenchless rehabilitation of 10" sewer.	690	LF	72.00	49,680.00		-		-
7	Post liner CCTV inspection.	16,650	LF	4.00	66,600.00		-		-
8	Submittals.	1	LS	2,000.00	2,000.00		-		-
SCHEDULE A - BASE BID SUBTOTAL				\$1,245,620.00		\$0.00		\$0.00	
8.6% SALES TAX				107,123.32		-		-	
SCHEDULE A - BASE BID TOTAL				\$1,352,743.32		\$0.00		\$0.00	
GRAND TOTAL				\$1,352,743.32		\$0.00		\$0.00	



PROJECT
LOCATION



2019 TRENCHLESS SEWER REHABILITATION PROJECT

(B-BASIN)

CONTRACT #: 19-0055

DATE: 08-13-2019

DRAWN BY: L.D.

SCALE: NTS

CAD DWG: a:\civil_projects - civil_3d\2019 trenchless sewer rehab - b basin_bwo_sp160004\01_engineering\6.0_drawings\2019 trenchless ss_cover.dwg



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 10/1/2019

Agenda Category: Items for Approval

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Subject:

Proclamations of Appreciation: Phoenix Danz, LeAnn Dawson, Kalen Finn, Mark Kerber, Vicki Place and Harry Staven

Department:
City Attorney

Ordinance/Resolution Number:

Document Type:
General Business Item

Recommended Motion:

Approve the proclamations of appreciation honoring Mark Kerber, Harry Staven, Vicki Place, Phoenix Danz, Kalen Finn and LeAnn Dawson for their volunteer service to the City of Richland.

Summary:

Ms. Danz was appointed to the Library Board on November 20, 2018 and served until September 30, 2019 when her term expired.

Ms. Dawson was appointed to the Arts Commission on March 20, 2019 and served until August 12, 2019.

Mr. Finn was appointed to the Personnel Committee on October 3, 2017 and served until September 30, 2019 when his term expired.

Mr. Kerber was appointed to the Lodging Tax Advisory Committee on September 2, 2008 and served until September 30, 2019 when his last term expired.

Ms. Place was appointed to the Americans with Disabilities Citizens Review Committee on December 6, 2016 and served until September 30, 2019 when her term expired.

Mr. Staven was appointed to the Utility Advisory Committee on October 1, 2018 and served until June 10, 2019 when he resigned.

Fiscal Impact:

None.

Attachments:

1. Proclamation of Appreciation - Phoenix Danz
2. Proclamation of Appreciation - LeAnn Dawson
3. Proclamation of Appreciation - Kalen Finn
4. Proclamation of Appreciation - Mark Kerber
5. Proclamation of Appreciation - Vicki Place
6. Proclamation of Appreciation - Harry Staven



WHEREAS, Phoenix Danz was first appointed to the Library Board on November 20, 2018 and served until September 30, 2019; and

WHEREAS, Ms. Danz faithfully dedicated her time, knowledge and talents for the benefit of the citizens 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 Phoenix Danz the City's appreciation for the services Ms. Danz rendered during her tenure as a member of the Library Board.

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 1st day of October, 2019.

Robert J. Thompson
Mayor of Richland



WHEREAS, LeAnn Dawson was first appointed to the Arts Commission on March 20, 2019 and served until August 12, 2019; and

WHEREAS, Ms. Dawson faithfully dedicated her time, knowledge and talents for the benefit of the citizens 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 LeAnn Dawson the City's appreciation for the services Ms. Dawson rendered during her tenure as a member of the Arts Commission.

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 1st day of October, 2019.

Robert J. Thompson
Mayor of Richland



WHEREAS, Kalen Finn was first appointed to the Personnel Committee on October 3, 2017 and served two (2) years until September 30, 2019; and

WHEREAS, Mr. Finn faithfully dedicated his time, knowledge and talents for the benefit of the citizens 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 Kalen Finn the City's appreciation for the services Mr. Finn rendered during his tenure as a member of the Personnel Committee.

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 1st day of October, 2019.

Robert J. Thompson
Mayor of Richland



WHEREAS, Mark Kerber was first appointed to the Lodging Tax Advisory Committee on September 2, 2008 and served eleven (11) years until September 30, 2019; and

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

WHEREAS, during Mr. Kerber's tenure on the Lodging Tax Advisory Committee, he maintained his commitment to the promotion of tourism in our community; and

WHEREAS, Mr. Kerber's invaluable expertise as a hotelier and representative of the hospitality industry offered an important perspective to the Lodging Tax Advisory Committee; and

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 Mark Kerber the City's appreciation for the services Mr. Kerber rendered during his tenure as a member of the Lodging Tax Advisory Committee.

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 10th day of October, 2019.

Robert J. Thompson
Mayor of Richland



WHEREAS, Vicki Place was first appointed to the Americans with Disabilities Act Citizens Review Committee on December 6, 2016 and served nearly three (3) years until September 30, 2019; and

WHEREAS, Ms. Place faithfully dedicated her time, knowledge and talents for the benefit of the citizens 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 Vicki Place the City's appreciation for the services Ms. Place rendered during her tenure as a member of the Americans with Disabilities Act Citizens Review Committee.

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 1st day of October, 2019.

Robert J. Thompson
Mayor of Richland



WHEREAS, Harry Staven was first appointed to the Utility Advisory Committee on October 1, 2018 and served until June 10, 2019; and

WHEREAS, Mr. Staven faithfully dedicated his time, knowledge and talents for the benefit of the citizens 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 Harry Staven the City's appreciation for the services Mr. Staven rendered during his tenure as a member of the Utility Advisory Committee.

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 1st day of October, 2019.

A handwritten signature in blue ink, reading 'Robert J. Thompson', with a long horizontal line extending to the right.

Robert J. Thompson
Mayor of Richland



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 10/1/2019

Agenda Category: Items for Approval

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Subject:

Appointment to the Arts Commission: Mark Palazzo

Department:
City Attorney

Ordinance/Resolution Number:

Document Type:
General Business Item

Recommended Motion:

Approve the appointment of Mark Palazzo to Position No. 2 on the Richland Arts Commission.

Summary:

The Arts Commission position formerly held by LeAnn Dawson (Position No. 2) has been vacant since Ms. Dawson's resignation effective August 12, 2019.

Chair Kissel, Vice Chair Spilman, Council Liaison Alvarez and Staff Liaison Schiessl interviewed three (3) candidates, and recommend appointment of Mark Palazzo to Position No. 2.

The unexpired term for Position No. 2 commenced March 20, 2019 and will end March 31, 2021.

Candidate applications and resumes are on file in the City Clerk's Office.

Fiscal Impact:

None.

Attachments:

I. Arts Commission Recommendation for Appointment



City of Richland
Parks and Public Facilities
500 Amon Park Drive
Richland, WA 99352
(509) 942-7529
Richlandparksandrec.com

To: City Council

From: Arts Commission Interview Panel

Date: September 10, 2019

Re: Commission Vacancy Interviews

Cc: Parks and Public Facilities Director, Joe Schiessl
Staff Liaison, Julie Jackson

A total of three (3) application packets were received as a result of advertising for the Arts Commission vacancy for Adult Position No. 2, previously held by LeAnn Dawson.

Chair Kissel, Vice Chair Spilman, Council Liaison, Alvarez and Staff Liaison Schiessl interviewed the candidates. Interview procedures were followed on Monday, September 9, 2019, there were no conflict of interest was identified.

As a result of these interviews the recommendation is Mark Palazzo for Position No. 2 for the unexpired term through March 31, 2021.



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 10/1/2019

Agenda Category: Items for Approval

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Subject:

Appointment to the Personnel Committee: Michael Simpson

Department:

City Attorney

Ordinance/Resolution Number:

Document Type:

General Business Item

Recommended Motion:

Approve the appointment of Michael Simpson to Position No. 2.

Summary:

The Personnel Committee position currently held by Kalen Finn (Position No. 2) expired September 30, 2019.

Personnel Committee Chair Lorence, Personnel Committee Member Newell, Staff Liaison Koch and Staff Liaison Assistant Paulsen are recommending the appointment of Michael Simpson to Position No. 2.

The term for Position No. 2 is three (3) years, commencing October 1, 2019 and ending September 30, 2022.

Candidate applications and resumes are on file in the City Clerk's Office.

Fiscal Impact:

None.

Attachments:

- I. Recommendation for Appointment - Personnel Committee Position No. 2



RECEIVED

SEP 19 2019

RICHLAND CITY ATTORNEY

ADMINISTRATIVE SERVICES DEPARTMENT

MEMORANDUM

TO: Toni Fulton, Deputy City Clerk

FROM: Stephen Lorence, Committee Chair

DATE: September 18, 2019

SUBJECT: Written Recommendation for Personnel Committee Vacancy Position #2

On September 18, 2019, Stephen Lorence and Barbara Newell, Personnel Committee Members, as well as Cathleen Koch, Administrative Services Director/Staff Liaison and Lacey Paulsen, HR Manager/Assistant Staff Liaison, met to consider applicants for the vacant Personnel Committee Position #2.

Based on interviews conducted, I recommend appointment of Michael Simpson for appointment to the aforementioned vacancy.

The interview panel agreed that Mr. Simpson demonstrated understanding of the roles and responsibilities of the Personnel Committee and his knowledge, skills and abilities would be very valuable to the Committee. Mr. Simpson was familiar with the Richland Municipal Code (RMC) and had an understanding of the Personnel Committee's role in the City and under the RMC.

Please proceed with the process to appoint Michael Simpson to the Personnel Committee for the Position #2 vacancy.



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 10/1/2019

Agenda Category: Items for Approval

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Subject:

Appointments to the Utility Advisory Committee: Don Gregoire, Amy Anderson, James Sanders and Daniel Porter

Department:

City Attorney

Ordinance/Resolution Number:

Document Type:

General Business Item

Recommended Motion:

Approve the appointment of Don Gregoire and Amy Anderson, and the reappointment of Daniel Porter and James Sanders to the Utility Advisory Committee.

Summary:

The Utility Advisory Committee (UAC) positions currently held by James Sanders (Position No. 3), Daniel Porter (Position No. 4), and Jeff Dagle (Position No. 7) expired September 30, 2019.

UAC Position No. 2 was vacated by Harry Staven on June 10, 2019 via resignation.

UAC Chair Lo Presti and Staff Liaison Whitney recommend the reappointment of James Sanders to Position No. 3, the reappointment of Daniel Porter to Position No. 4, the appointment of Don Gregoire to Position No. 2, and the appointment of Amy Anderson to Position No. 7.

The terms for Position Nos. 3, 4 and 7 are three (3) years, commencing October 1, 2019 and ending September 30, 2022.

The unexpired term for Position No. 2 commenced October 1, 2018 and will end September 30, 2021.

Candidate applications and resumes are on file in the City Clerk's Office.

Fiscal Impact:

None.

Attachments:

I. UAC Appointment Recommendation

From: Whitney, Clinton
Sent: Thursday, September 19, 2019 3:51 PM
To: Fulton, Toni
Cc: Presti Charles Lo
Subject: Re: UAC Candidates

Toni,

It is also recommended that Council extends Dan Porter and Jim Sanders service as UAC members.

Thank you for taking care of the staff reports for the UAC members.

Clint Whitney

On Sep 17, 2019, at 6:49 PM, Whitney, Clinton <CWhitney@ci.richland.wa.us> wrote:

Toni,

Below is the recommendations for two UAC candidates to be appointed by Council. The candidates are: Amy Anderson and Don Gregoire.

Will you be notifying the recommended candidates and the unsuccessful candidates? Will you be handling the Council staff reports? I can assist if you need.

Clint Whitney

Begin forwarded message:

From: "Charles Lo Presti" <lopresti@owt.com>
Date: September 17, 2019 at 4:47:57 PM PDT
To: "Whitney, Clinton" <CWhitney@CI.RICHLAND.WA.US>
Subject: UAC Candidates
Reply-To: lopresti@owt.com

September 17, 2019

Re: Utility Advisory Committee candidates for open positions

Clint,

I am glad we were able to meet today to finalize the list of UAC candidates to reach out to first. We selected Don Gregoire and Amy Anderson. Both of these candidates would bring unique and valuable experience and talents to the Committee. And fortunately we have acceptable backup candidates should either of these find themselves unable to join the UAC for whatever reason. Moreover, Larry Felton has indicated he'll likely reapply for the UAC next year, as we work on updating City Commission attendance policies (e. g., by remote conferencing) over the

year.

Let's proceed with Amy and Don's appointments per City procedures.

Thanks and best regards,

Chuck Lo Presti

Chair

Utility Advisory Committee



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 10/1/2019

Agenda Category: Items for Approval

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Subject:

Authorize Travel for Mayor Thompson and Councilmembers Lemley and Lukson

Department:
City Manager

Ordinance/Resolution Number:

Document Type:
General Business Item

Recommended Motion:

Authorize travel for Mayor Thompson and Councilmembers Lemley and Lukson to attend the ECA Intergovernmental Meeting with DOE in Nashville, TN from November 19-21, 2019.

Summary:

Mayor Thompson and Councilmembers Lemley Lukson plan to attend the Energy Communities Alliance (ECA) Intergovernmental Meeting with the U.S. Department of Energy (DOE) in Nashville, TN from November 19-21, 2019.

This meeting provides opportunities for increased communication and coordination with DOE and among states, Tribes, and local communities affected by the ongoing cleanup of the nation's nuclear weapons complex.

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

Fiscal Impact:

Anticipated expenses are \$4,872 (total) for Mayor Thompson and Councilmembers Lemley and Lukson to attend the ECA Intergovernmental Meeting. Many of these expenses will be reimbursed by ECA. City Council has adequate budget to cover costs not reimbursed.

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 10/1/2019

Agenda Category: Items for Approval

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Subject:

Authorize Travel for Mayor Thompson

Department:
City Manager

Ordinance/Resolution Number:

Document Type:
General Business Item

Recommended Motion:

Authorize travel for Mayor Thompson to attend meetings related to efforts impacting the Hanford Nuclear Reservation in Olympia, Washington from October 3-4, 2019.

Summary:

Mayor Thompson plans to travel to Olympia, Washington with community partners TRIDEC and the Port of Benton on October 3-4, 2019 to meet with the Director of the Department of Ecology, Governor's Chief of Staff and Attorney General's Office. These meeting will focus on community coordination with the State on issues related to the Hanford Nuclear Reservation.

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

Fiscal Impact:

Anticipated expenses are \$750.53. Council has adequate budget to cover this expense.

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 10/1/2019

Agenda Category: Expenditures - Approval

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Subject:

Expenditures from September 9, 2019 - September 20, 2019 for \$8,772,446.27 including Check Nos. 272169-272572, Wire Nos. 7746-7769, Payroll Check Nos. 155655, 15620-156208, Payroll Direct Deposit Nos. 155656-156199 and Payroll Wire/ACH Nos. 11157-11181

Department:

Administrative Services

Ordinance/Resolution Number:

Document Type:

Expenditures

Recommended Motion:

Approve the expenditures from September 9, 2019 to September 20, 2019 in the amount of \$8,772,446.27.

Summary:

Breakdown of Expenditures:

Check Nos.	272169-272572	2,414,814.15
Wire Nos.	7746-7769	3,874,926.76
Payroll Direct Deposit	155656-156199	1,105,012.81
Payroll Check Nos.	155655, 156200-156208	21,428.82
Payroll Wires/ACH (voids)	11157-11165	(5,483.59)
Payroll Wires/ACH	11166-11181	1,361,747.32
TOTAL		\$8,772,446.27

Fiscal Impact:

Yes

Total Disbursements: \$8,772,446.27.

Attachments:

1. Voucher Listing Report
2. Wire Transfers
3. Payroll Checks
4. Payroll Direct Deposit



City Of Richland

VL-1 Voucher Listing

From: 9/9/2019 To: 9/20/2019

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
FUND 001	GENERAL FUND				
Division: 000	UNASSIGNED				
BENTON COUNTY TREASURER		0819BC	272247	CRIME VICTIMS COMP BCDC-AUG 19	\$574.85
CITY OF RICHLAND		962422	272261	CIS RECPT AS GEMS-DAVIS	\$905.15
RECWARE REFUND		081519	272478	DEP REFUND PARKS & REC	\$112.50
		082919	272392	DEP REFUND PARKS & REC	\$425.00
				DEP REFUND PARKS & REC	\$150.00
			272430	DEP REFUND PARKS & REC	\$425.00
				DEP REFUND PARKS & REC	\$150.00
			272434	DEP REFUND PARKS & REC	\$425.00
				DEP REFUND PARKS & REC	\$150.00
			272468	DEP REFUND PARKS & REC	\$425.00
				DEP REFUND PARKS & REC	\$150.00
		090419	272566	DEP REFUND PARKS & REC	\$150.00
		090519	272544	DEP REFUND PARKS & REC	\$150.00
		091619	272543	DEP REFUND PARKS & REC	\$150.00
				DEP REFUND PARKS & REC	\$200.00
				DEP REFUND PARKS & REC	\$425.00
			272556	DEP REFUND PARKS & REC	\$150.00
				DEP REFUND PARKS & REC	\$200.00
				DEP REFUND PARKS & REC	\$425.00
			272557	DEP REFUND PARKS & REC	\$150.00
				DEP REFUND PARKS & REC	\$425.00
				DEP REFUND PARKS & REC	\$200.00
			272562	DEP REFUND PARKS & REC	\$200.00
				DEP REFUND PARKS & REC	\$425.00
				DEP REFUND PARKS & REC	\$150.00
			272569	DEP REFUND PARKS & REC	\$200.00
				DEP REFUND PARKS & REC	\$150.00
				DEP REFUND PARKS & REC	\$425.00
SPARKLING SENSATION, INC		1725	272567	CLEANING RICH PUB LIB CAFE	\$500.00
WASHINGTON STATE PATROL		I20001283	272377	BACKGROUND CHECKS-AUG 2019	\$516.75
WASHINGTON STATE TREASURER		0819WS	272378	FINES & FORFEITURES BC-AUG 19	\$33,317.26
UNASSIGNED TOTAL ****					\$42,401.51
Division: 001	CITY COUNCIL				
BANK OF AMERICA		TXN00046707	272497	FRED-MEYER - BOTTLED WATER	\$10.84
		TXN00046744		PERFECTION GLASS INC - TABLE T	\$230.24
		TXN00046745		TRI-CITY HERALD DIGITAL - AUGU	\$12.99
		TXN00046777		PANERA BREAD - NATIONAL NIGHT	\$142.18
		TXN00046930		ECA - REFUND - REGISTRATION	(\$625.00)



City Of Richland

VL-1 Voucher Listing

From: 9/9/2019 To: 9/20/2019

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00046935	272497	TRI-CITY REGIONAL CHAMBER - AU	\$50.00
		TXN00046943		ECA - NATIONAL CLEANUP WORKSHO	\$425.00
		TXN00046996		THE HOME DEPOT - SHELVING / ST	\$238.81
		TXN00047028		SQ HARRINGTON'S TR - Purchase	\$77.65
		TXN00047030		SQ HARRINGTON'S TR - Purchase	\$77.65
		TXN00047087		EXPEDIA - AIRFARE - LUKSON - N	\$6.47
		TXN00047106		DELTA AIR - LUKSON - ECA NATIO	\$274.00
		TXN00047120		DELTA AIR - LUKSON - ECA NATIO	\$467.00
HARRINGTON'S TROPHIES		79941	272424	PLAQUES RESRVE POLICE OFFICERS	\$155.30
VERIZON WIRELESS	P060707	9837013986	272228	COUNCIL WIRELESS CHARGES AUGUS	\$180.14
CITY COUNCIL TOTAL ****					\$1,723.27
Division:	100	CITY MANAGER			
ABADAN INC		AR74924	272234	COPY SVC WCMA SCHOLARSHIP CK	\$32.58
BANK OF AMERICA		TXN00047121	272497	FEDEX - PDC REPORTING	\$7.03
VERIZON WIRELESS	P060714	9837013983	272228	WIRELESS CHARGES PRIMARY WCC	\$43.78
WASHINGTON CITY/COUNTY MANAGEMENT ASSN		1009	272484	NW WOMEN'S LEAD ACAD REG HARTY	\$750.00
CITY MANAGER TOTAL ****					\$833.39
Division:	101	CITY CLERK			
BANK OF AMERICA		TXN00046665	272497	WPY WAPRO - Purchase	\$175.00
		TXN00047089		WPY WAPRO - Credit	(\$175.00)
PITNEY BOWES PURCHASE POWER		08/19 14823173	272341	POSTAGE 06/01/19-06/30/19	\$7.20
CITY CLERK TOTAL ****					\$7.20
Division:	102	CITY ATTORNEY			
BANK OF AMERICA		TXN00046762	272497	STAPLES - SUPPLIES	\$83.24
		TXN00047025		WSAMA 2019 FALL CONFER - KINTZ	\$244.40
		TXN00047029		HANDLING PRA REQUESTS - FULTON	\$35.00
BENTON COUNTY TREASURER		09092019	272248	DISTRICT COURT/PROB-AUG 2019	\$18,929.11
		2019-08	272537	OPD-AUGUST 2019	\$28,979.74
CALFO EAKES & OSTROVSKY PLLC		2297	272399	PETERSON V COR	\$73,009.97
FULTON, TONI		091119	272420	REIMB CMC APP FEE	\$125.00
L.E. PEABODY & ASSOCIATES INC.		PROJ 2065/PMT 3	272438	TCRY v COR - PROJECT 2065	\$49,904.43
MENKE JACKSON BEYER LLP		08/2019-065	272440	GENERAL (CITY ATTY)	\$129.00
		08/2019-456		DENNEY V COR - PRA	\$2,165.70
PITNEY BOWES PURCHASE POWER		08/19 14823173	272341	POSTAGE 06/01/19-06/30/19	\$1.95
THOMSON REUTERS-WEST		840867893	272476	INFORMATION CHARGES-AUG 2019	\$2,374.26
VERIZON WIRELESS	P060714	9837013983	272228	WIRELESS CHARGES PRIMARY WCC	\$39.78
	P060714			WIRELESS CHARGES PRIMARY WCC	\$39.78
XEROX CORPORATION		098019443	272492	3TX-411130 BSE-PRNTS AUG	\$59.27
CITY ATTORNEY TOTAL ****					\$176,120.63
Division:	110	ASSISTANT CITY MANAGER			



City Of Richland

VL-1 Voucher Listing

From: 9/9/2019 To: 9/20/2019

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00046760	272497	STAPLES - PAPER, PENS , POST-I	\$150.66
		TXN00046922		HARRINGTON'S TROPHY - AM/ACM N	\$29.87
		TXN00047150		MISS TAMALE LLC - LUNCH MTG.	\$21.50
VERIZON WIRELESS	P060714	9837013983	272228	WIRELESS CHARGES PRIMARY WCC	\$39.78
XEROX CORPORATION		098019443	272492	3TX-411130 BSE-PRNTS AUG	\$150.00
				3TX-411130 BSE-PRNTS AUG	\$58.40
ASSISTANT CITY MANAGER TOTAL ****					\$450.21
Division: 111 COMMUNICATIONS & MARKETING					
ATOMIC SCREENPRINT & EMBROIDERY		8832	272389	KICKBALL T-SHIRTS	\$1,534.78
		8994		KICKBALL T-SHIRTS	\$54.19
BANK OF AMERICA		TXN00046646	272497	FACEBOOK - ATOMIC FRONTIER DAY	\$31.09
		TXN00046660		STERLINGS RESTAURANT - INTERN	\$42.43
		TXN00046674		RINGOLDE - NATIONAL NIGHT OUT	\$1,279.78
		TXN00046688		UBER TRIP - FRAUDULENT CHARGE	\$25.48
		TXN00046690		UBER TRIP - FRAUDULENT CHARGE	\$18.45
		TXN00046691		OFFICE DEPOT - NATIONAL NIGHT	\$280.25
		TXN00046702		UBER TRIP - FRAUDULENT CHARGE	\$14.06
		TXN00046705		OFFICE DEPOT - BUSINESS CARDS	\$27.15
		TXN00046712		GOTPRINT.COM - WATER QUALITY B	\$55.27
		TXN00046714		UBER TRIP - FRAUDULENT CHARGE	\$2.57
		TXN00046717		OFFICE DEPOT - BUSINESS CARDS	\$10.86
		TXN00046722		OFFICE DEPOT - INK	\$146.96
		TXN00046726		UBER TRIP - FRAUDULENT CHARGE	\$36.39
		TXN00046731		UBER TRIP - FRAUDULENT CHARGE	\$20.48
		TXN00046775		GRIGGS ACE RICHLAND - ZIPTIES,	\$66.37
		TXN00046781		SAFEWAY - BOTTLED WATER - NATI	\$8.23
		TXN00046791		OFFICE DEPOT - PAPER	\$46.46
		TXN00046809		JIMMY JOHNS - STAFF DINNER - C	\$47.54
		TXN00046810		OFFICE DEPOT - LEGAL PAPER	\$18.66
		TXN00046916		MAILCHIMP MONTHLY - AUGUST	\$16.29
		TXN00046976		ADOBE STOCK - AUGUST	\$32.57
		TXN00046978		CANVA - AUGUST	\$12.95
		TXN00047016		STK Shutterstock - AUGUST	\$31.50
		TXN00047057		ESP BAKESHOP - HEART SAFE RICH	\$155.00
		TXN00047079		SAFEWAY - WATER - HEART SAFE R	\$13.01
		TXN00047105		RINGOLDE - LOGO ENGRAVING	\$87.31
		TXN00047130		OFFICE DEPOT - ADHESIVE	\$56.35
		TXN00047131		AMAZON - A-FRAMES FOR SPECIAL	\$443.70
		TXN00047135		SQ POWERFUL CONNECTIONS DUES	\$200.00
BENNETT RENTALS		172838	272393	TABLES/CHRS RNTAL NAT NIGHT OU	\$474.04
INFOSEND, INC.		152517	272296	INSERTS, POSTAGE,UB 3/1-3/31	\$4,184.82



City Of Richland

VL-1 Voucher Listing

From: 9/9/2019 To: 9/20/2019

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
PITNEY BOWES INC		3309584366	272337	CONT #0040673222 6/30-9/29/19	\$8,348.40
US LINEN & UNIFORM DBA		176806	272373	ATOMIC FRONTIER DAYS VOL SHIRT	\$1,316.45
		177594		ATOMIC FRONTIER DAY SHIRTS	\$979.79
VERIZON WIRELESS	P060714	9837013983	272228	WIRELESS CHARGES PRIMARY WCC	\$118.15
COMMUNICATIONS & MARKETING TOTAL ****					\$20,237.78
Division:	112	CABLE COMMUNICATIONS			
BANK OF AMERICA		TXN00046727	272497	AMAZON/MOBILE TV STANDS	\$466.95
		TXN00046737		ALLIANCE FOR COMMUNITY - RENEW	\$400.00
		TXN00047117		THE CHICKEN SHACK - SHARED VAL	\$25.00
GLASS NOOK INC		85369	272421	TELEPROMPTER SCREEN REPLACEMEN	\$80.22
CABLE COMMUNICATIONS TOTAL ****					\$972.17
Division:	113	HANFORD COMMUNITIES			
BANK OF AMERICA		TXN00046658	272497	ECA - NATIONAL CLEANUP WORKSH	\$425.00
		TXN00046816		ECA - REGISTRATION REIMBURSEME	(\$425.00)
		TXN00046842		UNITED STATES NUCLEAR - REGIST	\$350.00
		TXN00046935		TRI-CITY REGIONAL CHAMBER - AU	\$25.00
		TXN00046972		BUDGET RENT-A-CAR - BROWN-LARS	\$226.01
		TXN00047018		TOWNEPLACE SUITES - BROWN-LARS	\$323.61
PITNEY BOWES PURCHASE POWER		08/19 14823173	272341	POSTAGE 06/01/19-06/30/19	\$16.05
XEROX CORPORATION		098019443	272492	3TX-411130 BSE-PRNTS AUG	\$59.27
HANFORD COMMUNITIES TOTAL ****					\$999.94
Division:	120	FIRE			
ADVANCED PAGING & COMMUNICATIONS INC		19274	272169	DAS RADIOS/SPEAKER MIC SVC	\$3,255.35
BANK OF AMERICA		TXN00046652	272497	AMZN Mktp US - Credit	(\$18.38)
		TXN00046671		STRATEGIC GOVT - SRVNT LEAD	\$998.00
		TXN00046682		WAPRO - FALL CONFERENCE - SK	\$175.00
		TXN00046732		AMAZON - ST 72 - SOAP	\$129.56
		TXN00046774		AMAZON - BATTERIES	\$25.94
		TXN00046787		AMAZON - BATTERIES	\$13.03
				AMAZON - ST 71 - SOAP	\$18.72
		TXN00046804		AMAZON - ST 71 - BODYWASH	\$54.28
				AMAZON - BATTERIES	\$43.37
		TXN00046878		SMARTSHEET - CHARTS	\$14.12
		TXN00046917		IAAI - INV MEMBERSHIP - JORDON	\$100.00
		TXN00047017		AMAZON - OTTERBOX - IPAD	\$50.30
		TXN00047026		PRA REQUESTS TRNG - STK	\$35.00
		TXN00047040		CHARTER COMM - STA INTERNET	\$524.94
		TXN00047052		IAAI - CERT - JORDON	\$90.00
		TXN00047075		CASCADE - WILDLAND GEAR	\$993.69
		TXN00047123		AMAZON - REHAB SUPPLIES	\$17.70



City Of Richland

VL-1 Voucher Listing

From: 9/9/2019 To: 9/20/2019

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00047123	272497	AMAZON - AIR CHUCK	\$8.68
				AMAZON - WALL TILES	\$13.02
		TXN00047138		NWSC - ADV CLEANING / INSPECTI	\$261.45
		TXN00047148		AMAZON - ST 73 - SUPPLIES	\$62.69
		TXN00047153		DE WILLIAMS - HELMET SHIELDS	\$282.00
		TXN00047175		GALLS - BADGES - AUST/HANNIBAL	\$274.03
BENTON COUNTY FIRE DIST 1		SWG2019-07	272173	2019 SEWAG ASSESSMENT	\$5,914.70
BLUE TARP FINANCIAL INC	P060659	43259224	272397	HAND CRANK HOSE REEL	\$608.14
CITY OF RICHLAND		08/2019 AUG	272179	CITY UTILITY BILLS AUG 2019	\$5,079.23
CREWSENSE LLC		0013477	272186	MONTHLY USER FEE SEP 2019	\$229.85
D&D TELECOMMUNICATION PROPERTIES LLC		638	272188	PERRY MONUMENT RD RENT 9/19	\$782.87
FRONTIER		08/19 2530045365	272192	SILVER CLOUD PHONE LINE	\$66.67
		09/19-2061880334		VHF PHONE LINE 08/19-09/18/19	\$423.06
PITNEY BOWES PURCHASE POWER		08/19 14823173	272341	POSTAGE 06/01/19-06/30/19	\$1.80
RESCUE NORTHWEST LLC	P060680	4486	272459	CMC RESCUE ROPE RESCUE MANUAL	\$65.65
	P060680			MANUAL, TRENCH RESCUE TECH, CM	\$65.65
	P060680			SHIPPING AND HANDLING	\$14.06
	P060680			SWIFTWATER RESCUE MANUAL	\$33.67
SEA WESTERN INC	P060650	INV1640	272215	HAIX FIRE HUNTER EXTERME	\$412.68
	P060650			HAIX FIRE HUNTER XTREME	\$412.68
	P060650			SHIPPING	\$39.96
VERIZON WIRELESS	P060714	9837013983	272228	WIRELESS CHARGES PRIMARY WCC	\$531.62
	P060714			WIRELESS CHARGES PRIMARY WCC	\$792.48
WASHINGTON STATE ASSN OF FIRE MARSHALS		3195	272229	2019 FPI REG BUECHLER/BYRD	\$900.00
FIRE TOTAL ****					\$23,797.26
Division:	130	POLICE			
ABADAN INC		AR75356	272234	PRINT SVCS STUDENT MANUALS	\$272.59
BANK OF AMERICA		TXN00046640	272497	JOHN E. REID AND ASSOC - MASON	\$575.00
		TXN00046643		OFFICE DEPOT - PAPER	\$269.75
		TXN00046651		OPTICSPLANET, INC. - HOLSTER	\$123.25
		TXN00046670		STAPLES - Credit	(\$31.91)
		TXN00046684		U.S. ELITE - BOOTS	\$193.45
		TXN00046698		STAPLES - ENVELOPES/PAPER/ENDT	\$364.61
		TXN00046701		7070 Dominos Pizza - MEAL 19-1	\$78.15
		TXN00046736		UPS 0000002654EE319	\$93.11
		TXN00046740		URM CASH N CARRY #3 - CITY FAI	\$196.51
		TXN00046747		MCDONALD'S F27674 - CALL OUT M	\$32.91
		TXN00046750		SMART FOODSERVICE - NNO HOTDOG	\$393.64
		TXN00046756		LN CURTIS - HANDCUFF POUCHES/R	\$553.86
		TXN00046768		IN ARROWHEAD SCIENTIFIC - SYR	\$112.89
		TXN00046769		NASRO - KANE REGISTRATION	\$495.00



City Of Richland

VL-1 Voucher Listing

From: 9/9/2019 To: 9/20/2019

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00046782	272497	GALLS - TACTICAL PANTS FIELD	\$59.71
		TXN00046800		MIDWAYUSA COM - RIFLE BAGS	\$693.78
		TXN00046801		MARIN CONSULTING ASSOCIA - STO	\$250.00
		TXN00046802		OPTICSPLANET, INC. - MOLLE CLI	\$375.71
		TXN00046812		COPS PLUS, INC - HOLDER AND HA	\$36.50
		TXN00046815		ALG AIR 9BG6YL - HENRY 19-	\$124.00
		TXN00046820		ALASKA AIR 0272136834052 - BR	\$447.00
		TXN00046822		TRI-TECH/NATIONAL LAW - RIFLE	\$246.75
		TXN00046823		PALACE ADV ROOM DEP - HENRY 19	\$85.04
		TXN00046828		DELTA AIR 0062383557870 - HE	\$136.00
		TXN00046829		MAGNUM ELECTRONICS - BATTERY C	\$604.40
		TXN00046832		TRI-TECH/NATIONAL LAW - DNA KI	\$443.50
		TXN00046847		STAPLES - PENS/ENVELOPES	\$227.73
		TXN00046850		N AMERICA RESCUE PRODUCT - TOU	\$81.86
		TXN00046860		DELTA AIR 0062383500035 - TA	\$141.60
		TXN00046871		DELTA AIR 0062383500036 - JU	\$141.60
		TXN00046880		DELTA AIR - GRANT DALLAS ICAC	\$848.00
		TXN00046892		STAPLES - STORAGE BOXES/TONER	\$255.10
		TXN00046894		TEEL TECHNOLOGIES - ADAPTER FO	\$240.00
		TXN00046897		UPS 0000002654EE329	\$34.15
		TXN00046903		Amazon.com MA8PW49Y1 - TACTICA	\$125.92
		TXN00046914		AMZN Mktp US MA8LV86T0 - ID CA	\$32.57
		TXN00046923		THE FAIRMONT HOTEL DALLA - MAR	\$171.74
		TXN00046926		COPQUEST INC - HOLSTER	\$52.61
		TXN00046927		MAGNUM ELECTRONICS - BATTERY C	\$231.58
		TXN00046933		Amazon Prime - DISPUTED CHARGE	\$129.23
		TXN00046941		COPS PLUS, INC - NARK TEST KIT	\$296.76
		TXN00046970		THE FAIRMONT HOTEL DALLA - WAR	\$686.96
		TXN00046971		MEDONTHEGOCOM - STERILE WATER	\$44.95
		TXN00046973		THE FAIRMONT HOTEL DALLA - GRI	\$686.96
		TXN00046974		GRIGGS ACE RICHLAND - KEYKRAFT	\$3.03
		TXN00046982		THE FAIRMONT HOTEL DALLA - CAI	\$686.96
		TXN00046983		OFFICE DEPOT #2766 - OFFICE CH	\$185.70
		TXN00046984		THE FAIRMONT HOTEL DALLA - ABA	\$686.96
		TXN00046985		THE FAIRMONT HOTEL DALLA - GOE	\$825.24
		TXN00046991		AMAZON - BATTERIES/CARGO NET	\$30.88
				AMZN Mktp US MO4BU8LR1 - TACTI	\$244.32
		TXN00046994		THE FAIRMONT HOTEL DALLA - DEN	\$686.96
		TXN00046998		THE FAIRMONT HOTEL DALLA - FLO	\$686.96
		TXN00047000		THE FAIRMONT HOTEL DALLA - GRA	\$686.96
		TXN00047004		INST. OF POLICE TECH & - EDWAR	\$795.00



City Of Richland

VL-1 Voucher Listing

From: 9/9/2019 To: 9/20/2019

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00047007	272497	AMAZON.COM MO7ST83C2 AMZN - US	\$91.20
		TXN00047009		THE FAIRMONT HOTEL DALLA - NEB	\$686.96
		TXN00047010		OFFICE DEPOT - BUSINESS CARDS	\$162.90
		TXN00047011		THE FAIRMONT HOTEL DALLA - HAM	\$686.96
		TXN00047014		AMZN Mktg US MA0MT7200 - TACTI	\$77.37
		TXN00047015		UNITED 0162468090513 - ED	\$795.00
		TXN00047027		UPS 0000002654EE339	\$37.81
		TXN00047034		AMZN Mktg US MO9AF9JX2 - ZEBRA	\$62.99
		TXN00047046		STAPLES - PENS/PRINTER INK	\$93.36
		TXN00047047		WALMART.COM 8009666546 - LOCK	\$33.66
		TXN00047056		STAPLES - PRINTER INK	\$39.52
		TXN00047071		KENNEWICK RANCH AND HOME - TES	\$26.59
		TXN00047080		STAPLES - PENS/STENO PADS/PAPE	\$260.33
		TXN00047085		CO SPOKANE W2E PLANT - DISPOSA	\$96.64
		TXN00047099		OPTICSPLANET, INC. - HANDCUFFS	\$72.74
		TXN00047112		COPS PLUS, INC - NARK TEST KIT	\$105.90
		TXN00047113		STAPLES - TONER CARTRIDGES	\$417.00
		TXN00047114		ID CARD GROUP - ID CARD OVERLA	\$68.45
		TXN00047118		AMZN Mktg US MO8Q290V1 - FLASH	\$83.71
		TXN00047127		SAFARILAND, LLC - PHOTOMACROGR	\$88.63
		TXN00047158		STAPLES - PVC ID CARDS	\$30.58
		TXN00047164		N AMERICA RESCUE PRODUCT -TOUR	\$185.41
		TXN00047169		GRIGGS ACE RICHLAND - HOSE/FAS	\$24.72
		TXN00047171		STAPLES - CUPS/SPOONS/FORKS/CA	\$126.84
		TXN00047182		RADIOPARTS.COM - RADIO TRAVEL	\$88.21
		TXN00047190		STAPLES - LABELWRITER	\$163.76
		TXN00047197		AMZN Mktg US MO4QN8BV1 - FLASH	\$478.25
BERGER, KEVIN		19-434 BERGER	272396	19-434 RDD STABILIZTN	\$448.02
BUSH CAR WASH		6918	272255	RPD VEH WASHES-AUGUST (102)	\$587.50
CASCADE NATURAL GAS CORP		08/19-75997100005	272257	NAT GAS 871 GW WAY 07/18-8/19	\$14.11
CHARTER COMMUNICATIONS		090967501090119	272403	RPD INTERNET SRVCS 9/1-9/30	\$78.09
CITY OF RICHLAND		08/2019 AUG	272179	CITY UTILITY BILLS AUG 2019	\$7,899.98
DESERTGREEN LAWN & TREE CARE LLC		213106	272274	WEED CONTROL RPD	\$119.73
DOMESTIC VIOLENCE SERVICES		25308	272275	DOMESTIC VIOLENCE SRVCS-JUL 19	\$888.50
FIRSTLINE BUSINESS SYSTEMS INC		8720	272291	RECORD SUP AGRMNT 10/19-10/20	\$1,031.70
GALLS, LLC	P060605	BC0914007	272193	CUSTOMER SPECIFIC EMBLEM	\$2.45
	P060605			SHIPPING	\$10.86
	P060605			UX420N DKNV DKNV - HERO'S PRID	\$7.55
	P060605			SH084 DKNV LG REG - ELBECO SHO	\$96.31
	P060605			SR611 MDNV LG REG - 5.11 TACTI	\$60.18
	P060605			CUSTOMER SPECIFIC EMBLEM	\$2.45



City Of Richland

VL-1 Voucher Listing

From: 9/9/2019 To: 9/20/2019

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
GALLS, LLC	P060605	BC0914007	272193	CUSTOMER SPECIFIC EMBLEM	\$2.45
	P060605			SH086 DKNV 165 35 - ELBECO	\$112.08
	P060605			NAME STRIP LAST NAME ONLY: YA	\$2.17
	P060605			RPD PATCH RIGHT SLEEVE	\$1.23
	P060605			RPD PATCH LEFT SLEEVE	\$1.23
	P060605			TR666 MDNV 32 OB - 5.11 TACTIC	\$180.53
	P060605			ADJUST FOR TAX	(\$0.03)
	P060605			CUSTOMER SPECIFIC EMBLEM	\$2.45
IRON MOUNTAIN INC		BXLX069	272297	SHRED SVC 13260 7/24-8/27/19	\$136.78
JUDGE, DARRYL		19-435 JUDGE	272432	19-435 RDD STABILIZTN	\$448.02
LANGUAGE LINE SERVICES LLC		4638340	272314	NONEMERGENCY TRANSLATION-AUG	\$12.12
LARSEN GUNSMITHING & FIREARMS	P060126	9633	272201	CBR37	\$13.03
OXARC INC		60473489	272332	CYLINDER RENTAL	\$8.68
PECK, CERISE		090619	272453	REIMB WA VIPS BBQ	\$19.48
PITNEY BOWES PURCHASE POWER		08/19 14823173	272341	POSTAGE 06/01/19-06/30/19	\$416.35
RINGOLD EMBROIDERY		1355	272344	EMBROIDERY SHIRTS/STOCK	\$127.99
		1373		NAME PATCHES VELCRO	\$23.35
RIVER CITY TOWING INC		17292	272345	TOW CHARGE	\$48.87
		17299		TOW CHARGE	\$48.87
		17305		TOW CHARGE	\$48.87
		17309		TOW CHARGE	\$48.87
		17312		TOW CHARGE	\$48.87
		17313		TOW CHARGE	\$167.24
		17316		TOW CHARGE	\$48.87
SOUND UNIFORM SOLUTIONS / BRATWEAR	P059994	201908SU213	272470	TASER POCKET - X-26P	\$48.87
	P059994			JMP93LTDN - SUMMER WEIGHT	\$407.25
	P059994			UAZIPS - UNDERARMS ZIPPERS W V	\$27.15
	P059994			SHIPPING	\$20.09
	P059994			ZIPA PKTS - ZIPPER SIDE ENTRY	\$13.03
	P059994			EMBNTAG - EMBROIDERED NAME TAG	\$8.69
TRANS UNION RISK & ALTERNATIVE DATA		09/19-204527	272367	RPD RECORDS SEARCH-AUG	\$119.46
TREASURE VALLEY COFFEE CO		105439	272368	RPD COFFEE DELIVERY	\$174.35
VERIZON WIRELESS	P060714	9837013983	272228	WIRELESS CHARGES PRIMARY WCC	\$4,981.12
WASHINGTON STATE PATROL		I20001283	272377	BACKGROUND CHECKS-AUG 2019	\$34.25
XEROX CORPORATION		097804131	272383	LX5-691308 5/20-6/30/19 PRINTS	(\$95.35)
		097840475		LX5-691308 PRINTS 5/20-6/27/19	\$95.35
		097858341		LX5-691344 BASE/PRINTS-JUNE	\$143.24
		098019424	272572	3UA-295577 BSE/PRINTS AUG	\$197.15
		098019425	272492	3UA-296468 BASE/PRINTS-AUGUST	\$146.24
		098019426		8TB-339058 BASE/PRINTS-AUGUST	\$452.60
		098019427		8TB-339098 BASE/PRINTS-AUGUST	\$151.41



City Of Richland

VL-1 Voucher Listing

From: 9/9/2019 To: 9/20/2019

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
XEROX CORPORATION		098019436	272492	3UA-295171 BASE/PRINTS-AUGUST	\$256.22
POLICE TOTAL ****					\$42,655.90
Division:	210	ADMINISTRATIVE SERVICES			
BANK OF AMERICA		TXN00046705	272497	OFFICE DEPOT - BUSINESS CARDS	\$27.15
		TXN00047086		WAL-MART #3261 - MEETING SUPPL	\$46.75
		TXN00047161		STONE SOUP-BUDGET MEETING-CK,	\$30.79
		TXN00047180		STONE SOUP-BUDGET MEETINGS, CK	\$42.98
VERIZON WIRELESS	P060714	9837013983	272228	WIRELESS CHARGES PRIMARY WCC	\$39.78
ADMINISTRATIVE SERVICES TOTAL ****					\$187.45
Division:	211	FINANCE			
BANK OF AMERICA		TXN00046693	272497	STAPLES - PAPER AND PLASTIC BI	\$101.66
		TXN00046705		OFFICE DEPOT - BUSINESS CARDS	\$27.15
				OFFICE DEPOT - BUSINESS CARDS	\$27.15
		TXN00046720		STAPLES - ENV, TAPE, PREP-PADS	\$40.55
		TXN00046778		FRED-MEYER #0163 - Purchase	\$26.90
		TXN00046806		PIZZA HUT 10429 - Purchase	\$35.47
		TXN00046827		STAPLES - Purchase	\$68.24
COLUMBIA INDUSTRIES SUPPORT LLC		0087696	272264	ON SITE SHREDDING WO#0150114	\$39.22
		0087731		ON SITE SHRED WO#0150113	\$39.22
FEDERAL EXPRESS CORP		6-723-21411	272288	FED EX SHIPPING CHRGS INFOSEND	\$8.48
INFOSEND, INC.		152517	272296	INSERTS, POSTAGE,UB 3/1-3/31	\$2,685.51
				INSERTS, POSTAGE,UB 3/1-3/31	\$10,602.51
		152534		OCR SAMPLES 2/19-03/19	\$222.41
NCR PAYMENT SOLUTIONS, FL, LLC		6761	272329	MERCHANT SVC CHRGS AUG 19	\$40,842.91
PITNEY BOWES PURCHASE POWER		08/19 14823173	272341	POSTAGE 06/01/19-06/30/19	\$949.70
				POSTAGE 06/01/19-06/30/19	\$512.60
REDSSON LTD		200096	272339	PORTAL SERVICE LACATES-AUG 19	\$258.00
STATE AUDITOR'S OFFICE		L132513	272472	AUDIT SERVICES-AUGUST 2019	\$684.98
US BANK N A		AUGUST 2019	272371	POOLED INVESTEMENT CUSTODY FEE	\$192.00
VERIZON WIRELESS	P060714	9837013983	272228	WIRELESS CHARGES PRIMARY WCC	\$40.59
	P060714			WIRELESS CHARGES PRIMARY WCC	\$49.91
XEROX CORPORATION		098019444	272383	8TB-337985 BASE 07/21-08/21/19	\$315.26
FINANCE TOTAL ****					\$57,770.42
Division:	212	PURCHASING			
BANK OF AMERICA		TXN00046692	272497	OFFICE DEPOT/COPY PAPER,PENS,M	\$25.64
				OFFICE DEPOT/ISSUE,COPY PAPER	\$44.99
		TXN00046717		OFFICE DEPOT - BUSINESS CARDS	\$10.86
		TXN00046873		HOME DEPOT/PLYWOOD	\$136.05
		TXN00047010		OFFICE DEPOT - BUSINESS CARDS	\$32.58
		TXN00047108		SUPERSHUTTLE EXECUCARAUS - Tra	\$31.48



City Of Richland

VL-1 Voucher Listing

From: 9/9/2019 To: 9/20/2019

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CITY OF RICHLAND		08/2019 AUG	272179	CITY UTILITY BILLS AUG 2019	\$1,716.35
PARADISE BOTTLED WATER CO	S018399	08/19-PURCHASING	272452	BOTTLED WATER CHARGES FOR 2019	\$61.41
PITNEY BOWES PURCHASE POWER		08/19 14823173	272341	POSTAGE 06/01/19-06/30/19	\$0.50
ROBINSON, CATHY		19-142 ROBINSON	272465	19-142 19 NIGP NAT FRM	\$659.72
VERIZON WIRELESS	P060714	9837013983	272228	WIRELESS CHARGES PRIMARY WCC	\$20.17
PURCHASING TOTAL ****					\$2,739.75
Division:	213	INFORMATION TECHNOLOGY			
AVANTECH INC	S018340	19-3498	272390	MICHELLE JOHNSON, HR GENERALIS	\$2,949.12
BANK OF AMERICA		TXN00046648	272497	AMAZON,SPIGEN LIQUID AIR ARMOR	\$238.80
		TXN00046685		SHELF TAG SUPPLY CORP,128-B BA	\$92.08
		TXN00046709		FS COM INC,30M TRANSCEIVER MOD	\$236.00
		TXN00046754		UDEMY ONLINE COURSES,ITIL EXAM	\$21.98
		TXN00046821		SHELF TAG SUPPLY CORP,MAGNETIC	\$532.32
		TXN00046830		DNH GODADDY.COM,CERTIFICATE	\$127.98
		TXN00046937		STAPLES,OFFICE SUPPLIES	\$45.91
		TXN00046987		DELL,OPTIPLEX 5060 MICRO	\$642.97
		TXN00047003		DELL,MK540 WIRELESS AND MOUSE	\$56.03
		TXN00047041		CONFERENCE SOLUTIONS,WFOA CONF	\$525.00
		TXN00047055		STAPLES,PENS SCREEN CLEANER WI	\$42.13
		TXN00047111		DELL,LITHIUM BATTERY	\$39.29
		TXN00047116		ADOBE CREATIVE CLOUD,ADOBE	\$651.47
		TXN00047129		ADOBE CREATIVE CLOUD,ADOBE	\$651.47
		TXN00047149		DION TRAINING SOLUTION,ITIL 4	\$299.00
		TXN00047170		STAPLES,AIR DUSTER CANS DRY ER	\$38.84
		TXN00047185		FORMS FULFILLMENT CENT,PURPLE	\$886.50
		TXN00047195		ADOBE CREATIVE CLOUD,CLOUD RE	(\$651.47)
BERRY DUNN MCNEIL & PARKER, LLC	P058605	380840	272174	Estimated Travel for Implement	\$1,175.00
	P058605			Professional Implementation	\$5,776.00
	P058605	381474		Professional Implementation	\$10,944.00
	P058605			Estimated Travel for Implement	\$1,227.27
	P058605	382466		Professional Implementation	\$8,930.00
	P058605			Estimated Travel for Implement	\$1,411.13
CERIUM NETWORKS INC	P060733	1078346	272401	ENGINEER REMOTE SYS PROGRAMMIN	\$4,257.12
GRANICUS	P060731	110842	272422	GOVACCESS INDEPENDENT SUBSITE	\$1,357.50
PURE FILTRATION PRODUCTS, INC.	P060696	56128	272456	ZLP24242: 24"X24"X2" Z-LINE ME	\$63.34
	P060696			ZLP16252: 16"X25"X2" Z-LINE ME	\$46.26
	P060696			SHIPPING	\$22.81
	P060696			ZLP24244: 24"X24"X4" Z-LINE ME	\$56.36
	P060696			ZLP20204: 20"X20"X4" Z-LINE ME	\$52.78
SMARSH, INC.	P060015	INV00541785	272216	ANNUAL RENEWAL MESSAGE/WEB	\$2,208.30
VERIZON WIRELESS	P060714	9837013983	272228	WIRELESS CHARGES PRIMARY WCC	\$329.64



City Of Richland

VL-1 Voucher Listing

From: 9/9/2019 To: 9/20/2019

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
VERIZON WIRELESS	P060714	9837013983	272228	WIRELESS CHARGES PRIMARY WCC	\$15.02
INFORMATION TECHNOLOGY TOTAL ****					\$45,297.95
Division:	220	HUMAN RESOURCES			
BANK OF AMERICA		TXN00046705	272497	OFFICE DEPOT - BUSINESS CARDS	\$27.15
		TXN00046708		ESS-BACKGROUND CHECKS	\$75.00
		TXN00046711		AMAZON- BOOK, QUESTIONS TO ASK	\$14.73
		TXN00046717		OFFICE DEPOT - BUSINESS CARDS	\$10.86
		TXN00046718		ESS-BACKGROUND CHECKS	\$82.00
		TXN00046721		WPY WAPRO - FALL CONF BELLVUE,	\$175.00
		TXN00046759		AMZN-STANDING MATS	\$258.80
		TXN00046771		STAPLES - CHAIR MAT	\$340.43
		TXN00046833		SHRM-PRO. MEMBERSHIP-J. DAVIS	\$189.00
		TXN00046865		STAPLES - RUB. FINGER, YELLOW	\$61.57
		TXN00046911		STAPLES - FOLDERS	\$82.62
		TXN00046920		ESS-BACKGROUND CHECKS	\$113.00
		TXN00046928		AMAZON,CISCO KEY EXPANSION MOD	\$297.57
		TXN00046949		ESS-BACKGROUND CHECKS	\$259.00
		TXN00046975		OFFICE DEPOT BUSINESS CARDS -	\$54.30
		TXN00047022		MRSC-PRA REQ. FOR SEN. & PERS.	\$35.00
		TXN00047044		ESS-BACKGROUND CHECKS	\$5.00
		TXN00047053		ESS-BACKGROUND CHECKS	\$135.50
		TXN00047058		ESS-BACKGROUND CHECKS	\$55.00
		TXN00047098		HARRINGTON'S - RTRMNT PLAQUE -	\$93.18
		TXN00047144		SIMPLIFY COMP. - FMLA CLASS, R	\$549.00
		TXN00047147		ESS-BACKGROUND CHECKS	\$1,113.50
		TXN00047173		DELTA AIR -BLR FMLA CLASS, R P	\$288.00
BIOSH		6034	272250	DOT DRUG/ALCOHOL SCREEN	\$60.00
CANON FINANCIAL SERVICES, INC		20551982	272539	CANON-IRC55501-XLG04984-AUG	\$393.08
		20551983		CANON-IRC55501-XLG04987-SEPT	\$28.00
CITY OF KENNEWICK		014076	272542	BACKGROUND INVESTIGATIONS	\$1,398.92
COLUMBIA INDUSTRIES SUPPORT LLC		0087730	272264	ONSITE SHRED SRVCE WO#0150099	\$35.50
EQUALIZER POLYGRAPH & INVESTIGATIONS, LLC		19-1701	272283	PRE-EMPLOYMENT POLYGRAPH	\$500.00
		19-1703		PRE-EMPLOYMENT POLYGRAPH	\$500.00
		19-1707		PRE-EMPLOYMENT POLYGRAPH	\$500.00
MOON, TAE-IM PHD		08302019	272327	PSYCH EVAL-PRE EMP C HAMILTON	\$800.00
NORTHWEST PUBLIC POWER ASSOCIATION		55734	272447	AD-PROTECT TECH I-ENG TECH III	\$165.00
PITNEY BOWES PURCHASE POWER		08/19 14823173	272341	POSTAGE 06/01/19-06/30/19	\$3.65
THE WESLEY GROUP		21801	272363	LABOR NEGOTIATION SERVICES	\$4,120.00
VERIZON WIRELESS	P060714	9837013983	272228	WIRELESS CHARGES PRIMARY WCC	\$39.78
WASHINGTON STATE PATROL		I20001284	272377	BACKGROUND CHECK K WRIGHT	\$11.00
HUMAN RESOURCES TOTAL ****					\$12,870.14



City Of Richland

VL-1 Voucher Listing

From: 9/9/2019 To: 9/20/2019

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
Division:	300	DEVELOPMENT SERVICES ADMIN			
BANK OF AMERICA		TXN00046639	272497	EB 2019 WESTERN PLANN - CONF.	\$335.00
		TXN00046741		WPY WAPRO - FALL CONF REG.- .L	\$175.00
		TXN00046785		JIMMY JOHNS - MEETING - K.JENS	\$13.76
		TXN00046992		STAPLES - CUSTOM ADDRESS STAMP	\$31.49
		TXN00047196		JIMMY JOHNS - PRE-PC PLAN MTG	\$58.60
VERIZON WIRELESS	P060714	9837013983	272228	WIRELESS CHARGES PRIMARY WCC	\$119.88
DEVELOPMENT SERVICES ADMIN TOTAL ****					\$733.73
Division:	301	DEVELOPMENT SERVICES			
BANK OF AMERICA		TXN00046656	272497	AMAZON,CISCO UC PHONE 8841	\$168.30
		TXN00046717		OFFICE DEPOT - BUSINESS CARDS	\$43.44
		TXN00046761		STAPLES - CLIPBD, STAMPER, HOO	\$47.66
		TXN00046773		STAPLES - 'S' HOOKS	\$11.07
		TXN00046853		INT'L CODE COUNCIL INC - ONLIN	\$79.00
		TXN00046887		OFFICE DEPOT/STAND UP DESKS	\$807.88
		TXN00047010		OFFICE DEPOT - BUSINESS CARDS	\$54.30
PITNEY BOWES PURCHASE POWER		08/19 14823173	272341	POSTAGE 06/01/19-06/30/19	\$88.30
VERIZON WIRELESS	P060714	9837013983	272228	WIRELESS CHARGES PRIMARY WCC	\$531.39
DEVELOPMENT SERVICES TOTAL ****					\$1,831.34
Division:	302	REDEVELOPMENT			
BANK OF AMERICA		TXN00046749	272497	SQ POWERFUL CONNEC -ANNUAL DU	\$200.00
		TXN00046792		UNITED - SEAT SELECT. - TRIP	\$21.00
		TXN00046793		UNITED - SEAT SELECT. - TRIP	\$21.00
		TXN00046808		UNITED- IEDC CONF TRAVEL, M.WA	\$417.99
		TXN00046813		UNITED - SEAT SELECT. - TRIP 1	\$21.00
		TXN00046814		UNITED - SEAT SELECT. - TRIP 1	\$21.00
		TXN00046843		CLEARWATER CASINO RESORT - TRI	\$462.87
		TXN00046906		IEDC ONLINE - CONF. REG., M.WA	\$833.75
PITNEY BOWES PURCHASE POWER		08/19 14823173	272341	POSTAGE 06/01/19-06/30/19	\$16.65
SHI INTERNATIONAL CORP	P060722	B10569213	272564	ADOBE INDESIGN CC FOR TEAMS, P	\$247.84
REDEVELOPMENT TOTAL ****					\$2,263.10
Division:	303	LIBRARY			
BANK OF AMERICA		TXN00046650	272497	OVERDRIVE DIGITAL	\$132.48
		TXN00046659		OVERDRIVE DIGITAL	\$1,397.57
		TXN00046687		INGRAM BOOKS	\$583.36
		TXN00046724		INGRAM BOOKS	\$70.92
		TXN00046746		INGRAM BOOKS	\$317.50
		TXN00046784		POLK DIRECTORY	\$358.38
		TXN00046786		INGRAM BOOKS	\$1,390.35
		TXN00046818		MIDWEST DVD	\$453.09



City Of Richland

VL-1 Voucher Listing

From: 9/9/2019 To: 9/20/2019

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00046835	272497	DEMCO INC - Purchase	\$544.15
		TXN00046856		THE CENTENNIAL HOTEL - Purchas	\$290.72
		TXN00046881		INGRAM BOOKS	\$538.33
		TXN00046893		THE CENTENNIAL HOTEL - Purchas	\$290.72
		TXN00046900		COSTCO WHSE #0486 - Purchase	\$28.20
		TXN00046901		INGRAM BOOKS	\$193.66
		TXN00046904		OVERDRIVE DIGITAL	\$80.99
		TXN00046932		INGRAM BOOKS	\$670.90
		TXN00046948		MORNINGSTAR DATABASE	\$4,300.00
		TXN00046951		BLACKSTONE AUDIOBOOK	\$494.99
		TXN00046956		STAPLES - Purchase	\$67.14
		TXN00047039		STAPLES - Purchase	\$53.39
		TXN00047051		COSTCO WHSE #0486 - Purchase	\$36.90
		TXN00047066		INGRAM BOOKS	\$98.29
		TXN00047083		OVERDRIVE DIGITAL	\$758.41
		TXN00047091		HOBBY-LOBBY #457 - Purchase	\$15.99
		TXN00047092		OVERDRIVE DIGITAL	\$32.99
		TXN00047100		FRED-MEYER #0163 - Purchase	\$4.33
		TXN00047109		INGRAM BOOKS	\$655.95
		TXN00047110		INGRAM BOOKS	\$936.02
		TXN00047124		INGRAM IPAGE DATABASE	\$350.00
		TXN00047126		INGRAM BOOKS	\$199.51
		TXN00047136		WM SUPERCENTER #3261 - Purchas	\$3.19
		TXN00047137		OVERDRIVE DIGITAL	\$51.93
		TXN00047141		MIDWEST DVD	\$121.94
		TXN00047151		MIDWEST DVD	\$844.41
		TXN00047154		DEMCO INC - Purchase	\$106.47
		TXN00047189		INGRAM BOOKS	\$72.00
CITY OF RICHLAND		08/2019 AUG	272179	CITY UTILITY BILLS AUG 2019	\$12,099.51
MIDWEST TAPE		97875220	272442	AUGUST 2019 DIGITAL DATABASES	\$4,272.79
PITNEY BOWES PURCHASE POWER		08/19 14823173	272341	POSTAGE 06/01/19-06/30/19	\$667.13
VERIZON WIRELESS	P060714	9837013983	272228	WIRELESS CHARGES PRIMARY WCC	\$74.99
XEROX CORPORATION		097840480	272492	3UA-295169 BASE CHRGE JUL 19	\$75.40
		098019432		3UA-295134 BASE CHRGE AUG 19	\$97.80
		098019433		3UA-296344 BASE/PRINTS AUG 19	\$430.23
		161612555		LX5692939 EQUIP CARRYING CHRGS	\$19.84
LIBRARY TOTAL ****					\$34,282.86
Division:	330	PARKS & RECREATION ADMIN			
ACTIVE NETWORK LLC	P060572	11111388	272493	EPSON T-88V (USB) THERMAL RECE	\$384.66
	P060572			260 RIBBON, GREEN COLOR RIBBON	\$298.65
	P060572			EPSON THERMAL RECEIPT PAPER	\$203.08



City Of Richland

VL-1 Voucher Listing

From: 9/9/2019 To: 9/20/2019

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00046686	272497	WPY WAPRO - Fall Conference Pa	\$175.00
		TXN00046697		TC INK - SHIRTS	\$851.42
		TXN00046700		WPY WAPRO - RECORDS OFFICER ME	\$25.00
VERIZON WIRELESS	P060714	9837013983	272228	WIRELESS CHARGES PRIMARY WCC	\$1,228.00
PARKS & RECREATION ADMIN TOTAL ****					\$3,165.81
Division:	331	PARKS & REC - RECREATION			
BANK OF AMERICA		TXN00046649	272497	HOME DEPOT - ATOMIC DAYS - A H	\$143.06
		TXN00046667		HOME DEPOT - ATOMIC DAYS - A H	\$90.31
		TXN00046695		HOME DEPOT - ATOMIC DAYS - A H	\$35.66
		TXN00046710		WM SUPERCENTER #3380 - NNO SCH	\$229.47
		TXN00046734		HOME DEPOT - ATOMIC DAYS - A H	\$285.92
		TXN00046752		HOME DEPOT - ATOMIC DAYS - A H	\$107.21
		TXN00046770		200 - Movie License	\$463.00
		TXN00046776		WM SUPERCENTER #3380 -NNO COOK	\$96.59
		TXN00046779		FRED-MEYER #0286 - POOL STAFF	\$21.99
		TXN00046795		SIGNSIMPL LLC,PERSONAL PLAN	\$16.00
		TXN00046797		COSTCO WHSE #0486 -SWIM TEAM S	\$18.99
		TXN00046798		LAPEL PINS PLUS NETWORK L - AT	\$1,470.00
		TXN00046805		HOME DEPOT - ATOMIC DAYS - A H	\$13.34
		TXN00046819		200 - Movie License	\$70.25
		TXN00046824		HOME DEPOT - ATOMIC DAYS - A H	\$28.24
		TXN00046825		HOME DEPOT - ATOMIC DAYS - A H	\$126.32
		TXN00046831		HOME DEPOT - ATOMIC DAYS - A H	(\$117.27)
		TXN00046838		HOME DEPOT - ATOMIC DAYS - A H	\$147.66
		TXN00046839		HOME DEPOT - ATOMIC DAYS - A H	\$37.13
		TXN00046854		500 Sign Holders	\$80.82
		TXN00046863		HOME DEPOT - ATOMIC DAYS - A H	\$51.41
		TXN00046864		COSTCO WHSE #0486 - OFFICE STO	\$31.47
		TXN00046876		WAL-MART #3380 - OFFICE STORAG	\$197.30
		TXN00046889		WAL-MART #3380 - NNO CREDIT ON	(\$29.13)
		TXN00046912		URM CASH N CARRY #3 - BFFR PAR	\$145.32
		TXN00046919		SMART FOODSERVICE 575 -BFFR PA	\$234.75
		TXN00046929		HOME DEPOT - ATOMIC DAYS - A H	\$101.86
		TXN00046938		Printer Toner	\$112.39
		TXN00046939		HOME DEPOT - ATOMIC DAYS - A H	\$8.63
		TXN00046954		AMZN Mktp US MO8RV34X2 - OFFIC	\$14.88
		TXN00046957		FRED-MEYER #0286 - SEASON END	\$54.98
		TXN00046960		HOME DEPOT - ATOMIC DAYS - A H	\$194.44
		TXN00046962		AMZN Mktp US MO7UN1L32 - OFFIC	\$23.88
		TXN00046963		200 - Stamp	\$23.84
		TXN00046969		HOME DEPOT - ATOMIC DAYS - A H	\$19.20



City Of Richland

VL-1 Voucher Listing

From: 9/9/2019 To: 9/20/2019

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00046979	272497	COSTCO WHSE #0486 - SPEAKERS F	\$260.62
		TXN00046980		COSTCO WHSE #0486 - 2 SPEAKERS	\$260.62
		TXN00046990		COSTCO WHSE #0486 - SPEAKERS F	\$325.78
		TXN00046995		WWW.TICKETPRINTING.COM - ATOMI	\$269.49
		TXN00047001		COSTCO WHSE #0486 - Credit SPE	(\$325.78)
		TXN00047005		WALMART - ATOMIC DAYS - A HOUS	\$29.97
		TXN00047006		HOME DEPOT - ATOMIC DAYS - A H	\$142.50
		TXN00047010		OFFICE DEPOT - BUSINESS CARDS	\$27.15
		TXN00047043		time scheduling SW	\$29.95
		TXN00047064		HOME DEPOT ATOMIC DAYS BANNER	\$15.89
		TXN00047145		TV mounts for RCC	\$67.96
		TXN00047165		TV mounts for RCC	\$168.30
		TXN00047187		STICKER MULE - ATOMIC FRONTIER	\$773.28
		TXN00047198		DELTA AIR 0062386071675 - S.	\$258.00
CAMARENA LATIN RHYTHMS		AUGUST 2019	272176	DANCE INSTRUCTOR-AUGUST	\$1,248.80
ELIZABETH E TROST			272416	AUGUST CLASS-7611	\$219.45
MASON, PATTI L			272204	FITNESS CLASSES-AUGUST 19	\$530.43
MILLER, JO ANN			272443	DANCE INSTRUCTOR-AUGUST	\$536.91
PITNEY BOWES PURCHASE POWER		08/19 14823173	272341	POSTAGE 06/01/19-06/30/19	\$18.39
TREASURE VALLEY COFFEE CO		105482	272477	COFFEE FOR RCC	\$180.00
US LINEN & UNIFORM		2354988-	272372	FLOOR MATS RCC 500 AMON	\$0.44
		2415802		FLOOR MATS RCC 500 AMON	\$16.59
		2423487	272481	500-ENTRY MATS-RCC	\$16.29
PARKS & REC - RECREATION TOTAL ****					\$9,620.94
Division:	335	PARKS & REC - PARKS&FACILITIES			
ARAMARK UNIFORM SERVICES INC	S018471	08/19-934962000	272171	LINEN CHARGES FOR AUGUST, 2019	\$333.21
BANK OF AMERICA		TXN00046641	272497	WAL MART - QUARTERLY MEETING L	\$75.81
		TXN00046645		COSTCO WHSE #0486 - NNO BACKPA	\$123.72
		TXN00046647		AMAZON - SPRAY PAINT	\$84.60
		TXN00046657		PLUMBING-PARKWAY FOUNTAIN REP	\$1,878.47
		TXN00046680		CLAIM ADJ/IN HOME IMPROV - FR	(\$494.66)
		TXN00046696		HARBOR FREIGHT - TOOLS FOR TRU	\$31.47
		TXN00046703		THE HOME DEPOT - SAWSALL BLADE	\$33.54
		TXN00046706		HOME DEPOT - HVAC PARTS - LIBR	\$107.89
		TXN00046723		OFFICE DEPOT - LABEL TAPE	\$25.85
		TXN00046729		MEAT STORE - QUARTERLY MEETING	\$177.04
		TXN00046739		IMLSS WA - SECURITY-MAG LOCKS	\$255.86
		TXN00046748		IMLSS WA - SECURITY-MAG LOCKS	\$255.86
		TXN00046763		Amazon Prime - OFFICE SUPPLIES	\$14.11
		TXN00046849		IMPRINT.COM - YARD SIGNS FOR P	\$86.91
		TXN00046851		NW PLAYGROUND - REPLACEMENT PA	\$388.01



City Of Richland

VL-1 Voucher Listing

From: 9/9/2019 To: 9/20/2019

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00046861	272497	AMAZON.- GLOVES / HOLDER	\$90.69
		TXN00046868		HARBOR FREIGHT - LATEX GLOVES/	\$16.28
		TXN00046869		AMAZON - EAR PLUGS / DISPENSER	\$67.28
		TXN00046874		AMAZON - FILE HANGERS	\$32.56
		TXN00046890		AMAZON. - LADDER	\$260.62
		TXN00046952		FOUNTAIN PEOPLE - SPLASH PAD V	\$841.17
		TXN00046964		GLOBAL IND - BUBBLER	\$437.16
		TXN00047023		AMAZON - ECHO SPEED FEED HEAD	\$76.00
		TXN00047036		RANCH AND HOME - CP FIELD RENO	\$173.72
		TXN00047038		BIG 5 - PLAYGROUND REPAIR - NE	\$21.70
		TXN00047045		HOME DEPOT - DOOR MAINT. - TRA	\$7.42
		TXN00047049		AMAZON - CELL SCREEN PROTECTOR	\$9.76
		TXN00047054		HARBOR FREIGHT - WRENCH COMBO,	\$72.74
		TXN00047060		AMAZON - GLOVES/HOLDER, FILE H	\$123.24
		TXN00047061		HOME DEPOT - HAND CUFF HANGER	\$3.84
		TXN00047063		HOME DEPOT - DRINKING FOUNTAIN	\$98.13
		TXN00047068		SUPPLY WORKS - HAND SANITIZER	\$270.54
		TXN00047072		AMAZON - CREDIT - LOST ORDER	(\$90.69)
		TXN00047073		OFFICE DEPOT DRY ERASE PENS	\$8.79
		TXN00047074		AMAZON - POLYETHYLENE BOTTLES	\$38.65
		TXN00047081		OFFICE DEPOT - DRY ERASE PENS	\$42.35
		TXN00047082		AMAZON - CREDIT - LOT ORDER	(\$32.56)
		TXN00047084		AMAZON - RETURNED - GETTING CR	\$49.80
		TXN00047090		STEEBERS - KEYS	\$6.52
		TXN00047155		AMAZON - SHARPIES, 3 ID HOLDER	\$120.36
		TXN00047163		AMAZON/POOL TEST KITS	\$268.18
CITY OF RICHLAND	08/2019 AUG		272179	CITY UTILITY BILLS AUG 2019	\$295.58
				CITY UTILITY BILLS AUG 2019	\$289.99
				CITY UTILITY BILLS AUG 2019	\$317.05
				CITY UTILITY BILLS AUG 2019	\$298.25
				CITY UTILITY BILLS AUG 2019	\$270.47
				CITY UTILITY BILLS AUG 2019	\$314.50
				CITY UTILITY BILLS AUG 2019	\$321.75
				CITY UTILITY BILLS AUG 2019	\$335.99
				CITY UTILITY BILLS AUG 2019	\$268.60
				CITY UTILITY BILLS AUG 2019	\$343.30
				CITY UTILITY BILLS AUG 2019	\$360.40
				CITY UTILITY BILLS AUG 2019	\$467.75
				CITY UTILITY BILLS AUG 2019	\$420.71
				CITY UTILITY BILLS AUG 2019	\$445.08
				CITY UTILITY BILLS AUG 2019	\$452.91



City Of Richland

VL-1 Voucher Listing

From: 9/9/2019 To: 9/20/2019

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CITY OF RICHLAND		08/2019 AUG	272179	CITY UTILITY BILLS AUG 2019	\$460.90
				CITY UTILITY BILLS AUG 2019	\$454.15
				CITY UTILITY BILLS AUG 2019	\$324.50
				CITY UTILITY BILLS AUG 2019	\$151.20
				CITY UTILITY BILLS AUG 2019	\$99.15
				CITY UTILITY BILLS AUG 2019	\$106.17
				CITY UTILITY BILLS AUG 2019	\$117.19
				CITY UTILITY BILLS AUG 2019	\$122.95
				CITY UTILITY BILLS AUG 2019	\$123.75
				CITY UTILITY BILLS AUG 2019	\$123.80
				CITY UTILITY BILLS AUG 2019	\$127.44
				CITY UTILITY BILLS AUG 2019	\$133.06
				CITY UTILITY BILLS AUG 2019	\$970.75
				CITY UTILITY BILLS AUG 2019	\$134.87
				CITY UTILITY BILLS AUG 2019	\$470.21
				CITY UTILITY BILLS AUG 2019	\$141.00
				CITY UTILITY BILLS AUG 2019	\$135.66
				CITY UTILITY BILLS AUG 2019	\$147.05
				CITY UTILITY BILLS AUG 2019	\$263.70
				CITY UTILITY BILLS AUG 2019	\$153.85
				CITY UTILITY BILLS AUG 2019	\$158.15
				CITY UTILITY BILLS AUG 2019	\$166.50
				CITY UTILITY BILLS AUG 2019	\$172.52
				CITY UTILITY BILLS AUG 2019	\$172.60
				CITY UTILITY BILLS AUG 2019	\$175.00
				CITY UTILITY BILLS AUG 2019	\$175.06
				CITY UTILITY BILLS AUG 2019	\$180.20
				CITY UTILITY BILLS AUG 2019	\$192.75
				CITY UTILITY BILLS AUG 2019	\$195.73
				CITY UTILITY BILLS AUG 2019	\$204.75
				CITY UTILITY BILLS AUG 2019	\$221.97
				CITY UTILITY BILLS AUG 2019	\$229.55
				CITY UTILITY BILLS AUG 2019	\$142.91
				CITY UTILITY BILLS AUG 2019	\$2,146.27
				CITY UTILITY BILLS AUG 2019	\$1,544.45
				CITY UTILITY BILLS AUG 2019	\$1,584.40
				CITY UTILITY BILLS AUG 2019	\$1,584.90
				CITY UTILITY BILLS AUG 2019	\$1,627.15
				CITY UTILITY BILLS AUG 2019	\$1,668.55
				CITY UTILITY BILLS AUG 2019	\$1,706.27
				CITY UTILITY BILLS AUG 2019	\$1,728.60



City Of Richland

VL-1 Voucher Listing

From: 9/9/2019 To: 9/20/2019

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CITY OF RICHLAND		08/2019 AUG	272179	CITY UTILITY BILLS AUG 2019	\$1,767.95
				CITY UTILITY BILLS AUG 2019	\$1,778.48
				CITY UTILITY BILLS AUG 2019	\$1,785.34
				CITY UTILITY BILLS AUG 2019	\$1,828.68
				CITY UTILITY BILLS AUG 2019	\$962.49
				CITY UTILITY BILLS AUG 2019	\$2,054.89
				CITY UTILITY BILLS AUG 2019	\$1,320.90
				CITY UTILITY BILLS AUG 2019	\$2,420.38
				CITY UTILITY BILLS AUG 2019	\$2,671.34
				CITY UTILITY BILLS AUG 2019	\$2,826.00
				CITY UTILITY BILLS AUG 2019	\$2,949.77
				CITY UTILITY BILLS AUG 2019	\$3,155.84
				CITY UTILITY BILLS AUG 2019	\$3,271.39
				CITY UTILITY BILLS AUG 2019	\$3,344.34
				CITY UTILITY BILLS AUG 2019	\$3,553.50
				CITY UTILITY BILLS AUG 2019	\$4,033.49
				CITY UTILITY BILLS AUG 2019	\$4,109.15
				CITY UTILITY BILLS AUG 2019	\$5,030.85
				CITY UTILITY BILLS AUG 2019	\$1,846.96
				CITY UTILITY BILLS AUG 2019	\$877.70
				CITY UTILITY BILLS AUG 2019	\$562.44
				CITY UTILITY BILLS AUG 2019	\$685.00
				CITY UTILITY BILLS AUG 2019	\$703.11
				CITY UTILITY BILLS AUG 2019	\$770.95
				CITY UTILITY BILLS AUG 2019	\$790.31
				CITY UTILITY BILLS AUG 2019	\$798.86
				CITY UTILITY BILLS AUG 2019	\$808.35
				CITY UTILITY BILLS AUG 2019	\$819.40
				CITY UTILITY BILLS AUG 2019	\$834.73
				CITY UTILITY BILLS AUG 2019	\$842.93
				CITY UTILITY BILLS AUG 2019	\$851.56
				CITY UTILITY BILLS AUG 2019	\$1,363.10
				CITY UTILITY BILLS AUG 2019	\$876.00
				CITY UTILITY BILLS AUG 2019	\$1,357.15
				CITY UTILITY BILLS AUG 2019	\$889.10
				CITY UTILITY BILLS AUG 2019	\$889.95
				CITY UTILITY BILLS AUG 2019	\$955.73
				CITY UTILITY BILLS AUG 2019	\$97.30
				CITY UTILITY BILLS AUG 2019	\$962.85
				CITY UTILITY BILLS AUG 2019	\$385.84
				CITY UTILITY BILLS AUG 2019	\$1,084.22



City Of Richland

VL-1 Voucher Listing

From: 9/9/2019 To: 9/20/2019

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CITY OF RICHLAND		08/2019 AUG	272179	CITY UTILITY BILLS AUG 2019	\$1,154.43
				CITY UTILITY BILLS AUG 2019	\$1,179.66
				CITY UTILITY BILLS AUG 2019	\$1,188.10
				CITY UTILITY BILLS AUG 2019	\$1,205.62
				CITY UTILITY BILLS AUG 2019	\$473.43
				CITY UTILITY BILLS AUG 2019	\$859.07
				CITY UTILITY BILLS AUG 2019	\$61.50
				CITY UTILITY BILLS AUG 2019	\$61.25
				CITY UTILITY BILLS AUG 2019	\$38.17
				CITY UTILITY BILLS AUG 2019	\$37.86
				CITY UTILITY BILLS AUG 2019	\$34.23
				CITY UTILITY BILLS AUG 2019	\$34.21
				CITY UTILITY BILLS AUG 2019	\$32.90
				CITY UTILITY BILLS AUG 2019	\$49.52
				CITY UTILITY BILLS AUG 2019	\$27.25
				CITY UTILITY BILLS AUG 2019	\$11.09
				CITY UTILITY BILLS AUG 2019	\$38.98
				CITY UTILITY BILLS AUG 2019	\$29.82
				CITY UTILITY BILLS AUG 2019	\$29.57
				CITY UTILITY BILLS AUG 2019	\$63.85
				CITY UTILITY BILLS AUG 2019	\$64.02
				CITY UTILITY BILLS AUG 2019	\$28.20
				CITY UTILITY BILLS AUG 2019	\$68.90
				CITY UTILITY BILLS AUG 2019	\$70.60
				CITY UTILITY BILLS AUG 2019	\$77.40
				CITY UTILITY BILLS AUG 2019	\$31.96
				CITY UTILITY BILLS AUG 2019	\$55.30
				CITY UTILITY BILLS AUG 2019	\$49.35
				CITY UTILITY BILLS AUG 2019	\$48.95
				CITY UTILITY BILLS AUG 2019	\$50.20
				CITY UTILITY BILLS AUG 2019	\$50.26
				CITY UTILITY BILLS AUG 2019	\$52.37
				CITY UTILITY BILLS AUG 2019	\$48.72
				CITY UTILITY BILLS AUG 2019	\$48.03
				CITY UTILITY BILLS AUG 2019	\$46.80
				CITY UTILITY BILLS AUG 2019	\$60.91
				CITY UTILITY BILLS AUG 2019	\$44.25
				CITY UTILITY BILLS AUG 2019	\$38.73
				CITY UTILITY BILLS AUG 2019	\$55.68
				CITY UTILITY BILLS AUG 2019	\$59.55
				CITY UTILITY BILLS AUG 2019	\$43.72



City Of Richland

VL-1 Voucher Listing

From: 9/9/2019 To: 9/20/2019

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CITY OF RICHLAND		08/2019 AUG	272179	CITY UTILITY BILLS AUG 2019	\$59.70
				CITY UTILITY BILLS AUG 2019	\$42.81
				CITY UTILITY BILLS AUG 2019	\$40.98
				CITY UTILITY BILLS AUG 2019	\$40.00
				CITY UTILITY BILLS AUG 2019	\$31.50
				CITY UTILITY BILLS AUG 2019	\$46.21
				CITY UTILITY BILLS AUG 2019	\$7.61
				CITY UTILITY BILLS AUG 2019	\$79.95
				CITY UTILITY BILLS AUG 2019	\$24.72
				CITY UTILITY BILLS AUG 2019	\$95.00
				CITY UTILITY BILLS AUG 2019	\$16.93
				CITY UTILITY BILLS AUG 2019	\$82.83
				CITY UTILITY BILLS AUG 2019	\$16.67
				CITY UTILITY BILLS AUG 2019	\$90.27
				CITY UTILITY BILLS AUG 2019	\$10.29
				CITY UTILITY BILLS AUG 2019	\$439.45
GTP INVESTMENTS LLC	P059942	406486948	272293	BADGER MTN LEASE FOR CITY CELL	\$346.48
PITNEY BOWES PURCHASE POWER		08/19 14823173	272341	POSTAGE 06/01/19-06/30/19	\$5.00
RICHLAND ACE HARDWARE		217997/2	272559	PVC BUSHING	\$23.33
		218021/2		DRAIN	\$11.82
		218030/2		BRUSH	\$8.24
		218093/2		AXE	\$28.23
		218111/2		DOOR BELL REPAIR	\$19.53
		68581/1		CAUTION TAPE, STAKES	\$15.83
		69435/1	272213	COPPER-BACKFLOW REPAIR-LIBR	\$30.39
		69439/1		TIE DOWN RATCHET	\$39.09
		69446/1		DRINKING FOUNTAIN REPAIR	\$18.16
		69472/1		PRUNING SAW	\$30.40
				FERT, ASH, ROSE CARE	\$75.98
		69499/1		TOILET REPAIR PARTS	\$26.30
		69531/1	272559	INSECTICIDE	\$8.67
		69539/1	272213	DRINKING FOUNTAIN REPAIR	\$18.16
		69542/1		AIR HOSE FITTINGS	\$13.44
		69556/1	272559	LUBE, AIR HOSE	\$33.20
		69558/1		AIR PLUG	\$2.60
		69576/1	272213	ZIP TIES	\$14.10
		69582/1	272559	MULCH	\$30.36
	69590/1		TRASH CAN	\$16.28	
	69594/1		SHOVEL	\$14.11	
	69610/1		ROLLER & HANDLE	\$12.58	
	69611/1		GORILLA TAPE	\$8.68	



City Of Richland

VL-1 Voucher Listing

From: 9/9/2019 To: 9/20/2019

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
RICHLAND ACE HARDWARE		69613/1	272559	SPRINKLER POP UPS	\$52.10
		69625/1		PLUMING PARTS	\$15.59
				GLOVES (1 PAIR)	\$8.68
		69655/1		DRAIN	\$10.85
		69656/1		PVC BUSHING	\$6.04
				INSECTICIDE	\$14.11
		69681/1		BLADE, BRUSH, FASTENERS	\$16.91
		69717/1		CUTTING WHEEL	\$19.94
		69743/1		BRACE, SCREWS	\$40.13
		69745/1		INSECTICIDE	\$9.32
		69762/1		INSECTICIDE	\$21.67
		69775/1		INSECTICIDE	\$26.00
		69778/1		KITTY LITTER-OIL CLEANUP	\$5.42
		69792/1		FIELD SPIKES	\$65.13
		69798/1		INSECTICIDE	\$8.67
		69854/1		SPRAY PAINT	\$17.33
		69855/1		PAINT	\$8.67
		69877/1		STRIPPER, BLADES, SOCKET	\$32.63
		69881/1		IRRIGATION PARTS	\$73.78
		69891/1		IRRIGATION PARTS	\$7.59
		69898/1		CAULK	\$10.41
		69925/1		AIR FILTER	\$2.70
		69926/1		SHELF, GLOVES, AIR FRESH	\$49.96
		69945/1		IRRIGATION PARTS	\$37.79
		69980/1		WIPES, HAND CLEANER	\$9.97
PARKS & REC - PARKS&FACILITIES TOTAL ****					\$111,503.90
Division:	338	PARKS & REC - PROJECT ADMIN			
BANK OF AMERICA		TXN00047013	272497	BEAVER BARK - SCOUT PROJECT	\$195.35
PARKS & REC - PROJECT ADMIN TOTAL ****					\$195.35
Division:	900	NON-DEPARTMENTAL			
ARBAUGH & ASSOCIATES INC		1785	272388	ARBAUGH CONTRACT FEES-AUG 19	\$1,470.00
NON-DEPARTMENTAL TOTAL ****					\$1,470.00
GENERAL FUND Total ***					\$594,132.00
FUND	101	CITY STREETS			
Division:	401	STREETS MAINTENANCE			
BANK OF AMERICA		TXN00046743	272497	BENTON PUD - Purchase	\$33.10
		TXN00046758		WAL-MART #3261 - Purchase	\$1.31
		TXN00046767		WAL-MART #3261 - Purchase	\$8.53
		TXN00046953		THE HOME DEPOT 4746 - Purchase	\$93.49



City Of Richland

VL-1 Voucher Listing

From: 9/9/2019 To: 9/20/2019

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00046981	272497	THE HOME DEPOT #4746 - Purchas	\$166.45
		TXN00047021		TRAFFICWARE, LTD - support/mai	\$400.83
		TXN00047088		SPORTSMANS WAREHOUSE 207 - Pur	\$76.01
		TXN00047103		ATSI INC - MMU calibration	\$630.00
		TXN00047162		DATARAM CORPORATION,RAMDISK CO	\$449.00
BENTON PUD		9/19-39091002	272395	(9) WYE LIGHTS-BADGER REPEATER	\$88.50
CITY OF RICHLAND		08/2019 AUG	272179	CITY UTILITY BILLS AUG 2019	\$86.43
				CITY UTILITY BILLS AUG 2019	\$2,218.76
GTP INVESTMENTS LLC	P059942	406486948	272293	BADGER MTN LEASE FOR CITY CELL	\$221.74
TEKTONIKS CORPORATION	P060233	34114-1	272223	SOUNDWALL PANEL REPLACEMENT -	\$7,164.28
TOTAL COLLISION AND INJURY CARE LLC		10797156A	272366	TOTAL CARE - DOT PHYSICALS	\$100.00
TRAFFIC SAFETY SUPPLY CO INC	S018454	INV017910	272224	PERFORATED POST ANCHOR, 12GA,	\$768.35
VERIZON WIRELESS	P060714	9837013983	272228	WIRELESS CHARGES PRIMARY WCC	\$280.88
WESTERN SYSTEMS, INC.	P060471	0000039688	272233	LED 12" Red Module, (R247E/R24	\$260.64
	P060471			Signal Head polycarbonate with	\$182.11
	P060471			Top of Pole Mount 2"-2.5" squa	\$131.99
	P060471			Cable LED Harness 36"	\$13.37
	P060471			NP Battery standard temperatur	\$106.93
	P060471			Solar Engine Compact 10W GEN3	\$1,792.74
STREETS MAINTENANCE TOTAL ****					\$15,275.44
CITY STREETS Total ***					\$15,275.44
FUND 112	INDUSTRIAL DEVELOPMENT FUND				
Division:	305	ECONOMIC DEVELOPMENT			
ARBAUGH & ASSOCIATES INC		1785	272388	ARBAUGH CONTRACT FEES-AUG 19	\$150.00
BANK OF AMERICA		TXN00046899	272497	IEDC ONLINE - CONF. REG., J.JA	\$713.75
		TXN00046935		TRI-CITY REGIONAL CHAMBER - AU	\$25.00
		TXN00046977		ASSOC OF WA BUSINESS -REGISTRA	\$75.00
CITY OF RICHLAND		08/2019 AUG	272179	CITY UTILITY BILLS AUG 2019	\$1,586.32
PITNEY BOWES PURCHASE POWER		08/19 14823173	272341	POSTAGE 06/01/19-06/30/19	\$1.00
WALLNER, AMANDA		083119	272483	REIMB MILEAGE THRU 8/15/19	\$67.28
ECONOMIC DEVELOPMENT TOTAL ****					\$2,618.35
Division:	306	ECONOMIC DEVELOPMENT PROJECTS			
ALLSTAR CONSTRUCTION GROUP INC	P060489	211-19/PMT 1FINAL	272170	ROBERTSON DR UTILITIES EXTENSI	\$60,913.40
	P060489			CO #1 ADDITIONAL THRUST BLOCKS	\$425.95
	P060489			ADJUST FOR TAX	\$0.01
BANK OF AMERICA		TXN00047181	272497	BENTON COUNTY AUDITOR -ECO Dev	\$346.96
CITY OF RICHLAND		08/2019 AUG	272179	CITY UTILITY BILLS AUG 2019	\$153.32
ECONOMIC DEVELOPMENT PROJECTS TOTAL ****					\$61,839.64



City Of Richland

VL-1 Voucher Listing

From: 9/9/2019 To: 9/20/2019

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
INDUSTRIAL DEVELOPMENT FUND Total ***					\$64,457.99
FUND 117	PUBLIC SAFETY SALES TAX				
Division:	131	PSST POLICE ACTIVITY			
101 CLEANERS		08/19-9427360	272384	UNIFORM LAUNDRY SRVCS-AUGUST	\$117.30
BANK OF AMERICA		TXN00046794	272497	ALG AIR 9BG6YL - CLARY 19-	\$124.00
		TXN00046817		DELTA AIR 0062383557869 - CL	\$136.00
		TXN00046834		PUBLIC AGENCY TRAINING - HENRY	\$650.00
		TXN00046852		AMZN Mktp US MA14N2M40 - WRITE	\$84.65
		TXN00046886		AMAZON.COM MA8144HD0 AMZN - HA	\$1,238.00
		TXN00046907		IN SUMURI/RECON LAB ANNUAL MA	\$7,806.66
		TXN00046908		IN SUMURI LLC/RIPJAWS V SERIE	\$1,260.00
		TXN00046955		AMZN Mktp US MO4DX1CJ1 - LABEL	\$306.66
		TXN00046965		AMZN Mktp US MO7WI7CQ1 - CD-R	\$36.20
		TXN00046986		UNITED 0162468090514 - DO	\$795.00
		TXN00046989		INST. OF POLICE TECH - DOSS RE	\$795.00
		TXN00047067		WAV ONTARGET SOLUTIONS GR - CL	\$250.00
PSST POLICE ACTIVITY TOTAL ****					\$13,599.47
PUBLIC SAFETY SALES TAX Total ***					\$13,599.47
FUND 154	HOME FUND				
Division:	309	HOME PROGRAM			
BANK OF AMERICA		TXN00046944	272497	WPY National Community De - CO	\$567.50
CITY OF KENNEWICK		AUG 2019 19-2	272260	HOME DPA 06/01/19-08/31/19	\$600.00
				HOME DPA 06/01/19-08/31/19	\$10,820.30
THE CLOUDBURST GROUP		#1	272475	CONT# 82-19 CONS SVC CONPL AAP	\$576.25
				CONT# 82-19 CONS SVC CONPL AAP	\$576.25
				CONT# 82-19 CONS SVC CONPL AAP	\$455.50
		#2		CONT# 82-19 CON PLN AAP 04/19	\$817.34
				CONT# 82-19 CON PLN AAP 04/19	\$817.33
				CONT# 82-19 CON PLN AAP 04/19	\$817.33
		#3		CONT# 82-19 CON PLN AAP 05/19	\$1,088.00
				CONT# 82-19 CON PLN AAP 05/19	\$1,088.00
				CONT# 82-19 CON PLN AAP 05/19	\$1,088.00
		#4		CONT# 82-19 CON PLN AAP 06/19	\$2,531.80
				CONT# 82-19 CON PLN AAP 06/19	\$1,931.80
				CONT# 82-19 CON PLN AAP 06/19	\$2,531.80
		#5		CONT# 82-19 CON PLN AAP 07/19	\$2,649.67
				CONT# 82-19 CON PLN AAP 07/19	\$2,649.67
				CONT# 82-19 CON PLN AAP 07/19	\$2,649.66



City Of Richland

VL-1 Voucher Listing

From: 9/9/2019 To: 9/20/2019

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
HOME PROGRAM TOTAL ****					\$34,256.20
HOME FUND Total ***					\$34,256.20
FUND 301	STREETS CAPITAL CONSTRUCTION				
Division:	000				
INTERMOUNTAIN SLURRY SEAL INC	P060397	118-19/PMT 2FIN	272428	RETAINAGE	(\$5,606.95)
UNASSIGNED TOTAL ****					(\$5,606.95)
Division:	402	ARTERIAL STREETS			
CONTRACTORS EQUIPMENT MAINTENANCE COMPANY INC	P060525	C212-19/PMT 1	272265	BATTELLE BLVD EXTENSION - 212-	\$113,598.25
FLETCHER & SIPPEL LLC		42991	272418	CNTR PRKWY-LEGAL SRVCE 5/19	\$7,904.00
INTERMOUNTAIN SLURRY SEAL INC	P060397	118-19/PMT 2FIN	272428	CO #1 - OVERAGE FOR PAVEMENT	\$30,159.18
	P060397			2019 ASPHALT RUBBER CHIP SEAL	\$81,979.89
PERMIT SURVEYING INC		17159-15inv	272455	HAGEN/LOGAN ROW	\$4,110.00
WA STATE DEPARTMENT OF ECOLOGY		2020-WAR304645	272376	FY2020 LOGAN-HAGEN PERMIT	\$2,216.00
WSP USA INC	S018333	892254	272491	CO #4 CONSTRUCTION SUPPORT	\$6,808.66
ARTERIAL STREETS TOTAL ****					\$246,775.98
STREETS CAPITAL CONSTRUCTION Total ***					\$241,169.03
FUND 380	PARK PROJECT CONSTRUCTION				
Division:	337	PARKS & REC PROJECTS			
BANK OF AMERICA		TXN00046844	272497	HOME DEPOT - MEMORIAL BENCH IN	\$9.01
		TXN00046858		HOME DEPOT - MEMORIAL BENCH IN	\$47.60
		TXN00047097		ACE - GOETHALS 3 SIDED STRUCT	\$28.21
		TXN00047102		LOWES - GOETHALS 3 SIDED STRUC	\$317.27
		TXN00047122		HOME DEPOT - MEMORIAL BENCH PA	\$30.68
		TXN00047128		HOME DEPOT - GOETHALS 3 SIDED	\$74.12
		TXN00047139		HOME DEPOT - GOETHALS 3 SIDED	\$39.53
		TXN00047140		HOME DEPOT - GOETHALS 3 SIDED	\$29.73
		TXN00047146		LOWES - GOETHALS 3 SIDED STRU	\$13.73
		TXN00047157		HOME DEPOT - GOETHALS 3 SIDED	\$78.09
		TXN00047168		HOME DEPOT - BENCH INSTALL PAR	\$77.29
RICHLAND ACE HARDWARE		69730/1	272559	GOETHALS 3 SIDED ENCLOSURE	\$24.62
PARKS & REC PROJECTS TOTAL ****					\$769.88
PARK PROJECT CONSTRUCTION Total ***					\$769.88
FUND 385	GENERAL GOVT CONSTRUCTION				
Division:	900	NON-DEPARTMENTAL			
AM HARDWARE		43701	272495	CITY WIDE SECURITY	\$7,181.61
BANK OF AMERICA		TXN00046672	272497	BRUTZMANS/HAWORTH CANSTER KIT	\$334.81



City Of Richland

VL-1 Voucher Listing

From: 9/9/2019 To: 9/20/2019

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00046803	272497	BRUTZMANS/HAWORTH ITEMS	\$858.50
		TXN00046826		WAL-MART - NEW CITY HALL-CANOP	\$63.65
		TXN00046936		SCHOOX INC - HVAC SCHOOL-NEW C	\$400.00
		TXN00047008		LOGMEIN GOTOMEETING - NEW CITY	\$31.50
		TXN00047095		HOME DEPOT - CITY HALL PRESSUR	\$20.57
		TXN00047152		DISPLAYS2GO - LITERATURE STAND	\$438.98
		TXN00047167		HOTELSCOM - HVAC TRAINING-CA.	\$1,227.00
		TXN00047177		ALASKA AIR - HVAC TRAINING - C	\$287.99
		TXN00047186		ALASKA AIR - SEAT UPGRADE	\$70.00
NON-DEPARTMENTAL TOTAL ****					\$10,914.61
GENERAL GOVT CONSTRUCTION Total ***					\$10,914.61
FUND 401	ELECTRIC UTILITY FUND				
Division:	000				
CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	P060645	3627-616102	272183	LUMINAIRE, LED, 200W EQUIV,	\$6,707.41
	P060645			LUMINAIRE, LED, 400W EQUIV,	\$9,396.07
KDL HARDWARE SUPPLY INC	P060576	660277	272435	PADLOCK, AMERICAN 5560	\$1,132.48
	P060576			FREIGHT	\$17.52
PERMIT REFUND		2019.000008	272467	300 PIPER ST TEMP SVC NOT NEED	\$225.00
TOTAL ****					\$17,478.48
Division:	501	BUSINESS SERVICES			
ARBAUGH & ASSOCIATES INC		1785	272388	ARBAUGH CONTRACT FEES-AUG 19	\$840.00
BANK OF AMERICA		TXN00046664	272497	PANERA BREAD-ON SITE AMI MTG	\$209.80
		TXN00046678		WM SUPERCENTER-WATER, SODA	\$13.34
		TXN00046683		APPA - Customer Service Books	\$264.48
		TXN00046717		OFFICE DEPOT - BUSINESS CARDS	\$10.86
		TXN00046728		OFFICE DEPOT - BUSINESS CARDS	\$10.86
		TXN00046753		OFFICE DEPOT - NNO/City Fair p	\$20.19
		TXN00046755		NNO/City Fair Volunteers dinne	\$56.86
		TXN00046757		PANERA BREAD-ENG INTRVWS	\$41.95
		TXN00046764		Water/chips for NNO volunteers	\$13.48
		TXN00046783		snacks for NWPPA Records Wkshp	\$54.83
		TXN00046807		NWPPA -WOMEN IN PUB PWR CONF	\$1,390.00
		TXN00046837		Donuts for NWPPA Records Wkshp	\$19.33
		TXN00046855		Coffee - NWPPA Records Wkshp	\$38.99
		TXN00046918		SGR Leadership Conference - Wh	\$499.00
		TXN00046945		NIEC Conference - Senger	\$200.00
		TXN00046966		LOGMEIN GOTOMEETING - Purchase	\$20.64
		TXN00046997		ATTORNEY & NOTARY SUPPLY - LOG	\$80.36
		TXN00047002		OFFICE DEPOT - ENERGY SERVICES	\$443.19



City Of Richland

VL-1 Voucher Listing

From: 9/9/2019 To: 9/20/2019

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00047010	272497	OFFICE DEPOT - BUSINESS CARDS	\$21.72
		TXN00047019		Swedish Fish - RiverFest Givea	\$55.96
		TXN00047033		SGR Leadership Conference - Wh	(\$74.00)
		TXN00047059		STAPLES - OFFICE SUPP	\$25.73
		TXN00047132		WPRC Reg Fee - Schennum	\$475.00
		TXN00047160		STAPLES - OFFICE ERGONOMICS	\$65.15
CITY OF RICHLAND		08/2019 AUG	272179	CITY UTILITY BILLS AUG 2019	\$1,008.09
		19-399 LARKIN	272406	19-399 NEMS/NESC/NIES	\$460.44
		19-400 WHITNEY		19-400 NEMS/PPC MTNG	\$658.16
EDGEMON, SANDI		19-398 EDGEMON	272415	19-398 NEMS/PPC MTNGS	\$517.22
PITNEY BOWES PURCHASE POWER		08/19 14823173	272341	POSTAGE 06/01/19-06/30/19	\$2.00
				POSTAGE 06/01/19-06/30/19	\$1.00
UNITED PARCEL SERVICE	S018468	000986641369	272226	WEIGHT CORRECTION FOR PKG TO	\$0.47
	S018468			GROUND PKG TO WATTHOUR ENG COM	\$5.01
	S018480	000986641379	272480	GROUND PKG TO SCHWEITZER	\$6.50
	S018480			WEIGHT CORRECTION FOR PKG TO	\$1.13
VERIZON WIRELESS	P060714	9837013983	272228	WIRELESS CHARGES PRIMARY WCC	\$132.08
WATER SOLUTIONS INC		22370	272486	DSC (703) BUILDING WATER UNIT	\$27.15
XEROX CORPORATION		098019408	272492	MX4-345538 BSE-PRNTS AUG	\$299.80
BUSINESS SERVICES TOTAL ****					\$7,916.77
Division:	502	ELECTRICAL ENGINEERING			
BANK OF AMERICA		TXN00046959	272497	STAPLES - OFFICE SUPP	\$102.39
		TXN00047024		AMAZON,LOGITECH KEYBOARD AND M	\$49.95
VERIZON WIRELESS	P060714	9837013983	272228	WIRELESS CHARGES PRIMARY WCC	\$503.00
WATER SOLUTIONS INC		22370	272486	DSC (703) BUILDING WATER UNIT	\$27.15
ELECTRICAL ENGINEERING TOTAL ****					\$682.49
Division:	503	POWER OPERATIONS			
AMERIGAS		3095036698	272241	TANT RENTAL - BADGER MTN	\$122.72
BANK OF AMERICA		TXN00046663	272497	STERLINGS- CO F161012	\$152.57
		TXN00046673		OFFICE DEPOT-STAPLER	\$18.58
		TXN00046694		APPLEBEES COLU54254180 - F1610	\$127.15
		TXN00046733		MISS TAMALE LLC - F161012 HO	\$59.73
		TXN00046743		BENTON PUD - Purchase	\$177.74
		TXN00046765		RICKS CUSTOM FENCING/TIE WRAPS	\$8.69
		TXN00046789		HOME DEPOT/RETUNED HOG RINGS	(\$8.33)
		TXN00046790		HOME DEPOT/HOG RINGS	\$8.33
		TXN00046811		STERLINGS RESTAURANT - F161090	\$83.36
		TXN00046836		DENNY'S #6694 - F161090 CO	\$67.79
		TXN00046841		DENNY'S-HO F161090	\$297.84
		TXN00046845		OFFICE DEPOT-PENS, SHARPIES	\$70.80



City Of Richland

VL-1 Voucher Listing

From: 9/9/2019 To: 9/20/2019

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00046859	272497	DENNY'S-CO F161090	\$104.43
		TXN00046877		HOME DEPOT/3/8" DRIVE BIT	\$2.79
		TXN00046882		DENNY'S-CO F161090	\$129.15
		TXN00046896		AMZN MktP-PAD ASSRY, SN SCR N	\$111.97
		TXN00046898		TST HOPS N DROPS-CO F161090	\$95.00
		TXN00046921		AMAZON/BEE BOPPER II WASP & HO	\$155.88
		TXN00046961		SHARIS OF RICHLAND 133 - F1610	\$67.69
		TXN00046968		APPLEBEES COLU54254180 - F1610	\$113.12
		TXN00046988		SHOGUN TERIYAKI & SUSHI - F161	\$176.05
		TXN00047096		FORESTRY SUPPLIERS/BEE BOPPER	\$276.73
		TXN00047184		APPLEBEES-HO F161090	\$127.11
BEAVER BARK & ROCK		961467	272391	SOIL/FILL DIRT	\$103.06
		961486		SOIL/FILL DIRT	\$61.84
BENTON PUD		9/19-39091002	272395	(9) WYE LIGHTS-BADGER REPEATER	\$16.74
BOYD'S TREE SERVICE LLC	P059899	7266	272252	TREE PRUNING AND VEGETATION MG	\$7,783.06
	P059899	7271		TREE PRUNING AND VEGETATION MG	\$8,216.36
CENTRAL HOSE & FITTINGS INC		c036509	272258	COUPLERS	\$96.40
CITY OF RICHLAND		08/2019 AUG	272179	CITY UTILITY BILLS AUG 2019	\$6,319.35
				CITY UTILITY BILLS AUG 2019	\$225.64
COLUMBIA GRAIN & FEED INC	S018477	168795	272407	STIHL MS193T 12" BAR CHAIN SAW	\$347.47
VERIZON WIRELESS	P060714	9837013983	272228	WIRELESS CHARGES PRIMARY WCC	\$312.73
WESCO DISTRIBUTION INC	S018461	10136508	272427	SHIPPING	\$54.74
	S018461			GRIP-ALL CLAMPSTICK SHOTGUN	\$244.35

POWER OPERATIONS TOTAL ****

\$26,328.63

Division: 504 SYSTEMS DIVISION

BANK OF AMERICA		TXN00046725	272497	UPTOWN CLEANERS-FR LAUNDERING	\$54.30
		TXN00046788		AMZN MktP-MTR ACCESS DOOR HANG	\$101.32
		TXN00046866		OFFICE DEPOT-TWST PENCIL	\$26.27
		TXN00046885		OFFICE DEPOT-FELT PENS	\$7.24
		TXN00046895		STONEWAY ELEC SUPPLY 204 - Pur	\$47.10
		TXN00046902		STONEWAY ELEC SUPPLY 204 - Pur	\$23.54
		TXN00047020		DSD CAPITAL - POL 1032 UNIVERS	\$81.00
CITY OF RICHLAND		08/2019 AUG	272179	CITY UTILITY BILLS AUG 2019	\$3,611.71
UTILITIES UNDERGROUND LOCATION CENTER		9080223	272374	LOCATE SERVICE - AUGUST 2019	\$388.94
VERIZON WIRELESS	P060714	9837013983	272228	WIRELESS CHARGES PRIMARY WCC	\$290.73
WESCO DISTRIBUTION INC	P060600	985690	272230	FT-1 10 Pole test switch, clea	\$7,879.47
	P060600			FT-1 10 Pole test switch, clea	\$8,065.72
	P060600			ADJUST TAX	\$0.01

SYSTEMS DIVISION TOTAL ****

\$20,577.35

Division: 505 ENERGY POLICY MGMT



City Of Richland

VL-1 Voucher Listing

From: 9/9/2019 To: 9/20/2019

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
AUNT FRANNY'S TOYS		ES11540FY19-0064	272245	1350 JADWIN-REBATE-COM LIGHT	\$3,495.00
BANK OF AMERICA		TXN00047077	272497	BENTON COUNTY AUDITOR - LIENS/	\$2,227.84
BRUCE INC	P060488	19-0610	272398	WEATHERWISE LOAN: ROURK, 1427	\$8,129.86
CITY OF RICHLAND		122020	272262	632 CEDAR-REBATE-HP	\$1,000.00
DELTA HEATING & COOLING INC		25999	272273	1211 BIRCH-REBATE-HP	\$1,000.00
EES CONSULTING	P060602	34241	272278	IRP/CPA PHASE 1 INITIAL PLANNI	\$2,500.00
EFFICIENCY SOLUTIONS LLC	P058402	8-19 58402	272279	AMD #1 - ADDITIONAL SERVICES	\$4,333.50
	P058718	8-19 58718		COMMERCIAL ENERGY EFFICIENCY	\$4,868.50
FIRST BAPTIST CHURCH		ES11540FY19-0058	272290	1107 WRIGHT-REBATE-COM LIGHT	\$23,519.00
IWI INC	P060162	117522	272429	WEATHERWISE LOAN: LAWSON, 306	\$4,426.93
JACOBS & RHODES INC		40958	272298	556 FRANKLIN-REBATE-HP	\$1,000.00
	P060676	41037	272199	WEATHERWISE LOAN: MOORE, 632	\$11,903.65
M CAMPBELL & COMPANY INC		272932	272320	1065 ALLENWHITE-REBATE-HP	\$1,000.00
		276864		28 APOLLO-REBATE-HP	\$1,000.00
		286807		1326 PERKINS-REBATE-HP	\$1,000.00
		287211		1318 CANYON - REBATE-HP	\$1,000.00
PERFECTION GLASS		9993677826	272335	2109 BRIARWOOD-REBATE-WINDOWS	\$108.00
	P060467	9993677827	272454	WEATHERWISE LOAN: MCGOUGH, 224	\$10,936.29
		9993678021	272335	1903 PIKE-REBATE-WINDOWS	\$52.89
		9993678023		1217 ADAIR-REBATE-WINDOWS	\$368.70
		9993678330		1659 MOWRY-REBATE-WINDOWS	\$632.34
SMI GROUP V, LLC		ES11540FY190063	272217	3100 PORT OF BENTON REBATE	\$14,423.80
SMI GROUP XVIII LLC		ES11540FY19-0059	272354	1038 BATELLE-REBATE-COM LIGHT	\$43,060.00
ENERGY POLICY MGMT TOTAL ****					\$141,986.30
Division:	506	TECHNICAL SERVICES			
BANK OF AMERICA		TXN00046716	272497	L&I PERMITS-ANNUAL ELEC PERMIT	\$2,284.20
		TXN00046879		HOME DEPOT-1KFT CAT5, EXTRCT S	\$149.80
		TXN00047101		LOWES-EL SHP COMPRSS, ASSRY	\$198.67
		TXN00047166		AMAZON-MEGGER INSULATION TSTR	\$555.76
CITY OF RICHLAND		08/2019 AUG	272179	CITY UTILITY BILLS AUG 2019	\$3,031.71
GTP INVESTMENTS LLC	P059942	406486948	272293	BADGER MTN LEASE FOR CITY CELL	\$692.94
VERIZON WIRELESS	P060714	9837013983	272228	WIRELESS CHARGES PRIMARY WCC	\$284.06
TECHNICAL SERVICES TOTAL ****					\$7,197.14
ELECTRIC UTILITY FUND Total ***					\$222,167.16
FUND	402	WATER UTILITY FUND			
Division:	000				
CORE & MAIN LP	P060567	K970364	272184	METER BOX TOP SECTION, 12" 37	\$3,274.16
	P060567			METER BOX TRAFFIC COVER, 37	\$650.30
	P060567			METER BOX MID SECTION, 12" 37	\$2,522.47



City Of Richland

VL-1 Voucher Listing

From: 9/9/2019 To: 9/20/2019

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CORE & MAIN LP	P060567	K970364	272184	METER BOX COVER, LW COMP 37	\$4,116.37
LCR CONSTRUCTION		18-00111	272315	HYDRANT METER REFUND #375	\$750.00
				MONTHLY RENTAL	(\$30.00)
				WATER USAGE	(\$14.25)
PILLAR CONTRACTING LLC		19-01187	272336	MONTHLY RENTAL	(\$30.00)
				WATER USAGE	(\$3.80)
				HYDRANT METER REFUND #364	\$750.00
T TAP CONSTRUCTION SERVICES		18-02169	272360	WATER USAGE	(\$14.25)
				HYDRANT METER REFUND #353	\$750.00
				MONTHLY RENTAL	(\$30.00)
WA STATE DEPARTMENT OF HEALTH		02-65102-039/1199	272482	DWSRF LOAN 02-65102-039 PMT 13	\$116,130.36
				DWSRF LOAN 02-65102-039 PMT 13	\$5,806.52
		02-65102-040/1200	272570	DWSRF LOAN 02-65102-40 PMT 13	\$57,536.30
				DWSRF LOAN 02-65102-40 PMT 13	\$2,876.81
		03-65103-045/1241		DWSRF LOAN 03-65103-045 PMT 11	\$36,250.00
				DWSRF LOAN 03-65103-045 PMT 11	\$3,262.50
		DM09-952-029/1365		DWSRF LOAN DM09-952-029 PMT 10	\$160,515.75
				DWSRF LOAN DM09-952-029 PMT 10	\$26,485.10
UNASSIGNED TOTAL ****					\$421,554.34
Division:	410	WATER CAPITAL PROJECTS			
BANK OF AMERICA		TXN00046661	272497	CITY OF RICHLAND-Lorayne J Wtr	\$370.00
LAYNE OF WASHINGTON INC	P060104	LW19009/PMT RET	272202	WILLOWBROOK WELL PUMP REPAIRS	\$1,208.20
	P059721	LW19010/PMT RET		WILLOWBROOK WELL INSPECTION -	\$1,060.00
PUMPTECH INC	S018372	0146829-IN	272211	SUBMERSIBLE 4" SOLIDS HANDLING	\$6,828.77
	S018372			ADJUST TAX	(\$0.01)
	S018372			FREIGHT FOR PUMP	\$149.23
RH2 ENGINEERING INC	P060551	74139	272212	WATER SYSTEM UNIDIRECTIONAL	\$8,539.36
WATER CAPITAL PROJECTS TOTAL ****					\$18,155.55
Division:	411	WATER ADMINISTRATION			
ARBAUGH & ASSOCIATES INC		1785	272388	ARBAUGH CONTRACT FEES-AUG 19	\$540.00
RH2 ENGINEERING INC	P059902	74138	272212	2019 WATER SYSTEM MODELING (2n	\$575.03
WATER ADMINISTRATION TOTAL ****					\$1,115.03
Division:	412	WATER OPERATIONS			
ARAMARK UNIFORM SERVICES INC	S018471	08/19-934962000	272171	LINEN CHARGES FOR AUGUST, 2019	\$43.44
BANK OF AMERICA		TXN00046712	272497	GOTPRINT.COM - WATER QUALITY B	\$271.56
		TXN00046730		USA BLUE BOOK - Purchase	\$455.64
		TXN00046758		WAL-MART #3261 - Purchase	\$1.31
		TXN00046767		WAL-MART #3261 - Purchase	\$8.53
		TXN00047133		USA BLUE BOOK - Purchase	\$1,214.32
		TXN00047200		HACH COMPANY - Purchase	\$611.94



City Of Richland

VL-1 Voucher Listing

From: 9/9/2019 To: 9/20/2019

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CITY OF RICHLAND		08/2019 AUG	272179	CITY UTILITY BILLS AUG 2019	\$262.75
				CITY UTILITY BILLS AUG 2019	\$237,882.01
ENDRESS HAUSER INC	S018452	6002087342	272545	METER, DELTABAR M PMD55, MODEL	\$1,473.58
	S018452			FREIGHT	\$27.83
	S018452			ADJUST TAX	\$0.01
GTP INVESTMENTS LLC	P059942	406486948	272293	BADGER MTN LEASE FOR CITY CELL	\$582.08
ORTIZ, ANTHONY		071619	272448	REIMB WTP OPER III EXM	\$200.00
		082219		REIMB WTR MNT III EXM	\$200.00
PITNEY BOWES PURCHASE POWER		08/19 14823173	272341	POSTAGE 06/01/19-06/30/19	\$6.45
RANCH AND HOME INC		I150379775	272457	PALLET WTR SOFT SALT 50LB	\$292.14
		I150380978		PALLET WTR SOFT SALT 50 LB	\$292.14
SCHINDLER ELEVATOR CORPORATION		7152990889	272469	SVC CALL ELEVATOR 1	\$630.38
UNITED PARCEL SERVICE	S018468	000986641369	272226	NDA PKG TO WATER MANAGEMENT LA	\$35.64
	S018468			NDA PKG TO WATER MANAGEMENT LA	\$35.77
	S018480	000986641379	272480	NDA PKG TO WASTE MANAGEMENT LA	\$27.07
VERIZON WIRELESS	P060714	9837013983	272228	WIRELESS CHARGES PRIMARY WCC	\$315.39
WATER MANAGEMENT LABORATORIES, INC.		178470	272485	WATER SAMPLING ANALYSIS	\$1,195.00
XEROX CORPORATION		098019438	272492	3UA-295969 BSE-PRNTS AUG	\$91.36
WATER OPERATIONS TOTAL ****					\$246,156.34
Division:	413	WATER MAINTENANCE			
ABADAN INC		AR76785	272385	COLOR COPYING MAP BK	\$2,054.17
AT&T WIRELESS		08/19 28724328888	272244	287243288881 07/27/19-8/26/19	\$59.68
BANK OF AMERICA		TXN00046655	272497	WAL-MART #3261 - Purchase	\$14.64
		TXN00046719		DICKSON UNIGAGE INC - Purchase	\$1,195.72
		TXN00046758		WAL-MART #3261 - Purchase	\$1.30
		TXN00046767		WAL-MART #3261 - Purchase	\$8.53
		TXN00046780		ZORO TOOLS INC - Purchase	\$1,951.65
		TXN00046867		THE HOME DEPOT #4746 - Purchas	\$28.15
		TXN00046883		MINUTEMAN PRESS - Purchase	\$250.87
		TXN00047188		PNWS AWWA - Purchase	\$250.00
		TXN00047192		11X17 - Purchase	\$323.00
		TXN00047199		AMZN Mktp US MO05Z56D2 - Purch	\$32.57
BEAVER BARK & ROCK		961283	272536	CONCRETE	\$190.03
CITY OF RICHLAND		08/2019 AUG	272179	CITY UTILITY BILLS AUG 2019	\$163.88
				CITY UTILITY BILLS AUG 2019	\$2,130.39
				CITY UTILITY BILLS AUG 2019	\$1,399.61
				CITY UTILITY BILLS AUG 2019	\$2,176.12
				CITY UTILITY BILLS AUG 2019	\$1,232.16
				CITY UTILITY BILLS AUG 2019	\$74,062.66
				CITY UTILITY BILLS AUG 2019	\$2,721.07
				CITY UTILITY BILLS AUG 2019	\$7,531.04



City Of Richland

VL-1 Voucher Listing

From: 9/9/2019 To: 9/20/2019

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
GC SYSTEMS, INC	S018450	38273	272194	PRESSURE REDUCING PILOT REPAIR	\$999.12
	S018450			FREIGHT	\$12.25
TWIN CITY METALS INC		111749	272479	PALLET WTR SOFT SALT 50 LB	\$313.17
		111750		STEEL	\$51.59
UTILITIES UNDERGROUND LOCATION CENTER		9080223	272374	LOCATE SERVICE - AUGUST 2019	\$64.82
VERIZON WIRELESS	P060714	9837013983	272228	WIRELESS CHARGES PRIMARY WCC	\$299.26
WATER MAINTENANCE TOTAL ****					\$99,517.45
WATER UTILITY FUND Total ***					\$786,498.71
FUND 403	WASTEWATER UTILITY FUND				
Division:	420	SEWER ADMINISTRATION			
GRAY & OSBORNE INC	P058441	17069.00-18	272196	CO #1 - 2018 BUDGET TO FULFILL	\$538.88
SEWER ADMINISTRATION TOTAL ****					\$538.88
Division:	421	SEWER CAPITAL PROJECTS			
DAILY JOURNAL OF COMMERCE	S018475	3351304	272411	2019 TRENCHLESS SEWER REHAB	\$327.60
DW EXCAVATING, INC.	P059887	409-18/PMT 6	272414	WATERFRONT SANITARY SEWER LIFT	\$65,049.34
SEWER CAPITAL PROJECTS TOTAL ****					\$65,376.94
Division:	422	SEWER OPERATIONS			
APSCO LLC	P060608	21417	272387	ADJUST FOR TAX	\$0.01
	P060608			MOTOR FOR WWTP PRIMARY GRIT PU	\$1,473.08
	P060608			FREIGHT	\$249.43
	P060711	21418	272496	FREIGHT	\$13.88
	P060711			LOWER BEARING ASSEMBLY AND LIF	\$4,244.72
ARAMARK UNIFORM SERVICES INC	S018471	08/19-934962000	272171	LINEN CHARGES FOR AUGUST, 2019	\$79.23
BANK OF AMERICA		TXN00046679	272497	STAPLES - REFUND DMGD ORDER	(\$57.47)
		TXN00046689		USABB - CL STD 100PM - LAB	\$46.11
		TXN00046704		USABB - GLASS FBRFLTRS 47MM -	\$298.24
		TXN00046715		USABB - CHEMS FOR LAB	\$556.61
		TXN00046910		USABB - CL STD 1000PPM - LAB	\$44.84
		TXN00046913		STAPLES - REFUND DMGD ORDER	(\$16.02)
		TXN00047012		STPLS - PENS, R-BNDS, CLIP BRD	\$86.15
		TXN00047069		USCC - STA PROGRAM FEE 2019/20	\$650.00
		TXN00047107		ONLINELBLS - WTRPRF LABELS - L	\$114.74
		TXN00047125		USABB - STOPCOCK GREASE - LAB	\$69.09
		TXN00047178		FSCI - MICRO-90 SOAP - LAB	\$261.38
		TXN00047183		AMZN - MOUSE (LAB), CLOCK (HM)	\$62.02
		TXN00047193		OLINELBLS - WTRPRF LABELS - LA	\$114.74
BENTON FRANKLIN HEALTH DISTRICT		10779	272394	TESTING FOR WWTF LAB AUG 19	\$2,931.00
BLUEROOM		3206623	272538	POL SERVICE-COMPOST-AUG 2019	\$82.00
CENTRAL HOSE & FITTINGS INC		C038662	272400	HOSE ASSY	\$125.00



City Of Richland

VL-1 Voucher Listing

From: 9/9/2019 To: 9/20/2019

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CH2O INC		285728	272402	BOILER TESTING-AUG 19 BW LABOR	\$64.49
CITY OF RICHLAND		08/2019 AUG	272179	CITY UTILITY BILLS AUG 2019	\$22,488.02
		08/2019-25	272405	#25 BIOSOLIDS LANDFILL FEES	\$3,350.80
		08/2019-38		#38 GRIT DISP/HAULING	\$920.64
GTP INVESTMENTS LLC	P059942	406486948	272293	BADGER MTN LEASE FOR CITY CELL	\$582.08
H & N ELECTRIC		48182	272423	DESASSEMBLE & INSPECTION	\$1,339.04
HERC RENTALS INC		30994231-001	272426	LIQUID PROPANE	\$34.67
HP INC	P060356	9009228629	272198	PRIORITY CARE PLAN - SYSTEM (Y	\$524.52
	P060356	9009385721		RUGGED NOTEBOOK, F110 G4 BASIC	\$4,083.27
KAMAN INDUSTRIAL TECHNOLOGIES		M407150	272433	V-BELTS	\$26.02
MIDWEST LABORATORIES INC	P060721	957172	272441	SHIPPING FOR 2019-08-06 - 1 FE	\$25.00
	P060721			CITY OF RICHLAND LANDFILL COMP	\$275.00
	P060721			SHIPPING CHARGES FOR ITEMS ORD	\$39.00
	P060721			SUPPLY ORDER - 08-23-2019 - (1	\$42.00
OXARC INC		60477942	272449	CYLINDER RENTAL	\$8.68
PARADISE BOTTLED WATER CO		08/19 WWTP	272452	BOTTLED WATER-AUG	\$280.75
RICHARDSON, WHITNEY		061919	272460	REIMB IV EXAM FEES	\$150.00
RICHLAND ACE HARDWARE		69801/1	272461	YELLOW JACKET TRAPS WWTP	\$18.45
		69880/1		YELLOW JACKET TRAPS	\$66.77
RICHLAND NAPA		442256	272462	ANTIFREEZE	\$45.55
SPRAGUE PEST SOLUTIONS		3920537	272471	AUG MONTHLY SERVICE-WWTF	\$132.49
STONEWAY ELECTRIC SUPPLY		S102857546.001	272473	HANDY BOX EXT	\$25.05
TACOMA SCREW PRODUCTS INC		22254349	272474	WHITE RAGS CTR PULL	\$161.16
		22255032		MARINE REPAIR PATTY	\$18.91
		22255202		MISC TOOLS	\$442.88
		22255563		STAINLESS RND U BOLTS	\$26.62
VERIZON WIRELESS	P060714	9837013983	272228	40342300045355004201	\$250.43
	P060714			WIRELESS CHARGES PRIMARY WCC	\$210.97
XEROX CORPORATION		098019429	272492	8TB-339117 BASE/PRINTS AUG 19	\$206.72
SEWER OPERATIONS TOTAL ****					\$47,268.76
Division:	423	SEWER MAINTENANCE			
AT&T WIRELESS		08/19 28724328888	272244	287243288881 07/27/19-8/26/19	\$44.18
BANK OF AMERICA		TXN00047104	272497	AMZN - PHONE SCREEN PROTECTORS	\$30.36
		TXN00047119		TACSCREW - FLR DRY 70 25 LB BA	\$683.42
		TXN00047159		EPASALES - MH SAFETY CVRS (2)	\$1,079.56
BLUE TARP FINANCIAL INC	P060659	43259224	272397	CREDIT FOR WASTEWATER	(\$50.00)
RICHLAND ACE HARDWARE		69784/1	272461	FASTENERS FOR TV TRUCK CAMERA	\$4.56
STONEWAY ELECTRIC SUPPLY		S102854641.001	272473	PIECE KO SEAL	\$17.05
TACOMA SCREW PRODUCTS INC		22254935	272474	EAR PLUGS	\$41.07
TRUE NORTH ENVIRONMENTAL EQUIPMENT	P060532	A02991	272225	SCREW, CS, FH (HUB), PART #E-3	\$16.29
	P060532			SPARE PARTS FOR SV140 CAMERA /	\$143.35



City Of Richland

VL-1 Voucher Listing

From: 9/9/2019 To: 9/20/2019

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
TRUE NORTH ENVIRONMENTAL EQUIPMENT	P060532	A02991	272225	O-RING, 5 X 1.5, PART #E-320-0	\$16.29
	P060532			FREIGHT	\$24.89
UTILITIES UNDERGROUND LOCATION CENTER		9080223	272374	LOCATE SERVICE - AUGUST 2019	\$64.82
SEWER MAINTENANCE TOTAL ****					\$2,115.84
WASTEWATER UTILITY FUND Total ***					\$115,300.42
FUND 404	SOLID WASTE UTILITY FUND				
Division:	430	CAPITAL PROJECTS			
BANK OF AMERICA		TXN00047031	272497	CITY OF RICHLAND-Landfill Capa	\$462.66
ENGINEERED COMPOST SYSTEMS, INC.	P060490	295-01	272189	DISCHARGE AUGER FOR 4550 MIXER	\$8,145.00
CAPITAL PROJECTS TOTAL ****					\$8,607.66
Division:	432	SOLID WASTE COLLECTION			
BANK OF AMERICA		TXN00046931	272497	SOLID WASTE ASSOCIA -eCOURSE-C	\$843.00
CITY OF RICHLAND		08/2019 AUG	272179	CITY UTILITY BILLS AUG 2019	\$491.63
CLAYTON WARD COMPANY		1414408	272263	PAPER RECYCLING - AUGUST 2019	\$315.94
		1414409		DROPBOX RECYCLING AUG 2019	\$10,742.03
		1414410		CURBSIDE RECYCLING-AUGUST	\$18,944.33
GTP INVESTMENTS LLC	P059942	406486948	272293	BADGER MTN LEASE FOR CITY CELL	\$346.48
PITNEY BOWES PURCHASE POWER		08/19 14823173	272341	POSTAGE 06/01/19-06/30/19	\$167.00
RICHLAND ACE HARDWARE		218100/2	272343	PICKUP TOOL 36"	\$43.42
VERIZON WIRELESS	P060714	9837013983	272228	WIRELESS CHARGES PRIMARY WCC	\$150.43
SOLID WASTE COLLECTION TOTAL ****					\$32,044.26
Division:	433	SOLID WASTE DISPOSAL			
ARAMARK UNIFORM SERVICES INC	S018471	08/19-934962000	272171	LINEN CHARGES FOR AUGUST, 2019	\$131.28
BANK OF AMERICA		TXN00046848	272497	STAPLES -9VOLT BAT,CLIPBOARD,P	\$67.34
		TXN00046884		THERMAL SUPPLY 21 -HVAC PARTS	\$242.63
		TXN00046888		AMZN Mktp US MA6BJ5KW1 -WEED T	\$379.50
		TXN00046905		AMAZON.COM MA9EQ5WE2 AMZN - TR	\$19.55
		TXN00046947		DSD CAPITAL - PORT-O-LET LANDF	\$81.00
		TXN00047048		OREILLY AUTO #0750 - Nitrile g	\$23.88
CITY OF RICHLAND		08/2019 AUG	272179	CITY UTILITY BILLS AUG 2019	\$1,217.02
FINLEY BUTTES LANDFILL		7374	272417	TIRE DISPOSAL	\$425.37
MITCHELL, FRANK		083119	272444	REIMB MILEAGE AUG 2019	\$20.30
ORRCO		423291	272331	USED OIL TESTING/PICK-UP/HAUL	\$304.00
PARADISE BOTTLED WATER CO		08/19-LANDFILL	272334	BOTTLED WATER - AUGUST	\$107.77
ROACH, ANNIKA		083119	272464	REIMB MILEAGE AUG 2019	\$28.42
SPRAGUE PEST SOLUTIONS		3949287	272471	SW DISPOSAL PEST TRAPS	\$99.91
		3962739		SPIDER PEST CNTRL-SW	\$179.19
VERIZON WIRELESS	P060714	9837013983	272228	WIRELESS CHARGES PRIMARY WCC	\$86.51
WHITNEY, AMBER		083119	272490	REIMB MILEAGE AUG 2019	\$32.48



City Of Richland

VL-1 Voucher Listing

From: 9/9/2019 To: 9/20/2019

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
XEROX CORPORATION		098019431	272383	3UA-295177 BASE/USAGE-AUGUST	\$232.61
SOLID WASTE DISPOSAL TOTAL ****					\$3,678.76
SOLID WASTE UTILITY FUND Total ***					\$44,330.68
FUND 405	STORMWATER UTILITY FUND				
Division:	441	STORMWATER			
BANK OF AMERICA		TXN00047191	272497	QLOGOPRODS - BASS STRESS BALLS	\$360.28
CITY OF RICHLAND		08/2019 AUG	272179	CITY UTILITY BILLS AUG 2019	\$370.13
		08/2019-17	272405	#17 DROP BOX/STREET SWEEPINGS	\$900.00
HATKE, STEVEN L		082219	272425	REIMB MEALS BFFR 2019	\$16.00
RICHLAND ACE HARDWARE		69897/1	272461	EXTENTION POLE/DRAIN	\$32.12
VERIZON WIRELESS	P060714	9837013983	272228	WIRELESS CHARGES PRIMARY WCC	\$39.78
STORMWATER TOTAL ****					\$1,718.31
STORMWATER UTILITY FUND Total ***					\$1,718.31
FUND 407	MEDICAL SERVICES FUND				
Division:	121	AMBULANCE			
BANK OF AMERICA		TXN00046713	272497	ARROW INTERNATIONAL - IO NEEDL	\$1,135.50
		TXN00046993		STERICYCLE - BIOHAZARD DISPOSA	\$47.03
		TXN00047032		UPS STORE - ZOLL BOXES RETURN	\$46.79
		TXN00047040		CHARTER COMM - STA INTERNET	\$174.98
		TXN00047042		SIGNATURE COINS - SURVIVAL COI	\$699.00
		TXN00047050		SIGNATURE COINS - SURVIVAL COI	\$624.00
		TXN00047062		CPR SUMMIT - MVB, JS, JH	\$1,710.00
		TXN00047076		WASTE MGMT - PHARM DISPOSAL	\$23.27
		TXN00047093		GRIGGS - USB CHARGES - TELEFLE	\$42.79
		TXN00047142		TOOLOTS - NON-SPARK WRENCH	\$60.60
CITY OF RICHLAND		08/2019 AUG	272179	CITY UTILITY BILLS AUG 2019	\$896.34
CREWSENSE LLC		0013477	272186	MONTHLY USER FEE SEP 2019	\$104.48
LIFE ASSIST INC		938481	272203	AMSINO IV SET W/EXTENTION SET	\$354.05
		938617		SANI CLOTH/SYRINGE/TOURNIQUET	\$153.14
		941229		PED ELECTRODES/IV CATHETER	\$1,700.71
MEDLINE INDUSTRIES INC.		1884828577	272206	GLOVES/O2 MASK	\$149.87
		1884982421		GLOVES	\$149.87
OXARC INC		30736718	272208	MEDICAL OXYGEN	\$47.70
		30742164		MEDICAL OXYGEN	\$45.95
		30745735		MEDICAL OXYGEN	\$73.67
		30751515		MEDICAL OXYGEN	\$73.67
		30757125		MEDICAL OXYGEN	\$55.78
SEA WESTERN INC	P060650	INV1640	272215	HAIX AIRPOWER XR2 BOOT	\$309.51



City Of Richland

VL-1 Voucher Listing

From: 9/9/2019 To: 9/20/2019

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
SYSTEMS DESIGN WEST, LLC		20191004	272222	AMB BILLING SVCS-JULY 2019	\$5,713.50
VERIZON WIRELESS	P060714	9837013983	272228	FIRE IPAD PURCHASE AND WIRELES	\$2,058.12
	P060714			WIRELESS CHARGES PRIMARY WCC	\$354.42
	P060714			WIRELESS CHARGES PRIMARY WCC	\$185.76
AMBULANCE TOTAL ****					\$16,990.50
MEDICAL SERVICES FUND Total ***					\$16,990.50
FUND 408	BROADBAND FUND				
Division:	460	BROADBAND ADMINISTRATION			
CITY OF RICHLAND		08/2019 AUG	272179	CITY UTILITY BILLS AUG 2019	\$808.75
BROADBAND ADMINISTRATION TOTAL ****					\$808.75
BROADBAND FUND Total ***					\$808.75
FUND 501	CENTRAL STORES FUND				
Division:	000				
FISHER SCIENTIFIC COMPANY, LLC	P060713	5144123	272546	GLOVES, DISPOSABLE NITRILE,LG	\$1,616.84
	P060713			GLOVES, DISPOSABLE NITRILE,MD	\$792.61
	P060713			GLOVES, DISPOSABLE NITRILE,XL	\$188.82
	P060713			SHIPPING	\$5.10
GRAINGER	P060655	9270582670	272195	INSECTICIDE, WASP & HORNET	\$205.91
	P060655			GLOVES, REDMONT, 14" GAUNTLET,	\$153.91
	P060655			TAPE MEASURE, STEEL, 12 FT,	\$142.92
	P060655			TOWELS, SCRUBS-IN-A-BUCKET	\$141.53
	P060655			BROOM, STREET, SYNTHETIC	\$106.86
	P060655			ADJUST TAX	(\$0.01)
	P060655			MOP, HEAD, WET MOP, BLENDED	\$276.54
	P060655			TOILET SEAT COVER, 1/2 FOLD	\$419.09
	P060655			CLEANER GLASS, WINDEX, 12 OZ	\$237.70
	P060655			HAND SANITIZER, REFILL 1200ML	\$242.95
	P060655			CLEANER DEGREASER, CRC LECTRA	\$517.63
	P060691	9281392283	272547	BLADE, SAWZALL 8", BI-METAL,	\$183.97
	P060691			SCREWDRIVER,SLOTTED, 1/4"X 4",	\$86.66
	P060691			BLADE, SAWZALL 6", BI-METAL,	\$62.45
	P060691			PLIERS, SIDECUTERS, 9" HIGH-	\$328.02
HORIZON DISTRIBUTION INC	P060657	215905	272197	ADJUST TAX	(\$0.01)
	P060657			DARK SAFETY GLASSES, NEMESIS	\$238.23
THE HOME DEPOT PRO	P060683	510280183	272568	HAND SANITIZER,4 FL OZ SQUEEZE	\$389.92
	P060683			CLEANER, NON-ACID DISINFECTANT	\$899.21
UNASSIGNED TOTAL ****					\$7,236.85
CENTRAL STORES FUND Total ***					\$7,236.85



City Of Richland

VL-1 Voucher Listing

From: 9/9/2019 To: 9/20/2019

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
FUND 502	EQUIPMENT MAINTENANCE FUND				
Division: 214	EQUIPMENT MAINTENANCE				
AMERICAN WEST CHROME INC		2945	272240	REPAIR VEH 3344 WO 55345	\$2,772.56
BANK OF AMERICA		TXN00046642	272497	HOMEDEPOT - LITHIUM LION BATTE	\$161.81
		TXN00046653		HOMEDEPOT - VEH#5050 BUSHINGS	\$7.15
		TXN00046662		WAPRO - PUB RECORDS ASSOC MEMB	\$25.00
		TXN00046666		STAPLES - SHOP SUPPLIES	\$48.14
		TXN00046676		STAPLES - VEH#2441 PRINTER POW	\$60.96
		TXN00046677		WAPRO - TRAINING CONVENTION (J	\$175.00
		TXN00046772		WALMART - NATIONAL NIGHT OUT	\$23.69
		TXN00046796		JIMMYJOHNS - NATIONAL NIGHT OU	\$131.96
		TXN00046846		HOME DEPOT - VEH7152 CARBIDE B	\$77.01
		TXN00046862		HOME DEPOT - BUG BOMB	\$59.90
		TXN00046870		WALMART - CREDIT,RETURN CHROME	(\$38.01)
		TXN00046872		AMAZON - CONVEX SHOP MIRROR	\$50.51
		TXN00046875		AMAZON - LADDER CASTERS	\$91.14
		TXN00046915		AMAZON - RUBBER LEG TIPS	\$7.64
		TXN00046925		GROENEVELD - LUBE FOR AUTOGREA	\$215.70
		TXN00046934		SWPS - WHELEN 2150A HEADLT FLA	\$137.01
		TXN00046942		CPO COMMERCE - SHOP TOOLS	\$324.71
		TXN00046946		AMAZON - SHOP TOOLS	\$291.03
		TXN00046958		HARBOR FREIGHT - SHOP TOOLS	\$31.03
		TXN00046967		RV SPECIALTIES - GRAB HANDLE	\$36.92
		TXN00047035		AMAZON - SHOP TOOLS	\$549.37
		TXN00047037		EMERALD SEED - HYDROSEEDER MUF	\$310.80
		TXN00047172		AMAZON - STREAMLIGHT FLASHLIGH	\$325.78
		TXN00047174		AMAZON - MILWAUKEE BATTERIES	\$264.66
		TXN00047179		AMAZON - SOLVENT PUMPS	\$214.35
		TXN00047194		BAYCOM - PRINTER HEADREST	\$287.00
BUSH CAR WASH		6917	272175	VEHICLE WASHES-AUGUST	\$126.00
CENTRAL HOSE & FITTINGS INC		c036509	272258	COUPLER VEH 6553 WO 55358	\$96.40
		C038402	272177	BLKHEAD NUT VEH 3248 WO 55722	\$11.89
		C038639	272400	SPIRAL WRAP VEH 6564 WO 55744	\$3.93
		C038714	272258	HOSE ASSY VEH 7145 WO 55750	\$378.12
CHRISTENSEN, INC.		0023195-IN	272178	SHOP OIL	\$324.65
		0025771-IN	272404	HYD FLUID VEH 7145 WO 55750	\$847.35
CITY OF RICHLAND		08/2019 AUG	272179	CITY UTILITY BILLS AUG 2019	\$8,568.56
COLEMAN OIL COMPANY		CL11022	272180	CARD LOCK FUEL 9/02-9/8/19	\$15,067.64
COMMERCIAL TIRE INC		272033	272408	ALIGNMENT VEH 2460 WO 55724	\$582.54
		272034		SVC CALL VEH 0071 WO 55810	\$130.85



City Of Richland

VL-1 Voucher Listing

From: 9/9/2019 To: 9/20/2019

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
COMMERCIAL TIRE INC		272035	272408	REPAIR VEH 3341 WO 55811	\$189.30
		272036		SVC CALL VEH 7158 WO 55812	\$143.88
		272037		NO CHARGE	\$0.00
		272060		TIRES VEH 2387 WO 55809	\$1,050.56
CORWIN OF PASCO LLC		442667	272185	SENSOR VEH 2399 WO 55685	\$74.91
		442728		FILTER/HSE VEH 2414 WO 54824	\$75.40
		443027	272267	KIT VEH 2367 WO 55775	\$41.77
		443028		KIT VEH 2367 WO 55775	\$41.77
CUMMINS, INC		443211	272410	ALTERNATOR VEH 2398 WO 55819	\$304.08
		09-6027	272187	CHARGER VEH 6621 WO 55117	(\$857.16)
		09-6268		LATCH VEH 3269 WO 55116	\$21.59
		09-6370		TUBE VEH 5039 WO 54850	\$107.45
		09-6894		PLUG VEH 3339 WO 55444	\$42.71
		09-7201		DIPSTICK VEH 7152 WO 55386	\$48.06
		09-7237		VALVE KIT VEH 3283 WO 55661	\$1,410.42
		09-7334		SUPPORT FAN VEH 5039 WO 55725	\$347.32
		09-7357		VALVE VEH 3283 WO 55700 CREDIT	(\$135.76)
		X5-25374	272269	SUBSCRIPTION QUICK SERV RENEWAL	\$814.50
		451989L	272413	QUIK KIT VEH 3339 WO 55715	\$454.55
		139-59801	272190	PLC WHT VEH 9500 WO 55727	\$333.35
		034371	272191	UPHOLSTERY VEH 2398 WO 55616	\$238.92
		R100021377:01	272431	ALIGNMENT VEH 3339 WO 55715	\$310.24
JIM'S PACIFIC GARAGES INC		X100193014:01	272304	TARP TIES VEH 6000 WO 55785	\$127.61
		PASIN3488054	272200	CHAMBER VEH 3296 WO 55716	\$40.59
		PASIN3488059		DRUM BRK VEH 3339 WO 55445	\$511.10
		PASIN3488059-2		KIT ADJ VEH 3339 WO 55445	\$257.58
		PASIN3493137	272310	SWITCH-BATT VEH 3320 WO 55787	\$126.48
		PASIN3494799	272436	VALVE VEH 3315 WO 55720	\$59.43
		PASIN3496756		CART VEH 3283 WO 55813	\$76.91
		PASIN3496772		CART VEH 3284 WO 55823	\$76.91
		PASIN3496776		CART VEH 3285 WO 55822	\$76.91
		PASIN3496778		CART VEH 3311 WO 55761	\$76.91
		PASIN3496779		CART VEH 3315 WO 55824	\$76.91
		PASIN3498487		FILTERS VEH 5047 WO 55795	\$147.24
		42800334186	272316	ALIGNMNT VEH 2411 WO 55753	\$97.73
		42800334439		ALIGNMNT VEH 1104 WO 55772	\$97.73
LES SCHWAB TIRE CENTER		970779	272205	CHECK VEH 3264 WO 55708	\$72.11
		971023	272324	HOSE VEH 3277 WO 55736	\$84.45
		971096	272439	VEH 2290 WO 55730	\$1.36
		971150	272324	GASKET VEH 3378 WO 55770	\$48.48
MILNE NAIL, POWER TOOL & REPAIR		168572	272325	SHOP TOOLS	\$31.06



City Of Richland

VL-1 Voucher Listing

From: 9/9/2019 To: 9/20/2019

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
MOBILE FLEET SERVICE INC		01P111404	272445	VEH 3212 WO 55746	\$575.98
		01P111495		VEH 3212 WO 55746	(\$244.36)
MODERN MACHINERY CO INC		2504482 PS	272207	GUARD VEH 6613 WO 55671	\$505.61
MONARCH MACHINE & TOOL CO INC		F203906	272326	BRE N BSH PIN VEH 3339 WO55665	\$2,615.63
OXARC INC		60477945	272449	SHOP SUPPLIES	\$164.87
PACWEST MACHINERY LLC		30386352	272450	COIL VEH 7140 WO 55688	\$396.03
PAPE' MATERIAL HANDLING		11676809	272333	FITTING VEH 7152 WO 55386	\$43.21
		11679635	272451	FILLER CAP VEH 7120 WO 55745	\$84.31
		801484	272209	REPAIR VEH 7142 WO 55731	\$32,486.55
RDO EQUIPMENT CO		P12317	272458	ALTERNATOR VEH 6614 WO 55728	\$229.12
		P12320		FILTERS VEH 6614 WO 55728	\$185.87
		P12321		FILTERS VEH 6614 WO 55728	(\$185.87)
RICHLAND NAPA		442563	272462	TG HANDLE VEH 2345 WO 55739	\$8.30
		442574		SHOCKS VEH 2387 WO 55735	\$436.72
		442585		LIC LAMP VEH 3277 WO 55736	\$4.41
		442587		BRK CLNR VEH 3335 WO 55719	\$22.81
		442598		HOSE VEH 7112 WO 55740	\$22.81
		442599		PUMPS VEH 2387 WO 55735	\$59.11
		442633		BRK CLNR VEH 2387 WO 55735	\$22.81
		442634		DEF VEH 7159 WO 55747	\$13.02
		442643		WW BLADES VEH 3298 WO 55749	\$25.87
		442649		BATTERY VEH 3298 WO 55749	\$112.89
		442661		CLEANER VEH 5039 WO 55737	\$105.55
		442705		PM FILTERS VEH 7161 WO 5575	\$50.02
		442734		RELAY VEH 3311 WO 55706	\$9.31
		442735		AXLE VEH 2376 WO 55755	\$289.33
		442752		AIR FILTER VEH 3344 WO 5575	\$33.61
		442754		AIR FILTER VEH 3203 WO 5576	\$33.61
		442755		AIR FILTER VEH 3336 WO 5576	\$33.61
		442756		AIR FILTER VEH 3339 WO 5576	\$33.61
		442757		AIR FILTER VEH 3335 WO 5576	\$33.61
		442758		AIR FILTER VEH 3333 WO 5576	\$33.61
		442759		AIR FILTER VEH 3340 WO 5576	\$33.61
		442760		AIR FILTER VEH 3296 WO 5581	\$33.61
		442761		AIR FILTER VEH 3342 WO 5581	\$33.61
		442766		AIR FILTER VEH 3292 WO 5576	\$33.61
		442767		AIR FILTER VEH 3337 WO 5576	\$33.61
		442769		AIR FILTER VEH 3222 WO 5576	\$33.61
		442880		FILTERS VEH 7161 WO 55754	\$50.02
		442978		DUST CAP VEH 2376 WO 55755	\$10.38
ROUTEWARE INC		INV-000112	272214	USB VEH 3285 WO 55480	\$4,054.12



City Of Richland

VL-1 Voucher Listing

From: 9/9/2019 To: 9/20/2019

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
SNAP ON INDUSTRIAL		ARV/40931093	272219	WOB EXT ST VEH	\$113.29
SOLID WASTE SYSTEMS INC		0116942-IN	272220	SOLENOID VEH 3340 WO 55682	\$214.90
		0117103-IN	272355	LATCH VEH 7146 WO 55751	\$68.16
		0117105-IN		PIN/CYL VEH 3340 WO 55779	\$106.45
STEEBER'S LOCK SERVICE		173246	272359	DUP KEYS VEH 3142 WO 55579	\$17.92
TACOMA SCREW PRODUCTS INC		22255061	272474	CABLE TIES VEH 7112 WO 55740	\$19.53
		22255211	272361	BLK CAB TIE VEH 3222 WO 55766	\$31.21
UNITED PARCEL SERVICE	S018468	000986641369	272226	NDA PKG TO VAC CON INC. FOR FL	\$22.56
US LINEN & UNIFORM		2404532	272481	UNIFORM SERVICES	\$79.95
		2408294		UNIFORM SERVICES	\$79.95
		2412121		UNIFORM SERVICES	\$79.95
		2415884		UNIFORM SERVICES	\$79.95
VERIZON WIRELESS	P060714	9837013983	272228	WIRELESS CHARGES PRIMARY WCC	\$39.78
	P060714			WIRELESS CHARGES PRIMARY WCC	\$251.77
WESTERN PETERBILT INC		028P8573	272231	PIN KIT VEH 3339 WO 55445	\$456.59
WESTERN REFUSE & RECYCLING EQUIPMENT, INC		157312	272487	G-LINK KIT VEH 3336 WO 55714	\$2,290.79
		157313		G-LINK KIT VEH 3339 WO 55665	\$1,254.00
		157359	272379	PIN VEH 3336 WO 55714	\$348.47
		157360		PIN VEH 3336 WO 55714	\$303.00
WESTERN STATES EQUIPMENT COMPANY		IN001074459	272232	SERVICE VEH 7131 WO 55710	\$1,677.46
		IN001074788		MACHINE PARTS VEH 7130 WO55718	\$648.78
		IN001080713	272380	COUPLING VEH 32218 WO 55722	\$61.46
		IN001083389	272488	COUPLING VEH 6564 WO 55744	\$20.32
		IN001083823		REPAIR VEH 7090 WO 55384	\$8,523.20
WESTERN SYSTEMS & FABRICATION INC		27833	272381	G/B PTN VEHS 7146/7152	\$3,258.00
		27858	272489	PIN VEH 3335 WO 55777	\$403.57
		27868		SWITCH VEH 3291 WO 55773	\$453.94

EQUIPMENT MAINTENANCE TOTAL ****

\$103,388.81

EQUIPMENT MAINTENANCE FUND Total ***

\$103,388.81

FUND 503

EQUIPMENT REPLACEMENT FUND

Division:

215

EQUIPMENT REPLACEMENT

BANK OF AMERICA		TXN00046924	272497	DAILY DISPATCH-AD FIRE LADDER	\$690.00
CORWIN OF PASCO LLC	P060033	319540	272185	ONE NEW 2019 FORD T-350 VAN WI	\$64,792.41
	P060033			SALES TAX @ 8.6%	\$5,572.15
	P059916	319541		ONE NEW 2020 FORD INTERCEPTOR	\$35,992.00
	P059916			SALES TAX @ 8.6%	\$3,095.31

EQUIPMENT REPLACEMENT TOTAL ****

\$110,141.87

EQUIPMENT REPLACEMENT FUND Total ***

\$110,141.87

FUND 505

PUBLIC WORKS ADMIN & ENGINEER



City Of Richland

VL-1 Voucher Listing

From: 9/9/2019 To: 9/20/2019

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
Division: 000					
CONOVER, JOANNA		2019.000009	272409	RIGHT OF WAY FEE REFUND	\$150.00
				UNASSIGNED TOTAL ****	\$150.00
Division: 450 PW ADMIN & ENGINEERING					
AT&T WIRELESS		08/19 28724328888	272244	287243288881 07/27/19-8/26/19	\$95.45
				287243288881 07/27/19-8/26/19	\$65.00
BANK OF AMERICA		TXN00046654	272497	SAFEWAY #0333-West's staff mee	\$28.24
		TXN00046668		STAPLES - headphones	\$16.63
		TXN00046675		STARBUCKS STORE 08936 -leaders	\$19.49
		TXN00046705		OFFICE DEPOT - BUSINESS CARDS	\$27.15
		TXN00046738		FRED-MEYER #0286 - NNO/City Fa	\$21.72
		TXN00046766		STAPLES -desk lamp	\$50.05
		TXN00046799		INFO.BMTMICRO.COM,SWIFT TO-DO	\$99.00
		TXN00046840		GRAZE (PARKWAY) -NNO / CITY FA	\$233.87
		TXN00046857		FEDEX OFFIC64700056473 -SHIPPI	\$16.28
		TXN00046891		STAPLES -PLOTTER CART	\$386.27
		TXN00047010		OFFICE DEPOT - BUSINESS CARDS	\$70.59
		TXN00047065		BENTON COUNTY AUDITOR - PW rec	\$113.26
		TXN00047070		AMERICAN PUBLIC WORKS - APWA P	\$929.00
		TXN00047078		BEST BUY 00005900 -laptop	\$21.71
		TXN00047134		FRED-MEYER #0286 -leadership d	\$14.97
		TXN00047176		STAPLES - clipboards	\$5.47
BENTON COUNTY AUDITOR		0268953	272246	BC IMAGES	\$64.00
CITY OF RICHLAND		08/2019 AUG	272179	CITY UTILITY BILLS AUG 2019	\$1,404.13
PITNEY BOWES PURCHASE POWER		08/19 14823173	272341	POSTAGE 06/01/19-06/30/19	\$14.90
ROGALSKY, PETER		19-439 ROGALSKY	272466	19-439 19 APWA PWX	\$343.48
VERIZON WIRELESS	P060714	9837013983	272228	WIRELESS CHARGES PRIMARY WCC	\$601.51
XEROX CORPORATION		098019442	272383	8TB-338163 BSE/PRINTS7/21-8/21	\$465.14
				PW ADMIN & ENGINEERING TOTAL ****	\$5,107.31
				PUBLIC WORKS ADMIN & ENGINEER Total ***	\$5,257.31
FUND 520 HEALTH CARE/BENEFITS PLAN					
Division: 222 EMPLOYEE BENEFIT PROGRAM					
BANK OF AMERICA		TXN00046674	272497	RINGOLDE - CORWELLNESS HATS	\$596.28
		TXN00046735		RINGOLDE - CORWELLNESS HATS	\$319.01
REHN & ASSOCIATES INC		AUG 2019	272340	HRA MONTHLY ADMIN FEE-AUG	\$320.25
				EMPLOYEE BENEFIT PROGRAM TOTAL ****	\$1,235.54
				HEALTH CARE/BENEFITS PLAN Total ***	\$1,235.54
FUND 641 SOUTHEAST COMMUNICATIONS CTR					



City Of Richland

VL-1 Voucher Listing

From: 9/9/2019 To: 9/20/2019

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
Division: 600	SECOMM OPERATIONS GENERAL				
AMERIGAS		3095999993	272386	PROPANE REFILL - BCES	\$787.28
AT&T LONG DISTANCE		08/19 03030107210	272172	FAX LINES 07/22-08/21/19	\$36.94
BANK OF AMERICA		TXN00046669	272497	STAPLES - Credit/DEFECTIVE LAB	(\$12.53)
		TXN00046699		STAPLES/REPORT COVERS FOR COBB	\$34.21
		TXN00046742		WWW.NEWEGG.COM/ADAPTER CABLE	\$17.92
		TXN00046751		COSTCO WHSE #0486/CAKE & FLOWE	\$39.00
		TXN00046909		THE UPS STORE #6563/SHIPPING F	\$28.97
		TXN00046940		VISTAPR VistaPrint.com/WELCOME	\$67.85
		TXN00046950		POSITIVE PROMOTIONS/INSPIRATIO	\$187.00
		TXN00047010		OFFICE DEPOT - BUSINESS CARDS	\$27.15
		TXN00047115		STAPLES/COPIER PAPER	\$100.24
		TXN00047143		OTC BRANDS/MINTS & BALLS FOR 9	\$75.16
		TXN00047156		OTC BRANDS/MINTS AND BALLS FOR	\$77.68
BIOSH		6034	272250	DOT DRUG/ALCOHOL SCREEN	\$40.00
CHARTER COMMUNICATIONS		09/19 0706114	272403	CABLE SERVICE 08/30-09/29/19	\$32.03
CORPORATE TRANSLATION SERVICES INC		151741	272266	TRANSLATION SRVCS-AUG 2019	\$269.24
FRONTIER		09/19 2061881060	272192	GENERAL 8/19-09/18/19	\$216.19
		09/19 5096281472	272419	GENERAL FOR 09/04-10/03/2019	\$74.42
HP INC		0444076	272198	PRINTER SUPPORT 05/15-05/15/19	\$303.18
MOON, TAE-IM PHD		09062019	272446	PSYCH EVAL-EMER COM DISP-STALE	\$400.00
VANGUARD CLEANING SYSTEM OF INLAND NW		88802	272227	CLEANING SVS 09/1-09/30/19	\$375.00
WATER SOLUTIONS INC		22421	272486	WATER FILTRATION 09/07-10/06	\$33.67
XEROX CORPORATION		097720125	272383	8TB-626038 BASE 6/21-7/21/19	\$58.40
		098019406	272492	8TB-626038 BSE CHRG-PRINTS AUG	\$50.55
SECOMM OPERATIONS GENERAL TOTAL ****					\$3,319.55
Division: 601	E911 OPERATIONS				
BANK OF AMERICA		TXN00046669	272497	STAPLES - Credit/DEFECTIVE LAB	(\$12.55)
		TXN00046681		WPY WAPRO/CONFERENCE REGISTRAT	\$175.00
		TXN00047094		WALMART.COM 8009666546/STORAGE	\$48.61
		TXN00047115		STAPLES/COPIER PAPER, CD LABEL	\$132.82
BIOSH		6034	272250	DOT DRUG/ALCOHOL SCREEN	\$40.00
CORPORATE TRANSLATION SERVICES INC		151669	272266	TRANSLATION SRVCS-AUG 2019	\$589.90
HP INC		0444076	272198	PRINTER SUPPORT 05/15-05/15/19	\$303.18
LANGUAGE LINE SERVICES LLC		4644662	272314	E911 TRANSLATION-AUG	\$10.68
MOON, TAE-IM PHD		09062019	272446	PSYCH EVAL-EMER COM DISP-STALE	\$400.00
E911 OPERATIONS TOTAL ****					\$1,687.64
Division: 602	SECOMM AGENCY				
SPRAGUE PEST SOLUTIONS		3908323/3908324	272221	PERMITER SERVICE- BCES 8/19	\$96.82
		3936727/3936728	272471	SEPT 2019 MONTHLY SERVICE-BCES	\$96.82



City Of Richland

VL-1 Voucher Listing

From: 9/9/2019 To: 9/20/2019

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
SECOMM AGENCY TOTAL ****					\$193.64
SOUTHEAST COMMUNICATIONS CTR Total ***					\$5,200.83
FUND 642	800 MHZ PROJECT				
Division:	610	800 MHZ			
BENTON PUD		08/19 4843174575	272249	UTILITY SRVCS 07/26-08/26/2019	\$735.32
KLICKITAT COUNTY PUD		08/19 69552623	272437	GOLGATHA UTILITIES 8/01-08/30	\$310.99
800 MHZ TOTAL ****					\$1,046.31
800 MHZ PROJECT Total ***					\$1,046.31
FUND 643	EMERGENCY MANAGEMENT				
Division:	620	STATE / LOCAL ASSISTANCE			
BANK OF AMERICA		TXN00046644	272497	FBI LEEDA INC/PIO CLASS REGIST	\$173.75
CHARTER COMMUNICATIONS		09/19 0706114	272403	CABLE SERVICE 08/30-09/29/19	\$32.04
SPRAGUE PEST SOLUTIONS		3936727/3936728	272471	SEPT 2019 MONTHLY SERVICE-BCES	\$32.27
VANGUARD CLEANING SYSTEM OF INLAND NW		88802	272227	CLEANING SVS 09/1-09/30/19	\$62.50
STATE / LOCAL ASSISTANCE TOTAL ****					\$300.56
Division:	621	RADIOLOGICAL EMGCY PREPAREDNES			
AMERIGAS		3095999993	272386	PROPANE REFILL - BCES	\$262.43
AT&T LONG DISTANCE		08/19 03030107210	272172	FAX LINES 07/22-08/21/19	\$18.47
BANK OF AMERICA		TXN00046644	272497	FBI LEEDA INC/PIO CLASS REGIST	\$173.75
		TXN00047115		STAPLES/COPIER PAPER	\$200.47
CERIUM NETWORKS INC	P060672	I078317	272401	CISCO IP PHONE 8841 WHITE	\$349.20
	P060672			SHIPPING	\$37.84
CHARTER COMMUNICATIONS		09/19 0706114	272403	CABLE SERVICE 08/30-09/29/19	\$48.05
HP INC		0444076	272198	PRINTER SUPPORT 05/15-05/15/19	\$167.48
SPRAGUE PEST SOLUTIONS		3908323/3908324	272221	PERMITER SERVICE- BCES 8/19	\$48.41
		3936727/3936728	272471	SEPT 2019 MONTHLY SERVICE-BCES	\$32.27
UNITED PARCEL SERVICE	S018468	000986641369	272226	3 GROUND PKG W/INSURANCE TO LU	\$270.02
	S018480	000986641379	272480	WEIGHT CORRECTION FOR 3 PKGS T	\$12.36
VANGUARD CLEANING SYSTEM OF INLAND NW		88802	272227	CLEANING SVS 09/1-09/30/19	\$62.50
WATER SOLUTIONS INC		22421	272486	WATER FILTRATION 09/07-10/06	\$16.83
XEROX CORPORATION		098019406	272492	8TB-626038 BSE CHRG-PRINTS AUG	\$58.98
RADIOLOGICAL EMGCY PREPAREDNES TOTAL ****					\$1,759.06
Division:	622	DOE EMERGENCY PREPAREDNESS			
BANK OF AMERICA		TXN00046644	272497	FBI LEEDA INC/PIO CLASS REGIST	\$173.75
DOE EMERGENCY PREPAREDNESS TOTAL ****					\$173.75
Division:	623	JURISIDITION			
AMERIGAS		3095999993	272386	PROPANE REFILL - BCES	\$262.43



City Of Richland

VL-1 Voucher Listing

From: 9/9/2019 To: 9/20/2019

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
AT&T LONG DISTANCE		08/19 03030107210	272172	FAX LINES 07/22-08/21/19	\$18.46
BANK OF AMERICA		TXN00046644	272497	FBI LEEDA INC/PIO CLASS REGIST	\$173.75
		TXN00046699		STAPLES/REPORT COVERS FOR COBB	\$8.56
		TXN00046742		WWW.NEWEGG.COM/ADAPTER CABLE	\$17.91
CHARTER COMMUNICATIONS		09/19 0706114	272403	CABLE SERVICE 08/30-09/29/19	\$48.05
HP INC		0444076	272198	PRINTER SUPPORT 05/15-05/15/19	\$167.47
PITNEY BOWES PURCHASE POWER		08/19 14823173	272341	POSTAGE 06/01/19-06/30/19	\$4.95
SPRAGUE PEST SOLUTIONS		3908323/3908324	272221	PERMITER SERVICE- BCES 8/19	\$48.40
		3936727/3936728	272471	SEPT 2019 MONTHLY SERVICE-BCES	\$32.27
VANGUARD CLEANING SYSTEM OF INLAND NW		88802	272227	CLEANING SVS 09/1-09/30/19	\$125.00
WATER SOLUTIONS INC		22421	272486	WATER FILTRATION 09/07-10/06	\$16.83
XEROX CORPORATION		097720125	272383	8TB-626038 BASE 6/21-7/21/19	\$136.26
		098019406	272492	8TB-626038 BSE CHRGR-PRINTS AUG	\$58.98
JURISIDICITION TOTAL ****					\$1,119.32
EMERGENCY MANAGEMENT Total ***					\$3,352.69
FUND 644	MICRO-WAVE				
Division:	611	MICROWAVE			
DAY WIRELESS SYSTEMS	P060636	494141	272412	TAX	\$90.72
	P060636			SHIPPING	\$14.99
	P060636			DEPOT REPAIR HIGH LEVEL MUX 3D	\$1,040.00
	P060661	495098		100 MHZ REFERANCE OSCILLATORS	\$3,256.21
MICROWAVE TOTAL ****					\$4,401.92
MICRO-WAVE Total ***					\$4,401.92
FUND 803	UTILITY BILL CLEARING FUND				
Division:	000				
ADVANCED UTILITY ACCOUNTS PAYABLE INVOICES	CISPAY17372		272210	CHECK REISSUE 243030-00261700	\$128.80
				Customer Refund	\$152.82
			272235	CHECK REISSUE 243030-00261700	\$128.80
				Customer Refund	\$152.82
	CISPAY17373		272256	Customer Refund	\$103.36
	CISPAY17374		272277	Customer Refund	\$41.15
	CISPAY17375		272356	Customer Refund	\$10.00
	CISPAY17376		272299	Customer Refund	\$0.30
	CISPAY17377		272292	Customer Refund	\$93.31
	CISPAY17378		272305	Customer Refund	\$123.06
	CISPAY17379		272313	Customer Refund	\$70.57
	CISPAY17380		272259	Customer Refund	\$10.00
	CISPAY17381		272282	Customer Refund	\$33.33



City Of Richland

VL-1 Voucher Listing

From: 9/9/2019 To: 9/20/2019

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
ADVANCED UTILITY ACCOUNTS PAYABLE INVOICES		CISPAY17382	272362	Customer Refund	\$285.58
		CISPAY17383	272239	Customer Refund	\$71.98
		CISPAY17384	272276	Customer Refund	\$156.56
		CISPAY17385	272365	Customer Refund	\$13.93
		CISPAY17386	272352	Customer Refund	\$127.44
		CISPAY17387	272311	Customer Refund	\$72.88
		CISPAY17388	272351	Customer Refund	\$365.12
				Customer Refund	\$283.62
		CISPAY17389	272312	Customer Refund	\$309.73
		CISPAY17390	272349	Customer Refund	\$7.83
		CISPAY17391	272287	Customer Refund	\$91.65
		CISPAY17392	272321	Customer Refund	\$228.82
		CISPAY17393	272350	Customer Refund	\$60.11
		CISPAY17394	272272	Customer Refund	\$5.75
		CISPAY17395	272243	Customer Refund	\$119.91
		CISPAY17396	272309	Customer Refund	\$33.19
		CISPAY17397	272364	Customer Refund	\$35.93
		CISPAY17398	272323	Customer Refund	\$110.68
		CISPAY17399	272303	Customer Refund	\$10.00
		CISPAY17400	272375	Customer Refund	\$135.95
		CISPAY17401	272317	Customer Refund	\$219.44
		CISPAY17402	272271	Customer Refund	\$12.45
		CISPAY17403	272308	Customer Refund	\$30.15
		CISPAY17404	272286	Customer Refund	\$22.63
		CISPAY17405	272253	Customer Refund	\$26.86
		CISPAY17406	272306	Customer Refund	\$23.20
		CISPAY17407	272242	Customer Refund	\$53.96
		CISPAY17408	272251	Customer Refund	\$3,465.03
		CISPAY17409	272318	Customer Refund	\$23.77
		CISPAY17410	272294	Customer Refund	\$13.23
		CISPAY17411	272237	Customer Refund	\$59.21
		CISPAY17412	272236	Customer Refund	\$17.26
		CISPAY17413	272302	Customer Refund	\$87.95
		CISPAY17414	272307	Customer Refund	\$92.15
		CISPAY17415	272300	Customer Refund	\$114.75
		CISPAY17416	272358	Customer Refund	\$82.59
		CISPAY17417	272330	Customer Refund	\$75.40
		CISPAY17418	272285	Customer Refund	\$91.91
		CISPAY17419	272254	Customer Refund	\$20.71
		CISPAY17420	272322	Customer Refund	\$101.06



City Of Richland

VL-1 Voucher Listing

From: 9/9/2019 To: 9/20/2019

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
ADVANCED UTILITY ACCOUNTS PAYABLE INVOICES		CISPAY17421	272280	Customer Refund	\$72.18
		CISPAY17422	272281	Customer Refund	\$14.43
		CISPAY17423	272301	Customer Refund	\$77.03
		CISPAY17424	272284	Customer Refund	\$118.82
		CISPAY17425	272338	Customer Refund	\$118.15
		CISPAY17426	272346	Customer Refund	\$58.84
		CISPAY17427	272348	Customer Refund	\$73.55
		CISPAY17428	272289	Customer Refund	\$103.03
		CISPAY17429	272382	Customer Refund	\$115.15
		CISPAY17430	272238	Customer Refund	\$89.63
		CISPAY17431	272353	Customer Refund	\$44.62
		CISPAY17432	272268	Customer Refund	\$7.26
		CISPAY17433	272357	Customer Refund	\$50.34
		CISPAY17434	272369	Customer Refund	\$96.50
		CISPAY17435	272295	Customer Refund	\$135.65
		CISPAY17436	272328	Customer Refund	\$91.35
		CISPAY17437	272342	Customer Refund	\$14.40
		CISPAY17438	272370	Customer Refund	\$34.64
		CISPAY17439	272270	Customer Refund	\$99.12
		CISPAY17440	272319	Customer Refund	\$54.43
		CISPAY17441	272347	Customer Refund	\$150.00
		CISPAY17442	272550	Customer Refund	\$365.63
		CISPAY17443	272555	Customer Refund	\$19.26
		CISPAY17444	272549	Customer Refund	\$32.16
		CISPAY17445	272558	Customer Refund	\$86.01
		CISPAY17446	272571	Customer Refund	\$92.11
		CISPAY17447	272553	Customer Refund	\$139.98
		CISPAY17448	272541	Customer Refund	\$11.69
		CISPAY17449	272565	Customer Refund	\$38.64
		CISPAY17450	272494	Customer Refund	\$22.39
		CISPAY17451	272552	Customer Refund	\$96.15
		CISPAY17452	272563	Customer Refund	\$85.91
		CISPAY17453	272548	Customer Refund	\$35.84
		CISPAY17454	272535	Customer Refund	\$92.04
		CISPAY17455	272554	Customer Refund	\$92.73
		CISPAY17456	272540	Customer Refund	\$70.06
		CISPAY17457	272551	Customer Refund	\$54.46
UNASSIGNED TOTAL ****					\$11,162.87
UTILITY BILL CLEARING FUND Total ***					\$11,162.87



City Of Richland

VL-1 Voucher Listing

From: 9/9/2019 To: 9/20/2019

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
--------	-------------	----------------	---------	---------------------	----------------

Invoice Total: ****

\$2,414,814.15

Number of Invoices

Amount

Vouchers In Richland	139	\$120,632.37
Vouchers In Tri Cities	72	\$323,856.64
Vouchers In WA	156	\$849,223.33
Vouchers Outside WA	1232	\$1,121,101.81
Vouchers Final Total.....	1599	\$2,414,814.15

Ob ject Category	Title	Total	Percentage
1	SALARIES	\$1,600.99	0.07%
2	BENEFITS	\$11,775.81	0.49%
3	SUPPLIES	\$204,257.68	8.46%
4	OTHER SERVICES & CHARGES	\$1,108,879.93	45.92%
5	INTERGOVERNMENTAL SERVICES	\$64,123.45	2.66%
6	CAPITAL PROJECTS	\$409,277.76	16.95%
	MACHINERY & EQUIPMENT	\$117,315.15	4.86%
	REFUNDS	\$11,162.87	0.46%
9	INTERFUND SERVICES	\$3,206.28	0.13%
	INVENTORY PURCHASES	\$483,214.23	20.01%
	Total	\$2,414,814.15	

VOUCHER LISTING REPORT
SUMMARY OF WIRE TRANSFERS
SEPTEMBER 9, 2019 - SEPTEMBER 20, 2019

Payee	Wire Description	Amount
Claim Wires - Wire No. 7746-7769		
CIGNA Health/Matrix/QBE/VSP	Insurance Claims	331,928.28
Discovery Benefits	Section 125	4,098.77
Total Site Services LLC	GWW Pvmt Preservation-PMT 2	1,460,325.65
Apollo Inc.	Duportail Bridge - PMT 18-Aug 19	1,686,231.24
NW Intergovernmental Energy Supply	NW Intergovernmental Energy Supply	148,958.60
Richland Golf Management	CPGC Operating Reimbursement - 08/19	243,263.86
Bank of American	Library Merchant Services	120.36
	Total Claim Wire Transfers	\$ 3,874,926.76
Payroll Direct Deposit (ACH) - Wire No. 155656-156199		
Payroll Wires	Total Payroll Wire Transfers & Deposits	\$ 1,105,012.81
Payroll Wires (ACH) - Wire No. 11157-11181		
Payroll Wires	Total Payroll Wire Transfers & Deposits	\$ 1,361,747.32
		\$ 2,466,760.13
Total Claim & Payroll Wires/ACH		\$ 6,341,686.89

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

Sort: CHECK #
CHECK DATECITY OF RICHLAND
Check Register
For 09/19/2019 - 09/19/2019

Payroll Type : REGULAR

Bank	Location	Check #	Status	Amount	Check Date	Employee #	Name
3	013	156200	P	\$159.43	09/19/2019	4939	
Total # of Checks:			1	Total Amount	\$159.43		

City of Richland
CHECK REGISTER
DATE RANGE: 09/01/19 - 09/30/19

BANK	CHECK #	CHECK AMT	CHECK DATE	VENDOR #	ADDRS #	VENDOR NAME	TYPE	CHECK STATUS
3	156201	\$2515.59	09/19/19	16278		0 AFLAC INSURANCE		S OUTSTANDING
3	156202	\$5875.00	09/19/19	16364		0 BENEFITS SOLUTIONS(WSCFF-BC)		S OUTSTANDING
3	156203	\$49.00	09/19/19	16372		0 BENTON FRANKLIN COMMUNITY ACTION COMMITTEE		S OUTSTANDING
3	156204	\$1891.50	09/19/19	16281		0 BRUNNER, DANIEL H.		S OUTSTANDING
3	156205	\$492.00	09/19/19	20799		0 GET PROGRAM		S OUTSTANDING
3	156206	\$4850.95	09/19/19	06141		0 LIFE INSURANCE COMPANY OF NORTH AMERICA		S OUTSTANDING
3	156207	\$550.50	09/19/19	16619		7 NCMI CORPORATION		S OUTSTANDING
3	156208	\$5084.79	09/19/19	51386		0 WESTERN STATES POLICE MEDICAL TRUST		S OUTSTANDING

Sort: CHECK #
CHECK DATECITY OF RICHLAND
NOD Register
For 09/19/2019 - 09/19/2019

Payroll Type : REGULAR

Bank	Location	Check #	Status	Amount	Check Date	Employee #	Name
3	002	155656	X	\$2,256.95	09/19/2019	3759	
3	002	155657	X	\$1,873.33	09/19/2019	3681	
3	002	155658	X	\$779.61	09/19/2019	4083	
3	002	155659	X	\$2,624.25	09/19/2019	4929	
3	002	155660	X	\$3,595.38	09/19/2019	4562	
3	002	155661	X	\$1,228.95	09/19/2019	4895	
3	003	155662	X	\$1,292.26	09/19/2019	4941	
3	003	155663	X	\$2,655.20	09/19/2019	4369	
3	003	155664	X	\$1,930.10	09/19/2019	4575	
3	004	155665	X	\$867.83	09/19/2019	4812	
3	004	155666	X	\$4,106.98	09/19/2019	4185	
3	004	155667	X	\$1,039.48	09/19/2019	4338	
3	004	155668	X	\$1,810.95	09/19/2019	3322	
3	004	155669	X	\$954.01	09/19/2019	4337	
3	004	155670	X	\$1,337.19	09/19/2019	4736	
3	004	155671	X	\$1,081.45	09/19/2019	4133	
3	004	155672	X	\$951.38	09/19/2019	4232	
3	004	155673	X	\$703.31	09/19/2019	4811	
3	004	155674	X	\$4,118.96	09/19/2019	3885	
3	004	155675	X	\$1,249.55	09/19/2019	3243	
3	006	155676	X	\$869.51	09/19/2019	4965	
3	006	155677	X	\$1,722.88	09/19/2019	4901	
3	006	155678	X	\$985.29	09/19/2019	4774	
3	006	155679	X	\$457.08	09/19/2019	3709	
3	006	155680	X	\$490.78	09/19/2019	4539	
3	006	155681	X	\$975.59	09/19/2019	4968	
3	006	155682	X	\$695.31	09/19/2019	3688	
3	006	155683	X	\$728.97	09/19/2019	4975	
3	006	155684	X	\$140.80	09/19/2019	2156	
3	006	155685	X	\$1,936.91	09/19/2019	4102	
3	006	155686	X	\$540.37	09/19/2019	3836	
3	006	155687	X	\$853.97	09/19/2019	4930	
3	006	155688	X	\$967.43	09/19/2019	4541	
3	006	155689	X	\$1,521.98	09/19/2019	4029	
3	006	155690	X	\$848.16	09/19/2019	4952	
3	006	155691	X	\$1,639.33	09/19/2019	3690	
3	006	155692	X	\$1,387.02	09/19/2019	3828	
3	006	155693	X	\$1,499.23	09/19/2019	4204	
3	006	155694	X	\$1,606.85	09/19/2019	4092	
3	006	155695	X	\$1,800.28	09/19/2019	4461	
3	006	155696	X	\$980.92	09/19/2019	4756	
3	006	155697	X	\$1,684.85	09/19/2019	3516	
3	006	155698	X	\$561.80	09/19/2019	4540	
3	006	155699	X	\$1,796.13	09/19/2019	1834	
3	006	155700	X	\$1,655.86	09/19/2019	4731	
3	006	155701	X	\$1,053.75	09/19/2019	4946	
3	006	155702	X	\$1,588.68	09/19/2019	4130	
3	006	155703	X	\$1,317.29	09/19/2019	4035	
3	006	155704	X	\$1,061.32	09/19/2019	4932	
3	006	155705	X	\$2,737.58	09/19/2019	4375	
3	006	155706	X	\$1,200.11	09/19/2019	4550	

Sort: CHECK #
CHECK DATECITY OF RICHLAND
NOD Register
For 09/19/2019 - 09/19/2019

Payroll Type : REGULAR

Bank	Location	Check #	Status	Amount	Check Date	Employee #	Name
3	006	155707	X	\$1,464.92	09/19/2019	4109	
3	006	155708	X	\$1,083.70	09/19/2019	3635	
3	006	155709	X	\$1,777.93	09/19/2019	3699	
3	006	155710	X	\$1,457.04	09/19/2019	4667	
3	006	155711	X	\$853.97	09/19/2019	4825	
3	007	155712	X	\$1,763.73	09/19/2019	4361	
3	007	155713	X	\$2,976.94	09/19/2019	4426	
3	007	155714	X	\$1,015.35	09/19/2019	4717	
3	010	155715	X	\$3,643.35	09/19/2019	4517	
3	010	155716	X	\$2,196.18	09/19/2019	4719	
3	010	155717	X	\$1,303.74	09/19/2019	4974	
3	010	155718	X	\$1,314.52	09/19/2019	4835	
3	010	155719	X	\$1,066.84	09/19/2019	4949	
3	010	155720	X	\$1,401.65	09/19/2019	4810	
3	010	155721	X	\$1,316.71	09/19/2019	2798	
3	010	155722	X	\$1,409.28	09/19/2019	4940	
3	010	155723	X	\$1,297.49	09/19/2019	4715	
3	010	155724	X	\$2,468.60	09/19/2019	3755	
3	010	155725	X	\$1,036.37	09/19/2019	4690	
3	010	155726	X	\$2,093.08	09/19/2019	4622	
3	010	155727	X	\$1,258.26	09/19/2019	4583	
3	010	155728	X	\$1,782.10	09/19/2019	4178	
3	010	155729	X	\$1,308.16	09/19/2019	4960	
3	010	155730	X	\$2,183.74	09/19/2019	4067	
3	010	155731	X	\$1,284.82	09/19/2019	4840	
3	010	155732	X	\$1,580.31	09/19/2019	4728	
3	010	155733	X	\$1,177.05	09/19/2019	4449	
3	011	155734	X	\$317.39	09/19/2019	3960	
3	011	155735	X	\$1,277.62	09/19/2019	4809	
3	011	155736	X	\$1,407.54	09/19/2019	3000	
3	011	155737	X	\$1,612.15	09/19/2019	3110	
3	011	155738	X	\$2,009.70	09/19/2019	4502	
3	011	155739	X	\$1,200.98	09/19/2019	3499	
3	011	155740	X	\$2,494.78	09/19/2019	4466	
3	011	155741	X	\$1,513.53	09/19/2019	4915	
3	012	155742	X	\$1,245.89	09/19/2019	4602	
3	012	155743	X	\$1,796.80	09/19/2019	4611	
3	012	155744	X	\$808.10	09/19/2019	3721	
3	012	155745	X	\$1,447.41	09/19/2019	4537	
3	013	155746	X	\$291.44	09/19/2019	4982	
3	013	155747	X	\$1,681.01	09/19/2019	4823	
3	013	155748	X	\$605.28	09/19/2019	4873	
3	013	155749	X	\$1,200.95	09/19/2019	4792	
3	013	155750	X	\$170.43	09/19/2019	4919	
3	013	155751	X	\$1,566.99	09/19/2019	4135	
3	013	155752	X	\$637.52	09/19/2019	4492	
3	013	155753	X	\$1,283.24	09/19/2019	4713	
3	013	155754	X	\$195.84	09/19/2019	4754	
3	013	155755	X	\$195.84	09/19/2019	4892	
3	013	155756	X	\$1,872.34	09/19/2019	4824	
3	013	155757	X	\$1,320.63	09/19/2019	4143	

Sort: CHECK #
CHECK DATECITY OF RICHLAND
NOD Register
For 09/19/2019 - 09/19/2019

Payroll Type : REGULAR

Bank	Location	Check #	Status	Amount	Check Date	Employee #	Name
3	013	155758	X	\$2,146.96	09/19/2019	2921	
3	013	155759	X	\$126.44	09/19/2019	4889	
3	013	155760	X	\$928.40	09/19/2019	3973	
3	013	155761	X	\$1,286.55	09/19/2019	4289	
3	013	155762	X	\$511.12	09/19/2019	4898	
3	013	155763	X	\$3,094.87	09/19/2019	3736	
3	013	155764	X	\$566.24	09/19/2019	4868	
3	013	155765	X	\$186.92	09/19/2019	4936	
3	013	155766	X	\$181.14	09/19/2019	4890	
3	015	155767	X	\$1,856.23	09/19/2019	4470	
3	015	155768	X	\$2,055.92	09/19/2019	3177	
3	015	155769	X	\$2,384.67	09/19/2019	4666	
3	015	155770	X	\$1,732.38	09/19/2019	2751	
3	015	155771	X	\$1,798.56	09/19/2019	3563	
3	015	155772	X	\$460.26	09/19/2019	4959	
3	015	155773	X	\$1,674.91	09/19/2019	2434	
3	015	155774	X	\$1,774.69	09/19/2019	3344	
3	015	155775	X	\$414.63	09/19/2019	4597	
3	015	155776	X	\$2,691.28	09/19/2019	4747	
3	015	155777	X	\$851.80	09/19/2019	4056	
3	015	155778	X	\$2,106.00	09/19/2019	4916	
3	015	155779	X	\$1,622.06	09/19/2019	4653	
3	015	155780	X	\$814.95	09/19/2019	3649	
3	015	155781	X	\$1,931.21	09/19/2019	4973	
3	015	155782	X	\$1,911.78	09/19/2019	4798	
3	015	155783	X	\$1,514.96	09/19/2019	3875	
3	015	155784	X	\$1,565.00	09/19/2019	4797	
3	015	155785	X	\$2,010.43	09/19/2019	3352	
3	015	155786	X	\$1,781.86	09/19/2019	3533	
3	015	155787	X	\$1,783.01	09/19/2019	4945	
3	015	155788	X	\$1,811.07	09/19/2019	4912	
3	015	155789	X	\$1,732.45	09/19/2019	3980	
3	015	155790	X	\$2,201.01	09/19/2019	4646	
3	015	155791	X	\$1,800.10	09/19/2019	4793	
3	015	155792	X	\$1,901.86	09/19/2019	3435	
3	015	155793	X	\$1,131.43	09/19/2019	4495	
3	015	155794	X	\$1,825.79	09/19/2019	4351	
3	015	155795	X	\$1,360.94	09/19/2019	4908	
3	015	155796	X	\$949.84	09/19/2019	4760	
3	015	155797	X	\$1,778.92	09/19/2019	3933	
3	015	155798	X	\$2,867.67	09/19/2019	3576	
3	015	155799	X	\$2,267.41	09/19/2019	4844	
3	015	155800	X	\$1,742.47	09/19/2019	3455	
3	016	155801	X	\$2,196.73	09/19/2019	4817	
3	016	155802	X	\$1,661.84	09/19/2019	3679	
3	016	155803	X	\$3,171.95	09/19/2019	3760	
3	016	155804	X	\$4,006.07	09/19/2019	3814	
3	016	155805	X	\$3,232.62	09/19/2019	4587	
3	016	155806	X	\$1,555.99	09/19/2019	4340	
3	016	155807	X	\$3,288.21	09/19/2019	4669	
3	016	155808	X	\$3,189.94	09/19/2019	4523	

Sort: CHECK #
CHECK DATECITY OF RICHLAND
NOD Register
For 09/19/2019 - 09/19/2019

Payroll Type : REGULAR

Bank	Location	Check #	Status	Amount	Check Date	Employee #	Name
3	016	155809	X	\$2,863.93	09/19/2019	3528	
3	016	155810	X	\$4,436.60	09/19/2019	3308	
3	016	155811	X	\$2,384.23	09/19/2019	3567	
3	016	155812	X	\$2,288.03	09/19/2019	3764	
3	016	155813	X	\$2,009.80	09/19/2019	4923	
3	016	155814	X	\$2,473.12	09/19/2019	4499	
3	016	155815	X	\$3,870.91	09/19/2019	3601	
3	016	155816	X	\$2,638.61	09/19/2019	4524	
3	016	155817	X	\$2,150.31	09/19/2019	4522	
3	016	155818	X	\$2,495.32	09/19/2019	4053	
3	016	155819	X	\$2,988.50	09/19/2019	3972	
3	016	155820	X	\$3,564.70	09/19/2019	3493	
3	016	155821	X	\$2,484.80	09/19/2019	2897	
3	016	155822	X	\$2,643.22	09/19/2019	2978	
3	016	155823	X	\$2,476.76	09/19/2019	4520	
3	016	155824	X	\$4,051.14	09/19/2019	3612	
3	016	155825	X	\$2,526.91	09/19/2019	3965	
3	016	155826	X	\$2,473.06	09/19/2019	4585	
3	016	155827	X	\$1,680.16	09/19/2019	3761	
3	016	155828	X	\$5,088.17	09/19/2019	4150	
3	016	155829	X	\$3,887.87	09/19/2019	2380	
3	016	155830	X	\$2,891.26	09/19/2019	2935	
3	016	155831	X	\$1,946.09	09/19/2019	3309	
3	016	155832	X	\$3,835.37	09/19/2019	4586	
3	016	155833	X	\$2,591.80	09/19/2019	3600	
3	016	155834	X	\$3,318.28	09/19/2019	3832	
3	016	155835	X	\$2,344.05	09/19/2019	4815	
3	016	155836	X	\$1,858.79	09/19/2019	4318	
3	016	155837	X	\$2,391.32	09/19/2019	4453	
3	016	155838	X	\$2,589.51	09/19/2019	4500	
3	016	155839	X	\$2,034.89	09/19/2019	4887	
3	016	155840	X	\$2,632.14	09/19/2019	4497	
3	016	155841	X	\$3,839.46	09/19/2019	2765	
3	016	155842	X	\$2,637.42	09/19/2019	3116	
3	016	155843	X	\$3,719.34	09/19/2019	4584	
3	016	155844	X	\$4,182.73	09/19/2019	3763	
3	016	155845	X	\$3,445.15	09/19/2019	4816	
3	016	155846	X	\$4,229.48	09/19/2019	3506	
3	016	155847	X	\$2,289.37	09/19/2019	4623	
3	016	155848	X	\$1,744.43	09/19/2019	4906	
3	016	155849	X	\$3,781.91	09/19/2019	2694	
3	016	155850	X	\$6,702.44	09/19/2019	3057	
3	016	155851	X	\$3,996.75	09/19/2019	3311	
3	016	155852	X	\$2,351.13	09/19/2019	3762	
3	016	155853	X	\$3,553.86	09/19/2019	4291	
3	016	155854	X	\$4,238.26	09/19/2019	4521	
3	016	155855	X	\$2,636.42	09/19/2019	4307	
3	016	155856	X	\$2,779.53	09/19/2019	4498	
3	016	155857	X	\$1,234.67	09/19/2019	4899	
3	016	155858	X	\$860.48	09/19/2019	4076	
3	016	155859	X	\$3,438.28	09/19/2019	3765	

Sort: CHECK #
CHECK DATECITY OF RICHLAND
NOD Register
For 09/19/2019 - 09/19/2019

Payroll Type : REGULAR

Bank	Location	Check #	Status	Amount	Check Date	Employee #	Name
3	016	155860	X	\$3,689.65	09/19/2019	4454	
3	016	155861	X	\$3,198.77	09/19/2019	4505	
3	016	155862	X	\$9,510.77	09/19/2019	3206	
3	016	155863	X	\$2,433.34	09/19/2019	4924	
3	016	155864	X	\$3,816.48	09/19/2019	3207	
3	016	155865	X	\$3,216.66	09/19/2019	4360	
3	017	155866	X	\$1,335.61	09/19/2019	4937	
3	017	155867	X	\$3,003.70	09/19/2019	4129	
3	017	155868	X	\$1,662.48	09/19/2019	3340	
3	017	155869	X	\$3,711.70	09/19/2019	4088	
3	017	155870	X	\$2,220.72	09/19/2019	3896	
3	017	155871	X	\$2,801.56	09/19/2019	3353	
3	017	155872	X	\$2,891.20	09/19/2019	4000	
3	017	155873	X	\$1,545.78	09/19/2019	4362	
3	017	155874	X	\$3,023.45	09/19/2019	3295	
3	017	155875	X	\$4,169.63	09/19/2019	4947	
3	017	155876	X	\$3,352.31	09/19/2019	4834	
3	017	155877	X	\$1,851.49	09/19/2019	3524	
3	017	155878	X	\$3,036.82	09/19/2019	4745	
3	017	155879	X	\$3,412.90	09/19/2019	2202	
3	017	155880	X	\$2,119.38	09/19/2019	4184	
3	017	155881	X	\$1,561.76	09/19/2019	4433	
3	017	155882	X	\$4,115.90	09/19/2019	4127	
3	017	155883	X	\$3,921.88	09/19/2019	4183	
3	017	155884	X	\$3,375.22	09/19/2019	4787	
3	017	155885	X	\$3,179.28	09/19/2019	4943	
3	017	155886	X	\$3,655.74	09/19/2019	3821	
3	017	155887	X	\$4,196.92	09/19/2019	4345	
3	017	155888	X	\$3,429.00	09/19/2019	3855	
3	017	155889	X	\$3,410.01	09/19/2019	4874	
3	017	155890	X	\$3,443.61	09/19/2019	4701	
3	017	155891	X	\$1,360.78	09/19/2019	4746	
3	017	155892	X	\$2,934.37	09/19/2019	3473	
3	017	155893	X	\$1,663.48	09/19/2019	4772	
3	017	155894	X	\$2,964.75	09/19/2019	3856	
3	017	155895	X	\$1,692.65	09/19/2019	4366	
3	017	155896	X	\$1,396.42	09/19/2019	4574	
3	017	155897	X	\$3,025.84	09/19/2019	2709	
3	017	155898	X	\$3,424.60	09/19/2019	4398	
3	017	155899	X	\$2,973.82	09/19/2019	4665	
3	017	155900	X	\$5,907.51	09/19/2019	3803	
3	017	155901	X	\$2,223.01	09/19/2019	3901	
3	017	155902	X	\$1,422.94	09/19/2019	4432	
3	017	155903	X	\$2,747.50	09/19/2019	4904	
3	017	155904	X	\$3,022.77	09/19/2019	4900	
3	017	155905	X	\$3,533.78	09/19/2019	3902	
3	017	155906	X	\$3,645.05	09/19/2019	3894	
3	017	155907	X	\$2,287.91	09/19/2019	3804	
3	017	155908	X	\$4,048.49	09/19/2019	4515	
3	017	155909	X	\$3,430.96	09/19/2019	4080	
3	017	155910	X	\$3,211.59	09/19/2019	4075	

Sort: CHECK #
CHECK DATECITY OF RICHLAND
NOD Register
For 09/19/2019 - 09/19/2019

Payroll Type : REGULAR

Bank	Location	Check #	Status	Amount	Check Date	Employee #	Name
3	017	155911	X	\$2,831.84	09/19/2019	3356	
3	017	155912	X	\$3,900.06	09/19/2019	4394	
3	017	155913	X	\$3,083.69	09/19/2019	3651	
3	017	155914	X	\$1,144.69	09/19/2019	4944	
3	017	155915	X	\$2,568.74	09/19/2019	4271	
3	017	155916	X	\$3,234.25	09/19/2019	3413	
3	017	155917	X	\$1,154.85	09/19/2019	4230	
3	017	155918	X	\$3,506.40	09/19/2019	4270	
3	017	155919	X	\$3,889.42	09/19/2019	4113	
3	017	155920	X	\$3,545.61	09/19/2019	4016	
3	017	155921	X	\$2,795.53	09/19/2019	3306	
3	017	155922	X	\$3,095.01	09/19/2019	4296	
3	017	155923	X	\$2,634.58	09/19/2019	4599	
3	017	155924	X	\$1,200.90	09/19/2019	4894	
3	017	155925	X	\$3,159.08	09/19/2019	4235	
3	017	155926	X	\$497.21	09/19/2019	4357	
3	017	155927	X	\$1,317.12	09/19/2019	4813	
3	017	155928	X	\$2,238.86	09/19/2019	4496	
3	017	155929	X	\$3,178.31	09/19/2019	4519	
3	017	155930	X	\$3,359.11	09/19/2019	4684	
3	017	155931	X	\$3,232.73	09/19/2019	4535	
3	017	155932	X	\$2,593.50	09/19/2019	4114	
3	017	155933	X	\$3,452.51	09/19/2019	4128	
3	017	155934	X	\$3,137.66	09/19/2019	4896	
3	017	155935	X	\$3,572.05	09/19/2019	3746	
3	017	155936	X	\$4,778.39	09/19/2019	3964	
3	017	155937	X	\$3,753.93	09/19/2019	4536	
3	017	155938	X	\$3,516.73	09/19/2019	2885	
3	017	155939	X	\$1,393.06	09/19/2019	3904	
3	017	155940	X	\$3,095.47	09/19/2019	3903	
3	017	155941	X	\$1,131.82	09/19/2019	4872	
3	017	155942	X	\$2,949.84	09/19/2019	4103	
3	017	155943	X	\$2,909.47	09/19/2019	4967	
3	021	155944	X	\$1,930.69	09/19/2019	4234	
3	021	155945	X	\$2,690.29	09/19/2019	4332	
3	021	155946	X	\$2,717.94	09/19/2019	4913	
3	021	155947	X	\$1,499.50	09/19/2019	4452	
3	021	155948	X	\$2,722.60	09/19/2019	4216	
3	021	155949	X	\$1,958.72	09/19/2019	4687	
3	021	155950	X	\$1,390.92	09/19/2019	4238	
3	021	155951	X	\$2,465.83	09/19/2019	4223	
3	021	155952	X	\$1,931.58	09/19/2019	3456	
3	021	155953	X	\$1,335.35	09/19/2019	4724	
3	021	155954	X	\$1,972.52	09/19/2019	4762	
3	021	155955	X	\$2,550.13	09/19/2019	3738	
3	021	155956	X	\$4,850.29	09/19/2019	3541	
3	023	155957	X	\$3,351.17	09/19/2019	4487	
3	023	155958	X	\$1,115.90	09/19/2019	3185	
3	023	155959	X	\$1,288.72	09/19/2019	4526	
3	023	155960	X	\$2,409.09	09/19/2019	4326	
3	023	155961	X	\$2,556.39	09/19/2019	4140	

Sort: CHECK #
CHECK DATECITY OF RICHLAND
NOD Register
For 09/19/2019 - 09/19/2019

Payroll Type : REGULAR

Bank	Location	Check #	Status	Amount	Check Date	Employee #	Name
3	023	155962	X	\$1,403.69	09/19/2019	4404	
3	023	155963	X	\$1,954.21	09/19/2019	4790	
3	023	155964	X	\$2,678.10	09/19/2019	4596	
3	023	155965	X	\$1,683.29	09/19/2019	3551	
3	023	155966	X	\$1,440.00	09/19/2019	2942	
3	023	155967	X	\$3,209.24	09/19/2019	3444	
3	023	155968	X	\$1,871.08	09/19/2019	3818	
3	023	155969	X	\$3,135.80	09/19/2019	4436	
3	023	155970	X	\$2,358.77	09/19/2019	4948	
3	023	155971	X	\$2,408.97	09/19/2019	3970	
3	023	155972	X	\$1,703.23	09/19/2019	3324	
3	023	155973	X	\$2,205.16	09/19/2019	4683	
3	023	155974	X	\$1,906.25	09/19/2019	4335	
3	023	155975	X	\$1,929.41	09/19/2019	4761	
3	023	155976	X	\$2,660.26	09/19/2019	4342	
3	023	155977	X	\$1,475.08	09/19/2019	3781	
3	023	155978	X	\$2,826.57	09/19/2019	4329	
3	023	155979	X	\$3,597.51	09/19/2019	4805	
3	023	155980	X	\$3,053.21	09/19/2019	3944	
3	023	155981	X	\$1,337.27	09/19/2019	4830	
3	023	155982	X	\$3,766.42	09/19/2019	4734	
3	023	155983	X	\$2,367.37	09/19/2019	4702	
3	023	155984	X	\$1,439.86	09/19/2019	4727	
3	023	155985	X	\$562.18	09/19/2019	3531	
3	023	155986	X	\$1,018.58	09/19/2019	4269	
3	023	155987	X	\$2,352.95	09/19/2019	4826	
3	023	155988	X	\$8,730.93	09/19/2019	4254	
3	023	155989	X	\$3,015.34	09/19/2019	4491	
3	023	155990	X	\$1,130.93	09/19/2019	4807	
3	023	155991	X	\$3,255.12	09/19/2019	3216	
3	023	155992	X	\$3,872.59	09/19/2019	4175	
3	023	155993	X	\$3,102.20	09/19/2019	4475	
3	023	155994	X	\$2,057.07	09/19/2019	3999	
3	023	155995	X	\$3,982.22	09/19/2019	4055	
3	023	155996	X	\$1,326.90	09/19/2019	4795	
3	023	155997	X	\$2,321.37	09/19/2019	3945	
3	023	155998	X	\$1,521.19	09/19/2019	4241	
3	023	155999	X	\$3,078.52	09/19/2019	4688	
3	023	156000	X	\$5,568.92	09/19/2019	4327	
3	026	156001	X	\$2,291.61	09/19/2019	4845	
3	026	156002	X	\$1,905.04	09/19/2019	4697	
3	026	156003	X	\$1,910.10	09/19/2019	4507	
3	026	156004	X	\$1,151.66	09/19/2019	4074	
3	026	156005	X	\$2,560.38	09/19/2019	4791	
3	026	156006	X	\$188.29	09/19/2019	4073	
3	026	156007	X	\$2,427.03	09/19/2019	3805	
3	026	156008	X	\$1,523.67	09/19/2019	3354	
3	026	156009	X	\$242.23	09/19/2019	4848	
3	026	156010	X	\$1,100.96	09/19/2019	4031	
3	026	156011	X	\$3,189.56	09/19/2019	3741	
3	026	156012	X	\$1,543.43	09/19/2019	4276	

Sort: CHECK #
CHECK DATECITY OF RICHLAND
NOD Register
For 09/19/2019 - 09/19/2019

Payroll Type : REGULAR

Bank	Location	Check #	Status	Amount	Check Date	Employee #	Name
3	026	156013	X	\$1,962.09	09/19/2019	4870	
3	026	156014	X	\$1,159.87	09/19/2019	4871	
3	026	156015	X	\$1,416.64	09/19/2019	4836	
3	026	156016	X	\$2,429.73	09/19/2019	3685	
3	026	156017	X	\$1,487.93	09/19/2019	4911	
3	026	156018	X	\$2,016.66	09/19/2019	2800	
3	026	156019	X	\$3,904.35	09/19/2019	3265	
3	026	156020	X	\$1,490.08	09/19/2019	2996	
3	026	156021	X	\$1,143.79	09/19/2019	4942	
3	026	156022	X	\$1,907.77	09/19/2019	3912	
3	026	156023	X	\$2,599.73	09/19/2019	3318	
3	026	156024	X	\$1,043.62	09/19/2019	3981	
3	026	156025	X	\$1,648.56	09/19/2019	4822	
3	026	156026	X	\$1,427.25	09/19/2019	4467	
3	027	156027	X	\$1,844.82	09/19/2019	3646	
3	027	156028	X	\$1,897.17	09/19/2019	3905	
3	027	156029	X	\$779.07	09/19/2019	3941	
3	027	156030	X	\$2,198.52	09/19/2019	4808	
3	027	156031	X	\$1,784.75	09/19/2019	4316	
3	027	156032	X	\$1,981.88	09/19/2019	3470	
3	027	156033	X	\$2,506.34	09/19/2019	3454	
3	027	156034	X	\$1,904.22	09/19/2019	3503	
3	027	156035	X	\$1,907.21	09/19/2019	3517	
3	027	156036	X	\$1,653.11	09/19/2019	4363	
3	027	156037	X	\$1,638.46	09/19/2019	4914	
3	027	156038	X	\$1,489.17	09/19/2019	4833	
3	027	156039	X	\$1,990.71	09/19/2019	2992	
3	027	156040	X	\$835.13	09/19/2019	3826	
3	027	156041	X	\$1,153.19	09/19/2019	1995	
3	027	156042	X	\$1,826.53	09/19/2019	4563	
3	027	156043	X	\$1,142.25	09/19/2019	4615	
3	027	156044	X	\$1,532.29	09/19/2019	4373	
3	027	156045	X	\$1,291.13	09/19/2019	3876	
3	027	156046	X	\$1,804.59	09/19/2019	3578	
3	027	156047	X	\$1,375.55	09/19/2019	4242	
3	028	156048	X	\$1,884.48	09/19/2019	2836	
3	028	156049	X	\$2,106.79	09/19/2019	3728	
3	028	156050	X	\$1,926.34	09/19/2019	2297	
3	028	156051	X	\$1,795.86	09/19/2019	3780	
3	028	156052	X	\$1,759.26	09/19/2019	2887	
3	028	156053	X	\$1,355.42	09/19/2019	3865	
3	028	156054	X	\$1,743.54	09/19/2019	4101	
3	028	156055	X	\$1,314.64	09/19/2019	4560	
3	028	156056	X	\$1,700.85	09/19/2019	4300	
3	028	156057	X	\$2,150.45	09/19/2019	4951	
3	028	156058	X	\$1,810.82	09/19/2019	4504	
3	028	156059	X	\$1,887.30	09/19/2019	4660	
3	028	156060	X	\$827.34	09/19/2019	4386	
3	028	156061	X	\$1,987.12	09/19/2019	4448	
3	028	156062	X	\$1,473.01	09/19/2019	4641	
3	028	156063	X	\$2,122.62	09/19/2019	4440	

Sort: CHECK #
CHECK DATECITY OF RICHLAND
NOD Register
For 09/19/2019 - 09/19/2019

Payroll Type : REGULAR

Bank	Location	Check #	Status	Amount	Check Date	Employee #	Name
3	028	156064	X	\$289.79	09/19/2019	4169	
3	028	156065	X	\$1,902.05	09/19/2019	3988	
3	028	156066	X	\$1,729.88	09/19/2019	4025	
3	028	156067	X	\$1,790.05	09/19/2019	1973	
3	028	156068	X	\$2,374.07	09/19/2019	4100	
3	028	156069	X	\$1,717.02	09/19/2019	4933	
3	028	156070	X	\$1,945.24	09/19/2019	4643	
3	028	156071	X	\$1,081.57	09/19/2019	4533	
3	028	156072	X	\$1,357.54	09/19/2019	3778	
3	028	156073	X	\$2,340.54	09/19/2019	4709	
3	028	156074	X	\$390.59	09/19/2019	3749	
3	028	156075	X	\$1,731.35	09/19/2019	4548	
3	028	156076	X	\$942.02	09/19/2019	4934	
3	029	156077	X	\$1,225.58	09/19/2019	4689	
3	029	156078	X	\$1,494.54	09/19/2019	4233	
3	029	156079	X	\$2,008.29	09/19/2019	4196	
3	029	156080	X	\$1,932.48	09/19/2019	4616	
3	029	156081	X	\$2,141.63	09/19/2019	4568	
3	029	156082	X	\$1,763.79	09/19/2019	3747	
3	029	156083	X	\$1,903.10	09/19/2019	3740	
3	029	156084	X	\$1,800.24	09/19/2019	4503	
3	029	156085	X	\$2,030.36	09/19/2019	4789	
3	029	156086	X	\$3,782.20	09/19/2019	3730	
3	032	156087	X	\$1,643.46	09/19/2019	3771	
3	032	156088	X	\$2,238.16	09/19/2019	4902	
3	032	156089	X	\$1,312.04	09/19/2019	4828	
3	032	156090	X	\$1,610.59	09/19/2019	4691	
3	032	156091	X	\$2,575.28	09/19/2019	4006	
3	032	156092	X	\$2,153.86	09/19/2019	3883	
3	032	156093	X	\$3,494.74	09/19/2019	4281	
3	032	156094	X	\$1,057.92	09/19/2019	4012	
3	032	156095	X	\$1,708.86	09/19/2019	4165	
3	032	156096	X	\$2,302.15	09/19/2019	4374	
3	032	156097	X	\$2,373.07	09/19/2019	4177	
3	032	156098	X	\$720.69	09/19/2019	4832	
3	032	156099	X	\$2,016.70	09/19/2019	4694	
3	032	156100	X	\$843.35	09/19/2019	3858	
3	032	156101	X	\$2,139.25	09/19/2019	4485	
3	032	156102	X	\$2,796.58	09/19/2019	4013	
3	032	156103	X	\$2,069.09	09/19/2019	4333	
3	032	156104	X	\$1,723.70	09/19/2019	3468	
3	035	156105	X	\$1,893.19	09/19/2019	4976	
3	035	156106	X	\$1,364.94	09/19/2019	3831	
3	035	156107	X	\$1,274.61	09/19/2019	4802	
3	035	156108	X	\$1,737.21	09/19/2019	3853	
3	035	156109	X	\$1,580.93	09/19/2019	4707	
3	035	156110	X	\$1,626.98	09/19/2019	4606	
3	035	156111	X	\$1,588.81	09/19/2019	4620	
3	035	156112	X	\$1,817.24	09/19/2019	4542	
3	035	156113	X	\$1,270.28	09/19/2019	3787	
3	035	156114	X	\$1,511.21	09/19/2019	3848	

Sort: CHECK #
CHECK DATECITY OF RICHLAND
NOD Register
For 09/19/2019 - 09/19/2019

Payroll Type : REGULAR

Bank	Location	Check #	Status	Amount	Check Date	Employee #	Name
3	035	156115	X	\$2,483.46	09/19/2019	4893	
3	035	156116	X	\$1,380.50	09/19/2019	3866	
3	036	156117	X	\$2,497.31	09/19/2019	4738	
3	036	156118	X	\$1,653.27	09/19/2019	4040	
3	036	156119	X	\$2,479.90	09/19/2019	4673	
3	036	156120	X	\$3,264.10	09/19/2019	3534	
3	036	156121	X	\$1,776.35	09/19/2019	3058	
3	036	156122	X	\$1,836.52	09/19/2019	3482	
3	036	156123	X	\$2,412.12	09/19/2019	4566	
3	036	156124	X	\$1,281.21	09/19/2019	4978	
3	036	156125	X	\$613.68	09/19/2019	4262	
3	036	156126	X	\$2,095.21	09/19/2019	4883	
3	036	156127	X	\$1,211.10	09/19/2019	4979	
3	036	156128	X	\$2,081.12	09/19/2019	4001	
3	036	156129	X	\$958.55	09/19/2019	3489	
3	036	156130	X	\$2,402.28	09/19/2019	4043	
3	036	156131	X	\$2,877.64	09/19/2019	4104	
3	036	156132	X	\$2,515.55	09/19/2019	4723	
3	036	156133	X	\$1,621.37	09/19/2019	4069	
3	036	156134	X	\$1,491.86	09/19/2019	3020	
3	036	156135	X	\$1,683.83	09/19/2019	3808	
3	036	156136	X	\$1,404.57	09/19/2019	4980	
3	036	156137	X	\$1,719.78	09/19/2019	4927	
3	036	156138	X	\$1,047.88	09/19/2019	4527	
3	036	156139	X	\$1,549.91	09/19/2019	4950	
3	036	156140	X	\$1,456.81	09/19/2019	4925	
3	036	156141	X	\$3,124.67	09/19/2019	3813	
3	036	156142	X	\$2,342.10	09/19/2019	4878	
3	036	156143	X	\$3,557.04	09/19/2019	3816	
3	036	156144	X	\$1,011.57	09/19/2019	4321	
3	036	156145	X	\$2,897.82	09/19/2019	4884	
3	036	156146	X	\$2,156.81	09/19/2019	3729	
3	036	156147	X	\$2,347.46	09/19/2019	3852	
3	036	156148	X	\$1,175.51	09/19/2019	4977	
3	036	156149	X	\$2,789.68	09/19/2019	4320	
3	036	156150	X	\$1,273.40	09/19/2019	4071	
3	036	156151	X	\$2,472.82	09/19/2019	3011	
3	036	156152	X	\$823.23	09/19/2019	3015	
3	036	156153	X	\$1,711.82	09/19/2019	4804	
3	036	156154	X	\$2,460.79	09/19/2019	4885	
3	036	156155	X	\$469.12	09/19/2019	3604	
3	036	156156	X	\$2,911.10	09/19/2019	4818	
3	036	156157	X	\$1,979.24	09/19/2019	4796	
3	036	156158	X	\$1,370.28	09/19/2019	3009	
3	036	156159	X	\$2,435.09	09/19/2019	4039	
3	036	156160	X	\$1,097.69	09/19/2019	4601	
3	036	156161	X	\$650.39	09/19/2019	3253	
3	036	156162	X	\$1,551.51	09/19/2019	3800	
3	036	156163	X	\$1,110.86	09/19/2019	4881	
3	036	156164	X	\$2,195.42	09/19/2019	4661	
3	036	156165	X	\$1,791.19	09/19/2019	4877	

Sort: CHECK #
CHECK DATECITY OF RICHLAND
NOD Register
For 09/19/2019 - 09/19/2019

Payroll Type : REGULAR

Bank	Location	Check #	Status	Amount	Check Date	Employee #	Name
3	036	156166	X	\$1,518.61	09/19/2019	4721	
3	036	156167	X	\$1,464.48	09/19/2019	4820	
3	039	156168	X	\$1,659.66	09/19/2019	3642	
3	039	156169	X	\$1,759.10	09/19/2019	3359	
3	039	156170	X	\$1,132.53	09/19/2019	4142	
3	039	156171	X	\$2,465.71	09/19/2019	4609	
3	039	156172	X	\$1,257.28	09/19/2019	4938	
3	041	156173	X	\$1,739.62	09/19/2019	2130	
3	041	156174	X	\$707.95	09/19/2019	4799	
3	041	156175	X	\$1,535.34	09/19/2019	3050	
3	041	156176	X	\$572.71	09/19/2019	4712	
3	041	156177	X	\$85.42	09/19/2019	4961	
3	041	156178	X	\$1,788.62	09/19/2019	4531	
3	041	156179	X	\$404.00	09/19/2019	4970	
3	041	156180	X	\$692.34	09/19/2019	4897	
3	041	156181	X	\$358.25	09/19/2019	4971	
3	041	156182	X	\$695.32	09/19/2019	4704	
3	041	156183	X	\$829.88	09/19/2019	3661	
3	041	156184	X	\$1,603.11	09/19/2019	4180	
3	041	156185	X	\$1,609.09	09/19/2019	4778	
3	041	156186	X	\$943.09	09/19/2019	4514	
3	041	156187	X	\$672.15	09/19/2019	3911	
3	041	156188	X	\$1,071.35	09/19/2019	3918	
3	041	156189	X	\$639.25	09/19/2019	4910	
3	041	156190	X	\$1,578.91	09/19/2019	3745	
3	041	156191	X	\$1,052.78	09/19/2019	3366	
3	041	156192	X	\$980.24	09/19/2019	4511	
3	041	156193	X	\$565.80	09/19/2019	4172	
3	041	156194	X	\$737.87	09/19/2019	3739	
3	041	156195	X	\$883.59	09/19/2019	4051	
3	041	156196	X	\$654.20	09/19/2019	4280	
3	041	156197	X	\$1,400.37	09/19/2019	4777	
3	041	156198	X	\$427.67	09/19/2019	4853	
3	041	156199	X	\$298.83	09/19/2019	4339	
Total # of Checks:			544	Total Amount	\$1,105,012.81		