



Agenda
City Council Workshop and Regular Meeting
Tuesday, January 19, 2021
[Zoom](#) Public Telephone Access: (206) 337-9723 or (253) 215-8782
Meeting ID No. 505 625 7380

Pursuant to Resolution No. 100-20, this meeting will be conducted remotely via Zoom and broadcast live on CityView Channel 192 and at ci.richland.wa.us. If you wish to provide comments for the Public Hearing and/or Public Comments portion of the meeting, please register [here](#) by 4:00 p.m. on the day of the meeting. Only those who register by the 4:00 p.m. deadline will be permitted to speak or have their comments read into the record during the meeting. Written comments that exceed two minutes when read aloud may not be read in their entirety, but will be available in the record for Council review.

City Council Workshop - 5:00 p.m. via Zoom

- I. Executive Session per RCW 42.30.110 (1)(i): Discuss Evaluation of Qualifications of an Applicant for Public Employment (55 minutes)
 - City Councilmembers

City Council Regular Meeting - 6:00 p.m.

Welcome and Roll Call

Pledge of Allegiance

Approval of Agenda: (Approved by Motion)

Presentations:

Public Hearing: Please limit public hearing comments to 3 minutes. Comments must speak only to the item for which the hearing is convened. Records intended for Council consideration must be given to the City Clerk by 4:00 p.m. the day of the meeting for distribution.

Public Comments: Please limit public comments to 2 minutes. The public comment period is not an opportunity for dialogue with councilmembers, or for posing questions with the expectation of an immediate answer. Many questions require an opportunity for information-gathering and deliberation. For this reason, Council will accept comments, but will not directly respond to comments, questions or concerns during public comment. Records intended for Council consideration must be given to the City Clerk by 4:00 p.m. the day of the meeting for distribution.

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

Minutes:

- 2 Approval of the January 5, 2021 Council Meeting Minutes
 - Heather Kintzley, City Attorney

Ordinances - First Reading:

Ordinances - Second Reading & Passage:

Resolutions - Adoption:

3. Resolution No. 02-21, Authorizing a Consultant Agreement with H. W. Lochner, Inc. for the South George Washington Way Intersection Improvements Project
 - Pete Rogalsky, Public Works Director
4. Resolution No. 06-21, Authorizing a First Amendment to Purchase and Sale Agreement No. 52-18 with AK's Investments, LLC for Property Located at the Northeast Corner of Clubhouse Lane and Kingsgate Way
 - Kerwin Jensen, Development Services Director
5. Resolution No. 07-21, Authorizing a Grant Agreement with the Department of Ecology for the Hains Avenue Stormwater Improvement Project
 - Pete Rogalsky, Public Works Director
6. Resolution No. 08-21 Authorizing an Interlocal Agreement with Energy Northwest for Technical Services
 - Clint Whitney, Energy Services Director
7. Resolution No. 09-21, Authorizing a Grant Application to the Washington State Department of Transportation for Pavement Preservation of Stevens Drive
 - Pete Rogalsky, Public Works Director
8. Resolution No. 10-21, Authorizing a Purchase and Sale Agreement with John Watson for property located at 3077 Kingsgate Way
 - Kerwin Jensen, Development Services Director
9. Resolution No. 11-21, Approving the Final Plat of West Village - Phase 5
 - Kerwin Jensen, Development Services Director.

Items - Approval:

Expenditures - Approval:

10. Expenditures from December 1, 2020 to December 31, 2020 for \$39,427,358.45 including Travel Check Nos. 19957-19959, Accounts Payable Check Nos. 285011-286236, Accounts Payable Wires Nos. 8372-8415, Payroll Wires & ACH Nos. 11835-11877, Payroll Direct Deposits & Check Nos. 172850-173916, Pension Check Nos. 5684-5713, WA DOR Wire No. 1220.
 - Cathleen Koch, Administrative Services Director

Items of Business:

11. Ordinance No. 51-20, Approving the 2020 Comprehensive Plan Amendments - Second Reading
 - Kerwin Jensen, Development Services Director
12. Ordinance No. 52-20, Approving Amendments to RMC Title 23 and the Official Zoning Map of the City of Richland - Second Reading
 - Kerwin Jensen, Development Services Director
13. Resolution No. 12-21, Appointing Jon Amundson as Interim City Manager
 - Ryan Lukson, Mayor

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 942-7389.



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 1/19/2021

Agenda Category: Minutes

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Subject:

Approval of the January 5, 2021 Council Meeting Minutes

Department:
City Attorney

Ordinance/Resolution Number:

Document Type:
Minutes

Recommended Motion:

Approve the minutes of the Council meeting held on January 5, 2021.

Summary:

Draft meeting minutes from the Council meeting held on January 5, 2021 are presented for Council's consideration and approval.

Fiscal Impact:

None.

Attachments:

- I. DRAFT January 5, 2021 City Council Meeting Minutes



MINUTES

RICHLAND CITY COUNCIL REGULAR MEETING

Tuesday, January 5, 2021

Zoom - Public Telephone Access: (206) 337-9723 or (253) 215-8782

Meeting ID No. 505 625 7380

City Council Regular Meeting - 6:00 p.m. via Zoom

Mayor Lukson called the remote Council meeting to order at 6:00 p.m.

Welcome and Roll Call

Mayor Lukson welcomed those attending the virtual meeting.

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

COUNCILMEMBER THOMPSON MOVED AND COUNCILMEMBER BORING SECONDED THE MOTION TO EXCUSE COUNCILMEMBER ALVAREZ. THE MOTION CARRIED 6-0.

Also remotely present were City Manager Reents, Assistant City Manager Amundson, City Attorney Kintzley, Chief of Police Bruce, Public Works Director Rogalsky, Energy Services Director Whitney, Administrative Services Director Koch, Parks & Public Facilities Director Schiessl, Finance Director Allen, Communications & Marketing Manager Logan and City Clerk Rogers.

Pledge of Allegiance

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

Approval of Agenda

COUNCILMEMBER THOMPSON MOVED AND COUNCILMEMBER BORING SECONDED THE MOTION TO APPROVE THE AGENDA AS PUBLISHED. THE MOTION CARRIED 6-0.

Presentations

None.

Public Hearing

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

- 1 Relinquishment of Certain Portions of Utility Easements at 505 Swift Boulevard, Resolution No. 01-21

Public Works Director Rogalsky provided an overview of the proposed relinquishment of certain portions of utility easements located at the former City Hall site. City staff is preparing the site for marketing and development. The easements recommended for relinquishment are no longer needed for municipal purposes.

No individuals signed up to provide testimony for this public hearing item. Mayor Lukson opened and closed the public hearing at 6:05 p.m.

Public Comments

Jaime Heppler - 4553 Barbera Street, Richland, WA: Ms. Heppler stated that she was unable to submit her comments by the 4:00 p.m. deadline. Mayor Lukson invited her to provide comments. Ms. Heppler replied that this is her first Richland City Council meeting as she is new to the area, and she did not have any comments to offer for this meeting.

Dave Zabell - 525 N. 3rd Avenue, Pasco, WA: City of Pasco City Manager Dave Zabell announced that he is representing chief executive officers of the cities of Kennewick, West Richland and Prosser. City Manager Zabell read aloud a joint letter addressed to the Richland City Council which expressed appreciation for the many years of service and partnership provided by City Manager Reents. The joint letter highlighted select accomplishments of City Manager Reents.

Consent Calendar

City Clerk Rogers read the Consent Calendar.

COUNCILMEMBER CHRISTENSEN MOVED AND COUNCILMEMBER BORING SECONDED THE MOTION TO APPROVE THE CONSENT CALENDAR AS PUBLISHED. THOSE IN FAVOR: MAYOR LUKSON, MAYOR PRO TEM KENT, AND COUNCILMEMBERS BORING, CHRISTENSEN, LEMLEY AND THOMPSON. THOSE OPPOSED: NONE. THE MOTION CARRIED 6-0.

Minutes

- 2 Approval of the December 15, 2020 Council Meeting Minutes

Ordinances - First Reading

None.

Ordinances - Second Reading & Passage

- 3 Ordinance No. 50-20, Accepting the Annexation of 8.52 Acres Located at 771 Shockley Road (Zinsli)

Resolutions – Adoption

4. Resolution No. 01-21, Authorizing Relinquishment of Certain Utility Easements at 505 Swift Boulevard
5. Resolution No. 03-21, Authorizing a Purchase Order Contract with Boyd's Tree Service, LLC for Tree Pruning and Vegetation Management
6. Resolution No. 04-21, Authorizing an Agreement with Efficiency Solutions, LLC for Commercial Energy Efficiency Program Support
7. Resolution No. 05-21, Authorizing an Interlocal Agreement for Administration and Funding for the Quad-City Water Right Mitigation Model and Operating Procedures Plan

Items – Approval

None.

Expenditures – Approval

8. Expenditures from November 1, 2020 to November 30, 2020 for \$27,576,835.34 including Check Nos. 284259-285010, Travel Check Nos. 19952-19956, Wire Nos. 8337-8375, Payroll Check Nos. 172779-172842, Payroll Wire/ACH Nos. 11792-11834, and Pension Check Nos. 5655-5683

Items of Business

None.

Reports and Comments

City Manager

City Manager Reents thanked Pasco City Manager Dave Zabell for the joint letter he read aloud, and added that she is thankful for the partnerships forged over the years.

City Manager Reents provided a summary of Governor Inslee's *Healthy Washington - Roadmap to Recovery* plan which will launch on January 11, 2021. The COVID-19 phased recovery plan follows a regional recovery approach that divides Washington into eight regions. Benton County is in Region 8 along with Columbia, Franklin, Kittitas, Walla Walla and Yakima Counties. Every region will begin in Phase 1.

A region's phase will be determined by the Department of Health (DOH) based on four metrics. To move from Phase 1 to Phase 2, regions must meet the established criteria in all four metrics.

The metrics for each region will be updated on the Risk Assessment Dashboard every Friday, and dependent on a region's metrics, the DOH will move a region forward or backward through phases on the following Monday.

City Manager Reents provided statistics relating to Benton County's positive case counts, testing rates and hospital occupancy rates. City Manager Reents briefly shared some of the allowable activities and services outlined in the new plan, and added that Governor Inslee's office will release additional information in the coming days.

Mayor Lukson shared his opinion that the statewide restrictions put in place in November will likely be extended for several more months.

City Council

Councilmember Christensen stated his disagreement with the ever-changing metrics of Governor Inslee's reopening plan. He added that small businesses and restaurants will need a miracle to survive the pandemic restrictions. Councilmember Christensen shared that a Pasco Councilmember brought forward a motion to designate the Pasco as a sanctuary city. Mayor Lukson replied that he believed the motion failed.

Councilmember Thompson shared statistics regarding states that issued lockdowns and stay-at-home orders in response to the COVID-19 pandemic versus states that remained open. Councilmember Thompson provided observations relating to his views on the *Healthy Washington - Roadmap to Recovery* plan and the impacts the pandemic mandates have had on individuals and local businesses.

Councilmember Boring wished everyone a Happy New Year and thanked Pasco City Manager Dave Zabell and others for the thoughtful letter regarding City Manager Reents. Councilmember Boring encouraged everyone to stay positive and continue to support family, friends and businesses.

Mayor Pro Tem Kent forecasted challenges in progressing to the next phase of the *Healthy Washington - Roadmap to Recovery* plan given the other counties included in Region 8 with Benton County. She added that along with staying positive, it is also necessary to continue the dialogue with Governor Inslee's Office to gain reasonable and achievable controls to avoid irreparable harm to small businesses. Lastly, Mayor Pro Tem Kent encouraged everyone to stay safe, and emphasized the importance of being educated to make informed decisions.

Mayor

Mayor Lukson expressed disappointment with Governor Inslee's announcement of the *Healthy Washington - Roadmap to Recovery* plan. He stated that the implications of the reopening plan will further harm small businesses. Mayor Lukson shared comments relating to a recent conversation he had with Governor Inslee's staff regarding the continued shut-down of certain industries, specifically restaurants and fitness facilities.

He also shared personal opinions regarding the source of COVID-19 transmission rate increases. Lastly, Mayor Lukson expressed his opinion that the state legislators should limit the Governor's emergency powers to thirty days.

Adjournment

Mayor Lukson adjourned the meeting at 6:32 p.m.

APPROVED:

ATTEST:

Ryan Lukson, Mayor

Jennifer Rogers, City Clerk

DATE APPROVED:

DATE PUBLISHED:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 1/19/2021

Agenda Category: Resolutions - Adoption

Core Focus Area 2 - Manage & Maintain Infrastructure & Facilities

Subject:

Resolution No. 02-21, Authorizing a Consultant Agreement with H. W. Lochner, Inc. for the South George Washington Way Intersection Improvements Project

Department:
Public Works

Ordinance/Resolution Number:
02-21

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 02-21, authorizing the City Manager to sign and execute an agreement with H. W. Lochner, Inc. for planning work and design reports for the South George Washington Way Intersection Improvements project.

Summary:

The 2021-2026 Capital Improvement Plan and the 2021-2026 Transportation Improvement Program both include a project titled South George Washington Way Intersection Improvements project. This project will reduce the congestion and improve travel efficiency in the north and south directions through core Richland by upgrading and reconfiguring the intersection of George Washington Way and Columbia Point Drive to improve safety, capacity and mobility for both vehicular travel and bicycle and pedestrian travel.

Because this project location is at the jurisdictional boundary between the Washington State Department of Transportation (WSDOT) and the City, any proposed changes to the intersection must be authorized by WSDOT. For that reason, it is beneficial that the project development work be done in accordance with WSDOT procedures. Since City staff is not immersed in WSDOT procedures, the City's best interests are served by procuring specialized engineering services to complete the required project development work.

A competitive Request for Qualifications (RFQ) process was conducted in compliance with City purchasing policies to solicit the services of a qualified consulting engineering firm. The City received two (2) responses to the RFQ, and H.W. Lochner, Inc. was selected as the most qualified consultant to perform the analysis and preliminary engineering design of the South George Washington Way Intersection Improvements project.

The project will be completed in phases. The first phase will complete the planning work required by WSDOT. Subsequent phases will complete detailed design, property acquisition, and construction. The proposed negotiated scope of work and budget will provide the necessary services for the planning phase at a reasonable price within the City's available project budget.

Staff recommends adoption of Resolution No. 02-21.

Fiscal Impact:

The total cost of the proposed agreement will be no more than \$194,705. The available funding for this work consists of \$302,750 in federal grant funds and \$47,250 from City real estate excise tax (REET) 1st 1/4% funds as identified in the 2020 Capital Improvement Plan.

Attachments:

1. Resolution No. 02-21
2. Consultant Agreement with Lochner - South GWW Intersection Improvements Agreement

RESOLUTION NO. 02-21

A RESOLUTION of the City of Richland authorizing a consultant agreement with H.W. Lochner, Inc. related to the South George Washington Way Intersection Improvements project.

WHEREAS, the 2021-2026 Capital Improvement Plan (CIP) and the 2021 – 2025 Transportation Improvement Program (TIP) include a project titled the South George Washington Way Intersection Improvements project (the “Project”); and

WHEREAS, the Project will reduce congestion and improve travel efficiency in the north and south directions through core Richland by upgrading and reconfiguring the intersection of George Washington Way and Columbia Point Drive to improve safety, capacity, and mobility for both vehicular travel and bicycle and pedestrian travel; and

WHEREAS, because the Project includes state routes, it must be developed in accordance with Washington State Department of Transportation procedures; and

WHEREAS, the City’s best interests are served by procuring specialized engineering services to complete the required project development work; and

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

WHEREAS, the City received two (2) responses to the RFQ; and

WHEREAS, H.W. Lochner, Inc. was selected as the most qualified consultant to perform the analysis and preliminary engineering design of the South George Washington Way Intersection Improvements project; and

WHEREAS, the negotiated scope of work and budget will provide the necessary services at a reasonable price within the City’s available project budget.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City Manager is authorized to sign and execute a consultant agreement with H.W. Lochner, Inc. for the South George Washington Way Intersection Improvements project.

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

This space intentionally left blank.

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 19th day of January, 2021.

Ryan Lukson, Mayor

Attest:

Approved as to form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

Local Agency A&E Professional Services Cost Plus Fixed Fee Consultant Agreement

Agreement Number:

Firm/Organization Legal Name (do not use dba's): H.W. Lochner, Inc.	
Address 16201 E. Indiana Ave. Ste. 2650, Spokane Valley, W	Federal Aid Number STP(UL)-9903(023)
UBI Number 600-139-168	Federal TIN 36-2338811
Execution Date	Completion Date 12/31/2023
1099 Form Required ☒ Yes ☐ No	Federal Participation ☒ Yes ☐ No
Project Title South George Washington Way Interchange Improvements	
Description of Work This is a three-phase project to evaluate the S. George Washington Way/Columbia Point Intersection for improvements, select a preferred alternative, complete the design of the preferred alternative, prepare a Plans, Specifications, and Estimate (PS&E) package to be advertised for construction, and assist with the construction administration/management. The contract will be initiated with Phase 1 - Feasibility and Preliminary Engineering and will be supplemented at a later date for Phase 2 - Design and then Phase 3 - Construction Management. This scope builds off previous studies that have been performed at this location.	
☐ Yes ☒ No DBE Participation ☐ Yes ☒ No MBE Participation ☐ Yes ☒ No WBE Participation ☐ Yes ☒ No SBE Participation	Total Amount Authorized: \$194,705 Management Reserve Fund: \$0 Maximum Amount Payable: \$194,705

Index of Exhibits

Exhibit A	Scope of Work
Exhibit B	DBE Participation
Exhibit C	Preparation and Delivery of Electronic Engineering and Other Data
Exhibit D	Prime Consultant Cost Computations
Exhibit E	Sub-consultant Cost Computations
Exhibit F	Title VI Assurances
Exhibit G	Certification Documents
Exhibit H	Liability Insurance Increase
Exhibit I	Alleged Consultant Design Error Procedures
Exhibit J	Consultant Claim Procedures

Agreement Number:

THIS AGREEMENT, made and entered into as shown in the “Execution Date” box on page one (1) of this AGREEMENT, between the City of Richland hereinafter called the “AGENCY,” and the “Firm / Organization Name” referenced on page one (1) of this AGREEMENT, hereinafter called the “CONSULTANT.”

WHEREAS, the AGENCY desires to accomplish the work referenced in “Description of Work” on page one (1) of this AGREEMENT and hereafter called the “SERVICES;” and does not have sufficient staff to meet the required commitment and therefore deems it advisable and desirable to engage the assistance of a CONSULTANT to provide the necessary SERVICES; and

WHEREAS, the CONSULTANT represents that they comply with the Washington State Statutes relating to professional registration, if applicable, and has signified a willingness to furnish consulting services to the AGENCY.

NOW, THEREFORE, in consideration of the terms, conditions, covenants, and performance contained herein, or attached and incorporated and made a part hereof, the parties hereto agree as follows:

I. General Description of Work

The work under this AGREEMENT shall consist of the above-described SERVICES as herein defined, and necessary to accomplish the completed work for this project. The CONSULTANT shall furnish all services, labor, and related equipment and, if applicable, sub-consultants and subcontractors necessary to conduct and complete the SERVICES as designated elsewhere in this AGREEMENT.

II. General Scope of Work

The Scope of Work and projected level of effort required for these SERVICES is described in Exhibit “A” attached hereto and by this reference made a part of this AGREEMENT. The General Scope of Work was developed utilizing performance based contracting methodologies.

III. General Requirements

All aspects of coordination of the work of this AGREEMENT with outside agencies, groups, or individuals shall receive advance approval by the AGENCY. Necessary contacts and meetings with agencies, groups, and/or individuals shall be coordinated through the AGENCY. The CONSULTANT shall attend coordination, progress, and presentation meetings with the AGENCY and/or such State, Federal, Community, City, or County officials, groups or individuals as may be requested by the AGENCY. The AGENCY will provide the CONSULTANT sufficient notice prior to meetings requiring CONSULTANT participation. The minimum required hours or days’ notice shall be agreed to between the AGENCY and the CONSULTANT and shown in Exhibit “A.”

The CONSULTANT shall prepare a monthly progress report, in a form approved by the AGENCY, which will outline in written and graphical form the various phases and the order of performance of the SERVICES in sufficient detail so that the progress of the SERVICES can easily be evaluated.

The CONSULTANT, any sub-consultants, and the AGENCY shall comply with all Federal, State, and local laws, rules, codes, regulations, and all AGENCY policies and directives, applicable to the work to be performed under this AGREEMENT. This AGREEMENT shall be interpreted and construed in accordance with the laws of the State of Washington.

Agreement Number:

Participation for Disadvantaged Business Enterprises (DBE) or Small Business Enterprises (SBE), if required, per 49 CFR Part 26, shall be shown on the heading of this AGREEMENT. If DBE firms are utilized at the commencement of this AGREEMENT, the amounts authorized to each firm and their certification number will be shown on Exhibit “B” attached hereto and by this reference made part of this AGREEMENT. If the Prime CONSULTANT is a DBE certified firm they must comply with the Commercial Useful Function (CUF) regulation outlined in the AGENCY’s “DBE Program Participation Plan” and perform a minimum of 30% of the total amount of this AGREEMENT. It is recommended, but not required, that non-DBE Prime CONSULTANTS perform a minimum of 30% of the total amount of this AGREEMENT.

In the absence of a mandatory UDBE, the Consultant shall continue their outreach efforts to provide SBE firms maximum practicable opportunities.

The CONSULTANT, on a monthly basis, shall enter the amounts paid to all firms (including Prime) involved with this AGREEMENT into the wsdot.diversitycompliance.com program. Payment information shall identify any DBE Participation. Non-minority, woman owned DBEs does not count towards UDBE goal attainment.

All Reports, PS&E materials, and other data furnished to the CONSULTANT by the AGENCY shall be returned. All electronic files, prepared by the CONSULTANT, must meet the requirements as outlined in Exhibit “C – Preparation and Delivery of Electronic Engineering and other Data.”

All designs, drawings, specifications, documents, and other work products, including all electronic files, prepared by the CONSULTANT prior to completion or termination of this AGREEMENT are instruments of service for these SERVICES, and are the property of the AGENCY. Reuse by the AGENCY or by others, acting through or on behalf of the AGENCY of any such instruments of service, not occurring as a part of this SERVICE, shall be without liability or legal exposure to the CONSULTANT.

Any and all notices or requests required under this AGREEMENT shall be made in writing and sent to the other party by (i) certified mail, return receipt requested, or (ii) by email or facsimile, to the address set forth below:

If to AGENCY:

Name: Pete Rogalsky, PE
Agency: City of Richland
Address: 625 Swift Boulevard - MS-26
City: Richland State: WA Zip: 99352
Email: progalsky@ci.richland.wa.us
Phone: (509) 942-7558
Facsimile:

If to CONSULTANT:

Name: Jeff Peters, PE
Agency: H.W. Lochner, Inc.
Address: 16201 E. Indiana Ave., Suite 2650
City: Spokane Valley State: WA Zip: 99216
Email: jpeters@hwlochner.com
Phone: (509) 316-9561
Facsimile:

IV. Time for Beginning and Completion

The CONSULTANT shall not begin any work under the terms of this AGREEMENT until authorized in writing by the AGENCY. All work under this AGREEMENT shall be completed by the date shown in the heading of this AGREEMENT titled “Completion Date.”

The established completion time shall not be extended because of any delays attributable to the CONSULTANT, but may be extended by the AGENCY in the event of a delay attributable to the AGENCY, or because of unavoidable delays caused by an act of GOD, governmental actions, or other conditions beyond the control of the CONSULTANT. A prior supplemental AGREEMENT issued by the AGENCY is required to extend the established completion time.

Agreement Number:

V. Payment Provisions

The CONSULTANT shall be paid by the AGENCY for completed SERVICES rendered under this AGREEMENT as provided hereinafter. Such payment shall be full compensation for SERVICES performed or SERVICES rendered and for all labor, materials, supplies, equipment, and incidentals necessary to complete SERVICES, specified in Section II, "Scope of Work". The CONSULTANT shall conform to all applicable portions of 48 CFR Part 31 (www.ecfr.gov). The estimate in support of the Cost Plus Fixed Fee amount is attached hereto as Exhibits "D" and "E" and by this reference made part of this AGREEMENT.

- A. Actual Costs: Payment for all consulting services for this PROJECT shall be on the basis of the CONSULTANT'S actual cost plus a fixed fee. The actual cost shall include direct salary cost, indirect cost rate, and direct non-salary costs.
1. Direct (RAW) Labor Costs: The Direct (RAW) Labor Cost is the direct salary paid to principals, professional, technical, and clerical personnel for the time they are productively engaged in work necessary to fulfill the terms of this AGREEMENT. The CONSULTANT shall maintain support data to verify the direct salary costs billed to the AGENCY.
 2. Indirect Cost Rate (ICR) Costs: ICR Costs are those costs, other than direct costs, which are included as such on the books of the CONSULTANT in the normal everyday keeping of its books. Progress payments shall be made at the ICR rates shown in attached Exhibits "D" and "E" of this AGREEMENT. Total ICR payment shall be based on Actual Costs. The AGENCY agrees to reimburse the CONSULTANT the actual ICR costs verified by audit, up to the Maximum Total Amount Payable, authorized under this AGREEMENT, when accumulated with all other Actual Costs.
A summary of the CONSULTANT'S cost estimate and the ICR percentage is shown in Exhibits "D" and "E", attached hereto and by this reference made part of this AGREEMENT. The CONSULTANT (prime and all A&E sub-consultants) will submit to the AGENCY within six (6) months after the end of each firm's fiscal year, an ICR schedule in the format required by the AGENCY (cost category, dollar expenditures, etc.) for the purpose of adjusting the ICR rate for billings received and paid during the fiscal year represented by the ICR schedule. It shall also be used for the computation of progress payments during the following year and for retroactively adjusting the previous year's ICR cost to reflect the actual rate. The ICR schedule will be sent to Email: ConsultantRates@wsdot.wa.gov.
Failure to supply this information by either the prime CONSULTANT or any of their A&E sub-consultants shall cause the AGENCY to withhold payment of the billed ICR costs until such time as the required information is received and an overhead rate for billing purposes is approved.
The AGENCY's Project Manager and/or the Federal Government may perform an audit of the CONSULTANT'S books and records at any time during regular business hours to determine the actual ICR rate, if they so desire.
 3. Direct Non-Salary Costs: Direct Non-Salary Costs will be reimbursed at the Actual Cost to the CONSULTANT. (excluding Meals, which are reimbursed at the per diem rates identified in this section) These charges may include, but are not limited to, the following items: travel, printing, long distance telephone, supplies, computer charges and fees of sub-consultants. Air or train travel will be reimbursed only to economy class levels unless otherwise approved by the AGENCY. The CONSULTANT shall comply with the rules and regulations regarding travel costs (excluding air, train, and rental car costs) in accordance with WSDOT's Accounting Manual M 13-82, Chapter 10 – Travel Rules and Procedures, and revisions thereto. Air, train, and rental car costs shall be reimbursed in accordance with 48 Code of Federal Regulations (CFR) Part 31.205-46 "Travel Costs." The billing for Direct Non-Salary Costs shall include an itemized listing of the charges directly identifiable with the PROJECT. The CONSULTANT shall maintain the original supporting documents in their office. Copies of the original supporting documents shall be supplied to the AGENCY upon request. All above charges must be necessary for the services provided under this AGREEMENT.

Agreement Number:

4. **Fixed Fee:** The Fixed Fee, which represents the CONSULTANT'S profit, is shown in attached Exhibits "D" and "E" of this AGREEMENT. This fee is based on the Scope of Work defined in this AGREEMENT and the estimated person-hours required to perform the stated Scope of Work. In the event the CONSULTANT enters into a supplemental AGREEMENT for additional work, the supplemental AGREEMENT may include provisions for the added costs and an appropriate additional fee. The Fixed Fee will be prorated and paid monthly in proportion to the percentage of work completed by the CONSULTANT and reported in the Monthly Progress Reports accompanying the billings. Any portion of the Fixed Fee earned but not previously paid in the progress payments will be covered in the final payment, subject to the provisions of Section IX entitled "Termination of Agreement."
 5. **Management Reserve Fund (MRF):** The AGENCY may desire to establish MRF to provide the Agreement Administrator with the flexibility to authorize additional funds to the AGREEMENT for allowable unforeseen costs, or reimbursing the CONSULTANT for additional work beyond that already defined in this AGREEMENT. Such authorization(s) shall be in writing and shall not exceed the lesser of \$100,000 or 10% of the Total Amount Authorized as shown in the heading of this AGREEMENT. The amount included for the MRF is shown in the heading of this AGREEMENT. This fund may not be replenished. Any changes requiring additional costs in excess of the MRF shall be made in accordance with Section XIII, "Extra Work."
 6. **Maximum Total Amount Payable:** The Maximum Total Amount Payable by the AGENCY to the CONSULTANT under this AGREEMENT shall not exceed the amount shown in the heading of this AGREEMENT. The Maximum Total Amount Payable is comprised of the Total Amount Authorized, and the MRF. The Maximum Total Amount Payable does not include payment for Extra Work as stipulated in Section XIII, "Extra Work." No minimum amount payable is guaranteed under this AGREEMENT.
- B. **Monthly Progress Payments:** The CONSULTANT may submit billings to the AGENCY for reimbursement of Actual Costs plus the ICR and calculated fee on a monthly basis during the progress of the work. Such billings shall be in a format approved by the AGENCY and accompanied by the monthly progress reports required under Section III, "General Requirements" of this AGREEMENT. The billings will be supported by an itemized listing for each item including Direct (RAW) Labor, Direct Non-Salary, and allowable ICR Costs to which will be added the prorated Fixed Fee. To provide a means of verifying the billed Direct (RAW) Labor costs for CONSULTANT employees, the AGENCY may conduct employee interviews. These interviews may consist of recording the names, titles, Direct (RAW) Labor rates, and present duties of those employees performing work on the PROJECT at the time of the interview.
- C. **Final Payment:** Final Payment of any balance due the CONSULTANT of the gross amount earned will be made promptly upon its verification by the AGENCY after the completion of the work under this AGREEMENT, contingent, if applicable, upon receipt of all PS&E, plans, maps, notes, reports, electronic data and other related documents which are required to be furnished under this AGREEMENT. Acceptance of such Final Payment by the CONSULTANT shall constitute a release of all claims for payment, which the CONSULTANT may have against the AGENCY unless such claims are specifically reserved in writing and transmitted to the AGENCY by the CONSULTANT prior to its acceptance. Said Final Payment shall not, however, be a bar to any claims that the AGENCY may have against the CONSULTANT or to any remedies the AGENCY may pursue with respect to such claims.

The payment of any billing will not constitute agreement as to the appropriateness of any item and at the time of final audit; all required adjustments will be made and reflected in a final payment. In the event that such final audit reveals an overpayment to the CONSULTANT, the CONSULTANT will refund such overpayment to the AGENCY within thirty (30) calendar days of notice of the overpayment. Such refund shall not constitute a waiver by the CONSULTANT for any claims relating to the validity of a finding by the AGENCY of overpayment. The CONSULTANT has twenty (20) working days after receipt of the final POST AUDIT to begin the appeal process to the AGENCY for audit findings.

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D. Inspection of Cost Records: The CONSULTANT and their sub-consultants shall keep available for inspection by representatives of the AGENCY and the United States, for a period of six (6) years after receipt of final payment, the cost records and accounts pertaining to this AGREEMENT and all items related to or bearing upon these records with the following exception: if any litigation, claim or audit arising out of, in connection with, or related to this AGREEMENT is initiated before the expiration of the six (6) year period, the cost records and accounts shall be retained until such litigation, claim, or audit involving the records is completed.

An interim or post audit may be performed on this AGREEMENT. The audit, if any, will be performed by the State Auditor, WSDOT's Internal Audit Office and/or at the request of the AGENCY's Project Manager.

VI. Sub-Contracting

The AGENCY permits subcontracts for those items of SERVICES as shown in Exhibit "A" attached hereto and by this reference made part of this AGREEMENT.

The CONSULTANT shall not subcontract for the performance of any SERVICE under this AGREEMENT without prior written permission of the AGENCY. No permission for subcontracting shall create, between the AGENCY and sub-consultant, any contract or any other relationship.

Compensation for this sub-consultant SERVICES shall be based on the cost factors shown on Exhibit "E" attached hereto and by this reference made part of this AGREEMENT.

The SERVICES of the sub-consultant shall not exceed its maximum amount payable identified in each sub-consultant cost estimate unless a prior written approval has been issued by the AGENCY.

All reimbursable direct labor, indirect cost rate, direct non-salary costs and fixed fee costs for the sub-consultant shall be negotiated and substantiated in accordance with section V "Payment Provisions" herein and shall be memorialized in a final written acknowledgement between the parties.

All subcontracts shall contain all applicable provisions of this AGREEMENT, and the CONSULTANT shall require each sub-consultant or subcontractor, of any tier, to abide by the terms and conditions of this AGREEMENT. With respect to sub-consultant payment, the CONSULTANT shall comply with all applicable sections of the STATE's Prompt Payment laws as set forth in RCW 39.04.250 and RCW 39.76.011.

The CONSULTANT, sub-recipient, or sub-consultant shall not discriminate on the basis of race, color, national origin, or sex in the performance of this AGREEMENT. The CONSULTANT shall carry out applicable requirements of 49 CFR Part 26 in the award and administration of DOT-assisted contracts. Failure by the CONSULTANT to carry out these requirements is a material breach of this AGREEMENT, which may result in the termination of this AGREEMENT or such other remedy as the recipient deems appropriate.

VII. Employment and Organizational Conflict of Interest

The CONSULTANT warrants that they have not employed or retained any company or person, other than a bona fide employee working solely for the CONSULTANT, to solicit or secure this contract, and that it has not paid or agreed to pay any company or person, other than a bona fide employee working solely for the CONSULTANT, any fee, commission, percentage, brokerage fee, gift, or any other consideration, contingent upon or resulting from the award or making of this contract. For breach or violation of this warrant, the AGENCY shall have the right to annul this AGREEMENT without liability or, in its discretion, to deduct from this AGREEMENT price or consideration or otherwise recover the full amount of such fee, commission, percentage, brokerage fee, gift, or contingent fee.

Any and all employees of the CONSULTANT or other persons while engaged in the performance of any work or services required of the CONSULTANT under this AGREEMENT, shall be considered employees of the CONSULTANT only and not of the AGENCY, and any and all claims that may arise under any Workmen's

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

The CONSULTANT shall not engage, on a full- or part-time basis, or other basis, during the period of this AGREEMENT, any professional or technical personnel who are, or have been, at any time during the period of this AGREEMENT, in the employ of the United States Department of Transportation or the AGENCY, except regularly retired employees, without written consent of the public employer of such person if he/she will be working on this AGREEMENT for the CONSULTANT.

VIII. Nondiscrimination

During the performance of this AGREEMENT, the CONSULTANT, for itself, its assignees, sub-consultants, subcontractors and successors in interest, agrees to comply with the following laws and regulations:

- Title VI of the Civil Rights Act of 1964
(42 U.S.C. Chapter 21 Subchapter V § 2000d through 2000d-4a)
- Federal-aid Highway Act of 1973
(23 U.S.C. Chapter 3 § 324)
- Rehabilitation Act of 1973
(29 U.S.C. Chapter 16 Subchapter V § 794)
- Age Discrimination Act of 1975
(42 U.S.C. Chapter 76 § 6101 *et. seq.*)
- Civil Rights Restoration Act of 1987
(Public Law 100-259)
- American with Disabilities Act of 1990
(42 U.S.C. Chapter 126 § 12101 *et. seq.*)
- 23 CFR Part 200
- 49 CFR Part 21
- 49 CFR Part 26
- RCW 49.60.180

In relation to Title VI of the Civil Rights Act of 1964, the CONSULTANT is bound by the provisions of Exhibit "F" attached hereto and by this reference made part of this AGREEMENT, and shall include the attached Exhibit "F" in every sub-contract, including procurement of materials and leases of equipment, unless exempt by the Regulations or directives issued pursuant thereto.

IX. Termination of Agreement

The right is reserved by the AGENCY to terminate this AGREEMENT at any time with or without cause upon ten (10) days written notice to the CONSULTANT.

In the event this AGREEMENT is terminated by the AGENCY, other than for default on the part of the CONSULTANT, a final payment shall be made to the CONSULTANT for actual hours charged and any appropriate fixed fee percentage at the time of termination of this AGREEMENT, plus any direct non-salary costs incurred up to the time of termination of this AGREEMENT.

No payment shall be made for any SERVICES completed after ten (10) days following receipt by the CONSULTANT of the notice to terminate. If the accumulated payment made to the CONSULTANT prior to Notice of Termination exceeds the total amount that would be due when computed as set forth in paragraph two (2) of this section, then no final payment shall be due and the CONSULTANT shall immediately reimburse the AGENCY for any excess paid.

If the services of the CONSULTANT are terminated by the AGENCY for default on the part of the CONSULTANT, the above formula for payment shall not apply.

In the event of a termination for default, the amount to be paid to the CONSULTANT shall be determined by the AGENCY with consideration given to the actual costs incurred by the CONSULTANT in performing SERVICES to the date of termination, the amount of SERVICES originally required which was satisfactorily completed to

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date of termination, whether that SERVICE is in a form or a type which is usable to the AGENCY at the time of termination, the cost to the AGENCY of employing another firm to complete the SERVICES required and the time which may be required to do so, and other factors which affect the value to the AGENCY of the SERVICES performed at the time of termination. Under no circumstances shall payment made under this subsection exceed the amount, which would have been made using the formula set forth in paragraph two (2) of this section.

If it is determined for any reason that the CONSULTANT was not in default or that the CONSULTANT's failure to perform is without the CONSULTANT's or its employee's fault or negligence, the termination shall be deemed to be a termination for the convenience of the AGENCY. In such an event, the CONSULTANT would be reimbursed for actual costs and appropriate fixed fee percentage in accordance with the termination for other than default clauses listed previously.

The CONSULTANT shall, within 15 days, notify the AGENCY in writing, in the event of the death of any member, partner, or officer of the CONSULTANT or the death or change of any of the CONSULTANT's supervisory and/or other key personnel assigned to the project or disaffiliation of any principally involved CONSULTANT employee. The CONSULTANT shall also notify the AGENCY, in writing, in the event of the sale or transfer of 50% or more of the beneficial ownership of the CONSULTANT within 15 days of such sale or transfer occurring. The CONSULTANT shall continue to be obligated to complete the SERVICES under the terms of this AGREEMENT unless the AGENCY chooses to terminate this AGREEMENT for convenience or chooses to renegotiate any term(s) of this AGREEMENT. If termination for convenience occurs, final payment will be made to the CONSULTANT as set forth in the second and third paragraphs of this section.

Payment for any part of the SERVICES by the AGENCY shall not constitute a waiver by the AGENCY of any remedies of any type it may have against the CONSULTANT for any breach of this AGREEMENT by the CONSULTANT, or for failure of the CONSULTANT to perform SERVICES required of it by the AGENCY. Forbearance of any rights under the AGREEMENT will not constitute waiver of entitlement to exercise those rights with respect to any future act or omission by the CONSULTANT.

X. Changes of Work

The CONSULTANT shall make such changes and revisions in the completed work of this AGREEMENT as necessary to correct errors appearing therein, without additional compensation thereof. Should the AGENCY find it desirable for its own purposes to have previously satisfactorily completed SERVICES or parts thereof changed or revised, the CONSULTANT shall make such revisions as directed by the AGENCY. This work shall be considered as Extra Work and will be paid for as herein provided under section XIII "Extra Work."

XI. Disputes

Any disputed issue not resolved pursuant to the terms of this AGREEMENT shall be submitted in writing within 10 days to the Director of Public Works or AGENCY Engineer, whose decision in the matter shall be final and binding on the parties of this AGREEMENT; provided however, that if an action is brought challenging the Director of Public Works or AGENCY Engineer's decision, that decision shall be subject to judicial review. If the parties to this AGREEMENT mutually agree, disputes concerning alleged design errors will be conducted under the procedures found in Exhibit "J". In the event that either party deem it necessary to institute legal action or proceeding to enforce any right or obligation under this AGREEMENT, this action shall be initiated in the Superior Court of the State of Washington, situated in the county in which the AGENCY is located. The parties hereto agree that all questions shall be resolved by application of Washington law and that the parties have the right of appeal from such decisions of the Superior Court in accordance with the laws of the State of Washington. The CONSULTANT hereby consents to the personal jurisdiction of the Superior Court of the State of Washington, situated in the county in which the AGENCY is located.

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XII. Legal Relations

The CONSULTANT, any sub-consultants, and the AGENCY shall comply with all Federal, State, and local laws, rules, codes, regulations and all AGENCY policies and directives, applicable to the work to be performed under this AGREEMENT. This AGREEMENT shall be interpreted and construed in accordance with the laws of the State of Washington.

The CONSULTANT shall defend, indemnify, and hold The State of Washington (STATE) and the AGENCY and their officers and employees harmless from all claims, demands, or suits at law or equity arising in whole or in part from the negligence of, or the breach of any obligation under this AGREEMENT by, the CONSULTANT or the CONSULTANT's agents, employees, sub consultants, subcontractors or vendors, of any tier, or any other persons for whom the CONSULTANT may be legally liable; provided that nothing herein shall require a CONSULTANT to defend or indemnify the STATE and the AGENCY and their officers and employees against and hold harmless the STATE and the AGENCY and their officers and employees from claims, demands or suits based solely upon the negligence of, or breach of any obligation under this AGREEMENT by the STATE and the AGENCY, their agents, officers, employees, sub-consultants, subcontractors or vendors, of any tier, or any other persons for whom the STATE and/or the AGENCY may be legally liable; and provided further that if the claims or suits are caused by or result from the concurrent negligence of (a) the CONSULTANT or the CONSULTANT's agents, employees, sub-consultants, subcontractors or vendors, of any tier, or any other persons for whom the CONSULTANT is legally liable, and (b) the STATE and/or AGENCY, their agents, officers, employees, sub-consultants, subcontractors and or vendors, of any tier, or any other persons for whom the STATE and or AGENCY may be legally liable, the defense and indemnity obligation shall be valid and enforceable only to the extent of the CONSULTANT's negligence or the negligence of the CONSULTANT's agents, employees, sub-consultants, subcontractors or vendors, of any tier, or any other persons for whom the CONSULTANT may be legally liable. This provision shall be included in any AGREEMENT between CONSULTANT and any sub-consultant, subcontractor and vendor, of any tier.

The CONSULTANT shall also defend, indemnify, and hold the STATE and the AGENCY and their officers and employees harmless from all claims, demands, or suits at law or equity arising in whole or in part from the alleged patent or copyright infringement or other allegedly improper appropriation or use of trade secrets, patents, proprietary information, know-how, copyright rights or inventions by the CONSULTANT or the CONSULTANT's agents, employees, sub-consultants, subcontractors or vendors, of any tier, or any other persons for whom the CONSULTANT may be legally liable, in performance of the Work under this AGREEMENT or arising out of any use in connection with the AGREEMENT of methods, processes, designs, information or other items furnished or communicated to STATE and/or the AGENCY, their agents, officers and employees pursuant to the AGREEMENT; provided that this indemnity shall not apply to any alleged patent or copyright infringement or other allegedly improper appropriation or use of trade secrets, patents, proprietary information, know-how, copyright rights or inventions resulting from STATE and/or AGENCY's, their agents', officers' and employees' failure to comply with specific written instructions regarding use provided to STATE and/or AGENCY, their agents, officers and employees by the CONSULTANT, its agents, employees, sub-consultants, subcontractors or vendors, of any tier, or any other persons for whom the CONSULTANT may be legally liable.

The CONSULTANT's relation to the AGENCY shall be at all times as an independent contractor.

Notwithstanding any determination by the Executive Ethics Board or other tribunal, the AGENCY may, in its sole discretion, by written notice to the CONSULTANT terminate this AGREEMENT if it is found after due notice and examination by the AGENCY that there is a violation of the Ethics in Public Service Act, Chapter 42.52 RCW; or any similar statute involving the CONSULTANT in the procurement of, or performance under, this AGREEMENT.

The CONSULTANT specifically assumes potential liability for actions brought by the CONSULTANT's own employees or its agents against the STATE and /or the AGENCY and, solely for the purpose of this indemnification and defense, the CONSULTANT specifically waives any immunity under the state industrial insurance law, Title 51 RCW. This waiver has been mutually negotiated between the Parties.

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Unless otherwise specified in this AGREEMENT, the AGENCY shall be responsible for administration of construction contracts, if any, on the project. Subject to the processing of a new sole source, or an acceptable supplemental AGREEMENT, the CONSULTANT shall provide On-Call assistance to the AGENCY during contract administration. By providing such assistance, the CONSULTANT shall assume no responsibility for: proper construction techniques, job site safety, or any construction contractor's failure to perform its work in accordance with the contract documents.

The CONSULTANT shall obtain and keep in force during the terms of this AGREEMENT, or as otherwise required, the following insurance with companies or through sources approved by the State Insurance Commissioner pursuant to Title 48 RCW.

Insurance Coverage

- A. Worker's compensation and employer's liability insurance as required by the STATE.
- B. Commercial general liability insurance written under ISO Form CG 00 01 12 04 or its equivalent with minimum limits of one million dollars (\$1,000,000.00) per occurrence and two million dollars (\$2,000,000.00) in the aggregate for each policy period.
- C. Business auto liability insurance written under ISO Form CG 00 01 10 01 or equivalent providing coverage for any "Auto" (Symbol 1) used in an amount not less than a one million dollar (\$1,000,000.00) combined single limit for each occurrence.

Excepting the Worker's Compensation Insurance and any Professional Liability Insurance, the STATE and AGENCY, their officers, employees, and agents will be named on all policies of CONSULTANT and any sub-consultant and/or subcontractor as an additional insured (the "AIs"), with no restrictions or limitations concerning products and completed operations coverage. This coverage shall be primary coverage and non-contributory and any coverage maintained by the AIs shall be excess over, and shall not contribute with, the additional insured coverage required hereunder. The CONSULTANT's and the sub-consultant's and/or subcontractor's insurer shall waive any and all rights of subrogation against the AIs. The CONSULTANT shall furnish the AGENCY with verification of insurance and endorsements required by this AGREEMENT. The AGENCY reserves the right to require complete, certified copies of all required insurance policies at any time.

All insurance shall be obtained from an insurance company authorized to do business in the State of Washington. The CONSULTANT shall submit a verification of insurance as outlined above within fourteen (14) days of the execution of this AGREEMENT to:

Name: Pete Rogalsky, PE
Agency: City of Richland
Address: 625 Swift Boulevard MS-26
City: Richland State: WA Zip: 99352
Email: progalsky@ci.richland.wa.us
Phone: (509) 942-7558
Facsimile:

No cancellation of the foregoing policies shall be effective without thirty (30) days prior notice to the AGENCY.

The CONSULTANT's professional liability to the AGENCY, including that which may arise in reference to section IX "Termination of Agreement" of this AGREEMENT, shall be limited to the accumulative amount of the authorized AGREEMENT amount or one million dollars (\$1,000,000.00), whichever is greater, unless the limit of liability is increased by the AGENCY pursuant to Exhibit H. In no case shall the CONSULTANT's professional liability to third parties be limited in any way.

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The parties enter into this AGREEMENT for the sole benefit of the parties, and to the exclusion of any third party, and no third party beneficiary is intended or created by the execution of this AGREEMENT.

The AGENCY will pay no progress payments under section V “Payment Provisions” until the CONSULTANT has fully complied with this section. This remedy is not exclusive; and the AGENCY may take such other action as is available to it under other provisions of this AGREEMENT, or otherwise in law.

XIII. Extra Work

- A. The AGENCY may at any time, by written order, make changes within the general scope of this AGREEMENT in the SERVICES to be performed.
- B. If any such change causes an increase or decrease in the estimated cost of, or the time required for, performance of any part of the SERVICES under this AGREEMENT, whether or not changed by the order, or otherwise affects any other terms and conditions of this AGREEMENT, the AGENCY shall make an equitable adjustment in the: (1) maximum amount payable; (2) delivery or completion schedule, or both; and (3) other affected terms and shall modify this AGREEMENT accordingly.
- C. The CONSULTANT must submit any “request for equitable adjustment,” hereafter referred to as “CLAIM,” under this clause within thirty (30) days from the date of receipt of the written order. However, if the AGENCY decides that the facts justify it, the AGENCY may receive and act upon a CLAIM submitted before final payment of this AGREEMENT.
- D. Failure to agree to any adjustment shall be a dispute under the section XI “Disputes” clause. However, nothing in this clause shall excuse the CONSULTANT from proceeding with the AGREEMENT as changed.
- E. Notwithstanding the terms and conditions of paragraphs (A.) and (B.) above, the maximum amount payable for this AGREEMENT, shall not be increased or considered to be increased except by specific written supplement to this AGREEMENT.

XIV. Endorsement of Plans

If applicable, the CONSULTANT shall place their endorsement on all plans, estimates, or any other engineering data furnished by them.

XV. Federal Review

The Federal Highway Administration shall have the right to participate in the review or examination of the SERVICES in progress.

XVI. Certification of the Consultant and the Agency

Attached hereto as Exhibit “G-1(a and b)” are the Certifications of the CONSULTANT and the AGENCY, Exhibit “G-2” Certification Regarding Debarment, Suspension and Other Responsibility Matters - Primary Covered Transactions, Exhibit “G-3” Certification Regarding the Restrictions of the Use of Federal Funds for Lobbying and Exhibit “G-4” Certificate of Current Cost or Pricing Data. Exhibit “G-3” is required only in AGREEMENT’s over one hundred thousand dollars (\$100,000.00) and Exhibit “G-4” is required only in AGREEMENT’s over five hundred thousand dollars (\$500,000.00.) These Exhibits must be executed by the CONSULTANT, and submitted with the master AGREEMENT, and returned to the AGENCY at the address listed in section III “General Requirements” prior to its performance of any SERVICES under this AGREEMENT.

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XVII. Complete Agreement

This document and referenced attachments contain all covenants, stipulations, and provisions agreed upon by the parties. No agent, or representative of either party has authority to make, and the parties shall not be bound by or be liable for, any statement, representation, promise or agreement not set forth herein. No changes, amendments, or modifications of the terms hereof shall be valid unless reduced to writing and signed by the parties as a supplement to this AGREEMENT.

XVIII. Execution and Acceptance

This AGREEMENT may be simultaneously executed in several counterparts, each of which shall be deemed to be an original having identical legal effect. The CONSULTANT does hereby ratify and adopt all statements, representations, warranties, covenants, and AGREEMENT's contained in the proposal, and the supporting material submitted by the CONSULTANT, and does hereby accept this AGREEMENT and agrees to all of the terms and conditions thereof.

XIX. Protection of Confidential Information

The CONSULTANT acknowledges that some of the material and information that may come into its possession or knowledge in connection with this AGREEMENT or its performance may consist of information that is exempt from disclosure to the public or other unauthorized persons under either chapter 42.56 RCW or other local, state or federal statutes ("State's Confidential Information"). The "State's Confidential Information" includes, but is not limited to, names, addresses, Social Security numbers, e-mail addresses, telephone numbers, financial profiles, credit card information, driver's license numbers, medical data, law enforcement records (or any other information identifiable to an individual), STATE and AGENCY source code or object code, STATE and AGENCY security data, non-public Specifications, STATE and AGENCY non-publicly available data, proprietary software, State security data, or information which may jeopardize any part of the project that relates to any of these types of information. The CONSULTANT agrees to hold the State's Confidential Information in strictest confidence and not to make use of the State's Confidential Information for any purpose other than the performance of this AGREEMENT, to release it only to authorized employees, sub-consultants or subcontractors requiring such information for the purposes of carrying out this AGREEMENT, and not to release, divulge, publish, transfer, sell, disclose, or otherwise make it known to any other party without the AGENCY's express written consent or as provided by law. The CONSULTANT agrees to release such information or material only to employees, sub-consultants or subcontractors who have signed a nondisclosure AGREEMENT, the terms of which have been previously approved by the AGENCY. The CONSULTANT agrees to implement physical, electronic, and managerial safeguards to prevent unauthorized access to the State's Confidential Information.

Immediately upon expiration or termination of this AGREEMENT, the CONSULTANT shall, at the AGENCY's option: (i) certify to the AGENCY that the CONSULTANT has destroyed all of the State's Confidential Information; or (ii) returned all of the State's Confidential Information to the AGENCY; or (iii) take whatever other steps the AGENCY requires of the CONSULTANT to protect the State's Confidential Information.

As required under Executive Order 00-03, the CONSULTANT shall maintain a log documenting the following: the State's Confidential Information received in the performance of this AGREEMENT; the purpose(s) for which the State's Confidential Information was received; who received, maintained and used the State's Confidential Information; and the final disposition of the State's Confidential Information. The CONSULTANT's records shall be subject to inspection, review, or audit upon reasonable notice from the AGENCY.

The AGENCY reserves the right to monitor, audit, or investigate the use of the State's Confidential Information collected, used, or acquired by the CONSULTANT through this AGREEMENT. The monitoring, auditing, or investigating may include, but is not limited to, salting databases.

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Violation of this section by the CONSULTANT or its sub-consultants or subcontractors may result in termination of this AGREEMENT and demand for return of all State's Confidential Information, monetary damages, or penalties.

It is understood and acknowledged that the CONSULTANT may provide the AGENCY with information which is proprietary and/or confidential during the term of this AGREEMENT. The parties agree to maintain the confidentiality of such information during the term of this AGREEMENT and afterwards. All materials containing such proprietary and/or confidential information shall be clearly identified and marked as "Confidential" and shall be returned to the disclosing party at the conclusion of the SERVICES under this AGREEMENT.

The CONSULTANT shall provide the AGENCY with a list of all information and materials it considers confidential and/or proprietary in nature: (a) at the commencement of the term of this AGREEMENT; or (b) as soon as such confidential or proprietary material is developed. "Proprietary and/or confidential information" is not meant to include any information which, at the time of its disclosure: (i) is already known to the other party; (ii) is rightfully disclosed to one of the parties by a third party that is not acting as an agent or representative for the other party; (iii) is independently developed by or for the other party; (iv) is publicly known; or (v) is generally utilized by unaffiliated third parties engaged in the same business or businesses as the CONSULTANT.

The parties also acknowledge that the AGENCY is subject to Washington State and federal public disclosure laws. As such, the AGENCY shall maintain the confidentiality of all such information marked proprietary and/or confidential or otherwise exempt, unless such disclosure is required under applicable state or federal law. If a public disclosure request is made to view materials identified as "Proprietary and/or confidential information" or otherwise exempt information, the AGENCY will notify the CONSULTANT of the request and of the date that such records will be released to the requester unless the CONSULTANT obtains a court order from a court of competent jurisdiction enjoining that disclosure. If the CONSULTANT fails to obtain the court order enjoining disclosure, the AGENCY will release the requested information on the date specified.

The CONSULTANT agrees to notify the sub-consultant of any AGENCY communication regarding disclosure that may include a sub-consultant's proprietary and/or confidential information. The CONSULTANT notification to the sub-consultant will include the date that such records will be released by the AGENCY to the requester and state that unless the sub-consultant obtains a court order from a court of competent jurisdiction enjoining that disclosure the AGENCY will release the requested information. If the CONSULTANT and/or sub-consultant fail to obtain a court order or other judicial relief enjoining the AGENCY by the release date, the CONSULTANT shall waive and release and shall hold harmless and indemnify the AGENCY from all claims of actual or alleged damages, liabilities, or costs associated with the AGENCY's said disclosure of sub-consultants' information.

XX. Records Maintenance

During the progress of the Work and SERVICES provided hereunder and for a period of not less than six (6) years from the date of final payment to the CONSULTANT, the CONSULTANT shall keep, retain and maintain all "documents" pertaining to the SERVICES provided pursuant to this AGREEMENT. Copies of all "documents" pertaining to the SERVICES provided hereunder shall be made available for review at the CONSULTANT's place of business during normal working hours. If any litigation, claim or audit is commenced, the CONSULTANT shall cooperate with AGENCY and assist in the production of all such documents. "Documents" shall be retained until all litigation, claims or audit findings have been resolved even though such litigation, claim or audit continues past the six (6) year retention period.

For purposes of this AGREEMENT, "documents" means every writing or record of every type and description, including electronically stored information ("ESI"), that is in the possession, control, or custody of the CONSULTANT, including, without limitation, any and all correspondences, contracts, AGREEMENT 's, appraisals, plans, designs, data, surveys, maps, spreadsheets, memoranda, stenographic or handwritten notes, reports, records, telegrams, schedules, diaries, notebooks, logbooks, invoices, accounting records, work sheets, charts, notes, drafts, scribbings, recordings, visual displays, photographs, minutes of meetings,

Agreement Number:

tabulations, computations, summaries, inventories, and writings regarding conferences, conversations or telephone conversations, and any and all other taped, recorded, written, printed or typed matters of any kind or description; every copy of the foregoing whether or not the original is in the possession, custody, or control of the CONSULTANT, and every copy of any of the foregoing, whether or not such copy is a copy identical to an original, or whether or not such copy contains any commentary or notation whatsoever that does not appear on the original.

For purposes of this AGREEMENT, “ESI” means any and all computer data or electronic recorded media of any kind, including “Native Files”, that are stored in any medium from which it can be retrieved and examined, either directly or after translation into a reasonably useable form. ESI may include information and/or documentation stored in various software programs such as: Email, Outlook, Word, Excel, Access, Publisher, PowerPoint, Adobe Acrobat, SQL databases, or any other software or electronic communication programs or databases that the CONSULTANT may use in the performance of its operations. ESI may be located on network servers, backup tapes, smart phones, thumb drives, CDs, DVDs, floppy disks, work computers, cell phones, laptops or any other electronic device that CONSULTANT uses in the performance of its Work or SERVICES hereunder, including any personal devices used by the CONSULTANT or any sub-consultant at home.

“Native files” are a subset of ESI and refer to the electronic format of the application in which such ESI is normally created, viewed, and /or modified.

The CONSULTANT shall include this section XX “Records Maintenance” in every subcontract it enters into in relation to this AGREEMENT and bind the sub-consultant to its terms, unless expressly agreed to otherwise in writing by the AGENCY prior to the execution of such subcontract.

In witness whereof, the parties hereto have executed this AGREEMENT as of the day and year shown in the “Execution Date” box on page one (1) of this AGREEMENT.

Signature

Date

Signature

Date

Any modification, change, or reformation of this AGREEMENT shall require approval as to form by the Office of the Attorney General.

Agreement Number:

Exhibit A Scope of Work

Federal Aid No. STP(UL)-9903(023)

See attached Exhibit A - Scope of Services for Phase 1 - Feasibility and Preliminary Engineering

Agreement Number:

Exhibit A – Scope of Services

PHASE 1 – Feasibility and Preliminary Engineering

City of Richland

South George Washington Way Intersection Improvements

Prepared for:

City of Richland, Washington



Prepared by:

LOCHNER

16201 E. Indiana Ave., Suite 2650
Spokane Valley, WA 99216

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EXHIBIT A – SCOPE OF SERVICES

PHASE 1 – Feasibility and Preliminary Engineering

City of Richland

South George Washington Way Intersection Improvements

Federal Aid Number: STP(UL)-9903(023)

Lochner Project Number: 000018179

PROJECT DESCRIPTION

Congestion along George Washington Way, the City's primary north-south oriented arterial street, has been an on-going problem and the City has conducted several recent studies to identify potential solutions for the intersection with Columbia Point Drive/Aaron Drive.

The South George Washington Way Intersection Improvements project has been initiated to complete feasibility studies, engineering design, and provide construction support for improvements to the George Washington Way/Columbia Point Drive/Aaron Drive intersection and associated on- and off-ramps to SR 240 and I-182.

The project will be completed in three phases:

Phase 1 – Feasibility and Preliminary Engineering;

Phase 2 – Design; and

Phase 3 – Construction Management

The following scope of work is for Phase 1 only. Phases 2 and 3 will be supplemented at a later date and the associated scopes will be developed at that time.

The Phase 1 scope provides professional engineering, public involvement, and environmental services to prepare the documentation and reports necessary to evaluate, identify, adopt, and document a preferred alternative meeting City, WSDOT, and FHWA requirements to advance into Phase 2 – Design.

GENERAL ASSUMPTIONS

H.W. LOCHNER, INC., along with sub-consultants Transpo Group, PRR, Inc., Anderson Environmental Consulting, Inc., Michael Terrell Landscape Architecture, GeoProfessional Innovation, and Permit Surveying (CONSULTANT) will provide professional services to the City of Richland (CITY) as outlined in the task descriptions below. The following general provisions/assumptions have been made:

- 1 The CONSULTANT will maintain continuous routine communication with the CITY throughout the project.
- 2 The expected duration for this scope of services is eight (8) months and is premised on a notice-to-proceed date of approximately January 21, 2021.
- 3 This scope of services generally includes project management, public outreach & involvement, traffic modeling and operational analysis, alternatives evaluation & screening, preparing a Non-Access Feasibility Study, preparing an Intersection Control Evaluation, preparing a Modified Access Revision Report, and design documentation meeting WSDOT requirements, as described in detail below. The related budget is based on the LAG Manual Cost plus Fixed Fee Agreement and is an estimate with a “not to exceed” limit. As the project proceeds toward completion, the CONSULTANT may shift budget between tasks and between team members as the delivery schedule and workflow requires.
- 4 Reports and drawings developed under this contract will be provided in electronic (pdf) and/or AutoCAD format.
- 5 Engineering drawings will be prepared using AutoCAD Civil 3d. Files will be converted to the format requested by the CITY at project close-out.
- 6 It is understood and agreed that tasks may be added or deleted from the scope of services by mutual agreement of the CITY and CONSULTANT. Additional fee may be required for additional tasks.
- 7 Original permits, approvals, agreements or other obligations will be forwarded to the CITY in hardcopy and electronic form.
- 8 Federal Funds are included in the project budget for Phase 1 and Phase 2. Federal funds are also likely to be including in Phase 3.
- 9 The Traffic Modeling and Analysis scope presented in this document may be modified during the Methods and Assumptions process. This may require a supplement.

DESIGN STANDARDS

Reports, design documentation, and preliminary geometrics, to the extent feasible, will be developed in accordance with the following, as applicable:

1. Washington State Department of Transportation/American Public Works Association, “Standard Specifications for Road, Bridge, and Municipal Construction”, M41-10, Current Electronic Version.
2. Washington State Department of Transportation, “Standard Plans for Road and Bridge Construction”, M21-01, Current Electronic Version.
3. Washington State Department of Transportation, “Design Manual”, M22-01, Current Electronic Version.

4. FHWA and Washington State Department of Transportation, “Manual on Uniform Traffic Control Devices for Streets and Highways” 2009,
5. A Policy on Geometric Design of Highways and Streets (AASHTO green book), 7th Edition, 2018.
6. City of Richland Municipal Code
7. City of Richland “Development Guidelines” April 23, 2020 or current version.
8. City of Richland Standard Details (located on the City web page)
9. Applicable provisions of the Americans with Disabilities Act, as amended; and
10. Other applicable local, State and Federal standards as required.
11. City of Richland CADD standards will be used for plans development.

SCOPE OVERVIEW

The goal of this scope of work is to restart the project, evaluate and select a preferred alternative, and provide the appropriate analysis and documentation to secure approval from the CITY, WSDOT, and FHWA to advance the project into Phase 2 - Design and Phase 3 - Construction:

PHASE 1 FEASIBILITY AND PRELIMINARY ENGINEERING– CURRENT PHASE

Task 1 Project Management

Task 2 Public Outreach & Involvement

Task 3 Non-Access Feasibility Study

Task 4 Intersection Control Evaluation

Task 5 Traffic Modeling and Operational Analysis

Task 6 Alternative Evaluation & Screening

Task 7 Modified Access Revision Report

Task 8 Design Documentation

PHASE 2 DESIGN – (FUTURE PHASE)

Task 9 Surveying

Task 10 Geotechnical

Task 11 Environmental

Task 12 Landscaping

Task 13 30% Design

Task 14 60% Design

Task 15 90% Design

Task 16 PS&E

Task 17 Engineer of Record (Bid) Support

PHASE 3 CONSTRUCTION – (FUTURE PHASE)

Task 18 Construction Administration and Inspection

TASK 1: PROJECT MANAGEMENT

1.1 Team Management

The CONSULTANT will be responsible for on-going management of the consultant team for this project in accordance with the provisions of the Agreement. On-going management will include completion of professional services in a timely manner and within the Agreement budget. The CONSULTANT will be responsible for:

- Strategic management and reporting.
- Developing and maintaining a Project Management Plan (PMP) consisting of:
 - Project Description & Objectives
 - Scope
 - Contract & Budget
 - Schedule
 - Organizational Chart
 - List of Contacts
 - QC/QA Plan
- Conducting regular meetings with internal staff and subconsultants.
- Making assignments to project staff and subconsultants.

For the purposes of budgeting, the anticipated duration of Phase 1 will be approximately eight (8) months beginning January 2021 and ending August 2021. The CONSULTANT will also be responsible for coordinating the activities of the subconsultants as necessary to complete the elements of the Agreement. This coordination will include preparing subconsultant agreements, obtaining monthly progress reports and invoices, timely input for meetings, incorporating work into project deliverables and obtaining answers to issues raised by the Management Team. The CONSULTANT's Project Manager will be the contact for questions and requests from the CITY's Project Manager. Discussions, correspondence, or work requested of the CONSULTANT, that impact the scope of work, budget, or products will be directed in writing to the CITY's Project Manager.

Assumptions:

- The Project Schedule will be prepared using Microsoft Project Schedule and will be delivered at the initial Kick-off Meeting with the PMP. The schedule will be updated as changes occur, but no more than monthly.

Deliverables:

- Project Management Plan (PMP), (Three electronic copies.) The PMP will be updated as necessary.

1.2 Kick-off Meeting

A Kick-off Meeting will be held at the beginning of Phase 1 and will be attended by key team members of the CITY staff, WSDOT staff, CONSULTANT and subconsultants. The goal will be to enhance commitment by developing ownership within members of the project team, to confirm assignments of project activities to be completed by each team member, and to finalize development of a definitive Project Schedule.

The meeting will also provide opportunities to establish management procedures, lines of communications, identify lines of authority for decision making, provide clear direction to team members, discuss the project schedule and get buy-in from team members, identify stakeholders and provide a general exchange of views and ideas regarding the execution and development of the project.

Assumptions:

- The Kick-off Meeting will be held virtually.
- The Kick-off Meeting will be attended by key members of the project team as appropriate.

Deliverables:

- Meeting Agenda and Meeting Summary (1 electronic copy)

1.3 Agency Coordination

The CONSULTANT will maintain regular contact and coordination with the CITY Project Manager in accordance with the provisions of the Agreement. The CONSULTANT Project Manager will be responsible for:

- Maintaining regular contact with the CITY and designated project management team staff through informal office visits (when allowed), telephone conversations, e-mails, and correspondence.
- Maintaining open access to project information by the CITY.
- The CITY's Project Manager may contact team members as needed during each phase of the project with a summary of discussions sent to the CONSULTANT Project Manager.

In addition, the CONSULTANT will provide support to CITY staff in preparation of briefings with the City Council. The CONSULTANT's support will include providing interim reports on the outreach process and any key takeaways learned to date.

Assumptions:

- Project meetings with the CITY Project Manager are anticipated to occur on a monthly basis using a virtual platform. The CONSULTANT Project Manager and other CONSULTANT staff, if necessary, will attend the meetings to provide technical expertise.
- CITY staff will provide timely and coordinated review of draft strategies and materials to streamline production and team efficiency.
- The CONSULTANT will identify and provide contact information (email, mail and phone) for project point of contact to the City to include on outreach materials.
- The CONSULTANT will manage public inquiries received via the point of contact and take the lead in preparing responses to questions. The CONSULTANT will share these communications with CITY staff to inform any interim reports on public outreach and/or the final outreach summary.
- CONSULTANT will assist CITY staff in the preparation for City Council workshops and meetings. The CONSULTANT will assist CITY staff, and my lead technical discussions with City Council.
- One (1) CITY council meetings/presentations is assumed and will be attended by up to two (2) CONSULTANT staff.

Deliverables:

- Meeting Agendas and Meeting Summaries (1 electronic copy)
- Other meeting materials will include work products that convey the current level of progress.

1.4 Project Reports and Invoicing

The CONSULTANT will provide a monthly status/progress report with invoices every four weeks, itemized by task and subtask, to the City that will describe work performed by the CONSULTANT team members during the current reporting period. The progress reports will be prepared in a format approved by the City Project Manager.

Assumptions:

- A general summary of activities performed by the CONSULTANT team including meetings held during the reporting period;
- Listing of activities by work element performed by the CONSULTANT team during the reporting period;
- A listing of problems/issues encountered during the reporting period and their resolution; and
- A listing of activities to be accomplished during the next reporting period.

Deliverables:

- Monthly Status/Progress Reports and Monthly Invoices.

1.5 Quality Control Quality Assurance

The CONSULTANT will provide quality assurance and quality control (QA/QC) throughout the life of the Agreement to provide appropriate administration, accounting, budget monitoring, scheduling, communications, and planning and engineering procedures leading to the final product.

Assumptions:

- QA/QC reviews of documents and drawings will be maintained as part of the project files
- Project Specific Quality Control Plan will be included with the Project Management Plan listed in Task 1.1.

TASK 2: PUBLIC OUTREACH & INVOLVEMENT

The CITY first engaged the public in this project over five years ago, and the importance of this work remains to all who travel through this critical intersection for work, errands, and recreation on a regional level. The importance of this intersection is regional in that it is the controlling feature on the busiest local arterial street in the Tri-Cities. With this new effort, the CONSULTANT will partner with the CITY to re-introduce the project to the public and inform them of key project decisions. Public outreach and involvement activities include:

2.1 Communications Plan

The CONSULTANT will develop a Communications Plan to guide project outreach activities, messaging, and engagement, as well as provide internal communication protocol. Elements of the plan should include, but are not limited to:

- External Communication:
 - Situation
 - Communication goals and measurable objectives
 - A timeline/schedule
 - Key messages
 - Target audiences
 - Risks and opportunities
 - Approach
 - Outreach strategies and tactics
- Internal Communication:
 - Roles and responsibilities
 - Communication procedures and review process

Deliverables:

- Draft (2) and final Communications Plan

2.2 Online Open House

The CONSULTANT will plan, develop, monitor, and summarize one (1) online open house to inform the public of the preferred design alternative and the decision process. The CONSULTANT will develop notification materials including copy for social media and CITY website updates. The CONSULTANT will track and sort comments and questions submitted through the online open house in an Excel database.

Assumptions:

- The CONSULTANT will develop the online open house using Webflow.
- The design will use the CITY branding and style guide.
- The CONSULTANT will plan and design up to six (6) pages of content.
- The CONSULTANT will translate online open house content, including graphics, in Spanish.
- The online open house will be Section 508 compliant.
- The CONSULTANT will create content for notification materials (e.g. email, web copy etc.), and the CITY will implement the notification including the email announcement, social media posts, and press release.
- The CONSULTANT will analyze comments in both English and Spanish, grouping them into categories by topic and sentiment.

Deliverables:

- Draft two (2) and final online open house plan.
- Draft three (3) and final online open house copy deck (English).
- Spanish online open house copy deck (from final English copy deck).
- Draft two (2) and final online open house press release.
- Draft two (2) online open house email announcement.
- Draft two (2) and final CITY web update.
- Draft two (2) and final CITY e-newsletter blurb.
- Draft three (3) and final online open house summary.

2.3 Media & Social Media Support

The CONSULTANT will support the CITY's efforts to inform and engage the media and the public through the duration of the project. Efforts could include drafting milestone press announcements and social media posts.

Assumptions:

- The CONSULTANT will draft content, and the CITY will lead media contact and posting to the CITY social media accounts.

Deliverables:

- Up to three (3) social media posts, web content updates, and e-newsletter content for CITY channels

2.4 City Council Briefings

The CONSULTANT will support CITY staff in briefings to the Council. The CONSULTANT will develop slide content regarding public involvement and outreach for one (1) presentation, including slide copy, talking points, and accompanying graphics/images.

Assumptions:

- CITY staff will provide updates to Council throughout the project
- The CONSULTANT will prepare for and attend one (1) Council briefing after the alternatives have been evaluated and ranked
- The CITY will conduct up to three (3) rounds of review for the presentation.
- Up to two (2) one-hour prep meetings with CITY staff.
- Up to four (4) CONSULTANTS will attend one (1) briefing to the City Council.
- CONSULTANT time at briefings will last no more than two (2) hours.

Deliverables:

- Draft three (3) and final PowerPoint slides for one (1) meeting
- Up to ten (10) supporting graphics
- Draft and final speaking notes for slides
- Draft and final meeting notes

TASK 3: NON-ACCESS FEASIBILITY STUDY

The CONSULTANT will prepare a Non-Access Feasibility Study (NAFS) in accordance with WSDOT Design Manual (DM) Chapter 550.05 and following the process outlined in DM 550.05(2). The NAFS will be utilized to identify whether a Performance Gap exists and if so, if there are alternatives that can address the performance gap that do not impact the gore points to/from the mainline of I-182 and SR 240.

3.1 Support Teams

The CONSULTANT will work with the CITY and WSDOT to identify members of the Executive and Technical Support Teams that will be involved in the NAFS process. The CONSULTANT will participate in the Technical Support Team and will be responsible for providing materials and documents for review and action.

Assumptions:

- The CONSULTANT will assist the CITY in identifying potential Executive Support Team members and present to WSDOT for final membership in the Executive Support Team.
- The CONSULTANT will assist the CITY and WSDOT in identifying potential Technical Support Team members. The CITY and WSDOT will confirm members of the Technical Support Team.
- Up to two (2) virtual Technical Support Team meetings will be required. Each meeting will last up to two (2) hours and will be attended by up to three (3) members of the CONSULTANT team.

Deliverables:

- Alternative Comparison Table.
- Preferred alternative identification.

3.2 Purpose and Need Statement

A Purpose and Need statement will be developed for the NAFS.

Assumptions:

- CONSULTANT will prepare a draft Purpose and Need statement to be presented to the Technical Support Team.
- The Technical Support Team will approve the final Purpose and Need statement to be presented to the Executive Support Team.
- The Executive Support Team will adopt the final Purpose and Need statement.

Deliverables:

- Draft and Final Purpose and Need Statement.

3.3 Methods and Assumptions Document

A Methods and Assumptions (M&A) document will be prepared that establishes the methods followed while the study is conducted and the assumptions made during the study. The following points are anticipated to be covered in the M&A document:

- Team participants and roles
- Planning Linkage
- Environmental Linkage
- Community Engagement
- Alternatives Selection
- Traffic Operational Analysis Scope and Scale
 - Study periods

- Study years
- Methodology
- Multi-modal priorities and accommodation
- Software tools and settings
- Traffic forecasting methodology
- Measures of effectiveness
- Safety Performance Analysis Scope and Scale
- Assumptions
- Change Management

Assumptions:

- CONSULTANT will prepare a draft M&A document to be presented to the Technical Support Team.
- The Technical Support Team will approve the final M&A document to be presented to the Executive Support Team.
- The Executive Support Team will provide concurrence with the final M&A document.

Deliverables:

- Draft and Final Methods and Assumptions Document.
- Completed Methods and Assumptions Signature Page.

3.4 Safety Performance Analysis

A Safety Performance Analysis will be conducted in accordance with the Methods and Assumptions document, WSDOT DM Chapter 321.04 and the WSDOT Safety Analysis Guide. The information from the Safety Performance Analysis will be utilized in other tasks and reports as appropriate.

Deliverables:

- Draft and Final Safety Performance Report.

3.5 Non-Access Feasibility Report

The CONSULTANT will compile the information from Task 3 and Task 5 and prepare the Non-Access Feasibility Report.

Assumptions:

- Draft Non-Access Feasibility Report will be reviewed by the Technical Support Team prior to submittal to the CITY, WSDOT, and FHWA for approval.

Deliverables:

- Draft and Final Non-Access Feasibility Report.

TASK 4: INTERSECTION CONTROL EVALUATION

An Intersection Control Evaluation (ICE) will be completed to satisfy WSDOT requirements. An ICE is a multi-step process to screen and evaluate intersection control alternatives and confirm the best possible intersection control type and design considering numerous factors.

Since the George Washington Way/Columbia Point Drive intersection is located at the terminus of the I-182/SR 240 ramps, an ICE is required by WSDOT. The ICE process is scaled based on the size and complexity of the project. While roundabout alternatives may only require performing Steps 1 or 2 of the ICE process, the evaluation of traffic signal control requires all five (5) steps in the ICE process.

The ICE process will build from the traffic operations and safety evaluation of the alternatives evaluated in the Non-Access Feasibility Study, but only focus on two traffic control alternatives that have already been analyzed. In other words, only two intersection treatments will be vetted through the ICE process. One alternative will be the preferred traffic signal option and the other alternative will be a roundabout option. Much of the analysis will be re-packaged from the previous Non-Access Feasibility Study. The scope of analysis assumes all five steps in the ICE process are required to fully evaluate both roundabout and signal alternatives for the intersection.

Per Chapter 1300.05(1) of the WSDOT Design Manual, the following elements will be completed as part of the ICE.

4.1 Background and Project Needs (Step 1)

The existing conditions will be described, including physical characteristics of the intersection, posted speed, average annual daily traffic (AADT) volumes, channelization and control features, intersection operations, multimodal facilities, context, and modal priority. The intersection operations will include evaluation of LOS and vehicle queues. A description of alternatives, project needs, and analysis of performance measures will be provided as well. Much of this information will be obtained from prior analyses and documents.

4.2 Feasibility (Step 2)

Conceptual layouts of intersection alternatives will be used to evaluate right-of-way, environmental, cost, context-sensitive/sustainable design, and geometrics/physical constraints. The effort will include:

- **Rights-of-Way.** Identify the right-of-way requirements and feasibility as well as discuss the feasibility of acquiring necessary right-of-way for each alternative. Concept drawings with sufficient detail to identify grading, hardscape, utilities, environmental impacts, retaining walls, stormwater, buildings, and other fixed objects will be developed.
- **Environmental Factors.** Any known environmental factors that could influence the selected alternative will be identified, including any environmental risks that may substantially increase the cost of the intersection improvement.

- **Context Sensitive/Sustainable Design.** Effects on the aesthetic, social, economic and environmental values, needs, constraints, and opportunities as part of a larger community setting will be identified and summarized in a qualitative manner.
- **Cost.** Prepare preliminary construction cost estimates for the identified alternatives.

4.3 Operational and Safety Performance Analysis (Step 3)

Utilizing the traffic forecasts and preliminary intersection operations analysis developed as part of the Non-Access Feasibility Study, the analysis will be finalized for each alternative. The VISSIM traffic simulation model developed in Task 3 will be utilized to evaluate the AM and PM peak hour No-Build and Build alternatives. The resulting analysis will summarize intersection LOS, travel speeds, and vehicle queuing by approach for each alternative and scenario.

A safety performance evaluation of the signal and roundabout alternatives will be completed based on the WSDOT Safety Analysis Guide. The expected effect of each alternative design on multimodal users will be described. Consideration will be given to items such as pedestrian delay, number of lanes to cross, protected versus permitted turning movements, and motorist approach speeds.

4.4 Benefit/Cost Analysis (Step 4)

The benefit/cost for mobility (change in travel time) and traffic safety (change in expected crash frequency/severity) for both alternatives will be summarized. The analysis will take into consideration costs related to design, right-of-way acquisition and construction, annual maintenance and operation costs, travel time savings, societal cost savings, and salvage value of right-of-way, grading and drainage, and structures.

4.5 Alternative Selection and Documentation (Step 5)

The recommended traffic control alternative will be selected based on performance tradeoffs and documented project needs. A draft ICE report will be prepared documenting the background and project needs as well as the feasibility, performance measures and benefit/cost analysis for both traffic control alternatives. The report will be finalized following up to two rounds of review comments from the project team and WSDOT.

Deliverables:

- Draft and Final ICE Document.
- Preliminary Design Exhibits and Cost Estimate(s)

TASK 5: TRAFFIC MODELING & OPERATIONAL ANALYSIS

5.1 Data Collection and Existing Conditions Assessment

The CONSULTANT will review historical information available from the City, WSDOT, and BFCG. Data is anticipated to include traffic data and modeling files, and GIS base mapping data. The Consultant will review the available information and coordinate with the City to determine which data sources to rely on for the purposes of this study.

New traffic counts will be collected for the project. The new data will consist of AM and PM peak hour intersection turning movements for up to 3 locations and daily traffic and classification counts for the I-182/SR 240 on- and off-ramps. Due to the COVID-19 pandemic, the new traffic counts will be compared to pre-COVID traffic count data available from BFCG and adjusted to reflect pre-pandemic conditions.

One (1) field visit by the Consultant will be performed to observe congestion, travel patterns, queuing, and signal operation conditions.

Up to three (3) intersections will be analyzed using Synchro (for signalized and unsignalized) or Sidra (for roundabouts) software for the weekday PM and AM peak hours. The intersections to be analyzed are expected to be:

- George Washington Way / Columbia Point Drive
- George Washington Way / Comstock Street
- Aaron Drive / Adams Street

Assumptions:

- City and WSDOT to provide available historical traffic data
- City to coordinate with BFCG and WSDOT to obtain relevant traffic and collision data

Deliverables:

- AM and PM peak hour traffic volumes for three (3) intersections
- Daily volumes and classification counts for the I-182/SR 240 on- and off-ramps
- Comparison of pre-COVID and COVID traffic volumes
- Summary of existing AM and PM peak hour intersection operations

5.2 Travel Demand Modeling

The CONSULTANT will develop No-Build and Build Alternative travel forecasts by utilizing the BFCG travel demand model. The forecasts will include AM and PM peak hour periods for year of opening 2025 and design year 2045. The forecasts will be developed for the study area and intersections identified in the Methods and Assumptions Report.

The 2025 No-Build traffic forecasts will assume the completion of funded projects in the City's and Region's 6-year Transportation Improvement Program. The 2045 model will include planned land use growth out to the 2040 horizon year and incorporate planned fiscally constrained improvement projects, consistent with BFCG's Regional Transportation Plan. Interpolation of the annual growth rate will be applied to the 2040 forecasts to reach a 2045 horizon year.

An additional 2045 No-Build Alternative will also be developed that will evaluate the differences in traffic forecasts along George Washington Way with and without the completion of the Aaron Drive/SR 240 interchange improvement. The additional scenario will provide a quantitative analysis to confirm and document the continued need for the George Washington Way improvements. The approach to the travel forecasting will be confirmed as part of the Methods and Assumptions Report.

Assumptions:

- Minor modifications to the model will be performed to provide reasonable growth assumptions for the study area intersections, roadways, and interchange.
- City to provide information on planned development projects and future capital infrastructure projects in the study area.
- Only one 2045 No-Build Alternative will be carried forward into the detailed operations analysis

Deliverables:

- AM and PM peak hour traffic volumes forecasts for No-Build opening year (2025) and design year (2045).
- A No-Build 2045 design year forecast will also be developed.

5.3 Traffic Simulation Model Development

The CONSULTANT will develop a VISSIM traffic simulation model for the study area consistent with adopted WSDOT protocols. The simulation model will evaluate the weekday AM and PM peak hour operations of the study intersections and the ramps to/from I-182/SR 240. The model will incorporate existing signal timing and be calibrated to existing volumes, speeds and vehicle queuing observed in the study area. The simulation model will be able to evaluate the interaction between the intersections and the ramps to/from I-182/SR 240.

The model will evaluate vehicle queuing, travel speed, and intersection LOS for the 2045 design year only. Synchro and Sidra will be utilized to evaluate the operations performance for the year of opening 2025. The model will include the on and off ramps between George Washington Way and I-182 and SR 240, but the mainline segments of I-182 and SR 240 will not be included.

Deliverables:

- Calibrated existing year traffic simulation model for No-Build AM and PM peak period conditions.
- Memo summarizing the model calibration consistent with WSDOT VISSIM Protocol.

5.4 Travel Demand Management Strategy

The CONSULTANT will review potential Transportation Demand Management (TDM) strategies that could be considered to reduce future vehicle demand in the study area. The effort will build from existing plans and policies at the local and regional level and primarily focus on employer-based strategies, such as transit passes, subsidized vanpools, and flexible work schedules. BFCG and WSDOT will be contacted to obtain and review the most recent CTR program summaries. To confirm the latest TDM strategies that are being implemented by major regional employers, it is assumed that up to 5 employers will be directly contacted in coordination with BFCG. The various TDM strategies in place today would be documented and any opportunities to either enhance the effectiveness of these programs or implement new programs will be evaluated.

Additionally, a sensitivity test will be performed to estimate the “order of magnitude” change in peak hour vehicle demand to account for a higher percentage of transit and ridesharing, traveling during less congested times of the day, or working from home. The BFCG travel demand model trip tables will be updated to account for the reduced future vehicle demand to understand the order of magnitude changes in traffic volumes along George Washington Way. The analysis will be summarized to understand if/how TDM can play a role in reducing peak period congestion.

Deliverables:

- Summary memorandum documenting existing and potential TDM strategies, and the change in traffic volumes that could be expected by expanding or implementing additional TDM strategies.

5.5 Future Year Traffic Operations Analysis

Utilizing the travel forecasts developed in the prior tasks, the AM and PM peak hour No-Build year of opening (2025) and design year (2045) operations will be evaluated using Synchro. The VISSIM traffic simulation model will be utilized to further evaluate the AM and PM peak hour No-Build design year 2045 operations and interchange performance. The resulting No-Build operations analysis will output intersection LOS, travel speeds, and vehicle queuing by approach.

The models will be utilized to evaluate up to three (3) Build Alternatives for the AM and PM peak hour for the 2025 and 2045 horizon years. Sidra will be used to evaluate scenarios that include roundabout operations.

The results of the existing, 2025, and 2045 No-Build and Build Alternatives traffic analysis will be summarized in a report. The report will be in a format that can be easily incorporated into the Non-Access Feasibility Study.

Deliverables:

- Summary of AM and PM peak hour operations performance for 2025 and 2045 horizon years
 - No-Build and three (3) Build Alternatives
 - Synchro & Sidra analysis for both 2025 and 2045 horizon years
 - VISSIM analysis for 2045 horizon year
- Draft and Final Report summarizing the results of the traffic analysis

TASK 6: ALTERNATIVE EVALUATION & SCREENING

The CONSULTANT will develop the screening criteria and evaluate the alternative intersection configurations to determine a preferred alternative. The preferred alternative will be presented to the City Council for formal adoption and advancement into Phase 2 – Design.

6.1 Confirm Previous Alternatives

The CONSULTANT will review the previous study information and alternatives developed and hold a brief, virtual design charrette with CITY and WSDOT staff to confirm they are still valid and identify any new alternatives or modifications.

Assumptions:

- The No-build alternative will be included in the evaluation.
- The four (4) alternatives previously identified in the George Washington Way/I-182 Access Study and subsequent supplements are the base alternatives:
 - Option 1: Expanded Footprint
 - Option 2: Split T with New Road (Shelterbelt)
 - Option 3: Split T with Direct Aaron Connection at Shelterbelt
 - Option 4: Split T with Direct Aaron Connection at Abbot Street
- Up to one (1) additional alternative may be developed.

Deliverables:

- Up to one (1) new alternative exhibit.

6.2 Pre-NEPA Environmental Consultation

The CONSULTANT will organize and participate in meetings with the CITY and members of WSDOT and FHWA Environmental staff for the purpose of discussing specific environmental concerns and trade-offs for the various alternatives. The goal is to obtain early direction on the expectations and level of documentation that will be required for NEPA approval, particularly with respect to Section 4(f) resources and Environmental Justice. The CONSULTANT will prepare a whitepaper to document the general project description, the inventory of specific environmental resources in question, and provide an environmental narrative summarizing the issues and trade-offs.

Assumptions:

- Available information will be obtained from DAHP, the US Census, community services and CITY.
- The whitepaper will be limited to three (3) pages of narrative and will include up to two (2) maps/figures.
- The CONSULTANT will revise the whitepaper and follow up with additional information up to two (2) times.
- Up to two (2) virtual meetings will be coordinated and held with the CITY, WSDOT, and FHWA environmental staff.
- A draft of the whitepaper will be provided prior to the meetings to assist with the discussion.
- A final whitepaper will be produced to document a decision point based on the preliminary information received.

Deliverables:

- One (1) draft and final environmental whitepaper.

6.3 Alternatives Evaluation

The CONSULTANT will perform an evaluation of each of the alternatives identified using the evaluation criteria and weighting identified and confirmed with the CITY. Environmental impacts for each alternative will be identified and may be included in the evaluation criteria. An Environmental Summary Memo will document the environmental impacts of the alternatives. An Alternative Comparison Table will be created to document the process and scoring. A preferred alternative will be identified to be presented to the CITY.

Assumptions:

- Alternative(s) that have an adverse impact to I-182 and/or SR 240 mainline operations will be removed from consideration.

Deliverables:

- Alternative Comparison Table.
- Environmental Summary Memo.
- Preferred alternative identification.

TASK 7: MODIFIED ACCESS REVISION REPORT

A Modified Access Revision Report (ARR) will be prepared to address the Traffic and Safety aspects of the alternatives and identify a preferred alternative to advance into Phase 2 - Design. Material for the Modified ARR will be compiled from work performed in other tasks.

Assumptions:

- A Modified ARR will be required by WSDOT and FHWA.

Deliverables:

- Draft and Final Modified Access Revision Report.

TASK 8: DESIGN DOCUMENTATION

The CONSULTANT will prepare design documentation in accordance with the WSDOT Design Manual for the selected alternative. Documentation will include preparing a Basis of Design and the associated Context & Modal Accommodation Report forms.

8.1 Context and Modal Accommodation Report

The CONSULTANT will identify the environmental, economic, and social features that influence the livability and travel characteristics of the project. These context characteristics will be used to inform the roadway design, target speed, modal accommodation, modal priority, and other design decisions. This will be documented on the WSDOT Context and Modal Accommodation Report form.

Assumptions:

- The CITY and WSDOT will review and comment on draft documents.

Deliverables:

- Draft and Final Context & Modal Accommodation Report.

8.2 Basis of Design

The CONSULTANT will document and record the practical design decision-making process, the project needs, context, design controls, alternative analysis, and design elements that will be used in Phase 2 – Design.

Assumptions:

- The CITY and WSDOT will review and comment on draft documents.

Deliverables:

- Draft and Final Basis of Design.

END PHASE 1 SCOPE OF WORK

Exhibit B
DBE Participation

Agreement Number:

Exhibit C ***Preparation and Delivery of Electronic Engineering and Other Data***

In this Exhibit the agency, as applicable, is to provide a description of the format and standards the consultant is to use in preparing electronic files for transmission to the agency. The format and standards to be provided may include, but are not limited to, the following:

I. Surveying, Roadway Design & Plans Preparation Section

A. Survey Data

AutoCAD, City of Richland Survey Standards

B. Roadway Design Files

AutoCAD Civil 3D

C. Computer Aided Drafting Files

AutoCAD, PDF

Agreement Number:

D. Specify the Agency's Right to Review Product with the Consultant

Agency will provide reviews of all submittals and design files.

E. Specify the Electronic Deliverables to Be Provided to the Agency

Draft reports may be provided in Word format for reviews. Final reports will be provided in PDF format. Plans will be provided in PDF and AutoCAD format.

F. Specify What Agency Furnished Services and Information Is to Be Provided

Previous reports, studies, traffic counts and analysis will be provided. See Scope of Services for additional assumptions.

Agreement Number:

II. Any Other Electronic Files to Be Provided

Traffic Modeling files will be provided in the appropriate format for the software used.

III. Methods to Electronically Exchange Data

Email, thumb drive, Consultant or City provided FTP sites.

A. Agency Software Suite

Microsoft Office suite

B. Electronic Messaging System

Outlook

C. File Transfers Format

Exhibit D
Prime Consultant Cost Computations

See attached Exhibit D - Fee Estimate and Summary

Agreement Number:

Exhibit D - Fee Summary**South George Washington Way Intersection Improvements
City of Richland
H. W. Lochner, Inc.**

Classification	Direct Rate	Total Hours	Total Labor
Project Principal/Principal Engineer	\$ 113.03	58	\$ 6,555.74
Project Principal/Principal Engineer	\$ 99.55	9	\$ 895.95
Sr. Project Manager/Project Engineer	\$ 81.72	85	\$ 6,946.20
Sr. Transportation/Traffic Engineer/Planner	\$ 64.89	10	\$ 648.90
Civil Engineer/Designer	\$ 47.90	56	\$ 2,682.40
Civil Engineer/Designer	\$ 46.50	24	\$ 1,116.00
Civil Engineer/Designer	\$ 46.50	24	\$ 1,116.00
Jr. Civil Engineer/Designer	\$ 29.93	8	\$ 239.44
Contract Support Specialist	\$ 33.05	12	\$ 396.60
Subtotal Lochner Direct Labor:		286	\$ 20,597.23
Overhead @ 155.29% of Direct Labor			\$ 31,985.44
Fixed Fee @ 30% of Direct Labor			\$ 6,179.17
		Total Lochner Labor Cost	\$ 58,761.84
Lochner Direct Expenses:		Cost	
Mileage		\$ 347.20	
Travel		\$ -	
Graphics/Reproduction		\$ -	
Postage/Shipping		\$ -	
Other Expenses		\$ -	
		Total Lochner Direct Expenses:	\$ 347.20
		Firm Total: H.W. Lochner, Inc.	\$ 59,110
Subconsultant Estimates:		Discipline	Cost
Transpo Group		Traffic	\$ 88,845
PRR, Inc.		Public Involvement	\$ 35,730
Anderson Environmental Consulting, LLC		Environmental	\$ 11,019
		Total Subconsultants:	\$ 135,595
		Subtotal Fee Estimate	\$ 194,705
		Management Reserve	\$ -
		TOTAL FEE ESTIMATE	\$ 194,705

Exhibit D-1 - Hourly Task Breakdown with Classifications
South George Washington Way Intersection Improvements
City of Richland
H. W. Lochner, Inc.

Work Element Number	Work Element	LABOR CLASSIFICATION									TOTAL HOURS	LOADED LABOR COST
		Project Principal/Principal Engineer	Project Principal/Principal Engineer	Sr. Project Manager/Project Engineer	Sr. Transportation/Traffic Engineer/Planner	Civil Engineer/Designer	Civil Engineer/Designer	Civil Engineer/Designer	Jr. Civil Engineer/Designer	Contract Support Specialist		
1.0	Project Management	9	8	70	0	0	0	0	0	12	99	\$ 22,625
1.1	Team Management	0	0	40	0	0	0	0	0	0	40	\$ 9,326
1.1.1	Team Management			28							28	\$ 6,528
1.1.2	Project Schedule			8							8	\$ 1,865
1.1.3	PMP			4							4	\$ 933
1.2	Kick-off Meeting	1	0	2	0	0	0	0	0	0	3	\$ 789
1.2.1	Kick-off Meeting	1		2							3	\$ 789
1.3	Agency Coordination	0	0	20	0	0	0	0	0	0	20	\$ 4,663
1.3.1	Coordinating with City & WSDOT			20							20	\$ 4,663
1.4	Project Reports and Invoicing	0	0	8	0	0	0	0	0	12	20	\$ 2,957
1.4.1	Invoices and Progress Reports			8						12	20	\$ 2,957
1.5	Quality Control Quality Assurance	8	8	0	0	0	0	0	0	0	16	\$ 4,852
1.5.1	Document QA/QC	8	8								16	\$ 4,852
2.0	Public Outreach & Involvement	2	0	3	0	0	0	0	0	0	5	\$ 1,344
2.1	Communications Plan	0	0	0	0	0	0	0	0	0	0	\$ -
2.1.1	Communications Plan										0	\$ -
2.2	Online Open House	0	0	0	0	0	0	0	0	0	0	\$ -
2.2.1	Online Open House										0	\$ -
2.3	Media & Social Media Support	0	0	0	0	0	0	0	0	0	0	\$ -
2.3.1	Media & Social Media Support										0	\$ -
2.4	City Council Briefings	2	0	3	0	0	0	0	0	0	5	\$ 1,344
2.4.1	City Council Briefings	2		3							5	\$ 1,344
3.0	Non-Access Feasibility Study	7	1	5	0	56	0	0	0	0	69	\$ 11,360
3.1	Support Teams	4	0	4	0	0	0	0	0	0	8	\$ 2,222
3.1.1	Support Team Attendance	4		4							8	\$ 2,222
3.2	Purpose and Need Statement	1	1	1	0	0	0	0	0	0	3	\$ 840
3.2.1	Draft P&N Statement	1	1	1							3	\$ 840
3.3	Methods and Assumptions Document	2	0	0	0	0	0	0	0	0	2	\$ 645
3.3.1	Methods and Assumptions	2									2	\$ 645
3.4	Safety Performance Analysis	0	0	0	0	40	0	0	0	0	40	\$ 5,466
3.4.1	Safety Analysis & Report					40					40	\$ 5,466
3.5	Non-Access Feasibility Report	0	0	0	0	16	0	0	0	0	16	\$ 2,186
3.5.1	Report Preparation					16					16	\$ 2,186
4.0	Intersection Control Evaluation	0	0	0	0	0	0	0	0	0	0	\$ -
4.1	Background and Project Needs (Step 1)	0	0	0	0	0	0	0	0	0	0	\$ -
4.1.1	Background and Project Needs (Step 1)										0	\$ -
4.2	Feasibility (Step 2)	0	0	0	0	0	0	0	0	0	0	\$ -
4.2.1	Feasibility (Step 2)										0	\$ -
4.3	Operational and Safety Performance Analysis (Step 3)	0	0	0	0	0	0	0	0	0	0	\$ -
4.3.1	Operational and Safety Performance Analysis (Step 3)										0	\$ -
4.4	Benefit/Cost Analysis (Step 4)	0	0	0	0	0	0	0	0	0	0	\$ -
4.4.1	Benefit/Cost Analysis (Step 4)										0	\$ -
4.5	Alternative Selection and Documentation (Step 5)	0	0	0	0	0	0	0	0	0	0	\$ -
4.5.1	Alternative Selection and Documentation (Step 5)										0	\$ -
5.0	Traffic Modeling & Operational Analysis	8	0	1	2	0	0	0	0	0	11	\$ 3,183
5.1	Data Collection and Existing Conditions Assessment	0	0	0	0	0	0	0	0	0	0	\$ -
5.1.1	Data Collection and Existing Conditions Assessment										0	\$ -
5.2	Travel Demand Modeling	2	0	0	0	0	0	0	0	0	2	\$ 645
5.2.1	TDM	2									2	\$ 645
5.3	Traffic Simulation Model Development	2	0	0	0	0	0	0	0	0	2	\$ 645
5.3.1	TSM	2									2	\$ 645
5.4	Travel Demand Management Strategy	2	0	0	0	0	0	0	0	0	2	\$ 645
5.4.1	TDM	2									2	\$ 645
5.5	Future Year Traffic Operations Analysis	2	0	1	2	0	0	0	0	0	5	\$ 1,248
5.5.1	Draft and Final Report	2		1	2						5	\$ 1,248
6.0	Alternative Evaluation & Screening	8	0	2	8	0	0	24	8	0	50	\$ 8,394
6.1	Confirm Previous Alternatives	0	0	0	8	0	0	8	8	0	24	\$ 3,225
6.1.1	Review Alternatives				8						8	\$ 1,481
6.1.2	Develop additional Alternative							8	8		16	\$ 1,744
6.2	Pre-NEPA Environmental Consultation	2	0	2	0	0	0	0	0	0	4	\$ 1,111
6.2.1	Pre-NEPA Environmental Consultation	2		2							4	\$ 1,111
6.3	Alternatives Evaluation	6	0	0	0	0	0	16	0	0	22	\$ 4,057
6.3.1	Identify draft criteria and weighting	4						8			12	\$ 2,351
6.3.2	Evaluation process and documentation	2						8			10	\$ 1,706
7.0	Modified Access Revision Report	24	0	4	0	0	0	0	0	0	28	\$ 8,672
7.1	Modified ARR	24	0	4	0	0	0	0	0	0	28	\$ 8,672
7.1.1	Modified ARR Report	24		4							28	\$ 8,672
8.0	Design Documentation	0	0	0	0	0	24	0	0	0	24	\$ 3,184
8.1	Context and Modal Accommodation Report	0	0	0	0	0	8	0	0	0	8	\$ 1,061
8.1.1	COMR Form						8				8	\$ 1,061
8.2	Basis of Design	0	0	0	0	0	16	0	0	0	16	\$ 2,123
8.2.1	BOD Form						16				16	\$ 2,123
TOTAL HOURS AND COST		58	9	85	10	56	24	24	8	12	286	\$ 58,762

Exhibit D-2 - Direct Expenses**South George Washington Way Intersection Improvements
City of Richland
H. W. Lochner, Inc.**

Mileage					
	Trips	Miles/Trip	Total Miles	Cost/mile	Total Cost
Mileage	2	310	620	\$ 0.560	\$ 347.20
Subtotal Mileage					\$ 347.20
Travel					
		Quantity	Unit Cost	Total	
Hotel	Estimated		\$ 96.00	\$	-
Parking/Tolls	Estimated		\$ 24.00	\$	-
Meals (days)	Estimated		\$ 55.00	\$	-
Airfare	Estimated		\$ 900.00	\$	-
Other	Estimated		\$ 1.00	\$	-
Subtotal Travel					\$ -
Graphics/Reproduction					
		Quantity	Unit Cost	Total	
Boards	Estimated		\$ 200.00	\$	-
Other Graphics	Estimated		\$ 2.00	\$	-
Subtotal Graphics/Reproduction					\$ -
Postage/Shipping					
		Quantity	Unit Cost	Total	
Postage/Shipping	Estimated		\$ 1.00	\$	-
Courier	Estimated		\$ 20.00	\$	-
Subtotal Postage/Shipping					\$ -
Other Expenses					
		Quantity	Unit Cost	Total	
Title Reports	Estimated		\$ 500.00	\$	-
Appraisals	Estimated		\$ 2,000.00	\$	-
Materials Testing	Estimated		\$ 1,000.00	\$	-
Subtotal Other Expenses					\$ -
TOTAL LOCHNER DIRECT EXPENSES					\$ 347.20

Exhibit E

Sub-consultant Cost Computations

The CONSULTANT shall not sub-contract for the performance of any work under this AGREEMENT without prior written permission of the AGENCY. Refer to section VI “Sub-Contracting” of this AGREEMENT.

Subconsultants for Phase 1 - Feasibility and Preliminary Engineering include:

Transpo Group - Traffic

PRR, Inc. - Public Outreach

Anderson Environmental Consulting, LLC. - Environmental Evaluation

See attached Exhibit E for Fee Summaries.

Agreement Number:

Exhibit E-1 - Fee Estimate

**South George Washington Way Intersection Improvements
City of Richland
Transpo Group**

Classification	Direct Rate	Total Hours	Total Labor
Principal L7	\$ 84.81	58	\$ 4,919
Senior Engineer L6	\$ 62.88	78	\$ 4,905
Engineer L4	\$ 46.73	96	\$ 4,486
Engineer L2	\$ 39.42	184	\$ 7,253
Analyst L2	\$ 34.52	248	\$ 8,561
Direct Labor:		664	\$ 30,123.94
Overhead @ 157.63% of Direct Labor			\$ 47,484.37
Fixed Fee @ 30% of Direct Labor			\$ 9,037.18
Total Labor Cost			\$ 86,645
Direct Expenses:	Cost		
Mileage	\$	-	
Travel	\$	200	
Traffic Counts	\$	2,000	
Total Direct Expenses:			\$ 2,200
TOTAL FEE ESTIMATE			\$ 88,846

Exhibit E-1a - Hourly Task Breakdown with Classifications
South George Washington Way Intersection Improvements
City of Richland
Transpo Group

Work Element Number	Work Element	LABOR CLASSIFICATION					TOTAL	LOADED LABOR
		Principal L7	Senior Engineer L6	Engineer L4	Engineer L2	Analyst L2		
							HOURS	COST
1.0	Project Management	2	0	0	0	0	2	\$ 488
1.1	Team Management	0	0	0	0	0	0	\$ -
1.1.1	Team Management						0	\$ -
1.1.2	Project Schedule						0	\$ -
1.1.3	PMP						0	\$ -
1.2	Kick-off Meeting	2	0	0	0	0	2	\$ 488
1.2.1	Kick-off Meeting	2					2	\$ 488
1.3	Agency Coordination	0	0	0	0	0	0	\$ -
1.3.1	Coordinating with City & WSDOT						0	\$ -
1.4	Project Reports and Invoicing	0	0	0	0	0	0	\$ -
1.4.1	Invoices and Progress Reports						0	\$ -
1.5	Quality Control Quality Assurance	0	0	0	0	0	0	\$ -
1.5.1	Document QA/QC						0	\$ -
2.0	Public Outreach & Involvement	4	0	0	0	0	4	\$ 976
2.1	Communications Plan	0	0	0	0	0	0	\$ -
2.2	Online Open House	0	0	0	0	0	0	\$ -
2.2.1	Online Open House						0	\$ -
2.3	Media & Social Media Support	0	0	0	0	0	0	\$ -
2.3.1	Media & Social Media Support						0	\$ -
2.4	City Council Briefings	4	0	0	0	0	4	\$ 976
2.4.1	City Council Briefings	4					4	\$ 976
3.0	Non-Access Feasibility Study	10	16	4	12	0	42	\$ 7,231
3.1	Support Teams	6	0	0	0	0	6	\$ 1,464
3.1.1	Support Team Attendance	6					6	\$ 1,464
3.2	Purpose and Need Statement	0	0	0	0	0	0	\$ -
3.2.1	Draft P&N Statement						0	\$ -
3.3	Methods and Assumptions Document	4	16	4	12	0	36	\$ 5,768
3.3.1	Methods and Assumptions	4	16	4	12		36	\$ 5,768
3.4	Safety Performance Analysis	0	0	0	0	0	0	\$ -
3.4.1	Safety Analysis & Report						0	\$ -
3.5	Non-Access Feasibility Report	0	0	0	0	0	0	\$ -
3.5.1	Report Preparation						0	\$ -
4.0	Intersection Control Evaluation	10	0	12	68	8	98	\$ 12,557
4.1	Background and Project Needs (Step1)	0	0	0	8	0	8	\$ 907
4.1.1	Background and Project Needs (Step1)				8		8	\$ 907
4.2	Feasibility (Step 2)	2	0	0	12	0	14	\$ 1,848
4.2.1	Feasibility (Step 2)	2			12		14	\$ 1,848
4.3	Operational and Safety Performance Analysis (Step 3)	2	0	8	16	8	34	\$ 4,172
4.3.1	Operational and Safety Performance Analysis (Step 3)	2		8	16	8	34	\$ 4,172
4.4	Benefit/Cost Analysis (Step 4)	2	0	0	16	0	18	\$ 2,302
4.4.1	Benefit/Cost Analysis (Step 4)	2			16		18	\$ 2,302
4.5	Alternative Selection and Documentation (Step 5)	4	0	4	16	0	24	\$ 3,328
4.5.1	Alternative Selection and Documentation (Step 5)	4		4	16		24	\$ 3,328
5.0	Traffic Modeling & Operational Analysis	32	62	80	104	240	518	\$ 65,394
5.1	Data Collection and Existing Conditions Assessment	4	8	24	8	40	84	\$ 10,527
5.1.1	Data Collection and Existing Conditions Assessment	4	8	24	8	40	84	\$ 10,527
5.2	Travel Demand Modeling	6	28	0	0	0	34	\$ 6,528
5.2.1	TDM	6	28				34	\$ 6,528
5.3	Traffic Simulation Model Development	2	2	24	32	80	140	\$ 15,647
5.3.1	TSM	2	2	24	32	80	140	\$ 15,647
5.4	Travel Demand Management Strategy	12	16	0	0	0	28	\$ 5,821
5.4.1	TDM	12	16				28	\$ 5,821
5.5	Future Year Traffic Operations Analysis	8	8	32	64	120	232	\$ 26,871
5.5.1	Draft and Final Report	8	8	32	64	120	232	\$ 26,871
6.0	Alternative Evaluation & Screening	0	0	0	0	0	0	\$ -
6.1	Confirm Previous Alternatives	0	0	0	0	0	0	\$ -
6.2	Pre-NEPA Environmental Consultation	0	0	0	0	0	0	\$ -
6.3	Alternatives Evaluation	0	0	0	0	0	0	\$ -
7.0	Modified Access Revision Report	0	0	0	0	0	0	\$ -
7.1	Modified ARR	0	0	0	0	0	0	\$ -
8.0	Design Documentation	0	0	0	0	0	0	\$ -
8.1	Context and Modal Accommodation Report	0	0	0	0	0	0	\$ -
8.2	Basis of Design	0	0	0	0	0	0	\$ -

Exhibit E-1a - Hourly Task Breakdown with Classifications South George Washington Way Intersection Improvements City of Richland Transpo Group							
Work Element Number	Work Element	LABOR CLASSIFICATION					TOTAL
		Principal L7	Senior Engineer L6	Engineer L4	Engineer L2	Analyst L2	
							HOURS
TOTAL HOURS AND COST		58	78	96	184	248	664

LOADED LABOR
COST
\$ 86,645

Exhibit E-2 - Fee Estimate

South George Washington Way Intersection Improvements City of Richland PRR, Inc.

Classification	Direct Rate	Total Hours	Total Labor
Senior Director	\$ 84.13	1	\$ 84
Associate Director	\$ 57.69	28	\$ 1,615
Associate Director	\$ 57.69	18	\$ 1,038
Senior Consultant	\$ 55.00	14	\$ 770
Senior Consultant	\$ 52.88	8	\$ 423
Senior Consultant	\$ 45.00	44	\$ 1,980
Consultant II	\$ 34.62	108	\$ 3,739
Consultant II	\$ 31.01	44	\$ 1,364
Consultant I	\$ 28.85	12	\$ 346
Direct Labor:		277	\$ 11,360.51
Annual Salary Escalation (3%)			\$ 340.82
Subtotal Direct Labor:			\$ 11,701.33
Overhead @ 175.35% of Direct Labor			\$ 20,518
Fixed Fee @ 30% of Direct Labor			\$ 3,510.40
Total Labor Cost			\$ 35,730
Direct Expenses:	Cost		
Mileage	\$ -		
Travel	\$ -		
Graphics/Reproduction	\$ -		
Postage/Shipping	\$ -		
Other Expenses	\$ -		
Total Direct Expenses:			\$ -
TOTAL FEE ESTIMATE			\$ 35,730

Exhibit E-2a - Hourly Task Breakdown with Classifications
South George Washington Way Intersection Improvements
City of Richland
PRR, Inc.

Work Element Number	Work Element	LABOR CLASSIFICATION									TOTAL	LOADED LABOR
		Senior Director	Associate Director	Associate Director	Senior Consultant	Senior Consultant	Senior Consultant	Consultant II	Consultant II	Consultant I		
											HOURS	COST
1.0	Project Management	0	6	0	0	0	0	18	0	0	24	\$ 3,049
1.1	Team Management	0	0	0	0	0	0	0	0	0	0	\$ -
1.1.1	Team Management										0	\$ -
1.1.2	Project Schedule										0	\$ -
1.1.3	PMP										0	\$ -
1.2	Kick-off Meeting	0	1	0	0	0	0	2	0	0	3	\$ 399
1.2.1	Kick-off Meeting		1					2			3	\$ 399
1.3	Agency Coordination	0	3	0	0	0	0	10	0	0	13	\$ 1,633
1.3.1	Coordinating with City & WSDOT		3					10			13	\$ 1,633
1.4	Project Reports and Invoicing	0	2	0	0	0	0	6	0	0	8	\$ 1,016
1.4.1	Invoices and Progress Reports		2					6			8	\$ 1,016
1.5	Quality Control Quality Assurance	0	0	0	0	0	0	0	0	0	0	\$ -
1.5.1	Document QA/QC										0	\$ -
2.0	Public Outreach & Involvement	1	22	18	14	8	44	90	44	12	253	\$ 32,681
2.1	Communications Plan	0	4	0	0	0	0	12	0	0	16	\$ 2,032
2.1.1	Communications Plan		4					12			16	\$ 2,032
2.2	Online Open House	1	10	18	14	8	44	60	24	12	191	\$ 25,287
2.2.1	Online Open House	1	10	18	14	8	44	60	24	12	191	\$ 25,287
2.3	Media & Social Media Support	0	3	0	0	0	0	8	0	0	11	\$ 1,415
2.3.1	Media & Social Media Support		3					8			11	\$ 1,415
2.4	City Council Briefings	0	5	0	0	0	0	10	20	0	35	\$ 3,947
2.4.1	City Council Briefings		5					10	20		35	\$ 3,947
5	Traffic Modeling & Operational Analysis	0	0	0	0	0	0	0	0	0	0	\$ -
5.1	Data Collection and Existing Conditions Assessment	0	0	0	0	0	0	0	0	0	0	\$ -
5.2	Travel Demand Modeling	0	0	0	0	0	0	0	0	0	0	\$ -
5.3	Traffic Simulation Model Development	0	0	0	0	0	0	0	0	0	0	\$ -
5.4	Travel Demand Management Strategy	0	0	0	0	0	0	0	0	0	0	\$ -
6	Alternative Evaluation & Screening	0	0	0	0	0	0	0	0	0	0	\$ -
6.1	Confirm Previous Alternatives	0	0	0	0	0	0	0	0	0	0	\$ -
6.2	Pre-NEPA Environmental Consultation	0	0	0	0	0	0	0	0	0	0	\$ -
6.3	Alternatives Evaluation	0	0	0	0	0	0	0	0	0	0	\$ -
3	Non-Access Feasibility Study	0	0	0	0	0	0	0	0	0	0	\$ -
3.1	Support Teams	0	0	0	0	0	0	0	0	0	0	\$ -
3.2	Purpose and Need Statement	0	0	0	0	0	0	0	0	0	0	\$ -
3.3	Methods and Assumptions Document	0	0	0	0	0	0	0	0	0	0	\$ -
3.4	Safety Performance Analysis	0	0	0	0	0	0	0	0	0	0	\$ -
3.5	Non-Access Feasibility Report	0	0	0	0	0	0	0	0	0	0	\$ -
4	Intersection Control Evaluation	0	0	0	0	0	0	0	0	0	0	\$ -
4.1	Background and Project Needs (Step 1)	0	0	0	0	0	0	0	0	0	0	\$ -
4.2	Feasibility (Step 2)	0	0	0	0	0	0	0	0	0	0	\$ -
4.3	Operational and Safety Performance Analysis (Step 3)	0	0	0	0	0	0	0	0	0	0	\$ -
4.4	Benefit/Cost Analysis (Step 4)	0	0	0	0	0	0	0	0	0	0	\$ -
4.5	Alternative Selection and Documentation (Step 5)	0	0	0	0	0	0	0	0	0	0	\$ -
7.0	Modified Access Revision Report	0	0	0	0	0	0	0	0	0	0	\$ -
8.0	Design Documentation	0	0	0	0	0	0	0	0	0	0	\$ -
8.1	Context and Modal Accommodation Report	0	0	0	0	0	0	0	0	0	0	\$ -
8.2	Basis of Design	0	0	0	0	0	0	0	0	0	0	\$ -
TOTAL HOURS AND COST		1	28	18	14	8	44	108	44	12	277	\$ 35,730

Exhibit E-3 - Fee Estimate

**South George Washington Way Intersection Improvements
City of Richland
Anderson Environmental Consulting, LLC**

Classification	Direct Rate	Total Hours	Total Labor
Senior Planner/QAQC	\$ 67.31	61	\$ 4,106
Biological Tech/GIS	\$ 24.00	12	\$ 288
Architectural Historian	\$ 40.00	2	\$ 80
Subtotal Direct Labor:		75	\$ 4,473.91
Overhead @ 111.80% of Direct Labor			\$ 5,001.83
Fixed Fee @ 30% of Direct Labor			\$ 1,342.17
Total Labor Cost			\$ 10,817.91
Direct Expenses:	Cost		
Mileage	\$	201.25	
Travel	\$	-	
Graphics/Reproduction	\$	-	
Postage/Shipping	\$	-	
Other Expenses	\$	-	
Total Direct Expenses:			\$ 201.25
TOTAL FEE ESTIMATE			\$ 11,020

Exhibit E-3a - Hourly Task Breakdown with Classifications
South George Washington Way Intersection Improvements
City of Richland

Anderson Environmental Consulting, LLC

Work Element Number	Work Element	LABOR CLASSIFICATION						TOTAL	LOADED LABOR
		Senior Planner/QAQC	Biological Tech/GIS	Archaeologist	Architectural Historian	Surveyor	Clerical		
								HOURS	COST
1.0	Project Management	12	0	0	0	0	0	12	\$ 1,953
1.1	Team Management	5	0	0	0	0	0	5	\$ 814
1.1.1	Team Management	5						5	\$ 814
1.1.2	Project Schedule							0	\$ -
1.1.3	PMP							0	\$ -
1.2	Kick-off Meeting	2	0	0	0	0	0	2	\$ 326
1.2.1	Kick-off Meeting	2						2	\$ 326
1.3	Agency Coordination	0	0	0	0	0	0	0	\$ -
1.3.1	Coordinating with City & WSDOT							0	\$ -
1.4	Project Reports and Invoicing	5	0	0	0	0	0	5	\$ 814
1.4.1	Invoices and Progress Reports	5						5	\$ 814
1.5	Quality Control Quality Assurance	0	0	0	0	0	0	0	\$ -
1.5.1	Document QA/QC							0	\$ -
2.0	Public Outreach & Involvement	6	0	0	0	0	0	6	\$ 977
2.1	Communications Plan	0	0	0	0	0	0	0	\$ -
2.1.1	Communications Plan							0	\$ -
2.2	Online Open House	4	0	0	0	0	0	4	\$ 651
2.2.1	Online Open House	4						4	\$ 651
2.3	Media & Social Media Support	0	0	0	0	0	0	0	\$ -
2.3.1	Media & Social Media Support							0	\$ -
2.4	City Council Briefings	2	0	0	0	0	0	2	\$ 326
2.4.1	City Council Briefings	2						2	\$ 326
3.0	Non-Access Feasibility Study	1	0	0	0	0	0	1	\$ 163
3.1	Support Teams	0	0	0	0	0	0	0	\$ -
3.1.1	Support Team Attendance							0	\$ -
3.2	Purpose and Need Statement	1	0	0	0	0	0	1	\$ 163
3.2.1	Draft P&N Statement	1						1	\$ 163
3.3	Methods and Assumptions Document	0	0	0	0	0	0	0	\$ -
3.3.1	Methods and Assumptions							0	\$ -
3.4	Safety Performance Analysis	0	0	0	0	0	0	0	\$ -
3.4.1	Safety Analysis & Report							0	\$ -
3.5	Non-Access Feasibility Report	0	0	0	0	0	0	0	\$ -
3.5.1	Report Preparation							0	\$ -
4.0	Intersection Control Evaluation	2	0	0	0	0	0	2	\$ 326
4.1	Background and Project Needs (Step1)	0	0	0	0	0	0	0	\$ -
4.1.1	Background and Project Needs (Step1)							0	\$ -
4.2	Feasibility (Step 2)	2	0	0	0	0	0	2	\$ 326
4.2.1	Feasibility (Step 2)	2						2	\$ 326
4.3	Operational and Safety Performance Analysis (Step 3)	0	0	0	0	0	0	0	\$ -
4.3.1	Operational and Safety Performance Analysis (Step 3)							0	\$ -
4.4	Benefit/Cost Analysis (Step 4)	0	0	0	0	0	0	0	\$ -
4.4.1	Benefit/Cost Analysis (Step 4)							0	\$ -
4.5	Alternative Selection and Documentation (Step 5)	0	0	0	0	0	0	0	\$ -
4.5.1	Alternative Selection and Documentation (Step 5)							0	\$ -
5.0	Traffic Modeling & Operational Analysis	0	0	0	0	0	0	0	\$ -
5.1	Data Collection and Existing Conditions Assessment	0	0	0	0	0	0	0	\$ -
5.2	Travel Demand Modeling	0	0	0	0	0	0	0	\$ -
5.3	Traffic Simulation Model Development	0	0	0	0	0	0	0	\$ -
5.4	Travel Demand Management Strategy	0	0	0	0	0	0	0	\$ -
5.5	Future Year Traffic Operations Analysis	0	0	0	0	0	0	0	\$ -
6.0	Alternative Evaluation & Screening	40	12	0	2	0	0	54	\$ 7,400
6.1	Confirm Previous Alternatives	0	0	0	0	0	0	0	\$ -
6.1.1	Review Alternatives							0	\$ -
6.1.2	Develop additional Alternative							0	\$ -
6.2	Pre-NEPA Environmental Consultation	32	0	0	0	0	0	32	\$ 5,208
6.2.1	Pre-NEPA Environmental Consultation	32						32	\$ 5,208
6.3	Alternatives Evaluation	8	12	0	2	0	0	22	\$ 2,192
6.3.1	Identify draft criteria and weighting							0	\$ -
6.3.2	Evaluation process and documentation	8	12		2			22	\$ 2,192
7.0	Modified Access Revision Report	0	0	0	0	0	0	0	\$ -
7.1	Modified ARR	0	0	0	0	0	0	0	\$ -
8.0	Design Documentation	0	0	0	0	0	0	0	\$ -
8.1	Context and Modal Accommodation Report	0	0	0	0	0	0	0	\$ -
8.2	Basis of Design	0	0	0	0	0	0	0	\$ -

Exhibit E-3a - Hourly Task Breakdown with Classifications
South George Washington Way Intersection Improvements
City of Richland

Anderson Environmental Consulting, LLC

Work Element Number	Work Element	LABOR CLASSIFICATION						TOTAL	LOADED LABOR
		Senior Planner/QAQC	Biological Tech/GIS	Archaeologist	Architectural Historian	Surveyor	Clerical		
								HOURS	COST
TOTAL HOURS AND COST		61	12	0	2	0	0	75	\$ 10,818

Exhibit F

Title VI Assurances

During the performance of this AGREEMENT, the CONSULTANT, for itself, its assignees, and successors in interest agrees as follows:

1. **Compliance with Regulations:** The CONSULTANT shall comply with the Regulations relative to non-discrimination in federally assisted programs of the AGENCY, Title 49, Code of Federal Regulations, Part 21, as they may be amended from time to time (hereinafter referred to as the “REGULATIONS”), which are herein incorporated by reference and made a part of this AGREEMENT.
2. **Non-discrimination:** The CONSULTANT, with regard to the work performed during this AGREEMENT, shall not discriminate on the grounds of race, color, sex, or national origin in the selection and retention of sub-consultants, including procurement of materials and leases of equipment. The CONSULTANT shall not participate either directly or indirectly in the discrimination prohibited by Section 21.5 of the REGULATIONS, including employment practices when this AGREEMENT covers a program set forth in Appendix B of the REGULATIONS.
3. **Solicitations for Sub-consultants, Including Procurement of Materials and Equipment:** In all solicitations either by competitive bidding or negotiations made by the CONSULTANT for work to be performed under a sub-contract, including procurement of materials or leases of equipment, each potential sub-consultant or supplier shall be notified by the CONSULTANT of the CONSULTANT’s obligations under this AGREEMENT and the REGULATIONS relative to non-discrimination on the grounds of race, color, sex, or national origin.
4. **Information and Reports:** The CONSULTANT shall provide all information and reports required by the REGULATIONS or directives issued pursuant thereto, and shall permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the AGENCY, the STATE, or the Federal Highway Administration (FHWA) to be pertinent to ascertain compliance with such REGULATIONS, orders and instructions. Where any information required of a CONSULTANT is in the exclusive possession of another who fails or refuses to furnish this information, the CONSULTANT shall so certify to the AGENCY, the STATE, or the FHWA as appropriate, and shall set forth what efforts it has made to obtain the information.
5. **Sanctions for Non-compliance:** In the event of the CONSULTANT’s non-compliance with the non-discrimination provisions of this AGREEMENT, the AGENCY shall impose such AGREEMENT sanctions as it, the STATE, or the FHWA may determine to be appropriate, including, but not limited to:
 - Withholding of payments to the CONSULTANT under this AGREEMENT until the CONSULTANT complies, and/or;
 - Cancellation, termination, or suspension of this AGREEMENT, in whole or in part.
6. **Incorporation of Provisions:** The CONSULTANT shall include the provisions of paragraphs (1) through (5) in every subcontract, including procurement of materials and leases of equipment, unless exempt by the REGULATIONS, or directives issued pursuant thereto. The CONSULTANT shall take such action with respect to any sub-consultant or procurement as the STATE, the AGENCY, or FHWA may direct as a means of enforcing such provisions including sanctions for non-compliance.

Provided, however, that in the event a CONSULTANT becomes involved in, or is threatened with, litigation with a sub-consultant or supplier as a result of such direction, the CONSULTANT may request the AGENCY enter into such litigation to protect the interests of the STATE and/or the AGENCY and, in addition, the CONSULTANT may request the United States enter into such litigation to protect the interests of the United States.

Agreement Number:

Exhibit G Certification Documents

- Exhibit G-1(a) Certification of Consultant
- Exhibit G-1(b) Certification of City of Richland
- Exhibit G-2 Certification Regarding Debarment, Suspension and Other Responsibility Matters -
Primary Covered Transactions
- Exhibit G-3 Certification Regarding the Restrictions of the Use of Federal Funds for Lobbying
- Exhibit G-4 Certificate of Current Cost or Pricing Data

Agreement Number:

Exhibit G-1(a) Certification of Consultant

I hereby certify that I am the and duly authorized representative of the firm of
H.W. Lochner, Inc.

whose address is

16201 E. Indiana Ave., Suite 2650, Spokane Valley, WA 99216

and that neither the above firm nor I have:

- a) Employed or retained for a commission, percentage, brokerage, contingent fee, or other consideration, any firm or person (other than a bona fide employee working solely for me or the above CONSULTANT) to solicit or secure this AGREEMENT;
- b) Agreed, as an express or implied condition for obtaining this contract, to employ or retain the services of any firm or person in connection with carrying out this AGREEMENT; or
- c) Paid, or agreed to pay, to any firm, organization or person (other than a bona fide employee working solely for me or the above CONSULTANT) any fee, contribution, donation, or consideration of any kind for, or in connection with, procuring or carrying out this AGREEMENT; except as hereby expressly stated (if any);

I acknowledge that this certificate is to be furnished to the City of Richland
and the Federal Highway Administration, U.S. Department of Transportation in connection with this
AGREEMENT involving participation of Federal-aid highway funds, and is subject to applicable State and
Federal laws, both criminal and civil.

H.W. Lochner, Inc.

Consultant (Firm Name)

Signature (Authorized Official of Consultant)

Date

Agreement Number:

Exhibit G-1(b) Certification of City of Richland

I hereby certify that I am the:

- ☒ Public Works Director
- ☐ Other

of the City of Richland , and N/A
or its representative has not been required, directly or indirectly as an express or implied condition in connection with obtaining or carrying out this AGREEMENT to:

- a) Employ or retain, or agree to employ to retain, any firm or person; or
- b) Pay, or agree to pay, to any firm, person, or organization, any fee, contribution, donation, or consideration of any kind; except as hereby expressly stated (if any):

I acknowledge that this certificate is to be furnished to the Washington State Department of Transportation and the Federal Highway Administration, U.S. Department of Transportation, in connection with this AGREEMENT involving participation of Federal-aid highway funds, and is subject to applicable State and Federal laws, both criminal and civil.

Signature

Date

Agreement Number:

Exhibit G-2 Certification Regarding Debarment, Suspension and Other Responsibility Matters - Primary Covered Transactions

- I. The prospective primary participant certifies to the best of its knowledge and belief, that it and its principals:
 - A. Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Federal department or agency;
 - B. Have not within a three (3) year period preceding this proposal been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State, or local) transaction or contract under a public transaction; violation of Federal or State anti-trust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
 - C. Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State, or local) with commission of any of the offenses enumerated in paragraph (1)(b) of this certification; and
 - D. Have not within a three (3) year period preceding this application / proposal had one or more public transactions (Federal, State and local) terminated for cause or default.
- II. Where the prospective primary participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.

H.W. Lochner, Inc.

Consultant (Firm Name)

Signature (Authorized Official of Consultant)

Date

Agreement Number:

Exhibit G-3 Certification Regarding the Restrictions of the Use of Federal Funds for Lobbying

The prospective participant certifies, by signing and submitting this bid or proposal, to the best of his or her knowledge and belief, that:

- 1. No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any Federal agency, a Member of Congress, an officer or employee of Congress, or any employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative AGREEMENT, and the extension, continuation, renewal, amendment, or modification of Federal contract, grant, loan or cooperative AGREEMENT.
- 2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any Federal agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan or cooperative AGREEMENT, the undersigned shall complete and submit Standard Form - LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000.00, and not more than \$100,000.00, for each such failure.

The prospective participant also agrees by submitting his or her bid or proposal that he or she shall require that the language of this certification be included in all lower tier sub-contracts, which exceed \$100,000, and that all such sub-recipients shall certify and disclose accordingly.

H.W. Lochner, Inc.

Consultant (Firm Name)

Signature (Authorized Official of Consultant)

Date

Agreement Number:

Exhibit G-4 Certificate of Current Cost or Pricing Data

This is to certify that, to the best of my knowledge and belief, the cost or pricing data (as defined in section 2.101 of the Federal Acquisition Regulation (FAR) and required under FAR subsection 15.403-4) submitted, either actually or by specific identification in writing, to the Contracting Officer or to the Contracting Officer's representative in support of S. GW Way Intersection Improvements * are accurate, complete, and current as of January 12, 2021 **.

This certification includes the cost or pricing data supporting any advance AGREEMENT's and forward pricing rate AGREEMENT's between the offer or and the Government that are part of the proposal.

Firm: H.W. Lochner, Inc.

Signature

Sr. Vice President

Title

Date of Execution***:

*Identify the proposal, quotation, request for pricing adjustment, or other submission involved, giving the appropriate identifying number (e.g. project title.)
**Insert the day, month, and year, when price negotiations were concluded and price AGREEMENT was reached.
***Insert the day, month, and year, of signing, which should be as close as practicable to the date when the price negotiations were concluded and the contract price was agreed to.

Agreement Number:

Exhibit H

Liability Insurance Increase

To Be Used Only If Insurance Requirements Are Increased

The professional liability limit of the CONSULTANT to the AGENCY identified in Section XII, Legal Relations and Insurance of this Agreement is amended to \$.

The CONSULTANT shall provide Professional Liability insurance with minimum per occurrence limits in the amount of \$.

Such insurance coverage shall be evidenced by one of the following methods:

- Certificate of Insurance.
- Self-insurance through an irrevocable Letter of Credit from a qualified financial institution.

Self-insurance through documentation of a separate fund established exclusively for the payment of professional liability claims, including claim amounts already reserved against the fund, safeguards established for payment from the fund, a copy of the latest annual financial statements, and disclosure of the investment portfolio for those funds.

Should the minimum Professional Liability insurance limit required by the AGENCY as specified above exceed \$1 million per occurrence or the value of the contract, whichever is greater, then justification shall be submitted to the Federal Highway Administration (FHWA) for approval to increase the minimum insurance limit.

If FHWA approval is obtained, the AGENCY may, at its own cost, reimburse the CONSULTANT for the additional professional liability insurance required.

Notes: Cost of added insurance requirements: \$.

- Include all costs, fee increase, premiums.
- This cost shall not be billed against an FHWA funded project.
- For final contracts, include this exhibit.

Agreement Number:

Exhibit I

Alleged Consultant Design Error Procedures

The purpose of this exhibit is to establish a procedure to determine if a consultant's alleged design error is of a nature that exceeds the accepted standard of care. In addition, it will establish a uniform method for the resolution and/or cost recovery procedures in those instances where the agency believes it has suffered some material damage due to the alleged error by the consultant.

Step 1 Potential Consultant Design Error(s) is Identified by Agency's Project Manager

At the first indication of potential consultant design error(s), the first step in the process is for the Agency's project manager to notify the Director of Public Works or Agency Engineer regarding the potential design error(s). For federally funded projects, the Region Local Programs Engineer should be informed and involved in these procedures. (Note: The Director of Public Works or Agency Engineer may appoint an agency staff person other than the project manager, who has not been as directly involved in the project, to be responsible for the remaining steps in these procedures.)

Step 2 Project Manager Documents the Alleged Consultant Design Error(s)

After discussion of the alleged design error(s) and the magnitude of the alleged error(s), and with the Director of Public Works or Agency Engineer's concurrence, the project manager obtains more detailed documentation than is normally required on the project. Examples include: all decisions and descriptions of work; photographs, records of labor, materials and equipment.

Step 3 Contact the Consultant Regarding the Alleged Design Error(s)

If it is determined that there is a need to proceed further, the next step in the process is for the project manager to contact the consultant regarding the alleged design error(s) and the magnitude of the alleged error(s). The project manager and other appropriate agency staff should represent the agency and the consultant should be represented by their project manager and any personnel (including sub-consultants) deemed appropriate for the alleged design error(s) issue.

Step 4 Attempt to Resolve Alleged Design Error with Consultant

After the meeting(s) with the consultant have been completed regarding the consultant's alleged design error(s), there are three possible scenarios:

- It is determined via mutual agreement that there is not a consultant design error(s). If this is the case, then the process will not proceed beyond this point.
- It is determined via mutual agreement that a consultant design error(s) occurred. If this is the case, then the Director of Public Works or Agency Engineer, or their representatives, negotiate a settlement with the consultant. The settlement would be paid to the agency or the amount would be reduced from the consultant's agreement with the agency for the services on the project in which the design error took place. The agency is to provide LP, through the Region Local Programs Engineer, a summary of the settlement for review and to make adjustments, if any, as to how the settlement affects federal reimbursements. No further action is required.
- There is not a mutual agreement regarding the alleged consultant design error(s). The consultant may request that the alleged design error(s) issue be forwarded to the Director of Public Works or Agency Engineer for review. If the Director of Public Works or Agency Engineer, after review with their legal counsel, is not able to reach mutual agreement with the consultant, proceed to Step 5.

Agreement Number:

Step 5 Forward Documents to Local Programs

For federally funded projects all available information, including costs, should be forwarded through the Region Local Programs Engineer to LP for their review and consultation with the FHWA. LP will meet with representatives of the agency and the consultant to review the alleged design error(s), and attempt to find a resolution to the issue. If necessary, LP will request assistance from the Attorney General's Office for legal interpretation. LP will also identify how the alleged error(s) affects eligibility of project costs for federal reimbursement.

- If mutual agreement is reached, the agency and consultant adjust the scope of work and costs to reflect the agreed upon resolution. LP, in consultation with FHWA, will identify the amount of federal participation in the agreed upon resolution of the issue.
- If mutual agreement is not reached, the agency and consultant may seek settlement by arbitration or by litigation.

Agreement Number:

Exhibit J

Consultant Claim Procedures

The purpose of this exhibit is to describe a procedure regarding claim(s) on a consultant agreement. The following procedures should only be utilized on consultant claims greater than \$1,000. If the consultant's claim(s) are a total of \$1,000 or less, it would not be cost effective to proceed through the outlined steps. It is suggested that the Director of Public Works or Agency Engineer negotiate a fair and reasonable price for the consultant's claim(s) that total \$1,000 or less.

This exhibit will outline the procedures to be followed by the consultant and the agency to consider a potential claim by the consultant.

Step 1 Consultant Files a Claim with the Agency Project Manager

If the consultant determines that they were requested to perform additional services that were outside of the agreement's scope of work, they may be entitled to a claim. The first step that must be completed is the request for consideration of the claim to the Agency's project manager.

The consultant's claim must outline the following:

- Summation of hours by classification for each firm that is included in the claim;
- Any correspondence that directed the consultant to perform the additional work;
- Timeframe of the additional work that was outside of the project scope;
- Summary of direct labor dollars, overhead costs, profit and reimbursable costs associated with the additional work; and
- Explanation as to why the consultant believes the additional work was outside of the agreement scope of work.

Step 2 Review by Agency Personnel Regarding the Consultant's Claim for Additional Compensation

After the consultant has completed step 1, the next step in the process is to forward the request to the Agency's project manager. The project manager will review the consultant's claim and will met with the Director of Public Works or Agency Engineer to determine if the Agency agrees with the claim. If the FHWA is participating in the project's funding, forward a copy of the consultant's claim and the Agency's recommendation for federal participation in the claim to the WSDOT Local Programs through the Region Local Programs Engineer. If the claim is not eligible for federal participation, payment will need to be from agency funds.

If the Agency project manager, Director of Public Works or Agency Engineer, WSDOT Local Programs (if applicable), and FHWA (if applicable) agree with the consultant's claim, send a request memo, including backup documentation to the consultant to either supplement the agreement, or create a new agreement for the claim. After the request has been approved, the Agency shall write the supplement and/or new agreement and pay the consultant the amount of the claim. Inform the consultant that the final payment for the agreement is subject to audit. No further action in needed regarding the claim procedures.

If the Agency does not agree with the consultant's claim, proceed to step 3 of the procedures.

Agreement Number:

Step 3 Preparation of Support Documentation Regarding Consultant's Claim(s)

If the Agency does not agree with the consultant's claim, the project manager shall prepare a summary for the Director of Public Works or Agency Engineer that included the following:

- Copy of information supplied by the consultant regarding the claim;
- Agency's summation of hours by classification for each firm that should be included in the claim;
- Any correspondence that directed the consultant to perform the additional work;
- Agency's summary of direct labor dollars, overhead costs, profit and reimbursable costs associated with the additional work;
- Explanation regarding those areas in which the Agency does/does not agree with the consultant's claim(s);
- Explanation to describe what has been instituted to preclude future consultant claim(s); and
- Recommendations to resolve the claim.

Step 4 Director of Public Works or Agency Engineer Reviews Consultant Claim and Agency Documentation

The Director of Public Works or Agency Engineer shall review and administratively approve or disapprove the claim, or portions thereof, which may include getting Agency Council or Commission approval (as appropriate to agency dispute resolution procedures). If the project involves federal participation, obtain concurrence from WSDOT Local Programs and FHWA regarding final settlement of the claim. If the claim is not eligible for federal participation, payment will need to be from agency funds.

Step 5 Informing Consultant of Decision Regarding the Claim

The Director of Public Works or Agency Engineer shall notify (in writing) the consultant of their final decision regarding the consultant's claim(s). Include the final dollar amount of the accepted claim(s) and rationale utilized for the decision.

Step 6 Preparation of Supplement or New Agreement for the Consultant's Claim(s)

The agency shall write the supplement and/or new agreement and pay the consultant the amount of the claim. Inform the consultant that the final payment for the agreement is subject to audit.

Agreement Number:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 1/19/2021

Agenda Category: Resolutions - Adoption

Core Focus Area 3 - Increase Economic Vitality

Subject:

Resolution No. 06-21, Authorizing a First Amendment to Purchase and Sale Agreement No. 52-18 with AK's Investments, LLC for Property Located at the Northeast Corner of Clubhouse Lane and Kingsgate Way

Department:
Development Services

Ordinance/Resolution Number:
06-21

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 06-21, authorizing the City Manager to sign and execute a First Amendment to Purchase and Sale Agreement No. 52-18 with AK's Investment, LLC.

Summary:

AK's Investments, LLC is currently under contract with the City to purchase approximately 2.56 acres at the northeast corner of Kingsgate Way and Clubhouse Lane for \$336,501. AK's Investment, LLC will construct a gas station/convenience store with car wash, fast food restaurant, drive-thru coffee stand and other commercial uses.

After the purchase and sale agreement was approved and executed by the City in January 2018, the City implemented plans to reconstruct the intersection of Kingsgate Way and Clubhouse Lane with a roundabout. This change in the design of the intersection impacted the closing date established in the existing agreement, which was 60 days after the last day of the Due Diligence Period. City staff and Kamal Singh (owner of AK's Investments, LLC) agreed to adjust the closing date to 60 days after the Public Works Department issues a substantial completion of the roundabout. City staff and Kamal Singh also agreed to retain the then-current land price for the property since the alteration to the intersection would take place after the PSA was executed. Additionally, the City and Kamal Singh did not want to lose the opportunity for a needed commercial development at this location.

After completing site planning for the proposed development on the property, AK's Investments, LLC determined that additional land would be needed to better facilitate vehicle access and circulation in and through the property, particularly in relation to the anticipated drive-thru coffee stand. To accomplish this, AK's Investments, LLC has requested an amendment to the existing Purchase and Sale Agreement to purchase an additional 0.5 acres, and to include a new Exhibit A to reflect the larger parcel and update the legal description. The purchase price for the additional 0.5 acres will be at the City's current 2018 price of \$4.00 per square foot.

The amendment also notes the change to the Closing Date on the sale of the property from 60 days after the last day of the Due Diligence Period to 60 business days after January 30, 2021.

Staff recommends adoption of Resolution No. 06-21.

Fiscal Impact:

Estimated gross proceeds will be \$436,621 for the purchase of 3 acres, up from the previous purchase price of \$336,501 for the original 2.56 acres.

Attachments:

1. Resolution No. 06-21
2. Draft First Amendment to Purchase & Sale Agreement No. 52-18
3. Site Map - Revised 3 acre
4. Vicinity Map - 3 Acres

RESOLUTION NO. 06-21

A RESOLUTION of the City of Richland authorizing a First Amendment to Purchase and Sale Agreement No. 52-18 by and between the City of Richland and AK's Investment, LLC.

WHEREAS, on January 29, 2018, the City of Richland and Anmol Enterprises, LLC entered into an Agreement for Purchase and Sale of 2.56 acres of property in the Horn Rapids Commercial Plaza under Contract No. 52-18 (the "Original Agreement"); and

WHEREAS, on January 31, 2018, Anmol Enterprises, LLC assigned the Original Agreement to AK's Investment, LLC; and

WHEREAS, on September 28, 2018, the Parties agreed to extend the Closing Date under the Original Agreement to accommodate substantial completion of the Clubhouse Lane and Kingsgate Way roundabout, and extension of Clubhouse Lane into the Horn Rapids Commercial Plaza; and

WHEREAS, due to site constraint issues posed by the 2.56-acre lot, AK's Investment, LLC proposes to purchase an additional 0.5 acres to facilitate improved vehicle access and circulation for development of a gas station/convenience store and drive-thru coffee stand; and

WHEREAS, the purchase price for the property will increase from \$336,501 for the previous 2.56-acre property to \$436,621 for 3.0 acres of property; and

WHEREAS, closing shall occur no later than sixty (60) business days after January 30, 2021.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City Manager is authorized to sign and execute a First Amendment to Contract No. 52-18 authorizing the purchase of an additional 0.5 acres and establishing an updated closing date.

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 19th day of January, 2021.

Ryan Lukson, Mayor

Attest:

Approved as to form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

First Amendment to Purchase and Sale Agreement

This **First Amendment** to the January 29, 2018, Purchase and Sale Agreement ("Amendment") is made and entered into on this _____ day of January, 2021, by and between the **City of Richland**, a Washington municipal corporation ("Seller") and **AK's Investments, LLC**, a Washington limited liability corporation ("Purchaser"), as assignee from **Anmol Enterprises, LLC**. Seller and Purchaser are referred to collectively as the "Parties."

For valuable consideration, the receipt of which is hereby acknowledged, Seller and Purchaser agree to the following:

1. The Parties agree to modify specific sections of the Purchase and Sale Agreement as described below:

Section 2 shall be modified as follows:

- 2. Purchase Price.** The total purchase price for the ~~2.5~~ **3.0** Acre Property shall be Four Hundred Thirty-Six Thousand Six Hundred Twenty-One ~~three hundred thirty-six thousand five hundred one~~ dollars and no cents (~~\$436,621~~ **\$336,501**). 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 Company.

Section 4.2 shall be modified as follows:

- 4.2 Closing Date.** The closing of the transaction and delivery of all items shall occur at Chicago Title Company, and shall occur on a date specified by Chicago Title Company with written notice to Seller and Purchaser. Unless extended in writing by the parties, closing shall occur no later than sixty (60) business days after January 30, 2021 ~~the last day of the Due Diligence period~~. If, due to fault of the Purchaser, this transaction fails to close within sixty (60) business days as provided herein, the Earnest Money shall be forfeited and this Agreement shall terminate. If, due to fault of the Seller, this transaction fails to close within sixty (60) business days as provided herein, the Earnest Money shall be returned to the Purchaser and the remedies available under Section 8 shall apply. For good cause, the parties may choose by written agreement to extend the closing date beyond sixty (60) business days.
2. The Parties agree that **Exhibit A** to the original Purchase and Sale Agreement is hereby deleted and a new **Exhibit A** attached to this First Amendment is inserted in lieu thereof and incorporated therein by this reference.

3. The previous letter extensions of the closing date provided by the City of Richland are hereby ratified.
4. The remaining terms and conditions of the Purchase and Sale Agreement executed January 29, 2018 shall remain unchanged and in full force and effect. All rights, obligations and liabilities arising out of the contract are the direct rights and obligations of AK's Investments, LLC.
5. This amendment shall be governed by and construed in accordance with the laws of the State of Washington.

IN WITNESS WHEREOF, the Parties hereto have executed this First Amendment as of the date first written above.

CITY OF RICHLAND – SELLER

AK'S INVESTMENTS, LLC. – PURCHASER

By: Cynthia D. Reents
Its: City Manager

By: Kamaljit Singh
Its: Owner

Approved as to form:

Heather Kintzley, City Attorney

EXHIBIT A – LEGAL DESCRIPTION

THAT PORTION OF SECTION 28, TOWNSHIP 10 NORTH, RANGE 28 EAST, W.M., CITY OF RICHLAND, BENTON COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 28, THENCE SOUTH 00°30'06" WEST ALONG THE WEST LINE THEREOF A DISTANCE OF 2640.16 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 28; THENCE NORTH 89°19'49" EAST ALONG THE EAST-WEST CENTER OF SECTION LINE, A DISTANCE OF 2645.07 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 28 AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 00°34'24" WEST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 28, A DISTANCE OF 352.88 FEET TO A POINT ON THE PROPOSED EASTERLY RIGHT-OF-WAY OF KINGSGATE WAY AND POINT OF CURVE, THENCE ALONG SAID PROPOSED EASTERLY RIGHT-OF-WAY THE FOLLOWING DESCRIBED COURSES;

ALONG A NON RADIAL CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 48°49'52", A RADIUS OF 649.00 FEET, AN ARC DISTANCE OF 553.12 FEET A CHORD BEARING OF NORTH 23°50'32" WEST A DISTANCE OF 536.53 FEET; THENCE NORTH 48°15'28" WEST, A DISTANCE OF 173.89 FEET TO THE EXISTING EASTERLY RIGHT-OF-WAY OF SAID KINGSGATE WAY AS RECORDED UNDER AUDITOR'S FILE NO. 2008-001765 RECORDS OF BENTON COUNTY, WASHINGTON; THENCE CONTINUING ALONG SAID EXISTING EASTERLY RIGHT-OF-WAY, THE FOLLOWING DESCRIBED COURSES;

NORTH 48°15'28" WEST, A DISTANCE OF 169.63 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 46°32'51". A RADIUS OF 250.00 FEET, AND AN ARC DISTANCE OF 203.10 FEET; THENCE NORTH 01°42'37" WEST A DISTANCE OF 2.43 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 91°28'37", A RADIUS OF 25.00 FEET, AND AN ARC DISTANCE OF 39.92 FEET; THENCE NORTH 02°12'08" WEST, A DISTANCE OF 150.09 FEET TO POINT OF CURVE; THENCE ALONG A NON RADIAL CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 88°31'23", A RADIUS OF 25.00 FEET, A CHORD BEARING OF NORTH 45°58'19" WEST, AN ARC DISTANCE OF 38.63 FEET; THENCE NORTH 01°42'37" WEST A DISTANCE OF 150.41 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 36°48'50", A RADIUS OF 300.00 FEET, AND AN ARC DISTANCE OF 192.76 FEET; THENCE NORTH 35°06'13" EAST A DISTANCE OF 131.55 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 25.00 FEET, AND AN ARC DISTANCE OF 39.27 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY OF STATE ROUTE 240; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY OF KINGSGATE WAY, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY OF STATE ROUTE 240 THE FOLLOWING DESCRIBED COURSES;

SOUTH 54°53'47" EAST A DISTANCE OF 113.99 FEET; THENCE NORTH 35°06'13" EAST, A DISTANCE OF 5.00 FEET; THENCE SOUTH 54°53'47" EAST A DISTANCE OF 72.49 FEET, THENCE SOUTH 54°53'47" EAST A DISTANCE OF 69.21 FEET, THENCE SOUTH 0°0'0" EAST A DISTANCE OF 360.44 FEET, THENCE NORTH 89°46'00" EAST A DISTANCE OF 282.17 FEET, THENCE SOUTH 45°14'00" EAST A DISTANCE OF 93.16 FEET, THENCE NORTH 89°46'00" EAST A DISTANCE OF 282.17 FEET, THENCE NORTH 01°42'37" WEST A DISTANCE OF 144.58 FEET, THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 36°42'58", A RADIUS OF 275.64 FEET, AND AN ARC DISTANCE OF 173.60 FEET, THENCE NORTH 84°13'19" EAST A DISTANCE OF 247.60.

SUBJECT TO EASEMENTS, RIGHT-OF-WAYS, RESTRICTIONS, AND RESERVATIONS OF RECORD.

CONTAINS ~ 3.0 ACRES

SHORT PLAT NO. _____

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

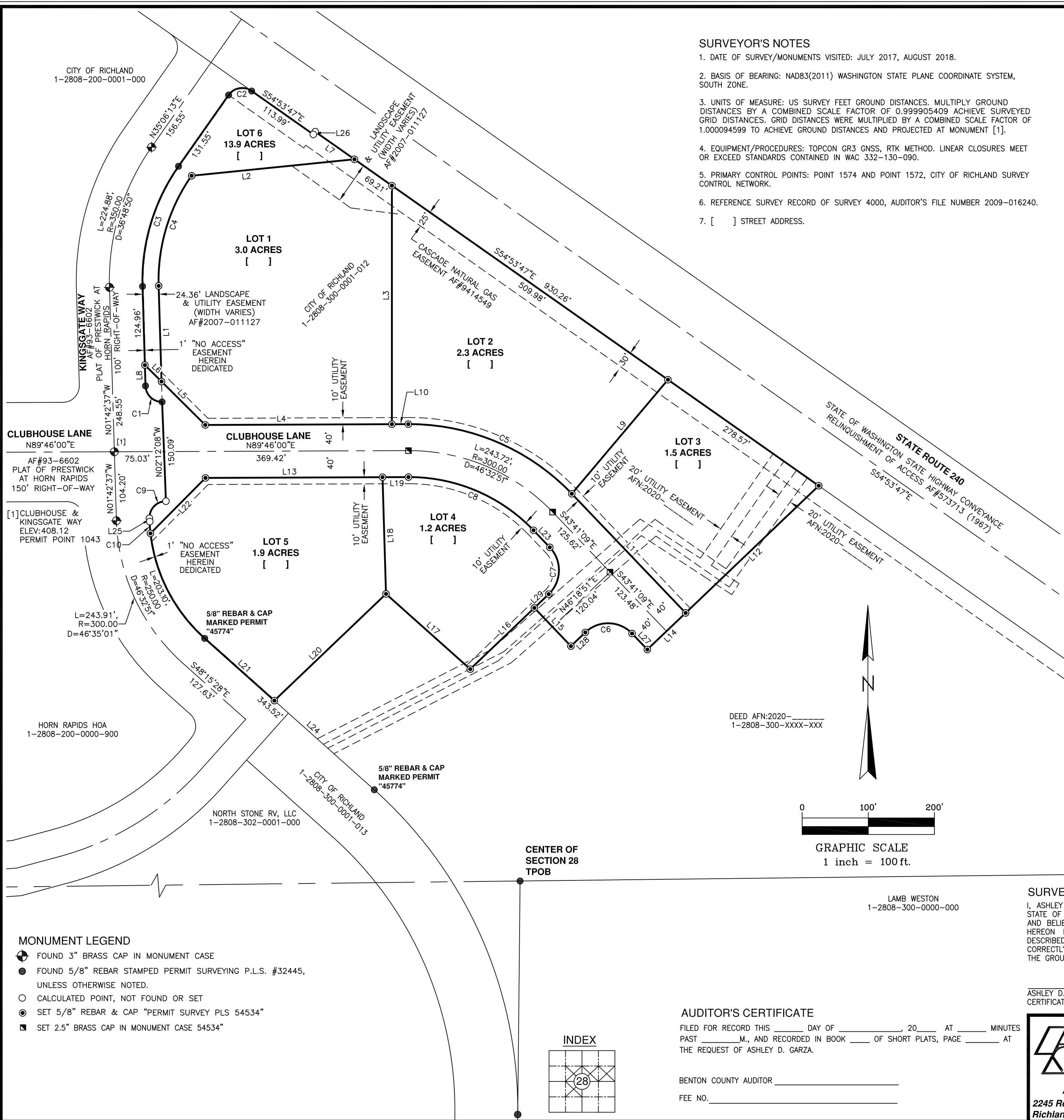
Line Table		
Line #	Length	Direction
L1	144.58	N01°42'37"W
L2	247.60	N84°13'19"E
L3	360.44	S00°00'00"E
L4	282.17	N89°46'00"E
L5	93.16	S45°14'00"E
L6	35.37	S45°14'00"E
L7	72.49	S54°53'47"E
L8	31.50	N01°42'37"W
L9	225.36	N40°09'36"E
L10	24.75	N89°46'00"E
L11	249.10	S43°41'09"E
L12	278.22	S46°18'51"W
L13	267.64	N89°46'00"E
L14	80.00	S46°18'51"W
L15	80.00	S43°44'16"E

Line Table		
Line #	Length	Direction
L16	133.95	N46°18'51"E
L17	170.67	S48°15'28"E
L18	176.45	S01°42'37"E
L19	39.17	N89°46'00"E
L20	233.32	N46°18'51"E
L21	141.17	S48°15'28"E
L22	118.06	N44°46'00"E
L23	35.62	S43°41'09"E
L24	202.36	S48°15'28"E
L25	2.43	N01°42'37"W
L26	5.00	N35°06'13"E
L27	33.48	S43°41'09"E
L28	30.00	N46°18'51"E
L29	30.07	N46°18'51"E

Curve Table					
Curve #	Length	Radius	Delta	Ch. Bearing	Ch. Distance
C1	38.63	25.00	88°31'23"	S45°58'18"E	34.90
C2	39.27	25.00	90°00'00"	S80°06'13"W	35.36
C3	192.76	300.00	36°48'50"	S16°41'48"W	189.46
C4	176.61	275.64	36°42'38"	S16°37'26"W	173.60
C5	276.22	340.00	46°32'51"	S66°57'34"E	268.68
C6	78.54	50.00	90°00'00"	N88°41'09"W	70.71
C7	78.54	50.00	90°00'00"	N1°18'51"E	70.71
C8	211.23	260.00	46°32'51"	N66°57'34"W	205.46
C9	39.91	25.00	91°28'42"	S44°01'44"W	35.81
C10	20.50	250.00	4°41'57"	S4°03'35"E	20.50

SURVEYOR'S NOTES

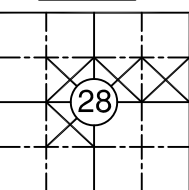
1. DATE OF SURVEY/MONUMENTS VISITED: JULY 2017, AUGUST 2018.
2. BASIS OF BEARING: NAD83(2011) WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.
3. UNITS OF MEASURE: US SURVEY FEET GROUND DISTANCES. MULTIPLY GROUND DISTANCES BY A COMBINED SCALE FACTOR OF 0.999905409 TO ACHIEVE SURVEYED GRID DISTANCES. GRID DISTANCES WERE MULTIPLIED BY A COMBINED SCALE FACTOR OF 1.000094599 TO ACHIEVE GROUND DISTANCES AND PROJECTED AT MONUMENT [1].
4. EQUIPMENT/PROCEDURES: TOPCON GR3 GNSS, RTK METHOD. LINEAR CLOSURES MEET OR EXCEED STANDARDS CONTAINED IN WAC 332-130-090.
5. PRIMARY CONTROL POINTS: POINT 1574 AND POINT 1572, CITY OF RICHLAND SURVEY CONTROL NETWORK.
6. REFERENCE SURVEY RECORD OF SURVEY 4000, AUDITOR'S FILE NUMBER 2009-016240.
7. [] STREET ADDRESS.



MONUMENT LEGEND

- FOUND 3" BRASS CAP IN MONUMENT CASE
- FOUND 5/8" REBAR STAMPED PERMIT SURVEYING P.L.S. #32445, UNLESS OTHERWISE NOTED.
- CALCULATED POINT, NOT FOUND OR SET
- SET 5/8" REBAR & CAP "PERMIT SURVEY PLS 54534"
- SET 2.5" BRASS CAP IN MONUMENT CASE 54534"

INDEX



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 20____ AT _____ MINUTES
PAST _____ M., AND RECORDED IN BOOK _____ OF SHORT PLATS, PAGE _____ AT
THE REQUEST OF ASHLEY D. GARZA.

BENTON COUNTY AUDITOR _____
FEE NO. _____

SURVEYOR'S CERTIFICATE

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

ASHLEY D. GARZA
CERTIFICATE NO. 54534



2245 Robertson Drive
Richland, Washington 99354

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

DATE: 11/24/20
SCALE: 1"=100'
DRAWN BY: ADG
APPROVED BY: ADG
PROJECT: 17100

SHEET 1 OF 2

CITY OF RICHLAND
1-2808-200-0001-000

LOT 6
13.9 ACRES
[]

Property Line of
Original 2.56 Acre
Proposed Purchase

LOT 1
3.0 ACRES
[]

KINGSGATE WAY

AF#93-6602

PLAT OF PRESTWICK AT

HORN RAPIDS

100' RIGHT-OF-WAY

24.36' LANDSCAPE
& UTILITY EASEMENT
(WIDTH VARIES)
AF#2007-011127

1' "NO ACCESS"
EASEMENT
HEREIN
DEDICATED

CITY OF RICHLAND
1-2808-300-0001-012

LANDSCAPE
& UTILITY EASEMENT
(WIDTH VARIES)
AF#2007-011127

CASE
EASEM

CLUBHOUSE LANE

N89°46'00"E

AF#93-6602

PLAT OF PRESTWICK
AT HORN RAPIDS
150' RIGHT-OF-WAY

CLUBHOUSE LANE

N89°46'00"E

369.42'

10' UTILITY
EASEMENT

40'

40'

L13

L10

L19

C9

C1

L8

L1

C4

C3

C2

L2

L7

L26

L3

L=224.88'
R=350.00
D=36°48'50"

N01°42'37"W
248.55'
N02°12'08"W
150.09'

N01°42'37"W
104.20'

N35°06'13"E
156.55'

S54°53'47"E
113.99'

131.55'

124.96'

75.03'

104.20'

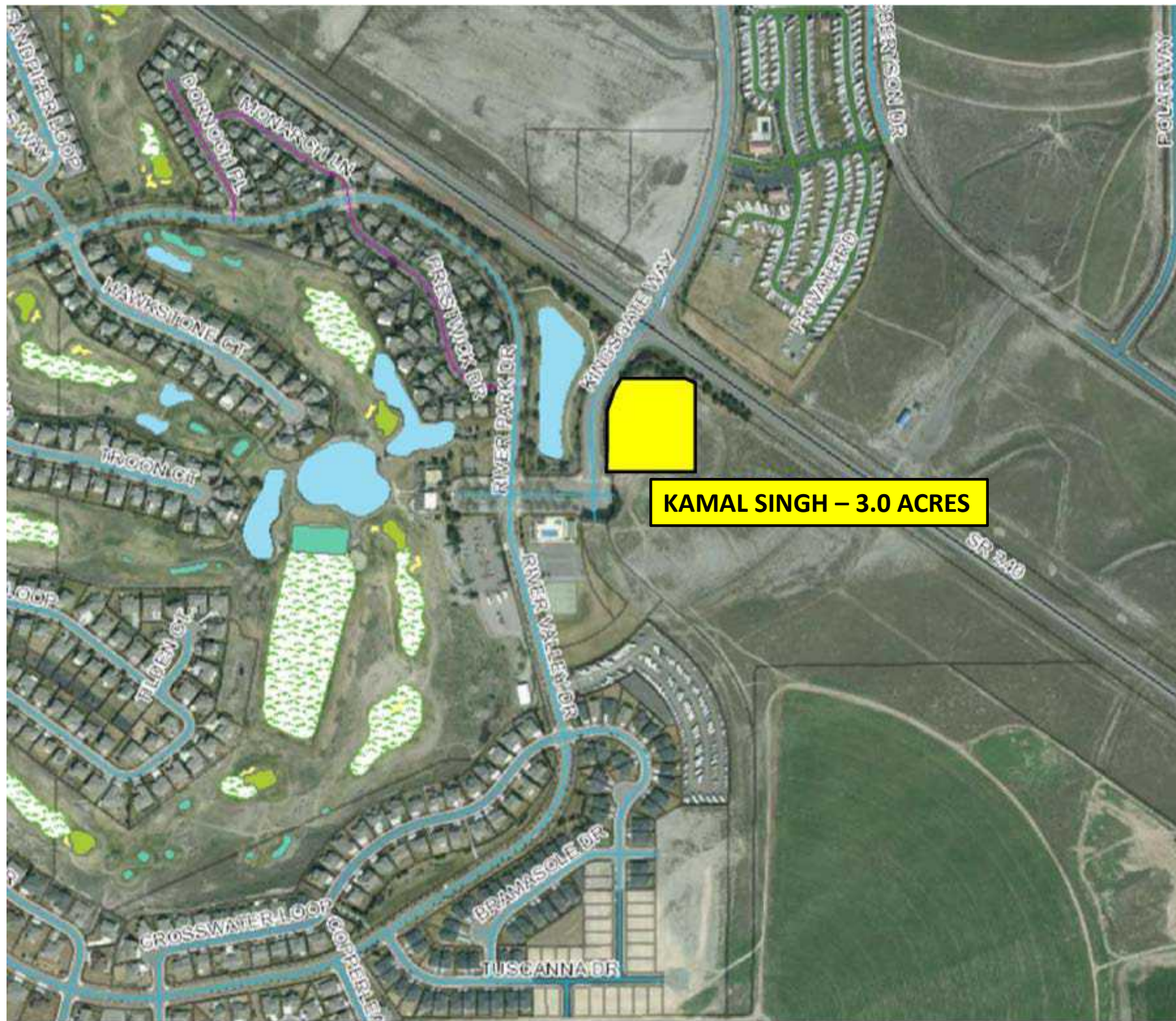
150.09'

369.42'

40'

40'

22'



KAMAL SINGH - 3.0 ACRES



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 1/19/2021

Agenda Category: Resolutions - Adoption

Core Focus Area 2 - Manage & Maintain Infrastructure & Facilities

Subject:

Resolution No. 07-21, Authorizing a Grant Agreement with the Department of Ecology for the Hains Avenue Stormwater Improvement Project

Department:
Public Works

Ordinance/Resolution Number:
07-21

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 07-21, authorizing the City Manager to sign and execute a grant agreement with the Department of Ecology related to the Hains Avenue stormwater improvement project.

Summary:

The City's stormwater management operation is regulated by a Washington State-issued National Pollution Discharge Elimination System (NPDES) Permit, which makes the City responsible for the quality of stormwater runoff discharged to the Columbia and Yakima Rivers.

The City's Strategic Leadership Plan includes a goal to protect and enhance the City's water resources. In addition, the 2021-2026 Capital Improvement Plan includes the Water Quality Retrofit Program, which adds water quality treatment features to existing stormwater outfalls discharging untreated stormwater runoff directly to the Columbia River and Yakima River.

In August 2019, Richland City Council authorized the preparation and submission of a grant application for a water quality improvement feature to be added to outfalls on Hains Avenue. The Washington State Department of Ecology notified the City this past fall that a grant award was to be offered to the City for this project.

Consistent with the approved 2021-2026 Capital Improvement Plan and the City's grant application, the Washington State Department of Ecology has prepared a grant funding agreement whereby it grants the City 75% of the projected total cost of the Hains Avenue improvement feature. The grant agreement allows the City to select the water quality treatment feature for this location so as to enable little or no impact to the current uses and appearance of the neighborhood.

Staff recommends adoption of Resolution No. 07-21.

Fiscal Impact:

The total estimated project cost, including design, construction management, construction and contingency is \$300,146.67. The City's 25% matching funds requirement, totaling \$75,036.67, is identified in the 2021-2026 Capital Improvement Plan as funded by stormwater rates. The 2021-2026 CIP was approved by Richland City Council on November 17, 2020.

Attachments:

1. Resolution No. 07-21
2. Richland Agreement - 00181

RESOLUTION NO. 07-21

A RESOLUTION of the City of Richland authorizing a Washington State Department of Ecology stormwater grant agreement in support of a water quality improvement feature on Hains Avenue.

WHEREAS, the City's stormwater management operation is regulated by a Washington State-issued National Pollution Discharge Elimination System Permit (the "NPDES Permit"); and

WHEREAS, the NPDES Permit assigns responsibility to the City for the quality of stormwater runoff discharged to the Columbia and Yakima Rivers; and

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

WHEREAS, the 2021-2026 Capital Improvement Plan (CIP) includes the Water Quality Retrofit Program, which will add a water quality treatment feature to an existing outfall discharging stormwater runoff directly to the Columbia and Yakima Rivers; and

WHEREAS, through approval of Resolution No. 104-19 on August 6, 2019, Richland City Council authorized preparation and submission of a grant application for a water quality improvement project on Hains Avenue; and

WHEREAS, consistent with the Capital Improvement Plan, the Washington State Department of Ecology has prepared a grant funding agreement whereby the Washington State Department of Ecology grants the City of Richland \$225,110, which is equivalent to 75 percent of the projected total project cost.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City Manager is authorized to sign and execute the grant agreement with the Washington State Department of Ecology.

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

This space intentionally left blank.

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 19th day of January, 2021.

Ryan Lukson, Mayor

Attest:

Approved as to form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney



Agreement No. WQC-2021-Richla-00181

WATER QUALITY COMBINED FINANCIAL ASSISTANCE AGREEMENT

BETWEEN

THE STATE OF WASHINGTON DEPARTMENT OF ECOLOGY

AND

CITY OF RICHLAND

This is a binding Agreement entered into by and between the state of Washington, Department of Ecology, hereinafter referred to as “ECOLOGY,” and City of Richland, hereinafter referred to as the “RECIPIENT,” to carry out with the provided funds activities described herein.

GENERAL INFORMATION

Project Title:	Hains Avenue Stormwater Outfalls Retrofit
Total Cost:	\$300,146.67
Total Eligible Cost:	\$300,146.67
Ecology Share:	\$225,110.00
Recipient Share:	\$75,036.67
The Effective Date of this Agreement is:	07/01/2020
The Expiration Date of this Agreement is no later than:	06/30/2024
Project Type:	Stormwater Facility

Project Short Description:

This project will improve water quality in the Columbia River through installation of infiltration best management practices (BMPs) near Hains Avenue in the City of Richland. This project will reduce total suspended solids, oil, dissolved copper, and dissolved zinc in stormwater flowing into the Columbia River. The project will also reduce flows to Columbia River by increasing stormwater infiltration.

Project Long Description:

The City of Richland has identified three outfalls (NR06A/B, NR07, and NR08) as a high priority for retrofit because they all discharge directly to the Columbia River. The Columbia River is used for multiple purposes including wildlife habitat and outdoor recreation. In total, these outfalls serve a drainage basin approximately 37 acres in size consisting of roughly 18 acres of impervious surfaces and 19 acres of pervious surfaces. The drainage area consists of a mixture of urban residential and commercial zones. Currently all runoff conveyed to the outfalls is untreated. Water quality issues in

Agreement No: WQC-2021-Richla-00181
Project Title: Hains Avenue Stormwater Outfalls Retrofit
Recipient Name: City of Richland

this area include those typically associated with low average daily traffic (ADT) roadways, including sediments, hydrocarbons, vehicle fluids, and metals, other pollutants such as lawn chemicals and vehicle wash water, and elevated temperature. The Columbia River is currently listed as impaired for temperature near the ultimate discharge point for the project area.

The RECIPIENT will design and construct best management practices (BMPs) to improve water quality in the Columbia River through infiltration of stormwater runoff. For outfalls NR06A/B and NR07, the RECIPIENT will install infiltration BMPs within the existing grass shoulder of the roadway. For outfall NR08, the RECIPIENT will install an infiltration BMP beneath Hains Avenue and install a pre-settling device upstream of the BMP to help preserve the life of the facility. A manhole with a down-turned elbow will also be used to mitigate the amount of oils and solids that are conveyed to the infiltration BMP.

Overall Goal:

This project will help protect and restore water quality in Washington state by reducing stormwater impacts from existing infrastructure and development.

Agreement No: WQC-2021-Richla-00181
Project Title: Hains Avenue Stormwater Outfalls Retrofit
Recipient Name: City of Richland

RECIPIENT INFORMATION

Organization Name: City of Richland

Federal Tax ID: 91-6015119

DUNS Number: 071850283

Mailing Address: 625 Swift Boulevard, MS#26
Richland, WA 99352

Physical Address: 625 Swift Boulevard, MS#26
Richland, Washington 99352

Organization Email: srichards@ci.richland.wa.us

Organization Fax: (509) 942-7468

Contacts

Agreement No: WQC-2021-Richla-00181
Project Title: Hains Avenue Stormwater Outfalls Retrofit
Recipient Name: City of Richland

Project Manager	Brian Olle Civil Engineer 625 Swift Boulevard, MS#26 Richland, Washington 99352 Email: bolle@ci.richland.wa.us Phone: (509) 942-7500
Billing Contact	Shari Richards Public Works Budget & Contracts Analyst 625 Swift Boulevard, MS#26 Richland, Washington 99352 Email: srichards@ci.richland.wa.us Phone: (509) 942-7466
Authorized Signatory	Peter Rogalsky Public Works Director 625 Swift Boulevard, MS #26 Richland, Washington 99352 Email: progalsky@ci.richland.wa.us Phone: (509) 942-7558

Agreement No: WQC-2021-Richla-00181
Project Title: Hains Avenue Stormwater Outfalls Retrofit
Recipient Name: City of Richland

ECOLOGY INFORMATION

Mailing Address: Department of Ecology
Water Quality
PO BOX 47600
Olympia, WA 98504-7600

Physical Address: Water Quality
300 Desmond Drive SE
Lacey, WA 98503

Contacts

Project Manager	Seth Bengé 1250 W Alder St. Union Gap, Washington 98903-0009 Email: SBEN461@ecy.wa.gov Phone: (509) 454-7298
Financial Manager	Sarah Zehner Water Quality Financial Manager PO Box 47600 Olympia, Washington 98504-7600 Email: szez461@ecy.wa.gov Phone: (360) 407-7196
Technical Advisor	Doug Howie Senior Stormwater Engineer PO Box 47600 Olympia, Washington 98504-7600 Email: DOHO461@ecy.wa.gov Phone: (360) 407-6444

Agreement No: WQC-2021-Richla-00181
Project Title: Hains Avenue Stormwater Outfalls Retrofit
Recipient Name: City of Richland

AUTHORIZING SIGNATURES

RECIPIENT agrees to furnish the necessary personnel, equipment, materials, services, and otherwise do all things necessary for or incidental to the performance of work as set forth in this Agreement.

RECIPIENT acknowledges that they had the opportunity to review the entire Agreement, including all the terms and conditions of this Agreement, Scope of Work, attachments, and incorporated or referenced documents, as well as all applicable laws, statutes, rules, regulations, and guidelines mentioned in this Agreement. Furthermore, the RECIPIENT has read, understood, and accepts all requirements contained within this Agreement.

This Agreement contains the entire understanding between the parties, and there are no other understandings or representations other than as set forth, or incorporated by reference, herein.

No subsequent modifications or amendments to this agreement will be of any force or effect unless in writing, signed by authorized representatives of the RECIPIENT and ECOLOGY and made a part of this agreement. ECOLOGY and RECIPIENT may change their respective staff contacts without the concurrence of either party.

This Agreement shall be subject to the written approval of Ecology's authorized representative and shall not be binding until so approved.

The signatories to this Agreement represent that they have the authority to execute this Agreement and bind their respective organizations to this Agreement.

Washington State
Department of Ecology

City of Richland

By: _____

By: _____

Vincent McGowan, P.E.

Date

Peter Rogalsky

Date

Water Quality

Public Works Director

Program Manager

Template Approved to Form by
Attorney General's Office

Agreement No: WQC-2021-Richla-00181
Project Title: Hains Avenue Stormwater Outfalls Retrofit
Recipient Name: City of Richland

SCOPE OF WORK

Task Number: 1

Task Cost: \$1,000.00

Task Title: Grant and Loan Administration

Task Description:

A. The RECIPIENT shall carry out all work necessary to meet ECOLOGY grant or loan administration requirements. Responsibilities include, but are not limited to: Maintenance of project records; submittal of requests for reimbursement and corresponding backup documentation; progress reports; the EAGL (Ecology Administration of Grants and Loans) recipient closeout report; and a two-page outcome summary report (including photos, if applicable). In the event that the RECIPIENT elects to use a contractor to complete project elements, the RECIPIENT shall retain responsibility for the oversight and management of this funding agreement.

B. The RECIPIENT shall keep documentation that demonstrates the project is in compliance with applicable procurement, contracting, and interlocal agreement requirements; permitting requirements, including application for, receipt of, and compliance with all required permits, licenses, easements, or property rights necessary for the project; and submittal of required performance items. This documentation shall be available upon request.

C. The RECIPIENT shall maintain effective communication with ECOLOGY and maintain up-to-date staff contact information in the EAGL system. The RECIPIENT shall carry out this project in accordance with any completion dates outlined in this agreement.

Task Goal Statement:

Properly managed and fully documented project that meets ECOLOGY's grant or loan administrative requirements.

Task Expected Outcome:

- * Timely and complete submittal of requests for reimbursement, quarterly progress reports, Recipient Closeout Report, and two-page outcome summary report.
- * Properly maintained project documentation.

Agreement No: WQC-2021-Richla-00181

Project Title: Hains Avenue Stormwater Outfalls Retrofit

Recipient Name: City of Richland

Grant and Loan Administration**Deliverables**

Number	Description	Due Date
1.1	Progress Reports that include descriptions of work accomplished, project challenges or changes in the project schedule. Submitted at least quarterly.	
1.2	Recipient Closeout Report (EAGL Form)	
1.3	Two-page Outcome Summary Report	

SCOPE OF WORK

Task Number: 2 **Task Cost:** \$5,000.00

Task Title: Cultural and Environmental Reviews, and Permitting

Task Description:

The RECIPIENT shall ensure the following items are completed and provide the associated deliverables to ECOLOGY. The RECIPIENT must approve all materials prior to submitting them to ECOLOGY for acceptance.

- A. The RECIPIENT will provide both the ECOLOGY project manager and separegister@ecy.wa.gov with the initial consultation on the draft State Environmental Policy Act (SEPA) documents.
- B. The RECIPIENT will notify the ECOLOGY project manager, in addition to the required distribution and public notice, when SEPA documents have been issued for the official comment period, which is a minimum of 21 days.
- C. The RECIPIENT is responsible for application of, receipt of, and compliance with all required local, state, tribal and federal permits, licenses, easements, or property rights necessary for the project.
- D. Above and below ground activities must be reviewed for cultural resource impacts. The RECIPIENT will submit the forms listed below to ECOLOGY to initiate consultation for cultural resources review.

To initiate cultural resources review:

- 1. The RECIPIENT will submit the 05-05/106 Form to ECOLOGY, using the ECOLOGY template. Any supporting materials must conform to the Department of Archeology and Historic Preservation's Washington State Standards for Cultural Resource Reporting.
- 2. The RECIPIENT will submit an Inadvertent Discovery Plan (IDP) to ECOLOGY, using the ECOLOGY template. The RECIPIENT will ensure that all contractors and subcontractors have a copy of the completed IDP prior to and while working on-site. The IDP template may be found on the ECOLOGY website.

The RECIPIENT must receive written notice from ECOLOGY prior to proceeding with work. Work done prior to written notice to proceed shall not be eligible for reimbursement. This includes geotechnical work.

Task Goal Statement:

The RECIPIENT will complete all cultural and environmental reviews and permitting tasks in a timely manner.

Task Expected Outcome:

The project will meet the requirements set forth by the cultural resource protection requirements, State Environmental Policy Act, and all other applicable federal, state, and local laws, and regulations.

Agreement No: WQC-2021-Richla-00181

Project Title: Hains Avenue Stormwater Outfalls Retrofit

Recipient Name: City of Richland

Cultural and Environmental Reviews, and Permitting**Deliverables**

Number	Description	Due Date
2.1	SEPA checklist, or other documentation for projects considered exempt from SEPA review. Upload to EAGL and notify ECOLOGY when upload is complete.	
2.2	List of permits acquired and environmental review documents. Upload to EAGL and notify ECOLOGY when upload is complete.	
2.3	ECOLOGY 05-05/106 Form. Email the form and any supplemental cultural resources documentation directly to the ECOLOGY Project Manager. ECOLOGY will upload documentation to EAGL when cultural resources is complete.	
2.4	Inadvertent Discovery Plan. Upload to EAGL and notify ECOLOGY when upload is complete.	

SCOPE OF WORK

Task Number: 3 **Task Cost: \$60,000.00**

Task Title: Design Plans and Specifications

Task Description:

The RECIPIENT shall ensure the following items are completed and provide the associated deliverables to ECOLOGY. The RECIPIENT must approve all materials prior to submitting them to ECOLOGY for acceptance.

A. The RECIPIENT will develop a stormwater project design. The design submittals must conform to the Design Deliverables for Stormwater Projects with Ecology Funding (Design Deliverables Document). Projects must be designed in accordance with the Stormwater Management Manual for Eastern Washington, Stormwater Management Manual for Western Washington, or equivalent manual. Refer to the ECOLOGY website for specific guidance. Project must be reviewed and accepted in writing by ECOLOGY to be eligible for reimbursement.

The RECIPIENT will upload the design submittals listed below to EAGL for ECOLOGY review. Reduce design figures to 11x17 inches in size and ensure they are legible.

1. The RECIPIENT will submit a Design Report to ECOLOGY for review and acceptance. Allow 45 calendar days for ECOLOGY review.

The RECIPIENT agrees to respond to ECOLOGY comments. The RECIPIENT must receive an Ecology Design Report Acceptance Letter prior to proceeding to 90 Percent Design.

2. The RECIPIENT will submit a 90 Percent Design Package to ECOLOGY for review and acceptance. At a minimum, this package must include 90 percent plans, specifications, engineer's opinion of cost, which includes a schedule of eligible costs, and project construction schedule. The current required bid inserts and specifications may be found on the Ecology website. Allow 45 calendar days for ECOLOGY review.

The RECIPIENT agrees to respond to ECOLOGY comments. The RECIPIENT must receive an Ecology 90 Percent Design Acceptance Letter prior to proceeding Final Design.

3. The RECIPIENT will submit a Final Bid Package to ECOLOGY for review and acceptance prior to advertising the project. The Final Bid Package includes: project plans, specifications, engineer's opinion of cost including a schedule of eligible costs, and project construction schedule. Allow 15 calendar days for ECOLOGY review.

B. The RECIPIENT will calculate and submit a preliminary equivalent new/re-development area for the completed retrofit project(s) using the methods outlined in the Design Deliverables Document.

C. The RECIPIENT will submit a preliminary GIS compatible project area in shapefile, geodatabase file, or ECOLOGY-approved equivalent. The project area should include polygon features for stormwater facilities and contributing areas.

Task Goal Statement:

The RECIPIENT will complete all design tasks and respond to ECOLOGY comments in a timely manner.

Task Expected Outcome:

The project will meet the requirements set forth by ECOLOGY water quality facility design standards and all other applicable federal, state, and local laws, and regulations.

Design Plans and Specifications

Deliverables

Number	Description	Due Date
3.1	Contract documents (if contracting out for design). Upload to EAGL and notify ECOLOGY when upload is complete.	
3.2	Design Report. Upload to EAGL and notify ECOLOGY when upload is complete.	
3.3	Responses to ECOLOGY Design Report comments. Upload to EAGL and notify ECOLOGY when upload is complete.	
3.4	ECOLOGY Design Report Acceptance Letter. Upload to EAGL and notify ECOLOGY when upload is complete.	
3.5	90 Percent Design Package. Upload to EAGL and notify ECOLOGY when complete.	
3.6	Responses to ECOLOGY 90 Percent Design Package comments. Upload to EAGL and notify ECOLOGY when upload is complete.	
3.7	ECOLOGY 90 Percent Design Acceptance Letter. Upload to EAGL and notify ECOLOGY when upload is complete.	
3.8	Preliminary equivalent new/redevelopment area determination. Upload to EAGL and notify ECOLOGY when upload is complete.	
3.9	Preliminary project area shapefile, geodatabase file, or ECOLOGY-approved equivalent. Upload to EAGL and notify ECOLOGY when upload is complete.	
3.10	Final Bid Package. Upload to EAGL and notify ECOLOGY when upload is complete.	
3.11	Responses to ECOLOGY Final Bid Package comments. Upload to EAGL and notify ECOLOGY when upload is complete.	
3.12	Ecology Final Bid Package Acceptance Letter. Upload to EAGL and notify ECOLOGY when upload is complete.	
3.13	Bid documents (e.g. bid announcement, bid tabulations, and bid award). Upload to EAGL and notify ECOLOGY when upload is complete.	

SCOPE OF WORK

Task Number: 4 **Task Cost:** \$10,000.00

Task Title: Construction Management

Task Description:

The RECIPIENT shall ensure the following items are completed and provide the associated deliverables to ECOLOGY. The RECIPIENT must approve all materials prior to submitting them to ECOLOGY for acceptance.

- A. The RECIPIENT will provide construction oversight and management of the project.
- B. The RECIPIENT will submit a detailed Construction Quality Assurance Plan (CQAP) to ECOLOGY for review and acceptance before the start of construction. This plan must describe how the RECIPIENT will perform adequate and competent construction oversight. Guidance for CQAP development is located in the Design Deliverables Document available on the ECOLOGY website. Allow 45 calendar days for ECOLOGY review.
- C. The RECIPIENT will conduct a pre-construction conference meeting and invite ECOLOGY to attend.
- D. The RECIPIENT will submit an updated project schedule and cost estimate prior to the start of construction and whenever major changes occur.
- E. Prior to execution, the RECIPIENT will submit to ECOLOGY any eligible change orders that deviate from ECOLOGY-accepted plans and specifications. ECOLOGY must review and accept all change orders that affect grant eligible activities prior to implementation. Allow 10 calendar days for ECOLOGY review.

Task Goal Statement:

The RECIPIENT will oversee and manage construction, communicate with ECOLOGY in a timely fashion, and provide ECOLOGY with all requested project documentation.

Task Expected Outcome:

The project will be constructed on schedule and in accordance with accepted plans.

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Construction Management**Deliverables**

Number	Description	Due Date
4.1	Construction Quality Assurance Plan. Upload to EAGL and notify ECOLOGY when upload is complete. Upload ECOLOGY acceptance documentation.	
4.2	Pre-construction conference meeting minutes. Upload to EAGL and notify ECOLOGY when upload is complete.	
4.3	Project Schedule. Upload to EAGL and notify ECOLOGY when upload is complete.	
4.4	Revised construction cost estimates when changes in construction schedule occur. Upload to EAGL and notify ECOLOGY when upload is complete.	
4.5	Change Order(s). Upload to EAGL and notify ECOLOGY when upload is complete. Upload ECOLOGY acceptance documentation.	

SCOPE OF WORK

Task Number: 5

Task Cost: \$223,146.67

Task Title: Construction

Task Description:

The RECIPIENT shall ensure the following items are completed and provide the associated deliverables to ECOLOGY. The RECIPIENT must approve all materials prior to submitting them to ECOLOGY for acceptance.

A. The RECIPIENT will complete construction of the project in accordance with ECOLOGY-accepted plans and specifications. The construction project will include installation of infiltration BMPs to mitigate runoff from 37 acres of pollution-generating impervious surfaces.

B. Stormwater Construction Completion Form signed by a professional engineer indicating that the project was completed in accordance with the plans and specifications, and major change orders approved by ECOLOGY's Project Engineer and shown on the Record Drawings. The Stormwater Construction Completion Form can be found on the ECOLOGY website.

Task Goal Statement:

Construction of the project in accordance with ECOLOGY-accepted plans and specifications.

Task Expected Outcome:

Constructed project will provide water quality benefits including reductions in total suspended sediments, oil, dissolved copper, dissolved zinc, and total phosphorous.

Construction

Deliverables

Number	Description	Due Date
5.1	Signed and dated construction contract. Upload to EAGL and notify ECOLOGY when upload is complete.	
5.2	Stormwater Construction Completion Form. Upload to EAGL and notify ECOLOGY when upload is complete.	

SCOPE OF WORK

Task Number: 6

Task Cost: \$1,000.00

Task Title: Project Close Out

Task Description:

The RECIPIENT shall ensure the following items are completed and provide the associated deliverables to ECOLOGY. The RECIPIENT must approve all materials prior to submitting them to ECOLOGY for acceptance.

- A. The RECIPIENT will operate and maintain the constructed facility for the design life of the facility. The RECIPIENT will develop and submit an Operations and Maintenance (O&M) plan for all facilities constructed with ECOLOGY funding to ECOLOGY for review. The O&M plan must address long-term activities to assure ongoing pollutant removal and flow-control capability of the project in accordance with the design manual. O&M plan development guidance is located in the Design Deliverables Document available on the ECOLOGY website. Allow 15 calendar days for ECOLOGY review.
- B. The RECIPIENT will calculate and submit a final equivalent new/re-development area for the completed retrofit project(s) using the methods outlined in the Design Deliverables Document.
- C. The RECIPIENT will submit the final GIS compatible project area in shapefile, geodatabase file, or ECOLOGY-approved equivalent. The project area should include polygon features for stormwater facilities and contributing areas.
- D. The RECIPIENT will submit the Recipient Closeout Report (RCOR) in EAGL in accordance with Task 1.
- E. The RECIPIENT will submit the Two-page Outcome Summary Report using the ECOLOGY template in accordance to Task 1. Upload the Two-page Outcome Summary Report in the RCOR in EAGL.

Task Goal Statement:

The RECIPIENT will complete all close out submittals in a timely manner.

Task Expected Outcome:

- * Timely and complete submittal of O&M plan, equivalent area calculation, GIS, Recipient Closeout Report, and Two-page Outcome Summary Report.
- * Proper maintenance of the constructed facility to maintain water quality benefits.

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Project Title: Hains Avenue Stormwater Outfalls Retrofit

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Project Close Out**Deliverables**

Number	Description	Due Date
6.1	Facility Operation and Maintenance Plan. Upload to EAGL and notify ECOLOGY when upload is complete. Upload ECOLOGY acceptance documentation.	
6.2	Final, as constructed, equivalent new/redevelopment area determination. Upload to EAGL and notify ECOLOGY when upload is complete.	
6.3	Final, as constructed, project area shapefile, geodatabase file, or ECOLOGY-approved equivalent. Upload to EAGL and notify ECOLOGY when upload is complete. Upload ECOLOGY acceptance documentation.	

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BUDGET**Funding Distribution EG210124**

NOTE: *The above funding distribution number is used to identify this specific agreement and budget on payment remittances and may be referenced on other communications from ECOLOGY. Your agreement may have multiple funding distribution numbers to identify each budget.*

Funding Title: SFAP
Funding Effective Date: 07/01/2020
Funding Source:

Funding Type: Grant
Funding Expiration Date: 06/30/2024

Title: SFAP - SFY21
Type: State
Funding Source %: 100%
Description: Environmental Legacy Stewardship Account (ELSA) - State

Approved Indirect Costs Rate: Approved State Indirect Rate: 0%
Recipient Match %: 25%
InKind Interlocal Allowed: No
InKind Other Allowed: No
Is this Funding Distribution used to match a federal grant? No

SFAP	Task Total
Grant and Loan Administration	\$ 1,000.00
Cultural and Environmental Reviews, and Permitting	\$ 5,000.00
Design Plans and Specifications	\$ 60,000.00
Construction Management	\$ 10,000.00
Construction	\$ 223,146.67
Project Close Out	\$ 1,000.00

Total: \$ 300,146.67

Funding Distribution Summary

Recipient / Ecology Share

Funding Distribution Name	Recipient Match %	Recipient Share	Ecology Share	Total
SFAP	25.00 %	\$ 75,036.67	\$ 225,110.00	\$ 300,146.67
Total		\$ 75,036.67	\$ 225,110.00	\$ 300,146.67

AGREEMENT SPECIFIC TERMS AND CONDITIONS

N/A

SPECIAL TERMS AND CONDITIONS

SECTION 1: DEFINITIONS

Unless otherwise provided, the following terms will have the respective meanings for all purposes of this agreement:

“Administration Charge” means a charge established in accordance with Chapter 90.50A RCW and Chapter 173-98 WAC, to be used to pay Ecology’s cost to administer the State Revolving Fund by placing a percentage of the interest earned in an Administrative Charge Account.

“Administrative Requirements” means the effective edition of ECOLOGY's Administrative Requirements for Recipients of Ecology Grants and Loans at the signing of this agreement.

“Annual Debt Service” for any calendar year means for any applicable bonds or loans including the loan, all interest plus all principal due on such bonds or loans in such year.

“Average Annual Debt Service” means, at the time of calculation, the sum of the Annual Debt Service for the remaining years of the loan to the last scheduled maturity of the loan divided by the number of those years.

“Acquisition” means the purchase or receipt of a donation of fee or less than fee interests in real property. These interests include, but are not limited to, conservation easements, access/trail easements, covenants, water rights, leases, and mineral rights.

“Centennial Clean Water Program” means the state program funded from various state sources.

“Contract Documents” means the contract between the RECIPIENT and the construction contractor for construction of the project.

“Cost Effective Analysis” means a comparison of the relative cost-efficiencies of two or more potential ways of solving a water quality problem as described in Chapter 173-98-730 WAC.

“Defease” or “Defeasance” means the setting aside in escrow or other special fund or account of sufficient investments and money dedicated to pay all principal of and interest on all or a portion of an obligation as it comes due.

“Effective Date” means the earliest date on which eligible costs may be incurred.

“Effective Interest Rate” means the total interest rate established by Ecology that includes the Administrative Charge.

“Estimated Loan Amount” means the initial amount of funds loaned to the RECIPIENT.

“Estimated Loan Repayment Schedule” means the schedule of loan repayments over the term of the loan based on the Estimated Loan Amount.

“Equivalency” means projects designated by ECOLOGY to meet additional federal requirements.

“Expiration Date” means the latest date on which eligible costs may be incurred.

“Final Accrued Interest” means the interest accrued beginning with the first disbursement of funds to the RECIPIENT through

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such time as the loan is officially closed out and a final loan repayment schedule is issued.

“Final Loan Amount” means all principal of and interest on the loan from the Project Start Date through the Project Completion Date.

“Final Loan Repayment Schedule” means the schedule of loan repayments over the term of the loan based on the Final Loan Amount.

“Forgivable Principal” means the portion of a loan that is not required to be paid back by the borrower.

“General Obligation Debt” means an obligation of the RECIPIENT secured by annual ad valorem taxes levied by the RECIPIENT and by the full faith, credit, and resources of the RECIPIENT.

“General Obligation Payable from Special Assessments Debt” means an obligation of the RECIPIENT secured by a valid general obligation of the Recipient payable from special assessments to be imposed within the constitutional and statutory tax limitations provided by law without a vote of the electors of the RECIPIENT on all of the taxable property within the boundaries of the RECIPIENT.

“Gross Revenue” means all of the earnings and revenues received by the RECIPIENT from the maintenance and operation of the Utility and all earnings from the investment of money on deposit in the Loan Fund, except (i) Utility Local Improvement Districts (ULID) Assessments, (ii) government grants, (iii) RECIPIENT taxes, (iv) principal proceeds of bonds and other obligations, or (v) earnings or proceeds (A) from any investments in a trust, Defeasance, or escrow fund created to Defease or refund Utility obligations or (B) in an obligation redemption fund or account other than the Loan Fund until commingled with other earnings and revenues of the Utility or (C) held in a special account for the purpose of paying a rebate to the United States Government under the Internal Revenue Code.

“Guidelines” means the ECOLOGY’s Funding Guidelines that that correlate to the State Fiscal Year in which the project is funded.

“Initiation of Operation Date” means the actual date the Water Pollution Control Facility financed with proceeds of the loan begins to operate for its intended purpose.

“Loan” means the Washington State Water Pollution Control Revolving Fund Loan or Centennial Clean Water Fund (Centennial) Loan made pursuant to this loan agreement.

“Loan Amount” means either an Estimated Loan Amount or a Final Loan Amount, as applicable.

“Loan Fund” means the special fund created by the RECIPIENT for the repayment of the principal of and interest on the loan.

“Loan Security” means the mechanism by which the RECIPIENT pledges to repay the loan.

“Loan Term” means the repayment period of the loan.

“Maintenance and Operation Expense” means all reasonable expenses incurred by the RECIPIENT in causing the Utility to be operated and maintained in good repair, working order, and condition including payments to other parties, but will not include any depreciation or RECIPIENT levied taxes or payments to the RECIPIENT in lieu of taxes.

“Net Revenue” means the Gross Revenue less the Maintenance and Operation Expense.

“Original Engineer’s Estimate” means the engineer’s estimate of construction costs included with bid documents.

“Principal and Interest Account” means, for a loan that constitutes Revenue-Secured Debt, the account created in the loan fund to be first used to repay the principal of and interest on the loan.

“Project” means the project described in this agreement.

“Project Completion Date” means the date specified in the agreement on which the Scope of Work will be fully completed. This term is only used in loan agreements.

“Project Schedule” means that schedule for the project specified in the agreement.

“Revenue-Secured Debt” means an obligation of the RECIPIENT secured by a pledge of the revenue of a utility and one not a general obligation of the RECIPIENT.

“Reserve Account” means, for a loan that constitutes a Revenue Secured Debt and if specifically identified as a term and condition of the funding agreement, the account of that name created in the loan fund to secure the payment of the principal of and interest on the loan.

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“Risk-Based Determination” means an approach to sub-recipient monitoring and oversight based on risk factors associated to a RECIPIENT or project.

“Scope of Work” means the tasks and activities constituting the project.

“Section 319” means the section of the Clean Water Act that provides funding to address nonpoint sources of water pollution.

“Senior Lien Obligations” means all revenue bonds and other obligations of the RECIPIENT outstanding on the date of execution of this loan agreement (or subsequently issued on a parity therewith, including refunding obligations) or issued after the date of execution of this loan agreement having a claim or lien on the Gross Revenue of the Utility prior and superior to the claim or lien of the loan, subject only to Maintenance and Operation Expense.

“State Water Pollution Control Revolving Fund (Revolving Fund)” means the water pollution control revolving fund established by Chapter 90.50A.020 RCW.

“Termination Date” means the effective date of ECOLOGY’s termination of the agreement.

“Termination Payment Date” means the date on which the RECIPIENT is required to repay to ECOLOGY any outstanding balance of the loan and all accrued interest.

“Total Eligible Project Cost” means the sum of all costs associated with a water quality project that have been determined to be eligible for ECOLOGY grant or loan funding, including any required recipient match.

“Total Project Cost” means the sum of all costs associated with a water quality project, including costs that are not eligible for ECOLOGY grant or loan funding.

“ULID” means any utility local improvement district of the RECIPIENT created for the acquisition or construction of additions to and extensions and betterments of the Utility.

“ULID Assessments” means all assessments levied and collected in any ULID. Such assessments are pledged to be paid into the Loan Fund (less any prepaid assessments permitted by law to be paid into a construction fund or account). ULID Assessments will include principal installments and any interest or penalties which may be due.

“Utility” means the sewer system, stormwater system, or the combined water and sewer system of the RECIPIENT, the Net Revenue of which is pledged to pay and secure the loan.

SECTION 2: THE FOLLOWING CONDITIONS APPLY TO ALL RECIPIENTS OF WATER QUALITY COMBINED FINANCIAL ASSISTANCE FUNDING.

The Water Quality Financial Assistance Funding Guidelines are included in this agreement by reference and are available on ECOLOGY’s Water Quality Program website.

A. Architectural and Engineering Services: The RECIPIENT certifies by signing this agreement that the requirements of Chapter 39.80 RCW, “Contracts for Architectural and Engineering Services,” have been, or shall be, met in procuring qualified architectural/engineering services. The RECIPIENT shall identify and separate eligible and ineligible costs in the final architectural/engineering services contract and submit a copy of the contract to ECOLOGY.

B. Acquisition: The following provisions shall be in force only if the project described in this agreement is an acquisition project:

a. Evidence of Land Value and Title. The RECIPIENT shall submit documentation of the cost of the property rights and the type of ownership interest that has been acquired.

b. Legal Description of Real Property Rights Acquired. The legal description of the real property rights purchased with funding assistance provided through this agreement (and protected by a recorded conveyance of rights to the State of Washington) shall be incorporated into the agreement before final payment.

c. Conveyance of Rights to the State of Washington. Upon purchase of real property rights (both fee simple and lesser interests), the RECIPIENT shall execute the document necessary to convey certain rights and responsibilities to ECOLOGY, on behalf of the State of Washington. The documents required will depend on the project type, the real property rights being acquired, and whether or not those rights are being acquired in perpetuity (see options below). The RECIPIENT shall use language provided by ECOLOGY, to record the executed document in the County where the real property lies, and to provide a copy of the recorded document to ECOLOGY.

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Documentation Options:

1. **Deed of Right.** The Deed of Right conveys to the people of the state of Washington the right to preserve, protect, and/or use the property for public purposes consistent with the fund source. RECIPIENTS shall use this document when acquiring real property rights that include the underlying land. This document may also be applicable for those easements where the RECIPIENT has acquired a perpetual easement for public purposes. The RECIPIENT must obtain ECOLOGY approval on the draft language prior to executing the deed of right.
2. **Assignment of Rights.** The Assignment of Rights document transfers certain rights such as access and enforcement to ECOLOGY. The RECIPIENT shall use this document when an easement or lease is being acquired for water quality and habitat conservation. The Assignment of Rights requires the signature of the underlying landowner and must be incorporated by reference in the easement document.
3. **Easements and Leases.** The RECIPIENT may incorporate required language from the Deed of Right or Assignment of Rights directly into the easement or lease document, thereby eliminating the requirement for a separate document. Language will depend on the situation; therefore, the RECIPIENT must obtain ECOLOGY approval on the draft language prior to executing the easement or lease.

d. Real Property Acquisition and Relocation Assistance.

1. **Federal Acquisition Policies.** See Section 4 of this agreement for requirements specific to Section 319 and SRF funded projects.
2. **State Acquisition Policies.** When state funds are part of this agreement, the RECIPIENT agrees to comply with the terms and conditions of the Uniform Relocation Assistance and Real Property Acquisition Policy of the State of Washington, Chapter 8.26 RCW, and Chapter 468-100 WAC.
3. **Housing and Relocation.** In the event that housing and relocation costs, as required by federal law set out in subsection (1) above and/or state law set out in subsection (2) above, are involved in the execution of this project, the RECIPIENT agrees to provide any housing and relocation assistance required.

e. Hazardous Substances.

1. **Certification.** The RECIPIENT shall inspect, investigate, and conduct an environmental audit of the proposed acquisition site for the presence of hazardous substances, as defined in RCW 70.105D.020(10), and certify:
 - i. No hazardous substances were found on the site, or
 - ii. Any hazardous substances found have been treated and/or disposed of in compliance with applicable state and federal laws, and the site is deemed “clean.”
2. **Responsibility.** Nothing in this provision alters the RECIPIENT's duties and liabilities regarding hazardous substances as set forth in RCW 70.105D.
3. **Hold Harmless.** The RECIPIENT will defend, protect and hold harmless ECOLOGY and any and all of its employees and/or agents, from and against any and all liability, cost (including but not limited to all costs of defense and attorneys' fees) and any and all loss of any nature from any and all claims or suits resulting from the presence of, or the release or threatened release of, hazardous substances on the property the RECIPIENT is acquiring.

f. Restriction On Conversion Of Real Property And/Or Facilities To Other Uses

The RECIPIENT shall not at any time convert any real property (including any interest therein) or facility acquired, developed, maintained, renovated, and/or restored pursuant to this agreement to uses other than those purposes for which funds were approved without prior approval of ECOLOGY. For acquisition projects that are term limited, such as one involving a lease or a term-limited restoration, renovation or development project or easement, this restriction on conversion shall apply only for the length of the term, unless otherwise provided in written documents or required by applicable state or federal law. In such case, the restriction applies to such projects for the length of the term specified by the lease, easement, deed, or landowner agreement.

C. Best Management Practices (BMP) Implementation: If the RECIPIENT installs BMPs that are not approved by

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ECOLOGY prior to installation, the RECIPIENT assumes the risk that part or all of the reimbursement for that activity may be delayed or ineligible. For more details regarding BMP Implementation, please reference the Water Quality Financial Assistance Funding Guidelines available on ECOLOGY's Water Quality Program funding website.

D. Electronic Fund Transfers: Payment will be issued through Washington State's Office of Financial Management's Statewide Payee Desk. To receive payment you must register as a statewide vendor by submitting a statewide vendor registration form and an IRS W-9 form at website, <https://ofm.wa.gov/it-systems/statewide-vendorpayee-services>. If you have questions about the vendor registration process or electronic fund transfers, you can contact Statewide Payee Help Desk at (360) 407-8180 or email PayeeRegistration@ofm.wa.gov.

E. Equipment Purchase: Equipment purchases over \$5,000 and not included in the scope of work or the Ecology approved construction plans and specifications, must be pre-approved by ECOLOGY's project manager before purchase. All equipment purchases over \$5,000 and not included in a contract for work being completed on the funded project, must also be reported on the Equipment Purchase Report in EAGL.

F. Funding Recognition: The RECIPIENT must inform the public about ECOLOGY or any EPA (see Section 3.B for Section 319 funded or Section 5.E for SRF funded projects) funding participation in this project through the use of project signs, acknowledgement in published materials, reports, the news media, websites, or other public announcements. Projects addressing site-specific locations must utilize appropriately sized and weather-resistant signs. Sign logos are available from ECOLOGY's Financial Manager upon request.

G. Growth Management Planning: The RECIPIENT certifies by signing this agreement that it is in compliance with the requirements of Chapter 36.70A RCW, "Growth Management Planning by Selected Counties and Cities." If the status of compliance changes, either through RECIPIENT or legislative action, the RECIPIENT shall notify ECOLOGY in writing of this change within 30 days.

H. Interlocal: The RECIPIENT certifies by signing this agreement that all negotiated interlocal agreements necessary for the project are, or shall be, consistent with the terms of this agreement and Chapter 39.34 RCW, "Interlocal Cooperation Act." The RECIPIENT shall submit a copy of each interlocal agreement necessary for the project to ECOLOGY upon request.

I. Lobbying and Litigation: Costs incurred for the purposes of lobbying or litigation are not eligible for funding under this agreement.

J. Post Project Assessment Survey: The RECIPIENT agrees to participate in a brief survey regarding the key project results or water quality project outcomes and the status of long-term environmental results or goals from the project approximately three years after project completion. A representative from ECOLOGY's Water Quality Program may contact the RECIPIENT to request this data. ECOLOGY may also conduct site interviews and inspections, and may otherwise evaluate the project, as part of this assessment.

K. Project Status Evaluation: ECOLOGY may evaluate the status of this project 18 months from the effective date of this agreement. ECOLOGY's Project Manager and Financial Manager will meet with the RECIPIENT to review spending trends, completion of outcome measures, and overall project administration and performance. If the RECIPIENT fails to make satisfactory progress toward achieving project outcomes, ECOLOGY may change the scope of work, reduce grant funds, or increase oversight measures.

L. Technical Assistance: Technical assistance for agriculture activities provided under the terms of this agreement shall be consistent with the current U.S. Natural Resource Conservation Service ("NRCS") Field Office Technical Guide for Washington State and specific requirements outlined in the Water Quality Funding Guidelines. Technical assistance, proposed practices, or project designs that do not meet these standards may be eligible if approved in writing by ECOLOGY.

SECTION 3: THE FOLLOWING CONDITIONS APPLY TO SECTION 319 AND CENTENNIAL CLEAN WATER FUNDED PROJECTS BEING USED TO MATCH SECTION 319 FUNDS.

The RECIPIENT must submit the following documents to ECOLOGY before this agreement is signed by ECOLOGY:

1. Federal Funding Accountability and Transparency Act (FFATA) Form, available on the Water Quality Program website.

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2. “Section 319 Initial Data Reporting” form in EAGL.

A. Data Reporting: The RECIPIENT must complete the “Section 319 Initial Data Reporting” form in EAGL before this agreement can be signed by Ecology. This form is used to gather general information about the project for EPA.

B. Funding Recognition and Outreach: In addition to Section 2.F. of these Special Terms and Conditions, the RECIPIENT shall provide signage that informs the public that the project is funded by EPA. The signage shall contain the EPA logo and follow usage requirements available at <http://www2.epa.gov/stylebook/using-epa-seal-and-logo>. To obtain the appropriate EPA logo or seal graphic file, the RECIPIENT may send a request to their Ecology Financial Manager.

To increase public awareness of projects serving communities where English is not the predominant language, RECIPIENTS are encouraged to provide their outreach strategies communication in non-English languages. Translation costs for this purpose are allowable, provided the costs are reasonable.

The RECIPIENT shall use the following paragraph in all reports, documents, and signage developed under this agreement:

“This project has been funded wholly or in part by the United States Environmental Protection Agency under an assistance agreement to the Washington State Department of Ecology. The contents of this document do not necessarily reflect the views and policies of the Environmental Protection Agency, nor does the mention of trade names or commercial products constitute endorsement or recommendation for use.”

C. Load Reduction Reporting: The RECIPIENT shall complete the “Section 319 Annual Load Reduction Reporting” form in EAGL by January 15 of each year and at project close-out. ECOLOGY may hold reimbursements until the RECIPIENT has completed the form. This form is used to gather information on best management practices (BMPs) installed and associated pollutant load reductions that were funded as a part of this project.

D. Time Extension: The RECIPIENT may request a one-time extension for up to 12 months. However, the time extension cannot exceed the time limitation established in EPA’s assistance agreement. In the event a time extension is requested and approved by ECOLOGY, the RECIPIENT must complete all eligible work performed under this agreement by the expiration date.

SECTION 4: THE FOLLOWING CONDITIONS APPLY TO SECTION 319 AND STATE REVOLVING FUND (SRF) LOAN FUNDED PROJECTS ONLY.

A. Accounting Standards: The RECIPIENT shall maintain accurate records and accounts for the project (PROJECT Records) in accordance with Generally Accepted Accounting Principles (GAAP) as issued by the Governmental Accounting Standards Board (GASB), including standards related to the reporting of infrastructure assets or in accordance with the standards in Chapter 43.09.200 RCW “Local Government Accounting – Uniform System of Accounting.”

B. Acquisitions: Section 319 and SRF Equivalency project RECIPIENTs shall comply with the terms and conditions of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, 84 Stat. 1894 (1970)--Public Law 91-646, as amended by the Surface Transportation and Uniform Relocation Assistance Act, PL 100-17-1987, and applicable regulations and procedures of the federal agency implementing that Act.

C. Audit Requirements: In accordance with 2 CFR 200.501(a), the RECIPIENT agrees to obtain a single audit from an independent auditor, if their organization expends \$750,000 or more in total Federal funds in their fiscal year. The RECIPIENT must submit the form SF-SAC and a Single Audit Report Package within 9 months of the end of the fiscal year or 30 days after receiving the report from an independent auditor. The SF-SAC and a Single Audit Report Package MUST be submitted using the Federal Audit Clearinghouse’s Internet Data Entry System available at:

<https://harvester.census.gov/fac/collect/ddeindex.html>. For complete information on how to accomplish the single audit submission, go to the Federal Audit Clearinghouse Web site: <http://harvester.census.gov/fac/>.

D. Archaeological Resources and Historic Properties (Section 106): The RECIPIENT shall comply with the additional requirements under section 106 of the National Historic Preservation Act (NHPA, 36 CFR 800).

E. Data Universal Numbering System (DUNS) and Central Contractor Registration (CCR) Requirements: RECIPIENTs shall

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have a DUNS number. Unless exempted from this requirement under 2 CFR 25.110, the RECIPIENT must ensure that their organization's information in the System for Award Management (SAM), <https://www.sam.gov>, is kept current through project closeout. This requires that the RECIPIENT reviews and updates the information at least annually after the initial registration, and more frequently if information changes.

F. Disadvantaged Business Enterprise (DBE): General Compliance, 40 CFR, Part 33. The RECIPIENT agrees to comply with the requirements of the Environmental Protection Agency's Program for Utilization of Small, Minority, and Women's Business Enterprises (MBE/WBE) 40CFR, Part 33 in procurement under this agreement.

Six Good Faith Efforts, 40 CFR, Part 33, Subpart C. The RECIPIENT agrees to make the following good faith efforts whenever procuring construction, equipment, services, and supplies under this agreement. Records documenting compliance with the following six good faith efforts shall be retained:

- 1) Ensure Disadvantaged Business Enterprises are made aware of contracting opportunities to the fullest extent practicable through outreach and recruitment activities. For Indian Tribal, State and Local and Government RECIPIENTS, this shall include placing Disadvantaged Business Enterprises on solicitation lists and soliciting them whenever they are potential sources.
- 2) Make information on forthcoming opportunities available to Disadvantaged Business Enterprises and arrange time frames for contracts and establish delivery schedules, where the requirements permit, in a way that encourages and facilitates participation by Disadvantaged Business Enterprises in the competitive process. This includes, whenever possible, posting solicitations for bids or proposals for a minimum of thirty (30) calendar days before the bid or proposal closing date.
- 3) Consider, in the contracting process, whether firms competing for large contracts could subcontract with Disadvantaged Business Enterprises. For Indian Tribal, State, and Local Government RECIPIENTS, this shall include dividing total requirements when economically feasible into smaller tasks or quantities to permit maximum participation by Disadvantaged Business Enterprises in the competitive process.
- 4) Encourage contracting with a consortium of Disadvantaged Business Enterprises when a contract is too large for one of these firms to handle individually.
- 5) Use services and assistance of the Small Business Administration and the Minority Business Development Agency of the Department of Commerce.
- 6) If the prime contractor awards subcontracts, require the prime contractor to take the five good faith efforts steps in paragraphs 1 through 5 above.

The RECIPIENT agrees to submit ECOLOGY's Contractor Participation Report Form D with each payment request. Contract Administration Provisions, 40 CFR, Section 33.302. The RECIPIENT agrees to comply with the contract administration provisions of 40 CFR, Section 33.302.

Non-discrimination Provision. The RECIPIENT shall not discriminate on the basis of race, color, national origin or sex in the performance of this agreement. The RECIPIENT shall carry out applicable requirements of 40 CFR Part 33 in the award and administration of contracts awarded under EPA financial assistance agreements. Failure by the RECIPIENT to carry out these requirements is a material breach of this agreement which may result in the termination of this contract or other legally available remedies.

This does not preclude the RECIPIENT from enacting broader nondiscrimination protections.

The RECIPIENT shall comply with all federal and state nondiscrimination laws, including but not limited to, Title VI and VII of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, Title IX of the Education Amendments of 1972, the Age Discrimination Act of 1975, and Chapter 49.60 RCW, Washington's Law Against Discrimination, and 42 U.S.C. 12101 et seq, the Americans with Disabilities Act (ADA).

In the event of the RECIPIENT's noncompliance or refusal to comply with any applicable nondiscrimination law, regulation, or policy, this agreement may be rescinded, canceled, or terminated in whole or in part and the RECIPIENT may be declared ineligible for further funding from ECOLOGY. The RECIPIENT shall, however, be given a reasonable time in which to cure this noncompliance.

The RECIPIENT shall include the following terms and conditions in contracts with all contractors, subcontractors, engineers,

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vendors, and any other entity for work or services pertaining to this agreement.

“The Contractor will not discriminate on the basis of race, color, national origin or sex in the performance of this Contract. The Contractor will carry out applicable requirements of 40 CFR Part 33 in the award and administration of contracts awarded under Environmental Protection Agency financial agreements. Failure by the Contractor to carry out these requirements is a material breach of this Contract which may result in termination of this Contract or other legally available remedies.”

Bidder List, 40 CFR, Section 33.501(b) and (c). The RECIPIENT agrees to create and maintain a bidders list. The bidders list shall include the following information for all firms that bid or quote on prime contracts, or bid or quote subcontracts, including both MBE/WBEs and non-MBE/WBEs.

1. Entity's name with point of contact
2. Entity's mailing address, telephone number, and e-mail address
3. The procurement on which the entity bid or quoted, and when
4. Entity's status as an MBE/WBE or non-MBE/WBE

G. Electronic and information Technology (EIT) Accessibility: RECIPIENTS shall ensure that loan funds provided under this agreement for costs in the development or purchase of EIT systems or products provide individuals with disabilities reasonable accommodations and an equal and effective opportunity to benefit from or participate in a program, including those offered through electronic and information technology as per Section 504 of the Rehabilitation Act, codified in 40 CFR Part 7. Systems or products funded under this agreement must be designed to meet the diverse needs of users without barriers or diminished function or quality. Systems shall include usability features or functions that accommodate the needs of persons with disabilities, including those who use assistive technology.

H. Hotel-Motel Fire Safety Act: The RECIPIENT shall ensure that all space for conferences, meetings, conventions or training seminars funded in whole or in part with federal funds complies with the protection and control guidelines of the Hotel and Motel Fire Safety Act (15 USC 2225a, PL 101-391, as amended). Recipients may search the Hotel-Motel National Master List at <http://www.usfa.dhs.gov/applications/hotel/> to see if a property is in compliance, or to find other information about the Act. Pursuant to 15 USC 2225a.

I. Trafficking In Persons: The RECIPIENT and RECIPIENT employees that are private entities shall not engage in forms of trafficking in persons during the period of time this agreement is effective. This includes, but is not limited to, the procurement of a commercial sex act or forced labor. The RECIPIENT shall notify ECOLOGY immediately of any information received from any source alleging a violation under this provision.

SECTION 5: THE FOLLOWING CONDITIONS APPLY TO STATE REVOLVING FUND (SRF) LOAN FUNDED PROJECTS ONLY.

The RECIPIENT must submit the following documents/forms to ECOLOGY before this agreement is signed by ECOLOGY:

1. Financial Capability Assessment Documentation
2. Opinion of RECIPIENT's Legal Council
3. Authorizing Ordinance or Resolution
4. Federal Funding Accountability and Transparency Act (FFATA) Form
5. CWSRF Federal Reporting Information form available in EAGL
6. Fiscal Sustainability Plan Certification Form (only required if the project includes construction of a wastewater or stormwater facility construction)
7. Cost and Effectiveness Analysis Certification Form

A. Alteration and Eligibility of Project: During the term of this agreement, the RECIPIENT (1) shall not materially alter the design or structural character of the project without the prior written approval of ECOLOGY and (2) shall take no action which would adversely affect the eligibility of the project as defined by applicable funding program rules and state statutes, or which would cause a violation of any covenant, condition, or provision herein.

B. American Iron and Steel (Buy American): This loan provision applies to projects for the construction, alteration,

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maintenance, or repair of a “treatment works” as defined in the Federal Water Pollution Control Act (33 USC 1381 et seq.) The RECIPIENT shall ensure that all iron and steel products used in the project are produced in the United States. Iron and Steel products means the following products made primarily of iron or steel: lined or unlined pipes and fittings, manhole covers and other municipal castings, hydrants, tanks, flanges, pipe clamps and restraints, valves, structural steel, reinforced precast concrete, and construction materials. The RECIPIENT may request waiver from this requirement from the Administrator of the Environmental Protection Agency. The RECIPIENT must coordinate all waiver requests through ECOLOGY. This provision does not apply if the engineering plans and specifications for the project were approved by ECOLOGY prior to January 17, 2014. ECOLOGY reserves the right to request documentation of RECIPIENT’S compliance with this provision.

C. Authority of RECIPIENT: This agreement is authorized by the Constitution and laws of the state of Washington, including the RECIPIENT’s authority, and by the RECIPIENT pursuant to the authorizing ordinance or resolution. The RECIPIENT shall submit a copy of the authorizing ordinance or resolution to the ECOLOGY Financial Manager before this agreement shall be signed by ECOLOGY.

D. Equivalency Projects: (For designated equivalency projects only)

1. The RECIPIENT must procure architectural and engineering services in accordance with the federal requirements in Chapter 11 of Title 40, U.S.C. (see www.gpo.gov/fdsys/pkg/USCODE-2011-title40/pdf/USCODE-2011-title40-subtitleI-chap11.pdf).

E. Fiscal Sustainability Plan Certification: The RECIPIENT shall submit a completed Fiscal Sustainability Plan Certification before this agreement is signed by ECOLOGY. The Fiscal Sustainability Plan Certification is available from the ECOLOGY Financial Manager or on the Water Quality Program website.

F. Funding Recognition and Outreach: In addition to Section 2.F of these Terms and Conditions, the RECIPIENT agrees to comply with the EPA SRF Signage Guidance in order to enhance public awareness of EPA assistance agreements nationwide. The signage guidance can be found at: <http://www.ecy.wa.gov/programs/wq/funding/FundPrgms/CWSRF/SignageGuidanceJune2015.pdf>.

G. Insurance: The RECIPIENT shall at all times carry fire and extended insurance coverage, public liability, and property damage, and such other forms of insurance with responsible insurers and policies payable to the RECIPIENT on such of the buildings, equipment, works, plants, facilities, and properties of the Utility as are ordinarily carried by municipal or privately-owned utilities engaged in the operation of like systems, and against such claims for damages as are ordinarily carried by municipal or privately-owned utilities engaged in the operation of like systems, or it shall self-insure or participate in an insurance pool or pools with reserves adequate, in the reasonable judgment of the RECIPIENT, to protect it against loss.

H. Litigation Authority: No litigation is now pending, or to the RECIPIENT’S knowledge, threatened, seeking to restrain, or enjoin:

- (i) the execution of this agreement; or
- (ii) the fixing or collection of the revenues, rates, and charges or the formation of the ULID and the levy and collection of ULID Assessments therein pledged to pay the principal of and interest on the loan (for revenue secured lien obligations); or
- (iii) the levy and collection of the taxes pledged to pay the principal of and interest on the loan (for general obligation-secured loans and general obligation payable from special-assessment-secured loans); or
- (iv) in any manner questioning the proceedings and authority under which the agreement, the loan, or the project are authorized. Neither the corporate existence, or boundaries of the RECIPIENT nor the title of its present officers to their respective offices is being contested. No authority or proceeding for the execution of this agreement has been repealed, revoked, or rescinded.

I. Loan Interest Rate and Terms: This loan agreement shall remain in effect until the date of final repayment of the loan, unless terminated earlier according to the provisions herein.

When the Project Completion Date has occurred, ECOLOGY and the RECIPIENT shall execute an amendment to this loan agreement which details the final loan amount (Final Loan Amount), and ECOLOGY shall prepare a final loan repayment schedule. The Final Loan Amount shall be the combined total of actual disbursements made on the loan and all accrued

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interest to the computation date.

The Estimated Loan Amount and the Final Loan Amount (in either case, as applicable, a "Loan Amount") shall bear interest based on the interest rate identified in this agreement as the "Effective Interest Rate," per annum, calculated on the basis of a 365 day year. Interest on the Estimated Loan Amount shall accrue from and be compounded monthly based on the date that each payment is mailed to the RECIPIENT. The Final Loan Amount shall be repaid in equal installments, semiannually, over the term of this loan "Loan Term" as outlined in this agreement.

J. Loan Repayment:

Sources of Loan Repayment

1. Nature of RECIPIENT's Obligation. The obligation of the RECIPIENT to repay the loan from the sources identified below and to perform and observe all other agreements and obligations on its part, contained herein, shall be absolute and unconditional, and shall not be subject to diminution by setoff, counterclaim, or abatement of any kind. To secure the repayment of the loan from ECOLOGY, the RECIPIENT agrees to comply with all of the covenants, agreements, and attachments contained herein.

2. For General Obligation. This loan is a General Obligation Debt of the RECIPIENT.

3. For General Obligation Payable from Special Assessments. This loan is a General Obligation Debt of the RECIPIENT payable from special assessments to be imposed within the constitutional and statutory tax limitations provided by law without a vote of the electors of the RECIPIENT on all of the taxable property within the boundaries of the RECIPIENT.

4. For Revenue-Secured: Lien Position. This loan is a Revenue-Secured Debt of the RECIPIENT's Utility. This loan shall constitute a lien and charge upon the Net Revenue junior and subordinate to the lien and charge upon such Net Revenue of any Senior Lien Obligations.

In addition, if this loan is also secured by Utility Local Improvement Districts (ULID) Assessments, this loan shall constitute a lien upon ULID Assessments in the ULID prior and superior to any other charges whatsoever.

5. Other Sources of Repayment. The RECIPIENT may repay any portion of the loan from any funds legally available to it.

6. Defeasance of the Loan. So long as ECOLOGY shall hold this loan, the RECIPIENT shall not be entitled to, and shall not affect, an economic Defeasance of the loan. The RECIPIENT shall not advance refund the loan.

If the RECIPIENT defeases or advance refunds the loan, it shall be required to use the proceeds thereof immediately upon their receipt, together with other available RECIPIENT funds, to repay both of the following:

(i) The Loan Amount with interest

(ii) Any other obligations of the RECIPIENT to ECOLOGY under this agreement, unless in its sole discretion ECOLOGY finds that repayment from those additional sources would not be in the public interest.

Failure to repay the Loan Amount plus interest within the time specified in ECOLOGY's notice to make such repayment shall incur Late Charges and shall be treated as a Loan Default.

7. Refinancing or Early Repayment of the Project. So long as ECOLOGY shall hold this loan, the RECIPIENT shall give ECOLOGY thirty days written notice if the RECIPIENT intends to refinance or make early repayment of the loan.

Method and Conditions on Repayments

1. Semiannual Payments. Notwithstanding any other provision of this agreement, the first semiannual payment of principal and interest on this loan shall be due and payable no later than one year after the project completion date or initiation of operation date, whichever comes first.

Thereafter, equal payments shall be due every six months.

If the due date for any semiannual payment falls on a Saturday, Sunday, or designated holiday for Washington State agencies, the payment shall be due on the next business day for Washington State agencies.

Payments shall be mailed to:

Department of Ecology

Cashiering Unit

P.O. Box 47611

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In lieu of mailing payments, electronic fund transfers can be arranged by working with ECOLOGY's Financial Manager. No change to the amount of the semiannual principal and interest payments shall be made without a mutually signed amendment to this agreement. The RECIPIENT shall continue to make semiannual payments based on this agreement until the amendment is effective, at which time the RECIPIENT's payments shall be made pursuant to the amended agreement.

2. Late Charges. If any amount of the Final Loan Amount or any other amount owed to ECOLOGY pursuant to this agreement remains unpaid after it becomes due and payable, ECOLOGY may assess a late charge. The late charge shall be one percent per month on the past due amount starting on the date the debt becomes past due and until it is paid in full.

3. Repayment Limitations. Repayment of the loan is subject to the following additional limitations, among others: those on defeasance, refinancing and advance refunding, termination, and default and recovery of payments.

4. Prepayment of Loan. So long as ECOLOGY shall hold this loan, the RECIPIENT may prepay the entire unpaid principal balance of and accrued interest on the loan or any portion of the remaining unpaid principal balance of the Loan Amount. Any prepayments on the loan shall be applied first to any accrued interest due and then to the outstanding principal balance of the Loan Amount. If the RECIPIENT elects to prepay the entire remaining unpaid balance and accrued interest, the RECIPIENT shall first contact ECOLOGY's Revenue/Receivable Manager of the Fiscal Office.

K. Loan Security

Due Regard: For loans secured with a Revenue Obligation: The RECIPIENT shall exercise due regard for Maintenance and Operation Expense and the debt service requirements of the Senior Lien Obligations and any other outstanding obligations pledging the Gross Revenue of the Utility, and it has not obligated itself to set aside and pay into the loan Fund a greater amount of the Gross Revenue of the Utility than, in its judgment, shall be available over and above such Maintenance and Operation Expense and those debt service requirements.

Where collecting adequate gross utility revenue requires connecting additional users, the RECIPIENT shall require the sewer system connections necessary to meet debt obligations and expected operation and maintenance expenses.

Levy and Collection of Taxes (if used to secure the repayment of the loan): For so long as the loan is outstanding, the RECIPIENT irrevocably pledges to include in its budget and levy taxes annually within the constitutional and statutory tax limitations provided by law without a vote of its electors on all of the taxable property within the boundaries of the RECIPIENT in an amount sufficient, together with other money legally available and to be used therefore, to pay when due the principal of and interest on the loan, and the full faith, credit and resources of the RECIPIENT are pledged irrevocably for the annual levy and collection of those taxes and the prompt payment of that principal and interest.

Not an Excess Indebtedness: For loans secured with a general obligation pledge or a general obligation pledge on special assessments: The RECIPIENT agrees that this agreement and the loan to be made do not create an indebtedness of the RECIPIENT in excess of any constitutional or statutory limitations.

Pledge of Net Revenue and ULID Assessments in the ULID (if used to secure the repayment of this loan): For so long as the loan is outstanding, the RECIPIENT irrevocably pledges the Net Revenue of the Utility, including applicable ULID Assessments in the ULID, to pay when due the principal of and interest on the loan.

Utility Local Improvement District (ULID) Assessment Collection (if used to secure the repayment of the loan): All ULID Assessments in the ULID shall be paid into the Loan Fund and used to pay the principal of and interest on the loan.

L. Maintenance and Operation of a Funded Utility: The RECIPIENT shall, at all times, maintain and keep the funded Utility in good repair, working order, and condition.

M. Opinion of RECIPIENT's Legal Counsel: The RECIPIENT must submit an "Opinion of Legal Counsel to the RECIPIENT" to ECOLOGY before this agreement will be signed. ECOLOGY will provide the form.

N. Prevailing Wage (Davis-Bacon Act): The RECIPIENT agrees, by signing this agreement, to comply with the Davis-Bacon Act prevailing wage requirements. This applies to the construction, alteration, and repair of treatment works carried out, in whole or in part, with assistance made available by the State Revolving Fund as authorized by Section 513, title VI of the Federal Water Pollution Control Act (33 U.S.C. 1372). Laborers and mechanics employed by contractors and

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subcontractors shall be paid wages not less often than once a week and at rates not less than those prevailing on projects of a character similar in the locality as determined by the Secretary of Labor.

The RECIPIENT shall obtain the wage determination for the area in which the project is located prior to issuing requests for bids, proposals, quotes or other methods for soliciting contracts (solicitation). These wage determinations shall be incorporated into solicitations and any subsequent contracts. The RECIPIENT shall ensure that the required EPA contract language regarding Davis-Bacon Wages is in all contracts and sub contracts in excess of \$2,000. The RECIPIENT shall maintain records sufficient to document compliance with the Davis-Bacon Act, and make such records available for review upon request.

The RECIPIENT also agrees, by signing this agreement, to comply with State Prevailing Wages on Public Works, Chapter 39.12 RCW, as applicable. Compliance may include the determination whether the project involves “public work” and inclusion of the applicable prevailing wage rates in the bid specifications and contracts. The RECIPIENT agrees to maintain records sufficient to evidence compliance with Chapter 39.12 RCW, and make such records available for review upon request.

O. Progress Reports: RECIPIENTS funded with State Revolving Fund Loan or Forgivable Principal shall include the following verification statement in the “General Comments” text box of each progress report.

“We verify that we are in compliance with all the requirements as outlined in our funding agreement(s) with the Department of Ecology. This includes but is not limited to:

- The Davis-Bacon Act, 29 CFR (If applicable)
- Washington State Prevailing Wage Rate, Chapter 39.12 RCW (Pertaining to all recipients)
- The Disadvantaged Business Enterprise (DBE), 40 CFR, Part 33”

P. Representations and Warranties: The RECIPIENT represents and warrants to ECOLOGY as follows:

Application: Material Information. All information and materials submitted by the RECIPIENT to ECOLOGY in connection with its loan application were, when made, and are, as of the date the RECIPIENT signs this agreement, true and correct. There is no material adverse information relating to the RECIPIENT, the project, the loan, or this agreement known to the RECIPIENT, which has not been disclosed in writing to ECOLOGY.

Existence; Authority. It is a duly formed and legally existing municipal corporation or political subdivision of the state of Washington or a federally recognized Indian Tribe. It has full corporate power and authority to execute, deliver, and perform all of its obligations under this agreement and to undertake the project identified herein.

Certification. Each payment request shall constitute a certification by the RECIPIENT to the effect that all representations and warranties made in this loan agreement remain true as of the date of the request and that no adverse developments, affecting the financial condition of the RECIPIENT or its ability to complete the project or to repay the principal of or interest on the loan, have occurred since the date of this loan agreement. Any changes in the RECIPIENT’s financial condition shall be disclosed in writing to ECOLOGY by the RECIPIENT in its request for payment.

Q. Sale or Disposition of Funded Utility: The RECIPIENT shall not sell, transfer, or otherwise dispose of any of the works, plant, properties, facilities, or other part of the funded Utility or any real or personal property comprising a part of the funded Utility unless:

1. The facilities or property transferred are not material to the operation of the funded Utility, or have become unserviceable, inadequate, obsolete, or unfit to be used in the operation of the funded Utility or are no longer necessary, material, or useful to the operation of the funded Utility; or
2. The aggregate depreciated cost value of the facilities or property being transferred in any fiscal year comprises no more than three percent of the total assets of the funded Utility; or
3. The RECIPIENT receives from the transferee an amount equal to an amount which will be in the same proportion to the net amount of Senior Lien Obligations and this LOAN then outstanding (defined as the total amount outstanding less the amount of cash and investments in the bond and loan funds securing such debt) as the Gross Revenue of the funded Utility from the portion of the funded Utility sold or disposed of for the preceding year bears to the total Gross Revenue for that period.

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4. Expressed written agreement by the ECOLOGY-

The proceeds of any transfer under this paragraph must be used (1) to redeem promptly, or irrevocably set aside for the redemption of, Senior Lien Obligations and to redeem promptly the loan, and (2) to provide for part of the cost of additions to and betterments and extensions of the Utility.

R. Sewer-Use Ordinance or Resolution for Funded Wastewater Facility Projects: If not already in existence, the RECIPIENT shall adopt and shall enforce a sewer-use ordinance or resolution. Such ordinance or resolution shall be submitted to ECOLOGY upon request.

The sewer use ordinance must include provisions to:

- 1) Prohibit the introduction of toxic or hazardous wastes into the RECIPIENT's sewer system.
- 2) Prohibit inflow of stormwater into separated sewer systems.
- 3) Require that new sewers and connections be properly designed and constructed.

S. Termination and Default:

Termination and Default Events

1. For Insufficient ECOLOGY or RECIPIENT Funds. ECOLOGY may terminate this loan agreement for insufficient ECOLOGY or RECIPIENT funds.
2. For Failure to Commence Work. ECOLOGY may terminate this loan agreement for failure of the RECIPIENT to commence project work.
3. Past Due Payments. The RECIPIENT shall be in default of its obligations under this loan agreement when any loan repayment becomes 60 days past due.
4. Other Cause. The obligation of ECOLOGY to the RECIPIENT is contingent upon satisfactory performance in full by the RECIPIENT of all of its obligations under this loan agreement. The RECIPIENT shall be in default of its obligations under this loan agreement if, in the opinion of ECOLOGY, the RECIPIENT has unjustifiably failed to perform any obligation required of it by this loan agreement.

Procedures for Termination. If this loan agreement is terminated prior to project completion, ECOLOGY shall provide to the RECIPIENT a written notice of termination at least five working days prior to the effective date of termination (the "Termination Date"). The written notice of termination by the ECOLOGY shall specify the Termination Date and, when applicable, the date by which the RECIPIENT must repay any outstanding balance of the loan and all accrued interest (the "Termination Payment Date").

Termination and Default Remedies

No Further Payments. On and after the Termination Date, or in the event of a default event, ECOLOGY may, at its sole discretion, withdraw the loan and make no further payments under this agreement.

Repayment Demand. In response to an ECOLOGY initiated termination event, or in response to a loan default event, ECOLOGY may at its sole discretion demand that the RECIPIENT repay the outstanding balance of the Loan Amount and all accrued interest.

Interest after Repayment Demand. From the time that ECOLOGY demands repayment of funds, amounts owed by the RECIPIENT to ECOLOGY shall accrue additional interest at the rate of one percent per month, or fraction thereof.

Accelerate Repayments. In the event of a default, ECOLOGY may, in its sole discretion, declare the principal of and interest on the loan immediately due and payable, subject to the prior lien and charge of any outstanding Senior Lien Obligation upon the Net Revenue. That is, the loan is not subject to acceleration so long as any Senior Lien Obligations are outstanding.

Repayments not made immediately upon such acceleration will incur Late Charges.

Late Charges. All amounts due to ECOLOGY and not paid by the RECIPIENT by the Termination Payment Date or after acceleration following a default event, as applicable, shall incur late charges.

Intercept State Funds. In the event of a default event and in accordance with Chapter 90.50A.060 RCW, "Defaults," any state funds otherwise due to the RECIPIENT may, at ECOLOGY's sole discretion, be withheld and applied to the repayment

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of the loan.

Property to ECOLOGY. In the event of a default event and at the option of ECOLOGY, any personal property (equipment) acquired under this agreement may, in ECOLOGY's sole discretion, become ECOLOGY's property. In that circumstance, ECOLOGY shall reduce the RECIPIENT's liability to repay money by an amount reflecting the fair value of such property. Documents and Materials. If this agreement is terminated, all finished or unfinished documents, data studies, surveys, drawings, maps, models, photographs, and reports or other materials prepared by the RECIPIENT shall, at the option of ECOLOGY, become ECOLOGY property. The RECIPIENT shall be entitled to receive just and equitable compensation for any satisfactory work completed on such documents and other materials.

Collection and Enforcement Actions. In the event of a default event, the state of Washington reserves the right to take any actions it deems necessary to collect the amounts due, or to become due, or to enforce the performance and observance of any obligation by the RECIPIENT, under this agreement.

Fees and Expenses. In any action to enforce the provisions of this agreement, reasonable fees and expenses of attorneys and other reasonable expenses (including, without limitation, the reasonably allocated costs of legal staff) shall be awarded to the prevailing party as that term is defined in Chapter 4.84.330 RCW.

Damages. Notwithstanding ECOLOGY's exercise of any or all of the termination or default remedies provided in this agreement, the RECIPIENT shall not be relieved of any liability to ECOLOGY for damages sustained by ECOLOGY and/or the state of Washington because of any breach of this agreement by the RECIPIENT. ECOLOGY may withhold payments for the purpose of setoff until such time as the exact amount of damages due ECOLOGY from the RECIPIENT is determined.

T. User-Charge System for Funded Utilities: The RECIPIENT certifies that it has the legal authority to establish and implement a user-charge system and shall adopt a system of user-charges to assure that each user of the funded utility shall pay its proportionate share of the cost of operation and maintenance, including replacement during the design life of the project. The user-charge system will include provisions for a connection charge.

In addition, the RECIPIENT shall regularly evaluate the user-charge system, at least annually, to ensure the system provides adequate revenues necessary to operate and maintain the funded utility, to establish reserves to pay for replacement, and to repay the loan.

GENERAL FEDERAL CONDITIONS

If a portion or all of the funds for this agreement are provided through federal funding sources or this agreement is used to match a federal grant award, the following terms and conditions apply to you.

A. CERTIFICATION REGARDING SUSPENSION, DEBARMENT, INELIGIBILITY OR VOLUNTARY

EXCLUSION:

1. The RECIPIENT/CONTRACTOR, by signing this agreement, certifies that it is not suspended, debarred, proposed for debarment, declared ineligible or otherwise excluded from contracting with the federal government, or from receiving contracts paid for with federal funds. If the RECIPIENT/CONTRACTOR is unable to certify to the statements contained in the certification, they must provide an explanation as to why they cannot.
2. The RECIPIENT/CONTRACTOR shall provide immediate written notice to ECOLOGY if at any time the RECIPIENT/CONTRACTOR learns that its certification was erroneous when submitted or had become erroneous by reason of changed circumstances.
3. The terms covered transaction, debarred, suspended, ineligible, lower tier covered transaction, participant, person, primary covered transaction, principal, proposal, and voluntarily excluded, as used in this clause, have the meaning set out in the Definitions and Coverage sections of rules implementing Executive Order 12549. You may contact ECOLOGY for assistance in obtaining a copy of those regulations.
4. The RECIPIENT/CONTRACTOR agrees it shall not knowingly enter into any lower tier covered transaction with a

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person who is proposed for debarment under the applicable Code of Federal Regulations, debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction.

5. The RECIPIENT/CONTRACTOR further agrees by signing this agreement, that it will include this clause titled "CERTIFICATION REGARDING SUSPENSION, DEBARMENT, INELIGIBILITY OR VOLUNTARY EXCLUSION" without modification in all lower tier covered transactions and in all solicitations for lower tier covered transactions.
6. Pursuant to 2CFR180.330, the RECIPIENT/CONTRACTOR is responsible for ensuring that any lower tier covered transaction complies with certification of suspension and debarment requirements.
7. RECIPIENT/CONTRACTOR acknowledges that failing to disclose the information required in the Code of Federal Regulations may result in the delay or negation of this funding agreement, or pursuance of legal remedies, including suspension and debarment.
8. RECIPIENT/CONTRACTOR agrees to keep proof in its agreement file, that it, and all lower tier recipients or contractors, are not suspended or debarred, and will make this proof available to ECOLOGY before requests for reimbursements will be approved for payment. RECIPIENT/CONTRACTOR must run a search in <http://www.sam.gov> and print a copy of completed searches to document proof of compliance.

B. FEDERAL FUNDING ACCOUNTABILITY AND TRANSPARENCY ACT (FFATA) REPORTING REQUIREMENTS:

CONTRACTOR/RECIPIENT must complete the FFATA Data Collection Form (ECY 070-395) and return it with the signed agreement to ECOLOGY.

Any CONTRACTOR/RECIPIENT that meets each of the criteria below must report compensation for its five top executives using the FFATA Data Collection Form.

- Receives more than \$25,000 in federal funds under this award.
- Receives more than 80 percent of its annual gross revenues from federal funds.
- Receives more than \$25,000,000 in annual federal funds.

Ecology will not pay any invoices until it has received a completed and signed FFATA Data Collection Form. Ecology is required to report the FFATA information for federally funded agreements, including the required DUNS number, at www.fsrs.gov <http://www.fsrs.gov> within 30 days of agreement signature. The FFATA information will be available to the public at www.usaspending.gov <http://www.usaspending.gov>.

For more details on FFATA requirements, see www.fsrs.gov <http://www.fsrs.gov>.

C. FEDERAL FUNDING PROHIBITION ON CERTAIN TELECOMMUNICATIONS OR VIDEO SURVEILLANCE SERVICES OR EQUIPMENT:

As required by 2 CFR 200.216, federal grant or loan recipients and subrecipients are prohibited from obligating or expending loan or grant funds to:

1. Procure or obtain;
2. Extend or renew a contract to procure or obtain; or
3. Enter into a contract (or extend or renew a contract) to procure or obtain equipment, services, or systems that use covered telecommunications equipment, video surveillance services or services as a substantial or essential component

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of any system, or as critical technology as part of any system. As described in [Public Law 115-232](#) [\(<https://www.govinfo.gov/content/pkg/PLAW-115publ232/pdf/PLAW-115publ232.pdf>\)](https://www.govinfo.gov/content/pkg/PLAW-115publ232/pdf/PLAW-115publ232.pdf), section 889, covered telecommunications equipment is telecommunications equipment produced by Huawei Technologies Company or ZTE Corporation (or any subsidiary or affiliate of such entities).

Recipients, subrecipients, and borrowers also may not use federal funds to purchase certain prohibited equipment, systems, or services, including equipment, systems, or services produced or provided by entities identified in section 889, are recorded in the [System for Award Management \(SAM\)](#) [\(<https://sam.gov/SAM/>\)](https://sam.gov/SAM/) exclusion list.

Draft

GENERAL TERMS AND CONDITIONS

Pertaining to Grant and Loan Agreements With the state of Washington, Department of Ecology

GENERAL TERMS AND CONDITIONS AS OF LAST UPDATED 7-1-2019 VERSION

1. ADMINISTRATIVE REQUIREMENTS

- a) RECIPIENT shall follow the "Administrative Requirements for Recipients of Ecology Grants and Loans – EAGL Edition." (<https://fortress.wa.gov/ecy/publications/SummaryPages/1701004.html>)
- b) RECIPIENT shall complete all activities funded by this Agreement and be fully responsible for the proper management of all funds and resources made available under this Agreement.
- c) RECIPIENT agrees to take complete responsibility for all actions taken under this Agreement, including ensuring all subgrantees and contractors comply with the terms and conditions of this Agreement. ECOLOGY reserves the right to request proof of compliance by subgrantees and contractors.
- d) RECIPIENT's activities under this Agreement shall be subject to the review and approval by ECOLOGY for the extent and character of all work and services.

2. AMENDMENTS AND MODIFICATIONS

This Agreement may be altered, amended, or waived only by a written amendment executed by both parties. No subsequent modification(s) or amendment(s) of this Agreement will be of any force or effect unless in writing and signed by authorized representatives of both parties. ECOLOGY and the RECIPIENT may change their respective staff contacts and administrative information without the concurrence of either party.

3. ACCESSIBILITY REQUIREMENTS FOR COVERED TECHNOLOGY

The RECIPIENT must comply with the Washington State Office of the Chief Information Officer, OCIO Policy no. 188, Accessibility (<https://ocio.wa.gov/policy/accessibility>) as it relates to "covered technology." This requirement applies to all products supplied under the agreement, providing equal access to information technology by individuals with disabilities, including and not limited to web sites/pages, web-based applications, software systems, video and audio content, and electronic documents intended for publishing on Ecology's public web site.

4. ARCHAEOLOGICAL AND CULTURAL RESOURCES

RECIPIENT shall take reasonable action to avoid, minimize, or mitigate adverse effects to archeological and historic resources. The RECIPIENT must agree to hold harmless the State of Washington in relation to any claim related to historical or cultural artifacts discovered, disturbed, or damaged due to the RECIPIENT's project funded under this Agreement.

RECIPIENT shall:

- a) Contact the ECOLOGY Program issuing the grant or loan to discuss any Cultural Resources requirements for their project:
 - For capital construction projects or land acquisitions for capital construction projects, if required, comply with Governor Executive Order 05-05, Archaeology and Cultural Resources.
 - For projects with any federal involvement, if required, comply with the National Historic Preservation Act.
 - Any cultural resources federal or state requirements must be completed prior to the start of any work on the project site.
- b) If required by the ECOLOGY Program, submit an Inadvertent Discovery Plan (IDP) to ECOLOGY prior to implementing any project that involves ground disturbing activities. ECOLOGY will provide the IDP form.

RECIPIENT shall:

- Keep the IDP at the project site.

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- Make the IDP readily available to anyone working at the project site.
 - Discuss the IDP with staff and contractors working at the project site.
 - Implement the IDP when cultural resources or human remains are found at the project site.
- c) If any archeological or historic resources are found while conducting work under this Agreement:
- Immediately stop work and notify the ECOLOGY Program, the Department of Archaeology and Historic Preservation at (360) 586-3064, any affected Tribe, and the local government.
- d) If any human remains are found while conducting work under this Agreement:
- Immediately stop work and notify the local Law Enforcement Agency or Medical Examiner/Coroner's Office, and then the ECOLOGY Program.
- e) Comply with RCW 27.53, RCW 27.44.055, and RCW 68.50.645, and all other applicable local, state, and federal laws protecting cultural resources and human remains.

5. ASSIGNMENT

No right or claim of the RECIPIENT arising under this Agreement shall be transferred or assigned by the RECIPIENT.

6. COMMUNICATION

RECIPIENT shall make every effort to maintain effective communications with the RECIPIENT's designees, ECOLOGY, all affected local, state, or federal jurisdictions, and any interested individuals or groups.

7. COMPENSATION

- a) Any work performed prior to effective date of this Agreement will be at the sole expense and risk of the RECIPIENT. ECOLOGY must sign the Agreement before any payment requests can be submitted.
- b) Payments will be made on a reimbursable basis for approved and completed work as specified in this Agreement.
- c) RECIPIENT is responsible to determine if costs are eligible. Any questions regarding eligibility should be clarified with ECOLOGY prior to incurring costs. Costs that are conditionally eligible require approval by ECOLOGY prior to expenditure.
- d) RECIPIENT shall not invoice more than once per month unless agreed on by ECOLOGY.
- e) ECOLOGY will not process payment requests without the proper reimbursement forms, Progress Report and supporting documentation. ECOLOGY will provide instructions for submitting payment requests.
- f) ECOLOGY will pay the RECIPIENT thirty (30) days after receipt of a properly completed request for payment.
- g) RECIPIENT will receive payment through Washington State's Office of Financial Management's Statewide Payee Desk. To receive payment you must register as a statewide vendor by submitting a statewide vendor registration form and an IRS W-9 form at website, <https://ofm.wa.gov/it-systems/statewide-vendorpayee-services>. If you have questions about the vendor registration process, you can contact Statewide Payee Help Desk at (360) 407-8180 or email PayeeRegistration@ofm.wa.gov.
- h) ECOLOGY may, at its sole discretion, withhold payments claimed by the RECIPIENT if the RECIPIENT fails to satisfactorily comply with any term or condition of this Agreement.
- i) Monies withheld by ECOLOGY may be paid to the RECIPIENT when the work described herein, or a portion thereof, has been completed if, at ECOLOGY's sole discretion, such payment is reasonable and approved according to this Agreement, as appropriate, or upon completion of an audit as specified herein.
- j) RECIPIENT must submit within thirty (30) days after the expiration date of this Agreement, all financial, performance, and other reports required by this agreement. Failure to comply may result in delayed reimbursement.

8. COMPLIANCE WITH ALL LAWS

RECIPIENT agrees to comply fully with all applicable federal, state and local laws, orders, regulations, and permits related to this Agreement, including but not limited to:

- a) RECIPIENT agrees to comply with all applicable laws, regulations, and policies of the United States and the State of

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Washington which affect wages and job safety.

- b) RECIPIENT agrees to be bound by all applicable federal and state laws, regulations, and policies against discrimination.
- c) RECIPIENT certifies full compliance with all applicable state industrial insurance requirements.
- d) RECIPIENT agrees to secure and provide assurance to ECOLOGY that all the necessary approvals and permits required by authorities having jurisdiction over the project are obtained. RECIPIENT must include time in their project timeline for the permit and approval processes.

ECOLOGY shall have the right to immediately terminate for cause this Agreement as provided herein if the RECIPIENT fails to comply with above requirements.

If any provision of this Agreement violates any statute or rule of law of the state of Washington, it is considered modified to conform to that statute or rule of law.

9. CONFLICT OF INTEREST

RECIPIENT and ECOLOGY agree that any officer, member, agent, or employee, who exercises any function or responsibility in the review, approval, or carrying out of this Agreement, shall not have any personal or financial interest, direct or indirect, nor affect the interest of any corporation, partnership, or association in which he/she is a part, in this Agreement or the proceeds thereof.

10. CONTRACTING FOR GOODS AND SERVICES

RECIPIENT may contract to buy goods or services related to its performance under this Agreement. RECIPIENT shall award all contracts for construction, purchase of goods, equipment, services, and professional architectural and engineering services through a competitive process, if required by State law. RECIPIENT is required to follow procurement procedures that ensure legal, fair, and open competition.

RECIPIENT must have a standard procurement process or follow current state procurement procedures. RECIPIENT may be required to provide written certification that they have followed their standard procurement procedures and applicable state law in awarding contracts under this Agreement.

ECOLOGY reserves the right to inspect and request copies of all procurement documentation, and review procurement practices related to this Agreement. Any costs incurred as a result of procurement practices not in compliance with state procurement law or the RECIPIENT's normal procedures may be disallowed at ECOLOGY's sole discretion.

11. DISPUTES

When there is a dispute with regard to the extent and character of the work, or any other matter related to this Agreement the determination of ECOLOGY will govern, although the RECIPIENT shall have the right to appeal decisions as provided for below:

- a) RECIPIENT notifies the funding program of an appeal request.
- b) Appeal request must be in writing and state the disputed issue(s).
- c) RECIPIENT has the opportunity to be heard and offer evidence in support of its appeal.
- d) ECOLOGY reviews the RECIPIENT's appeal.
- e) ECOLOGY sends a written answer within ten (10) business days, unless more time is needed, after concluding the review. The decision of ECOLOGY from an appeal will be final and conclusive, unless within thirty (30) days from the date of such decision, the RECIPIENT furnishes to the Director of ECOLOGY a written appeal. The decision of the Director or duly authorized representative will be final and conclusive.

The parties agree that this dispute process will precede any action in a judicial or quasi-judicial tribunal.

Appeals of the Director's decision will be brought in the Superior Court of Thurston County. Review of the Director's decision will not be taken to Environmental and Land Use Hearings Office.

Pending final decision of a dispute, the RECIPIENT agrees to proceed diligently with the performance of this Agreement and in

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accordance with the decision rendered.

Nothing in this Agreement will be construed to limit the parties' choice of another mutually acceptable method, in addition to the dispute resolution procedure outlined above.

12. ENVIRONMENTAL DATA STANDARDS

a) RECIPIENT shall prepare a Quality Assurance Project Plan (QAPP) for a project that collects or uses environmental measurement data. RECIPIENTS unsure about whether a QAPP is required for their project shall contact the ECOLOGY Program issuing the grant or loan. If a QAPP is required, the RECIPIENT shall:

- Use ECOLOGY's QAPP Template/Checklist provided by the ECOLOGY, unless ECOLOGY Quality Assurance (QA) officer or the Program QA coordinator instructs otherwise.
- Follow ECOLOGY's Guidelines for Preparing Quality Assurance Project Plans for Environmental Studies, July 2004 (Ecology Publication No. 04-03-030).
- Submit the QAPP to ECOLOGY for review and approval before the start of the work.

b) RECIPIENT shall submit environmental data that was collected on a project to ECOLOGY using the Environmental Information Management system (EIM), unless the ECOLOGY Program instructs otherwise. The RECIPIENT must confirm with ECOLOGY that complete and correct data was successfully loaded into EIM, find instructions at:

<http://www.ecy.wa.gov/eim>.

c) RECIPIENT shall follow ECOLOGY's data standards when Geographic Information System (GIS) data is collected and processed. Guidelines for Creating and Accessing GIS Data are available at:

<https://ecology.wa.gov/Research-Data/Data-resources/Geographic-Information-Systems-GIS/Standards>. RECIPIENT, when requested by ECOLOGY, shall provide copies to ECOLOGY of all final GIS data layers, imagery, related tables, raw data collection files, map products, and all metadata and project documentation.

13. GOVERNING LAW

This Agreement will be governed by the laws of the State of Washington, and the venue of any action brought hereunder will be in the Superior Court of Thurston County.

14. INDEMNIFICATION

ECOLOGY will in no way be held responsible for payment of salaries, consultant's fees, and other costs related to the project described herein, except as provided in the Scope of Work.

To the extent that the Constitution and laws of the State of Washington permit, each party will indemnify and hold the other harmless from and against any liability for any or all injuries to persons or property arising from the negligent act or omission of that party or that party's agents or employees arising out of this Agreement.

15. INDEPENDENT STATUS

The employees, volunteers, or agents of each party who are engaged in the performance of this Agreement will continue to be employees, volunteers, or agents of that party and will not for any purpose be employees, volunteers, or agents of the other party.

16. KICKBACKS

RECIPIENT is prohibited from inducing by any means any person employed or otherwise involved in this Agreement to give up any part of the compensation to which he/she is otherwise entitled to or receive any fee, commission, or gift in return for award of a subcontract hereunder.

17. MINORITY AND WOMEN'S BUSINESS ENTERPRISES (MWBE)

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RECIPIENT is encouraged to solicit and recruit, to the extent possible, certified minority-owned (MBE) and women-owned (WBE) businesses in purchases and contracts initiated under this Agreement.

Contract awards or rejections cannot be made based on MWBE participation; however, the RECIPIENT is encouraged to take the following actions, when possible, in any procurement under this Agreement:

- a) Include qualified minority and women's businesses on solicitation lists whenever they are potential sources of goods or services.
- b) Divide the total requirements, when economically feasible, into smaller tasks or quantities, to permit maximum participation by qualified minority and women's businesses.
- c) Establish delivery schedules, where work requirements permit, which will encourage participation of qualified minority and women's businesses.
- d) Use the services and assistance of the Washington State Office of Minority and Women's Business Enterprises (OMWBE) (866-208-1064) and the Office of Minority Business Enterprises of the U.S. Department of Commerce, as appropriate.

18. ORDER OF PRECEDENCE

In the event of inconsistency in this Agreement, unless otherwise provided herein, the inconsistency shall be resolved by giving precedence in the following order: (a) applicable federal and state statutes and regulations; (b) The Agreement; (c) Scope of Work; (d) Special Terms and Conditions; (e) Any provisions or terms incorporated herein by reference, including the "Administrative Requirements for Recipients of Ecology Grants and Loans"; (f) Ecology Funding Program Guidelines; and (g) General Terms and Conditions.

19. PRESENTATION AND PROMOTIONAL MATERIALS

ECOLOGY reserves the right to approve RECIPIENT's communication documents and materials related to the fulfillment of this Agreement:

- a) If requested, RECIPIENT shall provide a draft copy to ECOLOGY for review and approval ten (10) business days prior to production and distribution.
- b) RECIPIENT shall include time for ECOLOGY's review and approval process in their project timeline.
- c) If requested, RECIPIENT shall provide ECOLOGY two (2) final copies and an electronic copy of any tangible products developed.

Copies include any printed materials, and all tangible products developed such as brochures, manuals, pamphlets, videos, audio tapes, CDs, curriculum, posters, media announcements, or gadgets with a message, such as a refrigerator magnet, and any online communications, such as web pages, blogs, and twitter campaigns. If it is not practical to provide a copy, then the RECIPIENT shall provide a description (photographs, drawings, printouts, etc.) that best represents the item.

Any communications intended for public distribution that uses ECOLOGY's logo shall comply with ECOLOGY's graphic requirements and any additional requirements specified in this Agreement. Before the use of ECOLOGY's logo contact ECOLOGY for guidelines.

RECIPIENT shall acknowledge in the communications that funding was provided by ECOLOGY.

20. PROGRESS REPORTING

- a) RECIPIENT must satisfactorily demonstrate the timely use of funds by submitting payment requests and progress reports to ECOLOGY. ECOLOGY reserves the right to amend or terminate this Agreement if the RECIPIENT does not document timely use of funds.
- b) RECIPIENT must submit a progress report with each payment request. Payment requests will not be processed without a progress report. ECOLOGY will define the elements and frequency of progress reports.
- c) RECIPIENT shall use ECOLOGY's provided progress report format.
- d) Quarterly progress reports will cover the periods from January 1 through March 31, April 1 through June 30, July 1 through

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September 30, and October 1 through December 31. Reports shall be submitted within thirty (30) days after the end of the quarter being reported.

e) RECIPIENT must submit within thirty (30) days of the expiration date of the project, unless an extension has been approved by ECOLOGY, all financial, performance, and other reports required by the agreement and funding program guidelines. RECIPIENT shall use the ECOLOGY provided closeout report format.

21. PROPERTY RIGHTS

a) Copyrights and Patents. When the RECIPIENT creates any copyrightable materials or invents any patentable property under this Agreement, the RECIPIENT may copyright or patent the same but ECOLOGY retains a royalty free, nonexclusive, and irrevocable license to reproduce, publish, recover, or otherwise use the material(s) or property, and to authorize others to use the same for federal, state, or local government purposes.

b) Publications. When the RECIPIENT or persons employed by the RECIPIENT use or publish ECOLOGY information; present papers, lectures, or seminars involving information supplied by ECOLOGY; or use logos, reports, maps, or other data in printed reports, signs, brochures, pamphlets, etc., appropriate credit shall be given to ECOLOGY.

c) Presentation and Promotional Materials. ECOLOGY shall have the right to use or reproduce any printed or graphic materials produced in fulfillment of this Agreement, in any manner ECOLOGY deems appropriate. ECOLOGY shall acknowledge the RECIPIENT as the sole copyright owner in every use or reproduction of the materials.

d) Tangible Property Rights. ECOLOGY's current edition of "Administrative Requirements for Recipients of Ecology Grants and Loans," shall control the use and disposition of all real and personal property purchased wholly or in part with funds furnished by ECOLOGY in the absence of state and federal statutes, regulations, or policies to the contrary, or upon specific instructions with respect thereto in this Agreement.

e) Personal Property Furnished by ECOLOGY. When ECOLOGY provides personal property directly to the RECIPIENT for use in performance of the project, it shall be returned to ECOLOGY prior to final payment by ECOLOGY. If said property is lost, stolen, or damaged while in the RECIPIENT's possession, then ECOLOGY shall be reimbursed in cash or by setoff by the RECIPIENT for the fair market value of such property.

f) Acquisition Projects. The following provisions shall apply if the project covered by this Agreement includes funds for the acquisition of land or facilities:

1. RECIPIENT shall establish that the cost is fair value and reasonable prior to disbursement of funds provided for in this Agreement.

2. RECIPIENT shall provide satisfactory evidence of title or ability to acquire title for each parcel prior to disbursement of funds provided by this Agreement. Such evidence may include title insurance policies, Torrens certificates, or abstracts, and attorney's opinions establishing that the land is free from any impediment, lien, or claim which would impair the uses intended by this Agreement.

g) Conversions. Regardless of the Agreement expiration date, the RECIPIENT shall not at any time convert any equipment, property, or facility acquired or developed under this Agreement to uses other than those for which assistance was originally approved without prior written approval of ECOLOGY. Such approval may be conditioned upon payment to ECOLOGY of that portion of the proceeds of the sale, lease, or other conversion or encumbrance which monies granted pursuant to this Agreement bear to the total acquisition, purchase, or construction costs of such property.

22. RECORDS, AUDITS, AND INSPECTIONS

RECIPIENT shall maintain complete program and financial records relating to this Agreement, including any engineering documentation and field inspection reports of all construction work accomplished.

All records shall:

a) Be kept in a manner which provides an audit trail for all expenditures.

b) Be kept in a common file to facilitate audits and inspections.

c) Clearly indicate total receipts and expenditures related to this Agreement.

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Project Title: Hains Avenue Stormwater Outfalls Retrofit
Recipient Name: City of Richland

d) Be open for audit or inspection by ECOLOGY, or by any duly authorized audit representative of the State of Washington, for a period of at least three (3) years after the final grant payment or loan repayment, or any dispute resolution hereunder. RECIPIENT shall provide clarification and make necessary adjustments if any audits or inspections identify discrepancies in the records.

ECOLOGY reserves the right to audit, or have a designated third party audit, applicable records to ensure that the state has been properly invoiced. Any remedies and penalties allowed by law to recover monies determined owed will be enforced. Repetitive instances of incorrect invoicing or inadequate records may be considered cause for termination.

All work performed under this Agreement and any property and equipment purchased shall be made available to ECOLOGY and to any authorized state, federal or local representative for inspection at any time during the course of this Agreement and for at least three (3) years following grant or loan termination or dispute resolution hereunder.

RECIPIENT shall provide right of access to ECOLOGY, or any other authorized representative, at all reasonable times, in order to monitor and evaluate performance, compliance, and any other conditions under this Agreement.

23. RECOVERY OF FUNDS

The right of the RECIPIENT to retain monies received as reimbursement payments is contingent upon satisfactory performance of this Agreement and completion of the work described in the Scope of Work.

All payments to the RECIPIENT are subject to approval and audit by ECOLOGY, and any unauthorized expenditure(s) or unallowable cost charged to this Agreement shall be refunded to ECOLOGY by the RECIPIENT.

RECIPIENT shall refund to ECOLOGY the full amount of any erroneous payment or overpayment under this Agreement.

RECIPIENT shall refund by check payable to ECOLOGY the amount of any such reduction of payments or repayments within thirty (30) days of a written notice. Interest will accrue at the rate of twelve percent (12%) per year from the time ECOLOGY demands repayment of funds.

Any property acquired under this Agreement, at the option of ECOLOGY, may become ECOLOGY's property and the RECIPIENT's liability to repay monies will be reduced by an amount reflecting the fair value of such property.

24. SEVERABILITY

If any provision of this Agreement or any provision of any document incorporated by reference shall be held invalid, such invalidity shall not affect the other provisions of this Agreement which can be given effect without the invalid provision, and to this end the provisions of this Agreement are declared to be severable.

25. STATE ENVIRONMENTAL POLICY ACT (SEPA)

RECIPIENT must demonstrate to ECOLOGY's satisfaction that compliance with the requirements of the State Environmental Policy Act (Chapter 43.21C RCW and Chapter 197-11 WAC) have been or will be met. Any reimbursements are subject to this provision.

26. SUSPENSION

When in the best interest of ECOLOGY, ECOLOGY may at any time, and without cause, suspend this Agreement or any portion thereof for a temporary period by written notice from ECOLOGY to the RECIPIENT. RECIPIENT shall resume performance on the next business day following the suspension period unless another day is specified by ECOLOGY.

27. SUSTAINABLE PRACTICES

In order to sustain Washington's natural resources and ecosystems, the RECIPIENT is fully encouraged to implement sustainable practices and to purchase environmentally preferable products under this Agreement.

a) Sustainable practices may include such activities as: use of clean energy, use of double-sided printing, hosting low impact meetings, and setting up recycling and composting programs.

b) Purchasing may include such items as: sustainably produced products and services, EPEAT registered computers and

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imaging equipment, independently certified green cleaning products, remanufactured toner cartridges, products with reduced packaging, office products that are refillable, rechargeable, and recyclable, 100% post-consumer recycled paper, and toxic free products.

For more suggestions visit ECOLOGY's web page, Green Purchasing,

<https://ecology.wa.gov/Regulations-Permits/Guidance-technical-assistance/Sustainable-purchasing>.

28. TERMINATION

a) For Cause

ECOLOGY may terminate for cause this Agreement with a seven (7) calendar days prior written notification to the RECIPIENT, at the sole discretion of ECOLOGY, for failing to perform an Agreement requirement or for a material breach of any term or condition. If this Agreement is so terminated, the parties shall be liable only for performance rendered or costs incurred in accordance with the terms of this Agreement prior to the effective date of termination.

Failure to Commence Work. ECOLOGY reserves the right to terminate this Agreement if RECIPIENT fails to commence work on the project funded within four (4) months after the effective date of this Agreement, or by any date mutually agreed upon in writing for commencement of work, or the time period defined within the Scope of Work.

Non-Performance. The obligation of ECOLOGY to the RECIPIENT is contingent upon satisfactory performance by the RECIPIENT of all of its obligations under this Agreement. In the event the RECIPIENT unjustifiably fails, in the opinion of ECOLOGY, to perform any obligation required of it by this Agreement, ECOLOGY may refuse to pay any further funds, terminate in whole or in part this Agreement, and exercise any other rights under this Agreement.

Despite the above, the RECIPIENT shall not be relieved of any liability to ECOLOGY for damages sustained by ECOLOGY and the State of Washington because of any breach of this Agreement by the RECIPIENT. ECOLOGY may withhold payments for the purpose of setoff until such time as the exact amount of damages due ECOLOGY from the RECIPIENT is determined.

b) For Convenience

ECOLOGY may terminate for convenience this Agreement, in whole or in part, for any reason when it is the best interest of ECOLOGY, with a thirty (30) calendar days prior written notification to the RECIPIENT, except as noted below. If this Agreement is so terminated, the parties shall be liable only for performance rendered or costs incurred in accordance with the terms of this Agreement prior to the effective date of termination.

Non-Allocation of Funds. ECOLOGY's ability to make payments is contingent on availability of funding. In the event funding from state, federal or other sources is withdrawn, reduced, or limited in any way after the effective date and prior to the completion or expiration date of this Agreement, ECOLOGY, at its sole discretion, may elect to terminate the Agreement, in whole or part, or renegotiate the Agreement, subject to new funding limitations or conditions. ECOLOGY may also elect to suspend performance of the Agreement until ECOLOGY determines the funding insufficiency is resolved. ECOLOGY may exercise any of these options with no notification or restrictions, although ECOLOGY will make a reasonable attempt to provide notice.

In the event of termination or suspension, ECOLOGY will reimburse eligible costs incurred by the RECIPIENT through the effective date of termination or suspension. Reimbursed costs must be agreed to by ECOLOGY and the RECIPIENT. In no event shall ECOLOGY's reimbursement exceed ECOLOGY's total responsibility under the agreement and any amendments. If payments have been discontinued by ECOLOGY due to unavailable funds, the RECIPIENT shall not be obligated to repay monies which had been paid to the RECIPIENT prior to such termination.

RECIPIENT's obligation to continue or complete the work described in this Agreement shall be contingent upon availability of funds by the RECIPIENT's governing body.

c) By Mutual Agreement

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Project Title: Hains Avenue Stormwater Outfalls Retrofit

Recipient Name: City of Richland

ECOLOGY and the RECIPIENT may terminate this Agreement, in whole or in part, at any time, by mutual written agreement.

d) In Event of Termination

All finished or unfinished documents, data studies, surveys, drawings, maps, models, photographs, reports or other materials prepared by the RECIPIENT under this Agreement, at the option of ECOLOGY, will become property of ECOLOGY and the RECIPIENT shall be entitled to receive just and equitable compensation for any satisfactory work completed on such documents and other materials.

Nothing contained herein shall preclude ECOLOGY from demanding repayment of all funds paid to the RECIPIENT in accordance with Recovery of Funds, identified herein.

29. THIRD PARTY BENEFICIARY

RECIPIENT shall ensure that in all subcontracts entered into by the RECIPIENT pursuant to this Agreement, the state of Washington is named as an express third party beneficiary of such subcontracts with full rights as such.

30. WAIVER

Waiver of a default or breach of any provision of this Agreement is not a waiver of any subsequent default or breach, and will not be construed as a modification of the terms of this Agreement unless stated as such in writing by the authorized representative of ECOLOGY.



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 1/19/2021

Agenda Category: Resolutions - Adoption

Core Focus Area 1 - Promote Financial Stability & Operational Effectiveness

Core Focus Area 2 - Manage & Maintain Infrastructure & Facilities

Subject:

Resolution No. 08-21 Authorizing an Interlocal Agreement with Energy Northwest for Technical Services

Department:
Energy Services

Ordinance/Resolution Number:
08-21

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 08-21, authorizing the City Manager to execute an interlocal agreement with Energy Northwest related to the provision of technical services.

Summary:

The City of Richland is a participating member of Energy Northwest (EN) which is organized as a joint action agency under Washington State law. EN offers technical services to its members at cost, including but not limited to specific electric utility subject matter expertise and project management.

The proposed interlocal agreement would authorize the City Manager or designee to contract with EN on an as-needed basis within approved budgetary limits for technical services. Each contract engagement within this approved interlocal agreement would be administered with a unique Work Release Order (WRO) specifying scope, duration, and not to exceed expense.

Staff recommends adoption of Resolution No. 08-21.

Fiscal Impact:

It is anticipated that multiple Work Release Orders (WROs) will be issued under this agreement. Each WRO will have its own not to exceed expense, and the total of any expenses related to these WROs will be covered with funds from the Electric Utility's expert services budget.

Attachments:

1. Resolution No. 08-21
2. DRAFT Energy Northwest Interlocal Agreement

RESOLUTION NO. 08-21

A RESOLUTION of the City of Richland authorizing an interlocal agreement with Energy Northwest for technical 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 Interlocal Cooperation Act, Chapter 39.34 RCW, permits public agencies to make the most efficient use of their powers by enabling them to cooperate with each other on the basis of mutual advantage to provide services and facilities that will best meet the needs of each community; and

WHEREAS, the City of Richland is a member participant of Energy Northwest, a Washington State municipal corporation and joint operating agency; and

WHEREAS, Energy Northwest offers technical services that may further Richland's ability to benefit customers and the public power industry; and

WHEREAS, from time to time, the City has staff augmentation needs for technical and/or professional services for which Energy Northwest may have qualified and available staff.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City Manager is authorized to sign and execute an interlocal agreement with Energy Northwest related to the provision of technical services on an as-needed basis.

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 19th day of January, 2021.

Ryan Lukson, Mayor

Attest:

Approved as to form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney



INTERLOCAL COOPERATIVE AGREEMENT X-40711

**BETWEEN ENERGY NORTHWEST AND THE CITY OF RICHLAND TO PROVIDE
SPECIALTY, TECHNICAL AND/OR PROFESSIONAL SERVICES AS REQUESTED**

As provided under RCW Title 39, Chapter 39.34, this Interlocal Agreement for Professional Services (the "Agreement") is by and between the City of Richland, a municipal corporation in the State of Washington, with its principal office located at 625 Swift Blvd., Richland, WA 99352 (hereinafter referred to as "the City"), and Energy Northwest, a municipal corporation and joint operating agency of the State of Washington and doing business by and through its Business Development Fund, with its principal office located at 345 Hills Street, Richland, WA 99352 (hereinafter referred to as "Energy Northwest" or "EN").

RECITALS

WHEREAS, the Interlocal Cooperation Act contained in RCW 39.34 authorizes local governments, such as the Parties to this Agreement, to contract for joint conduct of activities which each of the parties is individually authorized to perform to make the most efficient use of their respective resources; and

WHEREAS, the City desires to obtain cost effective technical and/or professional services to support the needs of the City, as more fully described and set forth in the attached Work Release Order; and

WHEREAS, Energy Northwest has the capacity and is willing to perform certain technical and/or professional services for the City hereinafter described in accordance with the provisions of this Agreement and the attached Work Release Order; and

WHEREAS, the City finds that Energy Northwest is qualified to perform the services, all relevant factors considered, and that such performance will be in furtherance of the City's business; and

WHEREAS, the Interlocal Cooperation Act contained in RCW 39.34 authorizes local governments, such as the parties to this Agreement, to contract for joint conduct of activities which each of the parties is individually authorized to perform.

NOW, THEREFORE, in consideration of the mutual covenants set forth herein and intending to be legally bound, the Parties hereto agree as follows:

1. AUTHORITY AND PURPOSE

1.1 This agreement is executed pursuant to Chapter 39. 34 Revised Code of Washington (RCW) as a cooperative endeavor of the Parties, as follows:

1.1.1 RCW 39.34.010 permits local governmental units to make the most efficient use of their powers by enabling them to cooperate with other localities on a basis of mutual advantage and thereby to provide services and facilities in a manner and pursuant to forms of governmental organization that will accord best with geographic, economic, population and other factors influencing the needs and development of local communities.

1.1.2 Pursuant to RCW 39.34.080, each Party is authorized to contract with any one or more public agencies to perform any governmental service, activity, or undertaking which each public agency entering into the contract is authorized by law to perform; provided that such contract shall be authorized by the governing body of each Party to the contract and shall set forth its purposes, powers, rights, objectives and responsibilities of the contracting parties; and

1.2 The purpose of this Agreement is to establish a contractual relationship under which the City can procure specialty, technical or professional services from Energy Northwest and Energy Northwest can avail its employees for that purpose on an "as needed" basis to support needs of the City, and to set forth the Parties respective rights, obligations, costs, and liabilities for this undertaking.

1.3 Filing: This Agreement shall be effective only upon execution by the parties and filing with the Benton County Auditor and/or posting an electronic copy of the Agreement on the Parties' respective websites in compliance with RCW 39.34.040.

2. SCOPE OF WORK

2.1 The "Services" Energy Northwest may provide under this cooperative Agreement include (but are not limited to) the following and will be more fully described in an attached Work Release Order which is incorporated herein and made a part of the Contract Documents:

- Staff Augmentation Services
 - Engineering
 - IT
 - Legal
- Cyber/IT Services
- Safety Consultation Services
- Demand Voltage Reduction

- Demand Response
- Electric vehicle services
- Hydropower Operations and Maintenance Services
- Wind Turbine Operation and Maintenance Services
- Calibration Services
- Strategic Planning
- Project Management
- Environmental Services
- Enterprise Risk Management Services
- Membership subscription services (e.g., DEED)
- Human Resources/Recruiting Services

- 2.2 Services provided by Energy Northwest shall not conflict or interfere with work conducted by the City's Employees. For this reason, a working foreman shall be assigned at all times to coordinate work assignments directly through the City's Management and/or Supervision where applicable. All services provided under this Agreement shall be consistent with applicable and existing Energy Northwest union labor bargaining agreements, which remain unchanged and in effect.
- 2.3 Services shall be requested by the City's City Manager (or designee) by Work Release Orders (WRO) to Energy Northwest. WRO's will be issued using the form provided in Exhibit A to this Agreement.
- 2.4 The exact Statement of Work, Period of Performance, crafts and Labor Rates based on current local bargaining agreements (if applicable), will be established prior to completion of the WRO and agreed upon between the parties, once services have been requested by the City. These WRO's shall be incorporated as attachments to this Agreement when finalized, as provided in Exhibit A to this Agreement.

3. TERM

The duration of this Agreement, subject to its other provisions, shall be from its effective date when executed by both Parties, until September 30, 2025 unless otherwise terminated by either Party consistent with the terms and conditions set forth in this Agreement. This agreement may be extended for an additional one-year term pursuant to the mutual written agreement of the Parties.

4. PAYMENT AND INVOICING TERMS

- 4.1 Payment for Services The City shall pay Energy Northwest as follows:
Charges will be invoiced to the City by Energy Northwest and will provide detail on the number of hours chargeable, travel and subsistence charges, and any special services delivered as they are ordered/approved by the City.
- 4.2 Reimbursable Costs The City shall reimburse Energy Northwest all costs incurred in connection with the Services rendered, including, but not limited to, travel costs,

subcontractors, materials (subcontract and materials costs include the supplier's invoiced cost to Energy Northwest plus Energy Services & Development Overhead charge), computer costs, telephone, copies, delivery that are attributable to a project or Service (the "Reimbursable Costs"). Energy Northwest shall provide to the City substantiation of Reimbursable Costs incurred.

- 4.3 Invoicing Invoices will be submitted monthly by Energy Northwest for payment by the City. Payment is due upon receipt and is past due thirty days from receipt of invoice. If the City has any valid reason for disputing any portion of an invoice, the City will so notify Energy Northwest within seven calendar days of receipt of invoice by the City, and if no such notification is given, the invoice will be deemed valid. The portion of an invoice which is not in dispute shall be paid in accordance with the procedures set forth herein. That portion of the invoice in dispute shall be resolved in accordance with Section 8.8 of this Agreement within thirty (30 days) of the receipt by Energy Northwest of the notice from the City as provided in this section.

Any attorney fees, court costs, or other costs incurred by Energy Northwest in collection of delinquent accounts shall be paid by the City.

- 4.4 Taxes The City shall pay all state, local sales and use taxes applicable to goods and services provided under this Agreement. Energy Northwest shall include sales tax charges, separately identified, in the Energy Northwest invoices to the City.
- 4.5 Prevailing Wages Where public work will be performed for the City, Energy Northwest shall pay the workers at least prevailing wages, as stated in RCW Title 39.12.

5. CHANGES

The City may, with the approval of Energy Northwest, issue written directions within the general scope of any Services to be ordered. Such changes (the "Change Order") may be for additional work or Energy Northwest may be directed to change the direction of the work covered by the WRO, but no change will be allowed unless agreed to by Energy Northwest in writing. Any such approved Change Order may result in an adjustment to Cost or Schedule or both for the Services.

6. STANDARD OF CARE -WARRANTY

Energy Northwest warrants that services shall be performed by personnel possessing competency consistent with applicable industry standards. Such warranty will be effective for a period of thirty days from the date of acceptance of the performance of such service. No other representation, express or implied, and no warranty or guarantee are included or intended in this Agreement, or in any report, opinion, deliverable, work product, document or otherwise. Furthermore, no guarantee is made as to the efficacy or value of any services performed.

The City's exclusive remedy for any claim relating to this Agreement will be for Energy Northwest, upon receipt of written notice, either (i) to use commercially reasonable efforts to cure, at its expense, the matter that gave rise to the claim for which Energy Northwest is at fault, or (ii) return to the City the fees paid by the City to Energy Northwest for the particular service provided that gave rise to the claim, subject to the limitation contained in Section 8.8. For the foregoing warranty and remedy to apply, written claim must be made to Energy Northwest as soon as reasonably practicable after the non-conformance is detected by the City and in no event later than the expiration of the aforesaid warranty period. The City agrees and hereby acknowledges that this remedy is adequate and serves its essential purpose.

THIS SECTION SETS FORTH THE SOLE AND EXCLUSIVE WARRANTY PROVIDED BY ENERGY NORTHWEST CONCERNING THE SERVICES AND RELATED WORK PRODUCT. THIS WARRANTY IS MADE EXPRESSLY IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION ANY IMPLIED WARRANTIES OF FITNESS FOR A PARTICULAR PURPOSE, MERCHANTABILITY OR OTHERWISE.

7. INDEMNIFICATION AND LIABILITY

7.1 Indemnification. To the extent of its comparative liability, each party shall indemnify, defend, and hold the other party, its departments, elected and appointed officials, employees, and agents, harmless from and against any and all claims, demands, damages, losses, actions, liabilities, costs, and expenses, including attorney's fees, for any bodily injury, sickness, disease, or death, or any damage or destruction of property, including the loss of use therefrom, which are alleged or proven to be caused in whole or in part by a negligent act or omission of the other party, its officials (elected or appointed), officers, directors, employees and agents.

If the claim, suit or action for injuries, death or damages as provided for in the preceding paragraph is caused by or results from the concurrent negligence of the parties or their respective agents or employees, the indemnity provision shall be valid and enforceable only to the extent of the indemnitor's/indemnatee's negligence.

Industrial Insurance Act: The indemnification obligations contained in this Section 7.1 shall not be limited by any worker's compensation, benefit or disability laws, and each indemnifying party hereby waives any immunity that said indemnifying party may have under the Washington Industrial Insurance Act, Title 51 RCW, and similar worker's compensation, benefit or disability laws. THE PARTIES ACKNOWLEDGE BY THEIR EXECUTION OF THIS AGREEMENT THAT EACH OF THE INDEMNIFICATION PROVISIONS OF THIS AGREEMENT (SPECIFICALLY INCLUDING BUT NOT LIMITED TO THOSE RELATING TO WORKER'S COMPENSATION BENEFITS AND LAWS) WERE SPECIFICALLY NEGOTIATED AND AGREED TO BY THE PARTIES.

- 7.2 Limitation of Liability. Except for the indemnifications set forth in Section 7.1, neither Party shall be liable for any special, indirect, consequential, lost profits, or punitive damages. The limitation of liability set forth herein is for any and all matters for which the Parties may otherwise have liability arising out of or in connection with this Agreement, whether the claim arises in contract, tort (negligence of whatever degree), strict liability, under any warranty, or under any other legal or equitable theory of law, of any nature arising at any time from any cause whatsoever.

The City agrees to limit Energy Northwest's liability to the City for any damage on account of any error, omission or negligence to the amount of payment received by Energy Northwest from the City for the particular service that gave rise to the claim and the City shall indemnify and hold Energy Northwest harmless for any amount in excess of the above agreed to limit. Energy Northwest's cumulative liability to the City under this Agreement is limited to the assets of the Business Development Fund of Energy Northwest. Obligations of the Energy Northwest Business Development Fund are not, nor shall they be construed as, general obligations of Energy Northwest or other Energy Northwest projects or funds.

- 7.3 Insurance. Each party shall secure and continuously carry in effect, with an insurance company or companies reasonably acceptable to the other, the following insurance policies:

Each party shall maintain insurance for bodily injury and property damage. Such insurance shall include: provisions or endorsements naming the other party and its elected officials, officers, agents, and employees as additional insureds; provisions that such insurance is primary insurance with respect to the interest of each party, and that any insurance maintained by the party is excess and not contributory insurance with insurance required hereunder; and provisions or endorsements to include broad form comprehensive liability and blanket contractual liability. Initial limits of liability for all required under this paragraph shall be \$1 Million (\$1,000,000) for each occurrence and \$2 Million (\$2,000,000) general aggregate. Anything in this Agreement notwithstanding, the parties to this Agreement mutually agree to limit the other party's liability for insurable events arising from the performance under this Agreement to the amount of the insurance proceeds available as provided in this Section 7.3.

All insurance policies required hereunder shall contain provisions that such policies shall not be canceled, or their limits of liability reduced without thirty (30) days prior written notice to the other party. Each party shall provide the other with a Certificate of Liability Insurance naming the other, and its elected officials, officers, agents, and employees as additional insureds. It is expressly understood and agreed that is the intention hereof to constitute a waiver and release of any and all subrogation rights which a party may have under any such insurance policies.

The Parties acknowledge that City of Richland is a member of the Washington Cities Insurance Authority (WCIA), which is a self-insured pool of over 155 public

entities in the State of Washington. City shall provide EN with a letter evidencing City's membership in WCIA, and the coverage amounts identified in this Section 7.3, which EN will accept in satisfaction of the insurance requirements contained herein. WCIA has at least \$4 million per occurrence limit of liability coverage in the event an incident occurs that is deemed to be attributed to City's negligence. Liability coverage includes general liability, automobile liability, stop-gap coverage, errors or omissions liability, employee benefits liability and employment practices liability coverage.

7.4 Survival. Articles 6 and 7 shall survive the expiration or termination of this Agreement for any reason.

8. MISCELLANEOUS

8.1 Insecurity and Adequate Assurances. If reasonable grounds for insecurity arise with respect to the City's ability to pay for the Services in a timely fashion, Energy Northwest may demand in writing adequate assurances of the City's ability to meet its payment obligations under this Agreement. Unless the City provides the assurances in a reasonable time and manner acceptable to Energy Northwest, in addition to any other rights and remedies available, Energy Northwest may partially or totally suspend its performance while awaiting assurances, without liability to the City.

8.2 Severability. Should any part of this Agreement for any reason be declared invalid, such decision shall not affect the validity of any remaining provisions, which remaining provisions shall remain in full force and effect as if this Agreement had been executed with the invalid portion thereof eliminated, and it is hereby declared the intention of the parties that they would have executed the remaining portion of this Agreement without including any such part, parts, or portions which may, for any reason, be hereafter declared invalid. Any provision shall nevertheless remain in full force and effect in all other circumstances.

8.3 Waiver. Waiver or breach of this Agreement by either party shall not be considered a waiver of any other subsequent breach

8.4 Independent Contractor. Energy Northwest is an independent contractor to the City; no personnel furnished by Energy Northwest shall be deemed under any circumstances to be the agent, employee or servant of the City.

8.5 Termination. Any party shall have the right to terminate this Agreement with or without cause at any time during the initial or extended term of this Agreement by giving thirty days' written notice of the termination to the other party by regular mail to the person identified in Section 8.6. Termination will be effective on the 31st day from the date the written notice was sent.

- 8.6 Notices. All notices or other communications hereunder shall be in writing and shall be deemed given when delivered to the address specified below or such other address as may be specified in a written notice in accordance with this Section.

If to Energy Northwest:
Energy Northwest
Attn: Debbie Barnes
P. O. Box 968, MD1035
Richland, WA 99352-0968
Telephone: (509) 372-5494
Email: dkbarnes@energy-northwest.com

If to Richland:
City of Richland
Attn: Clint Whitney
625 Swift Blvd.
Richland, WA 99352
Office Phone: (509) 942-7403
Email: cwhitney@ci.richland.wa.us

Any party may, by notice given in accordance with this Section to the other parties, designate another address or person or entity for receipt of notices hereunder.

- 8.7 Assignment. This Agreement is not assignable or transferable by either party without the written consent of the other party, which consent shall not be unreasonably withheld or delayed.
- 8.8 Disputes. Energy Northwest and the City recognize that disputes arising under this Agreement are best resolved at the working level by the parties directly involved. Both parties are encouraged to be imaginative in designing mechanism and procedures to resolve disputes at this level. Such efforts shall include the referral of any remaining issues in dispute to higher authority within each participating party's organization for resolution. Failing resolution of conflicts at the organizational level, then the parties may take other appropriate action subject to the other terms of this Agreement.
- 8.9 Section Headings. Title and headings of sections of this Agreement are for convenience of reference only and shall not affect the construction of any provision of this Agreement.
- 8.10 Representations; Counterparts. Each person executing this Agreement on behalf of a party hereto represents and warrants that such person is duly and validly authorized to do so on behalf of such party, with full right and authority to execute this Agreement and to bind such party with respect to all of its obligations hereunder.

- 8.11 Residuals. Nothing in this Agreement or elsewhere will prohibit or limit Energy Northwest's ownership and use of ideas, concepts, know-how, methods, models, data, techniques, skill knowledge and experience that were used, developed or gained in connection with this Agreement. Energy Northwest and the City shall each have the right to use all data collected or generated under this Agreement.
- 8.12 Non-solicitation of Employees. During and for one year after the term of this Agreement, the City will not solicit the employment of, or employ Energy Northwest's personnel, without Energy Northwest's prior written consent.
- 8.13 Cooperation. The City will cooperate with Energy Northwest in taking actions and executing documents, as appropriate, to achieve the objectives of this Agreement. The City agrees that the Energy Northwest's performance is dependent on the City's timely and effective cooperation with Energy Northwest. Accordingly, the City acknowledges that any delay by the City may result in Energy Northwest being released from an obligation or scheduled deadline or in the City having to pay extra fees for Energy Northwest's agreement to meet a specific obligation or deadline despite the delay.
- 8.14 Governing Law and Interpretation. This Agreement will be governed by and construed in accordance with the laws of Washington, without regard to the principles of conflicts of law. Each party agrees that any action arising out of or in connection with this Agreement shall be brought solely in courts of the State of Washington, in Benton County.
- 8.15 Entire Agreement Survival. This Agreement, including any Exhibits, states the entire Agreement between the parties and supersedes all previous contracts, proposals, oral or written, and all other communications between the parties respecting the subject matter hereof, and supersedes any and all prior understandings, representations, warranties, agreements or contracts (whether oral or written) between the City and Energy Northwest respecting the subject matter hereof. This Agreement may only be amended by an agreement in writing executed by the parties hereto.
- 8.16 Force Majeure. Energy Northwest shall not be responsible for delays or failures (including any delay by Energy Northwest to make progress in the prosecution of any Services) if such delay arises out of causes beyond its control. Such causes may include, but are not restricted to, acts of God or of the public enemy, fires, floods, epidemics, riots, quarantine restrictions, strikes, freight embargoes, earthquakes, electrical outages, computer or communications failures, and severe weather, and acts or omissions of subcontractors or third parties.
- 8.17 Use by Third Parties. Work performed by Energy Northwest pursuant to this Agreement are only for the purpose intended and may be misleading if used in another context. the City agrees not to use any documents produced under this Agreement for anything other than the intended purpose without Energy

Northwest's written permission. This Agreement shall, therefore, not create any rights or benefits to parties other than to the City and Energy Northwest.

- 8.18 Entity Status. This Agreement shall not require formation of any new governance entity. No property will be acquired or held, and no joint board or administrator is necessary to accomplish the purpose of this Agreement.
- 8.19 Audits. the City, shall, during the life of this Agreement, and for a period of three (3) years from the last day of the Agreement term, and at its sole expense, retain accurate books, records and original documentation (or to the extent approved by Energy Northwest, photographs, or other authentic reproductions) which shall be freely disclosed to Energy Northwest, its representatives, the Washington State Auditor, and the Bonneville Power Administration, to permit verification of performance and Energy Northwest's entitlement to payment under this Agreement, and to support any change requests, termination claims or any other claim submitted by Energy Northwest. A copy of these records shall be available to Energy Northwest upon Energy Northwest's request.
- 8.20 Public Records. In the event public record act requests are received by either party for records associated with this Agreement, the parties shall cooperate for purposes of responding to such requests.
- 8.21 Non-Discrimination. The parties agree not to discriminate in the performance of this Agreement on the basis of race, color, national origin, sex, age, religion, marital status, disabled or Vietnam era veteran status, or the presence of any physical, mental, or sensory handicap.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year last below written:

ENERGY NORTHWEST	CITY OF RICHLAND
Name: Debbie Barnes	Name:
Title: Procurement Specialist I	Title:
Signature	Signature
Date:	Date:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 1/19/2021

Agenda Category: Resolutions - Adoption

Core Focus Area 2 - Manage & Maintain Infrastructure & Facilities

Subject:

Resolution No. 09-21, Authorizing a Grant Application to the Washington State Department of Transportation for Pavement Preservation of Stevens Drive

Department:
Public Works

Ordinance/Resolution Number:
09-21

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 09-21, authorizing staff to prepare and submit a grant application to the Washington State Department of Transportation's National Highway System Asset Management Program.

Summary:

The Washington State Department of Transportation (WSDOT) recently issued a Call for Projects for its National Highway System Asset Management Program (the "Program"). This Program's purpose is to highlight the importance of preserving the roadway system by incentivizing agencies to use asset management strategies that provide cost-effective solutions to maximize the life expectancy of a roadway.

This Program's criteria is well-suited to support the City's Pavement Preservation Program, specifically a microsurfacing treatment project on Stevens Drive north of State Route 240.

The City of Richland is eligible to apply for the grant, which requires no matching funds. Acquiring these grant funds to contribute toward the City's efforts would be in the City's best interest.

Staff recommends adoption of Resolution No. 09-21.

Fiscal Impact:

Staff resources will be used to prepare the grant application. If awarded, the proposed grant will provide additional revenue to the City for Pavement Preservation Program and extend the value realized from dedication of the City's locally generated funds.

Attachments:

- I. Resolution No. 09-21

RESOLUTION NO. 09-21

A RESOLUTION of the City of Richland authorizing a grant application to the Washington State Department of Transportation's National Highway System Asset Management Program.

WHEREAS, the Washington State Department of Transportation (WSDOT) has issued a Call for Projects for its National Highway System (NHS) Asset Management Program (the "Program"); and

WHEREAS, the purpose of the Program is to highlight the importance of preserving the roadway system by incentivizing agencies to use asset management strategies that provide cost-effective solutions to maximize the life expectancy of a roadway; and

WHEREAS, the City is an eligible applicant to this Program; and

WHEREAS, the Program requires no matching funds; and

WHEREAS, the Program criteria are well-suited to support the City's Pavement Preservation Program, specifically a microsurfacing treatment project on Stevens Drive north of SR-240; and

WHEREAS, the City's best interests are served by acquiring grant funds to contribute to Richland's Pavement Preservation Program.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that staff is authorized to complete and submit a grant application to the Washington State Department of Transportation for the Stevens Drive microsurfacing 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 19th day of January, 2021.

Ryan Lukson, Mayor

Attest:

Approved as to form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 1/19/2021

Agenda Category: Resolutions - Adoption

Core Focus Area 3 - Increase Economic Vitality

Subject:

Resolution No. 10-21, Authorizing a Purchase and Sale Agreement with John Watson for property located at 3077 Kingsgate Way

Department:
Development Services

Ordinance/Resolution Number:
10-21

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 10-21, authorizing the City Manager to sign and execute a purchase and sale agreement with John Watson for property in the Horn Rapids Industrial Park.

Summary:

John Watson, owner of Fluid Controls and Components, Inc. in the Horn Rapids Industrial Park, and the owner of DW Real Estate, LLC, is proposing to purchase 64,805 square feet in the Horn Rapids Industrial Park at the northwest corner of Kingsgate Way and Battelle Boulevard for the expansion of his business located north of and adjacent to the subject property. John Watson plans to develop the site with up to 10,000 square feet of commercial/light industrial buildings, and bring an additional 10-20 employees in the near future.

The purchase price is \$54,500 per acre for the 1.49 acres of property, amounting to estimated gross proceeds of \$81,205. The purchase price is consistent with the City of Richland's Resolution No. 158-18, which established pricing in the Horn Rapids Industrial Park on November 20, 2018.

FCCI, Inc. is an existing Richland business that specializes in nuclear-certified piping materials, valves, instrumentation, machine components, fasteners, and engineering services.

The City will retain a repurchase right if an application for approval of building plans has not been submitted to the City within eight (8) months of closing, or if construction of a light industrial building does not commence within eighteen (18) months of closing.

The proposed purchase was reviewed by the Economic Development Committee (EDC) at its January 11, 2021 meeting. The EDC recommended approval.

Staff recommends adoption of Resolution No. 10-20.

Fiscal Impact:

The purchase price is \$54,500 per acre with estimated gross proceeds of \$81,205 for 1.49 acres. Net proceeds after closing will be distributed to the City's Industrial Development Fund.

Attachments:

1. Resolution No. 10-21
2. Draft Purchase & Sale Agreement - John Watson
3. Letter of Intent - Lot 4 of Short Plat No. 3641
4. Site Map - John Watson

RESOLUTION NO. 10-21

A RESOLUTION of the City of Richland authorizing a Purchase and Sale Agreement with John Watson for property in the Horn Rapids Industrial Park.

WHEREAS, the City of Richland is the owner of 1.49 acres of City-owned surplus property, described as Lot 4 of Short Plat No. 3641, located along the north side of the newly extended Battelle Boulevard west of Kingsgate Way in the Horn Rapids Industrial Park; and

WHEREAS, pursuant to Chapter 3.06 of the Richland Municipal Code (RMC), 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 Richland City Council on November 20, 2018, the property is available for sale at \$54,500 per acre; and

WHEREAS, John Watson has agreed to purchase the property for the stated price; and

WHEREAS, at its January 11, 2021 meeting, the Economic Development Committee (EDC) favorably recommended sale of the 1.49 acres of City-owned surplus property in the Horn Rapids Industrial Park to John Watson for the total sale price of \$81,205.

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 John Watson 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 19th day of January, 2021.

Ryan Lukson, Mayor

Attest:

Approved as to form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

AGREEMENT FOR PURCHASE AND SALE OF REAL PROPERTY

Re: Lot 4 of Short Plat No. 3641 (3077 Kingsgate Way)

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 **DW REAL ESTATE, LLC**, a Washington limited liability company (“Purchaser”). The Effective Date of this Agreement shall be determined pursuant to the terms of Section 3.1 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 identified as Lot 4 of Short Plat No. 3641, Records of Benton County, Washington (Auditor’s File No. 2020-001023), City of Richland, Benton County, Washington which is legally described in **Exhibit A** attached hereto (hereinafter referred to as the “Property”).

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 **Eighty One Thousand Two Hundred Five** dollars and no cents (**\$81,205.00**) (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 First American 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 **Five Thousand** dollars and no cents (**\$5,000.00**) 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 8,000 square feet of commercial and light industrial buildings. 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 Commercial Plaza 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 a real estate finder's fee ("Real Estate Compensation") is not due to each other or to any third party. Each party hereby agrees to indemnify and defend the other against and hold the other harmless from and against any and all loss, damage, liability or expense, including costs and reasonable attorney's fees, resulting from any claims for Real Estate Compensation by any person or entity other than provided herein. The provisions of this Section 11.1 shall survive the 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-18
Richland, Washington 99352
Phone: (509) 942-7583

If to Purchaser: DW Real Estate, LLC
P.O. Box 5352
West Richland, Washington 99353
253.225.1232
john@fluidcontrols.net

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. Execution of this Agreement and any amendment or other document related to this Agreement may be by electronic signature and in any number of counterpart originals, including by portable document format (.pdf), each of which shall be deemed to constitute an original agreement, and all of which shall constitute one whole 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 development with a minimum of 8,000 square feet of commercial and light industrial buildings, 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 identified herein 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 thirty-sixty months (36) 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 thirty-six (36) 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.

[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

DW REAL ESTATE, LLC – PURCHASER

By: Cynthia D. Reents
Its: City Manager

By: John Watson
Its: Owner

Date

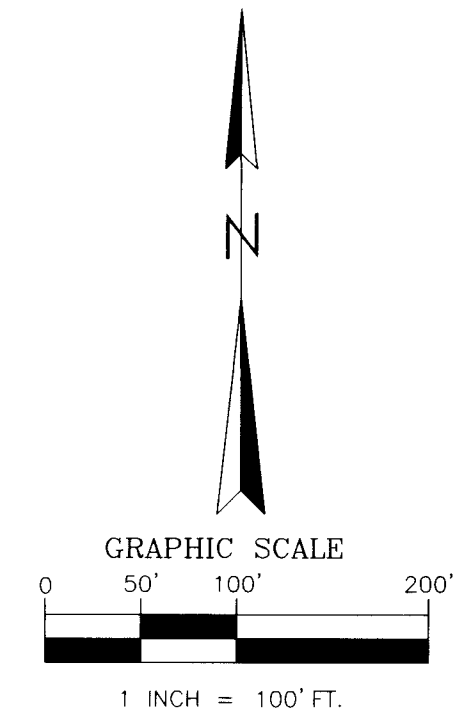
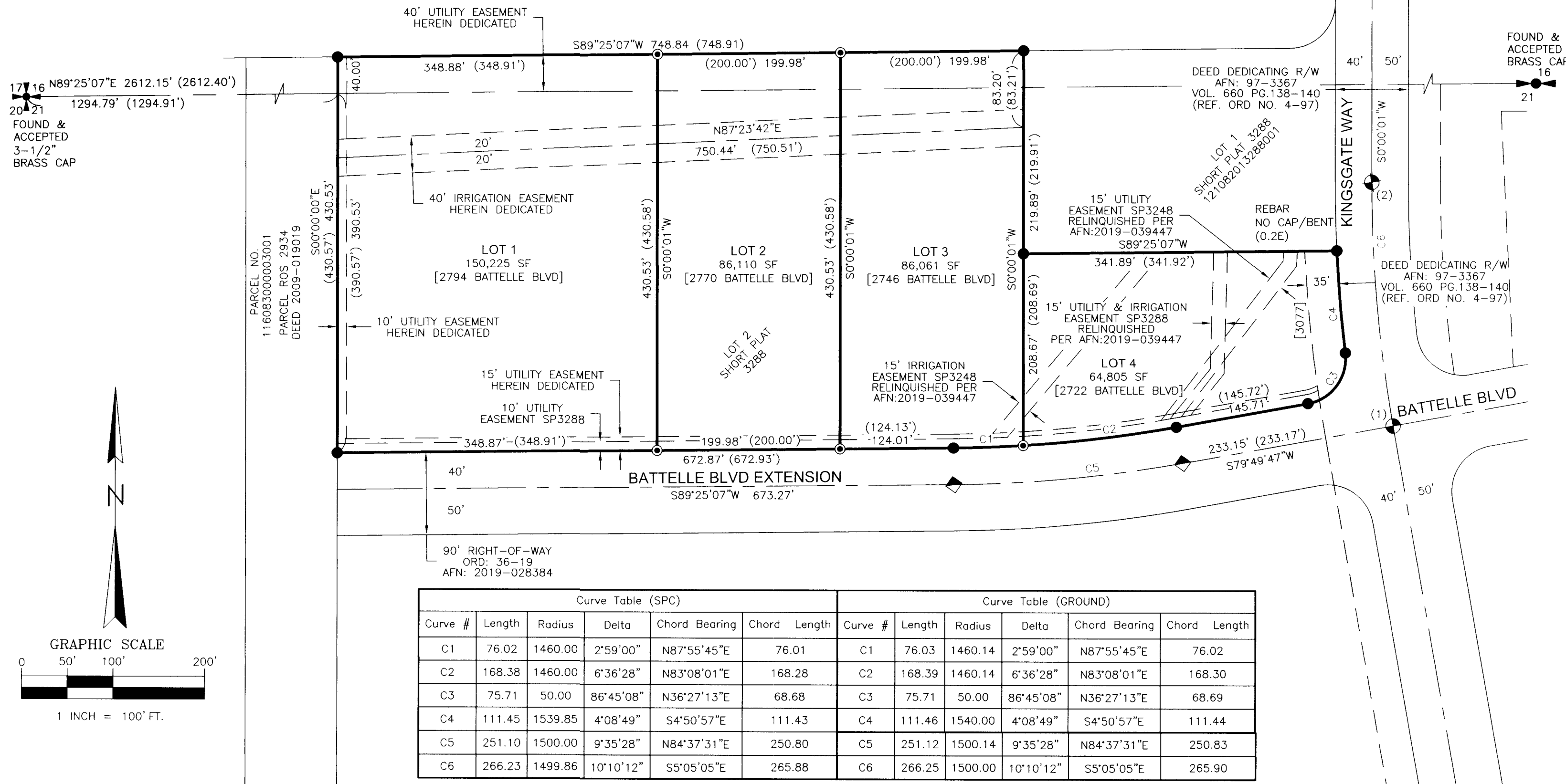
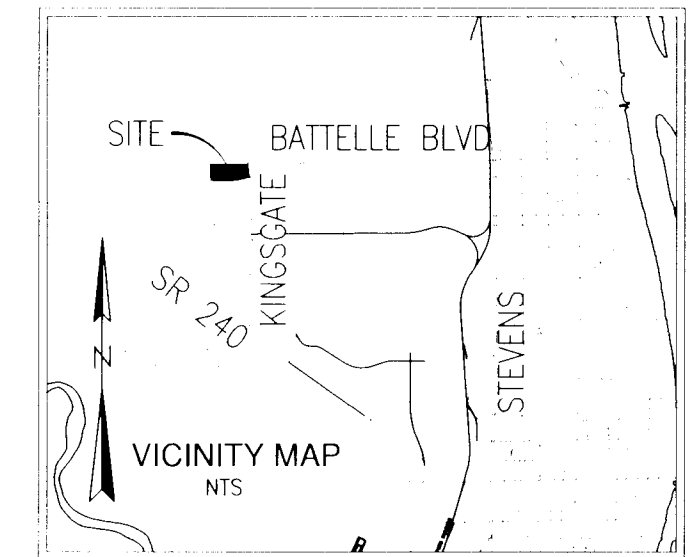
Date

APPROVED AS TO FORM:

By: Heather Kintzley, City Attorney

Exhibit A
Legal Description

Draft

SHORT PLAT NO. 3288PREPARED FOR
THE CITY OF RICHLANDPORTION OF THE NORTH 1/2 OF
THE NORTHWEST 1/4 OF SECTION 21,
TOWNSHIP 10 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN,
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON

Curve Table (SPC)						Curve Table (GROUND)					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length	Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	76.02	1460.00	2°59'00"	N87°55'45"E	76.01	C1	76.03	1460.14	2°59'00"	N87°55'45"E	76.02
C2	168.38	1460.00	6°36'28"	N83°08'01"E	168.28	C2	168.39	1460.14	6°36'28"	N83°08'01"E	168.30
C3	75.71	50.00	86°45'08"	N36°27'13"E	68.68	C3	75.71	50.00	86°45'08"	N36°27'13"E	68.69
C4	111.45	1539.85	4°08'49"	S4°50'57"E	111.43	C4	111.46	1540.00	4°08'49"	S4°50'57"E	111.44
C5	251.10	1500.00	9°35'28"	N84°37'31"E	250.80	C5	251.12	1500.14	9°35'28"	N84°37'31"E	250.83
C6	266.23	1499.86	10°10'12"	S5°05'05"E	265.88	C6	266.25	1500.00	10°10'12"	S5°05'05"E	265.90

SURVEYOR'S NOTES

- DATE OF SURVEY/MONUMENTS VISITED: OCTOBER 2018 AND MAY 2019
- BASIS OF BEARING: NAD83(2011) WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.
- UNITS OF MEASURE: US SURVEY FEET GRID DISTANCES. MULTIPLY GRID DISTANCES BY A COMBINED SCALE FACTOR OF 1.0000964167 TO ACHIEVE GROUND DISTANCES. REFERENCE DESCRIPTION DISTANCES AND AREA ARE GROUND DISTANCES. MULTIPLY GROUND DISTANCES BY A COMBINED SCALE FACTOR OF 0.999907592 TO ACHIEVE SURVEYED GRID DISTANCES.
- EQUIPMENT/PROCEDURES: TOPCON GR3 GNSS, RTK METHOD. LINEAR CLOSURES MEET OR EXCEED STANDARDS CONTAINED IN WAC 332-130-090.
- (XXX.XX) GROUND DISTANCES.

CITY OF RICHLAND NOTES

- PRIOR TO DEVELOPMENT OF INDIVIDUAL LOTS, A GEOTECHNICAL STUDY MAY BE REQUIRED AND CONDUCTED IN ACCORDANCE WITH 2015 IBC SECTION 1803. A GRADING PERMIT MAY BE REQUIRED AND FINAL OBSERVATION CONDUCTED BY CITY OF RICHLAND AND THE GEOTECHNICAL ENGINEER OF RECORD.
- AUTHORIZATION OF THIS SHORT PLAT DOES NOT GUARANTEE THE ISSUANCE OF ANY FUTURE DEVELOPMENT PERMITS, INCLUDING, BUT NOT LIMITED TO: BUILDING PERMITS, COMPREHENSIVE PLAN AMENDMENTS OR ZONING AMENDMENTS.
- ADDRESSES SHOWN IN BRACKETS ARE SUBJECT TO CHANGE BY THE CITY OF RICHLAND, ZIP CODE 99354

APPROVALS

I HEREBY CERTIFY THAT THE TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN PAID TO AND INCLUDING THE YEAR 2020. PARCEL NO. 121082013288002

Kenneth Spencer by Heather Hutchison 1/10/2020
BENTON COUNTY TREASURER DATE

THE ANNEXED SHORT PLAT IS HEREBY APPROVED BY AND FOR THE CITY OF RICHLAND, STATE OF WASHINGTON.

[Signature] 1/8/2020
ENGINEER, CITY OF RICHLAND DATE

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE TRACT OF LAND DESCRIBED HEREON, THAT WE HAVE CAUSED SAID LAND TO BE SURVEYED AND SHORT PLATTED INTO LOTS AS SHOWN AND THAT THE EASEMENTS ON THE SHORT PLAT ARE HEREBY GRANTED AND DEDICATED FOR THE USES AS SHOWN THEREON.

CITY OF RICHLAND

[Signature]
CYNTHIA D. REENTS, CITY MANAGER

1/8/2020
DATE

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF BENTON

ON THIS 8th DAY OF Jan., 2020 BEFORE ME, THE UNDERSIGNED,
A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED CYNTHIA D. REENTS, TO ME KNOWN TO BE THE CITY MANAGER, 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, WA

MY COMMISSION EXPIRES: 9-5-2022

DESCRIPTION

LOT 2, SHORT PLAT 3288, RECORDED IN VOLUME 1 OF SHORT PLATS AT PAGE 3288, UNDER AUDITOR'S FILE NUMBER 2010-034035, RECORDS OF BENTON COUNTY, WASHINGTON.

MONUMENT NOTES

- 2" BRASS CAP IN ASPHALT(23E)
- 2" BRASS CAP IN ASPHALT

LEGEND

- FOUND 3" BRASS CAP AS NOTED
- FOUND 5/8" REBAR & CAP "PERMIT SURVEY PLS 45774", OR AS OTHERWISE NOTED
- SET 5/8" REBAR & CAP "PERMIT SURVEY PLS 54534"
- SET 2.5" BRASS CAP IN MONUMENT CASE "45774"

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 5th DAY OF Jan., 2020 A.D. AT 11 MINUTES PAST 5 M., AND RECORDED IN VOLUME 1 OF SHORT PLATS, PAGE 3288 AT THE REQUEST OF ASHLEY D. GARZA.

BENTON COUNTY AUDITOR BRENDA CHILTON

FEE NO. 54534

SURVEYOR'S CERTIFICATE

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

Ashley Garza
ASHLEY D. GARZA
CERTIFICATE NO. 54534



2245 Robertson Drive
Richland, Washington 99354

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

DATE: 01/07/2020
SCALE: 1"=50'
DRAWN BY: ADG
APPROVED BY: CCA
PROJECT: 19056
SHEET 1 OF 1

December 18, 2020

John Watson
DW Property, LLC
3095 Kingsgate Way
Richland, WA 99354

Re: Horn Rapids Industrial Park Short Plat No. 3641, Lot 4 on Kingsgate Way and Battelle Blvd.

Dear Mr. Arrasmith,

We are submitting this letter of intent to purchase the 1.49 acres of property on Kingsgate Way and Battelle Blvd. in Richland, WA currently owned by the City of Richland.

We propose to develop and build an 8,000-10,000 sq. ft. commercial and light industrial building on the parcel. The intended use of this building is for the expansion of our business currently located one lot north on Kingsgate Way. Our expansion with this facility will bring an additional 10-20 employees in the near future. Our expected construction start date is late 2021 with an estimated completion date in 2022. We understand the City's Horn Rapids Master Plan regarding street frontage improvements.

The proposed purchase price for the parcel is \$54,500 per acre, totaling \$81,205 with 1.49 acres. We understand we need to execute the purchase and sell agreement with the City of Richland when it becomes available.

This letter does not bind either party contractually. However, with this letter of intent we consider this parcel reserved for us and our current land price stated above to be locked in.

Sincerely,

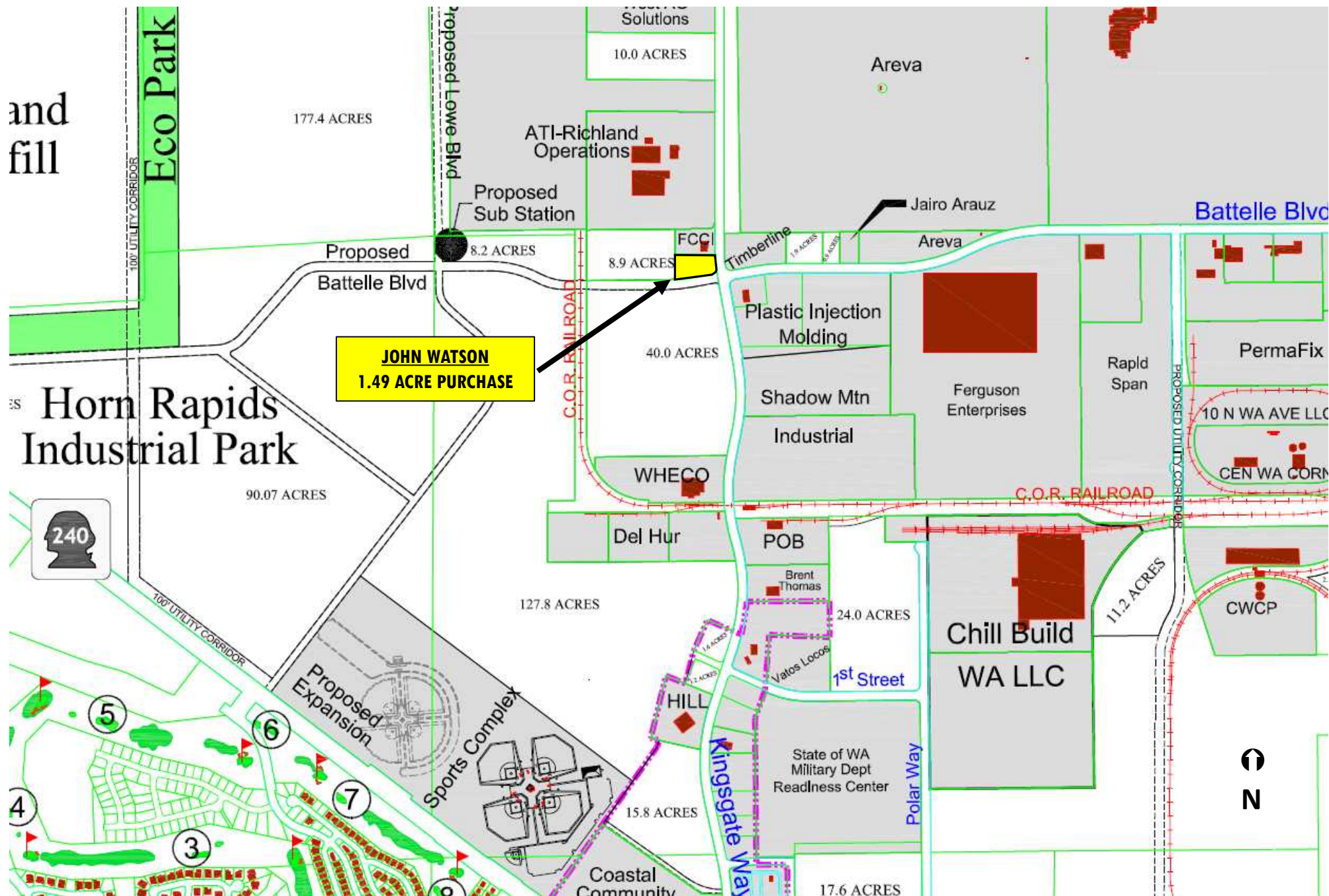
A handwritten signature in black ink, appearing to read 'John Watson', is written over a horizontal line.

John Watson, DW Property LLC

CC:

Chad Dupill
Cornell Dupill

and
fill





COUNCIL AGENDA ITEM COVERSHEET

Council Date: 1/19/2021

Agenda Category: Resolutions - Adoption

Core Focus Area 3 - Increase Economic Vitality

Subject:

Resolution No. 11-21, Approving the Final Plat of West Village - Phase 5

Department:
Development Services

Ordinance/Resolution Number:
11-21

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 11-21, authorizing the City Manager to sign and execute the final plat of West Village - Phase 5.

Summary:

The final plat of West Village - Phase 5 proposes to divide 24.6 acres into 114 residential lots and one (1) tract on a site located in the Badger Mountain South Master Planned Community. The site lies south of Bella Coola Lane, west of and adjacent to the Copper Mountain Apartment complex. The south site boundary is bound by both the city limits line and Richland's urban growth boundary.

All public infrastructure associated with the plat site is complete and has been accepted by the City.

Staff recommends adoption of Resolution No. 11-21.

Fiscal Impact:

Final plat approval will foster the creation of 114 additional residential lots available for new home construction. The addition of these new homes will increase Richland's tax base by increasing the City's total assessed value. New homes will also require more city services.

Attachments:

1. Resolution No. 11-21
2. Vicinity Map

RESOLUTION NO. 11-21

A RESOLUTION of the City of Richland approving the final plat of West Village - Phase 5, subject to the conditions of approval of Technical Advisory Committee Report S2015-103, Richland Hearing Examiner's January 25, 2016 Report No. S2015-103, and the findings and conclusions of the Richland City Council as adopted by Resolution No. 12-16.

WHEREAS, on December 17, 2015, the Richland Hearing Examiner held an open-record public hearing to consider the preliminary plat application of West Village as submitted by Nor Am Investment, LLC; and

WHEREAS, the Richland Hearing Examiner recommended the Richland City Council conditionally approve the preliminary plat of West Village; and

WHEREAS, on February 2, 2016, the Richland City Council held a closed-record hearing to consider the proposed West Village preliminary plat application and the recommendation of the Richland Hearing Examiner. Council took action to approve the preliminary plat; and

WHEREAS, the public improvements required for the plat of West Village - Phase 5, consisting of 114 lots and one (1) tract on 24.58 acres, have been constructed in accordance with the conditions of approval contained in Technical Advisory Committee (TAC) Report S2015-103 dated December 17, 2015, and the January 25, 2016 Hearing Examiner's Report No. S2015-103.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the final plat of West Village - Phase 5, a copy of which is attached hereto as **Exhibit A** and incorporated herein by this reference, is hereby approved subject to the following:

1. The conditions of approval contained in Technical Advisory Committee Report S2015-103, attached hereto and incorporated herein as **Exhibit B**; and
2. The Richland Hearing Examiner's January 25, 2016 Report No. S2015-103, attached hereto and incorporated herein as **Exhibit C**; and
3. The findings and conclusions of the Richland City Council as adopted by Resolution No. 12-16.

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 19th day of January, 2021.

Ryan Lukson, Mayor

Attested by:

Approved as to form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

PLAT OF WEST VILLAGE PHASE 5

LOCATED IN SE 1/4 AND SW 1/4 OF SECTION 32,
TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M.
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON

EXHIBIT A

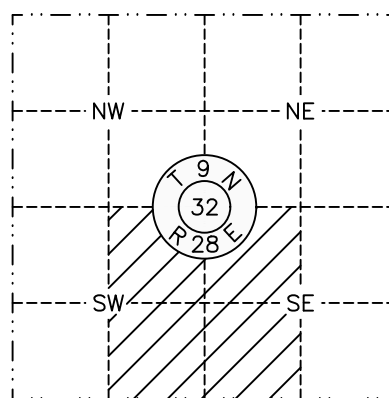
Curve Table				
CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.
C1	129.01	200.00	36°57'34"	N19°16'55"W
C2	55.48	172.00	18°28'47"	S28°31'18"E
C3	55.48	172.00	18°28'47"	S10°02'31"E
C4	39.27	25.00	90°00'00"	N44°11'52"E
C5	57.15	228.00	14°21'42"	N30°34'50"W
C6	62.27	228.00	15°38'53"	N15°34'33"W
C7	27.66	228.00	6°56'59"	N4°16'37"W
C8	39.27	25.00	90°00'00"	S45°48'08"E
C9	39.27	25.00	90°00'00"	N44°11'52"E
C10	39.27	25.00	90°00'00"	S44°11'52"W
C11	39.27	25.00	90°00'00"	N45°48'08"W
C12	39.27	25.00	90°00'00"	N44°11'52"E
C13	39.27	25.00	90°00'00"	S45°48'08"E
C14	39.27	25.00	90°00'00"	S44°11'52"W
C15	39.27	25.00	90°00'00"	N45°48'08"W
C16	39.27	25.00	90°00'00"	N44°11'52"E
C17	39.27	25.00	90°00'00"	S45°48'08"E
C18	39.27	25.00	90°00'00"	N45°48'08"W
C19	39.27	25.00	90°00'00"	S44°11'52"W
C20	13.54	25.00	31°02'27"	N75°16'54"W
C21	6.03	25.00	1°34'01"	N52°51'10"W
C22	59.75	54.00	6°32'33"	S77°38'29"E
C23	30.40	54.00	32°15'19"	N54°32'02"E
C24	64.08	54.00	67°59'26"	N4°24'39"E
C25	17.98	54.00	19°04'56"	N39°07'32"W
C26	20.88	25.00	47°51'52"	S24°44'04"E
C27	39.27	25.00	89°59'24"	S45°48'26"E
C28	20.88	25.00	47°51'52"	N65°15'56"E
C29	2.96	54.00	3°08'22"	S42°54'11"W
C30	49.24	54.00	52°14'29"	S70°35'37"W
C31	38.63	54.00	40°59'33"	N62°47'22"W
C32	42.11	54.00	44°40'33"	N19°57'19"W
C33	42.11	54.00	44°40'47"	N24°43'21"E
C34	15.25	25.00	34°57'36"	S29°34'57"W
C35	39.26	272.00	8°16'13"	N3°19'59"E
C36	80.23	272.00	16°54'02"	N15°55'06"E
C37	49.25	272.00	10°22'24"	N29°33'19"E
C38	41.26	25.00	94°33'33"	N82°01'18"E
C39	84.02	2387.01	2°01'00"	S51°42'25"E
C40	9.74	2387.01	0°14'01"	S52°49'56"E
C41	62.69	2387.01	1°30'17"	S53°42'05"E
C42	67.96	2387.01	1°37'52"	S55°16'10"E
C43	143.92	2387.01	3°27'17"	S57°48'44"E
C44	5.63	25.00	12°54'16"	S5°39'00"W

SURVEYOR'S CERTIFICATION

I, DAVID P. BAALMAN, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF WASHINGTON (REGISTRATION NO. 41028) HEREBY CERTIFY THAT THE PLAT OF WEST VILLAGE PHASE 5, AS SHOWN HEREON IS BASED UPON AN ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES, AND COURSES ARE CORRECTLY SHOWN AND THAT THE MONUMENTS HAVE BEEN SET AND THE LOT CORNERS STAKED AS SHOWN ON THE PLAT.

DAVID P. BAALMAN

DATE



SURVEYOR'S NOTES:

- BASIS OF BEARING IS GRID, US STATE PLANE, NAD 83/2011 BASED ON RTK GNSS OBSERVATIONS OF THE SOUTH LINE OF SECTION 32.
- = DENOTES SET 5/8"x24" REBAR WITH ORANGE PLASTIC CAP STAMPED "RSI DPB 41028"
- ⊗ = DENOTES SET 5/8"x24" REBAR WITH ORANGE PLASTIC CAP STAMPED "RSI DPB 41028" SET ON LOT SIDE-LINE AT 0.5' OFFSET TO ACTUAL CORNER AT WALL FOUNDATION (OR OFFSET AS NOTED)
- = DENOTES FOUND 5/8" REBAR W/ ORANGE CAP "RSI DPB 41028" PER PLAT OF WEST VILLAGE PHASE 4 OR MONUMENT AS NOTED
- ⊕ = DENOTES SET 3" BRASS CAP IN CONCRETE IN MONUMENT CASE - STAMPED "41028"
- ⊙ = DENOTES FOUND 3" BRASS CAP IN CONCRETE IN MONUMENT CASE PER PLAT OF WEST VILLAGE PHASE 4
- EQUIPMENT AND PROCEDURES USED: MULTI-FREQUENCY GNSS RECEIVERS USING REAL TIME KINEMATIC METHODS & A 1" [1MM+1.5PPM] ROBOTIC MULTI-STATION USING RADIAL TECHNIQUES.

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF GEOFFREY T. CLARK; RECORDED IN VOLUME _____ OF PLATS,

PAGE _____, RECORDS OF BENTON COUNTY, WASHINGTON, AT _____ MINUTES PAST _____ M., THIS

DAY OF _____, 20____ A.D.

BENTON COUNTY AUDITOR

FEE NUMBER

RSI ROGERS
SURVEYING INC., P.S.
1455 COLUMBIA PARK TRAIL
RICHLAND, WA 99352
PHONE (509) 783-4141
FAX: (509) 783-8994
www.rogerssurveying.com

11520-PLAT.DWG

11-18-20 ALM+DPB

SHEET 1 OF 2

PLAT OF
WEST VILLAGE PHASE 5

LOCATED IN SE 1/4 AND SW 1/4 OF SECTION 32,
TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M.
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON

LEGAL DESCRIPTION

THAT PORTION OF SECTION 32 TOWNSHIP 9 NORTH, RANGE 28 EAST WILLAMETTE MERIDIAN, SITUATE IN THE CITY OF RICHLAND, BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 32; THENCE SOUTH 89°06'09" WEST 2797.66 FEET ALONG THE SOUTH LINE THEREOF; THENCE NORTH 0°53'51" WEST 724.77 FEET TO THE SOUTHERLY MOST CORNER OF LOT 48 OF THE PLAT OF WEST VILLAGE, PHASE 4, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 15 OF PLATS, PAGE 663, RECORDS OF BENTON COUNTY AND THE TRUE POINT OF BEGINNING; THENCE THE FOLLOWING EIGHTEEN COURSES ALONG THE SOUTHERLY BOUNDARY OF SAID PLAT: THENCE NORTH 26°09'44" EAST 28.89 FEET; THENCE NORTH 52°14'18" EAST 110.00 FEET; THENCE SOUTH 37°45'42" EAST 8.90 FEET; THENCE NORTH 52°14'18" EAST 186.00 FEET; THENCE SOUTH 19°19'36" EAST 63.25 FEET; THENCE SOUTH 37°45'42" EAST 371.47 FEET; THENCE NORTH 58°11'21" EAST 75.14 FEET; THENCE NORTH 89°11'52" EAST 74.74 FEET; THENCE NORTH 00°48'08" WEST 275.00 FEET; THENCE NORTH 89°11'52" EAST 166.00 FEET; THENCE NORTH 00°48'08" WEST 10.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY 39.27 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" THENCE NORTH 89°11'52" EAST 173.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY 39.27 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", THENCE NORTH 89°11'52" EAST 56.00 FEET; THENCE NORTH 00°48'08" WEST 62.54 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 272.00 FEET; THENCE NORTHEASTERLY 168.74 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°32'39" TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 23.00 FEET; THENCE EASTERLY 41.26 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 94°33'33" TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 2387.01 FEET, THENCE LEAVING THE BOUNDARY OF SAID PLAT SOUTHEASTERLY 368.32 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°50'27" TO A POINT ON THE WEST LINE OF THAT PARCEL DESCRIBED IN DEED RECORDED UNDER AUDITOR'S FILE NUMBER 2018-026802, RECORDS OF BENTON COUNTY; THENCE SOUTH 00°48'08" EAST 896.45 FEET ALONG SAID WEST LINE TO THE SOUTH LINE OF SAID SECTION 32; THENCE SOUTH 89°06'18" WEST 1085.00 FEET ALONG THE SOUTH LINE OF SAID SECTION 32; THENCE NORTH 00°48'08" WEST 172.60 FEET; THENCE SOUTH 89°11'53" WEST 34.00 FEET; THENCE NORTH 00°48'08" WEST 110.00 FEET; THENCE NORTH 55°25'57" WEST 100.36 FEET; THENCE SOUTH 89°11'52" WEST 38.16 FEET; THENCE NORTH 00°48'08" WEST 121.46 FEET; THENCE NORTH 37°45'42" WEST 300.00 FEET; THENCE NORTH 66°30'50" WEST 53.95 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS 24.73 ACRES, MORE OR LESS.

CITY OF RICHLAND NOTES:

- [] = ADDRESSES SHOWN IN BRACKETS ARE SUBJECT TO CHANGE BY THE CITY OF RICHLAND, ZIP CODE: 99352.
- THIS PLAT LIES WITHIN THE BOUNDARY OF THE SOUTH RICHLAND COLLECTOR STREET FINANCING PLAN. FEES SHALL BE PAID AS REQUIRED BY RICHLAND MUNICIPAL CODE CHAPTER 12.03 BY THE PROPERTY OWNER AT THE TIME OF DWELLING PERMIT ISSUANCE FOR THE CONSTRUCTION OF A HOME ON ANY LOT WITHIN THIS SUBDIVISION.
- ALL LANDSCAPED TRACTS AND AREAS WITHIN THE PLAT OF WEST VILLAGE PHASE 5 WHICH ARE LOCATED IN THE PUBLIC RIGHT-OF-WAY SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS TO MAINTAIN.
- ALL RESIDENTIAL STRUCTURES TO BE CONSTRUCTED WITHIN THIS PLAT SHALL BE CONSTRUCTED WITH A FIRE SPRINKLER SYSTEM MEETING THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARDS 13-D.
- ALL RESIDENTIAL LOTS SHALL BE IMPROVED WITH LANDSCAPING AT THE TIME A CERTIFICATE OF OCCUPANCY IS ISSUED FOR ANY RESIDENTIAL USE ON THAT LOT IN ACCORDANCE WITH THE LANDSCAPE STANDARDS CONTAINED IN SECTION 11.E OF THE LAND USE DEVELOPMENT REGULATIONS (LUDR) FOR THE BADGER MOUNTAIN SOUTH COMMUNITY.
- ALL RESIDENTIAL STRUCTURES LOCATED WITHIN THIS PLAT SHALL CONFORM TO THE BUILDING TYPE STANDARDS CONTAINED IN SECTION 8 OF THE LAND USE DEVELOPMENT REGULATIONS (LUDR) FOR THE BADGER MOUNTAIN SOUTH COMMUNITY.
- ALL RESIDENTIAL STRUCTURES LOCATED WITHIN THIS PLAT SHALL CONFORM TO THE SUSTAINABLE STANDARDS CONTAINED IN SECTION 12 OF THE LAND USE DEVELOPMENT REGULATIONS (LUDR) FOR THE BADGER MOUNTAIN SOUTH COMMUNITY.
- BELLA COOLA LANE IS A NEIGHBORHOOD COLLECTOR STREET. LOTS 70 AND 97-100 INCLUSIVE WILL NOT BE ALLOWED DIRECT VEHICULAR ACCESS TO OR FROM BELLA COOLA LANE.
- PARKING IS NOT PERMITTED ON BELLA COOLA LANE.
- LOTS 11, 35, AND 56 HAVE BEEN APPROVED FOR DUPLEX CONSTRUCTION.
- CLARK RIDGE DRIVE AND VILLAGE VIEW STREET ARE COLLECTOR STREETS AND ARE THEREFORE SUBJECT TO INCREASED LEVELS OF TRAFFIC.
- SECONDARY EMERGENCY VEHICLE ACCESS ACROSS TRACT A SHALL REMAIN CLEAR OF OBSTRUCTIONS AND PARKED VEHICLES.
- TRACT A IS TO BE RETAINED BY SOUTH RICHLAND COMMUNITIES LLC FOR FUTURE DEVELOPMENT.

APPROVALS

THIS PLAT IS HEREBY APPROVED BY AND FOR THE CITY OF RICHLAND, CO. OF BENTON, STATE OF WASHINGTON.

CITY MANAGER	DATE
CITY CLERK	DATE
CITY ENGINEER	DATE

IRRIGATION APPROVAL

I HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS LOCATED WITHIN THE BOUNDARIES OF THE BADGER MOUNTAIN IRRIGATION DISTRICT, AND THAT THE IRRIGATION EASEMENTS SHOWN ON THIS PLAT ARE ADEQUATE TO SERVE ALL LOTS SHOWN HEREON. I FURTHER CERTIFY THAT THOSE LOTS WHICH ARE ENTITLED TO IRRIGATION WATER UNDER OPERATING RULES AND REGULATIONS OF THE DISTRICT HAVE SATISFIED THE REQUIREMENTS OF ROW 58.17.310 AND THAT ALL ASSESSMENTS HAVE BEEN PAID THROUGH THE YEAR 20_____.

BADGER MOUNTAIN IRRIGATION DISTRICT _____ DATE _____

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN PAID TO AND INCLUDING THE YEAR 20____, PARCEL NUMBER 1-3298-300-0003-023

BENTON COUNTY TREASURER	DATE
BENTON COUNTY ASSESSOR	DATE

OWNERS CERTIFICATE

KNOW ALL PERSONS BY THESE PRESENTS THAT WE ARE THE OWNERS OF THE LAND SHOWN ON THE PLAT OF WEST VILLAGE PHASE 5, HEREBY DECLARE SAID PLAT AND DEDICATE TO THE PUBLIC, FOR THE USE OF THE PUBLIC FOREVER, ALL EASEMENTS AND RIGHT OF WAYS AS SHOWN HEREON.

GEOFFREY T. CLARK, MANAGING MEMBER
SOUTH RICHLAND COMMUNITIES LLC

GEOFFREY T. CLARK, MANAGING MEMBER
NOR AM INVESTMENT, LLC

AUTHORIZED REPRESENTATIVE
COLUMBIA STATE BANK

ACKNOWLEDGMENT

STATE OF WASHINGTON } S.S.
COUNTY OF _____

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT GEOFFREY T. CLARK IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE MANAGING MEMBER OF SOUTH RICHLAND COMMUNITIES, LLC TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: _____

SIGNATURE: _____

TITLE: NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT: _____

MY APPOINTMENT EXPIRES: _____

NOTARY STAMP (BLACK INK ONLY)

ACKNOWLEDGMENT

STATE OF WASHINGTON } S.S.
COUNTY OF _____

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT GEOFFREY T. CLARK IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE MANAGING MEMBER OF SOUTH RICHLAND COMMUNITIES, LLC TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: _____

SIGNATURE: _____

TITLE: NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT: _____

MY APPOINTMENT EXPIRES: _____

NOTARY STAMP (BLACK INK ONLY)

ACKNOWLEDGMENT

STATE OF WASHINGTON } S.S.
COUNTY OF _____

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (HE/SHE) SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____ OF COLUMBIA STATE BANK TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: _____

SIGNATURE: _____

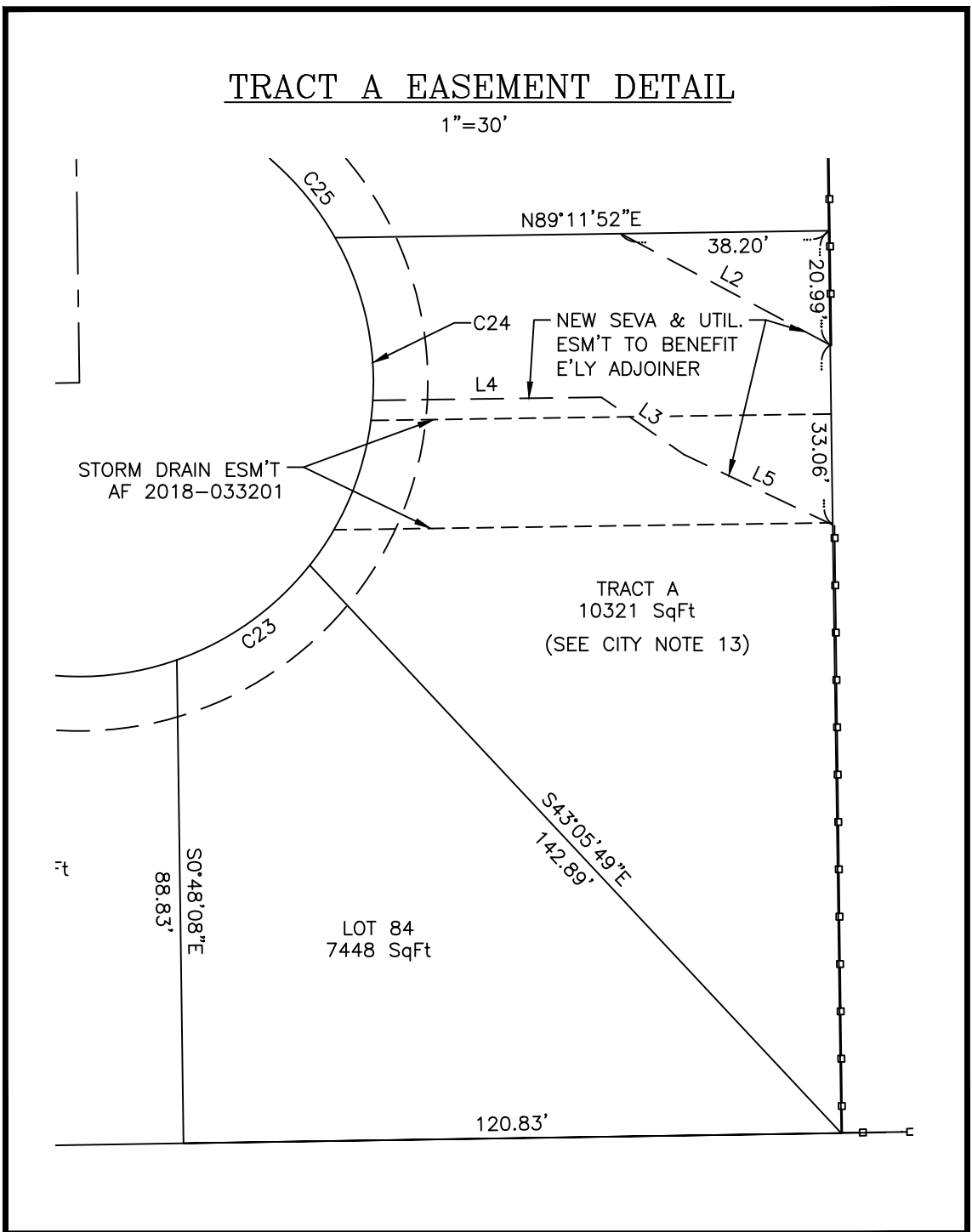
TITLE: NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT: _____

MY APPOINTMENT EXPIRES: _____

NOTARY STAMP (BLACK INK ONLY)



DATE _____



(S2015-103)

**RICHLAND PLANNING COMMISSION
TECHNICAL ADVISORY COMMITTEE REPORT (S2015-103)
DECEMBER 17, 2015**

APPLICANT: NOR AM INVESTMENTS, LLC

REQUEST: PRELIMINARY PLAT APPROVAL TO SUBDIVIDE
240 ACRES INTO 558 SINGLE FAMILY LOTS, 2 MULTI-
FAMILY TRACTS, AN OPEN SPACE TRACT, A PARK
TRACT AND A COMMERCIAL TRACT (WEST VILLAGE).

LOCATION: WITHIN THE BADGER MOUNTAIN SOUTH PLANNED
COMMUNITY, EAST OF DALLAS ROAD AND SOUTH OF
THE PLAT OF WEST VINEYARD.

ENGINEER: AHBL

TECHNICAL ADVISORY COMMITTEE RECOMMENDATIONS

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

1. Prior to final plat approval, complete engineering plans indicating street design and grading, utility plans including water and sewer, electrical, street lighting, telephone, television cable, natural gas, and irrigation system shall be approved by the Richland Civil and Utility Engineering Division and shall be consistent with the requirements of the responsible departments or companies.
2. Prior to final plat approval all improvements required under the Land Use and Development Regulations adopted for the Badger Mountain South Subarea shall be installed and accepted by the City or the developer shall provide bonding or other sufficient security acceptable to the City ensuring their installation.
3. The street addresses shall be finalized at time of final plat submittal and review. Street addressing shall be in conformance to RMC Chapter 12.01. The following note shall be placed on the final plat(s): **“Address numbers [noted in brackets] are subject to change by the City of Richland at time of building permit issuance.”**
4. Park fees as required by Richland Municipal Code (RMC) Chapter 22.12 shall be paid prior to the City’s performance of a final inspection for any new home within the plat boundaries. The following note shall be placed on the final plat: **“Park fees as required by Richland Municipal Code Chapter 22.12 shall be paid by the property owner prior to the time that a final building inspection is performed by the City for any home on any lot within this subdivision.”**

5. All construction located within the boundaries of this plat shall conform with the requirements of the Land Use and Development Regulations (LUDR) adopted by the City of Richland for the Badger Mountain South Community. To ensure that future lot buyers are properly informed of the specific LURD requirements, the following notes shall be placed on the final plat:
 - a. **“All residential structures to be constructed within this plat, shall be constructed with a sprinkler system that meets the National Fire Protection Association (NFPA) standards 13-D.”**
 - b. **“All residential lots shall be improved within landscaping at the time a certificate of occupancy is issued for any residential use on that lot in accordance with the landscape standards contained in Section 11.E of the Land Use and Development Regulations for the Badger Mountain South Community.”**
 - c. **“All residential structures located within this plat shall conform to the Building Type Standards contained in Section 8 of the Land Use and Development Regulations for the Badger Mountain South Community.”**
 - d. **All residential structures located within this plat shall conform to the Sustainable Standards contained in Section 12 of the Land Use and Development Regulations for the Badger Mountain South Community.”**
6. Development shall comply with all applicable requirements of the Badger Mountain Irrigation District including but not limited to requirements for design and installation of an irrigation system and related easements.
7. The final plat(s) shall include a note identifying the intended use, ownership and maintenance of all non-residential tracts within the plat boundaries and shall specify the particular lots within each phase of development that are reserved for housing types other than single family units. This requirement is intended to ensure compliance with Section 8 of the LUDR which mandates at least two housing types per block.
8. Pedestrian pathways within designated access easements as depicted on the Overall Site Plan (Exhibit 5) within each phase of development shall be hard surfaced at the time the final plat for that particular phase is constructed.
9. At the time that engineering plans for each phase of development are submitted to the City for review, the applicants shall include construction plans for the proposed green infrastructure improvements associated with that particular phase of development.

10. The applicants shall submit a plan for the landscape/fencing treatment for the lots along the westerly and southerly boundary of Road H to the City planning staff for review and approval. Once approved, the treatment plan shall be installed at the time of final plat construction for that particular phase of development.
11. Two sewer stubs shall be provided to the adjacent Richland School District property.
12. Prior to any construction activities taking place on site, the applicants shall demonstrate compliance with the Environmental Mitigation Conditions identified Exhibit B of the Master Agreement between the City of Richland and Nor Am Investments, LLC and as identified in the City's Planned Action Ordinance. Specifically, the following conditions shall apply:
 - a. Erosion control measures as required by City of Richland shall be implemented; vegetative cover on exposed soils shall be provided as soon as practicable following clearing and grading activities; water of exposed soils shall be performed in accordance with Benton Clean Air Authority requirements; soils shall be compacted at densities appropriate for planned uses.
 - b. The applicants shall submit a dust control plan to the Benton County Clean Air Authority for their review and approval. All construction work shall be performed in accordance with the provisions of the approved dust control plan.
 - c. The applicants shall submit an erosion control plan to the City of Richland Public Works Department for their review and approval based on the Washington State Department of Ecology Stormwater Management Manual for Eastern Washington. All construction work shall be performed in accordance with the provisions of the approved erosion control plan which shall be consistent with City standards.
 - d. The applicants shall conform to City noise standards.
 - e. Transportation mitigation measures shall be applied as analysis indicates following study at the time that the development generates 500 peak hour trips. The mitigation measures identified through the further analysis shall be implemented in accordance with the planned action ordinance.
 - f. Potable water systems shall be designed and constructed in accordance with City standards.
 - g. Sewer systems shall be designed and constructed in accordance with City standards.
 - h. All single family residences and duplexes shall be constructed with a residential fire sprinkler system.
 - i. Energy conservation measures and sustainability standards as established in the LUDR shall apply to new construction within the proposed project.

13. Preliminary plat approval is subject to compliance with the conditions of approval set forth in the memorandum from the Civil and Utility Engineering Division for the proposed West Village Preliminary Plat.



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

**FINDINGS, CONCLUSIONS AND
RECOMMENDATION OF APPROVAL
“WEST VILLAGE” PRELIMINARY PLAT
(A PORTION OF THE BADGER MOUNTAIN SOUTH MASTER PLANNED COMMUNITY
LOCATED IN THE CITY OF RICHLAND, WASHINGTON)**

FILE NUMBER: S2015-103

APPLICANT/OWNER: NOR AM INVESTMENT, LLC

APPLICATION: TO SUBDIVIDE 240.89 ACRES INTO 558 SINGLE FAMILY RESIDENTIAL LOTS, LOCATED WITHIN THE BADGER MOUNTAIN SOUTH MASTER PLANNED COMMUNITY, EAST OF DALLAS ROAD AND SOUTH OF THE PLAT OF WEST VINEYARD. ALSO INCLUDES TWO MULTIFAMILY TRACTS TOTALING 23 ACRES, A 40 ACRE OPEN SPACE TRACT, A 30 ACRE FUTURE CITY PARK SITE, AND A 1.24 ACRE COMMERCIAL TRACT. THE ENTIRE SITE IS SUBJECT TO THE MOST CURRENT BADGER MOUNTAIN SOUTH LAND USE AND DEVELOPMENT REGULATIONS ADOPTED BY THE CITY OF RICHLAND.

PARCEL NUMBERS: BENTON COUNTY ASSESSOR PARCEL NOS. 104884000002000, 104884030001000 AND A PORTION OF 104881000002007.

REVIEW PROCESS: TYPE III, PRELIMINARY PLAT,
HEARING EXAMINER RECOMMENDATION TO CITY COUNCIL

SUMMARY OF RECOMMENDATION: APPROVE, SUBJECT TO CONDITIONS

DATE OF RECOMMENDATION: JANUARY 25, 2016

PROJECT DESCRIPTION AND SUMMARY of PROCEEDINGS

Nor Am Investment, LLC, of Lakewood, Washington, is the owner and applicant in this matter. (*Exhibit 1, page C0.01*).

The proposed subdivision would divide almost 241 acres into a development site with 558 single family residential lots; a 17.3 acre tract for “multi-family” uses; a 5.6 acre tract for either commercial or multi-family uses; a 1.2 acre commercial tract; about 44 acres for public streets; a 30 acre tract for a future City park; and a 40 acre open space tract. (*Staff Report, page 2; Ex. 2, site plan in Exhibits 2 - 6*).

The site is located in the southwest corner of the Richland City limits. The proposed subdivision is part of the Badger Mountain South Subarea Plan and is part of the master planned community of Badger Mountain South, which is intended to be a “walkable and sustainable community” with a range of housing types, mixed-use neighborhoods, up to 5,000 dwelling units, businesses and other commercial activities. (*Staff Report, page 3; LUDR, 1.A, Intent, and 1.B, Purpose*). The project will have convenient access to/from Interstate 82, via Dallas Road and a new arterial collector street to be called Badger Mountain Parkway, which will connect with new internal streets to be constructed as part of the development. (*Staff Report; Ex. 2, page C0.01*). The road system serving the proposed plat will be constructed in phases, based on the number of lots developed in a given time. (*Staff Report; Testimony of Mr. Simon; Ex. 7, Phasing Plan; Conditions of Approval*).

The project site is currently vacant, with rolling hills, that are/were used agricultural purposes. For the time being, a portion of vacant land will remain to the north of the new West Hills plat and the nearest pre-existing sites already under development as part of the larger Badger Mountain South master planned community, the West Vineyard residential subdivision and the commercially-designated Venito Villagio. (*Site visit; Staff Report; Exhibit 2, site plans*).

The property owner’s design team submitted an application for preliminary plat approval on or about September 18, 2015. (*Staff Report, page 8; Ex. 1, Preliminary Plat Application Form cover sheet, dated September 18, 2015*). Following review, and an analysis to determine the application’s consistency with the current Land Use and Development Regulations (LUDR) for the Badger Mountain South master-planned community, city staff provided Notice of the Application on or about December 1, 2015. (*Staff Report; Ex. 11; Testimony of Mr. Simon*). The City did not receive any comments from the public, prior to or during the public hearing held for the pending application. (*Staff Report, page 10; Testimony of Mr. Simon*).

SEPA Compliance.

The City of Richland’s Planned Action Ordinance adopted for the Badger Mountain master planned community covers development within the Badger Mountain South Subarea. The Supplemental Final Environmental Impact Statement issued for the Planned Action Ordinance

covers the site of the proposed West Village Plat. Accordingly, standard SEPA review is not required, so long as the project is consistent with the master plan and mitigation measures adopted and identified in applicable SEPA documentation for the master planned area. (*Staff Report discussion, at pages 9 and 16*). Exhibits 12 and 13 are part of the record to confirm that the proposed plat is deemed consistent with the Master Agreement and the City's SEPA Planned Action ordinance for Badger Mountain South. With such documentation, and the Modified Environmental Checklist issued for this project (*Ex. 10*), the pending application satisfied applicable SEPA review requirements.

Public Hearing.

The open-record public hearing for the application occurred on December 17, 2015, wherein the undersigned Examiner presided, and all persons wishing to provide comments were heard, providing testimony under oath. Throughout the written comment period and the public testimony portion of the public hearing, no one opposed the proposed plat. The Examiner visited the site of the proposed project, and public roads leading to and from the vicinity of the proposed plat, on the day following the hearing.

Given the size of the proposed project, which Mr. Simon explained is likely the largest plat approval requested in the City of Richland, and the fact that the LUDR provisions applicable to the project are not part of the City's regular city code used by the Examiner, this Recommendation involved a bit of a learning curve to provide meaningful review and analysis. Upon consideration of the Staff Report, exhibits, public hearing testimony, the proposed phasing plan, and the Badger Mountain South LUDR provisions, this Recommendation is now in order.

Based on all the evidence, testimony, codes, policies, regulations, and other information contained in the Record, the Examiner issues the following findings, conclusions and Recommendation to approve the preliminary plat as set forth below.

CONTENTS OF RECORD

Exhibits: Staff Report. City of Richland Development Services Division Staff Report and recommendation of approval to the Hearing Examiner regarding the "West Village" Preliminary Plat, File No. S2015-103, dated December 17, 2015;

1 – 15. As described and indexed on page 17 of the Staff Report.

Testimony/Comments: The following persons were sworn and provided testimony under oath at the open-record hearing:

1. Rick Simon, Development Services Manager for the City of Richland;
2. Todd Sawin, with AHBL, Applicant's project engineer; and
3. Geoff Clark, for Nor Am Investment, the applicant.

APPLICABLE LAW

Under applicable provisions of the Richland Municipal Code (RMC), a preliminary plat¹ application is first subject to review and approval by city staff with respect to the engineering elements of said plat, then the Hearing Examiner is responsible for conducting an open record public hearing followed by a recommendation to the City Council. A preliminary plat application is a Type III procedure. RMC 19.20.010(C)(1).

As explained in RMC 24.12.050(A), the hearing examiner shall consider any preliminary plat application and shall conduct an open record public hearing in accordance with Chapter 19.60 RMC. After the public hearing and review of materials in the record, the hearing examiner shall determine whether the preliminary plat is in accordance with the comprehensive plan and other applicable code requirements and shall either make a recommendation for approval or disapproval to the city council.

The same provision of the city's code (RMC 24.12.050) provides that any recommendation for approval of the preliminary plat shall not be given by the hearing examiner without the prior review and approval of the city manager or her designee with respect to the engineering elements of said plat including the following:

1. Adequacy of proposed street, alley, right-of-way, easement, lighting, fire protection, drainage, and utility provisions;
2. Adequacy and accuracy of land survey data;
3. The submittal by the applicant of a plan for the construction of a system of street lights within the area proposed for platting, including a timetable for installation; provided, that in no event shall such a plan be approved that provides for the dedication of such a system of lighting to the city later than the occupancy of any of the dwellings within the subdivision.

The City's decision criteria for preliminary plat approval are substantially similar to state subdivision mandates found in RCW 58.17.110(2)² and reads as follows:

Richland Municipal Code 24.12.053 Preliminary plat – Required findings.

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

- A. The preliminary plat conforms to the requirements of this title;*

¹ In this Recommendation and exhibits included in the Record, preliminary plat and preliminary subdivision mean the same thing, and use of one term should be read to apply to the other to the extent anyone views the terms to have distinct meanings, which for the purposes of this Recommendation, they do not.

² "A proposed subdivision and dedication shall not be approved unless the city, town, or county legislative body makes written findings that: (a) Appropriate provisions are made for the public health, safety, and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school; and (b) the public use and interest will be served by the platting of such subdivision and dedication. If it finds that the proposed subdivision and dedication make such appropriate provisions and that the public use and interest will be served, then the legislative body shall approve the proposed subdivision and dedication. []" RCW 58.17.110(2).

Findings, Conclusions and Recommendation to Approve

"West Village" Preliminary Plat,

File No. S2015-103

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

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

D. The application is consistent with the requirements of RMC 19.60.095 (addresses transportation concurrency considerations).

And RMC 19.60.095 mandates the following additional findings:

19.60.095 Required findings.

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

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

B. Impacts of the development have been appropriately identified and mitigated under Chapter [22.09](#) RMC.

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

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

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

The burden of proof rests with the applicant, and any decision to approve or deny a preliminary plat must be supported by evidence that is substantial when viewed in light of the whole record. RCW 36.70C.130(1)(c); and RMC 19.60.060. The application must be supported by proof that it conforms to the applicable elements of the city’s development regulations, comprehensive plan and that any significant adverse environmental impacts have been adequately addressed. RMC 19.60.060.

ISSUE PRESENTED

Whether substantial evidence demonstrates that the applicant has satisfied their burden of proof to satisfy the criteria for preliminary plat approval?

Short Answer: Yes.

FINDINGS of FACT

1. Any statements in previous or following sections of this document that are deemed findings are hereby adopted as such, including without limitation the project description and summary of proceedings.
2. The Staff Report and recommendation of approval (*Ex. A*), include a number of specific findings and conditions that establish how the underlying plat application, as conditioned, satisfies provisions of applicable law, is consistent with the city's Comprehensive Plan, and is designed or conditioned to comply with applicable development standards and guidelines.

Public Hearing Testimony

3. At the hearing, Mr. Simon summarized his Staff Report and recommendation of approval for the proposed plat.
4. Mr. Simon noted that the City's Master Development Agreement for the Badger Mountain South area supersedes and applies to the project instead of standard city development regulations.
5. Under questions from the Examiner, Mr. Simon and the applicant representatives explained how the Badger Mountain Parkway would be developed and improved in phases, beginning with just two lanes on the south side of the right-of-way, eventually reaching 4 lanes as more lots within the proposed plat are developed.
6. As noted above, the proposed plat is located in a portion of the Badger Mountain South Subarea, and the distinct LUDR provisions, adopted and amended by the Richland City Council following extensive public review, apply to this project.

Compliance with city development regulations achieves consistency with the Comprehensive Plan

7. RMC 24.04.020 explains that the purpose of the City's platting and subdivision codes is "*in furtherance of the comprehensive plan of the city*" and that such regulations contained in the city's platting and subdivision codes "*are necessary for the protection and preservation of the public health, safety, morals and the general welfare, and are designed,*

among other things, to encourage the most appropriate use of land throughout the municipality; to lessen traffic congestion and accidents; to secure safety from fire; to provide adequate light and air; to prevent overcrowding of land; to avoid undue concentration of population; to promote the coordinated development of unbuilt areas; to secure an appropriate allotment of land area in new developments for all the requirements of community life; to conserve and restore natural beauty and other natural resources; and to facilitate the adequate provision of transportation, water, sewerage and other public uses and requirements.” The effect of this provision boils down to this: compliance with the City’s Comprehensive Plan can be established, or at least partially established, through compliance with the city’s platting and subdivision regulations found in Title 24 of the Richland Municipal Code. In this matter, substantial evidence in the record clearly establishes compliance by the proposed plat (as conditioned herein) with the city’s land platting regulations that are applicable to this project, including without limitation those reflected in the LUDR for Badger Mountain South, thus implementing and complying with the City’s Comprehensive Plan. (*See Staff Report, all Findings*).

Proposed plat will provide public benefits

8. The applicant’s submittals and testimony provided on its behalf established that some aspects of the new subdivision will provide a public benefit, including without limitation, new housing inventory and options fulfilling the city’s goals and policies set forth in the Comprehensive Plan, dedication of large parks and open spaces, construction of new roads, sidewalks, an attractive street system to serve the new plat, and other features that will serve to promote health benefits of a walkable, pedestrian-friendly community.

Substantial evidence demonstrates the proposed project, as conditioned, satisfies approval criteria.

9. The record contains substantial evidence to demonstrate that, as conditioned, the proposed plat makes appropriate provisions for:
 - A. The public health, safety, and general welfare: *See Staff Report; all Findings; Exhibits 8, 9, 12, 13, 14, and 15.*
 - B. Open Spaces: *Ex. 2, site plans, illustrating tract for new 30 acre city park, 40 acre open space tract, and approximate trail locations; Staff Report, page 11; See discussion in item H.*
 - C. Drainage Ways: the project will be consistent with all applicable standards for stormwater system design, including without limitation the Department of Ecology Stormwater Management Manual for Eastern Washington. *Staff Report, page 11; Ex. 3, grading and drainage plans; Ex. 14, pages 6 and 7, recommended Storm Water conditions.*
 - D. Streets or roads, alleys, other public ways: the proposed plat has been reviewed by the City for compliance with applicable street system design requirements, and has

been deemed consistent with all applicable LUDR and city standards for city roads, streets, driveways, access, circulation, transportation concurrency and the like. The new Badger Mountain Parkway will be constructed in phases, and the project is built-out, based on demand. Roads H and M are other collector streets that will be built to provide access and internal circulation. The plat will include more than 43 acres of dedicated right-of-way. *Testimony of Mr. Simon; Staff Report, pages 11 and 13; Exhibit 2, site plans; Exhibits 14 and 15, Public Works and Technical Advisory Committee reports and proposed conditions.*

- E. Transit stops: To the extent transit stops are or may be located nearby to serve residents of the proposed plat, or Richland residents generally, the subdivision design, access and internal circulation patterns, as conditioned, are appropriate to allow for pedestrians and vehicles to access arterials and other routes that could direct users to existing or future transit stops and facilities. The proposed plat is within the Ben Franklin Transit service area, though no bus service is currently provided for the neighborhood. The transit agency was given lawful notice of the proposed plat and did not provide any comments or feedback for consideration as part of the record in this matter. *Staff Report, page 11.*
- F. Potable water supplies: The new subdivision will receive its domestic water supply from the City of Richland. Staff confirms that adequate capacity is available within the city's water supply system to provide both domestic water and fire flow service to the new plat. Irrigation water will continue to be available within the plat, as provided by the Badger Mountain Irrigation District. *Staff Report, pages 11, 12; Ex. 4, conceptual water system plans, showing connections to city water supply system; Ex. 14, pages 5, 6, recommended Domestic Water conditions.*
- G. Sanitary systems: The City's sewer system has capacity to serve the proposed plat, and will do so. *Staff Report, at page 12; Ex. 4, conceptual sewer system plans, showing connections and extensions for city sewer service; Ex. 14, page 6, recommended Sanitary Sewer conditions.*
- H. Parks and recreation, playgrounds, schools: The site plan shows that the project includes substantial provisions for open space, including dedication of a 30 acre tract for a future city park, a 40 acre open space tract, and almost 15,000 lineal feet of trail areas. *Staff Report, page 12; Ex. 2, site plans, illustrating trail locations, size of park and open space tracts.* The Staff Report, at page 12, explains that the park mitigation fees will be paid for each dwelling unit constructed within the plat. A condition of approval will include a note on the final plat detailing Park fee requirements. *Ex. 15, Technical Advisory Committee recommended conditions of approval, item 4.* School needs for future residents are adequately addressed in the LUDR for Badger Mountain. The Richland School District owns an adjacent property where two new public schools may be located as the Badger Mountain South area is developed and populated with school-age children. *Staff Report, page 12; Ex. 2, site plans, depicting location of adjacent school district property.*

- I. Planning features to assure safe walking conditions for students: The proposed plat includes extensive walking paths, sidewalks, and public rights-of-way that will adequately provide safe walking routes and conditions for school children. *Staff Report, discussion on page 12.*

10. Except as modified in this Recommendation, all Findings, and statements of fact contained in the Staff Report, are incorporated herein by reference as Findings of the undersigned hearing examiner.³

11. Based on all evidence, exhibits and testimony in the record, the undersigned Examiner specifically finds that the proposed plat, as conditioned below, makes appropriate provisions for the considerations detailed in applicable law, including without limitation RMC 24.12.050, .053, 19.60.095, and the LUDR provisions applicable to the Badger Mountain South area, and that the public use and interest will be served by the proposed plat and associated dedications and improvements.

CONCLUSIONS of LAW

1. Based on the Findings as summarized above, the undersigned examiner concludes that the proposed plat, as conditioned below, conforms to all applicable zoning and land use requirements and appropriately mitigates adverse environmental impacts. Upon reaching such findings and conclusions as noted above, the preliminary plat meets the standards necessary to obtain approval by the City.
2. The proposed conditions of approval as set forth in the Technical Advisory Committee Report included in the Record as *Exhibit 15*, as revised and supplemented by the Examiner, are reasonable, supported by the evidence, and capable of accomplishment.
3. Any Finding or other statements in previous or following sections of this document that are deemed Conclusions are hereby adopted as such.

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³ For purposes of brevity, only certain Findings from the Department's Recommendation are highlighted for discussion in this Recommendation, and others are summarized, but any mention or omission of particular findings should not be viewed to diminish their full meaning and effect, except as modified herein.

RECOMMENDATION

Based upon the preceding Findings of Fact and Conclusions of Law, evidence presented through the course of the open record hearing, all materials contained in the contents of the record, and the Examiner's site visit, **the undersigned Examiner recommends that the City Council APPROVE the "West Village" Preliminary Plat** application, subject to the attached Conditions of Approval as recommended by the City's planning and public works staff, revised or added by the Examiner, and adopted herein by reference.

Recommendation issued: January 25, 2016.

A handwritten signature in blue ink, reading "Gary N. McLean". The signature is fluid and cursive, with the first name "Gary" and last name "McLean" clearly legible.

Gary N. McLean
Hearing Examiner for the City of Richland

CONDITIONS OF APPROVAL

“West Village” Preliminary Subdivision File No. S2015-103

A. General.

1. Preliminary plat approval shall be null and void if any condition enumerated herein is not satisfied.
2. As provided in RCW 58.17.140, a final plat meeting all applicable requirements must be submitted to the city for approval within five years of the date of preliminary plat approval; provided, however, the applicant must comply with any otherwise applicable provisions of the city’s code, including those pertaining to extension of the approval period presently found at RMC 24.12.055, or as may subsequently be amended.
3. No construction or site development activities related to the plat may be undertaken until the land-use and engineering approvals become effective, and the City and other regulatory authorities with jurisdiction issue applicable permits.
4. Unless modified by the Public Works Director, Applicant shall comply with requirements of applicable utility service providers, including – but not limited to – purveyors of sewer, water, irrigation, electricity, gas, and telecommunication (phone, internet, television, cable) services.
5. The applicant shall comply with all professional report conclusions and recommendations submitted in connection with the preliminary plat and engineering reviews, as approved and or amended by the City.
6. Applicant shall be responsible for consulting with state and federal agencies, and tribal entities with jurisdiction (if any) for applicable permit or other regulatory requirements. Approval of a preliminary plat does not limit the applicant’s responsibility to obtain any required permit, license or approval from a state, federal, or other regulatory body. Any conditions of regulatory agency permits/licenses shall be considered conditions for this project.
7. The final engineering plans and final plat shall conform to all applicable provisions of the Richland Municipal Code and the Conditions of Approval herein.

B. Conditions, based on recommendations from the City’s Technical Advisory Committee, Exhibit 15.

1. Prior to final plat approval, complete engineering plans indicating street design and grading, utility plans including water and sewer, electrical, street lighting, telephone, television cable, natural gas, and irrigation system shall be approved by the Richland Civil and Utility Engineering Division and shall be consistent with the requirements of the responsible departments or companies.
2. Prior to final plat approval all improvements required under the Land Use and Development Regulations adopted for the Badger Mountain South Subarea shall be installed and accepted by the City or the developer shall provide bonding or other sufficient security acceptable to the City ensuring their installation.
3. The street addresses shall be finalized at time of final plat submittal and review. Street addressing shall be in conformance to RMC Chapter 12.01. The following note shall be placed on the final plat(s): “Address

numbers [noted in brackets] are subject to change by the City of Richland at time of building permit issuance.”

4. Park fees as required by Richland Municipal Code (RMC) Chapter 22.12 shall be paid prior to the City’s performance of a final inspection for any new home within the plat boundaries. The following note shall be placed on the final plat: *“Park fees as required by Richland Municipal Code Chapter 22.12 shall be paid by the property owner prior to the time that a final building inspection is performed by the City for any home on any lot within this subdivision.”*
5. All construction located within the boundaries of this plat shall conform with the requirements of the Land Use and Development Regulations (LUDR) adopted by the City of Richland for the Badger Mountain South Community. To ensure that future lot buyers are properly informed of the specific LUDR requirements, the following notes shall be placed on the final plat:
 - a. *“All residential structures to be constructed within this plat, shall be constructed with a sprinkler system that meets the National Fire Protection Association (NFPA) standards 13-D.”*
 - b. *“All residential lots shall be improved within landscaping at the time a certificate of occupancy is issued for any residential use on that lot in accordance with the landscape standards contained in Section 11.E of the Land Use and Development Regulations for the Badger Mountain South Community.”*
 - c. *“All residential structures located within this plat shall conform to the Building Type Standards contained in Section 8 of the Land Use and Development Regulations for the Badger Mountain South Community.”*
 - d. *All residential structures located within this plat shall conform to the Sustainable Standards contained in Section 12 of the Land Use and Development Regulations for the Badger Mountain South Community.”*
6. Development shall comply with all applicable requirements of the Badger Mountain Irrigation District including but not limited to requirements for design and installation of an irrigation system and related easements.
7. The final plat(s) shall include a note identifying the intended use, ownership and maintenance of all non-residential tracts within the plat boundaries and shall specify the particular lots within each phase of development that are reserved for housing types other than single family units. This requirement is intended to ensure compliance with Section 8 of the LUDR that mandates at least two housing types per block.
8. Pedestrian pathways within designated access easements as depicted on the Overall Site Plan (Exhibit 5) within each phase of development shall be hard surfaced at the time the final plat for that particular phase is constructed.
9. At the time that engineering plans for each phase of development are submitted to the City for review, the applicants shall include construction plans for the proposed green infrastructure improvements associated with that particular phase of development.
10. The applicants shall submit a plan for the landscape/fencing treatment for the lots along the westerly and southerly boundary of Road H to the City planning staff for review and approval. Once approved, the treatment plan shall be installed at the time of final plat construction for that particular phase of development.
11. Two sewer stubs shall be provided to the adjacent Richland School District property.
12. Prior to any construction activities taking place on site, the applicants shall demonstrate compliance with the Environmental Mitigation Conditions identified Exhibit B of the Master Agreement between the City of Richland and Nor Am Investments, LLC and as identified in the City’s Planned Action Ordinance. Specifically, the following conditions shall apply:

- a. Erosion control measures as required by City of Richland shall be implemented; vegetative cover on exposed soils shall be provided as soon as practicable following clearing and grading activities; water of exposed soils shall be performed in accordance with Benton Clean Air Authority requirements; soils shall be compacted at densities appropriate for planned uses.
- b. The applicants shall submit a dust control plan to the Benton County Clean Air Authority for their review and approval. All construction work shall be performed in accordance with the provisions of the approved dust control plan.
- c. The applicants shall submit an erosion control plan to the City of Richland Public Works Department for their review and approval based on the Washington State Department of Ecology Stormwater Management Manual for Eastern Washington. All construction work shall be performed in accordance with the provisions of the approved erosion control plan, which shall be consistent with City standards.
- d. The applicant shall conform to City noise standards.
- e. Transportation mitigation measures shall be applied as analysis indicates following study at the time that the development generates 500 peak hour trips. The mitigation measures identified through the further analysis shall be implemented in accordance with the planned action ordinance.
- f. Potable water systems shall be designed and constructed in accordance with City standards
- g. Sewer systems shall be designed and constructed in accordance with City standards.
- h. All single-family residences and duplexes shall be constructed with a residential fire sprinkler system.
- i. Energy conservation measures and sustainability standards as established in the LUDR shall apply to new construction within the proposed project.

C. Conditions based on Civil and Utility Engineering Comments, Exhibit 14.

- 1. The boundary of the plat shall be clearly defined. All streets and tracts that are to be a part of this project shall be delineated with a border. Dallas Road and I-82 shall be clearly depicted in the vicinity map as well.
- 2. *[Removed from initial recommendation, because Tract F, an Open Space tract, is adequately depicted in Exhibit 2, on sheets C0.01 and C1.13. This comment is placed here, to retain the same numbering system in the original staff recommendation].*
- 3. All final plans for public improvements shall be submitted prior to pre-construction on a 24" x 36" hardcopy format and also electronically in .dwg format compatible with the City's standard CAD software. Addendums are not allowed, all information shall be supplied in the specified 24 x 36 (and electronic) format. When construction of the infrastructure has been substantially completed, the applicant shall provide paper, Mylar and electronic record drawings in accordance with the City's "Record Drawing Requirements". The electronic as-built record drawings shall be submitted in an AutoCAD format compatible with the City's standard CAD software. Electronic copies of the construction plans are required prior to the pre-con meeting, along with the multiple sets of paper drawings. The Mylar record drawings (including street lights) shall be submitted and approved by the City before the final punchlist inspection

will be performed. All final punchlist items shall be completed or financially guaranteed prior to recording of the final plat.

4. Any and all necessary permits that may be required by jurisdictional entities outside of the City of Richland shall be the responsibility of the developer to obtain.
5. A copy of the construction drawings shall be submitted for review to the appropriate jurisdictions by the developer and its engineer. All required comments / conditions from all appropriate reviewing jurisdictions (e.g.: Benton County, any appropriate irrigation districts, other utilities, etc.) shall be incorporated into one comprehensive set of drawings and resubmitted (if necessary) for final permit review and issuance.
6. Any work within the public right-of-way or easements or involving public infrastructure will require the applicant to obtain a right-of-way permit prior to construction. A plan review and inspection fee in the amount equal to 5% of the construction costs of the work within the right-of-way or easement will be collected at the time the permit is issued. A stamped, itemized Engineer's estimate (Opinion of probable cost) and a copy of the material submittals shall be submitted along with the final plan submittal.
7. When construction is substantially complete, a paper set of "record drawings" shall be prepared by a licensed surveyor and include all changes and deviations. Please reference the Public Works document "RECORD DRAWING REQUIREMENTS & PROCEDURES" for a complete description of the record drawing process. After approval by the City of the paper copy, a Mylar copy of the record drawings shall be submitted along with a CAD copy of them. The electronic as-built record drawings shall be submitted in an AutoCAD format compatible with the City's standard CAD software. All final punchlist items shall be completed or financially guaranteed prior to recording of the final plat.
8. Public utility infrastructure located on private property will require recording of a City standard form easement prior to acceptance of the infrastructure and release of the final plat. The City requires preparation of the easement legal description by the developer two weeks prior to the scheduled date of acceptance. Once received, the City will prepare the easement document and provide it to the developer. The developer shall record the easement at the Benton County Assessor and return a recorded original document to the City prior to application for acceptance.
9. A pre-construction ("pre-con") conference will be required prior to the start of any work within the public right-of-way or easement. Contact the Civil and Environmental Engineering Division at 942-7500 to schedule a pre-construction conference.
10. Site plan drawings which involve the construction of public infrastructure shall be drawn on a standard 24" x 36" drawing format to a scale which shall not be less than 1"= 40'.
11. All plan sheets involving construction of public infrastructure shall have the stamp of a current Washington State licensed professional engineer.
12. All construction plan sheets shall include the note "*CALL TWO WORKING DAYS BEFORE YOU DIG 1-800-424-5555 (or "811").*" Or: <http://www.call811.com/>
13. An irrigation source and distribution system, entirely separate from the City's domestic water system, shall be provided for this development. *Construction plans will not be accepted for review until adequate and viable proof of an irrigation source is made available by the developer.* The designing Engineer shall submit plans for the proposed irrigation system to the Irrigation District with jurisdiction over the property at the same time that they are submitted to the City for construction review. Plans shall be reviewed and accepted by said irrigation district prior to issuance of a Right-of-Way permit by the City. Easements shall be provided on the final plat for this system where needed.
14. A copy of the preliminary plat shall be supplied to the Post Office and all locations of future mailbox clusters approved prior to final platting.

Design Standards:

15. Public improvement design shall follow the following general format:
- A. Sanitary sewer shall be aligned on the north and west side of street centerlines.
 - B. Storm sewer shall be aligned on the south and east side of street centerlines.
 - C. Any sewer or storm manholes that are installed outside of public Right of Way shall have an acceptable 12-foot wide gravel access road (minimum) provided from a public street for maintenance vehicles.
 - D. 10-foot horizontal spacing shall be maintained between domestic water and sanitary sewer mainlines and service lines.
 - E. Water lines shall be aligned on the south and east side of street centerlines.
 - F. Watermains larger than 8-inches in diameter shall be ductile iron.
 - G. Watermains installed outside of the City Right of Way or in very rocky native material, shall be ductile iron and may need restrained joints.
 - H. All watermains outside areas zoned R1 shall be ductile iron.
 - I. Fire hydrant location shall be reviewed and approved by the City Fire Marshal.
 - J. Sewer mains over 15-feet deep shall be constructed out of SDR26 PVC, C900 PVC or ductile iron. The entire main from manhole to manhole shall be the same material.
 - K. Water valves and manholes installed on private property shall be placed so as to avoid parked cars whenever feasible.
 - L. All utilities shall be extended to the adjacent property (properties) at the time of construction.
 - M. The minimum centerline finish grade shall be no less than 0.30 % and the maximum centerline finish grade shall be no more than 10.0 % for local streets.
 - N. The minimum centerline radius for local streets shall be 100-feet.
 - O. Any filling of low areas that may be required within the public Right of Way shall be compacted to City standards.
 - P. An overall, composite utility plan shall be included in the submitted plan set if the project is phased. This comprehensive utility plan benefits all departments and maintenance groups involved in the review and inspection of the project.
 - Q. A detailed grading plan shall be included in the submitted plan set.
 - R. For public utilities not located within public street rights-of-way the applicant shall provide maintenance access acceptable to the City and the applicant shall provide an exclusive 10-foot wide public utility easement (minimum) to be conveyed to the City of Richland.
 - S. Final design of the public improvements shall be approved at the time of the City's issuance of a Right-of-way Construction Permit for the proposed construction.
 - T. All public improvements shall comply with the State of Washington and City of Richland requirements, standards and codes.
 - U. All cul-de-sacs shall have a minimum radius of 45-feet to the face of curb to allow for adequate turning radius of fire trucks and solid waste collection vehicles.
 - V. Curb returns at minor intersections shall have a minimum radius of 25-feet. Curb returns at major intersections should have minimum radius of 30-feet but should be evaluated on a case-by-case basis.
 - W. All public streets shall meet design requirements for sight distance (horizontal, vertical and intersectional).
 - X. The final engineered construction plans shall identify locations for irrigation system, street lighting, gas service, power lines, telephone lines, cable television lines, street trees and mail boxes. All electrical appurtenances such as transformers, vaults, conduit routes, and street lights (including their circuit) need to be shown in the plan view.
 - Y. Construction plans shall provide or reference all standard drawings or special details that will be necessary to construct all public improvements which will be owned, operated, maintained by the City or used by the general public (Commercial Driveway, Curb, Gutter, Sidewalk, Water, Sewer, Storm, Street and Street lighting etc.).
 - Z. The contractor shall be responsible for any and all public infrastructure construction deficiencies for a period of one year from the date of the letter of acceptance by the City of Richland.

16. If the project will be built in phases the applicant shall submit a master plan for the sanitary sewer, domestic water, storm drainage, electrical, street lighting and irrigation system for the entire project prior to submitting plans for the first phase to assure constructability of the entire project. This includes the location and size of any storm retention ponds that may be required to handle runoff.
17. If the City Fire Marshal requires a secondary emergency vehicle access, it shall be included in the construction plan set and be designed to the following standards:
 - A. 2-inches compacted gravel, minimum (temp. SEVA only).
 - B. 2% cross-slope, maximum.
 - C. 5% slope, maximum. Any access road steeper than 5% shall be paved or be approved by the Fire Marshal.
 - D. Be 20-feet in width.
 - E. Have radii that are accommodating with those needed for City Fire apparatus.

Secondary emergency vehicles accesses (SEVA's) shall be 20-feet wide, as noted. Longer secondary accesses can be built to 12-feet wide with the approval of the City of Richland Fire Marshal, however turnouts are required at a spacing acceptable to the Fire Dept. Temporary SEVA's shall be constructed with 2-inches of compacted gravel, at a minimum. Permanent SEVA's shall be paved with 2-inches of asphalt over 4-inches of gravel, at a minimum.

18. SURVEY MONUMENT DESTRUCTION:

All permanent survey monuments existing on the project site shall be protected. If any monuments are destroyed by the proposed construction, the applicant shall retain a professional land surveyor to replace the monuments and file a copy of the record survey with the City.

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

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

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

Traffic & Streets:

19. Left turn lanes and right turn pockets shall be constructed on Dallas Road at the Badger Mountain Parkway intersection at the time of Phase 1 construction per the Master Agreement.
20. The south half of Badger Mountain Parkway (including frontage improvements), shall be constructed a minimum of 32-feet wide from Dallas Road to the future roundabout concurrent with phase 1 construction.
21. Badger Mountain Parkway shall be constructed to full width, including all frontage improvements, from Dallas Road to the roundabout at Ava Way concurrent with the phase that generates the 500th peak hour trip within the West Village preliminary plat.

22. The extension of Ava Way from West Vineyards to the roundabout at the intersection with Badger Mountain Parkway shall be constructed and completed when Badger Mountain Parkway is constructed to full-width. This will also include the complete build-out of the roundabout.
23. A traffic signal shall be constructed at the Dallas Road/Badger Mountain Parkway intersection concurrent with the phase that generates the 600th PM peak-hour trip for the entire Badger Mountain South Development. This requirement is applied to enforce the provisions of the Badger Mountain South Master Agreement. The City is tracking the accumulation of approved trip generating projects according to the approval date of the development. The developer may achieve compliance with this condition either by completing the signal construction at the appropriate time, or by participation in a traffic impact fee program adopted by ordinance by the City Council at a future date.
24. A specific cross-section of Badger Mountain Parkway was not included on sheet C1.15 of the pre-plat submittal. A cross section of this roadway and its median are needed along with a proposed cross section of the “half street” that shall be constructed concurrent with phase 1. The cross sections supplied shall be compliant with the street sections noted in the LUDR agreement.
25. A ten-foot public utility easement shall be provided along all road frontages and shown on the face of the final plat.
26. Tracts “D” and “E” (future roads) shall be built to the South plat boundary at the same time that the phase that contains them is constructed.
27. All mid-block pedestrian pathways need to be shown on both the pre-plat and construction plans and built to city standards. Said pathways shall be dedicated to the City of Richland at the time of final platting.
28. Sidewalks shall be installed along all public right of way frontages that building lots do not front on during construction of those phases (e.g., storm drainage ponds, parks, etc.).
29. A note will be shown on the face of the final plat stating that Badger Mountain Parkway is classified as an “Arterial Collector” street, and “Road H” is classified as a “Neighborhood Collector” street. Subsequently, no driveways accessing single-family lots will be allowed onto them.
30. All intersections of private roadways or alleys with City streets shall be standard commercial driveway drops constructed to City standards.
31. All private roads shall be constructed to provide for adequate fire truck & solid waste collection truck access & turnaround movements.
32. On-street parking and “No Parking” areas shall be as defined in the Badger Mountain South Land Use and Development Regulations current at the time of development. All parking restrictions shall be noted on the final construction plans and final plats.
33. Homes whose sole access is the proposed “rear alley easement” road section may have to place their garbage cans at locations acceptable to City solid waste collection vehicles.
34. If the project is to be constructed in phases, all dead-end streets longer than 150-feet that will be continued later need to have temporary turn-arounds built at the end of them. The radius of these turn-arounds shall be 45-feet minimum, and shall be constructed of 2-inches of compacted top course gravel for slopes less than 5%, or of 2-inches of asphalt atop 2-inches of gravel for slopes greater than 5%. If the temporary turn around is not located within the final plat an easement with a 50-foot radius will be required.

Domestic Water:

35. It shall be the responsibility of the developer to extend a watermain to this property to serve domestic water at the time of plat construction. The existing 12-inch watermain stub off Dallas Road shall be extended to the project site at the time that Badger Mtn Parkway is constructed.
36. The existing 12-inch watermain in Ava Way in the plat of West Vineyards to the north shall also be extended to this plat to provide a “looped” water system which provides redundancy and helps eliminate stagnant water. This water extension shall be done at the same time that Ava Way is constructed.
37. Domestic water shall be extended to the adjoining properties adjacent to the pre-plat, provided they are in the correct pressure zone.
38. The developer will be required to demonstrate that all phases are capable of delivering adequate fire flows prior to construction plans being accepted for review. This may require looping of the watermain from off-site locations, or oversizing of the main where needed.
39. The fire hydrant layout shall be approved by the City Fire Marshal.

Sanitary Sewer:

40. The closest sanitary sewer available for this development is located in Dallas Road to the west. It shall be the responsibility of the developer to extend a sewer main to this property to serve sanitary sewer at the time of plat construction.
41. A 10-foot wide exclusive sanitary sewer easement shall be provided for any sewer main that is outside of the public Right-of-Way. If any manholes are located outside of the public Right-of-Way, maintenance truck access to said structure may be required.
42. Sanitary sewer shall be extended to the adjoining properties adjacent to the plat.

Storm Water:

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

system. Passing the storm downhill to an existing system will require a downstream storm system capable of accepting the water without being overwhelmed.

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

Final Platting / Project Acceptance Requirements:

55. When the construction is substantially complete a paper set of "record drawings" shall be prepared by a licensed surveyor and include all changes and deviations. Please reference the Public Works document "RECORD DRAWING REQUIREMENTS & PROCEDURES" for a complete description of the record drawing process. After approval by the City of the paper copy, a Mylar copy of the record drawings shall be submitted along with a CAD copy of them. The electronic as-built record drawings shall be submitted

in a AutoCAD format compatible with the City's standard CAD software. All final punchlist items shall be completed or financially guaranteed prior to recording of the final plat.

56. Public utility infrastructure located on private property will require recording of a City standard form easement prior to acceptance of the infrastructure and release of a certificate of occupancy. The City requires preparation of the easement legal description by the developer two weeks prior to the scheduled date of occupancy. Once received, the City will prepare the easement document and provide it to the developer. The developer shall record the easement at the Benton County Assessor and return a recorded original document to the City prior to application for final occupancy.
57. Any off-site easements or permits necessary for this project shall be obtained and secured by the applicant and supplied to the City at the time of plat construction and prior to final plat acceptance by the City.
58. Ten-foot wide public utility easements will be required on the final plat along both sides of all rights-of-way within the proposed plat.
59. The final plat shall include notes identifying all common areas including the private streets and tracts and acknowledging the ownership and maintenance responsibility by the homeowners association. A note shall be added to the face of the final plat that states: *"The private roads & alleys are for the use and benefit of the homeowners that abut said roads, and are to be maintained by said owners. The City of Richland accepts no maintenance responsibility for said roads"*.
60. A note shall be added to the face of the plat that states: *"The private drives & alleys within this plat are fire lanes and parking is restricted. The required no-parking signs shall be installed by the developer where applicable."* Street signs indicating restricted parking shall be installed prior to final platting at the developers expense. The restricted parking areas shall be indicated on the final plats.
61. All landscaped areas within the plat that are in the public Right of Way shall be the responsibility of the homeowners to maintain.
62. A note will be shown on the face of the final plat stating that Badger Mountain Parkway is classified as an "Arterial Collector" and "Road H" is classified as a "Neighborhood Collector" street. Subsequently, no driveways accessing single-family lots will be allowed onto them.
63. A one-foot "No access / screening easement" will be required along the Dallas Road, Badger Mountain Parkway and "Road H" rights-of-way.
64. The intended use and ownership of all tracts within the plat shall be noted on the final plat.
65. Any unpaid L.I.D. assessment(s) attached to any property included within the plat must be paid in full or segregated per Richland Municipal Code 3.12.095.
66. Any restricted parking areas on public streets shall be indicated on the final plat documents.

Vicinity Map

Item: Final Plat - West Village Phase 5
Applicant: South Richland Communities, LLC
File #: FP2020-110





COUNCIL AGENDA ITEM COVERSHEET

Council Date: 1/19/2021

Agenda Category: Expenditures - Approval

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Subject:

Expenditures from December 1, 2020 to December 31, 2020 for \$39,427,358.45 including Travel Check Nos. 19957-19959, Accounts Payable Check Nos. 285011-286236, Accounts Payable Wires Nos. 8372-8415, Payroll Wires & ACH Nos. 11835-11877, Payroll Direct Deposits & Check Nos. 172850-173916, Pension Check Nos. 5684-5713, WA DOR Wire No. 1220.

Department:
Administrative Services

Ordinance/Resolution Number:

Document Type:
Expenditures

Recommended Motion:

Approve the expenditures from December 1, 2020 to December 31, 2020 in the amount of \$39,427,358.45

Summary:

Breakdown of Expenditures:

Travel Checks	19957 - 19959	\$1,356.67
Accounts Payable Checks	285011 - 286236	\$7,774,824.09
Accounts Payable Wires	8372 - 8415	\$25,920,048.90
Payroll Wires & ACH	11835 - 11877	\$3,033,144.90
Payroll Direct Deposit & Checks	172850 - 173916	\$2,450,885.96
Pension Checks	5684 - 5713	\$26,131.36
WA DOR Wire	1220	<u>\$220,966.57</u>
TOTAL		\$39,427,358.45

Fiscal Impact:

Total Disbursements: \$39,427,358.45

Attachments:

1. Expenditures Summary
2. Accounts Payable Checks
3. Accounts Payable Wires
4. Payroll Wires & ACH
5. Payroll Direct Deposits & Checks

Summary - Breakdown of Expenditures - 12/1/2020 - 12/31/2020

AP-EXP-SUMMARY-001

Expenditure Breakdown Summary

	START CHECK	END CHECK	CHECK COUNT	CHECK TOTALS	VOID AMT
Travel Checks	19957	19959	3	\$1,356.67	\$0.00
Accounts Payable Checks	285011	286236	1226	\$7,774,824.09	\$11,411.09
Accounts Payable Wires	8372	8415	39	\$25,920,048.90	\$0.00
Payroll Wires & ACH	11835	11877	40	\$3,033,144.90	\$0.00
Payroll Direct Deposits & Checks	172850	173916	1067	\$2,450,885.96	\$0.00
Pension Checks	5684	5713	30	\$26,131.36	\$0.00
Washington Department of Revenue Wire	1220	1220	1	\$220,966.57	\$0.00

\$39,427,358.45

Check Numbers Log 12/1/2020 - 12/31/2020

CHECK DATE	CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
12/01/2020	12/01/2020	285011	P	10103	BADGLEY, KERI RANDALL	\$144.60	0	120120PP	MEDICARE PREMIUM/BADGLEY
	12/01/2020	285012	P	10160	LAURIE VERN BATES JR	\$135.50	0	120120PP	MEDICARE PREMIUM/BATES
	12/01/2020	285013	P	10855	BEDEN, LARRY	\$144.60	0	120120PP	MEDICARE PREMIUM/BEDEN
	12/01/2020	285014	P	10169	DALE A BRUNSON	\$124.60	0	120120PP	MEDICARE PREMIUM/BRUNSON
	12/01/2020	285015	P	10162	LEE BUSH	\$139.60	0	120120PP	MEDICARE PREMIUM/BUSH
	12/01/2020	285016	P	10170	RANDY H CARPER	\$602.60	0	120120PP	MEDICARE PREMIUM/CARPER
	12/01/2020	285017	P	10167	MIKE CASE	\$135.50	0	120120PP	MEDICARE PREMIUM/CASE
	12/01/2020	285018	P	10029	CLEAVANGER, MICHAEL	\$144.60	0	120120PP	MEDICARE PREMIUM/CLEAVANGER
	12/01/2020	285019	P	10028	CLEAVANGER, WILL J	\$197.10	0	120120PP	NON COVERED DENTAL
	12/01/2020	285020	P	10038	COUCH, LARRY	\$144.60	0	120120PP	MEDICARE PREMIUM/COUCH
	12/01/2020	285021	P	10166	DEMYER, JAMES J	\$144.60	0	120120PP	MEDICARE PREMIUM/DEMYER
	12/01/2020	285022	P	10048	DOUGLAS D DRIVER	\$135.50	0	120120PP	MEDICARE PREMIUM/DRIVER
	12/01/2020	285023	P	10041	DUCHEMIN, ROGER	\$135.50	0	120120PP	MEDICARE PREMIUM/DUCHEMIN
	12/01/2020	285024	P	10165	GANLEY, JOHN M	\$144.60	0	120120PP	MEDICARE PREMIUM/GANLEY
	12/01/2020	285025	P	12445	GILL, JAMES GREG	\$142.60	0	120120PP	MEDICARE PREMIUM/GILL
	12/01/2020	285026	P	31042	JAMES B GOULD	\$144.60	0	120120PP	MEDICARE PREMIUM/GOULD
	12/01/2020	285027	P	10251	HIGGINS, FRED C	\$121.60	0	120120PP	MEDICARE PREMIUM/HIGGINS
	12/01/2020	285028	P	10271	SCOTT K LARSON	\$144.60	0	120120PP	MEDICARE PREMIUM/LARSON
	12/01/2020	285029	P	10156	LEWIS, DAVID L	\$113.50	0	120120PP	MEDICARE PREMIUM/LEWIS
	12/01/2020	285030	P	10164	MOORE, ROBERT	\$144.60	0	120120PP	MEDICARE PREMIUM/MOORE
	12/01/2020	285031	P	10117	DAVID W SPARKS	\$142.60	0	120120PP	MEDICARE PREMIUM/SPARKS
	12/01/2020	285032	P	10119	TANNER, WILLIAM	\$135.50	0	120120PP	MEDICARE PREMIUM/TANNER
	12/01/2020	285033	P	10332	RANDAL L TAYLOR	\$144.60	0	120120PP	MEDICARE PREMIUM/TAYLOR
	12/01/2020	285034	P	10163	GERALD D THOMAS	\$143.60	0	120120PP	MEDICARE PREMIUM/THOMAS
	12/01/2020	285035	P	10800	ROY TURNER	\$144.60	0	120120PP	MEDICARE PREMIUM/TURNER
	12/01/2020	285036	P	10151	GERALD ZIMMERMAN	\$118.00	0	120120PP	MEDICARE PREMIUM/WILMOTH
	12/01/2020	285037	P	10004	BAKER, MARSHALL R	\$144.60	0	120120FP	MEDICARE PREMIUM/BAKER
	12/01/2020	285038	P	10005	RON BEARDEMPHL	\$144.60	0	120120FP	MEDICARE PREMIUM/BEARDEMPHL
	12/01/2020	285039	P	10015	BOWLS, DAVID	\$104.90	0	120120FP	MEDICARE PREMIUM/BOWLS
	12/01/2020	285040	P	10180	CANFIELD, HARRY R	\$144.60	0	120120FP	MEDICARE PREMIUM/CANFIELD
	12/01/2020	285041	P	10023	HENRY CARRICK	\$134.00	0	120120FP	MEDICARE PREMIUM/CARRICK
	12/01/2020	285042	P	10040	DANNY DOWNS	\$144.60	0	120120FP	MEDICARE PREMIUM/DOWNS
	12/01/2020	285043	P	10045	ALLEN LARRY FERRIANS	\$144.60	0	120120FP	MEDICARE PREMIUM/FERRIANS
	12/01/2020	285044	P	10064	JOHNSON, NEILS E	\$120.60	0	120120FP	MEDICARE PREMIUM/JOHNSON
	12/01/2020	285045	P	10704	JONES, HAROLD	\$144.60	0	120120FP	MEDICARE PREMIUM/JONES
	12/01/2020	285046	P	10185	ROGER P LAHTI	\$117.50	0	120120FP	MEDICARE PREMIUM/LAHTI
	12/01/2020	285047	P	10085	MULROY, JAMES P	\$144.60	0	120120FP	MEDICARE PREMIUM/MULROY
	12/01/2020	285048	P	10086	DAVID MURRAY	\$116.50	0	120120FP	MEDICARE PREMIUM/MURRAY
	12/01/2020	285049	P	10087	MYERS, EDWARD A	\$144.60	0	120120FP	MEDICARE PREMIUM/MYERS
	12/01/2020	285050	P	10820	OWEN, MICHAEL	\$120.60	0	120120FP	MEDICARE PREMIUM/OWEN
	12/01/2020	285051	P	10533	POLLARD, JAMES	\$135.50	0	120120FP	MEDICARE PREMIUM/POLLARD
	12/01/2020	285052	P	10109	RODGERS, GARY H	\$144.60	0	120120FP	MEDICARE PREMIUM/RODGERS
	12/01/2020	285053	P	10111	LARRY RONEY	\$128.60	0	120120FP	MEDICARE PREMIUM/RONEY
	12/01/2020	285054	P	10116	DONALD SIEMENS	\$144.60	0	120120FP	MEDICARE PREMIUM/SIEMENS
	12/01/2020	285055	P	12440	STRATTON, MARK	\$135.50	0	120120FP	MEDICARE PREMIUM/STRATTON
	12/01/2020	285056	P	10142	WEST, ROYAL	\$116.00	0	120120FP	MEDICARE PREMIUM/WEST
	12/01/2020	285057	P	10148	CRAIG E WILLIAMSON	\$114.60	0	120120FP	MEDICARE PREMIUM/WILLIAMSON
12/02/2020	12/02/2020	285058	P	10838	GRIGG ENTERPRISES INC	\$818.50	0	12/02/20	TUBE VINYL
	12/02/2020	285059	P	11078	ADVANCED PAGING & COMMUNICATIONS INC	\$2,407.23	0	12/02/20	FD RADIOS
	12/02/2020	285060	P	11213	ALTEC INDUSTRIES INC	\$503.85	0	12/02/20	STANDOFF, MACHINE SCREWS, PLACAR

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12/1/2020 - 12/31/2020

CHECK DATE	CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
	12/02/2020	285061	P	10157	AMERIGAS	\$380.63	0	12/02/20	PROPANE REFILL - BADGER
	12/02/2020	285062	P	10644	ANIXTER INC	\$7,140.02	0	12/02/20	Meter Misc
	12/02/2020	285063	P	10175	AT&T LONG DISTANCE	\$71.26	0	12/02/20	FAX LINES 10/22-11/21/20
	12/02/2020	285064	P	999000	AUREF	\$334.31	0	12/02/20	3365 NOTTINGHAM DR
	12/02/2020	285065	P	10780	BASIN SOD INC	\$217.48	0	12/02/20	DROLLINGER PHASE II - SOD
	12/02/2020	285066	P	10518	BEAVER BARK & ROCK	\$293.08	0	12/02/20	DROLLINGER PHASE II - GRAVEL
	12/02/2020	285067	P	10207	BENTON COUNTY AUDITOR	\$25.00	0	12/02/20	non-certified copies
	12/02/2020	285068	P	10446	BENTON COUNTY PLANNING DEPARTMENT	\$20,185.76	0	12/02/20	BENTON COUNTY ORTHOPHOTO PROJE
	12/02/2020	285069	P	10008	BENTON PUD	\$718.90	0	12/02/20	BADGER/SILLUSI UTILITIES 10/26
	12/02/2020	285070	P	10008	BENTON PUD	\$867.92	0	12/02/20	RATTLESNAKE MT RACK FEES - SEP
	12/02/2020	285071	P	10158	BENTON RURAL ELECTRIC ASSOCIATION	\$3,875.00	0	12/02/20	C87-20 Safety & Training Coord
	12/02/2020	285072	P	10546	BOUND TREE MEDICAL LLC	\$635.25	0	12/02/20	INFRARED THERMOMETERS
	12/02/2020	285073	P	11272	BOYD'S TREE SERVICE LLC	\$8,453.48	0	12/02/20	TREE PRUNING & VEGETATION MANA
	12/02/2020	285074	P	10656	CARLSON SALES METERING SOLUTIONS LLC	\$6,151.10	0	12/02/20	Meters, LANDIS & GYR
	12/02/2020	285075	P	11149	CELLEBRITE INC.	\$7,221.90	0	12/02/20	Cellebrite Physical Extraction
	12/02/2020	285076	P	10240	CENTRAL HOSE & FITTINGS INC	\$144.50	0	12/02/20	HOSE WRAP VEH#3306 WO#60478
	12/02/2020	285077	P	11112	CENTURYLINK COMMUNICATIONS LLC	\$106.40	0	12/02/20	LONG DISTANCE 11/6-12/5/20
	12/02/2020	285078	P	30116	CHRISTENSEN, INC.	\$3,232.46	0	12/02/20	SHOP OIL AND DEF
	12/02/2020	285079	P	10519	CITY VIEW MINI STORAGE	\$100.00	0	12/02/20	STORAGE UNIT FEE DECEMBER 2020
	12/02/2020	285080	P	10031	COLUMBIA BASIN COLLEGE	\$1,416.90	0	12/02/20	SUMMER QTR - 2020 ACLS/PALS
	12/02/2020	285081	P	10135	CI SUPPORT LLC	\$42.21	0	12/02/20	MONTHLY DOCUMENT SHRED SERVICE
	12/02/2020	285082	P	10470	COMMERCIAL TIRE INC	\$2,303.64	0	12/02/20	TIRES VEH#3405 WO#60514
	12/02/2020	285083	P	10034	CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	\$2,296.25	0	12/02/20	FLUORESCENT LAMP RECYCLING KIT
	12/02/2020	285084	P	11526	CORWIN OF PASCO LLC	\$2,296.80	0	12/02/20	R/R WINDOW SW VEH#2479 WO#6050
	12/02/2020	285085	P	10756	DELL MARKETING LP	\$20,670.77	0	12/02/20	LATITUDE 7220, IKEY KEYBOARD Q
	12/02/2020	285086	P	10453	DELTA HEATING & COOLING INC	\$3,100.00	0	12/02/20	COMMERCIAL HVAC - 324 WELLHOUS
	12/02/2020	285087	P	11394	DEVRIES BUSINESS RECORDS MANAGEMENT INC	\$10.00	0	12/02/20	SHREDDING SERVICES - NOVEMBER
	12/02/2020	285088	P	10552	DMV SERVICES	\$5.00	0	12/02/20	REQ. FOR COMP. DRIVING RECORD
	12/02/2020	285089	P	10753	ILLINOIS TOOL WORKS INC	\$65.96	0	12/02/20	TOGGLE SW,BOOT VEH#3306 WO#604
	12/02/2020	285090	P	11068	EMERALD HYDRO TURF INC	\$1,768.50	0	12/02/20	HYDROTURF PIPE,GUN VEH#7139 WO
	12/02/2020	285091	P	30356	JOHN T CLARY	\$250.00	0	12/02/20	PRE-EMP POLYGRAPH - J BALL
	12/02/2020	285092	P	11044	EWING IRRIGATION PRODUCTS INC	\$47.91	0	12/02/20	WINTER WONDERLAND - TIMER
	12/02/2020	285093	P	31170	HIS DIME, LLC	\$173.57	0	12/02/20	DECALS VEH#2516 WO#60442
	12/02/2020	285094	P	30909	FREEDOM EQUIPMENT RENTALS	\$1,292.34	0	12/02/20	WINTER WONDERLAND - REACH FORK
	12/02/2020	285095	P	11157	FRONTIER COMMUNICATIONS NORTHWEST, INC.	\$216.12	0	12/02/20	FAX LINES 11/19-12/18/20
	12/02/2020	285096	P	10369	G & R AG PRODUCTS INC	\$604.12	0	12/02/20	PLUMBING AND FITTINGS FOR SPRA
	12/02/2020	285097	P	11585	GALLS, LLC	\$195.08	0	12/02/20	Sgt Henry Class A
	12/02/2020	285098	P	11585	GALLS, LLC	\$867.57	0	12/02/20	Hupf Class A & B
	12/02/2020	285099	P	10387	PLAYCORE WISCONSIN INC	\$756.28	0	12/02/20	Brookstone Park Playground Pou
	12/02/2020	285100	P	31335	GARDEN GATE NURSERY LLC	\$2,271.78	0	12/02/20	CITY WIDE TREE REPLACEMENT - T
	12/02/2020	285101	P	10050	GENERAL PACIFIC INC	\$37,775.86	0	12/02/20	Meter Maintenance ITRON ERT'S
	12/02/2020	285102	P	30399	BOYD GROUP U S INC	\$4,645.83	0	12/02/20	BODY REPAIR FROM ACCIDENT VEH#
	12/02/2020	285103	P	10051	GLASS NOOK INC	\$10,858.11	0	12/02/20	508 GOETHALS - WINDOW LOAN
	12/02/2020	285104	P	10203	W.V. GRAINGER, INC	\$230.18	0	12/02/20	Grainger
	12/02/2020	285105	P	10046	HD FOWLER CO	\$17,587.72	0	12/02/20	Sprinklers
	12/02/2020	285106	P	11274	ALAMO SALES CORPORATION	\$1,017.88	0	12/02/20	PLOW CYL VEH#6582 WO#60136
	12/02/2020	285107	P	11813	HERC RENTALS INC	\$1,178.31	0	12/02/20	DROLLINGER PHASE II - ROLLER R
	12/02/2020	285108	P	12402	HOLIDAY TECHNOLOGIES, LLC	\$258.94	0	12/02/20	WINTER WONDERLAND - FLOOD LIG
	12/02/2020	285109	P	11913	HP INC	\$928.92	0	12/02/20	PRINTER MAINTENANCE 8/15-11/15
	12/02/2020	285110	P	30560	INTERMOUNTAIN LOCK AND SECURITY SUPPLY	\$650.95	0	12/02/20	BEST KEY INSTALL - PIN KIT FOR

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12/1/2020 - 12/31/2020

CHECK DATE	CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
	12/02/2020	285111	P	10406	JUB ENGINEERS INC	\$291.16	0	12/02/20	DUPORTAIL BRIDGE PH 1-CID CANA
	12/02/2020	285112	P	10063	JACOBS & RHODES INC	\$1,400.00	0	12/02/20	HP REBATE 2 SYSTEMS - 1824 HUN
	12/02/2020	285113	P	10755	MID COLUMBIA CONSTRUCTION INC DBA	\$86.88	0	12/02/20	SPRINKLER WINTERIZATION
	12/02/2020	285114	P	10290	JIM'S PACIFIC GARAGES INC	\$349.96	0	12/02/20	RAYCOR FUEL FILTER ASSY VEH#33
	12/02/2020	285115	P	11657	JOYCE ZIKER PARKINSON PLLC	\$592.50	0	12/02/20	LANDFILL CONTAMINATION - WORK
	12/02/2020	285116	P	10069	KELLEY'S TELE-COMMUNICATIONS INC	\$138.76	0	12/02/20	ON-CALL SERVICE
	12/02/2020	285117	P	11667	KENWORTH SALES COMPANY	\$1,902.57	0	12/02/20	BRAKE DRUM VEH#3339 WO#60500
	12/02/2020	285118	P	11146	KIM FETROW	\$380.10	0	12/02/20	DUPORTAIL BRIDGE GRAND OPENING
	12/02/2020	285119	P	10432	LANGUAGE LINE SERVICES INC	\$150.29	0	12/02/20	TRANSLATION SERVICES - OCTOBER
	12/02/2020	285120	P	31354	LEGACY JIU JITSU ACADEMY	\$200.00	0	12/02/20	COMMERCIAL HVAC - TSTAT - 1324
	12/02/2020	285121	P	11369	LEGACY TELECOMMUNICATIONS LLC	\$735.22	0	12/02/20	BADGER MTN DOOR/SENSOR REPAIR
	12/02/2020	285122	P	10298	LN CURTIS & SONS	\$718.43	0	12/02/20	AIRLINE ADAPTOR, FOSTER STAINL
	12/02/2020	285123	P	10384	M CAMPBELL & COMPANY INC	\$1,700.00	0	12/02/20	HP REBATE - 1710 DEL CAMBRE
	12/02/2020	285124	P	30892	MAGNUM POWER LLC	\$22,529.89	0	12/02/20	Street Light Retrofit Dock Cre
	12/02/2020	285125	P	10093	MCCURLEY CHEVROLET	\$1,537.81	0	12/02/20	PUMP VEH#3302 WO#60510
	12/02/2020	285126	P	10806	MOUNT HOOD FASTENER COMPANY	\$1,147.15	0	12/02/20	Bolts
	12/02/2020	285127	P	11153	JT AUTOMOTIVE PARTS, INC	\$688.65	0	12/02/20	FUEL FILTER VEH#3330 WO#60509
	12/02/2020	285128	P	31264	NORTHBANK CIVIL AND MARINE INC	\$209,168.40	0	12/02/20	COLUMBIA RIVER INTAKE SCREEN
	12/02/2020	285129	P	11235	MICHAEL A WILLIAMS	\$1,075.14	0	12/02/20	ANNUAL COMPRESSOR MNT, ST 71/S
	12/02/2020	285130	P	10981	OIL RE-REFINING CO	\$727.50	0	12/02/20	oil recycling field test for c
	12/02/2020	285131	P	10357	OXARC INC	\$242.09	0	12/02/20	ARMX BRACKETS VEH#2515 WO#6018
	12/02/2020	285132	P	31248	PARCO INC.	\$875.37	0	12/02/20	COVID SAFETY PANELS FOR LIBRAR
	12/02/2020	285133	P	12238	REXEL USA, INC	\$132.68	0	12/02/20	TREE WELLS - ELECTRICAL PARTS
	12/02/2020	285134	P	30117	PURE FILTRATION PRODUCTS INC	\$841.42	0	12/02/20	STOCK - HVAC FILTERS
	12/02/2020	285135	P	12203	QUICKSTART TECHNOLOGIES INC.	\$9,995.00	0	12/02/20	Master Subscription License Re
	12/02/2020	285136	P	10857	ROGER G WRIGHT	\$6,650.00	0	12/02/20	2020 ENGINEERING SERVICES - 14
	12/02/2020	285137	P	12318	RINGOLD EMBROIDERY	\$2,392.26	0	12/02/20	DAY STAFF CLOTHING ORDER
	12/02/2020	285138	P	11273	ROUTEWARE INC	\$975.00	0	12/02/20	ROUTEWARE PROFESSIONAL SERVICE
	12/02/2020	285139	P	11098	SCHINDLER ELEVATOR CORPORATION	\$755.69	0	12/02/20	LIBRARY - ELEVATOR BACK UP BAT
	12/02/2020	285140	P	10311	SEA WESTERN INC	\$2,933.39	0	12/02/20	CREDIT FOR TURNOUT GEAR
	12/02/2020	285141	P	12255	SERVATRON, INC	\$821.19	0	12/02/20	UPFIT CENTER CONSOLE VEH#2492
	12/02/2020	285142	P	12003	SHI INTERNATIONAL CORP	\$3,558.89	0	12/02/20	SHI ADOBE CREATIVE CLOUD TEAMS
	12/02/2020	285143	P	10270	SIEFKEN & SONS CONSTRUCTION INC	\$209,694.02	0	12/02/20	WWTF LAB REBUILD & SITE IMPROV
	12/02/2020	285144	P	11629	TRUCKPRO HOLDING CORPORATION	\$195.21	0	12/02/20	LIGHTS VEH#5038 WO#60450
	12/02/2020	285145	P	10253	SMITH INSULATION INC	\$580.50	0	12/02/20	WINDOW REBATE - 303 GAGE 127
	12/02/2020	285146	P	11785	SOLENIS LLC	\$10,022.37	0	12/02/20	POLYMER FOR BFPS AND RDT
	12/02/2020	285147	P	10440	SOLID WASTE SYSTEMS INC	\$33,187.52	0	12/02/20	REAR WATER, OIL FILTERS VEH#71
	12/02/2020	285148	P	10536	SPRAGUE PEST SOLUTIONS	\$173.33	0	12/02/20	STATION 73 - PEST CONTROL
	12/02/2020	285149	P	10674	SPX TRANSFORMER SOLUTIONS INC	\$3,781.67	0	12/02/20	STRIPER MEMBRANE
	12/02/2020	285150	P	10894	STRYKER SALES CORPORATION	\$3,363.28	0	12/02/20	6500 PWRLOAD COMP UPGRADE KIT
	12/02/2020	285151	P	12430	SYSTEMS DESIGN WEST, LLC	\$8,409.05	0	12/02/20	AMB BILLING SERVICES - SEPT
	12/02/2020	285152	P	10961	TACOMA SCREW PRODUCTS INC	\$10.37	0	12/02/20	RETURNED SEALANT
	12/02/2020	285153	P	30086	TELEFLEX LLC	\$2,581.75	0	12/02/20	EZ IO NEEDLES/AIRTRAQ
	12/02/2020	285154	P	10242	GALLURY INC	\$179.19	0	12/02/20	SHOPS 300 - SNAKE FLOOR DRAIN
	12/02/2020	285155	P	30047	HOME DEPOT USA	\$1,207.55	0	12/02/20	janitorial chemicals
	12/02/2020	285156	P	11771	TOTAL COLLISION AND INJURY CARE LLC	\$340.00	0	12/02/20	DOT PHYS - C ZURCHER
	12/02/2020	285157	P	10395	TOTAL ENERGY MANAGEMENT INC	\$300.00	0	12/02/20	PTCS REBATE - 1633 APRIL LOOP
	12/02/2020	285158	P	10861	TRICOMP INC	\$820.00	0	12/02/20	1/3 PAGE ADVERTISING
	12/02/2020	285159	P	11031	TRI CITY GLASS INC	\$1,840.06	0	12/02/20	WINDOW REBATE - 2224 BENTON
	12/02/2020	285160	P	10128	THE MCCLATCHY COMPANY	\$2,533.32	0	12/02/20	PN 2021 ANNUAL ACTION PLAN RAN

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CHECK DATE	CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
12/04/2020	12/02/2020	285161	P	10512	US BANK N A	\$301.00	0	12/02/20	SEPTEMBER 2020 POOLED INVESTME
	12/02/2020	285162	P	10860	VERIZON WIRELESS	\$1,104.29	0	12/02/20	CELL PHONES 10/07-11/06/20
	12/02/2020	285163	P	10145	WESCO DISTRIBUTION INC	\$4,595.52	0	12/02/20	WP & Copper Wire
	12/02/2020	285164	P	11190	WESTERN CASCADE CONTAINER LLC	\$1,722.35	0	12/02/20	TARPER ARM VEH#3342 WO#60516
	12/02/2020	285165	P	10059	WESTERN STATES EQUIPMENT COMPANY	\$1,133.94	0	12/02/20	FITTINGS VEH#3292 WO#60258
	12/02/2020	285166	P	30137	WSP USA INC	\$15,250.73	0	12/02/20	DUPORTAIL BRIDGE PH 1-CNST SUP
	12/04/2020	285167	P	10551	ACCENT SIGNS INC	\$282.36	0	1204201	APPRECIATION PLAQUES
	12/04/2020	285168	P	10644	ANIXTER INC	\$1,604.29	0	1204201	Fuses
	12/04/2020	285169	P	10317	APOLLO SHEET METAL INC	\$2,134.97	0	1204201	APOLLO CONDENSER FAN MOTOR REP
	12/04/2020	285170	P	11335	ARROW-TECH INC	\$1,900.00	0	1204201	DRDCAL-100 DIRECT READING DOSI
	12/04/2020	285171	P	999000	AUREF	\$90.26	0	1204201	483 COLUMBIA POINT DR
	12/04/2020	285172	P	999000	AUREF	\$87.41	0	1204201	1081 SUQUAMISH ST
	12/04/2020	285173	P	999000	AUREF	\$73.28	0	1204201	451 WESTCLIFFE BLVD Apt D126
	12/04/2020	285174	P	999000	AUREF	\$117.79	0	1204201	4498 CORVINA ST
	12/04/2020	285175	P	999000	AUREF	\$0.18	0	1204201	2605 PRESTWICK DR
	12/04/2020	285176	P	999000	AUREF	\$85.34	0	1204201	2000 STEVENS DR 224
	12/04/2020	285177	P	999000	AUREF	\$103.80	0	1204201	2797 CHELAN LOOP
	12/04/2020	285178	P	999000	AUREF	\$161.07	0	1204201	1431 JOHNSTON AVE
	12/04/2020	285179	P	999000	AUREF	\$77.48	0	1204201	2433 GEORGE WASHINGTON WAY 410
	12/04/2020	285180	P	999000	AUREF	\$2.73	0	1204201	2465 MARINE CT
	12/04/2020	285181	P	999000	AUREF	\$15.68	0	1204201	1134 ENGLEWOOD DR
	12/04/2020	285182	P	999000	AUREF	\$616.63	0	1204201	129 CHAPARRAL ST
	12/04/2020	285183	P	999000	AUREF	\$547.68	0	1204201	317 TIETON ST
	12/04/2020	285184	P	999000	AUREF	\$4.76	0	1204201	59 NUCLEAR LN
	12/04/2020	285185	P	999000	AUREF	\$108.39	0	1204201	250 GAGE BLVD 3066
	12/04/2020	285186	P	999000	AUREF	\$113.70	0	1204201	227 UNIVERSITY DR Apt 308
	12/04/2020	285187	P	999000	AUREF	\$18.06	0	1204201	2756 WILLOWBROOK AVE
	12/04/2020	285188	P	999000	AUREF	\$320.09	0	1204201	2511 GLEN BRIAR LN
	12/04/2020	285189	P	999000	AUREF	\$50.61	0	1204201	412 ROSSELL AVE
	12/04/2020	285190	P	999000	AUREF	\$97.96	0	1204201	2895 PAULING AVE Apt 136
	12/04/2020	285191	P	999000	AUREF	\$90.14	0	1204201	4687 COWLITZ BLVD
	12/04/2020	285192	P	999000	AUREF	\$139.39	0	1204201	4856 HIGHVIEW ST
	12/04/2020	285193	P	999000	AUREF	\$134.82	0	1204201	2555 BELLA COOLA LN Apt 192
	12/04/2020	285194	P	999000	AUREF	\$65.49	0	1204201	1008 MARSHALL AVE
	12/04/2020	285195	P	999000	AUREF	\$117.99	0	1204201	1427 OXFORD AVE
	12/04/2020	285196	P	999000	AUREF	\$69.41	0	1204201	2745 JASON LOOP
	12/04/2020	285197	P	999000	AUREF	\$263.92	0	1204201	2893 CROSSWATER LOOP
	12/04/2020	285198	P	999000	AUREF	\$5.47	0	1204201	2750 VAN DYKE CT
	12/04/2020	285199	P	999000	AUREF	\$250.82	0	1204201	2657 QUARTERHORSE WAY
	12/04/2020	285200	P	999000	AUREF	\$89.78	0	1204201	2513 DUPORTAIL ST Apt 341
	12/04/2020	285201	P	999000	AUREF	\$44.40	0	1204201	50 JADWIN AVE Apt 15
	12/04/2020	285202	P	999000	AUREF	\$47.78	0	1204201	2408 RICHMOND BLVD
	12/04/2020	285203	P	999000	AUREF	\$7.78	0	1204201	1915 HOOD AVE
	12/04/2020	285204	P	999000	AUREF	\$55.66	0	1204201	50 JADWIN AVE Apt 111
	12/04/2020	285205	P	999000	AUREF	\$37.53	0	1204201	50 JADWIN AVE Apt 34
	12/04/2020	285206	P	999000	AUREF	\$104.64	0	1204201	1610 DAVISON AVE ENRGY CONSR L
	12/04/2020	285207	P	999000	AUREF	\$259.19	0	1204201	2743 CHELAN LOOP
	12/04/2020	285208	P	999000	AUREF	\$0.92	0	1204201	81 WILLIS ST
	12/04/2020	285209	P	999000	AUREF	\$135.20	0	1204201	2100 BELLERIVE DR Y245
	12/04/2020	285210	P	999000	AUREF	\$13.42	0	1204201	58 BREMMER ST

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CHECK DATE	CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
	12/04/2020	285211	P	999000	AUREF	\$226.31	0	1204201	564 LAKEROSE LOOP
	12/04/2020	285212	P	999000	AUREF	\$61.58	0	1204201	1163 DOS PALOS CT
	12/04/2020	285213	P	999000	AUREF	\$118.04	0	1204201	5050 SMITTY DR
	12/04/2020	285214	P	999000	AUREF	\$102.21	0	1204201	808 SANFORD AVE
	12/04/2020	285215	P	999000	AUREF	\$59.05	0	1204201	509 SANFORD AVE
	12/04/2020	285216	P	999000	AUREF	\$154.95	0	1204201	2433 GEORGE WASHINGTON WAY 110
	12/04/2020	285217	P	999000	AUREF	\$95.61	0	1204201	2894 SALK AVE Apt 170
	12/04/2020	285218	P	999000	AUREF	\$136.39	0	1204201	3003 QUEENSGATE DR Apt 255
	12/04/2020	285219	P	999000	AUREF	\$35.28	0	1204201	4777 ROARK DR
	12/04/2020	285220	P	999000	AUREF	\$295.15	0	1204201	1780 PIKE AVE Apt C201
	12/04/2020	285221	P	999000	AUREF	\$113.80	0	1204201	1104 BIRCH AVE
	12/04/2020	285222	P	999000	AUREF	\$34.49	0	1204201	3003 QUEENSGATE DR Apt 362
	12/04/2020	285223	P	999000	AUREF	\$134.10	0	1204201	2455 GEORGE WASHINGTON WAY G14
	12/04/2020	285224	P	999000	AUREF	\$119.38	0	1204201	810 WRIGHT AVE
	12/04/2020	285225	P	999000	AUREF	\$16.81	0	1204201	3108 WILLOW POINTE DR
	12/04/2020	285226	P	999000	AUREF	\$17.95	0	1204201	3112 WILLOW POINTE DR
	12/04/2020	285227	P	999000	AUREF	\$111.13	0	1204201	3120 WILLOW POINTE DR
	12/04/2020	285228	P	999000	AUREF	\$10.82	0	1204201	3167 WILD CANYON WAY
	12/04/2020	285229	P	999000	AUREF	\$44.81	0	1204201	2726 BROKEN TOP AVE
	12/04/2020	285230	P	999000	AUREF	\$50.14	0	1204201	1104 POTTER AVE
	12/04/2020	285231	P	999000	AUREF	\$89.92	0	1204201	50 JADWIN AVE Unit 89
	12/04/2020	285232	P	999000	AUREF	\$86.05	0	1204201	2433 GEORGE WASHINGTON WAY 320
	12/04/2020	285233	P	999000	AUREF	\$54.83	0	1204201	4539 BARBERA ST
	12/04/2020	285234	P	999000	AUREF	\$66.40	0	1204201	2555 BELLA COOLA LN Apt 202
	12/04/2020	285235	P	999000	AUREF	\$142.13	0	1204201	1818 SICILY LN
	12/04/2020	285236	P	999000	AUREF	\$206.37	0	1204201	2371 BELLAVIEW AVE
	12/04/2020	285237	P	999000	AUREF	\$123.03	0	1204201	2406 TORBETT ST
	12/04/2020	285238	P	999000	AUREF	\$126.51	0	1204201	1314 MEDLEY DR
	12/04/2020	285239	P	999000	AUREF	\$1.30	0	1204201	2302 FRANZ CT
	12/04/2020	285240	P	999000	AUREF	\$158.38	0	1204201	2550 DUPORTAIL ST P195
	12/04/2020	285241	P	999000	AUREF	\$24.50	0	1204201	727 SNYDER ST
	12/04/2020	285242	P	999000	AUREF	\$350.00	0	1204201	1242 JONAGOLD DR
	12/04/2020	285243	P	999000	AUREF	\$320.97	0	1204201	2301 COTTONTAIL LN
	12/04/2020	285244	P	999000	AUREF	\$195.61	0	1204201	918 SANFORD AVE
	12/04/2020	285245	P	999000	AUREF	\$475.54	0	1204201	2125 HARRIS AVE
	12/04/2020	285246	P	999000	AUREF	\$14.20	0	1204201	2451 ALLISON WAY
	12/04/2020	285247	P	999000	AUREF	\$121.90	0	1204201	1775 COLUMBIA PARK TRL 118
	12/04/2020	285248	P	999000	AUREF	\$10.40	0	1204201	2555 BELLA COOLA LN Apt 364
	12/04/2020	285249	P	999000	AUREF	\$47.23	0	1204201	2730 SAWGRASS LOOP
	12/04/2020	285250	P	999000	AUREF	\$78.81	0	1204201	1311 FARRELL LN
	12/04/2020	285251	P	999000	AUREF	\$129.60	0	1204201	3003 QUEENSGATE DR Apt 237
	12/04/2020	285252	P	999000	AUREF	\$57.44	0	1204201	2555 BELLA COOLA LN Apt 102
	12/04/2020	285253	P	999000	AUREF	\$20.79	0	1204201	1909 FAIRWAY DR
	12/04/2020	285254	P	999000	AUREF	\$112.16	0	1204201	1204 FONTANA CT
	12/04/2020	285255	P	999000	AUREF	\$297.61	0	1204201	925 LONG AVE
	12/04/2020	285256	P	10518	BEAVER BARK & ROCK	\$288.06	0	1204201	SOD-266 SAINT
	12/04/2020	285257	P	11076	BELL BROWN & RIO PLLC	\$23,996.58	0	1204201	PROSECUTION SERVICES FOR DECEM
	12/04/2020	285258	P	10713	BENTON FRANKLIN COMMUNITY ACTION COMMITTEE	\$12,037.87	0	1204201	Emergency Grant Payment Septem
	12/04/2020	285259	P	10008	BENTON PUD	\$642.79	0	1204201	C129-05 ELECTRIC SRVCS 10/21/2
	12/04/2020	285260	P	10923	BIG D'S CONSTRUCTION OF TRI CITIES LLC	\$345,689.07	0	1204201	LORAYNE J WATER SYSTEM - 72-20

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CHECK DATE	CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
	12/04/2020	285261	P	31344	COLUMBIA BASIN COLLEGE FOUNDATION	\$204.00	0	1204201	Dental Hygiene Services during
	12/04/2020	285262	P	10240	CENTRAL HOSE & FITTINGS INC	\$513.31	0	1204201	HOSE ASSEMBLY VEH#3325 WO#6054
	12/04/2020	285263	P	10847	CERIUM NETWORKS INC	\$14,138.68	0	1204201	CISCO SWITCH UPDATE PROJECT# C
	12/04/2020	285264	P	10261	CITY OF RICHLAND	\$13,052.00	0	1204201	HP REBATE - 2156 CASCADE
	12/04/2020	285265	P	11516	COLEMAN OIL COMPANY	\$12,190.62	0	1204201	WEEKLY CARD LOCK FUEL 11/23-11
	12/04/2020	285266	P	10470	COMMERCIAL TIRE INC	\$9,912.03	0	1204201	TIRES VEH#3402 WO#60531
	12/04/2020	285267	P	10662	CONOVER INSURANCE INC	\$1,072.00	0	1204201	2019 EXCESS WORKERS COMP AUDIT
	12/04/2020	285268	P	10034	CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	\$201.33	0	1204201	LIGHT BULBS AND DIMMERS FOR WW
	12/04/2020	285269	P	30166	CUMMINS NORTHWEST LLC	\$541.37	0	1204201	FUEL PUMP VEH#3321 WO#60507
	12/04/2020	285270	P	10452	DAYCO INCORPORATED	\$10,225.78	0	1204201	2156 CASCADE - HP LOAN
	12/04/2020	285271	P	10966	JOSEPH SCOTT HOCKERSMITH & KATHLEEN C HOCKERSMITH	\$130.32	0	1204201	MONTHLY PEST MANAGEMENT & WEED
	12/04/2020	285272	P	11226	DGR GRANT CONSTRUCTION INC	\$223,396.18	0	1204201	Contract 79-20 Design-Build Fi
	12/04/2020	285273	P	31251	SAVECO NORTH AMERICA INC	\$2,352.23	0	1204201	FLOAT SWITCHES FOR INFLUENT FI
	12/04/2020	285274	P	31170	HIS DIME, LLC	\$187.34	0	1204201	RFD VEH IDENTIFICATION PLACARD
	12/04/2020	285275	P	10315	FERGUSON US HOLDINGS INC	\$175.51	0	1204201	VALVES FOR INFLUENT (2) ITEM #
	12/04/2020	285276	P	12252	FUTURA SYSTEMS, INC	\$31,560.00	0	1204201	ANNUAL SUPPORT FOR 2020
	12/04/2020	285277	P	31358	GEARGRID LLC	\$942.00	0	1204201	MINI MOBILE HOSE/CYLINDER STOR
	12/04/2020	285278	P	10050	GENERAL PACIFIC INC	\$3,964.33	0	1204201	Crossarms, Deadends, Insulator
	12/04/2020	285279	P	10203	W.W. GRAINGER, INC	\$509.24	0	1204201	GROUND MONITORING CONNECTOR
	12/04/2020	285280	P	10394	GRANITE CONSTRUCTION COMPANY	\$367,268.66	0	1204201	DUPORTAIL CORRIDOR IMPROVEMENT
	12/04/2020	285281	P	30528	HARTY, BRIANNA	\$64.06	0	1204201	2020 MILEAGE REIMBURSEMENT
	12/04/2020	285282	P	11286	HILL INTERNATIONAL INC	\$1,912.72	0	1204201	Project/Construction Mgmt Serv
	12/04/2020	285283	P	10037	INTERMOUNTAIN WEST INSULATION	\$349.80	0	1204201	INSULATION REBATE - 320 SHERMA
	12/04/2020	285284	P	30005	INTERWEST TECHNOLOGY SYSTEMS INC	\$1,081.14	0	1204201	KEY ROOM DOOR CARD READER INST
	12/04/2020	285285	P	10406	JUB ENGINEERS INC	\$14,884.57	0	1204201	PROF. SERVICES - 1ST STREET DE
	12/04/2020	285286	P	10063	JACOBS & RHODES INC	\$10,203.59	0	1204201	HP LOAN - 1410 HOFFMAN
	12/04/2020	285287	P	30096	CUSTOMER ELATION, INC	\$940.99	0	1204201	AFTER HOURS EMERGENCY CALLS 20
	12/04/2020	285288	P	10071	KENNEWICK INDUSTRIAL & ELECTRICAL SUPPLY	\$117.10	0	1204201	STREET SCAPE LEE ST - IRRIGATI
	12/04/2020	285289	P	11667	KENWORTH SALES COMPANY	\$70.71	0	1204201	WEATHER CORD VEH#3340 WO#60453
	12/04/2020	285290	P	12372	LAMB WESTON - RICHLAND	\$31,666.32	0	1204201	CUSTOM PROJECT - 2013 SAINT
	12/04/2020	285291	P	10319	LIFE INSURANCE COMPANY OF NORTH AMERICA	\$28,322.53	0	1204201	FI051384 Premiums - Novembe
	12/04/2020	285292	P	10298	LN CURTIS & SONS	\$9,599.28	0	1204201	SCBA PART,
	12/04/2020	285293	P	10556	MAGELLAN BEHAVIORAL HEALTH	\$739.04	0	1204201	November 2020 EAP Fees
	12/04/2020	285294	P	31062	ALISON MANKA	\$15.13	0	1204201	EMP. REIMB FOR SUPPLIES
	12/04/2020	285295	P	10083	MONARCH MACHINE & TOOL CO INC	\$15.59	0	1204201	TUBE VEH#2515 WO#60493
	12/04/2020	285296	P	11124	MYERS POWER PRODUCTS INC	\$2,933.20	0	1204201	ADD SPARE PARTS TO EXISTING SW
	12/04/2020	285297	P	11153	JT AUTOMOTIVE PARTS, INC	\$846.76	0	1204201	HYDRAULIC FILTER VEH#3292 WO#
	12/04/2020	285298	P	30273	NORTHWEST EQUIPMENT SALES, INC	\$162.85	0	1204201	WIRING HARNESS VEH#3342 WO#605
	12/04/2020	285299	P	10027	THE PAPE' GROUP	\$602.47	0	1204201	FILTERS VEH#7144 WO#60518
	12/04/2020	285300	P	31206	CI - PW LLC	\$103.60	0	1204201	Bottled Water-August
	12/04/2020	285301	P	10540	CONSTRUCTION AHEAD INC	\$428.00	0	1204201	C453-19 TRAFFIC CNTRL 11/5 F16
	12/04/2020	285302	P	10232	PERFECTION GLASS INC	\$2,687.52	0	1204201	WINDOW REBATE - 106 CHAPARRAL
	12/04/2020	285303	P	999002	PERMIT REFUND	\$661.23	0	1204201	1509 Hains Refund INV 2020-003
	12/04/2020	285304	P	12238	REXEL USA, INC	\$39.52	0	1204201	STATION 74 - CORD FOR REEL
	12/04/2020	285305	P	30055	POWER CITY ELECTRIC INC	\$15,490.06	0	1204201	C286-20 Tapteal Substation Rel
	12/04/2020	285306	P	10936	PREMIER EXCAVATION INC	\$405,600.74	0	1204201	Clubhouse Lane Roundabout & Ro
	12/04/2020	285307	P	10857	ROGER G WRIGHT	\$7,255.00	0	1204201	2020 ENGINEERING SERVICES - 14
	12/04/2020	285308	P	10927	STAN BONHAM COMPANY, INC	\$39.11	0	1204201	DRAIN PLUG, ORING VEH#7145 WO
	12/04/2020	285309	P	10595	ROBERTS CONSTRUCTION INC	\$5,104.20	0	1204201	LI WINDOW LOAN - 1417 WRIGHT
	12/04/2020	285310	P	31308	SAFE SET CONSTRUCTION LLC	\$1,350.00	0	1204201	MESSAGE BOARD RENTAL AND SET U

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CHECK DATE	CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
12/09/2020	12/04/2020	285311	P	10311	SEA WESTERN INC	\$5,978.11	0	1204201	EMS DAY PANTS
	12/04/2020	285312	P	11629	TRUCKPRO HOLDING CORPORATION	\$314.30	0	1204201	CABLE STEP VEH#2515 WO#60493
	12/04/2020	285313	P	10118	STEEBER'S LOCK SERVICE	\$206.34	0	1204201	SPARE KEY VEH#5057 WO#60469
	12/04/2020	285314	P	10530	SUMMIT LAW GROUP PLLC	\$66.00	0	1204201	FARRIN BAKER GRIEVANCE ARBITRA
	12/04/2020	285315	P	10900	SUNBELT RENTALS INC	\$396.20	0	1204201	DROLLINGER PHASE II - CONCRETE
	12/04/2020	285316	P	10961	TACOMA SCREW PRODUCTS INC	\$361.66	0	1204201	SHOPS 200 - HVAC PARTS
	12/04/2020	285317	P	10442	TITAN TRUCK EQUIPMENT	\$160.17	0	1204201	CRANE BRACKETS VEH#3405 WO#6
	12/04/2020	285318	P	11175	TYNDALE ENTERPRISES INC	\$4,114.54	0	1204201	2020 FIRE RATED CLOTHING SCL48
	12/04/2020	285319	P	10106	US LINEN & UNIFORM	\$251.25	0	1204201	US LINEN WEEKLY UNIFORM
	12/04/2020	285320	P	11802	TRI CITIES VISITOR & CONVENTION BUREAU	\$61,485.92	0	1204201	OCTOBER 2020 SPECIAL LODGING A
	12/04/2020	285321	P	999003	WASTEWORX REFUND	\$696.87	0	1204201	Refund overpayment of WW acct
	12/04/2020	285322	P	999003	WASTEWORX REFUND	\$36.20	0	1204201	Refund overpayment of WW accou
	12/04/2020	285323	P	10145	WESCO DISTRIBUTION INC	\$58.35	0	1204201	CARD TAGGING TOOL
	12/04/2020	285324	P	10059	WESTERN STATES EQUIPMENT COMPANY	\$2,515.70	0	1204201	-16 BULK HOSE FOR INVENTORY
	12/04/2020	285325	P	10267	WSF, LLC	\$94.44	0	1204201	SEAL VEH#3315 WO#60437
	12/04/2020	285326	P	10414	WILDLANDS INC	\$20,802.45	0	1204201	LOGAN-HAGEN ROAD PROJECT 168-1
	12/04/2020	285327	P	10194	XEROX CORPORATION	\$501.03	0	1204201	XEROX LEASE: C8045H/8TB-338231
	12/04/2020	285328	P	10194	XEROX CORPORATION	\$303.39	0	1204201	10/21/2020-11/21/2020 Xerox In
	12/04/2020	285329	P	10194	XEROX CORPORATION	\$320.66	0	1204201	Xerox 08/21/2020-09/21/2020
	12/04/2020	285330	P	10194	XEROX CORPORATION	\$343.23	0	1204201	09/21/2020-10/21/2020 Xerox
	12/09/2020	19957	P	30207	EDWARDS, ERIC J	\$189.25	0	120920AT	ACTAR (Accident Reconstruction
	12/09/2020	19958	P	30410	GOULD, ZACH	\$583.71	0	120920AT	PXT 201/202 Advanced Auto Extr
	12/09/2020	19959	P	30235	MOHNEY, LUKE	\$583.71	0	120920AT	PXT 201/202 Advanced Auto Extr
	12/09/2020	285331	P	11355	FAMILY FARMS	\$2,484.17	0	1209201	COL POINT MARINA LIFT STATION
	12/09/2020	285332	P	30142	AABERG, ROSANNE	\$2,085.44	0	1209201	129 Spengler Street/Rebate/Sol
	12/09/2020	285333	P	10838	GRIGG ENTERPRISES INC	\$88.10	0	1209201	CALK GUN/FILLER/HARDEN HOE P93
	12/09/2020	285334	P	10631	ADVANCED TRAFFIC PRODUCTS INC	\$5,268.19	0	1209201	OPTICOM 764 PHASE SELECTORS AN
	12/09/2020	285335	P	30949	AGUILERA, JOSE	\$2,624.22	0	1209201	2037 Newcomer St/Rebate/Solar-
	12/09/2020	285336	P	30148	ALMEIDA, RAUL	\$899.55	0	1209201	406 Rossell/Rebate/Solar-ICR
	12/09/2020	285337	P	10705	INTERSTATE CONCRETE & ASPHALT COMPANY	\$574.49	0	1209201	CONCRETE - 3500 PSI 5.5 SK EXT
	12/09/2020	285338	P	30296	ANDERSON, JAMES	\$2,432.00	0	1209201	1609 Judson Ave/Rebate/Solar-I
	12/09/2020	285339	P	30300	ANDREWS, CHRIS	\$1,050.15	0	1209201	251 High Meadows/Rebate/Solar-
	12/09/2020	285340	P	30303	ARNOLD, DAVID	\$1,916.48	0	1209201	70 Hodges Court/Rebate/Solar-I
	12/09/2020	285341	P	11230	NAT'L INSTITUTE FOR AUTOMOTIVE SERVICE EXCELLENCE	\$868.74	0	1209201	ASE TESTING FOR MULFORD, JAVAU
	12/09/2020	285342	P	999000	AUREF	\$286.32	0	1209201	CIS REFUNDCK 283696 FRANCIS GO
	12/09/2020	285343	P	30312	AUST, RANDY	\$1,506.40	0	1209201	1667 Jericho Rd/Rebate/Solar-I
	12/09/2020	285344	P	12002	AXON ENTERPRISE, INC	\$4,772.98	0	1209201	Taser Training cartridges
	12/09/2020	285345	P	30950	BAILEY, WENDY	\$1,313.82	0	1209201	605 Patricia Ct/Rebate/Solar-I
	12/09/2020	285346	P	30951	BALLANTYNE, MARK	\$1,168.20	0	1209201	2679 Eagle Watch Loop/Rebate/S
	12/09/2020	285347	P	30320	BALLARD, BRADY	\$3,582.18	0	1209201	673 Nuvola Vista Ct/Rebate/Sol
	12/09/2020	285348	P	30952	BANEY, FORCE	\$1,846.62	0	1209201	1541 Meriwether Ave/Rebate/Sol
	12/09/2020	285349	P	30325	BARNES, BRETT	\$3,760.02	0	1209201	1519 Alder/Rebate/Solar-ICR
	12/09/2020	285350	P	31366	DAVID BARRERES	\$383.40	0	1209201	213 Kranichwood Ct/Rebate/Sola
	12/09/2020	285351	P	30953	BARRON, SARA	\$2,795.22	0	1209201	116 Thayer Dr/Rebate/Solar-ICR
	12/09/2020	285352	P	30326	BATDORF, JIM	\$2,421.30	0	1209201	592 Punkie Lane/Rebate/Solar-I
	12/09/2020	285353	P	10301	BAVCO	\$45.39	0	1209201	BACK FLOW REPAIR KIT TP8003
	12/09/2020	285354	P	11412	BEARY, MICKEY	\$2,311.56	0	1209201	1615 Birch Ave/Rebate/Solar-IC
	12/09/2020	285355	P	11728	BEAULIEU, THOMAS	\$3,906.36	0	1209201	1119 Saddle Way/Rebate/Solar-I
	12/09/2020	285356	P	10518	BEAVER BARK & ROCK	\$842.35	0	1209201	CITY HALL - SAND FOR DE-ICER
	12/09/2020	285357	P	30954	BECK, JAMES	\$1,719.18	0	1209201	2361 Coppertree Ct/Rebate/Sola

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CHECK DATE	CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
	12/09/2020	285358	P	30955	BENGSTON, PETER	\$1,878.66	0	1209201	1316 Rathwood Ave/Rebate/Solar
	12/09/2020	285359	P	10713	BENTON FRANKLIN COMMUNITY ACTION COMMITTEE	\$155,341.31	0	1209201	TBRA September 2020
	12/09/2020	285360	P	10008	BENTON PUD	\$105.81	0	1209201	(9) WYE LIGHTS-BADGER REPEATER
	12/09/2020	285361	P	10158	BENTON RURAL ELECTRIC ASSOCIATION	\$1,802.01	0	1209201	KENNEDY BOOSTER STATION WO
	12/09/2020	285362	P	30334	BERTHELOT, PAUL	\$1,150.88	0	1209201	1764 Bolleana Ave/Rebate/Solar
	12/09/2020	285363	P	11117	DAVID BIANCOSINO AND MARY BURANDT	\$548.40	0	1209201	511 Shaw St/Rebate/Solar-ICR
	12/09/2020	285364	P	11729	RYAN BICKFORD	\$5,000.00	0	1209201	1589 Manchester St/Rebate/Sola
	12/09/2020	285365	P	11730	BOND, RICK	\$5,000.00	0	1209201	35 Vista Ct/Rebate/Solar-ICR
	12/09/2020	285366	P	31367	CHRIS BONEBRAKE	\$1,747.62	0	1209201	1434 Purple Sage/Rebate/Solar-
	12/09/2020	285367	P	11345	BOSTON, JEFFREY	\$2,527.20	0	1209201	81 Hodges Ct/Rebate/Solar-ICR
	12/09/2020	285368	P	30956	BOWERS, DANA	\$1,695.42	0	1209201	444 Liberty Lane/Rebate/Solar-
	12/09/2020	285369	P	11272	BOYD'S TREE SERVICE LLC	\$8,453.48	0	1209201	TREE PRUNING & VEGETATION MANA
	12/09/2020	285370	P	11731	BRAULT, KATHRYN & MARK	\$5,000.00	0	1209201	333 Falconridge St/Rebate/Sola
	12/09/2020	285371	P	11732	BROWN, DAVID M	\$3,587.76	0	1209201	1313 Marshall Ave/Rebate/Solar
	12/09/2020	285372	P	30957	BRUSH, JORDAN	\$2,382.84	0	1209201	1901 Williams/Rebate/Solar-ICR
	12/09/2020	285373	P	11733	BUCHKO, GARRY	\$4,141.26	0	1209201	2221 Benton Ave/Rebate/Solar-I
	12/09/2020	285374	P	12320	BUILDERS FIRSTSOURCE, INC	\$97.20	0	1209201	1"x2" -48" WOOD STAKES 50PCS T
	12/09/2020	285375	P	11756	BUNCH, MARK	\$5,000.00	0	1209201	221 Broadmoor St/Rebate/Solar-
	12/09/2020	285376	P	30958	BUSCHIE, DONNA	\$5,174.56	0	1209201	1045 Shockley Rd/Rebate/Solar-
	12/09/2020	285377	P	30959	BUSHEY, FRANCISCO	\$1,821.60	0	1209201	1509 Wilson/Rebate/Solar-ICR
	12/09/2020	285378	P	12368	CALFO EAKES PLLC	\$11,565.00	0	1209201	USA EX REL RANDOLPH PETERSON,
	12/09/2020	285379	P	11735	CALLIES, RICK	\$5,000.00	0	1209201	2537 Harris Ave/Rebate/Solar-I
	12/09/2020	285380	P	30683	CARPENTER, NATIEL	\$68.43	0	1209201	MILEAGE REIMBURSEMENT-PICTURES
	12/09/2020	285381	P	10240	CENTRAL HOSE & FITTINGS INC	\$961.68	0	1209201	MALE HEX BRASS TM8000
	12/09/2020	285382	P	30960	CHAMBERLIN, AUTUMN	\$2,076.66	0	1209201	505 Barth/Rebate/Solar-ICR
	12/09/2020	285383	P	11556	CHAND, DULI	\$5,000.00	0	1209201	550 Jordan Ln/Rebate/Solar-ICR
	12/09/2020	285384	P	30116	CHRISTENSEN, INC.	\$145.85	0	1209201	SHOP DEF
	12/09/2020	285385	P	10261	CITY OF RICHLAND	\$2,216.42	0	1209201	WINDOW/INSULATION REBATE - 150
	12/09/2020	285386	P	30717	CLARK, DAVID	\$1,097.44	0	1209201	2642 Eagle Watch Loop/Rebate/S
	12/09/2020	285387	P	10223	COLUMBIA RIGGING CORP	\$265.20	0	1209201	11.5 TON CAPACITY ALLOW SWIVEL
	12/09/2020	285388	P	11555	CONCA, JAMES	\$2,187.00	0	1209201	2801 Appaloosa Way/Rebate/Sola
	12/09/2020	285389	P	30961	CONKLIN, BRIAN	\$1,249.74	0	1209201	607 Cascade St/Rebate/Solar-IC
	12/09/2020	285390	P	10034	CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	\$3,567.15	0	1209201	PARKWAY - LED LAMP
	12/09/2020	285391	P	11444	CORPORATE TRANSLATION SERVICES	\$694.49	0	1209201	TRANSLATION SERVICES 11/01-11/
	12/09/2020	285392	P	11554	COUCHMAN, LESTER	\$4,709.34	0	1209201	435 Aimee Dr/Rebate/Solar-ICR
	12/09/2020	285393	P	30963	COUNTS, CARY	\$2,525.04	0	1209201	2305 Greenbrook/Rebate/Solar-I
	12/09/2020	285394	P	30964	CULLISON, ALICIA	\$2,286.72	0	1209201	1523 Purple Sage/Rebate/Solar-
	12/09/2020	285395	P	11736	CUMMINGS, NATHAN	\$5,000.00	0	1209201	1052 Lethbridge Ave/Rebate/Sol
	12/09/2020	285396	P	11737	CUMMINGS, VAN & ANITA	\$5,000.00	0	1209201	2412 Tiger Ln/Rebate/Solar-ICR
	12/09/2020	285397	P	30965	CURET, DON	\$1,939.14	0	1209201	30 Vienna Ct/Rebate/Solar-ICR
	12/09/2020	285398	P	10039	DAILY JOURNAL OF COMMERCE	\$264.60	0	1209201	RFQ #20-0100 ISLAND VIEW TO VI
	12/09/2020	285399	P	11352	DALY, JOHN	\$1,668.60	0	1209201	1488 Amon Dr/Rebate/Solar-ICR
	12/09/2020	285400	P	11414	DAVIS, JANET & ROBERT	\$5,000.00	0	1209201	253 Scouler Ct/Rebate/Solar-IC
	12/09/2020	285401	P	30176	DAVIS, RICHARD	\$1,235.20	0	1209201	4367 Jasper St/Rebate/Solar-IC
	12/09/2020	285402	P	11738	DEAN-HILL, JACOB	\$5,000.00	0	1209201	3716 Chadwick St/Rebate/Solar-
	12/09/2020	285403	P	30181	DELUNA, JOSHUA	\$1,024.32	0	1209201	1415 Cimarron Ave/Rebate/Solar
	12/09/2020	285404	P	10139	DEPARTMENT OF ECOLOGY	\$98.00	0	1209201	OPERATOR CERT 8162 RENEWAL 202
	12/09/2020	285405	P	30183	DERNBACH, ARTHUR	\$1,484.85	0	1209201	210 Pacific/Rebate/Solar-ICR
	12/09/2020	285406	P	30966	DIHEL, JEFFREY	\$3,498.66	0	1209201	2713 Glen Rd/Rebate/Solar-ICR
	12/09/2020	285407	P	30208	EDWARDSSEN, KELSEY	\$957.45	0	1209201	407 Torbet/Rebate/Solar-ICR

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CHECK DATE	CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
	12/09/2020	285408	P	30210	EHLERT, JUNE	\$1,440.16	0	1209201	2025 Cascade Ave/Rebate/Solar-
	12/09/2020	285409	P	30212	EKSTROM, ALEX	\$2,436.96	0	1209201	2320 Benton Avenue/Rebate/Sol
	12/09/2020	285410	P	30967	ELLER, MICHAEL	\$2,381.58	0	1209201	2701 Van Giesen/Rebate/Solar-I
	12/09/2020	285411	P	30968	ELLIS, J EDWARD	\$2,286.48	0	1209201	77 Cottonwood Dr/Rebate/Solar-
	12/09/2020	285412	P	12170	FARWICK, CAROL	\$3,223.80	0	1209201	207 Ontario Ct/Rebate/Solar-IC
	12/09/2020	285413	P	10508	FASTENAL COMPANY	\$2.31	0	1209201	RPD - OUTLETS
	12/09/2020	285414	P	11116	FELLER, DAVID	\$2,041.92	0	1209201	1403 Rimrock Ave/Rebate/Solar-
	12/09/2020	285415	P	10315	FERGUSON US HOLDINGS INC	\$41.71	0	1209201	MALE HOSE BIBB WO
	12/09/2020	285416	P	11264	FINANCIAL CONSULTING SOLUTIONS GROUP INC.	\$1,151.25	0	1209201	C220-16 COSA & RATE DESIGN SUP
	12/09/2020	285417	P	11280	FRAZIER, JANE	\$2,083.86	0	1209201	2405 Richmond Blvd/Rebate/Sola
	12/09/2020	285418	P	11157	FRONTIER COMMUNICATIONS NORTHWEST, INC.	\$5,296.29	0	1209201	TELEPHONE CHARGES 11/19/20-12/
	12/09/2020	285419	P	30969	FULLER, JASON	\$2,582.28	0	1209201	2009 Orchard Way/Rebate/Solar-
	12/09/2020	285420	P	11585	GALLS, LLC	\$619.45	0	1209201	FIRE DEPARTMENT BADGE ORDER
	12/09/2020	285421	VOID	11739	SANCHEZ-RAJ, MARTHA LUCIA	\$0.00	5000	1209201	VOID AFTER UPDATE 12/29/2020
	12/09/2020	285422	P	30388	GARCIA, CRYSTAL	\$1,934.25	0	1209201	4826 Barbera/Rebate/Solar-ICR
	12/09/2020	285423	P	30391	GARVIN, TIMOTHY	\$1,094.94	0	1209201	1114 Cedar Ave/Rebate/Solar-I
	12/09/2020	285424	P	30392	GARVRIC, GORICA	\$3,075.66	0	1209201	3126 River Park Dr/Rebate/Sola
	12/09/2020	285425	P	10050	GENERAL PACIFIC INC	\$35,983.52	0	1209201	Secondary Wire
	12/09/2020	285426	P	30971	GEORGE, KEVIN	\$1,883.70	0	1209201	726 Saint St/Rebate/Solar-ICR
	12/09/2020	285427	P	11740	GERKEN, ANNE	\$4,527.36	0	1209201	1020 Cottonwood Dr/Rebate/Sola
	12/09/2020	285428	P	11741	GIBSON, ALEX	\$5,000.00	0	1209201	4830 Highview St/Rebate/Solar-
	12/09/2020	285429	P	30972	GILLES, DAVID	\$1,627.92	0	1209201	1406 Roberdeau/Rebate/Solar-IC
	12/09/2020	285430	P	10051	GLASS NOOK INC	\$8,862.03	0	1209201	643 CHESTNUT - HP LOAN
	12/09/2020	285431	P	30973	GOEHRING, REAU	\$995.76	0	1209201	906 Cedar/Rebate/Solar-ICR
	12/09/2020	285432	P	30974	GOTTSCHALK, ALAN	\$3,398.01	0	1209201	1614 Molly Marie/Rebate/Solar-
	12/09/2020	285433	P	10203	W.W. GRAINGER, INC	\$2,143.05	0	1209201	GAS MASK
	12/09/2020	285434	P	30414	GREEN, BILL	\$1,618.08	0	1209201	424 Shoreline Court/Rebate/Sol
	12/09/2020	285435	P	11099	GREENWELL, ERIC	\$1,071.90	0	1209201	222 Thayer Dr/Rebate/Solar-ICR
	12/09/2020	285436	P	30976	GRIFFIN, ELEN	\$4,401.54	0	1209201	2837 Troon Ct/Rebate/Solar-ICR
	12/09/2020	285437	P	11279	GRISWOLD, DARWIN	\$1,446.12	0	1209201	1403 Cottonwood Dr/Rebate/Sola
	12/09/2020	285438	P	12177	GUERMONPREZ, DAVID	\$5,000.00	0	1209201	2967 Redrock Ridge Loop/Rebate
	12/09/2020	285439	P	30977	GUYMON, WAYNE	\$2,235.24	0	1209201	582 Camy/Rebate/Solar-ICR
	12/09/2020	285440	P	11162	GUZEK, JIM & ROBERTA	\$4,696.56	0	1209201	1142 Foxtrot Ln/Rebate/Solar-I
	12/09/2020	285441	P	11553	HAFNER, RICHARD	\$5,000.00	0	1209201	1412 Cowiche Ct/Rebate/Solar-I
	12/09/2020	285442	P	30424	HAGGARD, DANIEL	\$1,485.76	0	1209201	2124 Anna Ave/Rebate/Solar-ICR
	12/09/2020	285443	P	30978	HALER, JENIFER	\$2,255.22	0	1209201	1860 McMurray/Rebate/Solar-ICR
	12/09/2020	285444	P	11342	HAMMERSMITH, SCOTT & KAREN	\$2,258.28	0	1209201	2229 Harris Ave/Rebate/Solar-I
	12/09/2020	285445	P	30979	HARGROVE, JAMES	\$2,920.32	0	1209201	182 Oakland/Rebate/Solar-ICR
	12/09/2020	285446	P	30522	HARMON, PHILLIP	\$3,929.58	0	1209201	2611 Coulter Ct/Rebate/Solar-I
	12/09/2020	285447	P	10911	N HARRIS COMPUTER CORPORATION	\$525.84	0	1209201	2020 GEMS Tax Forms
	12/09/2020	285448	P	30980	HEDGES, BJORN	\$3,392.34	0	1209201	1237 Country Ridge/Rebate/Sola
	12/09/2020	285449	P	30981	HEDGES, MOTLEY	\$1,311.66	0	1209201	1821 Thayer Dr/Rebate/Solar-IC
	12/09/2020	285450	P	30982	HEDGES, PAUL	\$1,381.50	0	1209201	1114 Wright Ave/Rebate/Solar-I
	12/09/2020	285451	P	30983	HENN, DARRELL	\$2,820.24	0	1209201	653 Tanglewood/Rebate/Solar-IC
	12/09/2020	285452	P	10489	HERITAGE PROFESSIONAL LANDSCAPING INC	\$648.34	0	1209201	CPMA LANDSCAPE MAINT. NOV 2020
	12/09/2020	285453	P	12176	HERNANDEZ, ANA MACIEL	\$5,000.00	0	1209201	1017 Allenwhite/Rebate/Solar-I
	12/09/2020	285454	P	30984	HODAS, DAVID	\$2,590.38	0	1209201	516 Melissa/Rebate/Solar-ICR
	12/09/2020	285455	P	30545	HOFFMAN, GILBERT	\$2,882.25	0	1209201	303 Lakeview Ct/Rebate/Solar-I
	12/09/2020	285456	P	11351	HOPKO, ALAN	\$3,223.80	0	1209201	3014 Sonoran Dr/Rebate/Solar-I
	12/09/2020	285457	P	30560	INTERMOUNTAIN LOCK AND SECURITY SUPPLY	\$572.12	0	1209201	BEST KEY INSTALL - CORES

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CHECK DATE	CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
	12/09/2020	285458	P	10628	CPM DEVELOPMENT CORPORATION	\$971.81	0	1209201	4.34 TON ASPHALT - HMA 75 3/8"
	12/09/2020	285459	P	30985	JACKSON, KEVIN	\$1,693.98	0	1209201	1728 Hoxie/Rebate/Solar-ICR
	12/09/2020	285460	P	30577	JONES, ALTA	\$1,286.88	0	1209201	1591 Meadow Hills Dr/Rebate/So
	12/09/2020	285461	P	31008	KADLEC REGIONAL MEDICAL CENTER	\$3,734.64	0	1209201	888 Swift Blvd/Rebate/Solar-IC
	12/09/2020	285462	P	31056	JUSTIN KELLER	\$1,697.04	0	1209201	1309 Torbett/Rebate/Solar-ICR
	12/09/2020	285463	P	11743	KENDALL, RANDALL	\$5,000.00	0	1209201	770 Canyon St/Rebate/Solar-ICR
	12/09/2020	285464	P	30986	KOGAN, EVAN	\$2,879.31	0	1209201	2314 Benton Ave/Rebate/Solar-I
	12/09/2020	285465	VOID	31370	NORAH KOSGEI	\$0.00	4162.32	1209201	VOID AFTER UPDATE 12/17/2020
	12/09/2020	285466	P	30987	LAKE, DAVID	\$2,221.74	0	1209201	214 Douglas/Rebate/Solar-ICR
	12/09/2020	285467	P	11212	LANGDON, JIM	\$5,000.00	0	1209201	79 Newcomer St/Rebate/Solar-IC
	12/09/2020	285468	P	30744	LARIMER, CURTIS	\$2,915.64	0	1209201	911 Downing/Rebate/Solar-ICR
	12/09/2020	285469	P	30748	LAVERING, MICHAEL	\$1,339.65	0	1209201	456 Sundance/Rebate/Solar-ICR
	12/09/2020	285470	P	30988	LEE, CHARLES	\$2,936.70	0	1209201	376 Temple Meadow Lane/Rebate/
	12/09/2020	285471	P	11727	LEEDY, JAMES	\$4,884.84	0	1209201	2048 Butler Loop/Rebate/Solar-
	12/09/2020	285472	P	30989	LEGLER, MORRIS	\$2,267.28	0	1209201	474 Palm Dr/Rebate/Solar-ICR
	12/09/2020	285473	P	11001	LEWIS, BERNARD	\$528.60	0	1209201	2323 Benton Ave/Rebate/Solar-I
	12/09/2020	285474	P	10298	LN CURTIS & SONS	\$1,626.38	0	1209201	Armor Heric
	12/09/2020	285475	P	30771	LURENZ, ANTHONY	\$1,886.50	0	1209201	1939 McMurray/Rebate/Solar-ICR
	12/09/2020	285476	P	30990	MACKKEY, ELODY	\$1,333.62	0	1209201	2001 Everest/Rebate/Solar-ICR
	12/09/2020	285477	P	12171	MAIER, KURT	\$3,666.60	0	1209201	2146 Hudson Ave/Rebate/Solar-I
	12/09/2020	285478	P	11744	MALLIKARJUNA, VALLEM	\$5,000.00	0	1209201	1364 Kensington Way/Rebate/Sol
	12/09/2020	285479	P	30991	MARTELL, TERRENCE	\$2,903.04	0	1209201	2730 Sawgrass Lp/Rebate/Solar-
	12/09/2020	285480	P	11343	MATHEY, JARED	\$1,288.65	0	1209201	2245 Davison Ave/Rebate/Solar-
	12/09/2020	285481	P	30795	MCALLISTER, MARK	\$3,424.05	0	1209201	496 Heritage Hills/Rebate/Sola
	12/09/2020	285482	P	30992	MCDONALD, JOHN	\$2,273.58	0	1209201	404 Abbot/Rebate/Solar-ICR
	12/09/2020	285483	P	30993	MCELROY, CHRISTINA	\$2,421.90	0	1209201	506 Oahu/Rebate/Solar-ICR
	12/09/2020	285484	P	30994	MEAD, KEN	\$2,514.12	0	1209201	4608 Vineyard Estates Lane/Reb
	12/09/2020	285485	P	11344	MEIER, KIRSTEN	\$1,643.22	0	1209201	306 Gulf Ct/Rebate/Solar-ICR
	12/09/2020	285486	P	30995	MELBY, ERIC	\$978.40	0	1209201	329 Tieton/Rebate/Solar-ICR
	12/09/2020	285487	VOID	30996	ANDREW MILEHAM	\$0.00	1792.42	1209201	VOID AFTER UPDATE 12/29/2020
	12/09/2020	285488	P	11415	RONALD MITCHELL	\$5,000.00	0	1209201	2535 Alexander Ct/Rebate/Solar
	12/09/2020	285489	P	11757	MONROE, MATTHEW	\$5,000.00	0	1209201	2912 Redrock Ridge Loop/Rebate
	12/09/2020	285490	P	30241	MOON, STAN	\$1,964.80	0	1209201	514 Franklin/Rebate/Solar-ICR
	12/09/2020	285491	P	30997	MORRIS, ELIZABETH	\$2,528.46	0	1209201	3081 Deserthawk/Rebate/Solar-I
	12/09/2020	285492	P	30247	MORRISSEY, SARAH	\$2,580.80	0	1209201	4479 Highview St/Rebate/Solar-
	12/09/2020	285493	P	12172	MORTIMER, CHARLES & CHERYL	\$3,869.64	0	1209201	1662 Venus Cir/Rebate/Solar-IC
	12/09/2020	285494	P	11745	MOTKURI, RADHA K	\$5,000.00	0	1209201	1049 Tomich Ave/Rebate/Solar-I
	12/09/2020	285495	P	12494	MURRAYSMITH, INC	\$6,548.50	0	1209201	WWTF AERATION BASIN#2 RETROFIT
	12/09/2020	285496	P	30269	NIELSEN, RANDY	\$1,432.41	0	1209201	415 Shoreline Ct/Rebate/Solar-
	12/09/2020	285497	P	11416	NORDWALL, DOUGLAS	\$2,102.22	0	1209201	105 Bremmer St/Rebate/Solar-IC
	12/09/2020	285498	P	31264	NORTHBANK CIVIL AND MARINE INC	\$361,460.40	0	1209201	COLUMBIA RIVER INTAKE SCREEN
	12/09/2020	285499	P	30277	O'SHAUGHNESSY, CECILIA	\$899.70	0	1209201	226 Kranichwood Ct/Rebate/Sola
	12/09/2020	285500	P	11863	OGDEN MURPHY WALLACE, PLLC	\$325.00	0	1209201	PROFESSIONAL SERVICES THROUGH
	12/09/2020	285501	P	30998	OLSEN, KHRIS	\$2,056.68	0	1209201	3169 Redhawk/Rebate/Solar-ICR
	12/09/2020	285502	P	30999	OLSON, MARV	\$2,060.82	0	1209201	1244 Adair/Rebate/Solar-ICR
	12/09/2020	285503	P	30287	OSMAN, MOHAMED	\$1,632.32	0	1209201	441 Aimee Dr/Rebate/Solar-ICR
	12/09/2020	285504	P	30290	OVINK, ROGEN	\$2,273.44	0	1209201	38 Vista Court/Rebate/Solar-IC
	12/09/2020	285505	P	10357	OXARC INC	\$77.70	0	1209201	WTP NOVEMBER CYLINDER RENTAL
	12/09/2020	285506	P	31206	CI - PW LLC	\$51.80	0	1209201	Bottled Water-October
	12/09/2020	285507	P	11350	PAULSON, PATRICK	\$3,310.74	0	1209201	2253 Davison Ave/Rebate/Solar-

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CHECK DATE	CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
	12/09/2020	285508	P	11551	PENG, YONGREN (BEN)	\$4,752.54	0	1209201	320 Seaside Ct/Rebate/Solar-IC
	12/09/2020	285509	P	11746	PERDUE, ANDREW & MEJSSA	\$5,000.00	0	1209201	375 Palm Dr/Rebate/Solar-ICR
	12/09/2020	285510	P	11747	PETERSEN, JEFFREY	\$5,000.00	0	1209201	1073 Allenwhite Dr/Rebate/Sola
	12/09/2020	285511	P	31002	PHELPS, PAMELA	\$3,114.72	0	1209201	2035 Newcomer St/Rebate/Solar-
	12/09/2020	285512	P	11748	PIELSTICK, ERIC & ROSE	\$5,000.00	0	1209201	1674 Pisa Ln/Rebate/Solar-ICR
	12/09/2020	285513	P	11549	PONG, LICHUNG	\$3,761.28	0	1209201	3045 Riverbend Dr/Rebate/Solar
	12/09/2020	285514	P	11417	POORMAN, JERRY JR	\$2,520.72	0	1209201	505 Cascade St/Rebate/Solar-IC
	12/09/2020	285515	P	11304	PR DIAMOND PRODUCTS INC	\$1,620.00	0	1209201	MULTI PURPOSE BLADS QTY 12 WM
	12/09/2020	285516	P	30463	PURINTON, TONY	\$846.75	0	1209201	1019 Birch Ave/Rebate/Solar-IC
	12/09/2020	285517	P	31003	RASUL, KAMRAN	\$1,520.40	0	1209201	2743 Chelan Loop/Rebate/Solar-
	12/09/2020	285518	P	30479	REYES, NATHAN	\$2,296.64	0	1209201	1209 Kensington Way/Rebate/Sol
	12/09/2020	285519	P	31005	RINIKER, LANCE	\$2,644.74	0	1209201	4306 Limestone ct/Rebate/Solar
	12/09/2020	285520	P	10595	ROBERTS CONSTRUCTION INC	\$16,116.24	0	1209201	522 DELAFIELD - WINDOW LOAN
	12/09/2020	285521	P	31006	ROBERTS, PETER	\$1,344.06	0	1209201	541 Carner/Rebate/Solar-ICR
	12/09/2020	285522	P	31007	ANTHONY RODRIGUEZ	\$1,946.70	0	1209201	1014 Cedar/Rebate/Solar-ICR
	12/09/2020	285523	P	30498	ROMEL, CHANDRA	\$1,495.84	0	1209201	1634 Davison Ave/Rebate/Solar-
	12/09/2020	285524	P	31009	RUTLEDGE, JIM	\$2,637.92	0	1209201	2800 Hawkstone Ct/Rebate/Solar
	12/09/2020	285525	P	10486	SAGE PUBLICATION INC	\$298.36	0	1209201	WASHINGTON INFORMATION DIRECTO
	12/09/2020	285526	P	30595	SAILER, ALICE	\$2,659.50	0	1209201	258 Scouler Ct/Rebate/Solar-IC
	12/09/2020	285527	P	31371	AARON R SAMPSON	\$176.19	0	1209201	415 Shoreline Ct/Rebate/Solar-
	12/09/2020	285528	P	31010	SANDERS, MICHAEL	\$1,086.26	0	1209201	1511 Jones/Rebate/Solar-ICR
	12/09/2020	285529	P	11178	SCHENNUM, RHONDA	\$3,855.60	0	1209201	503 Benham St/Rebate/Solar-ICR
	12/09/2020	285530	P	11749	SCHERPELZ, ROBERT	\$5,000.00	0	1209201	2550 Daly Dr/Rebate/Solar-ICR
	12/09/2020	285531	P	11098	SCHINDLER ELEVATOR CORPORATION	\$110.76	0	1209201	DECEMBER CHAIR LIFT INSPECTIO
	12/09/2020	285532	P	31011	SCHULTZ, KANDICE	\$3,190.14	0	1209201	825 Meadows Drive S/Rebate/Sol
	12/09/2020	285533	P	31012	SCHUR, ANNE	\$1,701.90	0	1209201	76 Whitten/Rebate/Solar-ICR
	12/09/2020	285534	P	11750	SEIM, THOMAS	\$5,000.00	0	1209201	609 Linda Ct/Rebate/Solar-ICR
	12/09/2020	285535	P	11799	SERV-A-PURE COMPANY	\$475.00	0	1209201	DI TANKS #844 (2) FOR WATER PU
	12/09/2020	285536	P	11751	SEVIER, LEANNE	\$5,000.00	0	1209201	1769 Silver Ct/Rebate/Solar-IC
	12/09/2020	285537	P	11759	SEXTON, SEAN	\$1,908.36	0	1209201	801 Stanton Ave/Rebate/Solar-I
	12/09/2020	285538	P	11548	SHEA, SHERYL & DAVID	\$4,960.98	0	1209201	4270 Tami St/Rebate/Solar-ICR
	12/09/2020	285539	P	10280	SHERWIN WILLIAMS CO	\$607.08	0	1209201	DOOR REPLACEMENT - PAINT SPRAY
	12/09/2020	285540	P	11752	SHRIVASTAVA, MANISHKUMAR	\$5,000.00	0	1209201	1399 Kensington Way/Rebate/Sol
	12/09/2020	285541	P	11547	SHURTS LIVING TRUST	\$3,756.60	0	1209201	1831 Norwood Ct/Rebate/Solar-I
	12/09/2020	285542	P	30620	SICILIANO, EDWARD	\$1,625.60	0	1209201	191 Oregon/Rebate/Solar-ICR
	12/09/2020	285543	P	10270	SIEFKEN & SONS CONSTRUCTION INC	\$50,613.43	0	1209201	WWTF LAB REBUILD & SITE IMPROV
	12/09/2020	285544	P	30622	SIGG, DANIEL	\$2,119.20	0	1209201	2275 Camillia/Rebate/Solar-ICR
	12/09/2020	285545	P	31013	SINTAY, SCOTT	\$1,830.06	0	1209201	368 Temple Meadow Lane/Rebate/
	12/09/2020	285546	P	31014	SKARE, PAUL	\$2,276.64	0	1209201	130 Hillview/Rebate/Solar-ICR
	12/09/2020	285547	P	10253	SMITH INSULATION INC	\$6,870.85	0	1209201	WINDOW/INSULATION LOAN - 1503
	12/09/2020	285548	P	31015	SMITH, ANSON & TARA	\$3,022.38	0	1209201	4504 Highview St/Rebate/Solar-
	12/09/2020	285549	P	11546	SMITH, JASON	\$5,000.00	0	1209201	3653 Nottingham/Rebate/Solar-I
	12/09/2020	285550	P	10536	SPRAGUE PEST SOLUTIONS	\$309.49	0	1209201	STATION 74 - PEST CONTROL
	12/09/2020	285551	P	30645	STAVEN, HARRY	\$1,408.26	0	1209201	1419 Wright Ave/Rebate/Solar-I
	12/09/2020	285552	P	30649	STEVENS, MICHAEL	\$3,439.59	0	1209201	1193 Tomich/Rebate/Solar-ICR
	12/09/2020	285553	P	30653	STEWART, RACHEL	\$1,650.56	0	1209201	1034 Wright Ave/Rebate/Solar-I
	12/09/2020	285554	P	11083	STRAIGHT LINE CONCRETE SAWING & DRILLING INC	\$521.28	0	1209201	MEMORIAL BENCHES - CONCRETE DR
	12/09/2020	285555	P	10900	SUNBELT RENTALS INC	\$687.75	0	1209201	EQUIP RENTAL - COMPACT EXCAVAO
	12/09/2020	285556	P	10836	SUNTOYA CORPORATION	\$1,364.00	0	1209201	HVAC/BOILERS/MOTORS/FANS - BLD
	12/09/2020	285557	P	11419	SWALLOW, TROY	\$1,967.22	0	1209201	1003 Elm Ave/Rebate/Solar-ICR

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	12/09/2020	285558	P	31290	SYNCHRONIZED CHRISTMAS INC.	\$7,277.63	0	1209201	WINTER WONDERLAND - MEGA TREE
	12/09/2020	285559	P	10961	TACOMA SCREW PRODUCTS INC	\$1,487.20	0	1209201	SHOP SUPPLIES
	12/09/2020	285560	P	11793	TEMPLETON, DAVID	\$2,320.50	0	1209201	1840 Norwood Court/Rebate/Sola
	12/09/2020	285561	P	11108	THE PERSONAL TOUCH CLEANING INC	\$35,769.01	0	1209201	SHOPS 100 - JANITORIAL - DECEM
	12/09/2020	285562	P	11545	THOMPSON, TERESA	\$5,000.00	0	1209201	3659 Nottingham/Rebate/Solar-I
	12/09/2020	285563	P	31017	TOLOCZKO, MYCHAILLO	\$2,226.00	0	1209201	1308 Haupt/Rebate/Solar-ICR
	12/09/2020	285564	P	10395	TOTAL ENERGY MANAGEMENT INC	\$8,543.56	0	1209201	1900 DAVISON - HP LOAN
	12/09/2020	285565	P	10407	TOTER INC	\$9,400.70	0	1209201	TOTER LIDS AND 2 YARD FRONT LO
	12/09/2020	285566	P	31256	TRI-CITY RAILROAD COMPANY LLC	\$2,914.75	0	1209201	DUPORTAIL BRIDGE PH 2-TCRR CNS
	12/09/2020	285567	P	11129	TU DECIDES MEDIA INC	\$900.00	0	1209201	NOVEMBER ADS
	12/09/2020	285568	P	11753	TYLER, GERALDINE & DANIEL	\$4,301.64	0	1209201	1939 Hetrick Ave/Rebate/Solar-
	12/09/2020	285569	P	10106	US LINEN & UNIFORM	\$83.75	0	1209201	US LINEN WEEKLY UNIFORM
	12/09/2020	285570	P	30830	UTZ, JAMES	\$2,102.40	0	1209201	1460 Tuscany Pl/Rebate/Solar-I
	12/09/2020	285571	P	12173	VAN SWAM, LEO	\$5,000.00	0	1209201	1974 Forest Ave/Rebate/Solar-I
	12/09/2020	285572	P	31018	VANCE, JACOB	\$1,892.24	0	1209201	126 Orchard Court/Rebate/Solar
	12/09/2020	285573	P	11395	INLAND NW FRANCHISING INC	\$775.00	0	1209201	JANITORIAL SERVICES 12/1-12/31
	12/09/2020	285574	P	11754	VARGO, GEORGE JR	\$2,978.64	0	1209201	219 Indian Ct/Rebate/Solar-ICR
	12/09/2020	285575	P	11760	VESPER, BRUCE	\$5,000.00	0	1209201	1557 Desert Springs/Rebate/Sol
	12/09/2020	285576	P	11755	VOLKMAN, DONALD	\$3,152.52	0	1209201	2612 Saddle Way/Rebate/Solar-I
	12/09/2020	285577	P	10996	WAITE, COREY	\$353.40	0	1209201	573 Saint St/Rebate/Solar-ICR
	12/09/2020	285578	P	30835	WALLACE, EUGENE	\$2,850.54	0	1209201	1509 Butternut/Rebate/Solar-IC
	12/09/2020	285579	P	11542	WATKINS, CLIFFORD	\$3,876.12	0	1209201	1630 Elizabeth Ct/Rebate/Solar
	12/09/2020	285580	P	11190	WESTERN CASCADE CONTAINER LLC	\$138.47	0	1209201	PRESSURE RELIEF VALVE VEH#3342
	12/09/2020	285581	P	10059	WESTERN STATES EQUIPMENT COMPANY	\$729.64	0	1209201	CUTTING EDGE VEH#3342 WO#60516
	12/09/2020	285582	P	30939	DOBBS HEAVY DUTY HOLDINGS LLC	\$86.79	0	1209201	90 DEG ELBOW VEH#3333 WO#60445
	12/09/2020	285583	P	10314	WHITNEY EQUIPMENT COMPANY INC	\$6,524.79	0	1209201	REPAIR FLYGT L/S PUMP #3102.09
	12/09/2020	285584	P	11348	WIELANG, CHARLES R	\$2,191.86	0	1209201	1310 Rathwood Ave/Rebate/Solar
	12/09/2020	285585	P	31019	WILCOX, DEAN	\$2,841.12	0	1209201	1339 Hains/Rebate/Solar-ICR
	12/09/2020	285586	P	11543	WILHELM, LYLE	\$1,806.84	0	1209201	1412 Farrell Ln/Rebate/Solar-I
	12/09/2020	285587	P	30859	WILSON, J CHRISTOPHER	\$506.72	0	1209201	807 Strange Dr/Rebate/Solar-IC
	12/09/2020	285588	P	30860	WING, VANCE	\$1,770.08	0	1209201	1930 Sky Meadow/Rebate/Solar-I
	12/09/2020	285589	VOID	11544	WINING, ERIN	\$0.00	374.55	1209201	VOID AFTER UPDATE 12/17/2020
	12/09/2020	285590	P	31372	MARY WISE	\$308.88	0	1209201	213 Kranichwood Ct/Rebate/Sola
	12/09/2020	285591	P	31373	LEIGH WOHLERS	\$5,022.36	0	1209201	912 Cottonwood/Rebate/Solar-IC
	12/09/2020	285592	P	11420	WOOD, GEORGE	\$2,217.78	0	1209201	1377 Chardonay Dr/Rebate/Sola
	12/09/2020	285593	P	31020	YEOMANS, MARC	\$2,211.09	0	1209201	2007 Trippe/Rebate/Solar-ICR
	12/09/2020	285594	P	30870	ZINCHUCK, VITALIY	\$2,004.16	0	1209201	3511 Nottingham Dr/Rebate/Sola
	12/09/2020	285595	P	10152	ZIRKLE, LEWIS C JR MD	\$5,000.00	0	1209201	2548 Harris Ave/Rebate/Solar-I
12/11/2020	12/11/2020	285596	P	31250	AARDVARK	\$5,418.05	0	1211201	SWAT Helmets
	12/11/2020	285597	P	10000	KBL, INC.	\$885.07	0	1211201	COPIES BINDINGS
	12/11/2020	285598	P	31231	ABM INDUSTRIES INC	\$14,481.82	0	1211201	MULTIPLE FACILITIES JANITORIAL
	12/11/2020	285599	P	10838	GRIGG ENTERPRISES INC	\$65.66	0	1211201	WINTER WONDERLAND - STAPLES
	12/11/2020	285600	P	11197	LUCAS M MILLER	\$350.00	0	1211201	2020 RAILROAD CROSSING INSPECT
	12/11/2020	285601	P	30077	ALMON, BRETT	\$225.75	0	1211201	CBC PARAMEDIC PROGRAM - FISDAP
	12/11/2020	285602	P	31381	AMIL CORDIC	\$713.35	0	1211201	REFUND-HYDRANT METER #302
	12/11/2020	285603	P	10644	ANIXTER INC	\$926.13	0	1211201	Pole Brackets, Guy Items
	12/11/2020	285604	P	10537	APOLLO INC	\$5,213.92	0	1211201	HVAC REPAIRS #124-20
	12/11/2020	285605	P	31205	ARAMARK UNIFORM & CAREER APPAREL GROUP, INC	\$385.58	0	1211201	NOVEMBER LINEN CHARGES
	12/11/2020	285606	P	999000	AUREF	\$135.05	0	1211201	1435 AZALEA AVE
	12/11/2020	285607	P	999000	AUREF	\$46.43	0	1211201	2100 BELLERIVE DR N158

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	12/11/2020	285608	P	999000	AUREF	\$147.99	0	1211201	1119 SANFORD AVE
	12/11/2020	285609	P	999000	AUREF	\$5.05	0	1211201	2373 COPPERTREE CT
	12/11/2020	285610	P	999000	AUREF	\$28.65	0	1211201	1011 CHINOOK DR
	12/11/2020	285611	P	999000	AUREF	\$270.98	0	1211201	301 WENAS PL
	12/11/2020	285612	P	999000	AUREF	\$107.12	0	1211201	2894 SALK AVE Apt 347
	12/11/2020	285613	P	999000	AUREF	\$6.59	0	1211201	250 GAGE BLVD 2010
	12/11/2020	285614	P	999000	AUREF	\$217.57	0	1211201	615 CHERRYWOOD LOOP
	12/11/2020	285615	P	999000	AUREF	\$178.64	0	1211201	1941 GALA WAY
	12/11/2020	285616	P	999000	AUREF	\$117.03	0	1211201	2446 DOLPHIN CT
	12/11/2020	285617	P	999000	AUREF	\$69.88	0	1211201	1950 BELLERIVE DR 208
	12/11/2020	285618	P	999000	AUREF	\$5.51	0	1211201	850 AARON DR 103
	12/11/2020	285619	P	999000	AUREF	\$132.84	0	1211201	1515 JUDSON AVE
	12/11/2020	285620	P	999000	AUREF	\$137.35	0	1211201	312 GREENBROOK PL
	12/11/2020	285621	P	999000	AUREF	\$166.60	0	1211201	877 CAYUSE DR
	12/11/2020	285622	P	999000	AUREF	\$851.34	0	1211201	926 THAYER DR
	12/11/2020	285623	P	999000	AUREF	\$93.49	0	1211201	1529 COLUMBIA PARK TRL Apt 324
	12/11/2020	285624	P	999000	AUREF	\$70.84	0	1211201	509 MEADOWS DR S
	12/11/2020	285625	P	999000	AUREF	\$104.02	0	1211201	2444 DELLE CELLE DR
	12/11/2020	285626	P	999000	AUREF	\$4.85	0	1211201	3301 NOTTINGHAM DR
	12/11/2020	285627	P	999000	AUREF	\$62.44	0	1211201	2100 BELLERIVE DR U209
	12/11/2020	285628	P	999000	AUREF	\$106.15	0	1211201	1025 BIRCH AVE
	12/11/2020	285629	P	999000	AUREF	\$39.82	0	1211201	2100 BELLERIVE DR F106
	12/11/2020	285630	P	999000	AUREF	\$37.80	0	1211201	255 MEADOWRIDGE LOOP
	12/11/2020	285631	P	999000	AUREF	\$132.17	0	1211201	69 JADWIN AVE 21
	12/11/2020	285632	P	999000	AUREF	\$105.26	0	1211201	2555 BELLA COOLA LN Apt 257
	12/11/2020	285633	P	999000	AUREF	\$147.64	0	1211201	1903 PIKE AVE
	12/11/2020	285634	P	999000	AUREF	\$68.83	0	1211201	2555 DUPORTAIL ST B215
	12/11/2020	285635	P	999000	AUREF	\$70.85	0	1211201	2324 HOOD AVE 5
	12/11/2020	285636	P	999000	AUREF	\$129.38	0	1211201	250 GAGE BLVD 1126
	12/11/2020	285637	P	999000	AUREF	\$51.37	0	1211201	227 UNIVERSITY DR Apt 309
	12/11/2020	285638	P	999000	AUREF	\$90.91	0	1211201	1071 CHINOOK DR
	12/11/2020	285639	P	999000	AUREF	\$3.56	0	1211201	1845 LESLIE RD Y41
	12/11/2020	285640	P	999000	AUREF	\$41.46	0	1211201	1603 MARSHALL AVE
	12/11/2020	285641	P	999000	AUREF	\$53.84	0	1211201	315 SHAW ST
	12/11/2020	285642	P	999000	AUREF	\$51.27	0	1211201	2550 DUPORTAIL ST J256
	12/11/2020	285643	P	999000	AUREF	\$84.90	0	1211201	2300 HOOD AVE P
	12/11/2020	285644	P	999000	AUREF	\$27.54	0	1211201	2668 STONECREEK DR
	12/11/2020	285645	P	999000	AUREF	\$79.98	0	1211201	250 GAGE BLVD 2093
	12/11/2020	285646	P	999000	AUREF	\$239.20	0	1211201	1495 BADGER MOUNTAIN LOOP
	12/11/2020	285647	P	999000	AUREF	\$114.10	0	1211201	1529 COLUMBIA PARK TRL Apt 340
	12/11/2020	285648	P	999000	AUREF	\$117.42	0	1211201	2670 DORNOCH PL
	12/11/2020	285649	P	999000	AUREF	\$86.81	0	1211201	2438 WOODS DR
	12/11/2020	285650	P	999000	AUREF	\$102.75	0	1211201	326 GREENTREE CT 1
	12/11/2020	285651	P	999000	AUREF	\$121.80	0	1211201	250 GAGE BLVD 4064
	12/11/2020	285652	P	999000	AUREF	\$83.84	0	1211201	412 SMITH AVE
	12/11/2020	285653	P	999000	AUREF	\$63.28	0	1211201	50 JADWIN AVE Apt 77
	12/11/2020	285654	P	999000	AUREF	\$18.76	0	1211201	1926 GEORGE WASHINGTON WAY Apt
	12/11/2020	285655	P	999000	AUREF	\$315.07	0	1211201	2035 CASCADE AVE
	12/11/2020	285656	P	999000	AUREF	\$67.39	0	1211201	2550 DUPORTAIL ST A102
	12/11/2020	285657	P	999000	AUREF	\$248.48	0	1211201	1845 LESLIE RD A157

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CHECK DATE	CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
	12/11/2020	285658	P	999000	AUREF	\$49.13	0	1211201	1327 GOETHALS DR 3
	12/11/2020	285659	P	999000	AUREF	\$158.03	0	1211201	2555 BELLA COOLA LN Apt 105
	12/11/2020	285660	P	999000	AUREF	\$159.26	0	1211201	1851 NOVA LN
	12/11/2020	285661	P	999000	AUREF	\$499.88	0	1211201	2041 DAVISON AVE
	12/11/2020	285662	P	999000	AUREF	\$117.22	0	1211201	2500 GEORGE WASHINGTON WAY 139
	12/11/2020	285663	P	999000	AUREF	\$1.93	0	1211201	250 GAGE BLVD 1001
	12/11/2020	285664	P	999000	AUREF	\$129.81	0	1211201	451 WESTCLIFFE BLVD Apt B112
	12/11/2020	285665	P	999000	AUREF	\$271.79	0	1211201	1033 WRIGHT AVE
	12/11/2020	285666	P	999000	AUREF	\$106.57	0	1211201	2035 RAINIER AVE
	12/11/2020	285667	P	999000	AUREF	\$178.34	0	1211201	2100 BELLERIVE DR FF69
	12/11/2020	285668	P	999000	AUREF	\$20.63	0	1211201	2550 DUPORTAIL ST G239
	12/11/2020	285669	P	999000	AUREF	\$82.72	0	1211201	2433 GEORGE WASHINGTON WAY 120
	12/11/2020	285670	P	999000	AUREF	\$102.16	0	1211201	451 WESTCLIFFE BLVD Apt D328
	12/11/2020	285671	P	999000	AUREF	\$91.27	0	1211201	1914 GEORGE WASHINGTON WAY Apt
	12/11/2020	285672	P	999000	AUREF	\$0.80	0	1211201	2732 BROKEN TOP AVE
	12/11/2020	285673	P	999000	AUREF	\$43.69	0	1211201	2293 LEGACY LN
	12/11/2020	285674	P	999000	AUREF	\$109.91	0	1211201	2555 DUPORTAIL ST H162
	12/11/2020	285675	P	999000	AUREF	\$88.00	0	1211201	2513 DUPORTAIL ST Apt 134
	12/11/2020	285676	P	999000	AUREF	\$468.24	0	1211201	165 MOUNTAIN VIEW LN
	12/11/2020	285677	P	999000	AUREF	\$56.09	0	1211201	1020 CHINOOK DR
	12/11/2020	285678	P	999000	AUREF	\$31.44	0	1211201	1812 SICILY LN
	12/11/2020	285679	P	999000	AUREF	\$4.52	0	1211201	1780 PIKE AVE Apt B106
	12/11/2020	285680	P	999000	AUREF	\$50.75	0	1211201	271 GAGE BLVD
	12/11/2020	285681	P	999000	AUREF	\$258.94	0	1211201	2340 MARK AVE
	12/11/2020	285682	P	999000	AUREF	\$27.34	0	1211201	2717 EASTWOOD AVE
	12/11/2020	285683	P	999000	AUREF	\$116.49	0	1211201	2555 DUPORTAIL ST B312
	12/11/2020	285684	P	999000	AUREF	\$120.31	0	1211201	1775 COLUMBIA PARK TRL 225
	12/11/2020	285685	P	999000	AUREF	\$194.98	0	1211201	2912 CASHMERE DR
	12/11/2020	285686	P	999000	AUREF	\$65.43	0	1211201	1900 STEVENS DR 228
	12/11/2020	285687	P	999000	AUREF	\$72.36	0	1211201	575 COLUMBIA POINT DR Apt 106
	12/11/2020	285688	P	999000	AUREF	\$10.32	0	1211201	2667 EAGLEWATCH LOOP
	12/11/2020	285689	P	999000	AUREF	\$222.70	0	1211201	1249 PLATEAU DR
	12/11/2020	285690	P	999000	AUREF	\$2.53	0	1211201	556 CAMY ST
	12/11/2020	285691	P	999000	AUREF	\$117.03	0	1211201	107 WILLOWBROOK PL
	12/11/2020	285692	P	999000	AUREF	\$72.87	0	1211201	2526 JASON LOOP
	12/11/2020	285693	P	999000	AUREF	\$63.26	0	1211201	900 AARON DR 219
	12/11/2020	285694	P	999000	AUREF	\$9.95	0	1211201	227 UNIVERSITY DR Apt 324
	12/11/2020	285695	P	999000	AUREF	\$87.79	0	1211201	1529 COLUMBIA PARK TRL Apt 243
	12/11/2020	285696	P	999000	AUREF	\$402.07	0	1211201	1103 PERKINS AVE
	12/11/2020	285697	P	999000	AUREF	\$113.61	0	1211201	2937 TUSCANA DR
	12/11/2020	285698	P	999000	AUREF	\$112.03	0	1211201	647 CHESTNUT AVE
	12/11/2020	285699	P	999000	AUREF	\$32.18	0	1211201	383 TEMPLE MEADOW LN
	12/11/2020	285700	P	999000	AUREF	\$111.40	0	1211201	2100 BELLERIVE DR B6
	12/11/2020	285701	P	999000	AUREF	\$177.21	0	1211201	575 COLUMBIA POINT DR Apt 103
	12/11/2020	285702	P	999000	AUREF	\$2,077.22	0	1211201	1908 LASSEN AVE
	12/11/2020	285703	P	30311	AUST, RANDY	\$67.66	0	1211201	SNACKS FOR EXECUTIVE LEADERSHI
	12/11/2020	285704	P	30314	EVERY, BUNNIE	\$18.45	0	1211201	CERTIFICATE FOLDERS
	12/11/2020	285705	P	12002	AXON ENTERPRISE, INC	\$3,168.95	0	1211201	Additional tasers
	12/11/2020	285706	P	10367	BANK OF AMERICA	\$2,499.07	0	1211201	BANK ANALYSIS FEES 11 2020
	12/11/2020	285707	P	10518	BEAVER BARK & ROCK	\$176.97	0	1211201	COLUMBIA PT MARINA - RV DUMP R

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	12/11/2020	285708	P	31293	ROBERT B. BENSON	\$4,000.00	0	1211201	CONSULTING SERVICE FOR NOVEMBE
	12/11/2020	285709	P	10009	COUNTY OF BENTON	\$527.30	0	1211201	CRIME VICTIMS BCDC NOV 2020
	12/11/2020	285710	P	10158	BENTON RURAL ELECTRIC ASSOCIATION	\$27.56	0	1211201	COLLINS ROAD RADIO TOWER
	12/11/2020	285711	P	12126	BIG D'S CONSTRUCTION	\$750.00	0	1211201	REFUND-HYDRANT METER 351
	12/11/2020	285712	P	31284	LISA BOECKER	\$32.20	0	1211201	11/2020 MILEAGE FOR BANK RUN
	12/11/2020	285713	P	11868	CAROLLO ENGINEERS, INC	\$5,447.50	0	1211201	WTP SOLIDS HANDLING IMPRV-CNST
	12/11/2020	285714	P	10261	CITY OF RICHLAND	\$1,549.82	0	1211201	20-198 HENRY FBI LEEDA SLU 111
	12/11/2020	285715	P	11516	COLEMAN OIL COMPANY	\$12,459.64	0	1211201	WEEKLY CARD LOCK FUEL 12/1-12/
	12/11/2020	285716	P	10034	CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	\$949.16	0	1211201	Anchor Kits & Wedges
	12/11/2020	285717	P	11842	CONTINENTAL DOOR CO, LLC	\$507.38	0	1211201	ROLL UP DOORS - BLDG 300 REPAI
	12/11/2020	285718	P	11663	D&D TELECOMMUNICATION PROPERTIES LLC	\$782.87	0	1211201	DEC - INSPIRATION POINT
	12/11/2020	285719	P	10966	JOSEPH SCOTT HOCKERSMITH & KATHLEEN C HOCKERSMITH	\$65.16	0	1211201	MONTHLY PEST MANAGEMENT & WEED
	12/11/2020	285720	P	10801	DOMESTIC VIOLENCE SVCS OF BNTN & FRNKLN COUNTIES	\$888.50	0	1211201	DOMESTIC VIOLENCE ADVOCACY SER
	12/11/2020	285721	P	11362	ELIJAH FAMILY HOMES	\$2,577.14	0	1211201	Nov 2020 TTS client services
	12/11/2020	285722	P	10044	FARMERS EXCHANGE	\$389.10	0	1211201	SMALL EQUIP - EDGER REPAIR
	12/11/2020	285723	P	10050	GENERAL PACIFIC INC	\$2,120.96	0	1211201	Pole Brackets, Guy Items
	12/11/2020	285724	P	10637	GOODMAN & MEHLENBACHER ENTERPRISES INC	\$787.95	0	1211201	REFUND-HYDRANT METER 336
	12/11/2020	285725	P	11109	H2 PRE-CAST INC	\$9,339.60	0	1211201	vaults
	12/11/2020	285726	P	11443	HOLIDAY INN EXPRESS	\$693.40	0	1211201	REFUND-HYDRANT METER 321
	12/11/2020	285727	P	11393	INDIAN SPRINGS SWIM CLUB INC	\$606.95	0	1211201	REFUND-HYDRANT METER #303
	12/11/2020	285728	P	10474	INSITUFORM TECHNOLOGY INC	\$750.00	0	1211201	REFUND-HYDRANT METER #349 BART
	12/11/2020	285729	P	11843	IRON MOUNTAIN INC	\$213.11	0	1211201	SHRED SERVICE 10/28-11/23/2020
	12/11/2020	285730	P	10298	LN CURTIS & SONS	\$2,459.83	0	1211201	RADIO HOLDERS/HANDCUFF POUCHES
	12/11/2020	285731	P	10463	LUDLUM MEASUREMENTS INC	\$900.29	0	1211201	LUDLUM CALIBRATIONS
	12/11/2020	285732	P	31382	M&D PROPERTY HOLDINGS	\$720.00	0	1211201	REFUND-HYDRANT METER #369
	12/11/2020	285733	P	11950	MAGNET FORENSICS USA, INC	\$10,938.57	0	1211201	MAGNET OUTRIDER
	12/11/2020	285734	P	10316	MCDONALD & ASSOCIATES INC	\$157.47	0	1211201	STOCK - TOPSOIL
	12/11/2020	285735	P	12135	M10, INC	\$717.15	0	1211201	REFUND-HYDRANT METER #346
	12/11/2020	285736	P	31116	BAS INC	\$139.92	0	1211201	CITIZENS ACADEMY BOOKS
	12/11/2020	285737	P	30135	MUSTANG SIGNS LLC	\$2,416.35	0	1211201	Traffic Box Wraps
	12/11/2020	285738	P	11153	JT AUTOMOTIVE PARTS, INC	\$110.55	0	1211201	D EARTH ABSORBANT
	12/11/2020	285739	P	30899	NATIONAL HOSE TESTING SPECIALTIES, INC	\$5,569.75	0	1211201	2020 HOSE/LADDER TESTING
	12/11/2020	285740	P	31383	NELSON CONSTRUCTION CORP	\$720.00	0	1211201	REFUND-HYDRANT METER #377
	12/11/2020	285741	P	10357	OXARC INC	\$8.74	0	1211201	CYLINDER RENTAL
	12/11/2020	285742	P	10027	THE PAPE' GROUP	\$4,909.30	0	1211201	REMOVE LOADER BUCKET PINS VEH#
	12/11/2020	285743	P	31206	CI - PW LLC	\$279.78	0	1211201	BOTTLED WATER FOR NOVEMBER
	12/11/2020	285744	P	10971	PARAMOUNT COMMUNICATIONS INC	\$779.75	0	1211201	FIBER BUILD- 2045 ROBERTSON DR
	12/11/2020	285745	P	11012	RH2 ENGINEERING INC	\$27,711.24	0	1211201	WTP INTAKE SCREEN UPGRADE, CON
	12/11/2020	285746	P	30485	RICHMAN, DUSTIN	\$185.40	0	1211201	20-200 RICHMAN AUTOPSY PER DIE
	12/11/2020	285747	P	12318	RINGOLD EMBROIDERY	\$2,067.14	0	1211201	NAME PATCHES/CODE ENFORCEMENT
	12/11/2020	285748	P	10647	RIVER CITY TOWING INC	\$146.61	0	1211201	TOW CHARGE
	12/11/2020	285749	P	30491	RODGERS, BRENDA J	\$614.46	0	1211201	REIMBURSEMENT FOR POV USE AT M
	12/11/2020	285750	P	12223	SCHAEFFER INDUSTRIES	\$710.50	0	1211201	REFUND-HYDRANT METER #321
	12/11/2020	285751	P	10311	SEA WESTERN INC	\$116.88	0	1211201	SCBA PARTS
	12/11/2020	285752	P	31365	SHOWCASE SPECIALTIES LLC	\$1,684.00	0	1211201	Black Masks with White Logo
	12/11/2020	285753	P	10617	SIEMENS INDUSTRY INC	\$7,802.91	0	1211201	MOORE - REGISTRATION - TRIP #2
	12/11/2020	285754	P	11493	PICARD CORPORATION	\$3,438.00	0	1211201	BULK SALT FOR WWTF AND WTF DEL
	12/11/2020	285755	P	10642	SIRJMR INC	\$229.71	0	1211201	COFFEE/WATER DISPENSER RENTAL
	12/11/2020	285756	P	10497	TRI COUNTY FIRE ASSOCIATION	\$1,000.00	0	1211201	REIMBURSEMENT FOR TRAILER USE
	12/11/2020	285757	P	10202	UTILITIES UNDERGROUND LOCATION CENTER	\$455.37	0	1211201	EXCAVATION NOTIFICATION FOR NO

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12/16/2020	12/11/2020	285758	P	11650	VERIZON WIRELESS SERVICES, LLC	\$50.00	0	1211201	CELL PHONE SEARCH 10/13-14/202
	12/11/2020	285759	P	10173	WASHINGTON STATE TREASURER	\$25,141.36	0	1211201	11/20 FINES & FOREITURES BC
	12/11/2020	285760	P	10145	WESCO DISTRIBUTION INC	\$1,148.45	0	1211201	Pole Brackets, Guy Items
	12/11/2020	285761	P	31218	WHECO CORPORATION	\$33,389.50	0	1211201	BODY SHOP REPAIRS VEH#5049 WO#
	12/11/2020	285762	P	10194	XEROX CORPORATION	\$198.67	0	1211201	7HB-469027 DECEMBER MONTHLY BA
	12/16/2020	285763	P	10551	ACCENT SIGNS INC	\$272.86	0	1216201	CITY OF RICHLAD LOGOS ANNIVERS
	12/16/2020	285764	P	10838	GRIGG ENTERPRISES INC	\$113.57	0	1216201	KEY KRAFTER
	12/16/2020	285765	P	11492	ALS GROUP USA CORP	\$1,282.00	0	1216201	WWTP 11-10-20 Local Limits Sam
	12/16/2020	285766	P	10644	ANIXTER INC	\$243.81	0	1216201	Bolts
	12/16/2020	285767	P	10983	ANOVAWORKS	\$4,970.00	0	1216201	CITY EMP. ANNUAL FLU VACCINE
	12/16/2020	285768	P	10317	APOLLO SHEET METAL INC	\$1,600.00	0	1216201	HP REBATE - 1630 HORN
	12/16/2020	285769	P	31205	ARAMARK UNIFORM & CAREER APPAREL GROUP, INC	\$138.24	0	1216201	NOVEMBER LINEN CHARGES
	12/16/2020	285770	P	10009	COUNTY OF BENTON	\$67,147.97	0	1216201	BENTON COUNTY DISTRICT COURT &
	12/16/2020	285771	P	31226	CALIPER MANAGEMENT INC. A PSI BUSINESS	\$399.65	0	1216201	PERSONALITY PROFILE - M GOYTOW
	12/16/2020	285772	P	10240	CENTRAL HOSE & FITTINGS INC	\$41.72	0	1216201	ORINGS VEH#3315 WO#60437
	12/16/2020	285773	P	11075	CHINOOK HEATING & AIR INC	\$1,400.00	0	1216201	HP REBATE - 2011 TORBETT
	12/16/2020	285774	P	10072	CITY OF KENNEWICK	\$1,754.04	0	1216201	REIMB. CRAIG LITRELL BACKGROU
	12/16/2020	285775	P	10055	CITY OF PASCO	\$32,831.47	0	1216201	Pasco HOME DPA - 3rd Qrt 2020
	12/16/2020	285776	P	10261	CITY OF RICHLAND	\$155,987.46	0	1216201	CITY UTILITY BILLS/NOV 2020
	12/16/2020	285777	P	10261	CITY OF RICHLAND	\$1,644.80	0	1216201	20-189 FLOHR SHOOTING RECON CO
	12/16/2020	285778	P	10261	CITY OF RICHLAND	\$6,055.00	0	1216201	WINDOW/INSULATION REBATE - 520
	12/16/2020	285779	P	11907	SYCLURE CORP	\$830.00	0	1216201	100MBPS FULL DUPLEX INTERNET S
	12/16/2020	285780	P	10135	CI SUPPORT LLC	\$469.03	0	1216201	RECURRING SHRED SERVICE - WI 0
	12/16/2020	285781	P	11883	CONNELL SAND & GRAVEL, INC	\$6,057.71	0	1216201	DROLLINGER PHASE II - CONCRETE
	12/16/2020	285782	P	10034	CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	\$594.59	0	1216201	Building Materials
	12/16/2020	285783	P	11842	CONTINENTAL DOOR CO, LLC	\$6,613.74	0	1216201	ROLL UP DOORS - SHOPS 200 - NE
	12/16/2020	285784	P	10756	DELL MARKETING LP	\$1,373.74	0	1216201	DELL LATITUDE 5411 MLK XCTO, Q
	12/16/2020	285785	P	10453	DELTA HEATING & COOLING INC	\$2,700.00	0	1216201	HP REBATE - 205 PINETREE LANE
	12/16/2020	285786	P	10139	DEPARTMENT OF ECOLOGY	\$490.00	0	1216201	OPERATOR CERT 8810 RENEW 2021
	12/16/2020	285787	P	11391	DESERT GREEN TURF INC	\$55,892.20	0	1216201	Columbia PlayField Sod-258-20
	12/16/2020	285788	P	10625	EATON CORPORATION	\$110.45	0	1216201	COLUMBIA PT MARINA - LIGHT FOR
	12/16/2020	285789	P	30207	EDWARDS, ERIC J	\$0.05	0	1216201	20-190 EDWARDS SHOOTING RECON
	12/16/2020	285790	P	11251	ENDRESS & HAUSER INC	\$5,109.67	0	1216201	INTAK LEVEL TRANSMITTER
	12/16/2020	285791	P	10322	ENERGY INCENTIVES INC	\$2,590.00	0	1216201	C337-18 RESIDENTIAL ENERGY EFF
	12/16/2020	285792	P	30356	JOHN T CLARY	\$250.00	0	1216201	PRE-EMP POLYGRAPH SECOMM - S L
	12/16/2020	285793	P	10044	FARMERS EXCHANGE	\$3,596.72	0	1216201	SMALL EQUIP - NEW BLOWERS
	12/16/2020	285794	P	10508	FASTENAL COMPANY	\$110.10	0	1216201	PARK SIGNAGE - HANGING HARDWAR
	12/16/2020	285795	P	10268	FEDERAL EXPRESS CORP	\$45.92	0	1216201	SAMPLE SHIPPING TO ALS FPO 11-
	12/16/2020	285796	P	11011	FINLEY BUTTES-LIMITED PARTHERSHIP	\$361.10	0	1216201	TIRE RECYCLING
	12/16/2020	285797	P	30874	BRENT THOMAS	\$108.60	0	1216201	HORN RAPIDS - STORAGE UNIT - D
	12/16/2020	285798	P	30373	FLOHR, LUKE	\$0.05	0	1216201	20-189 FLOHR SHOOTING RECON CO
	12/16/2020	285799	P	11157	FRONTIER COMMUNICATIONS NORTHWEST, INC.	\$392.53	0	1216201	TELEPHONE CHARGE 12/4/20 - 1/3
	12/16/2020	285800	P	10220	FRONTIER FENCE INC	\$156.49	0	1216201	ROD BLOCK - FENCE PARTS
	12/16/2020	285801	P	10369	G & R AG PRODUCTS INC	\$2,594.33	0	1216201	ANGLES, NOZZLES VEH#3348 WO#6
	12/16/2020	285802	P	11585	GALLS, LLC	\$3,506.63	0	1216201	Florence, Henry, Murstig unifo
	12/16/2020	285803	P	11010	GARDA CL NORTHWEST INC	\$516.12	0	1216201	ARMORED CAR SERVICES DECEMBER
	12/16/2020	285804	P	30399	BOYD GROUP U S INC	\$4,489.74	0	1216201	BODY REPAIR VEH#2484 WO#60539
	12/16/2020	285805	P	10051	GLASS NOOK INC	\$1,200.00	0	1216201	WINDOW REBATE - 1919 SHERIDAN
	12/16/2020	285806	P	11813	HERC RENTALS INC	\$294.31	0	1216201	DROLLINGER PHASE II - CONCRETE
	12/16/2020	285807	P	11165	HYAS GROUP LLC	\$3,000.00	0	1216201	4Q2020 FIREFIGHTERS CONSULING

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	12/16/2020	285808	P	30005	INTERWEST TECHNOLOGY SYSTEMS INC	\$63,402.59	0	1216201	GENETEC SECURITY SYSTEM-RCC,LI
	12/16/2020	285809	P	10290	JIM'S PACIFIC GARAGES INC	\$56.81	0	1216201	SAFETY TRIANGLES VEH#2515 WO#
	12/16/2020	285810	P	11657	JOYCE ZIKER PARKINSON PLLC	\$5,061.00	0	1216201	LANDFILL CONTAMINATION-INS COV
	12/16/2020	285811	P	30096	CUSTOMER ELATION, INC	\$372.21	0	1216201	AFTER HOURS EMERGENCY CALLS 20
	12/16/2020	285812	P	10071	KENNEWICK INDUSTRIAL & ELECTRICAL SUPPLY	\$228.26	0	1216201	COLUMBIA PT MARINA - RV DUMP R
	12/16/2020	285813	P	31389	LECHELT, LAWRENCE	\$141.17	0	1216201	BOOT REIMBURSEMENT
	12/16/2020	285814	P	10262	LIFE ASSIST INC	\$5,176.94	0	1216201	BOUGIE/LANCETS/SHARPS CONTAIN
	12/16/2020	285815	P	10319	LIFE INSURANCE COMPANY OF NORTH AMERICA	\$126.80	0	1216201	Optional life premium
	12/16/2020	285816	P	31047	AMBER LILLY	\$36.23	0	1216201	MILEAGE BANK DEPOSIT
	12/16/2020	285817	P	10384	M CAMPBELL & COMPANY INC	\$4,600.00	0	1216201	HP REBATE - 2535 GLEN BRIAR LA
	12/16/2020	285818	P	31297	MADRONA LAW GROUP, PLLC	\$2,511.00	0	1216201	LEGAL SERVICES
	12/16/2020	285819	P	30892	MAGNUM POWER LLC	\$22,134.71	0	1216201	C40-20 DOCK CREWS - MISCELLANE
	12/16/2020	285820	P	10578	MIDWEST TAPE	\$3,978.59	0	1216201	HOOPLA NOV 2020
	12/16/2020	285821	P	11428	MIGHTY JOHNS PORTABLE TOILET & SEPTIC SERVICE INC	\$506.00	0	1216201	LYNNWOOD PARK - PORT-A-POTTY R
	12/16/2020	285822	P	10660	MILNE NAIL, POWER TOOL & REPAIR	\$195.47	0	1216201	IMPACT WRENCH
	12/16/2020	285823	P	10083	MONARCH MACHINE & TOOL CO INC	\$140.31	0	1216201	CUT AIR DEFLECTOR VEH#2522 WO#
	12/16/2020	285824	P	30135	MUSTANG SIGNS LLC	\$361.63	0	1216201	WINTER WONDERLAND - PLAQUES, M
	12/16/2020	285825	P	30088	NCR PAYMENT SOLUTIONS CORPORATION	\$1,782.13	0	1216201	MERCHANT CHARGES NOV 2020
	12/16/2020	285826	P	10263	NORCO INC	\$328.97	0	1216201	SENSOR AND AIR PUMP FOR PORTAB
	12/16/2020	285827	P	11482	DARBY C STAPP	\$2,296.16	0	1216201	DUPORTAIL BRIDGE PH 1-CULTURAL
	12/16/2020	285828	P	10091	NORTHWEST PUBLIC POWER ASSOCIATION	\$2,750.00	0	1216201	ENGINEERING MONTHLY WEBINARS
	12/16/2020	285829	P	10908	NORTHWEST SIGN RECYCLING LLC	\$492.98	0	1216201	HYDROSTIPPING
	12/16/2020	285830	P	12427	NORTHWEST TURF SOLUTIONS, INC.	\$5,212.80	0	1216201	COLUMBIA PLAYFIELD - INFIELD M
	12/16/2020	285831	P	10981	OIL RE-REFINING CO	\$364.70	0	1216201	OIL RECYCLNG FIELD TEST
	12/16/2020	285832	P	10357	OXARC INC	\$434.07	0	1216201	CYLINDER RENTAL - WWTF - NOV 2
	12/16/2020	285833	P	31206	CI - PW LLC	\$57.72	0	1216201	WATER DELIVERY
	12/16/2020	285834	P	30441	PEOPLE GROWERS OF AMERICA INC.	\$3,000.00	0	1216201	COR Wellness -Virtual Cooking
	12/16/2020	285835	P	10232	PERFECTION GLASS INC	\$455.40	0	1216201	WINDOW REBATE - 1510 GOETHALS
	12/16/2020	285836	P	999002	PERMIT REFUND	\$21.60	0	1216201	Refund A-One Refrig 1002 Winsl
	12/16/2020	285837	P	999002	PERMIT REFUND	\$12,446.93	0	1216201	2811 Polar Way Refund INV 2020
	12/16/2020	285838	P	10102	PASCO RANCH AND HOME INC	\$879.62	0	1216201	EMS BOOTS - HEMPSTEAD
	12/16/2020	285839	P	10047	R.D. OFFUTT COMPANY	\$250.90	0	1216201	BOWL,LAMPS VEH#6631 WO#60338
	12/16/2020	285840	P	11136	RICHARD SCHURFELD	\$258.00	0	1216201	PORTAL SERVICE LOCATES NOVEMBE
	12/16/2020	285841	P	10939	RETAIL LOCKBOX INC	\$2,488.88	0	1216201	UB PAYMENT PROCESSING NOVEMBER
	12/16/2020	285842	P	11012	RH2 ENGINEERING INC	\$29,436.54	0	1216201	WWTF DIGESTER IMPROVEMENTS - 3
	12/16/2020	285843	P	12318	RINGOLD EMBROIDERY	\$233.00	0	1216201	DAY STAFF SHIRTS
	12/16/2020	285844	P	10676	ROTSCHY INC	\$5,106.92	0	1216201	WWTF GATE VALVE REMOVAL & REPL
	12/16/2020	285845	P	10440	SOLID WASTE SYSTEMS INC	\$412,754.87	0	1216201	FUEL FILTERS VEH#7164 WO#59958
	12/16/2020	285846	P	10536	SPRAGUE PEST SOLUTIONS	\$1,421.84	0	1216201	3XY PERIMETER SERVICE WWTF
	12/16/2020	285847	P	10118	STEEBER'S LOCK SERVICE	\$201.40	0	1216201	SCHLAGE IC CLY QTY 1 SCHLAGE R
	12/16/2020	285848	P	10961	TACOMA SCREW PRODUCTS INC	\$357.25	0	1216201	BOLTS FOR DIGESTER FLARE LINE
	12/16/2020	285849	P	10481	WEST PUBLISHING CORPORATION	\$2,398.01	0	1216201	WEST INFORMATION CHARGES - NOV
	12/16/2020	285850	P	10395	TOTAL ENERGY MANAGEMENT INC	\$700.00	0	1216201	HP REBATE - 2500 PALAMINO CT
	12/16/2020	285851	P	11131	SANDRA R NINEMIRE	\$1,135.07	0	1216201	UNIFORM/LINEN LAUNDRY SRVCS
	12/16/2020	285852	P	10860	VERIZON WIRELESS	\$140.11	0	1216201	NOVEMBER LIFEPAKES
	12/16/2020	285853	P	10138	WA STATE AUDITOR'S OFFICE	\$12,135.63	0	1216201	AUDIT SERVICES NOVEMBER 2020
	12/16/2020	285854	P	11015	WEBCHECK INC	\$1,708.28	0	1216201	WEBCHECK SERVICE NOVEMBER 2020
	12/16/2020	285855	P	10059	WESTERN STATES EQUIPMENT COMPANY	\$529.71	0	1216201	THERMOSTATE REPAIR VEH#6539 WO
	12/16/2020	285856	P	10267	WSF, LLC	\$1,074.68	0	1216201	JOY STICK VEH#3315 WO#60437
	12/16/2020	285857	P	31390	WOO'S TERIYAKI	\$45.00	0	1216201	REFUND AR CUST 101267 CREDIT B

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CHECK DATE	CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
12/18/2020	12/16/2020	285858	P	30137	WSP USA INC	\$4,001.80	0	1216201	DUPORTAIL BRIDGE PH 1- CNST SU
	12/16/2020	285859	VOID	10194	XEROX CORPORATION	\$0.00	81.8	1216201	VOID AFTER UPDATE 12/16/2020
	12/16/2020	285860	P	10194	XEROX CORPORATION	\$688.39	0	1216201	METER READ
	12/18/2020	285861	P	10439	PYC LLC	\$376.03	0	1218201	UNIFORM LAUNDRY NOVEMBER 2020
	12/18/2020	285862	P	10838	GRIGG ENTERPRISES INC	\$1,441.45	0	1218201	SUPPLIES FOR STREET SWEEPER
	12/18/2020	285863	P	10705	INTERSTATE CONCRETE & ASPHALT COMPANY	\$434.90	0	1218201	ROCK - 5/8 TOP COURSE QTY 9.2
	12/18/2020	285864	P	10644	ANIXTER INC	\$114.03	0	1218201	Bolts
	12/18/2020	285865	P	10537	APOLLO INC	\$442,434.01	0	1218201	DUPORTAIL BRIDGE PH 1-WORK IN
	12/18/2020	285866	P	10670	ARROW CONSTRUCTION SUPPLY INC	\$5,268.10	0	1218201	WAND/TIPS/HEATED HOSE/ADAPTER/
	12/18/2020	285867	P	30307	AT&T MOBILITY	\$331.10	0	1218201	CELLULAR CHARGES 10/27/20-11/2
	12/18/2020	285868	P	999000	AUREF	\$33.80	0	1218201	2555 BELLA COOLA LN Apt 115
	12/18/2020	285869	P	999000	AUREF	\$209.32	0	1218201	CONSERVATION LOAN PAID - 105 S
	12/18/2020	285870	P	999000	AUREF	\$47.31	0	1218201	2433 GEORGE WASHINGTON WAY 410
	12/18/2020	285871	P	999000	AUREF	\$57.43	0	1218201	2513 DUPORTAIL ST Apt 249
	12/18/2020	285872	P	999000	AUREF	\$121.24	0	1218201	1008 WRIGHT AVE
	12/18/2020	285873	P	999000	AUREF	\$76.50	0	1218201	2555 DUPORTAIL ST E236
	12/18/2020	285874	P	999000	AUREF	\$18.68	0	1218201	1648 MANCHESTER ST
	12/18/2020	285875	P	999000	AUREF	\$124.35	0	1218201	451 WESTCLIFFE BLVD Apt C320
	12/18/2020	285876	P	999000	AUREF	\$106.44	0	1218201	2894 SALK AVE Apt 263
	12/18/2020	285877	P	999000	AUREF	\$136.69	0	1218201	3003 QUEENSGATE DR Apt 302
	12/18/2020	285878	P	999000	AUREF	\$263.46	0	1218201	1211 GEORGE WASHINGTON WAY 46
	12/18/2020	285879	P	999000	AUREF	\$106.84	0	1218201	2894 SALK AVE Apt 204
	12/18/2020	285880	P	999000	AUREF	\$2.04	0	1218201	366 COTTONWOOD DR
	12/18/2020	285881	P	999000	AUREF	\$116.19	0	1218201	50 JADWIN AVE Apt 105
	12/18/2020	285882	P	999000	AUREF	\$88.27	0	1218201	575 COLUMBIA POINT DR Apt 221
	12/18/2020	285883	P	999000	AUREF	\$76.99	0	1218201	1213 GEORGE WASHINGTON WAY 54
	12/18/2020	285884	P	999000	AUREF	\$38.84	0	1218201	2555 BELLA COOLA LN Apt 309
	12/18/2020	285885	P	999000	AUREF	\$29.73	0	1218201	1613 MARSHALL AVE
	12/18/2020	285886	P	999000	AUREF	\$192.24	0	1218201	421 LAKEROSE LOOP
	12/18/2020	285887	P	999000	AUREF	\$76.33	0	1218201	1106 POMPANO CT
	12/18/2020	285888	P	999000	AUREF	\$11.81	0	1218201	2500 GEORGE WASHINGTON WAY 203
	12/18/2020	285889	P	999000	AUREF	\$359.96	0	1218201	1388 CHARDONNAY DR
	12/18/2020	285890	P	999000	AUREF	\$35.75	0	1218201	1850 STEVENS DR 214
	12/18/2020	285891	P	999000	AUREF	\$59.48	0	1218201	3003 QUEENSGATE DR Apt 118
	12/18/2020	285892	P	999000	AUREF	\$71.25	0	1218201	1304 WHITE BLUFFS ST
	12/18/2020	285893	P	999000	AUREF	\$152.02	0	1218201	227 UNIVERSITY DR Apt 314
	12/18/2020	285894	P	999000	AUREF	\$73.63	0	1218201	513 NEWCOMER ST
	12/18/2020	285895	P	999000	AUREF	\$111.40	0	1218201	403 BARTH AVE
	12/18/2020	285896	P	999000	AUREF	\$138.75	0	1218201	227 UNIVERSITY DR Apt 117
	12/18/2020	285897	P	999000	AUREF	\$27.21	0	1218201	1650 MOWRY SQ 220
	12/18/2020	285898	P	999000	AUREF	\$30.69	0	1218201	476 LILY ST
	12/18/2020	285899	P	999000	AUREF	\$141.29	0	1218201	704 VAN GIESEN ST
	12/18/2020	285900	P	999000	AUREF	\$180.64	0	1218201	2555 BELLA COOLA LN Apt 117
	12/18/2020	285901	P	999000	AUREF	\$141.97	0	1218201	250 GAGE BLVD 3020
	12/18/2020	285902	P	999000	AUREF	\$73.99	0	1218201	1615 MCPHERSON AVE
	12/18/2020	285903	P	999000	AUREF	\$69.91	0	1218201	2894 SALK AVE Apt 231
	12/18/2020	285904	P	999000	AUREF	\$6.30	0	1218201	3191 WILD CANYON WAY
	12/18/2020	285905	P	999000	AUREF	\$11.21	0	1218201	2319 SKYVIEW LOOP
	12/18/2020	285906	P	999000	AUREF	\$83.14	0	1218201	850 AARON DR 116
	12/18/2020	285907	P	999000	AUREF	\$59.19	0	1218201	575 COLUMBIA POINT DR Apt 322

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CHECK DATE	CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
	12/18/2020	285908	P	999000	AUREF	\$148.97	0	1218201	451 WESTCLIFFE BLVD Apt D132
	12/18/2020	285909	P	999000	AUREF	\$0.01	0	1218201	2894 SALK AVE Apt 229
	12/18/2020	285910	P	999000	AUREF	\$478.10	0	1218201	1911 MEADOWS DR N
	12/18/2020	285911	P	999000	AUREF	\$126.40	0	1218201	2100 BELLERIVE DR AA11
	12/18/2020	285912	P	999000	AUREF	\$55.14	0	1218201	303 GAGE BLVD 319
	12/18/2020	285913	P	999000	AUREF	\$179.00	0	1218201	3131 WILLOW POINTE DR
	12/18/2020	285914	P	999000	AUREF	\$34.84	0	1218201	206 GOETHALS DR
	12/18/2020	285915	P	999000	AUREF	\$64.01	0	1218201	311 THAYER DR
	12/18/2020	285916	P	999000	AUREF	\$209.42	0	1218201	797 SUMMIT ST
	12/18/2020	285917	P	999000	AUREF	\$53.81	0	1218201	1775 COLUMBIA PARK TRL 108
	12/18/2020	285918	P	999000	AUREF	\$92.37	0	1218201	1775 COLUMBIA PARK TRL 101
	12/18/2020	285919	P	999000	AUREF	\$270.23	0	1218201	1775 COLUMBIA PARK TRL 102
	12/18/2020	285920	P	999000	AUREF	\$190.23	0	1218201	2455 GEORGE WASHINGTON WAY 114
	12/18/2020	285921	P	999000	AUREF	\$24.78	0	1218201	451 WESTCLIFFE BLVD Apt B309
	12/18/2020	285922	P	999000	AUREF	\$214.24	0	1218201	910 SANFORD AVE
	12/18/2020	285923	P	999000	AUREF	\$98.90	0	1218201	1502 MARSHALL AVE
	12/18/2020	285924	P	999000	AUREF	\$46.88	0	1218201	2895 PAULING AVE Apt 248
	12/18/2020	285925	P	11079	AUTOZONE STORES LLC	\$522.55	0	1218201	VALVE COVER GASKET VEH#2395 WO
	12/18/2020	285926	P	10275	BADGER METER INC.	\$6,661.57	0	1218201	BADGER METER REGISTERS
	12/18/2020	285927	P	10010	BENTON FRANKLIN HEALTH DISTRICT	\$2,855.00	0	1218201	WATER SAMPLING ANALYSIS
	12/18/2020	285928	P	12229	CANON FINANCIAL SERVICES, INC	\$417.56	0	1218201	CANON-IRC55501-XLG04984-OCTOBE
	12/18/2020	285929	P	10036	CASADAY BEE-LINE SERVICE & TOWING LLC	\$259.36	0	1218201	ALIGNMENT VEH#3405 WO#60569
	12/18/2020	285930	P	10240	CENTRAL HOSE & FITTINGS INC	\$584.91	0	1218201	SUPPLIES FOR STREET SWEEPER
	12/18/2020	285931	P	10847	CERIUM NETWORKS INC	\$8,252.41	0	1218201	CISCO AP UPDATE PROJECT, #CERQ
	12/18/2020	285932	P	10597	CHARTER COMMUNICATIONS	\$78.13	0	1218201	INTERNET SERVICES
	12/18/2020	285933	P	30116	CHRISTENSEN, INC.	\$2,659.58	0	1218201	DEF & WINDOW WASHER FLUID
	12/18/2020	285934	P	10261	CITY OF RICHLAND	\$9,962.94	0	1218201	BIO-SOLIDS LANDFILL FEES NOV '
	12/18/2020	285935	P	11516	COLEMAN OIL COMPANY	\$12,415.96	0	1218201	WEEKLY CARD LOCK FUEL REPORT 1
	12/18/2020	285936	P	10470	COMMERCIAL TIRE INC	\$10,774.99	0	1218201	TIRES VEH#3351 WO#60688
	12/18/2020	285937	P	10509	COMPUTER DISCOUNT WAREHOUSE	\$2,826.89	0	1218201	MICROSOFT SURFACE DOCK 2 & BOO
	12/18/2020	285938	P	30153	CONSILIO LLC	\$422.90	0	1218201	TCRY V. CITY OF RICHLAND
	12/18/2020	285939	P	10034	CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	\$119.46	0	1218201	RECYCLE KIT FOR 8-FT LIGHT BUL
	12/18/2020	285940	P	11842	CONTINENTAL DOOR CO, LLC	\$1,843.49	0	1218201	REPAIRS TO ROLL UP DOOR STREET
	12/18/2020	285941	P	10826	CORRECT EQUIPMENT INC	\$6,047.20	0	1218201	CHLORINE PUCKS 55# PAIL QTY 48
	12/18/2020	285942	P	11526	CORWIN OF PASCO LLC	\$10.73	0	1218201	PTU VENT HOSE VEH#2444 WO#6058
	12/18/2020	285943	P	10177	DEPARTMENT OF LABOR & INDUSTRIES	\$50.00	0	1218201	MAGAZINE LICENSE F4720-2
	12/18/2020	285944	P	31277	DESIGN SPACE MODULAR BUILDINGS PNW LP	\$494.18	0	1218201	MODULE, 8X10, SERIAL #DS-1066,
	12/18/2020	285945	P	11226	DGR GRANT CONSTRUCTION INC	\$209,085.52	0	1218201	Contract 79-20 Design-Build Fi
	12/18/2020	285946	P	10146	ENERGY NORTHWEST	\$2,868.00	0	1218201	WATER SAMPLING ANALYSIS
	12/18/2020	285947	P	10044	FARMERS EXCHANGE	\$1,042.54	0	1218201	POWER BLOWER BACKPACK STYLE QT
	12/18/2020	285948	P	10276	FEDERAL SIGNAL CORPORATION	\$111.57	0	1218201	FLASHERS VEH#2491 WO#60192
	12/18/2020	285949	P	10315	FERGUSON US HOLDINGS INC	\$1,013.32	0	1218201	CREDIT WAS TAKEN TWICE NEED TO
	12/18/2020	285950	P	11585	GALLS, LLC	\$133.22	0	1218201	BADGE - SENNER
	12/18/2020	285951	P	10050	GENERAL PACIFIC INC	\$280.73	0	1218201	Sleeves
	12/18/2020	285952	P	31387	GRIFFEYE INC	\$6,275.00	0	1218201	Griffeye Analyze CS & DI Pro
	12/18/2020	285953	P	11451	HAEIFAC	\$15,944.66	0	1218201	FIBER LOAN 58-01-01 1/21 PAYME
	12/18/2020	285954	P	10046	HD FOWLER CO	\$2,128.79	0	1218201	MIP AND FIP XCTS PACK JOINTS/B
	12/18/2020	285955	P	11813	HERC RENTALS INC	\$285.31	0	1218201	RENTAL CONCRETE WHEEL POWER BU
	12/18/2020	285956	P	11286	HILL INTERNATIONAL INC	\$6,146.59	0	1218201	Project/Construction Mgmt Serv
	12/18/2020	285957	P	10294	HORIZON DISTRIBUTION INC	\$76.76	0	1218201	FLORAL SHOVELS FOR CABINET

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	12/18/2020	285958	P	11165	HYAS GROUP LLC	\$9,750.00	0	1218201	4Q2020 410 & 457 CONSULTING FEE
	12/18/2020	285959	P	10628	CPM DEVELOPMENT CORPORATION	\$789.04	0	1218201	ASPHALT - HMA 75 1/2" 64-28 35
	12/18/2020	285960	P	10168	J & L HYDRAULICS INC	\$345.07	0	1218201	SEAL KIT VEH#3325 WO#60540
	12/18/2020	285961	P	11667	KENWORTH SALES COMPANY	\$115.43	0	1218201	WEATHER CORD VEH#3340 WO#60453
	12/18/2020	285962	P	31370	NORAH KOSGEI	\$4,162.32	0	1218201	2712 Jason Lp/Rebate/Solar-ICR
	12/18/2020	285963	P	10432	LANGUAGE LINE SERVICES INC	\$5.03	0	1218201	SERVICE FOR NOVEMBER 2020
	12/18/2020	285964	P	10219	LES SCHWAB TIRE CENTERS OF WASHINGTON INC	\$94.47	0	1218201	TPMS SENSOR VEH#2451 WO#60561
	12/18/2020	285965	P	10093	MCCURLEY CHEVROLET	\$177.45	0	1218201	MOTOR MOUNT BOLTS VEH#3278 WO#
	12/18/2020	285966	P	11652	MENKE JACKSON BEYER LLP	\$7,944.95	0	1218201	ACCOUNT #456 - RE: DENNEY
	12/18/2020	285967	P	11576	MERCER (US) INC	\$7,083.33	0	1218201	CONSULTING SERVICES FOR OCTOBE
	12/18/2020	285968	P	10660	MILNE NAIL, POWER TOOL & REPAIR	\$325.78	0	1218201	IMPACT WRENCH 12 V/HAMMERDRILL
	12/18/2020	285969	P	10083	MONARCH MACHINE & TOOL CO INC	\$242.07	0	1218201	ALUM SQ TUBE VEH#2515 WO#60493
	12/18/2020	285970	P	10942	MUNICIPAL EMERGENCY SERVICES INC	\$4,506.90	0	1218201	HOSE ORDER FOR ENGINE #5056
	12/18/2020	285971	P	11153	JT AUTOMOTIVE PARTS, INC	\$1,090.53	0	1218201	ACCESSORY PLUG VEH#2406 WO#606
	12/18/2020	285972	P	10357	OXARC INC	\$189.39	0	1218201	MEDICAL OXYGEN
	12/18/2020	285973	P	10862	PARAMETRIX INC	\$29,290.54	0	1218201	2020 LANDFILL ASSESSMENT MONIT
	12/18/2020	285974	P	10456	PERMIT SURVEYING INC	\$3,922.50	0	1218201	SURVEYING - IND LAND SEWER
	12/18/2020	285975	P	12238	REXEL USA, INC	\$103.40	0	1218201	LIGHTED STREET SIGN PARTS STRE
	12/18/2020	285976	P	10936	PREMIER EXCAVATION INC	\$337,268.26	0	1218201	Clubhouse Lane Roundabout & Ro
	12/18/2020	285977	P	10102	PASCO RANCH AND HOME INC	\$4,971.66	0	1218201	UTILITY TRAILERS 5' X 10' EAGL
	12/18/2020	285978	P	10047	R.D. OFFUTT COMPANY	\$6,136.14	0	1218201	FILTERS VEH#6595 WO#60567
	12/18/2020	285979	P	12318	RINGOLD EMBROIDERY	\$801.06	0	1218201	GARBAGE TAGS
	12/18/2020	285980	P	10744	SENSKE LAWN & TREE CARE INC	\$873.69	0	1218201	2715 GWW PEST CONTROL-4TH QTR
	12/18/2020	285981	P	10440	SOLID WASTE SYSTEMS INC	\$77.68	0	1218201	SCREEN VEH#3361 WO#60593
	12/18/2020	285982	P	10536	SPRAGUE PEST SOLUTIONS	\$286.16	0	1218201	PEST CONTROL AT RANGE 10292020
	12/18/2020	285983	P	30894	STERLING INFOSYSTEMS, INC	\$21.72	0	1218201	BACKGROUND CHECKS 10.01.2020-1
	12/18/2020	285984	P	12430	SYSTEMS DESIGN WEST, LLC	\$7,018.70	0	1218201	AMB BILLING SERVICES - OCT
	12/18/2020	285985	P	10961	TACOMA SCREW PRODUCTS INC	\$169.29	0	1218201	LATEX GLOVES,HEX NUTS
	12/18/2020	285986	P	11244	TECH POWER SOLUTIONS INC	\$9,340.69	0	1218201	CAD SERVER MAINTENANCE
	12/18/2020	285987	P	11406	SOLUTIONS INC	\$190.06	0	1218201	RECORDS CHECKS NOV 2020
	12/18/2020	285988	P	10126	TRI CITIES BATTERY & AUTO REPAIR	\$555.99	0	1218201	BATTERIES VEH#7156 WO#60592
	12/18/2020	285989	P	10128	THE MCCLATCHY COMPANY	\$1,997.55	0	1218201	ORD 38-20 ASD
	12/18/2020	285990	P	10919	TRI CITY KART CLUB	\$77,336.04	0	1218201	HOTEL-MOTEL CONTRACT 134-20 PA
	12/18/2020	285991	P	10129	TWIN CITY METALS INC	\$619.67	0	1218201	STANLESS STEAL QTY 84 WTP
	12/18/2020	285992	P	10132	HD SUPPLY FACILITIES MAINTENANCE LTD	\$23.30	0	1218201	TAX FOR INV 116916 1-16-20 CC
	12/18/2020	285993	P	10860	VERIZON WIRELESS	\$300.14	0	1218201	COUNCIL WIRELESS CHARGES NOVEM
	12/18/2020	285994	P	10140	WASHINGTON STATE PATROL	\$890.00	0	1218201	BACKGROUND CHECKS NOVEMBER 202
	12/18/2020	285995	P	10059	WESTERN STATES EQUIPMENT COMPANY	\$1,531.18	0	1218201	WESTERN STATES REPAIR VEH#7138
	12/18/2020	285996	P	30939	DOBBS HEAVY DUTY HOLDINGS LLC	\$1,634.02	0	1218201	GEAR STEERING, FILTERS VEH#331
	12/18/2020	285997	P	11544	WINING, ERIN	\$2,606.40	0	1218201	395 SELL LANE/REBATE/SOLAR-ICR
	12/18/2020	285998	P	10194	XEROX CORPORATION	\$1,869.32	0	1218201	3UA-295134 NOVEMBER 2020 BASE
12/22/2020	12/22/2020	285999	P	10412	A-CORE OF BOISE INC	\$195.48	0	1222201	2020 Concrete & Pavement Cutti
	12/22/2020	286000	P	31231	ABM INDUSTRIES INC	\$325.65	0	1222201	RPD - GLASS CLEANING
	12/22/2020	286001	P	10838	GRIGG ENTERPRISES INC	\$1,967.06	0	1222201	PARK SIGNAGE - CONCRETE
	12/22/2020	286002	P	10705	INTERSTATE CONCRETE & ASPHALT COMPANY	\$1,288.54	0	1222201	JEFFERSON DUGOUTS - CONCRETE
	12/22/2020	286003	P	11079	AUTOZONE STORES LLC	\$155.91	0	1222201	BATTERY VEH#2393 WO#60712
	12/22/2020	286004	P	31281	AVANTECH INC	\$750.00	0	1222201	REFUND - HYDRANT METER #307
	12/22/2020	286005	P	10008	BENTON PUD	\$1,923.52	0	1222201	C-SC157A PRE-NOTIFICATION SERV
	12/22/2020	286006	P	31242	BOOTH AND SONS CONSTRUCTION INC.	\$146,009.70	0	1222201	Wayfinding Signage and Gateway
	12/22/2020	286007	P	11272	BOYD'S TREE SERVICE LLC	\$19,784.51	0	1222201	TREE PRUNING & VEGETATION MANA

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CHECK DATE	CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
	12/22/2020	286008	P	31391	BROWN, LEE	\$16.00	0	1222201	20-199 BROWN OP CERT I TESTING
	12/22/2020	286009	P	10019	BRUTZMAN'S OFFICE SOLUTIONS	\$1,428.96	0	1222201	OFFICE CHAIRS
	12/22/2020	286010	P	10019	BRUTZMAN'S OFFICE SOLUTIONS	\$112.94	0	1222201	DESK ADJUSTMENT FOR RYAN BRIMA
	12/22/2020	286011	P	10240	CENTRAL HOSE & FITTINGS INC	\$167.98	0	1222201	HOSE ASSEMBLY VEH#7152 WO#5949
	12/22/2020	286012	P	10847	CERIUM NETWORKS INC	\$8,036.40	0	1222201	ENGINEER-REMOTE SYS PROGRAMMIN
	12/22/2020	286013	P	10597	CHARTER COMMUNICATIONS	\$165.24	0	1222201	CABLE SERVICES 11/30-12/29/20
	12/22/2020	286014	P	10261	CITY OF RICHLAND	\$4,564.21	0	1222201	UTILITIES 11/02-12/01/20
	12/22/2020	286015	P	10261	CITY OF RICHLAND	\$30.00	0	1222201	LANDFILL ACCT 26 103120
	12/22/2020	286016	P	11516	COLEMAN OIL COMPANY	\$12,021.73	0	1222201	WEEKLY CARD LOCK FUEL 12/14-12
	12/22/2020	286017	P	10542	FIANDER & ASSOCIATES LLC	\$103.17	0	1222201	TREADMILL MAINTENANCE
	12/22/2020	286018	P	10135	CI SUPPORT LLC	\$117.48	0	1222201	ONSITE SHREDDING WO# 0189259 1
	12/22/2020	286019	P	10470	COMMERCIAL TIRE INC	\$9,125.32	0	1222201	TIRE ROTATION VEH#3333 WO#6074
	12/22/2020	286020	P	11526	CORWIN OF PASCO LLC	\$964.14	0	1222201	FRONT GRILL INSERTS VEH#2492 W
	12/22/2020	286021	P	10342	BENTON FRANKLIN COUNTIES	\$4,290.41	0	1222201	3RD QUARTER 2020 LIQUOR TAXES
	12/22/2020	286022	P	11169	EFFICIENCY SOLUTIONS LLC	\$6,901.50	0	1222201	C244-17 LOAD FORECAST AND INTE
	12/22/2020	286023	P	11115	ELECTRIC POWER SYSTEMS INC	\$12,367.00	0	1222201	CONTRACT #28-20; Gateway Subst
	12/22/2020	286024	P	10896	EMMETT L RICHARDS	\$1,948.80	0	1222201	C448-19 SCADA SOFTWARE INTEGRA
	12/22/2020	286025	P	11251	ENDRESS & HAUSER INC	\$504.17	0	1222201	CCS120 CL2 MAINTENANCE SET
	12/22/2020	286026	P	11333	ENVISIONWARE INC	\$20,880.27	0	1222201	STANDALONE SELF-CHECK KIOSK
	12/22/2020	286027	P	31170	HIS DIME, LLC	\$1,036.81	0	1222201	DECALS VEH#3361 WO#60593
	12/22/2020	286028	P	10268	FEDERAL EXPRESS CORP	\$25.55	0	1222201	SHI International Corp/AP_ 7714
	12/22/2020	286029	P	10315	FERGUSON US HOLDINGS INC	\$134.65	0	1222201	VALVES (TWO - 2 PVC T/J RV EPD
	12/22/2020	286030	P	10954	FOLLETT, LYNNE	\$469.00	0	1222201	RECORDING FEES - QCD - 4 PAWS
	12/22/2020	286031	P	11157	FRONTIER COMMUNICATIONS NORTHWEST, INC.	\$2,201.63	0	1222201	TELEPHONE SERVICES 12/10/20-01
	12/22/2020	286032	P	10369	G & R AG PRODUCTS INC	\$838.52	0	1222201	SWIVELS VEH#7139 WO#60709
	12/22/2020	286033	P	30399	BOYD GROUP U S INC	\$1,673.20	0	1222201	BODY REPAIR VEH#2447 WO#60713
	12/22/2020	286034	P	10203	W.V. GRAINGER, INC	\$962.22	0	1222201	DIN RAIL ALUMINUM
	12/22/2020	286035	P	10046	HD FOWLER CO	\$1,202.30	0	1222201	HEAVY WALL METER BOX W MS HOLE
	12/22/2020	286036	P	31209	WALTEK II, INCORPORATED	\$830.00	0	1222201	TESTING SAMPLE PICK UP
	12/22/2020	286037	P	30736	KINTZLEY, HEATHER	\$125.00	0	1222201	Shared Values Account Gift Car
	12/22/2020	286038	P	11110	PUD NO. 1 OF KLIKITAT COUNTY	\$248.80	0	1222201	GOLGOTHA UTILITIES 10/30-11/25
	12/22/2020	286039	P	10432	LANGUAGE LINE SERVICES INC	\$344.28	0	1222201	TRANSLATION SERVICES - 11/01-1
	12/22/2020	286040	P	31384	LINODE, LLC	\$100.00	0	1222201	BUSINESS RECORDS PRODUCTION RP
	12/22/2020	286041	P	12275	LOCUTION SYSTEMS, INC	\$29,280.73	0	1222201	LOCUTION PROJECT PRIMEALERT
	12/22/2020	286042	P	10093	MCCURLEY CHEVROLET	\$1,564.22	0	1222201	SEAT VALVE, TRACK VEH#3297 WO#
	12/22/2020	286043	P	10143	MOBILE FLEET SERVICE INC	\$634.91	0	1222201	FILTERS VEH#3361 WO#60593
	12/22/2020	286044	P	11147	MODERN MACHINERY CO INC	\$12,586.73	0	1222201	SCREEN VEH#7149 WO#60680
	12/22/2020	286045	P	11153	JT AUTOMOTIVE PARTS, INC	\$2,173.54	0	1222201	BATTERIES VEH#3321 WO#60602
	12/22/2020	286046	P	10472	OCLC INC	\$1,050.56	0	1222201	CATALOGING METADATA ILL NOVEMB
	12/22/2020	286047	P	11561	ON SCENE MEDICAL SERVICES, P.C.	\$6,953.00	0	1222201	PRE EMP PHYS/CDL/HEARING
	12/22/2020	286048	P	10981	OIL RE-REFINING CO	\$243.30	0	1222201	oil recycle field testing
	12/22/2020	286049	P	10357	OXARC INC	\$350.48	0	1222201	LNC VIKING 3350 WELDING HELMET
	12/22/2020	286050	P	10027	THE PAPE' GROUP	\$1.00	0	1222201	COTTER PIN VEH#7147 WO#60696
	12/22/2020	286051	P	10540	CONSTRUCTION AHEAD INC	\$1,123.70	0	1222201	C453-19 TRAFFIC CNTRL 12/10/20
	12/22/2020	286052	P	30458	PROVENCHER, JODY	\$18.40	0	1222201	2020 MILEAGE REIMB - PROVENCHE
	12/22/2020	286053	P	10047	R.D. OFFUTT COMPANY	\$3,862.05	0	1222201	ROOFS VEH#6631 WO#60338
	12/22/2020	286054	P	11012	RH2 ENGINEERING INC	\$1,643.08	0	1222201	WWTF STANDBY GENERATOR REPLACE
	12/22/2020	286055	P	10617	SIEMENS INDUSTRY INC	\$4,452.60	0	1222201	HVAC HEAT PUMP UNIT REPLACE -
	12/22/2020	286056	P	11629	TRUCKPRO HOLDING CORPORATION	\$120.92	0	1222201	GRAB HANDLES VEH#2515 WO#60049
	12/22/2020	286057	P	11563	SMARSH, INC.	\$2,629.80	0	1222201	SMARSH ANNUAL RENEWAL MESSAGE/

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	12/22/2020	286058	P	10440	SOLID WASTE SYSTEMS INC	\$540.56	0	1222201	SCREEN VEH#3255 WO#60614
	12/22/2020	286059	P	10536	SPRAGUE PEST SOLUTIONS	\$597.01	0	1222201	PEST CONTROL SVCS - DECEMBER
	12/22/2020	286060	P	10118	STEEBER'S LOCK SERVICE	\$108.60	0	1222201	SPARE KEYS VEH#3302 WO#60603
	12/22/2020	286061	P	10530	SUMMIT LAW GROUP PLLC	\$1,551.00	0	1222201	CITY OF RICHLAND LABOR AND EMP
	12/22/2020	286062	P	10961	TACOMA SCREW PRODUCTS INC	\$1,359.30	0	1222201	CITY HALL - HVAC PARTS
	12/22/2020	286063	P	31214	TITAN HOMES LLC	\$720.00	0	1222201	RERUND - HYDRANT METER #385
	12/22/2020	286064	P	12054	TRANSPO GROUP USA, INC	\$1,148.82	0	1222201	DUPORTAIL BRIDGE PH 2-CNST SUP
	12/22/2020	286065	P	30040	ULINE	\$86.12	0	1222201	X-ACTO KNIFE BLADES
	12/22/2020	286066	P	10512	US BANK N A	\$226.00	0	1222201	NOVEMBER 2020 POOLED INVESTMEN
	12/22/2020	286067	P	31326	E SOURCE COMPANIES LLC	\$55,040.00	0	1222201	C95-19 SMART GRID PROGRAM MANA
	12/22/2020	286068	P	10860	VERIZON WIRELESS	\$795.65	0	1222201	CELL PHONES 11/07-12/06/20
	12/22/2020	286069	P	11802	TRI CITIES VISITOR & CONVENTION BUREAU	\$36,249.78	0	1222201	NOV 2020 TOURSISM PROMOTION
	12/22/2020	286070	P	11802	TRI CITIES VISITOR & CONVENTION BUREAU	\$22,714.50	0	1222201	NOV 2020 CONTRACT DUES
	12/22/2020	286071	P	10815	WATER SOLUTIONS INC	\$67.33	0	1222201	WATER FILTRATION 12/7/20-1/6/2
	12/22/2020	286072	P	10059	WESTERN STATES EQUIPMENT COMPANY	\$28.87	0	1222201	BELTS VEH#6613 WO#60678
	12/22/2020	286073	P	10267	WSF, LLC	\$72.56	0	1222201	DUST BOOT FOR VALVE VEH#3285 W
	12/22/2020	286074	P	30939	DOBBS HEAVY DUTY HOLDINGS LLC	\$380.45	0	1222201	DEF SENSOR VEH#3340 WO#60626
	12/22/2020	286075	P	31385	WILLETTE, CHRISTOPHER	\$458.57	0	1222201	A & P TEXTBOOK - WILLETTE
	12/22/2020	286076	P	10194	XEROX CORPORATION	\$1,326.71	0	1222201	COPIER LEASE C8045H 10-21-20 T
	12/22/2020	286077	P	10162	LEE BUSH	\$5,703.41	0	122220PP	NON COVERED MEDICAL
	12/22/2020	286078	P	10167	MIKE CASE	\$86.97	0	122220PP	NON COVERED MEDICAL RX
	12/22/2020	286079	P	10271	SCOTT K LARSON	\$725.00	0	122220PP	NON COVERED MEDICAL
	12/22/2020	286080	P	10332	RANDAL L TAYLOR	\$466.00	0	122220PP	NON COVERED DENTAL
	12/22/2020	286081	P	10800	ROY TURNER	\$76.92	0	122220PP	NON COVERED MEDICAL
	12/22/2020	286082	P	10151	GERALD ZIMMERMAN	\$9.48	0	122220PP	NON COVERED MEDICAL
12/23/2020	12/23/2020	286083	P	10180	CANFIELD, HARRY R	\$255.25	0	122320FP	NON COVERED MEDICAL
	12/23/2020	286084	P	10023	HENRY CARRICK	\$5,775.00	0	122320FP	NON COVERED MEDICAL
	12/23/2020	286085	P	10045	ALLEN LARRY FERRIANS	\$10,411.00	0	122320FP	NON COVERED MEDICAL
	12/23/2020	286086	P	10064	JOHNSON, NEILS E	\$675.70	0	122320FP	NON COVERED DENTAL
	12/23/2020	286087	P	10533	POLLARD, JAMES	\$1,220.20	0	122320FP	NON COVERED DENTAL
	12/23/2020	286088	P	31050	WOLFERT ENTERPRISES	\$15.33	0	122320FP	NON COVERED MEDICAL
12/30/2020	12/30/2020	286089	P	11355	FAMILY FARMS	\$14,190.85	0	1230201	Drollinger Park Sidewalk Proje
	12/30/2020	286090	P	11328	911 SUPPLY LLC	\$3,189.39	0	1230201	CROSS TECH 3-IN-1 JACKET W/LIN
	12/30/2020	286091	P	10412	A-CORE OF BOISE INC	\$390.96	0	1230201	CORE DRILL 1-1/2" X 2" C/C WAL
	12/30/2020	286092	P	10000	KBL, INC.	\$1,058.85	0	1230201	SUBSTATION PLANS - ENGINEERING
	12/30/2020	286093	P	10838	GRIGG ENTERPRISES INC	\$1,200.78	0	1230201	KEYS (8)
	12/30/2020	286094	P	11664	AGTERRA TECHNOLOGIES INC	\$865.00	0	1230201	STOCK - MAGNETIC INDUCTIVE FLO
	12/30/2020	286095	P	12417	AHBL, INC	\$1,702.50	0	1230201	MASTER PLANNING SERVICES, CONT
	12/30/2020	286096	P	31396	INTERSTATE CONCRETE & ASPHALT	\$2,640.00	0	1230201	COMMERCIAL LIGHTING REBATE - 2
	12/30/2020	286097	P	10705	INTERSTATE CONCRETE & ASPHALT COMPANY	\$76.02	0	1230201	5/8" TOP COURSE
	12/30/2020	286098	P	11890	AMERICAN WHEEL SPECIALIST, INC	\$1,460.64	0	1230201	SKATE PARK - SANDBLAST FOUNTAI
	12/30/2020	286099	P	11633	AMERICOOOL HEATING AND A/C LLC	\$1,600.00	0	1230201	HP REBATE - 1450 GENEVA
	12/30/2020	286100	P	10644	ANIXTER INC	\$225.22	0	1230201	Fuses
	12/30/2020	286101	P	10317	APOLLO SHEET METAL INC	\$700.00	0	1230201	HP REBATE - 2204 FRANKFORT
	12/30/2020	286102	P	11490	ARCHITECTS WEST INC	\$2,000.00	0	1230201	HR LANDFILL SCALEHOUSE DESIGN
	12/30/2020	286103	P	999000	AUREF	\$69.85	0	1230201	850 AARON DR 69
	12/30/2020	286104	P	999000	AUREF	\$284.59	0	1230201	1412 KELLER AVE
	12/30/2020	286105	P	999000	AUREF	\$72.73	0	1230201	4675 COWLITZ BLVD
	12/30/2020	286106	P	999000	AUREF	\$83.45	0	1230201	611 DAVENPORT ST
	12/30/2020	286107	P	999000	AUREF	\$0.18	0	1230201	311 THAYER DR

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	12/30/2020	286108	P	999000	AUREF	\$52.21	0	1230201	451 WESTCLIFFE BLVD Apt F242
	12/30/2020	286109	P	999000	AUREF	\$50.80	0	1230201	2101 STEPTOE ST Apt 125
	12/30/2020	286110	P	999000	AUREF	\$141.66	0	1230201	2705 EASTWOOD AVE
	12/30/2020	286111	P	999000	AUREF	\$78.40	0	1230201	3003 QUEENSGATE DR Apt 107
	12/30/2020	286112	P	999000	AUREF	\$63.98	0	1230201	451 WESTCLIFFE BLVD Apt D229
	12/30/2020	286113	P	999000	AUREF	\$116.32	0	1230201	98 WALDRON ST
	12/30/2020	286114	P	999000	AUREF	\$56.67	0	1230201	451 WESTCLIFFE BLVD Apt E333
	12/30/2020	286115	P	999000	AUREF	\$60.87	0	1230201	2713 GLEN RD
	12/30/2020	286116	P	999000	AUREF	\$69.17	0	1230201	250 GAGE BLVD 2043
	12/30/2020	286117	P	999000	AUREF	\$180.61	0	1230201	2555 BELLA COOLA LN Apt 290
	12/30/2020	286118	P	999000	AUREF	\$140.42	0	1230201	3156 WILLOW POINTE DR
	12/30/2020	286119	P	999000	AUREF	\$37.05	0	1230201	167 KEENE RD
	12/30/2020	286120	P	999000	AUREF	\$203.59	0	1230201	CONSERVATION LOAN PAID OFF-159
	12/30/2020	286121	P	999000	AUREF	\$17.32	0	1230201	2895 PAULING AVE Apt 212
	12/30/2020	286122	P	999000	AUREF	\$39.24	0	1230201	2487 BRODIE LN
	12/30/2020	286123	P	999000	AUREF	\$76.75	0	1230201	2280 VENETO ST
	12/30/2020	286124	P	999000	AUREF	\$48.25	0	1230201	1851 JADWIN AVE 416
	12/30/2020	286125	P	999000	AUREF	\$134.75	0	1230201	2513 DUPOITAL ST Apt 129
	12/30/2020	286126	P	999000	AUREF	\$3.17	0	1230201	2955 LORAYNE J BLVD
	12/30/2020	286127	P	999000	AUREF	\$93.95	0	1230201	1223 FONTANA CT
	12/30/2020	286128	P	999000	AUREF	\$596.19	0	1230201	1924 GALA WAY
	12/30/2020	286129	P	999000	AUREF	\$8.55	0	1230201	1943 SKY MEADOW AVE A
	12/30/2020	286130	P	999000	AUREF	\$9.53	0	1230201	2894 SALK AVE Apt 204
	12/30/2020	286131	P	999000	AUREF	\$280.62	0	1230201	1614 PLATT AVE
	12/30/2020	286132	P	10780	BASIN SOD INC	\$326.22	0	1230201	COLUMBIA PT MARINA - SOD
	12/30/2020	286133	P	10518	BEAVER BARK & ROCK	\$1,219.79	0	1230201	COLUMBIA PT MARINA - DIRT
	12/30/2020	286134	P	31386	STACY CECCHET, PH.D.	\$18,664.00	0	1230201	WELLNESS & RESILIENCY TRAINING
	12/30/2020	286135	P	10207	BENTON COUNTY AUDITOR	\$22,466.37	0	1230201	UNIT 3362 SALES TAX AND VEH LI
	12/30/2020	286136	P	10009	COUNTY OF BENTON	\$38.14	0	1230201	NOX WEED ASSESSMENT 2020 PROP
	12/30/2020	286137	P	10158	BENTON RURAL ELECTRIC ASSOCIATION	\$3,875.00	0	1230201	SAFETY AND TRAINING COORDINATO
	12/30/2020	286138	P	11272	BOYD'S TREE SERVICE LLC	\$87,542.74	0	1230201	MCMURRAY STORMWATER DITCH CLEA
	12/30/2020	286139	P	12320	BUILDERS FIRSTSOURCE, INC	\$810.86	0	1230201	SMALL PARK ASSETS - 2 X 10'S F
	12/30/2020	286140	P	12229	CANON FINANCIAL SERVICES, INC	\$606.47	0	1230201	CANON XLG4985 PURCHASING/WHSE
	12/30/2020	286141	P	10026	CASCADE NATURAL GAS CORP	\$13,787.54	0	1230201	NATURAL GAS USAGE DEC 2020
	12/30/2020	286142	P	11112	CENTURYLINK COMMUNICATIONS LLC	\$106.08	0	1230201	LONG DISTANCE 12/7/20-1/6/21
	12/30/2020	286143	P	10250	CH2O INC	\$64.49	0	1230201	BOILER TESTING WWTF - NOV '20
	12/30/2020	286144	P	10055	CITY OF PASCO	\$22,266.11	0	1230201	AZZ ANIMAL SHELTERING SERVICES
	12/30/2020	286145	P	10261	CITY OF RICHLAND	\$4,297.94	0	1230201	#28 Landfill Fees
	12/30/2020	286146	P	10877	CLAYTON WARD COMPANY	\$323.03	0	1230201	OFFICE PAPER RECYCLING - NOVEM
	12/30/2020	286147	P	11516	COLEMAN OIL COMPANY	\$6,792.70	0	1230201	LANDFILL FUEL
	12/30/2020	286148	P	10190	COLUMBIA ELECTRIC SUPPLY	\$37.46	0	1230201	LED MODULE NEUROS BLWR #1 STAR
	12/30/2020	286149	P	10470	COMMERCIAL TIRE INC	\$6,831.62	0	1230201	TIRES VEH#2444 WO#60734
	12/30/2020	286150	P	10034	CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	\$2,617.86	0	1230201	LED LIGHTS FOR WWTF SOUTH BLDG
	12/30/2020	286151	P	11526	CORWIN OF PASCO LLC	\$3,019.99	0	1230201	ENDLINKS VEH#2406 WO#60726
	12/30/2020	286152	P	30166	CUMMINS NORTHWEST LLC	\$781.92	0	1230201	CUMMINS INSITE SOFTWARE SUBSCR
	12/30/2020	286153	P	11445	DAY MANAGEMENT CORPORATION	\$2,258.88	0	1230201	DEPOT REPAIR
	12/30/2020	286154	P	10453	DELTA HEATING & COOLING INC	\$2,600.00	0	1230201	HP REBATE - 2416 MICKLESON
	12/30/2020	286155	P	10139	DEPARTMENT OF ECOLOGY	\$196.00	0	1230201	OP CERT III RENEWAL 2021 ARMOU
	12/30/2020	286156	P	10801	DOMESTIC VIOLENCE SVCS OF BNTN & FRNKLN COUNTIES	\$888.50	0	1230201	DV ADVOCACY SERVICES NOV 2020
	12/30/2020	286157	P	31193	DOWL, LLC	\$8,300.00	0	1230201	STREET LIGHTING RETROFIT & STA

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	12/30/2020	286158	P	11044	EWING IRRIGATION PRODUCTS INC	\$364.90	0	1230201	WINTER WONDERLAND - MAGNETIC C
	12/30/2020	286159	P	31170	HIS DIME, LLC	\$1,431.37	0	1230201	DECALS VEH#2447 WO#60713
	12/30/2020	286160	P	10315	FERGUSON US HOLDINGS INC	\$1,038.60	0	1230201	STATION 72 - KITCHEN REMODEL -
	12/30/2020	286161	P	12450	FIRST AMERICAN TITLE COMPANY	\$760.20	0	1230201	PLAT CERT. FORMER CITY HALL SI
	12/30/2020	286162	P	10369	G & R AG PRODUCTS INC	\$139.12	0	1230201	FITTINGS VEH#2515 WO#60493
	12/30/2020	286163	P	10050	GENERAL PACIFIC INC	\$302.34	0	1230201	Connectors_E4
	12/30/2020	286164	P	30404	GLASEN, HEIDI	\$15.00	0	1230201	BREAKFAST PER DIEM CRIME LAB
	12/30/2020	286165	P	10051	GLASS NOOK INC	\$1,341.90	0	1230201	WINDOW REBATE - 166 OAKLAND
	12/30/2020	286166	P	10203	W.W. GRAINGER, INC	\$3,731.95	0	1230201	TRAFFIC CONE
	12/30/2020	286167	P	12063	GRANDE FORD TRUCK SALES, INC	\$260,524.62	0	1230201	ONE NEW 2020 VOLVO VHD64F300 D
	12/30/2020	286168	P	11665	GTP INVESTMENTS LLC	\$2,868.82	0	1230201	C22-86 BADGER MTN LEASE FOR CI
	12/30/2020	286169	P	11813	HERC RENTALS INC	\$200.91	0	1230201	EQUIP RENTAL - COLUMBIA PLAYFI
	12/30/2020	286170	P	11813	HERC RENTALS INC	\$1,017.04	0	1230201	RENTAL MINI EXCAVATOR DALLAS L
	12/30/2020	286171	P	10489	HERITAGE PROFESSIONAL LANDSCAPING INC	\$648.34	0	1230201	DECEMBER LANDSCAPE MAINT. - CP
	12/30/2020	286172	P	31209	WALTEK II, INCORPORATED	\$4,710.50	0	1230201	Testing Analysis
	12/30/2020	286173	P	10062	IRRIGATION SPECIALISTS INC	\$68.58	0	1230201	COUPLINGS, ELBOWS FOR DIGESTER
	12/30/2020	286174	P	10814	LINDSAY SALES HOLDING COMPANY	\$9,720.00	0	1230201	2020 IRRIGATION HYDRAULIC MODE
	12/30/2020	286175	P	10406	JUB ENGINEERS INC	\$7,042.49	0	1230201	CLUBHOUSE LANE DESIGN - 43-20
	12/30/2020	286176	P	10063	JACOBS & RHODES INC	\$1,200.00	0	1230201	HP REBATE - 184 LAURELWOOD
	12/30/2020	286177	P	10290	JIM'S PACIFIC GARAGES INC	\$405.69	0	1230201	TS SWITCH VEH#3280 WO#60695
	12/30/2020	286178	P	10071	KENNEWICK INDUSTRIAL & ELECTRICAL SUPPLY	\$602.11	0	1230201	VAL BALL PVC UNION SCH 80 (2)
	12/30/2020	286179	P	11667	KENWORTH SALES COMPANY	\$299.48	0	1230201	BLOCK HEATER VEH#3335 WO#60697
	12/30/2020	286180	P	31175	KOSMONT & ASSOCIATES, INC	\$1,345.50	0	1230201	Kosmont Real Estate Consulting
	12/30/2020	286181	P	10432	LANGUAGE LINE SERVICES INC	\$97.22	0	1230201	TRANSLATION SERVICES 11/01-11/
	12/30/2020	286182	P	10219	LES SCHWAB TIRE CENTERS OF WASHINGTON INC	\$166.14	0	1230201	TPMS SENSOR VEH#1205 WO#60770
	12/30/2020	286183	P	10319	LIFE INSURANCE COMPANY OF NORTH AMERICA	\$28,168.85	0	1230201	OK807703 Premiums - December
	12/30/2020	286184	P	10298	LN CURTIS & SONS	\$527.54	0	1230201	TURN OUT GLOVES
	12/30/2020	286185	P	12275	LOCUTION SYSTEMS, INC	\$39,996.57	0	1230201	LOCUTION PROJECT PRIMEALERT
	12/30/2020	286186	P	10384	M CAMPBELL & COMPANY INC	\$1,400.00	0	1230201	HP REBATE - 2527 GLEN BRIAR
	12/30/2020	286187	P	10624	MACKAY & SPOSITO INC	\$4,737.00	0	1230201	WAYFINDING SIGNAGE & GATEWAY E
	12/30/2020	286188	P	10556	MAGELLAN BEHAVIORAL HEALTH	\$742.02	0	1230201	December 2020 EAP Premium
	12/30/2020	286189	P	11064	MASCOTT EQUIPMENT CO INC	\$3,555.74	0	1230201	HOSE REELS
	12/30/2020	286190	P	30885	MAXIM CRANE WORKS LP	\$5,645.96	0	1230201	DIELECTRIC AND HOT STICK TESTI
	12/30/2020	286191	P	11456	GARY N MCLEAN	\$19,016.25	0	1230201	HEARING EXAMINER SVC. 2020
	12/30/2020	286192	P	11576	MERCER (US) INC	\$7,083.33	0	1230201	CONSULTING SERVICES FOR NOVEMB
	12/30/2020	286193	P	11214	MIDWEST LABORATORIES INC	\$550.00	0	1230201	COMPOST ANALYSES PLUS (2), STA
	12/30/2020	286194	P	30996	ANDREW MILEHAM	\$1,792.42	0	1230201	2989 Redrock Ridge Loop/Rebate
	12/30/2020	286195	P	10358	MOON SECURITY SERVICES INC	\$337.75	0	1230201	MULTIPLE FACILITIES - FIRE MON
	12/30/2020	286196	P	31295	MORENO & NELSON CONSTRUCTION	\$28,149.84	0	1230201	2020 RRFB - CDBG - 208-20-WORK
	12/30/2020	286197	P	11153	JT AUTOMOTIVE PARTS, INC	\$1,051.92	0	1230201	WW BLADES VEH#3325 WO#60769
	12/30/2020	286198	P	31258	NEWSDATA LLC	\$5,321.40	0	1230201	DISPATCH NEWS SERVICE 09/2020-
	12/30/2020	286199	P	31345	NISQUALLY COMMUNICATION SERVICES	\$28,645.94	0	1230201	FIBER BUILD- HAGEN RD & LOGAN
	12/30/2020	286200	P	10472	OCLC INC	\$1,050.56	0	1230201	CATALOGING METADATA ILL DECEMB
	12/30/2020	286201	P	10027	THE PAPE' GROUP	\$1,861.82	0	1230201	BLADE VEH#7163 WO#60711
	12/30/2020	286202	P	10862	PARAMETRIX INC	\$15,920.69	0	1230201	2020 LANDFILL MONITORING, SAMP
	12/30/2020	286203	P	30429	JORY PARISH	\$266.00	0	1230201	20-201 PARISH LESS LETHAL INST
	12/30/2020	286204	P	12238	REXEL USA, INC	\$100.63	0	1230201	STEEL KNOCKOUTS
	12/30/2020	286205	P	30055	POWER CITY ELECTRIC INC	\$21,277.88	0	1230201	C286-20 Tapteal Substation Rel
	12/30/2020	286206	P	10879	PREMIER LANDSCAPING & DESIGN	\$104,237.10	0	1230201	Howard Amon Wader Pool-205-20
	12/30/2020	286207	P	10047	R.D. OFFUTT COMPANY	\$1,096.22	0	1230201	HOUSING,GSKT VEH#7159 WO#60716

Check Numbers Log

12/1/2020 - 12/31/2020

CHECK DATE	CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
	12/30/2020	286208	P	10857	ROGER G WRIGHT	\$5,700.00	0	1230201	2020 ENGINEERING SERVICES - 14
	12/30/2020	286209	P	10857	ROGER G WRIGHT	\$280.00	0	1230201	2020 PROJECT MANAGEMENT SERVIC
	12/30/2020	286210	P	11012	RH2 ENGINEERING INC	\$15,222.63	0	1230201	CENTER PARKWAY SOUTH-ENVIRONME
	12/30/2020	286211	P	10647	RIVER CITY TOWING INC	\$48.87	0	1230201	TOW CHARGE
	12/30/2020	286212	P	10927	STAN BONHAM COMPANY, INC	\$1,955.00	0	1230201	RMT EQUIPMENT VEH#7161 WO#6071
	12/30/2020	286213	P	10239	CLEARWATER TECH LLC	\$482.61	0	1230201	HAINS COMFORT STATION - PUMPED
	12/30/2020	286214	P	11739	SANCHEZ-RAJ, MARTHA LUCIA	\$5,000.00	0	1230201	2919 Sawgrass Lp/Rebate/Solar-
	12/30/2020	286215	P	999007	SIDEWALK REIMBURSEMENTS	\$485.48	0	1230201	SIDEWALK REIMBURSEMENT-1715 SA
	12/30/2020	286216	P	10617	SIEMENS INDUSTRY INC	\$12,332.62	0	1230201	HVAC/BOILERS/MOTORS/FANS/CONTR
	12/30/2020	286217	P	10440	SOLID WASTE SYSTEMS INC	\$6,644.84	0	1230201	BLADE VEH#3333 WO#60397
	12/30/2020	286218	P	30027	SEATTLE SEWING SOLUTIONS INC	\$1,576.87	0	1230201	Hupf Jacket
	12/30/2020	286219	P	30905	SPECTRIO LLC	\$5,662.80	0	1230201	DS DIGITAL MENU BOARD, WAITING
	12/30/2020	286220	P	10536	SPRAGUE PEST SOLUTIONS	\$108.33	0	1230201	STATION 71 - PEST CONTROL
	12/30/2020	286221	P	10118	STEEBER'S LOCK SERVICE	\$11.95	0	1230201	DUPLICATE KEYS: 4
	12/30/2020	286222	P	31290	SYNCHRONIZED CHRISTMAS INC.	\$598.40	0	1230201	WINTER WONDERLAND - ONLINE SUP
	12/30/2020	286223	P	10961	TACOMA SCREW PRODUCTS INC	\$626.63	0	1230201	STEEL PLOW BOLTS VEH#7163 WO#6
	12/30/2020	286224	P	10246	TEREX UTILITIES, INC	\$429.51	0	1230201	CONTROL, HOSES, SCREW
	12/30/2020	286225	P	10395	TOTAL ENERGY MANAGEMENT INC	\$700.00	0	1230201	HP REBATE - 77 NEWCOMER
	12/30/2020	286226	P	10861	TRICOMP INC	\$820.00	0	1230201	DEC 2020 ADVERTISING
	12/30/2020	286227	P	10126	TRI CITIES BATTERY & AUTO REPAIR	\$555.99	0	1230201	BATTERIES VEH#4000 WO#60701
	12/30/2020	286228	P	10128	THE MCCLATCHY COMPANY	\$350.00	0	1230201	PH 5-DAY CDBG COMMENT PERIOD
	12/30/2020	286229	P	12465	AUBLE, JOLICOEUR & GENTRY, INC	\$6,500.00	0	1230201	APPRAISAL - HORN RAPIDS PROPER
	12/30/2020	286230	P	10136	WASHINGTON ASN OF SHERIFFS & POLICE CHIEFS	\$75.00	0	1230201	WASPC DUES FLORENCE
	12/30/2020	286231	P	10140	WASHINGTON STATE PATROL	\$3,000.00	0	1230201	ACCESS USER FEE - 4TH QTR
	12/30/2020	286232	P	10145	WESCO DISTRIBUTION INC	\$194.54	0	1230201	CARD TAGGING TOOL
	12/30/2020	286233	P	10059	WESTERN STATES EQUIPMENT COMPANY	\$943.67	0	1230201	COUPLINGS, SLEEVES VEH#3285 W
	12/30/2020	286234	P	10267	WSF, LLC	\$3,399.17	0	1230201	FILTER VEH#3280 WO#60771
	12/30/2020	286235	P	31218	WHECO CORPORATION	\$13,244.86	0	1230201	BEDLINER VEH#3313 WO#60779
	12/30/2020	286236	P	10194	XEROX CORPORATION	\$419.65	0	1230201	3UA-367080 - NOV 2020
						\$7,776,180.76			

WIRE Numbers 12/1/2020 - 12/31/2020

CHECK DATE	WIRE #	WIRE AMT	EMP VENDOR NAME	PURPOSE	CLEAR DATE	WIRE ACH
12/01/2020	8372	233,498.57	CIGNA HEALTH AND LIFE INSURANCE COMPANY	Medical Claims 11/23-11/29/20		W
12/01/2020	8373	23,250.00	REHN & ASSOCIATES INC	HRA - December 2020		W
12/01/2020	8376	981.00	PLANSOURCE BENEFITS ADMINISTRATION, INC	FSA deduction on 11/30/20		W
12/03/2020	8377	5,091,007.54	US BANK ST PAUL	DECEMBER 2020 DEBT SERVICE		W
12/02/2020	8378	3,373.11	PAYMENT PROCESSING INC	Landfill Merchant Services Fee		W
12/02/2020	8379	5.00	BANK OF AMERICA	Library Merchant Service Fees		W
12/02/2020	8380	5,800,000.00	LGIP LOCAL GOVERNMENT INVESTMENT POOL	PURCHASE LGIP #1920		W
12/03/2020	8381	871.00	WASHINGTON STATE TREASURER	Employee Driving Extracts		W
12/03/2020	8382	78.00	WASHINGTON STATE TREASURER	Employee Driving Extracts		W
12/08/2020	8383	215,696.75	CIGNA HEALTH AND LIFE INSURANCE COMPANY	Medical Claims 11/30-12/6/20		W
12/07/2020	8384	2,608.20	4MYBENEFITS, INC	December 2020 Fees		W
12/07/2020	8385	3,148,431.00	BONNEVILLE POWER ADMINISTRATION	OCT20-PAT01-10089		W
12/08/2020	8386	5,913.89	PLANSOURCE BENEFITS ADMINISTRATION, INC	FSA deduction on 12/7/20		W
12/09/2020	8387	2,787.00	WASHINGTON STATE TREASURER	State Share of CPL		W
12/10/2020	8388	146,496.00	NW INTERGOVERNMENTAL ENERGY SUPPLY	TRANSALTA PURCHASE		W
12/11/2020	8389	1,100,000.00	LGIP LOCAL GOVERNMENT INVESTMENT POOL	PURCHASE LGIP #1920		W
12/15/2020	8390	676.05	PLANSOURCE BENEFITS ADMINISTRATION, INC	December Admin Fees		W
12/15/2020	8391	184,808.87	CIGNA HEALTH AND LIFE INSURANCE COMPANY	Claims 12/7-12/13/20		W
12/14/2020	8392	76,387.96	RICHLAND GOLF MANAGEMENT CORPORATION	CPGC Op Reimb - 11/20		W
12/15/2020	8393	2,089.86	PLANSOURCE BENEFITS ADMINISTRATION, INC	FSA deduction on 12/14/20		W
12/15/2020	8394	603,051.11	US BANK N A	BAB #29270CWJ0-5.71% (07/24)		W
12/16/2020	8395	78.00	WASHINGTON STATE TREASURER	EMPLOYEE DRIVING EXTRACTS		W
12/16/2020	8396	542,440.62	BENTON PUD	Lorayne J Reata Purchase -BPUD		W
12/24/2020	8397	112,482.38	BANK OF AMERICA	NOVEMBER 2020 PCARD 4715290006		W
12/22/2020	8398	270,971.28	CIGNA HEALTH AND LIFE INSURANCE COMPANY	Medical Claims 12/14-12/20/20		W
12/22/2020	8399	341.25	REHN & ASSOCIATES INC	November 2020 Admin Fee		W
12/21/2020	8400	27,916.11	PAYMENTUS CORPORATION	November Transaction Fees		W
12/22/2020	8401	5,259.11	PLANSOURCE BENEFITS ADMINISTRATION, INC	FSA deduction on 12/21/20		W
12/29/2020	8402	16,340.80	CIGNA HEALTH AND LIFE INSURANCE COMPANY	December 2020 Admin Fees		W
12/29/2020	8403	61,342.54	QBE INSURANCE CORPORATION	December 2020 Stop Loss		W
12/29/2020	8404	113,884.44	LEOFF HEALTH AND WELFARE TRUST	January 2021 Premium		W
12/26/2020	8405	3,648,849.50	US BANK SAFEKEEPING	Purchase Cascade Water Bonds		W
12/24/2020	8406	2,607,881.00	BONNEVILLE POWER ADMINISTRATION	NOV20-PAT01-10089		W
12/28/2020	8407	9,137.67	VISION SERVICE PLAN (WA)	Monthly Invoice Dec-20		W
12/28/2020	8408	1,314,980.45	ENERGY NORTHWEST	HRSST 12/20 - EW190036		W
12/28/2020	8409	50,000.00	BONNEVILLE POWER ADMINISTRATION	PEA L0458-20TP-12067		W
12/29/2020	8410	162,327.51	CIGNA HEALTH AND LIFE INSURANCE COMPANY	Claims 12/21-12/27/20		W
12/29/2020	8411	5,950.13	MATRIX ABSENCE MANAGEMENT INC	November 2020 Claims		W
12/29/2020	8412	4,570.70	PLANSOURCE BENEFITS ADMINISTRATION, INC	FSA Deduction on 12/28/20		W
12/31/2020	8415	323,284.50	US BANK N A	WAREV #735541FM1 - 2.502% (12/		W
TOTAL WIRE AMOUNT:		\$25,920,048.90				

Payroll Wire and ACH No's 12/1/2020 thru 12/31/2020

PR-WIRESACH-001

Effective Date	WIRE #	MUNIS VENDOR	PAYEE	WIRE AMOUNT	EFFECTIVE DATE	PAYMENT METHOD
12/10/2020	11835	10231	UNITED WAY OF BENTON & FRANKLIN COUNTIES	\$442.04	12/10/2020	W
	11836	10286	WA STATE DEPT OF RETIREMENT SYSTEMS	\$339,048.93	12/10/2020	W
	11837	10348	ICMA	\$192,388.13	12/10/2020	W
	11838	10460	STATE OF WASHINGTON EMPLOYMENT SECURITY DEPT	\$6,836.82	12/10/2020	W
	11839	10646	INTERNATIONAL ASSN OF FIRE FIGHTERS	\$6,871.45	12/10/2020	W
	11840	10694	CHILD SUPPORT VENDORS	\$275.00	12/10/2020	W
	11841	10696	UNITED STATES TREASURY	\$380,119.69	12/10/2020	W
	11842	10698	RICHLAND POLICE GUILD	\$7,876.12	12/10/2020	W
	11843	10699	IUOE LOCAL #280	\$7,230.00	12/10/2020	W
	11844	10700	INTERNATIONAL BROTHERHOOD OF ELECTRICAL WORKERS	\$4,052.72	12/10/2020	W
	11845	10701	SOUTHEAST WASHINGTON TELECOMMUNICATORS GUILD	\$1,132.66	12/10/2020	W
	11846	10702	DIVISION OF CHILD SUPPORT	\$4,565.06	12/10/2020	W
	11847	10736	CITY OF RICHLAND	\$5,512.54	12/10/2020	W
	11848	10782	CITY OF RICHLAND DEPENDENT CARE RE	\$1,170.88	12/10/2020	W
	11849	10783	CITY OF RICHLAND MEDICAL DENTAL VISION	\$502,774.10	12/10/2020	W
	11850	10784	CITY OF RICHLAND UNEMPLOYMENT	\$3,873.53	12/10/2020	W
	11851	10785	CITY OF RICHLAND WORKER'S COMPENSA	\$26,251.95	12/10/2020	W
	11852	10786	CITY OF RICHLAND CIGNA DISABILITY	\$5,681.72	12/10/2020	W
	11853	10787	CITY OF RICHLAND CIGNA LIFE	\$10,197.90	12/10/2020	W
	11854	10788	CITY OF RICHLAND CIGNA OPTIONAL AD	\$2,192.40	12/10/2020	W
	11855	10789	CITY OF RICHLAND CIGNA BASIC AD&D	\$1,765.49	12/10/2020	W
	11856	10790	CITY OF RICHLAND CIGNA DEPENDENT L	\$163.60	12/10/2020	W
	11857	10791	CITY OF RICHLAND ER POST RETIREMENT	\$66,960.00	12/10/2020	W
	11858	10792	CITY OF RICHLAND ER MEDICAL INS PR	\$26,040.00	12/10/2020	W
	11859	10984	NATIONWIDE RETIREMENT SOLUTIONS	\$26,909.63	12/10/2020	W
			EFFECTIVE DATE TOTAL	\$1,630,332.36		
12/23/2020	11860	10231	UNITED WAY OF BENTON & FRANKLIN COUNTIES	\$437.04	12/23/2020	W
	11861	10286	WA STATE DEPT OF RETIREMENT SYSTEMS	\$314,134.48	12/23/2020	W
	11862	10348	ICMA	\$176,452.26	12/23/2020	W
	11863	11329	HRA VEBA TPA	\$38,566.86	12/23/2020	W
	11864	10460	STATE OF WASHINGTON EMPLOYMENT SECURITY DEPT	\$5,988.32	12/23/2020	W
	11865	10646	INTERNATIONAL ASSN OF FIRE FIGHTERS	\$6,871.45	12/23/2020	W
	11866	10694	CHILD SUPPORT VENDORS	\$275.00	12/23/2020	W
	11867	10696	UNITED STATES TREASURY	\$337,070.22	12/23/2020	W
	11868	10701	SOUTHEAST WASHINGTON TELECOMMUNICATORS GUILD	\$1,132.66	12/23/2020	W
	11869	10702	DIVISION OF CHILD SUPPORT	\$4,565.06	12/23/2020	W

Effective Date	WIRE #	MUNIS VENDOR	PAYEE	WIRE AMOUNT	EFFECTIVE DATE	PAYMENT METHOD
	11870	10736	CITY OF RICHLAND	\$5,569.28	12/23/2020	W
	11871	10782	CITY OF RICHLAND DEPENDENT CARE RE	\$1,586.39	12/23/2020	W
	11872	10783	CITY OF RICHLAND MEDICAL DENTAL VISION	\$437,929.30	12/23/2020	W
	11873	10784	CITY OF RICHLAND UNEMPLOYMENT	\$3,642.11	12/23/2020	W
	11874	10785	CITY OF RICHLAND WORKER'S COMPENSA	\$35,694.01	12/23/2020	W
	11875	10786	CITY OF RICHLAND CIGNA DISABILITY	\$5,625.25	12/23/2020	W
	11876	10984	NATIONWIDE RETIREMENT SOLUTIONS	\$26,295.03	12/23/2020	W
			EFFECTIVE DATE TOTAL	\$1,401,834.72		
12/31/2020	11877	10696	UNITED STATES TREASURY	\$977.82	12/31/2020	W
			EFFECTIVE DATE TOTAL	\$977.82		
Total			WIRE TOTAL FOR SELECTED TIME PERIOD	\$3,033,144.90		

Payroll History Totals - MUNIS 12/1/2020 - 12/31/2020

CHECK TYPE	CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME/VENDOR	DD/CHECK AMT
PAYROLL - 2020-12-10	PAYROLL - 2020-12-10	12/10/2020	172850				\$2057.23
	PAYROLL - 2020-12-10	12/10/2020	172851				\$1152.25
	PAYROLL - 2020-12-10	12/10/2020	172852				\$2143.72
	PAYROLL - 2020-12-10	12/10/2020	172853				\$1409.04
	PAYROLL - 2020-12-10	12/10/2020	172854				\$1733.35
	PAYROLL - 2020-12-10	12/10/2020	172855				\$2177.90
	PAYROLL - 2020-12-10	12/10/2020	172856				\$4366.40
	PAYROLL - 2020-12-10	12/10/2020	172857				\$2160.77
	PAYROLL - 2020-12-10	12/10/2020	172858				\$1389.92
	PAYROLL - 2020-12-10	12/10/2020	172859				\$1910.92
	PAYROLL - 2020-12-10	12/10/2020	172860				\$1888.09
	PAYROLL - 2020-12-10	12/10/2020	172861				\$4001.82
	PAYROLL - 2020-12-10	12/10/2020	172862				\$2196.89
	PAYROLL - 2020-12-10	12/10/2020	172863				\$4986.58
	PAYROLL - 2020-12-10	12/10/2020	172864				\$7118.36
	PAYROLL - 2020-12-10	12/10/2020	172865				\$4556.34
	PAYROLL - 2020-12-10	12/10/2020	172866				\$1806.20
	PAYROLL - 2020-12-10	12/10/2020	172867				\$1037.60
	PAYROLL - 2020-12-10	12/10/2020	172868				\$2276.77
	PAYROLL - 2020-12-10	12/10/2020	172869				\$927.23
	PAYROLL - 2020-12-10	12/10/2020	172870				\$1178.49
	PAYROLL - 2020-12-10	12/10/2020	172871				\$1251.76
	PAYROLL - 2020-12-10	12/10/2020	172872				\$1765.80
	PAYROLL - 2020-12-10	12/10/2020	172873				\$1247.45
	PAYROLL - 2020-12-10	12/10/2020	172874				\$2234.29
	PAYROLL - 2020-12-10	12/10/2020	172875				\$2340.26
	PAYROLL - 2020-12-10	12/10/2020	172876				\$1212.50
	PAYROLL - 2020-12-10	12/10/2020	172877				\$1479.46
	PAYROLL - 2020-12-10	12/10/2020	172878				\$1021.29
	PAYROLL - 2020-12-10	12/10/2020	172879				\$1352.12
	PAYROLL - 2020-12-10	12/10/2020	172880				\$1647.40
	PAYROLL - 2020-12-10	12/10/2020	172881				\$1115.87
	PAYROLL - 2020-12-10	12/10/2020	172882				\$1494.22
	PAYROLL - 2020-12-10	12/10/2020	172883				\$1398.28
	PAYROLL - 2020-12-10	12/10/2020	172884				\$1194.67

Payroll History Totals - MUNIS 12/1/2020 - 12/31/2020

CHECK TYPE	CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME/VENDOR	DD/CHECK AMT
	PAYROLL - 2020-12-10	12/10/2020	172885				\$1840.54
	PAYROLL - 2020-12-10	12/10/2020	172886				\$1189.99
	PAYROLL - 2020-12-10	12/10/2020	172887				\$1349.38
	PAYROLL - 2020-12-10	12/10/2020	172888				\$1616.41
	PAYROLL - 2020-12-10	12/10/2020	172889				\$1561.33
	PAYROLL - 2020-12-10	12/10/2020	172890				\$1375.08
	PAYROLL - 2020-12-10	12/10/2020	172891				\$1138.64
	PAYROLL - 2020-12-10	12/10/2020	172892				\$1564.13
	PAYROLL - 2020-12-10	12/10/2020	172893				\$1490.21
	PAYROLL - 2020-12-10	12/10/2020	172894				\$1728.81
	PAYROLL - 2020-12-10	12/10/2020	172895				\$1849.59
	PAYROLL - 2020-12-10	12/10/2020	172896				\$1497.14
	PAYROLL - 2020-12-10	12/10/2020	172897				\$1944.96
	PAYROLL - 2020-12-10	12/10/2020	172898				\$4329.50
	PAYROLL - 2020-12-10	12/10/2020	172899				\$2280.03
	PAYROLL - 2020-12-10	12/10/2020	172900				\$2349.00
	PAYROLL - 2020-12-10	12/10/2020	172901				\$4123.49
	PAYROLL - 2020-12-10	12/10/2020	172902				\$2201.02
	PAYROLL - 2020-12-10	12/10/2020	172903				\$1236.00
	PAYROLL - 2020-12-10	12/10/2020	172904				\$1358.08
	PAYROLL - 2020-12-10	12/10/2020	172905				\$1377.26
	PAYROLL - 2020-12-10	12/10/2020	172906				\$1471.13
	PAYROLL - 2020-12-10	12/10/2020	172907				\$1878.31
	PAYROLL - 2020-12-10	12/10/2020	172908				\$1418.21
	PAYROLL - 2020-12-10	12/10/2020	172909				\$1428.17
	PAYROLL - 2020-12-10	12/10/2020	172910				\$1361.28
	PAYROLL - 2020-12-10	12/10/2020	172911				\$2477.93
	PAYROLL - 2020-12-10	12/10/2020	172912				\$1468.20
	PAYROLL - 2020-12-10	12/10/2020	172913				\$2292.10
	PAYROLL - 2020-12-10	12/10/2020	172914				\$1254.68
	PAYROLL - 2020-12-10	12/10/2020	172915				\$1803.22
	PAYROLL - 2020-12-10	12/10/2020	172916				\$1161.50
	PAYROLL - 2020-12-10	12/10/2020	172917				\$2035.41
	PAYROLL - 2020-12-10	12/10/2020	172918				\$2357.08
	PAYROLL - 2020-12-10	12/10/2020	172919				\$1235.84

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CHECK TYPE	CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME/VENDOR	DD/CHECK AMT
	PAYROLL - 2020-12-10	12/10/2020	172920				\$1919.57
	PAYROLL - 2020-12-10	12/10/2020	172921				\$27463.08
	PAYROLL - 2020-12-10	12/10/2020	172922				\$1452.76
	PAYROLL - 2020-12-10	12/10/2020	172923				\$2818.74
	PAYROLL - 2020-12-10	12/10/2020	172924				\$1639.94
	PAYROLL - 2020-12-10	12/10/2020	172925				\$1821.50
	PAYROLL - 2020-12-10	12/10/2020	172926				\$1248.61
	PAYROLL - 2020-12-10	12/10/2020	172927				\$1724.40
	PAYROLL - 2020-12-10	12/10/2020	172928				\$1826.67
	PAYROLL - 2020-12-10	12/10/2020	172929				\$1741.99
	PAYROLL - 2020-12-10	12/10/2020	172930				\$1671.25
	PAYROLL - 2020-12-10	12/10/2020	172931				\$2464.35
	PAYROLL - 2020-12-10	12/10/2020	172932				\$1737.71
	PAYROLL - 2020-12-10	12/10/2020	172933				\$797.42
	PAYROLL - 2020-12-10	12/10/2020	172934				\$1244.94
	PAYROLL - 2020-12-10	12/10/2020	172935				\$1631.33
	PAYROLL - 2020-12-10	12/10/2020	172936				\$1302.27
	PAYROLL - 2020-12-10	12/10/2020	172937				\$1420.13
	PAYROLL - 2020-12-10	12/10/2020	172938				\$2038.75
	PAYROLL - 2020-12-10	12/10/2020	172939				\$1705.04
	PAYROLL - 2020-12-10	12/10/2020	172940				\$2180.41
	PAYROLL - 2020-12-10	12/10/2020	172941				\$1462.72
	PAYROLL - 2020-12-10	12/10/2020	172942				\$1399.03
	PAYROLL - 2020-12-10	12/10/2020	172943				\$3926.66
	PAYROLL - 2020-12-10	12/10/2020	172944				\$927.06
	PAYROLL - 2020-12-10	12/10/2020	172945				\$2173.38
	PAYROLL - 2020-12-10	12/10/2020	172946				\$2547.68
	PAYROLL - 2020-12-10	12/10/2020	172947				\$1570.69
	PAYROLL - 2020-12-10	12/10/2020	172948				\$1797.70
	PAYROLL - 2020-12-10	12/10/2020	172949				\$1746.79
	PAYROLL - 2020-12-10	12/10/2020	172950				\$1730.72
	PAYROLL - 2020-12-10	12/10/2020	172951				\$2213.99
	PAYROLL - 2020-12-10	12/10/2020	172952				\$1966.86
	PAYROLL - 2020-12-10	12/10/2020	172953				\$2782.08
	PAYROLL - 2020-12-10	12/10/2020	172954				\$2078.82

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CHECK TYPE	CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME/VENDOR	DD/CHECK AMT
	PAYROLL - 2020-12-10	12/10/2020	172955				\$1586.34
	PAYROLL - 2020-12-10	12/10/2020	172956				\$1576.89
	PAYROLL - 2020-12-10	12/10/2020	172957				\$1471.15
	PAYROLL - 2020-12-10	12/10/2020	172958				\$1849.84
	PAYROLL - 2020-12-10	12/10/2020	172959				\$1651.28
	PAYROLL - 2020-12-10	12/10/2020	172960				\$1689.05
	PAYROLL - 2020-12-10	12/10/2020	172961				\$1859.84
	PAYROLL - 2020-12-10	12/10/2020	172962				\$1793.00
	PAYROLL - 2020-12-10	12/10/2020	172963				\$1732.41
	PAYROLL - 2020-12-10	12/10/2020	172964				\$1602.38
	PAYROLL - 2020-12-10	12/10/2020	172965				\$1458.57
	PAYROLL - 2020-12-10	12/10/2020	172966				\$1701.71
	PAYROLL - 2020-12-10	12/10/2020	172967				\$1332.23
	PAYROLL - 2020-12-10	12/10/2020	172968				\$1803.47
	PAYROLL - 2020-12-10	12/10/2020	172969				\$1146.74
	PAYROLL - 2020-12-10	12/10/2020	172970				\$1514.80
	PAYROLL - 2020-12-10	12/10/2020	172971				\$2072.04
	PAYROLL - 2020-12-10	12/10/2020	172972				\$1745.50
	PAYROLL - 2020-12-10	12/10/2020	172973				\$2510.98
	PAYROLL - 2020-12-10	12/10/2020	172974				\$1724.51
	PAYROLL - 2020-12-10	12/10/2020	172975				\$1417.63
	PAYROLL - 2020-12-10	12/10/2020	172976				\$2492.93
	PAYROLL - 2020-12-10	12/10/2020	172977				\$1718.33
	PAYROLL - 2020-12-10	12/10/2020	172978				\$4873.29
	PAYROLL - 2020-12-10	12/10/2020	172979				\$3958.60
	PAYROLL - 2020-12-10	12/10/2020	172980				\$3913.46
	PAYROLL - 2020-12-10	12/10/2020	172981				\$2941.26
	PAYROLL - 2020-12-10	12/10/2020	172982				\$3216.78
	PAYROLL - 2020-12-10	12/10/2020	172983				\$4370.94
	PAYROLL - 2020-12-10	12/10/2020	172984				\$3747.51
	PAYROLL - 2020-12-10	12/10/2020	172985				\$3968.92
	PAYROLL - 2020-12-10	12/10/2020	172986				\$2640.36
	PAYROLL - 2020-12-10	12/10/2020	172987				\$2547.22
	PAYROLL - 2020-12-10	12/10/2020	172988				\$2659.89
	PAYROLL - 2020-12-10	12/10/2020	172989				\$4006.03

Payroll History Totals - MUNIS 12/1/2020 - 12/31/2020

CHECK TYPE	CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME/VENDOR	DD/CHECK AMT
	PAYROLL - 2020-12-10	12/10/2020	172990				\$4218.32
	PAYROLL - 2020-12-10	12/10/2020	172991				\$3105.46
	PAYROLL - 2020-12-10	12/10/2020	172992				\$2988.98
	PAYROLL - 2020-12-10	12/10/2020	172993				\$3002.73
	PAYROLL - 2020-12-10	12/10/2020	172994				\$3706.34
	PAYROLL - 2020-12-10	12/10/2020	172995				\$4983.72
	PAYROLL - 2020-12-10	12/10/2020	172996				\$2212.96
	PAYROLL - 2020-12-10	12/10/2020	172997				\$4286.64
	PAYROLL - 2020-12-10	12/10/2020	172998				\$3157.31
	PAYROLL - 2020-12-10	12/10/2020	172999				\$3561.45
	PAYROLL - 2020-12-10	12/10/2020	173000				\$3704.33
	PAYROLL - 2020-12-10	12/10/2020	173001				\$3205.66
	PAYROLL - 2020-12-10	12/10/2020	173002				\$2929.85
	PAYROLL - 2020-12-10	12/10/2020	173003				\$3743.26
	PAYROLL - 2020-12-10	12/10/2020	173004				\$3734.95
	PAYROLL - 2020-12-10	12/10/2020	173005				\$4013.19
	PAYROLL - 2020-12-10	12/10/2020	173006				\$3542.71
	PAYROLL - 2020-12-10	12/10/2020	173007				\$3007.13
	PAYROLL - 2020-12-10	12/10/2020	173008				\$1928.13
	PAYROLL - 2020-12-10	12/10/2020	173009				\$3237.89
	PAYROLL - 2020-12-10	12/10/2020	173010				\$1744.74
	PAYROLL - 2020-12-10	12/10/2020	173011				\$3758.17
	PAYROLL - 2020-12-10	12/10/2020	173012				\$3787.95
	PAYROLL - 2020-12-10	12/10/2020	173013				\$2433.93
	PAYROLL - 2020-12-10	12/10/2020	173014				\$3198.65
	PAYROLL - 2020-12-10	12/10/2020	173015				\$3130.44
	PAYROLL - 2020-12-10	12/10/2020	173016				\$2619.78
	PAYROLL - 2020-12-10	12/10/2020	173017				\$2169.83
	PAYROLL - 2020-12-10	12/10/2020	173018				\$3074.97
	PAYROLL - 2020-12-10	12/10/2020	173019				\$1499.57
	PAYROLL - 2020-12-10	12/10/2020	173020				\$3025.50
	PAYROLL - 2020-12-10	12/10/2020	173021				\$4701.31
	PAYROLL - 2020-12-10	12/10/2020	173022				\$3274.48
	PAYROLL - 2020-12-10	12/10/2020	173023				\$3582.90
	PAYROLL - 2020-12-10	12/10/2020	173024				\$3020.37

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CHECK TYPE	CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME/VENDOR	DD/CHECK AMT
	PAYROLL - 2020-12-10	12/10/2020	173025				\$3908.36
	PAYROLL - 2020-12-10	12/10/2020	173026				\$3828.40
	PAYROLL - 2020-12-10	12/10/2020	173027				\$3084.34
	PAYROLL - 2020-12-10	12/10/2020	173028				\$2370.23
	PAYROLL - 2020-12-10	12/10/2020	173029				\$7052.95
	PAYROLL - 2020-12-10	12/10/2020	173030				\$4121.23
	PAYROLL - 2020-12-10	12/10/2020	173031				\$4174.30
	PAYROLL - 2020-12-10	12/10/2020	173032				\$3974.69
	PAYROLL - 2020-12-10	12/10/2020	173033				\$2470.70
	PAYROLL - 2020-12-10	12/10/2020	173034				\$3852.71
	PAYROLL - 2020-12-10	12/10/2020	173035				\$2893.24
	PAYROLL - 2020-12-10	12/10/2020	173036				\$3168.69
	PAYROLL - 2020-12-10	12/10/2020	173037				\$886.40
	PAYROLL - 2020-12-10	12/10/2020	173038				\$2045.68
	PAYROLL - 2020-12-10	12/10/2020	173039				\$3433.49
	PAYROLL - 2020-12-10	12/10/2020	173040				\$2679.07
	PAYROLL - 2020-12-10	12/10/2020	173041				\$3033.48
	PAYROLL - 2020-12-10	12/10/2020	173042				\$3661.42
	PAYROLL - 2020-12-10	12/10/2020	173043				\$3111.04
	PAYROLL - 2020-12-10	12/10/2020	173044				\$4687.23
	PAYROLL - 2020-12-10	12/10/2020	173045				\$3177.38
	PAYROLL - 2020-12-10	12/10/2020	173046				\$1511.26
	PAYROLL - 2020-12-10	12/10/2020	173047				\$3555.20
	PAYROLL - 2020-12-10	12/10/2020	173048				\$1673.01
	PAYROLL - 2020-12-10	12/10/2020	173049				\$4116.88
	PAYROLL - 2020-12-10	12/10/2020	173050				\$2915.72
	PAYROLL - 2020-12-10	12/10/2020	173051				\$1570.21
	PAYROLL - 2020-12-10	12/10/2020	173052				\$2782.42
	PAYROLL - 2020-12-10	12/10/2020	173053				\$1454.81
	PAYROLL - 2020-12-10	12/10/2020	173054				\$4277.31
	PAYROLL - 2020-12-10	12/10/2020	173055				\$1873.67
	PAYROLL - 2020-12-10	12/10/2020	173056				\$3078.87
	PAYROLL - 2020-12-10	12/10/2020	173057				\$4410.74
	PAYROLL - 2020-12-10	12/10/2020	173058				\$1594.44
	PAYROLL - 2020-12-10	12/10/2020	173059				\$4722.21

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CHECK TYPE	CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME/VENDOR	DD/CHECK AMT
	PAYROLL - 2020-12-10	12/10/2020	173060				\$4055.03
	PAYROLL - 2020-12-10	12/10/2020	173061				\$3364.84
	PAYROLL - 2020-12-10	12/10/2020	173062				\$4341.56
	PAYROLL - 2020-12-10	12/10/2020	173063				\$4066.94
	PAYROLL - 2020-12-10	12/10/2020	173064				\$3618.83
	PAYROLL - 2020-12-10	12/10/2020	173065				\$3866.37
	PAYROLL - 2020-12-10	12/10/2020	173066				\$3510.45
	PAYROLL - 2020-12-10	12/10/2020	173067				\$4195.28
	PAYROLL - 2020-12-10	12/10/2020	173068				\$1453.16
	PAYROLL - 2020-12-10	12/10/2020	173069				\$3797.88
	PAYROLL - 2020-12-10	12/10/2020	173070				\$1724.27
	PAYROLL - 2020-12-10	12/10/2020	173071				\$2544.89
	PAYROLL - 2020-12-10	12/10/2020	173072				\$1753.56
	PAYROLL - 2020-12-10	12/10/2020	173073				\$1663.39
	PAYROLL - 2020-12-10	12/10/2020	173074				\$4017.22
	PAYROLL - 2020-12-10	12/10/2020	173075				\$3468.43
	PAYROLL - 2020-12-10	12/10/2020	173076				\$3638.42
	PAYROLL - 2020-12-10	12/10/2020	173077				\$283.10
	PAYROLL - 2020-12-10	12/10/2020	173078				\$3893.90
	PAYROLL - 2020-12-10	12/10/2020	173079				\$1457.05
	PAYROLL - 2020-12-10	12/10/2020	173080				\$3538.47
	PAYROLL - 2020-12-10	12/10/2020	173081				\$3560.39
	PAYROLL - 2020-12-10	12/10/2020	173082				\$3784.25
	PAYROLL - 2020-12-10	12/10/2020	173083				\$3807.38
	PAYROLL - 2020-12-10	12/10/2020	173084				\$4704.96
	PAYROLL - 2020-12-10	12/10/2020	173085				\$4014.48
	PAYROLL - 2020-12-10	12/10/2020	173086				\$2386.80
	PAYROLL - 2020-12-10	12/10/2020	173087				\$4457.64
	PAYROLL - 2020-12-10	12/10/2020	173088				\$3031.13
	PAYROLL - 2020-12-10	12/10/2020	173089				\$3242.43
	PAYROLL - 2020-12-10	12/10/2020	173090				\$3768.41
	PAYROLL - 2020-12-10	12/10/2020	173091				\$2822.56
	PAYROLL - 2020-12-10	12/10/2020	173092				\$2749.25
	PAYROLL - 2020-12-10	12/10/2020	173093				\$3749.68
	PAYROLL - 2020-12-10	12/10/2020	173094				\$1186.64

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CHECK TYPE	CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME/VENDOR	DD/CHECK AMT
	PAYROLL - 2020-12-10	12/10/2020	173095				\$2648.29
	PAYROLL - 2020-12-10	12/10/2020	173096				\$2323.35
	PAYROLL - 2020-12-10	12/10/2020	173097				\$1401.30
	PAYROLL - 2020-12-10	12/10/2020	173098				\$3476.92
	PAYROLL - 2020-12-10	12/10/2020	173099				\$3834.04
	PAYROLL - 2020-12-10	12/10/2020	173100				\$4391.42
	PAYROLL - 2020-12-10	12/10/2020	173101				\$3020.56
	PAYROLL - 2020-12-10	12/10/2020	173102				\$2720.17
	PAYROLL - 2020-12-10	12/10/2020	173103				\$2960.92
	PAYROLL - 2020-12-10	12/10/2020	173104				\$3877.43
	PAYROLL - 2020-12-10	12/10/2020	173105				\$1550.52
	PAYROLL - 2020-12-10	12/10/2020	173106				\$3522.62
	PAYROLL - 2020-12-10	12/10/2020	173107				\$1387.06
	PAYROLL - 2020-12-10	12/10/2020	173108				\$1357.30
	PAYROLL - 2020-12-10	12/10/2020	173109				\$3213.95
	PAYROLL - 2020-12-10	12/10/2020	173110				\$4082.38
	PAYROLL - 2020-12-10	12/10/2020	173111				\$3182.91
	PAYROLL - 2020-12-10	12/10/2020	173112				\$3592.67
	PAYROLL - 2020-12-10	12/10/2020	173113				\$3434.25
	PAYROLL - 2020-12-10	12/10/2020	173114				\$3746.30
	PAYROLL - 2020-12-10	12/10/2020	173115				\$4391.77
	PAYROLL - 2020-12-10	12/10/2020	173116				\$3919.52
	PAYROLL - 2020-12-10	12/10/2020	173117				\$2224.47
	PAYROLL - 2020-12-10	12/10/2020	173118				\$3626.66
	PAYROLL - 2020-12-10	12/10/2020	173119				\$4210.24
	PAYROLL - 2020-12-10	12/10/2020	173120				\$3879.36
	PAYROLL - 2020-12-10	12/10/2020	173121				\$3800.30
	PAYROLL - 2020-12-10	12/10/2020	173122				\$3834.28
	PAYROLL - 2020-12-10	12/10/2020	173123				\$1153.42
	PAYROLL - 2020-12-10	12/10/2020	173124				\$4307.34
	PAYROLL - 2020-12-10	12/10/2020	173125				\$4107.20
	PAYROLL - 2020-12-10	12/10/2020	173126				\$1951.91
	PAYROLL - 2020-12-10	12/10/2020	173127				\$2688.74
	PAYROLL - 2020-12-10	12/10/2020	173128				\$2452.61
	PAYROLL - 2020-12-10	12/10/2020	173129				\$2260.24

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CHECK TYPE	CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME/VENDOR	DD/CHECK AMT
	PAYROLL - 2020-12-10	12/10/2020	173130				\$3053.35
	PAYROLL - 2020-12-10	12/10/2020	173131				\$1947.37
	PAYROLL - 2020-12-10	12/10/2020	173132				\$2061.85
	PAYROLL - 2020-12-10	12/10/2020	173133				\$2612.47
	PAYROLL - 2020-12-10	12/10/2020	173134				\$2221.61
	PAYROLL - 2020-12-10	12/10/2020	173135				\$1381.27
	PAYROLL - 2020-12-10	12/10/2020	173136				\$1997.06
	PAYROLL - 2020-12-10	12/10/2020	173137				\$2575.02
	PAYROLL - 2020-12-10	12/10/2020	173138				\$1923.47
	PAYROLL - 2020-12-10	12/10/2020	173139				\$1528.65
	PAYROLL - 2020-12-10	12/10/2020	173140				\$3874.97
	PAYROLL - 2020-12-10	12/10/2020	173141				\$3095.32
	PAYROLL - 2020-12-10	12/10/2020	173142				\$2037.68
	PAYROLL - 2020-12-10	12/10/2020	173143				\$1588.96
	PAYROLL - 2020-12-10	12/10/2020	173144				\$3649.56
	PAYROLL - 2020-12-10	12/10/2020	173145				\$3386.21
	PAYROLL - 2020-12-10	12/10/2020	173146				\$2044.83
	PAYROLL - 2020-12-10	12/10/2020	173147				\$3290.08
	PAYROLL - 2020-12-10	12/10/2020	173148				\$3101.32
	PAYROLL - 2020-12-10	12/10/2020	173149				\$1614.74
	PAYROLL - 2020-12-10	12/10/2020	173150				\$2897.21
	PAYROLL - 2020-12-10	12/10/2020	173151				\$3691.33
	PAYROLL - 2020-12-10	12/10/2020	173152				\$3027.91
	PAYROLL - 2020-12-10	12/10/2020	173153				\$1950.54
	PAYROLL - 2020-12-10	12/10/2020	173154				\$2205.00
	PAYROLL - 2020-12-10	12/10/2020	173155				\$2608.37
	PAYROLL - 2020-12-10	12/10/2020	173156				\$4442.72
	PAYROLL - 2020-12-10	12/10/2020	173157				\$2096.89
	PAYROLL - 2020-12-10	12/10/2020	173158				\$2697.87
	PAYROLL - 2020-12-10	12/10/2020	173159				\$1651.22
	PAYROLL - 2020-12-10	12/10/2020	173160				\$4027.53
	PAYROLL - 2020-12-10	12/10/2020	173161				\$5338.04
	PAYROLL - 2020-12-10	12/10/2020	173162				\$2338.07
	PAYROLL - 2020-12-10	12/10/2020	173163				\$4826.12
	PAYROLL - 2020-12-10	12/10/2020	173164				\$2256.22

Payroll History Totals - MUNIS 12/1/2020 - 12/31/2020

CHECK TYPE	CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME/VENDOR	DD/CHECK AMT
	PAYROLL - 2020-12-10	12/10/2020	173165				\$1799.19
	PAYROLL - 2020-12-10	12/10/2020	173166				\$1890.90
	PAYROLL - 2020-12-10	12/10/2020	173167				\$1118.08
	PAYROLL - 2020-12-10	12/10/2020	173168				\$2257.31
	PAYROLL - 2020-12-10	12/10/2020	173169				\$5004.44
	PAYROLL - 2020-12-10	12/10/2020	173170				\$3696.37
	PAYROLL - 2020-12-10	12/10/2020	173171				\$1263.76
	PAYROLL - 2020-12-10	12/10/2020	173172				\$2763.06
	PAYROLL - 2020-12-10	12/10/2020	173173				\$3726.17
	PAYROLL - 2020-12-10	12/10/2020	173174				\$2967.00
	PAYROLL - 2020-12-10	12/10/2020	173175				\$3224.46
	PAYROLL - 2020-12-10	12/10/2020	173176				\$1455.85
	PAYROLL - 2020-12-10	12/10/2020	173177				\$2584.79
	PAYROLL - 2020-12-10	12/10/2020	173178				\$2222.83
	PAYROLL - 2020-12-10	12/10/2020	173179				\$3236.91
	PAYROLL - 2020-12-10	12/10/2020	173180				\$3412.65
	PAYROLL - 2020-12-10	12/10/2020	173181				\$2429.44
	PAYROLL - 2020-12-10	12/10/2020	173182				\$1975.54
	PAYROLL - 2020-12-10	12/10/2020	173183				\$2143.60
	PAYROLL - 2020-12-10	12/10/2020	173184				\$2239.39
	PAYROLL - 2020-12-10	12/10/2020	173185				\$2738.45
	PAYROLL - 2020-12-10	12/10/2020	173186				\$2063.48
	PAYROLL - 2020-12-10	12/10/2020	173187				\$1579.27
	PAYROLL - 2020-12-10	12/10/2020	173188				\$1636.62
	PAYROLL - 2020-12-10	12/10/2020	173189				\$3240.98
	PAYROLL - 2020-12-10	12/10/2020	173190				\$899.31
	PAYROLL - 2020-12-10	12/10/2020	173191				\$1466.81
	PAYROLL - 2020-12-10	12/10/2020	173192				\$2184.85
	PAYROLL - 2020-12-10	12/10/2020	173193				\$1814.11
	PAYROLL - 2020-12-10	12/10/2020	173194				\$2472.89
	PAYROLL - 2020-12-10	12/10/2020	173195				\$1690.44
	PAYROLL - 2020-12-10	12/10/2020	173196				\$1763.48
	PAYROLL - 2020-12-10	12/10/2020	173197				\$4682.61
	PAYROLL - 2020-12-10	12/10/2020	173198				\$1517.02
	PAYROLL - 2020-12-10	12/10/2020	173199				\$1113.97

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CHECK TYPE	CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME/VENDOR	DD/CHECK AMT
	PAYROLL - 2020-12-10	12/10/2020	173200				\$1978.01
	PAYROLL - 2020-12-10	12/10/2020	173201				\$2728.31
	PAYROLL - 2020-12-10	12/10/2020	173202				\$2630.89
	PAYROLL - 2020-12-10	12/10/2020	173203				\$1568.92
	PAYROLL - 2020-12-10	12/10/2020	173204				\$1457.26
	PAYROLL - 2020-12-10	12/10/2020	173205				\$1444.87
	PAYROLL - 2020-12-10	12/10/2020	173206				\$2313.55
	PAYROLL - 2020-12-10	12/10/2020	173207				\$1770.83
	PAYROLL - 2020-12-10	12/10/2020	173208				\$1864.36
	PAYROLL - 2020-12-10	12/10/2020	173209				\$1209.99
	PAYROLL - 2020-12-10	12/10/2020	173210				\$2278.63
	PAYROLL - 2020-12-10	12/10/2020	173211				\$1402.69
	PAYROLL - 2020-12-10	12/10/2020	173212				\$1476.45
	PAYROLL - 2020-12-10	12/10/2020	173213				\$1569.74
	PAYROLL - 2020-12-10	12/10/2020	173214				\$1865.77
	PAYROLL - 2020-12-10	12/10/2020	173215				\$1733.32
	PAYROLL - 2020-12-10	12/10/2020	173216				\$1512.42
	PAYROLL - 2020-12-10	12/10/2020	173217				\$1797.36
	PAYROLL - 2020-12-10	12/10/2020	173218				\$2049.47
	PAYROLL - 2020-12-10	12/10/2020	173219				\$1229.91
	PAYROLL - 2020-12-10	12/10/2020	173220				\$2807.78
	PAYROLL - 2020-12-10	12/10/2020	173221				\$2719.36
	PAYROLL - 2020-12-10	12/10/2020	173222				\$1506.85
	PAYROLL - 2020-12-10	12/10/2020	173223				\$2338.73
	PAYROLL - 2020-12-10	12/10/2020	173224				\$1618.32
	PAYROLL - 2020-12-10	12/10/2020	173225				\$1619.34
	PAYROLL - 2020-12-10	12/10/2020	173226				\$2302.42
	PAYROLL - 2020-12-10	12/10/2020	173227				\$1096.14
	PAYROLL - 2020-12-10	12/10/2020	173228				\$2104.46
	PAYROLL - 2020-12-10	12/10/2020	173229				\$1825.82
	PAYROLL - 2020-12-10	12/10/2020	173230				\$2338.50
	PAYROLL - 2020-12-10	12/10/2020	173231				\$1885.62
	PAYROLL - 2020-12-10	12/10/2020	173232				\$1686.96
	PAYROLL - 2020-12-10	12/10/2020	173233				\$1575.86
	PAYROLL - 2020-12-10	12/10/2020	173234				\$2019.40

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CHECK TYPE	CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME/VENDOR	DD/CHECK AMT
	PAYROLL - 2020-12-10	12/10/2020	173235				\$1633.60
	PAYROLL - 2020-12-10	12/10/2020	173236				\$1407.93
	PAYROLL - 2020-12-10	12/10/2020	173237				\$1997.13
	PAYROLL - 2020-12-10	12/10/2020	173238				\$2030.96
	PAYROLL - 2020-12-10	12/10/2020	173239				\$2143.53
	PAYROLL - 2020-12-10	12/10/2020	173240				\$1053.87
	PAYROLL - 2020-12-10	12/10/2020	173241				\$2060.53
	PAYROLL - 2020-12-10	12/10/2020	173242				\$1395.53
	PAYROLL - 2020-12-10	12/10/2020	173243				\$2267.06
	PAYROLL - 2020-12-10	12/10/2020	173244				\$1201.33
	PAYROLL - 2020-12-10	12/10/2020	173245				\$2171.74
	PAYROLL - 2020-12-10	12/10/2020	173246				\$2081.25
	PAYROLL - 2020-12-10	12/10/2020	173247				\$2204.24
	PAYROLL - 2020-12-10	12/10/2020	173248				\$2807.06
	PAYROLL - 2020-12-10	12/10/2020	173249				\$2041.16
	PAYROLL - 2020-12-10	12/10/2020	173250				\$1546.84
	PAYROLL - 2020-12-10	12/10/2020	173251				\$2464.26
	PAYROLL - 2020-12-10	12/10/2020	173252				\$596.48
	PAYROLL - 2020-12-10	12/10/2020	173253				\$2322.60
	PAYROLL - 2020-12-10	12/10/2020	173254				\$1853.51
	PAYROLL - 2020-12-10	12/10/2020	173255				\$1501.19
	PAYROLL - 2020-12-10	12/10/2020	173256				\$1578.83
	PAYROLL - 2020-12-10	12/10/2020	173257				\$2069.25
	PAYROLL - 2020-12-10	12/10/2020	173258				\$2107.16
	PAYROLL - 2020-12-10	12/10/2020	173259				\$1739.60
	PAYROLL - 2020-12-10	12/10/2020	173260				\$1746.97
	PAYROLL - 2020-12-10	12/10/2020	173261				\$3088.11
	PAYROLL - 2020-12-10	12/10/2020	173262				\$1636.98
	PAYROLL - 2020-12-10	12/10/2020	173263				\$2609.85
	PAYROLL - 2020-12-10	12/10/2020	173264				\$1991.95
	PAYROLL - 2020-12-10	12/10/2020	173265				\$2489.41
	PAYROLL - 2020-12-10	12/10/2020	173266				\$1456.72
	PAYROLL - 2020-12-10	12/10/2020	173267				\$1354.31
	PAYROLL - 2020-12-10	12/10/2020	173268				\$1718.00
	PAYROLL - 2020-12-10	12/10/2020	173269				\$2569.55

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CHECK TYPE	CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME/VENDOR	DD/CHECK AMT
	PAYROLL - 2020-12-10	12/10/2020	173270				\$2151.04
	PAYROLL - 2020-12-10	12/10/2020	173271				\$3581.60
	PAYROLL - 2020-12-10	12/10/2020	173272				\$2150.83
	PAYROLL - 2020-12-10	12/10/2020	173273				\$2099.75
	PAYROLL - 2020-12-10	12/10/2020	173274				\$1761.28
	PAYROLL - 2020-12-10	12/10/2020	173275				\$2432.17
	PAYROLL - 2020-12-10	12/10/2020	173276				\$741.59
	PAYROLL - 2020-12-10	12/10/2020	173277				\$1582.92
	PAYROLL - 2020-12-10	12/10/2020	173278				\$2506.40
	PAYROLL - 2020-12-10	12/10/2020	173279				\$2969.29
	PAYROLL - 2020-12-10	12/10/2020	173280				\$2041.05
	PAYROLL - 2020-12-10	12/10/2020	173281				\$2150.99
	PAYROLL - 2020-12-10	12/10/2020	173282				\$1975.71
	PAYROLL - 2020-12-10	12/10/2020	173283				\$1776.74
	PAYROLL - 2020-12-10	12/10/2020	173284				\$1326.13
	PAYROLL - 2020-12-10	12/10/2020	173285				\$1667.83
	PAYROLL - 2020-12-10	12/10/2020	173286				\$1616.60
	PAYROLL - 2020-12-10	12/10/2020	173287				\$1365.76
	PAYROLL - 2020-12-10	12/10/2020	173288				\$1322.20
	PAYROLL - 2020-12-10	12/10/2020	173289				\$2592.86
	PAYROLL - 2020-12-10	12/10/2020	173290				\$1541.46
	PAYROLL - 2020-12-10	12/10/2020	173291				\$2633.03
	PAYROLL - 2020-12-10	12/10/2020	173292				\$1930.58
	PAYROLL - 2020-12-10	12/10/2020	173293				\$624.57
	PAYROLL - 2020-12-10	12/10/2020	173294				\$2349.71
	PAYROLL - 2020-12-10	12/10/2020	173295				\$1135.83
	PAYROLL - 2020-12-10	12/10/2020	173296				\$1841.03
	PAYROLL - 2020-12-10	12/10/2020	173297				\$2719.91
	PAYROLL - 2020-12-10	12/10/2020	173298				\$1689.00
	PAYROLL - 2020-12-10	12/10/2020	173299				\$2067.88
	PAYROLL - 2020-12-10	12/10/2020	173300				\$2861.17
	PAYROLL - 2020-12-10	12/10/2020	173301				\$2915.44
	PAYROLL - 2020-12-10	12/10/2020	173302				\$645.03
	PAYROLL - 2020-12-10	12/10/2020	173303				\$1653.78
	PAYROLL - 2020-12-10	12/10/2020	173304				\$1528.00

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CHECK TYPE	CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME/VENDOR	DD/CHECK AMT
	PAYROLL - 2020-12-10	12/10/2020	173305				\$1800.63
	PAYROLL - 2020-12-10	12/10/2020	173306				\$1660.33
	PAYROLL - 2020-12-10	12/10/2020	173307				\$1246.47
	PAYROLL - 2020-12-10	12/10/2020	173308				\$2097.76
	PAYROLL - 2020-12-10	12/10/2020	173309				\$1777.49
	PAYROLL - 2020-12-10	12/10/2020	173310				\$1722.27
	PAYROLL - 2020-12-10	12/10/2020	173311				\$2990.10
	PAYROLL - 2020-12-10	12/10/2020	173312				\$2390.19
	PAYROLL - 2020-12-10	12/10/2020	173313				\$2463.39
	PAYROLL - 2020-12-10	12/10/2020	173314				\$3522.02
	PAYROLL - 2020-12-10	12/10/2020	173315				\$2124.22
	PAYROLL - 2020-12-10	12/10/2020	173316				\$2441.10
	PAYROLL - 2020-12-10	12/10/2020	173317				\$1782.63
	PAYROLL - 2020-12-10	12/10/2020	173318				\$2280.93
	PAYROLL - 2020-12-10	12/10/2020	173319				\$2970.68
	PAYROLL - 2020-12-10	12/10/2020	173320				\$1881.42
	PAYROLL - 2020-12-10	12/10/2020	173321				\$2149.60
	PAYROLL - 2020-12-10	12/10/2020	173322				\$1215.12
	PAYROLL - 2020-12-10	12/10/2020	173323				\$2576.03
	PAYROLL - 2020-12-10	12/10/2020	173324				\$2036.22
	PAYROLL - 2020-12-10	12/10/2020	173325				\$1090.78
	PAYROLL - 2020-12-10	12/10/2020	173326				\$1640.20
	PAYROLL - 2020-12-10	12/10/2020	173327				\$2000.90
	PAYROLL - 2020-12-10	12/10/2020	173328				\$2283.01
	PAYROLL - 2020-12-10	12/10/2020	173329				\$3392.87
	PAYROLL - 2020-12-10	12/10/2020	173330				\$1822.69
	PAYROLL - 2020-12-10	12/10/2020	173331				\$2334.59
	PAYROLL - 2020-12-10	12/10/2020	173332				\$2602.44
	PAYROLL - 2020-12-10	12/10/2020	173333				\$1380.62
	PAYROLL - 2020-12-10	12/10/2020	173334				\$2729.53
	PAYROLL - 2020-12-10	12/10/2020	173335				\$2354.32
	PAYROLL - 2020-12-10	12/10/2020	173336				\$1249.53
	PAYROLL - 2020-12-10	12/10/2020	173337				\$1116.03
	PAYROLL - 2020-12-10	12/10/2020	173338				\$1650.85
	PAYROLL - 2020-12-10	12/10/2020	173339				\$2310.52

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CHECK TYPE	CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME/VENDOR	DD/CHECK AMT
	PAYROLL - 2020-12-10	12/10/2020	173340				\$2943.24
	PAYROLL - 2020-12-10	12/10/2020	173341				\$1900.94
	PAYROLL - 2020-12-10	12/10/2020	173342				\$2671.07
	PAYROLL - 2020-12-10	12/10/2020	173343				\$2146.33
	PAYROLL - 2020-12-10	12/10/2020	173344				\$1592.48
	PAYROLL - 2020-12-10	12/10/2020	173345				\$1063.03
	PAYROLL - 2020-12-10	12/10/2020	173346				\$2618.63
	PAYROLL - 2020-12-10	12/10/2020	173347				\$1654.14
	PAYROLL - 2020-12-10	12/10/2020	173348				\$1814.10
	PAYROLL - 2020-12-10	12/10/2020	173349				\$741.19
	PAYROLL - 2020-12-10	12/10/2020	173350				\$1621.76
	PAYROLL - 2020-12-10	12/10/2020	173351				\$526.17
	PAYROLL - 2020-12-10	12/10/2020	173352				\$957.38
	PAYROLL - 2020-12-10	12/10/2020	173353				\$502.40
	PAYROLL - 2020-12-10	12/10/2020	173354				\$805.50
	PAYROLL - 2020-12-10	12/10/2020	173355				\$1788.53
	PAYROLL - 2020-12-10	12/10/2020	173356				\$446.54
	PAYROLL - 2020-12-10	12/10/2020	173357				\$804.52
	PAYROLL - 2020-12-10	12/10/2020	173358				\$1608.19
	PAYROLL - 2020-12-10	12/10/2020	173359				\$243.63
	PAYROLL - 2020-12-10	12/10/2020	173360				\$622.13
	PAYROLL - 2020-12-10	12/10/2020	173361				\$860.13
	PAYROLL - 2020-12-10	12/10/2020	173362				\$1621.68
	PAYROLL - 2020-12-10	12/10/2020	173363				\$1097.50
	PAYROLL - 2020-12-10	12/10/2020	173364				\$709.82
	PAYROLL - 2020-12-10	12/10/2020	173365				\$1606.68
	PAYROLL - 2020-12-10	12/10/2020	173366				\$1080.44
	PAYROLL - 2020-12-10	12/10/2020	173367				\$1749.17
	PAYROLL - 2020-12-10	12/10/2020	173368				\$994.13
	PAYROLL - 2020-12-10	12/10/2020	173369				\$627.21
	PAYROLL - 2020-12-10	12/10/2020	173370				\$1387.82
	PAYROLL - 2020-12-10	12/10/2020	173371				\$1050.14
	PAYROLL - 2020-12-10	12/10/2020	173372				\$1454.99
	PAYROLL - 2020-12-10	12/10/2020	173373				\$448.66
	PAYROLL - 2020-12-10	12/10/2020	173374			BRUNNER, DANIEL H.	\$357.50

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CHECK TYPE	CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME/VENDOR	DD/CHECK AMT
	PAYROLL - 2020-12-10	12/10/2020	173375			GET PROGRAM	\$431.00
	PAYROLL - 2020-12-10	12/10/2020	173376			LIFE INSURANCE COMPANY OF NORTH	\$39.50
	PAYROLL - 2020-12-10	12/10/2020	173377			WILLIAM C. EARTHART COMPANY	\$5722.60
	PAYROLL - 2020-12-10	TOTALS:					\$1,254,173.82
PAYROLL - 2020-12-23	PAYROLL - 2020-12-23	12/23/2020	173378				\$2064.66
	PAYROLL - 2020-12-23	12/23/2020	173379				\$1169.20
	PAYROLL - 2020-12-23	12/23/2020	173380				\$2118.13
	PAYROLL - 2020-12-23	12/23/2020	173381				\$1457.87
	PAYROLL - 2020-12-23	12/23/2020	173382				\$1754.33
	PAYROLL - 2020-12-23	12/23/2020	173383				\$2180.96
	PAYROLL - 2020-12-23	12/23/2020	173384				\$4085.46
	PAYROLL - 2020-12-23	12/23/2020	173385				\$2153.58
	PAYROLL - 2020-12-23	12/23/2020	173386				\$1381.52
	PAYROLL - 2020-12-23	12/23/2020	173387				\$1910.26
	PAYROLL - 2020-12-23	12/23/2020	173388				\$3509.35
	PAYROLL - 2020-12-23	12/23/2020	173389				\$3623.66
	PAYROLL - 2020-12-23	12/23/2020	173390				\$2134.56
	PAYROLL - 2020-12-23	12/23/2020	173391				\$864.44
	PAYROLL - 2020-12-23	12/23/2020	173392				\$4681.48
	PAYROLL - 2020-12-23	12/23/2020	173393				\$558.69
	PAYROLL - 2020-12-23	12/23/2020	173394				\$966.46
	PAYROLL - 2020-12-23	12/23/2020	173395				\$588.69
	PAYROLL - 2020-12-23	12/23/2020	173396				\$1094.76
	PAYROLL - 2020-12-23	12/23/2020	173397				\$952.35
	PAYROLL - 2020-12-23	12/23/2020	173398				\$991.02
	PAYROLL - 2020-12-23	12/23/2020	173399				\$4923.49
	PAYROLL - 2020-12-23	12/23/2020	173400				\$935.48
	PAYROLL - 2020-12-23	12/23/2020	173401				\$1888.65
	PAYROLL - 2020-12-23	12/23/2020	173402				\$1106.57
	PAYROLL - 2020-12-23	12/23/2020	173403				\$1752.49
	PAYROLL - 2020-12-23	12/23/2020	173404				\$607.38
	PAYROLL - 2020-12-23	12/23/2020	173405				\$649.03
	PAYROLL - 2020-12-23	12/23/2020	173406				\$1793.72
	PAYROLL - 2020-12-23	12/23/2020	173407				\$1008.60
	PAYROLL - 2020-12-23	12/23/2020	173408				\$1446.95

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CHECK TYPE	CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME/VENDOR	DD/CHECK AMT
	PAYROLL - 2020-12-23	12/23/2020	173409				\$2263.97
	PAYROLL - 2020-12-23	12/23/2020	173410				\$1127.74
	PAYROLL - 2020-12-23	12/23/2020	173411				\$1558.58
	PAYROLL - 2020-12-23	12/23/2020	173412				\$727.15
	PAYROLL - 2020-12-23	12/23/2020	173413				\$1347.02
	PAYROLL - 2020-12-23	12/23/2020	173414				\$1675.43
	PAYROLL - 2020-12-23	12/23/2020	173415				\$1483.00
	PAYROLL - 2020-12-23	12/23/2020	173416				\$1436.51
	PAYROLL - 2020-12-23	12/23/2020	173417				\$1233.66
	PAYROLL - 2020-12-23	12/23/2020	173418				\$1816.25
	PAYROLL - 2020-12-23	12/23/2020	173419				\$1397.17
	PAYROLL - 2020-12-23	12/23/2020	173420				\$1686.44
	PAYROLL - 2020-12-23	12/23/2020	173421				\$1621.32
	PAYROLL - 2020-12-23	12/23/2020	173422				\$1459.58
	PAYROLL - 2020-12-23	12/23/2020	173423				\$650.83
	PAYROLL - 2020-12-23	12/23/2020	173424				\$1553.77
	PAYROLL - 2020-12-23	12/23/2020	173425				\$1518.41
	PAYROLL - 2020-12-23	12/23/2020	173426				\$1818.26
	PAYROLL - 2020-12-23	12/23/2020	173427				\$1929.42
	PAYROLL - 2020-12-23	12/23/2020	173428				\$1483.41
	PAYROLL - 2020-12-23	12/23/2020	173429				\$1890.92
	PAYROLL - 2020-12-23	12/23/2020	173430				\$3962.34
	PAYROLL - 2020-12-23	12/23/2020	173431				\$2254.06
	PAYROLL - 2020-12-23	12/23/2020	173432				\$2341.14
	PAYROLL - 2020-12-23	12/23/2020	173433				\$4128.24
	PAYROLL - 2020-12-23	12/23/2020	173434				\$2175.55
	PAYROLL - 2020-12-23	12/23/2020	173435				\$1234.70
	PAYROLL - 2020-12-23	12/23/2020	173436				\$1337.00
	PAYROLL - 2020-12-23	12/23/2020	173437				\$1373.57
	PAYROLL - 2020-12-23	12/23/2020	173438				\$1457.07
	PAYROLL - 2020-12-23	12/23/2020	173439				\$1753.11
	PAYROLL - 2020-12-23	12/23/2020	173440				\$1396.81
	PAYROLL - 2020-12-23	12/23/2020	173441				\$1397.42
	PAYROLL - 2020-12-23	12/23/2020	173442				\$1327.22
	PAYROLL - 2020-12-23	12/23/2020	173443				\$2477.06

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CHECK TYPE	CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME/VENDOR	DD/CHECK AMT
	PAYROLL - 2020-12-23	12/23/2020	173444				\$1345.96
	PAYROLL - 2020-12-23	12/23/2020	173445				\$2272.56
	PAYROLL - 2020-12-23	12/23/2020	173446				\$1300.46
	PAYROLL - 2020-12-23	12/23/2020	173447				\$2110.43
	PAYROLL - 2020-12-23	12/23/2020	173448				\$1857.20
	PAYROLL - 2020-12-23	12/23/2020	173449				\$1162.31
	PAYROLL - 2020-12-23	12/23/2020	173450				\$2003.29
	PAYROLL - 2020-12-23	12/23/2020	173451				\$2238.63
	PAYROLL - 2020-12-23	12/23/2020	173452				\$1209.54
	PAYROLL - 2020-12-23	12/23/2020	173453				\$1911.09
	PAYROLL - 2020-12-23	12/23/2020	173454				\$1435.23
	PAYROLL - 2020-12-23	12/23/2020	173455				\$1668.71
	PAYROLL - 2020-12-23	12/23/2020	173456				\$1582.08
	PAYROLL - 2020-12-23	12/23/2020	173457				\$1924.27
	PAYROLL - 2020-12-23	12/23/2020	173458				\$1206.43
	PAYROLL - 2020-12-23	12/23/2020	173459				\$1689.73
	PAYROLL - 2020-12-23	12/23/2020	173460				\$1797.47
	PAYROLL - 2020-12-23	12/23/2020	173461				\$1769.52
	PAYROLL - 2020-12-23	12/23/2020	173462				\$1594.27
	PAYROLL - 2020-12-23	12/23/2020	173463				\$2424.43
	PAYROLL - 2020-12-23	12/23/2020	173464				\$1709.45
	PAYROLL - 2020-12-23	12/23/2020	173465				\$803.63
	PAYROLL - 2020-12-23	12/23/2020	173466				\$1229.20
	PAYROLL - 2020-12-23	12/23/2020	173467				\$111.35
	PAYROLL - 2020-12-23	12/23/2020	173468				\$1595.45
	PAYROLL - 2020-12-23	12/23/2020	173469				\$1439.78
	PAYROLL - 2020-12-23	12/23/2020	173470				\$1433.77
	PAYROLL - 2020-12-23	12/23/2020	173471				\$55.67
	PAYROLL - 2020-12-23	12/23/2020	173472				\$111.35
	PAYROLL - 2020-12-23	12/23/2020	173473				\$2008.08
	PAYROLL - 2020-12-23	12/23/2020	173474				\$1682.53
	PAYROLL - 2020-12-23	12/23/2020	173475				\$2204.09
	PAYROLL - 2020-12-23	12/23/2020	173476				\$1447.21
	PAYROLL - 2020-12-23	12/23/2020	173477				\$1311.65
	PAYROLL - 2020-12-23	12/23/2020	173478				\$3577.79

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CHECK TYPE	CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME/VENDOR	DD/CHECK AMT
	PAYROLL - 2020-12-23	12/23/2020	173479				\$302.92
	PAYROLL - 2020-12-23	12/23/2020	173480				\$1154.03
	PAYROLL - 2020-12-23	12/23/2020	173481				\$2169.51
	PAYROLL - 2020-12-23	12/23/2020	173482				\$2535.86
	PAYROLL - 2020-12-23	12/23/2020	173483				\$1604.27
	PAYROLL - 2020-12-23	12/23/2020	173484				\$1869.77
	PAYROLL - 2020-12-23	12/23/2020	173485				\$1820.97
	PAYROLL - 2020-12-23	12/23/2020	173486				\$1793.67
	PAYROLL - 2020-12-23	12/23/2020	173487				\$1970.61
	PAYROLL - 2020-12-23	12/23/2020	173488				\$2053.14
	PAYROLL - 2020-12-23	12/23/2020	173489				\$2767.63
	PAYROLL - 2020-12-23	12/23/2020	173490				\$1447.35
	PAYROLL - 2020-12-23	12/23/2020	173491				\$1759.10
	PAYROLL - 2020-12-23	12/23/2020	173492				\$1584.35
	PAYROLL - 2020-12-23	12/23/2020	173493				\$1629.71
	PAYROLL - 2020-12-23	12/23/2020	173494				\$2220.58
	PAYROLL - 2020-12-23	12/23/2020	173495				\$1712.90
	PAYROLL - 2020-12-23	12/23/2020	173496				\$1774.17
	PAYROLL - 2020-12-23	12/23/2020	173497				\$2045.76
	PAYROLL - 2020-12-23	12/23/2020	173498				\$1786.26
	PAYROLL - 2020-12-23	12/23/2020	173499				\$1793.03
	PAYROLL - 2020-12-23	12/23/2020	173500				\$1669.92
	PAYROLL - 2020-12-23	12/23/2020	173501				\$1669.59
	PAYROLL - 2020-12-23	12/23/2020	173502				\$1790.70
	PAYROLL - 2020-12-23	12/23/2020	173503				\$1344.30
	PAYROLL - 2020-12-23	12/23/2020	173504				\$1839.96
	PAYROLL - 2020-12-23	12/23/2020	173505				\$1223.26
	PAYROLL - 2020-12-23	12/23/2020	173506				\$1587.38
	PAYROLL - 2020-12-23	12/23/2020	173507				\$1507.80
	PAYROLL - 2020-12-23	12/23/2020	173508				\$1786.92
	PAYROLL - 2020-12-23	12/23/2020	173509				\$2056.23
	PAYROLL - 2020-12-23	12/23/2020	173510				\$1810.16
	PAYROLL - 2020-12-23	12/23/2020	173511				\$1482.20
	PAYROLL - 2020-12-23	12/23/2020	173512				\$2026.08
	PAYROLL - 2020-12-23	12/23/2020	173513				\$1714.35

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CHECK TYPE	CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME/VENDOR	DD/CHECK AMT
	PAYROLL - 2020-12-23	12/23/2020	173514				\$4163.26
	PAYROLL - 2020-12-23	12/23/2020	173515				\$4057.66
	PAYROLL - 2020-12-23	12/23/2020	173516				\$3399.87
	PAYROLL - 2020-12-23	12/23/2020	173517				\$2739.87
	PAYROLL - 2020-12-23	12/23/2020	173518				\$2967.34
	PAYROLL - 2020-12-23	12/23/2020	173519				\$2467.27
	PAYROLL - 2020-12-23	12/23/2020	173520				\$2926.03
	PAYROLL - 2020-12-23	12/23/2020	173521				\$3506.08
	PAYROLL - 2020-12-23	12/23/2020	173522				\$3027.18
	PAYROLL - 2020-12-23	12/23/2020	173523				\$2366.35
	PAYROLL - 2020-12-23	12/23/2020	173524				\$1980.27
	PAYROLL - 2020-12-23	12/23/2020	173525				\$2194.63
	PAYROLL - 2020-12-23	12/23/2020	173526				\$4048.71
	PAYROLL - 2020-12-23	12/23/2020	173527				\$2347.87
	PAYROLL - 2020-12-23	12/23/2020	173528				\$2673.93
	PAYROLL - 2020-12-23	12/23/2020	173529				\$2305.59
	PAYROLL - 2020-12-23	12/23/2020	173530				\$3071.69
	PAYROLL - 2020-12-23	12/23/2020	173531				\$3674.89
	PAYROLL - 2020-12-23	12/23/2020	173532				\$2204.79
	PAYROLL - 2020-12-23	12/23/2020	173533				\$3041.31
	PAYROLL - 2020-12-23	12/23/2020	173534				\$2764.00
	PAYROLL - 2020-12-23	12/23/2020	173535				\$2635.01
	PAYROLL - 2020-12-23	12/23/2020	173536				\$3957.47
	PAYROLL - 2020-12-23	12/23/2020	173537				\$2695.31
	PAYROLL - 2020-12-23	12/23/2020	173538				\$2615.33
	PAYROLL - 2020-12-23	12/23/2020	173539				\$4148.28
	PAYROLL - 2020-12-23	12/23/2020	173540				\$3397.44
	PAYROLL - 2020-12-23	12/23/2020	173541				\$4480.07
	PAYROLL - 2020-12-23	12/23/2020	173542				\$3526.10
	PAYROLL - 2020-12-23	12/23/2020	173543				\$3007.89
	PAYROLL - 2020-12-23	12/23/2020	173544				\$1590.32
	PAYROLL - 2020-12-23	12/23/2020	173545				\$2798.04
	PAYROLL - 2020-12-23	12/23/2020	173546				\$1418.24
	PAYROLL - 2020-12-23	12/23/2020	173547				\$3693.52
	PAYROLL - 2020-12-23	12/23/2020	173548				\$2569.08

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CHECK TYPE	CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME/VENDOR	DD/CHECK AMT
	PAYROLL - 2020-12-23	12/23/2020	173549				\$1822.99
	PAYROLL - 2020-12-23	12/23/2020	173550				\$2493.75
	PAYROLL - 2020-12-23	12/23/2020	173551				\$2609.60
	PAYROLL - 2020-12-23	12/23/2020	173552				\$2272.15
	PAYROLL - 2020-12-23	12/23/2020	173553				\$1512.28
	PAYROLL - 2020-12-23	12/23/2020	173554				\$2927.98
	PAYROLL - 2020-12-23	12/23/2020	173555				\$1412.20
	PAYROLL - 2020-12-23	12/23/2020	173556				\$2078.78
	PAYROLL - 2020-12-23	12/23/2020	173557				\$3623.47
	PAYROLL - 2020-12-23	12/23/2020	173558				\$3426.21
	PAYROLL - 2020-12-23	12/23/2020	173559				\$3674.22
	PAYROLL - 2020-12-23	12/23/2020	173560				\$2300.00
	PAYROLL - 2020-12-23	12/23/2020	173561				\$3505.02
	PAYROLL - 2020-12-23	12/23/2020	173562				\$2174.87
	PAYROLL - 2020-12-23	12/23/2020	173563				\$2707.53
	PAYROLL - 2020-12-23	12/23/2020	173564				\$1882.72
	PAYROLL - 2020-12-23	12/23/2020	173565				\$4507.47
	PAYROLL - 2020-12-23	12/23/2020	173566				\$2589.25
	PAYROLL - 2020-12-23	12/23/2020	173567				\$2473.85
	PAYROLL - 2020-12-23	12/23/2020	173568				\$2946.90
	PAYROLL - 2020-12-23	12/23/2020	173569				\$1743.49
	PAYROLL - 2020-12-23	12/23/2020	173570				\$3557.92
	PAYROLL - 2020-12-23	12/23/2020	173571				\$2191.06
	PAYROLL - 2020-12-23	12/23/2020	173572				\$3967.89
	PAYROLL - 2020-12-23	12/23/2020	173573				\$857.93
	PAYROLL - 2020-12-23	12/23/2020	173574				\$1831.69
	PAYROLL - 2020-12-23	12/23/2020	173575				\$3953.40
	PAYROLL - 2020-12-23	12/23/2020	173576				\$2439.97
	PAYROLL - 2020-12-23	12/23/2020	173577				\$2741.34
	PAYROLL - 2020-12-23	12/23/2020	173578				\$2633.20
	PAYROLL - 2020-12-23	12/23/2020	173579				\$2224.48
	PAYROLL - 2020-12-23	12/23/2020	173580				\$4575.40
	PAYROLL - 2020-12-23	12/23/2020	173581				\$2853.01
	PAYROLL - 2020-12-23	12/23/2020	173582				\$1270.73
	PAYROLL - 2020-12-23	12/23/2020	173583				\$2552.41

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CHECK TYPE	CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME/VENDOR	DD/CHECK AMT
	PAYROLL - 2020-12-23	12/23/2020	173584				\$1654.21
	PAYROLL - 2020-12-23	12/23/2020	173585				\$3337.34
	PAYROLL - 2020-12-23	12/23/2020	173586				\$3486.75
	PAYROLL - 2020-12-23	12/23/2020	173587				\$1577.70
	PAYROLL - 2020-12-23	12/23/2020	173588				\$2800.67
	PAYROLL - 2020-12-23	12/23/2020	173589				\$1457.36
	PAYROLL - 2020-12-23	12/23/2020	173590				\$4271.73
	PAYROLL - 2020-12-23	12/23/2020	173591				\$1874.68
	PAYROLL - 2020-12-23	12/23/2020	173592				\$3110.68
	PAYROLL - 2020-12-23	12/23/2020	173593				\$4310.01
	PAYROLL - 2020-12-23	12/23/2020	173594				\$1595.05
	PAYROLL - 2020-12-23	12/23/2020	173595				\$3402.52
	PAYROLL - 2020-12-23	12/23/2020	173596				\$3630.23
	PAYROLL - 2020-12-23	12/23/2020	173597				\$3124.72
	PAYROLL - 2020-12-23	12/23/2020	173598				\$3132.20
	PAYROLL - 2020-12-23	12/23/2020	173599				\$4836.30
	PAYROLL - 2020-12-23	12/23/2020	173600				\$3823.22
	PAYROLL - 2020-12-23	12/23/2020	173601				\$2791.35
	PAYROLL - 2020-12-23	12/23/2020	173602				\$2823.23
	PAYROLL - 2020-12-23	12/23/2020	173603				\$3409.68
	PAYROLL - 2020-12-23	12/23/2020	173604				\$1416.72
	PAYROLL - 2020-12-23	12/23/2020	173605				\$2813.72
	PAYROLL - 2020-12-23	12/23/2020	173606				\$1725.98
	PAYROLL - 2020-12-23	12/23/2020	173607				\$2685.32
	PAYROLL - 2020-12-23	12/23/2020	173608				\$1754.84
	PAYROLL - 2020-12-23	12/23/2020	173609				\$1445.54
	PAYROLL - 2020-12-23	12/23/2020	173610				\$3944.47
	PAYROLL - 2020-12-23	12/23/2020	173611				\$3717.66
	PAYROLL - 2020-12-23	12/23/2020	173612				\$3614.44
	PAYROLL - 2020-12-23	12/23/2020	173613				\$2543.07
	PAYROLL - 2020-12-23	12/23/2020	173614				\$1433.97
	PAYROLL - 2020-12-23	12/23/2020	173615				\$2383.38
	PAYROLL - 2020-12-23	12/23/2020	173616				\$2749.60
	PAYROLL - 2020-12-23	12/23/2020	173617				\$2894.49
	PAYROLL - 2020-12-23	12/23/2020	173618				\$2654.25

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CHECK TYPE	CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME/VENDOR	DD/CHECK AMT
	PAYROLL - 2020-12-23	12/23/2020	173619				\$5465.44
	PAYROLL - 2020-12-23	12/23/2020	173620				\$4537.73
	PAYROLL - 2020-12-23	12/23/2020	173621				\$2346.04
	PAYROLL - 2020-12-23	12/23/2020	173622				\$3363.74
	PAYROLL - 2020-12-23	12/23/2020	173623				\$1779.55
	PAYROLL - 2020-12-23	12/23/2020	173624				\$3309.93
	PAYROLL - 2020-12-23	12/23/2020	173625				\$2649.89
	PAYROLL - 2020-12-23	12/23/2020	173626				\$3689.38
	PAYROLL - 2020-12-23	12/23/2020	173627				\$3575.88
	PAYROLL - 2020-12-23	12/23/2020	173628				\$2666.35
	PAYROLL - 2020-12-23	12/23/2020	173629				\$1133.29
	PAYROLL - 2020-12-23	12/23/2020	173630				\$2694.52
	PAYROLL - 2020-12-23	12/23/2020	173631				\$2470.11
	PAYROLL - 2020-12-23	12/23/2020	173632				\$1612.16
	PAYROLL - 2020-12-23	12/23/2020	173633				\$2972.96
	PAYROLL - 2020-12-23	12/23/2020	173634				\$2838.95
	PAYROLL - 2020-12-23	12/23/2020	173635				\$3193.48
	PAYROLL - 2020-12-23	12/23/2020	173636				\$2355.84
	PAYROLL - 2020-12-23	12/23/2020	173637				\$2709.33
	PAYROLL - 2020-12-23	12/23/2020	173638				\$4423.14
	PAYROLL - 2020-12-23	12/23/2020	173639				\$3597.57
	PAYROLL - 2020-12-23	12/23/2020	173640				\$1253.62
	PAYROLL - 2020-12-23	12/23/2020	173641				\$3171.51
	PAYROLL - 2020-12-23	12/23/2020	173642				\$1375.97
	PAYROLL - 2020-12-23	12/23/2020	173643				\$1335.74
	PAYROLL - 2020-12-23	12/23/2020	173644				\$3086.92
	PAYROLL - 2020-12-23	12/23/2020	173645				\$3677.92
	PAYROLL - 2020-12-23	12/23/2020	173646				\$2764.48
	PAYROLL - 2020-12-23	12/23/2020	173647				\$3556.90
	PAYROLL - 2020-12-23	12/23/2020	173648				\$3117.55
	PAYROLL - 2020-12-23	12/23/2020	173649				\$2836.37
	PAYROLL - 2020-12-23	12/23/2020	173650				\$3205.47
	PAYROLL - 2020-12-23	12/23/2020	173651				\$3701.10
	PAYROLL - 2020-12-23	12/23/2020	173652				\$3238.27
	PAYROLL - 2020-12-23	12/23/2020	173653				\$3666.97

Payroll History Totals - MUNIS 12/1/2020 - 12/31/2020

CHECK TYPE	CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME/VENDOR	DD/CHECK AMT
	PAYROLL - 2020-12-23	12/23/2020	173654				\$2982.94
	PAYROLL - 2020-12-23	12/23/2020	173655				\$3466.13
	PAYROLL - 2020-12-23	12/23/2020	173656				\$3059.73
	PAYROLL - 2020-12-23	12/23/2020	173657				\$2873.92
	PAYROLL - 2020-12-23	12/23/2020	173658				\$1141.90
	PAYROLL - 2020-12-23	12/23/2020	173659				\$3329.55
	PAYROLL - 2020-12-23	12/23/2020	173660				\$3034.60
	PAYROLL - 2020-12-23	12/23/2020	173661				\$1954.42
	PAYROLL - 2020-12-23	12/23/2020	173662				\$2686.96
	PAYROLL - 2020-12-23	12/23/2020	173663				\$2429.54
	PAYROLL - 2020-12-23	12/23/2020	173664				\$2242.07
	PAYROLL - 2020-12-23	12/23/2020	173665				\$3054.23
	PAYROLL - 2020-12-23	12/23/2020	173666				\$1932.14
	PAYROLL - 2020-12-23	12/23/2020	173667				\$2051.22
	PAYROLL - 2020-12-23	12/23/2020	173668				\$2573.31
	PAYROLL - 2020-12-23	12/23/2020	173669				\$2155.46
	PAYROLL - 2020-12-23	12/23/2020	173670				\$1368.32
	PAYROLL - 2020-12-23	12/23/2020	173671				\$1997.73
	PAYROLL - 2020-12-23	12/23/2020	173672				\$2699.77
	PAYROLL - 2020-12-23	12/23/2020	173673				\$1920.24
	PAYROLL - 2020-12-23	12/23/2020	173674				\$1060.73
	PAYROLL - 2020-12-23	12/23/2020	173675				\$3574.21
	PAYROLL - 2020-12-23	12/23/2020	173676				\$4791.18
	PAYROLL - 2020-12-23	12/23/2020	173677				\$1594.40
	PAYROLL - 2020-12-23	12/23/2020	173678				\$6019.42
	PAYROLL - 2020-12-23	12/23/2020	173679				\$2688.78
	PAYROLL - 2020-12-23	12/23/2020	173680				\$1849.77
	PAYROLL - 2020-12-23	12/23/2020	173681				\$3439.38
	PAYROLL - 2020-12-23	12/23/2020	173682				\$2953.28
	PAYROLL - 2020-12-23	12/23/2020	173683				\$1642.42
	PAYROLL - 2020-12-23	12/23/2020	173684				\$5004.33
	PAYROLL - 2020-12-23	12/23/2020	173685				\$3695.21
	PAYROLL - 2020-12-23	12/23/2020	173686				\$2676.55
	PAYROLL - 2020-12-23	12/23/2020	173687				\$1738.40
	PAYROLL - 2020-12-23	12/23/2020	173688				\$2393.84

Payroll History Totals - MUNIS 12/1/2020 - 12/31/2020

CHECK TYPE	CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME/VENDOR	DD/CHECK AMT
	PAYROLL - 2020-12-23	12/23/2020	173689				\$2826.88
	PAYROLL - 2020-12-23	12/23/2020	173690				\$3094.57
	PAYROLL - 2020-12-23	12/23/2020	173691				\$2539.47
	PAYROLL - 2020-12-23	12/23/2020	173692				\$2784.76
	PAYROLL - 2020-12-23	12/23/2020	173693				\$1503.03
	PAYROLL - 2020-12-23	12/23/2020	173694				\$3498.85
	PAYROLL - 2020-12-23	12/23/2020	173695				\$3349.34
	PAYROLL - 2020-12-23	12/23/2020	173696				\$2657.04
	PAYROLL - 2020-12-23	12/23/2020	173697				\$3483.33
	PAYROLL - 2020-12-23	12/23/2020	173698				\$2409.45
	PAYROLL - 2020-12-23	12/23/2020	173699				\$1470.17
	PAYROLL - 2020-12-23	12/23/2020	173700				\$1893.21
	PAYROLL - 2020-12-23	12/23/2020	173701				\$956.34
	PAYROLL - 2020-12-23	12/23/2020	173702				\$2502.45
	PAYROLL - 2020-12-23	12/23/2020	173703				\$3659.71
	PAYROLL - 2020-12-23	12/23/2020	173704				\$2168.32
	PAYROLL - 2020-12-23	12/23/2020	173705				\$1265.55
	PAYROLL - 2020-12-23	12/23/2020	173706				\$2938.46
	PAYROLL - 2020-12-23	12/23/2020	173707				\$3406.24
	PAYROLL - 2020-12-23	12/23/2020	173708				\$4264.06
	PAYROLL - 2020-12-23	12/23/2020	173709				\$3367.28
	PAYROLL - 2020-12-23	12/23/2020	173710				\$1451.34
	PAYROLL - 2020-12-23	12/23/2020	173711				\$2636.83
	PAYROLL - 2020-12-23	12/23/2020	173712				\$2394.40
	PAYROLL - 2020-12-23	12/23/2020	173713				\$3218.83
	PAYROLL - 2020-12-23	12/23/2020	173714				\$5696.42
	PAYROLL - 2020-12-23	12/23/2020	173715				\$2407.61
	PAYROLL - 2020-12-23	12/23/2020	173716				\$1975.04
	PAYROLL - 2020-12-23	12/23/2020	173717				\$2024.67
	PAYROLL - 2020-12-23	12/23/2020	173718				\$2230.43
	PAYROLL - 2020-12-23	12/23/2020	173719				\$2715.99
	PAYROLL - 2020-12-23	12/23/2020	173720				\$2086.70
	PAYROLL - 2020-12-23	12/23/2020	173721				\$1585.87
	PAYROLL - 2020-12-23	12/23/2020	173722				\$1633.68
	PAYROLL - 2020-12-23	12/23/2020	173723				\$4902.71

Payroll History Totals - MUNIS 12/1/2020 - 12/31/2020

CHECK TYPE	CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME/VENDOR	DD/CHECK AMT
	PAYROLL - 2020-12-23	12/23/2020	173724				\$864.83
	PAYROLL - 2020-12-23	12/23/2020	173725				\$1396.13
	PAYROLL - 2020-12-23	12/23/2020	173726				\$2216.32
	PAYROLL - 2020-12-23	12/23/2020	173727				\$1807.15
	PAYROLL - 2020-12-23	12/23/2020	173728				\$2469.21
	PAYROLL - 2020-12-23	12/23/2020	173729				\$1692.21
	PAYROLL - 2020-12-23	12/23/2020	173730				\$1764.49
	PAYROLL - 2020-12-23	12/23/2020	173731				\$4413.82
	PAYROLL - 2020-12-23	12/23/2020	173732				\$1802.93
	PAYROLL - 2020-12-23	12/23/2020	173733				\$1083.89
	PAYROLL - 2020-12-23	12/23/2020	173734				\$1984.17
	PAYROLL - 2020-12-23	12/23/2020	173735				\$11637.22
	PAYROLL - 2020-12-23	12/23/2020	173736				\$2625.66
	PAYROLL - 2020-12-23	12/23/2020	173737				\$1552.28
	PAYROLL - 2020-12-23	12/23/2020	173738				\$1440.41
	PAYROLL - 2020-12-23	12/23/2020	173739				\$1450.79
	PAYROLL - 2020-12-23	12/23/2020	173740				\$2278.45
	PAYROLL - 2020-12-23	12/23/2020	173741				\$1936.23
	PAYROLL - 2020-12-23	12/23/2020	173742				\$1955.59
	PAYROLL - 2020-12-23	12/23/2020	173743				\$1152.43
	PAYROLL - 2020-12-23	12/23/2020	173744				\$2249.14
	PAYROLL - 2020-12-23	12/23/2020	173745				\$1461.28
	PAYROLL - 2020-12-23	12/23/2020	173746				\$1591.98
	PAYROLL - 2020-12-23	12/23/2020	173747				\$1618.19
	PAYROLL - 2020-12-23	12/23/2020	173748				\$1947.67
	PAYROLL - 2020-12-23	12/23/2020	173749				\$1788.39
	PAYROLL - 2020-12-23	12/23/2020	173750				\$1482.93
	PAYROLL - 2020-12-23	12/23/2020	173751				\$1860.40
	PAYROLL - 2020-12-23	12/23/2020	173752				\$2034.85
	PAYROLL - 2020-12-23	12/23/2020	173753				\$1235.86
	PAYROLL - 2020-12-23	12/23/2020	173754				\$2140.99
	PAYROLL - 2020-12-23	12/23/2020	173755				\$1686.12
	PAYROLL - 2020-12-23	12/23/2020	173756				\$1532.70
	PAYROLL - 2020-12-23	12/23/2020	173757				\$3453.32
	PAYROLL - 2020-12-23	12/23/2020	173758				\$1671.10

Payroll History Totals - MUNIS 12/1/2020 - 12/31/2020

CHECK TYPE	CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME/VENDOR	DD/CHECK AMT
	PAYROLL - 2020-12-23	12/23/2020	173759				\$1243.25
	PAYROLL - 2020-12-23	12/23/2020	173760				\$1897.08
	PAYROLL - 2020-12-23	12/23/2020	173761				\$1091.77
	PAYROLL - 2020-12-23	12/23/2020	173762				\$1731.08
	PAYROLL - 2020-12-23	12/23/2020	173763				\$2292.42
	PAYROLL - 2020-12-23	12/23/2020	173764				\$2019.48
	PAYROLL - 2020-12-23	12/23/2020	173765				\$1682.31
	PAYROLL - 2020-12-23	12/23/2020	173766				\$1718.86
	PAYROLL - 2020-12-23	12/23/2020	173767				\$1640.27
	PAYROLL - 2020-12-23	12/23/2020	173768				\$1268.84
	PAYROLL - 2020-12-23	12/23/2020	173769				\$1697.24
	PAYROLL - 2020-12-23	12/23/2020	173770				\$1217.18
	PAYROLL - 2020-12-23	12/23/2020	173771				\$1608.34
	PAYROLL - 2020-12-23	12/23/2020	173772				\$1657.67
	PAYROLL - 2020-12-23	12/23/2020	173773				\$1828.04
	PAYROLL - 2020-12-23	12/23/2020	173774				\$997.43
	PAYROLL - 2020-12-23	12/23/2020	173775				\$1705.12
	PAYROLL - 2020-12-23	12/23/2020	173776				\$1480.98
	PAYROLL - 2020-12-23	12/23/2020	173777				\$1825.40
	PAYROLL - 2020-12-23	12/23/2020	173778				\$1399.77
	PAYROLL - 2020-12-23	12/23/2020	173779				\$1765.93
	PAYROLL - 2020-12-23	12/23/2020	173780				\$1688.60
	PAYROLL - 2020-12-23	12/23/2020	173781				\$1623.55
	PAYROLL - 2020-12-23	12/23/2020	173782				\$2214.52
	PAYROLL - 2020-12-23	12/23/2020	173783				\$1596.35
	PAYROLL - 2020-12-23	12/23/2020	173784				\$1131.98
	PAYROLL - 2020-12-23	12/23/2020	173785				\$2045.93
	PAYROLL - 2020-12-23	12/23/2020	173786				\$596.55
	PAYROLL - 2020-12-23	12/23/2020	173787				\$2160.96
	PAYROLL - 2020-12-23	12/23/2020	173788				\$1694.93
	PAYROLL - 2020-12-23	12/23/2020	173789				\$1274.64
	PAYROLL - 2020-12-23	12/23/2020	173790				\$1900.70
	PAYROLL - 2020-12-23	12/23/2020	173791				\$2143.00
	PAYROLL - 2020-12-23	12/23/2020	173792				\$2283.56
	PAYROLL - 2020-12-23	12/23/2020	173793				\$1885.54

Payroll History Totals - MUNIS 12/1/2020 - 12/31/2020

CHECK TYPE	CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME/VENDOR	DD/CHECK AMT
	PAYROLL - 2020-12-23	12/23/2020	173794				\$3979.74
	PAYROLL - 2020-12-23	12/23/2020	173795				\$2180.36
	PAYROLL - 2020-12-23	12/23/2020	173796				\$2560.14
	PAYROLL - 2020-12-23	12/23/2020	173797				\$1980.93
	PAYROLL - 2020-12-23	12/23/2020	173798				\$2490.43
	PAYROLL - 2020-12-23	12/23/2020	173799				\$1671.10
	PAYROLL - 2020-12-23	12/23/2020	173800				\$1368.18
	PAYROLL - 2020-12-23	12/23/2020	173801				\$1719.02
	PAYROLL - 2020-12-23	12/23/2020	173802				\$2530.94
	PAYROLL - 2020-12-23	12/23/2020	173803				\$2149.27
	PAYROLL - 2020-12-23	12/23/2020	173804				\$3738.32
	PAYROLL - 2020-12-23	12/23/2020	173805				\$2362.54
	PAYROLL - 2020-12-23	12/23/2020	173806				\$2056.10
	PAYROLL - 2020-12-23	12/23/2020	173807				\$1750.14
	PAYROLL - 2020-12-23	12/23/2020	173808				\$2395.41
	PAYROLL - 2020-12-23	12/23/2020	173809				\$726.71
	PAYROLL - 2020-12-23	12/23/2020	173810				\$1574.48
	PAYROLL - 2020-12-23	12/23/2020	173811				\$2484.87
	PAYROLL - 2020-12-23	12/23/2020	173812				\$2931.76
	PAYROLL - 2020-12-23	12/23/2020	173813				\$1743.10
	PAYROLL - 2020-12-23	12/23/2020	173814				\$2150.04
	PAYROLL - 2020-12-23	12/23/2020	173815				\$1976.19
	PAYROLL - 2020-12-23	12/23/2020	173816				\$1581.94
	PAYROLL - 2020-12-23	12/23/2020	173817				\$1322.69
	PAYROLL - 2020-12-23	12/23/2020	173818				\$1661.85
	PAYROLL - 2020-12-23	12/23/2020	173819				\$1532.64
	PAYROLL - 2020-12-23	12/23/2020	173820				\$1364.88
	PAYROLL - 2020-12-23	12/23/2020	173821				\$1265.17
	PAYROLL - 2020-12-23	12/23/2020	173822				\$2561.91
	PAYROLL - 2020-12-23	12/23/2020	173823				\$1542.79
	PAYROLL - 2020-12-23	12/23/2020	173824				\$1738.68
	PAYROLL - 2020-12-23	12/23/2020	173825				\$2421.04
	PAYROLL - 2020-12-23	12/23/2020	173826				\$1253.95
	PAYROLL - 2020-12-23	12/23/2020	173827				\$2628.74
	PAYROLL - 2020-12-23	12/23/2020	173828				\$1118.42

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CHECK TYPE	CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME/VENDOR	DD/CHECK AMT
	PAYROLL - 2020-12-23	12/23/2020	173829				\$1253.12
	PAYROLL - 2020-12-23	12/23/2020	173830				\$1809.92
	PAYROLL - 2020-12-23	12/23/2020	173831				\$1748.13
	PAYROLL - 2020-12-23	12/23/2020	173832				\$2024.24
	PAYROLL - 2020-12-23	12/23/2020	173833				\$2833.06
	PAYROLL - 2020-12-23	12/23/2020	173834				\$3327.94
	PAYROLL - 2020-12-23	12/23/2020	173835				\$1300.30
	PAYROLL - 2020-12-23	12/23/2020	173836				\$1639.81
	PAYROLL - 2020-12-23	12/23/2020	173837				\$1532.14
	PAYROLL - 2020-12-23	12/23/2020	173838				\$1197.15
	PAYROLL - 2020-12-23	12/23/2020	173839				\$1630.91
	PAYROLL - 2020-12-23	12/23/2020	173840				\$1229.70
	PAYROLL - 2020-12-23	12/23/2020	173841				\$2167.89
	PAYROLL - 2020-12-23	12/23/2020	173842				\$1710.23
	PAYROLL - 2020-12-23	12/23/2020	173843				\$1227.12
	PAYROLL - 2020-12-23	12/23/2020	173844				\$3076.91
	PAYROLL - 2020-12-23	12/23/2020	173845				\$1999.21
	PAYROLL - 2020-12-23	12/23/2020	173846				\$1822.39
	PAYROLL - 2020-12-23	12/23/2020	173847				\$1783.72
	PAYROLL - 2020-12-23	12/23/2020	173848				\$1339.99
	PAYROLL - 2020-12-23	12/23/2020	173849				\$1846.03
	PAYROLL - 2020-12-23	12/23/2020	173850				\$1605.87
	PAYROLL - 2020-12-23	12/23/2020	173851				\$1738.95
	PAYROLL - 2020-12-23	12/23/2020	173852				\$1758.24
	PAYROLL - 2020-12-23	12/23/2020	173853				\$1460.98
	PAYROLL - 2020-12-23	12/23/2020	173854				\$1961.71
	PAYROLL - 2020-12-23	12/23/2020	173855				\$1203.11
	PAYROLL - 2020-12-23	12/23/2020	173856				\$2540.25
	PAYROLL - 2020-12-23	12/23/2020	173857				\$1361.64
	PAYROLL - 2020-12-23	12/23/2020	173858				\$1070.88
	PAYROLL - 2020-12-23	12/23/2020	173859				\$1637.16
	PAYROLL - 2020-12-23	12/23/2020	173860				\$1576.51
	PAYROLL - 2020-12-23	12/23/2020	173861				\$1902.31
	PAYROLL - 2020-12-23	12/23/2020	173862				\$3614.90
	PAYROLL - 2020-12-23	12/23/2020	173863				\$1803.18

Payroll History Totals - MUNIS 12/1/2020 - 12/31/2020

CHECK TYPE	CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME/VENDOR	DD/CHECK AMT
	PAYROLL - 2020-12-23	12/23/2020	173864				\$1692.68
	PAYROLL - 2020-12-23	12/23/2020	173865				\$2110.05
	PAYROLL - 2020-12-23	12/23/2020	173866				\$1325.85
	PAYROLL - 2020-12-23	12/23/2020	173867				\$2105.12
	PAYROLL - 2020-12-23	12/23/2020	173868				\$1830.12
	PAYROLL - 2020-12-23	12/23/2020	173869				\$1265.81
	PAYROLL - 2020-12-23	12/23/2020	173870				\$1318.72
	PAYROLL - 2020-12-23	12/23/2020	173871				\$1566.96
	PAYROLL - 2020-12-23	12/23/2020	173872				\$1679.05
	PAYROLL - 2020-12-23	12/23/2020	173873				\$1991.76
	PAYROLL - 2020-12-23	12/23/2020	173874				\$2037.32
	PAYROLL - 2020-12-23	12/23/2020	173875				\$1821.97
	PAYROLL - 2020-12-23	12/23/2020	173876				\$2159.17
	PAYROLL - 2020-12-23	12/23/2020	173877				\$1582.74
	PAYROLL - 2020-12-23	12/23/2020	173878				\$1062.19
	PAYROLL - 2020-12-23	12/23/2020	173879				\$2588.45
	PAYROLL - 2020-12-23	12/23/2020	173880				\$1646.22
	PAYROLL - 2020-12-23	12/23/2020	173881				\$1753.86
	PAYROLL - 2020-12-23	12/23/2020	173882				\$726.54
	PAYROLL - 2020-12-23	12/23/2020	173883				\$93.98
	PAYROLL - 2020-12-23	12/23/2020	173884				\$1593.43
	PAYROLL - 2020-12-23	12/23/2020	173885				\$532.80
	PAYROLL - 2020-12-23	12/23/2020	173886				\$918.96
	PAYROLL - 2020-12-23	12/23/2020	173887				\$559.47
	PAYROLL - 2020-12-23	12/23/2020	173888				\$806.46
	PAYROLL - 2020-12-23	12/23/2020	173889				\$1769.15
	PAYROLL - 2020-12-23	12/23/2020	173890				\$350.60
	PAYROLL - 2020-12-23	12/23/2020	173891				\$740.22
	PAYROLL - 2020-12-23	12/23/2020	173892				\$1580.55
	PAYROLL - 2020-12-23	12/23/2020	173893				\$178.20
	PAYROLL - 2020-12-23	12/23/2020	173894				\$621.63
	PAYROLL - 2020-12-23	12/23/2020	173895				\$802.81
	PAYROLL - 2020-12-23	12/23/2020	173896				\$1607.72
	PAYROLL - 2020-12-23	12/23/2020	173897				\$1098.98
	PAYROLL - 2020-12-23	12/23/2020	173898				\$685.32

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CHECK TYPE	CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME/VENDOR	DD/CHECK AMT
	PAYROLL - 2020-12-23	12/23/2020	173899				\$1610.01
	PAYROLL - 2020-12-23	12/23/2020	173900				\$1013.74
	PAYROLL - 2020-12-23	12/23/2020	173901				\$1746.37
	PAYROLL - 2020-12-23	12/23/2020	173902				\$995.66
	PAYROLL - 2020-12-23	12/23/2020	173903				\$610.32
	PAYROLL - 2020-12-23	12/23/2020	173904				\$1367.30
	PAYROLL - 2020-12-23	12/23/2020	173905				\$514.45
	PAYROLL - 2020-12-23	12/23/2020	173906				\$1429.67
	PAYROLL - 2020-12-23	12/23/2020	173907				\$448.04
	PAYROLL - 2020-12-23	12/23/2020	173908			AFLAC INSURANCE	\$1905.29
	PAYROLL - 2020-12-23	12/23/2020	173909			BENEFITS SOLUTIONS	\$6375.00
	PAYROLL - 2020-12-23	12/23/2020	173910			BENTON FRANKLIN COMMUNITY ACTION	\$49.00
	PAYROLL - 2020-12-23	12/23/2020	173911			BRUNNER, DANIEL H.	\$357.50
	PAYROLL - 2020-12-23	12/23/2020	173912			GARNISHMENT PAYEE - PAYROLL DEPT ONLY	\$423.58
	PAYROLL - 2020-12-23	12/23/2020	173913			GARNISHMENT PAYEE - PAYROLL DEPT ONLY	\$390.16
	PAYROLL - 2020-12-23	12/23/2020	173914			GET PROGRAM	\$431.00
	PAYROLL - 2020-12-23	12/23/2020	173915			LIFE INSURANCE COMPANY OF NORTH AMERICA	\$6965.30
	PAYROLL - 2020-12-23	12/23/2020	173916			WILLIAM C. EARHART COMPANY	\$37687.34
	PAYROLL - 2020-12-23	TOTALS:					\$1,196,712.14
Total Payroll Direct Deposit/Checks							\$2,450,885.96

PENSION - 2020-12-31	PENSION - 2020-12-31	12/31/2020	5684	N			\$839.70
	PENSION - 2020-12-31	12/31/2020	5685	N			\$826.57
	PENSION - 2020-12-31	12/31/2020	5686	N			\$718.25
	PENSION - 2020-12-31	12/31/2020	5687	N			\$478.19
	PENSION - 2020-12-31	12/31/2020	5688	N			\$1091.69
	PENSION - 2020-12-31	12/31/2020	5689	N			\$2.28
	PENSION - 2020-12-31	12/31/2020	5690	N			\$623.79
	PENSION - 2020-12-31	12/31/2020	5691	N			\$623.41
	PENSION - 2020-12-31	12/31/2020	5692	N			\$1343.86
	PENSION - 2020-12-31	12/31/2020	5693	N			\$703.18
	PENSION - 2020-12-31	12/31/2020	5694	N			\$1957.61
	PENSION - 2020-12-31	12/31/2020	5695	N			\$731.27
	PENSION - 2020-12-31	12/31/2020	5696	N			\$741.29
	PENSION - 2020-12-31	12/31/2020	5697	N			\$1000.16

Payroll History Totals - MUNIS 12/1/2020 - 12/31/2020

CHECK TYPE	CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME/VENDOR	DD/CHECK AMT
	PENSION - 2020-12-31	12/31/2020	5698	N			\$979.61
	PENSION - 2020-12-31	12/31/2020	5699	N			\$2834.37
	PENSION - 2020-12-31	12/31/2020	5700	N			\$1065.24
	PENSION - 2020-12-31	12/31/2020	5701	N			\$311.92
	PENSION - 2020-12-31	12/31/2020	5702	N			\$695.60
	PENSION - 2020-12-31	12/31/2020	5703	N			\$944.89
	PENSION - 2020-12-31	12/31/2020	5704	N			\$434.55
	PENSION - 2020-12-31	12/31/2020	5705	N			\$558.62
	PENSION - 2020-12-31	12/31/2020	5706	N			\$351.55
	PENSION - 2020-12-31	12/31/2020	5707	N			\$220.70
	PENSION - 2020-12-31	12/31/2020	5708	N			\$960.40
	PENSION - 2020-12-31	12/31/2020	5709	N			\$1191.94
	PENSION - 2020-12-31	12/31/2020	5710	N			\$851.81
	PENSION - 2020-12-31	12/31/2020	5711	N			\$1934.50
	PENSION - 2020-12-31	12/31/2020	5712	N			\$371.16
	PENSION - 2020-12-31	12/31/2020	5713	N			\$743.25
	PENSION - 2020-12-31	TOTALS:					\$26,131.36



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 1/19/2021

Agenda Category: Items of Business

Core Focus Area 1 - Promote Financial Stability & Operational Effectiveness

Core Focus Area 3 - Increase Economic Vitality

Subject:

Ordinance No. 51-20, Approving the 2020 Comprehensive Plan Amendments - Second Reading

Department:
Development Services

Ordinance/Resolution Number:
51-20

Document Type:
Ordinance

Recommended Motion:

Give second reading and pass Ordinance No. 51-20, approving the 2020 Comprehensive Plan Amendments.

Summary:

The City of Richland received two (2) applications for amendments to its Comprehensive Plan Land Use Map and its Official Zoning Map before March 1, 2020, which was the deadline for application submittals. On August 18, 2020, City Council held a workshop to review the 2020 Comprehensive Plan Amendment Docket, and on September 1, 2020, Richland City Council forwarded the docket via Resolution No. 125-20 to the Richland Planning Commission for processing.

On October 28, 2020, the Richland Planning Commission conducted a public hearing in which public testimony was received regarding the two (2) Comprehensive Plan Land Use Map and Official Zoning Map amendments. After receiving public input, the Planning Commission voted to recommend approval of the 2020 Comprehensive Plan Land Use Map and Official Zoning Map amendments. The two applications for Land Use Map amendments were:

1. Greg Markel (Vantage Way Properties)

Change the Comprehensive Plan Map: Designate approximately 177 acres as Medium Density Residential and approximately 123 acres as Commercial (from Public Facility). The subject site is approximately 300 acres in size and is located in the very northwest portion of the City along SR-240. The area in question is currently undeveloped and was previously owned by Washington State University. The subject site is an irregular trapezoid in shape with a curved base, whose borders are formed by SR 240 to the south, Horn Rapids Road unimproved right-of-way (north) and Beardsley Road unimproved right-of-way (east) as well as City-owned property to the west. The site has an undulating topography with approximately 58 vertical feet of elevation difference between the property's highest and lowest points. Property beyond Beardsley Road to the southeast contains the City of Richland's Off-Road Vehicle Park.

2. City of Richland (Economic Development Dept.)

Change the Comprehensive Plan Map: Change the comprehensive plan designation on approximately 30 acres from Industrial to Commercial.

The site is part of a larger parcel and is located within the Horn Rapids Industrial Park located north of SR 240 and across from the Village Parkway entrance to the Horn Rapids housing community. Currently, with the exception of SR 240 and the Horn Rapids community located south of SR 240 there is no development on or adjacent to the site. The Horn Rapids Sports Complex is located approximately 2,000 feet southeast of the subject property.

In addition to the proposed Comprehensive Plan Land Use Map changes, the Planning Commission also has recommended that the Official Zoning Map(s) be amended to reflect the following:

1. Greg Markel (Vantage Way Properties)

Change the Official Zoning Map to reflect the changes to the Comprehensive Plan Land Use Map by rezoning approximately 177 acres of the site from Agriculture (AG) to Medium Density Residential (R-2) and approximately 123 acres from Agriculture (AG) to Commercial Limited Business (C-LB) and General Business Use District (C-3).

2. City of Richland (Economic Development Dept.)

Change the Official Zoning Map to reflect the changes to the Comprehensive Plan Land Use Map by rezoning approximately 30 acres of the site from Medium Industrial (I-M) to General Business Use District (C-3).

City Council's required open public hearing was held on December 1, 2020. Input received from the public hearing has been addressed in the memorandum attached to this staff report, and further discussion will occur during this business item, after which staff recommends approval of Ordinance No. 52-20 for second reading and passage.

Fiscal Impact:

Approval of the proposed Land Use Map amendments will ultimately result in a change of zoning for each site, which will likely result in an increase in tax revenue for the City.

Attachments:

1. Ordinance No. 51-20
2. 2021.01.19 Memo to Council regarding CPA2020-102

WHEN RECORDED RETURN TO:

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

ORDINANCE NO. 51-20

AN ORDINANCE of the City of Richland adopting the 2020 Comprehensive Plan Amendments into the existing 2017 Comprehensive Plan and adopting the resulting document.

WHEREAS, through City of Richland Ordinance No. 42-17, the City adopted the Comprehensive Plan of the City of Richland (the "Comprehensive Plan") on October 3, 2017; and

WHEREAS, through City of Richland Ordinance No. 38-19, the City updated its Comprehensive Plan on October 1, 2019; 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, hearings 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 provision 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 36.70A.470(2); and

WHEREAS, the City of Richland accepted applications suggesting comprehensive plan or development regulation amendments between March 2, 2019 and March 1, 2020; and

WHEREAS, two (2) proposed amendments were received as identified in **Exhibit A**; and

WHEREAS, on August 18, 2020, Richland City Council held a workshop to review the proposed 2020 Comprehensive Plan Policies, Maps and Zoning Code Amendments Docket; and

WHEREAS, on September 1, 2020, Richland City Council passed Resolution No. 125-20 authorizing the 2020 Comprehensive Plan Policies, Maps and Zoning Code Amendments Docket; and

WHEREAS, the Planning Commission held a duly advertised public hearing on October 28, 2020 to accept testimony from anyone wishing to speak for or against the proposed changes; and

WHEREAS, on October 28, 2020, 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 December 1, 2020, Richland City Council held a public hearing to consider the proposed amendments and the recommendation of the Planning Commission. All testimony from anyone wishing to speak for or against the changes was accepted, after which Council deliberated on the proposed changes; and

WHEREAS, the Richland City Council finds it prudent to adopt the updated 2020 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 two (2) proposed amendments to the Comprehensive Plan map. The Council has read and considered the Planning 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 2020 Comprehensive Plan Policies, Maps and Code Amendments Docket was March 1, 2020.
3. Two (2) applications were received and deemed complete.
4. City Council conducted a workshop on August 18, 2020 to review the proposed 2020 Comprehensive Plan Policies, Maps and Zoning Code Amendments Docket.
5. City Council, after holding a public hearing on September 1, 2020, established the 2020 Comprehensive Plan Policies, Maps and Zoning Code Amendments Docket.
6. On September 17, 2020, public notice was sent to property owners within 300 feet of each of the proposed Comprehensive Plan Map and Zoning Map changes.
7. On October 22, 2020, the City of Richland Community Development Department issued a SEPA Threshold Determination of Non-Significance for the proposed 2020 Comprehensive Plan Policies, Maps and Zoning Code Amendments Docket. The SEPA Threshold Determination of Non-Significance was issued after utilizing the Optional DNS Method.
8. On September 17, 2020, the City of Richland provided, as required by RCW 36.70A.106, the required sixty (60) day notification to the State of Washington of the City's proposed 2020 Comprehensive Plan Policies, Maps and Zoning Code Amendments Docket and intent to adopt.
9. On September 17, 2020, the City of Richland provided notice to affected parcels and neighboring properties within a 300-foot radius of parcels under consideration of a public hearing to be held on October 28, 2020.
10. On September 27, 2020, a Notice of Public Hearing was published in the Tri-City Herald.
11. On September 17, 2020, a Notice of Public Hearing was posted at Richland City Hall and on the City of Richland Website.
12. By September 18, 2020, public hearing notice signs were posted on, or near, the two (2) properties which had submitted applications for consideration.
13. All public notification requirements for the public workshops and public hearings were met.
14. CPA 2020-102 & Z2020-101 consists of an application to change the land use designation and zoning districts on approximately 300 acres from Public Facilities (Agriculture Zoning District) to Medium-Density Residential (R-2) and Commercial (C-LB & C-3).

15. CPA2020-103 & Z2020-102 consists of an application filed by the City of Richland Economic Development Department to change the land use designation on approximately 30 acres from Industrial to Commercial and change the zoning district from Medium Industrial (I-M) to General Business (C-3).
16. 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 impact adopted levels of service standards for other public facilities and services such as parks, police, fire, emergency medical services and governmental services.
17. Adequate infrastructure, facilities and services are available to serve the proposed or potential development expected as a result of these amendments.
18. The proposed amendments are consistent with the goals, policies and objectives of the Comprehensive Plan.
19. The proposed Comprehensive Plan amendments will not result in probable significant adverse impacts to the transportation network, capital facilities, utilities, parks, and environmental features.
20. The subject parcels being re-designated are physically suitable for the allowed land uses in the designation being requested.
21. 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.
22. The proposed amendments will not have a cumulative adverse effect on the planning area.
23. 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.
24. The proposed area-wide rezoning of the properties in question is dependent upon a change in the land-use designation of the Comprehensive Plan.
25. The Planning Commission has recommended that City Council authorize the associated rezones in order to bring the zoning into compliance with the change of land-use designations authorized by the passage of the two (2) applications.

Section 3. The 2020 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 by this Ordinance No. 51-20.

Section 4. 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 5. This Ordinance shall take effect the day following its publication in the official newspaper of the City of Richland.

Section 6. Should any section or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, that decision shall not affect the validity of the Ordinance as a whole or any part thereof, other than the part so declared to be invalid.

Section 7. 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 19th day of January, 2021.

Ryan Lukson, Mayor

Attest:

Approved as to form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

Date Published: January 24, 2021

2020 DOCKET

File Number: CPA2020-102 & Z2020-101

Applicant: Greg Markel – Vantage Way Properties

Greg Markel (Vantage Way Properties) is proposing to amend the Land Use Map for approximately 300 acres from Public Facility (zoned Agriculture) to Commercial (C-LB & C-3) and Medium-Density Residential (R-2). (Parcel Numbers 112074000000000, 113071000002000, 107083000000000 & 118081000001002).

File Number: CPA2020-103 & Z2020-102

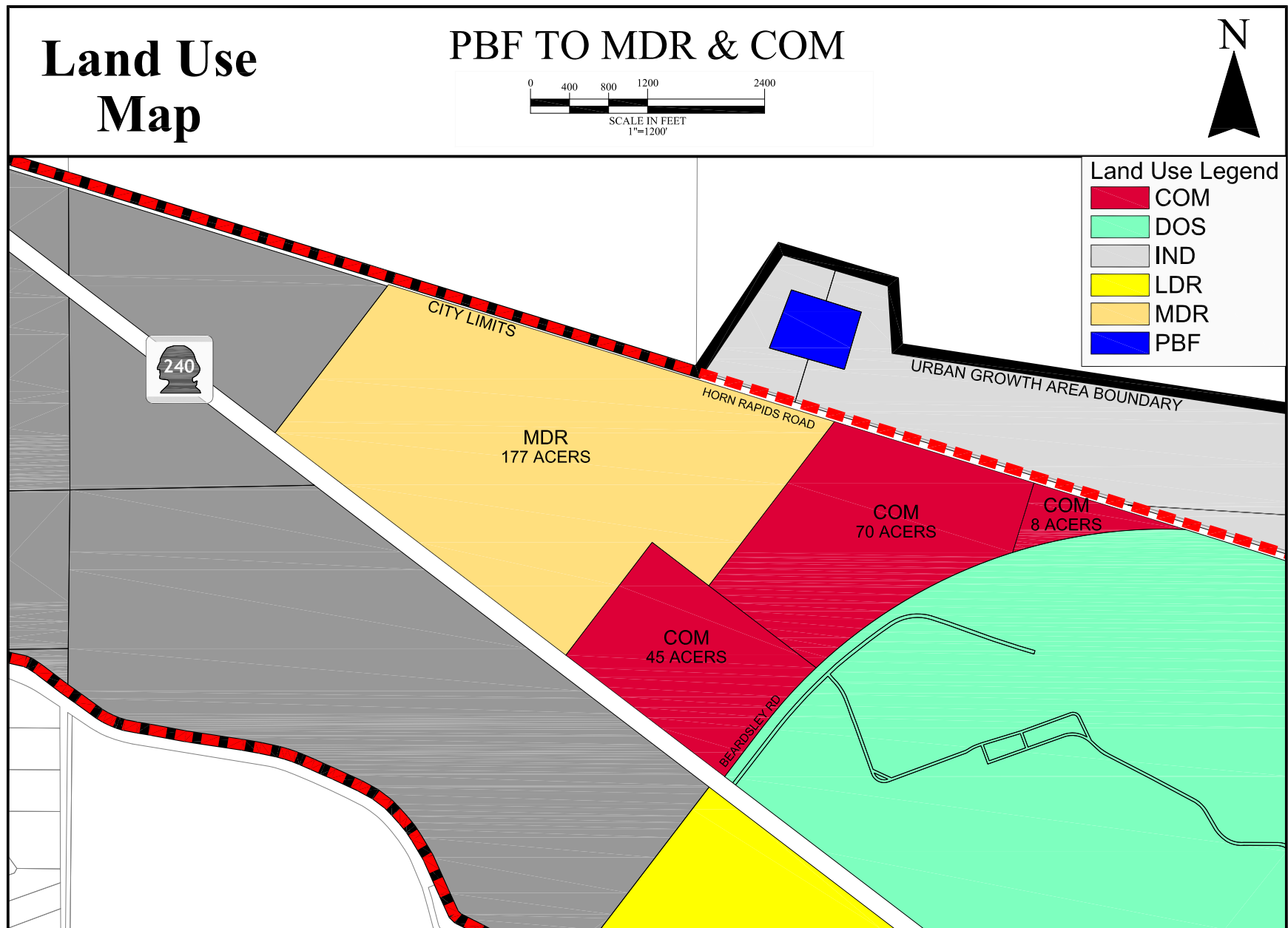
Applicant: City of Richland – Horn Rapids Industrial Park

The City of Richland Economic Development Department is proposing to amend the Land Use Map to change the current land use designation for approximately 30 acres of Horn Rapids Industrial Park property from Industrial to Commercial, and the underlying zoning district from Industrial (I-M) to Commercial (C-3). (Portion of Parcel Number 120081000001004).

2020 Docket Schedule (Tentative).

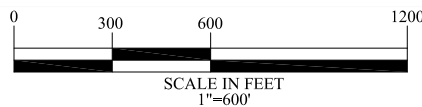
- **March 1, 2020 = Application Deadline**
- **August 18, 2020 = City Council Workshop**
- **September 1, 2020 = City Council Establishes Docket**
- **September 4, 2020 = Initiate Public Hearing and Dept. of Commerce 60-Day Review and SEPA Process**
- **October 14, 2020 = Planning Commission Workshop**
- **October 28, 2020 = Planning Commission Public Hearing.**
- **November 17, 2020 = City Council Adoption Hearing – First Reading.**
- **December 1, 2020 = City Council Adoption Hearing – Second Reading.**

Exhibit B



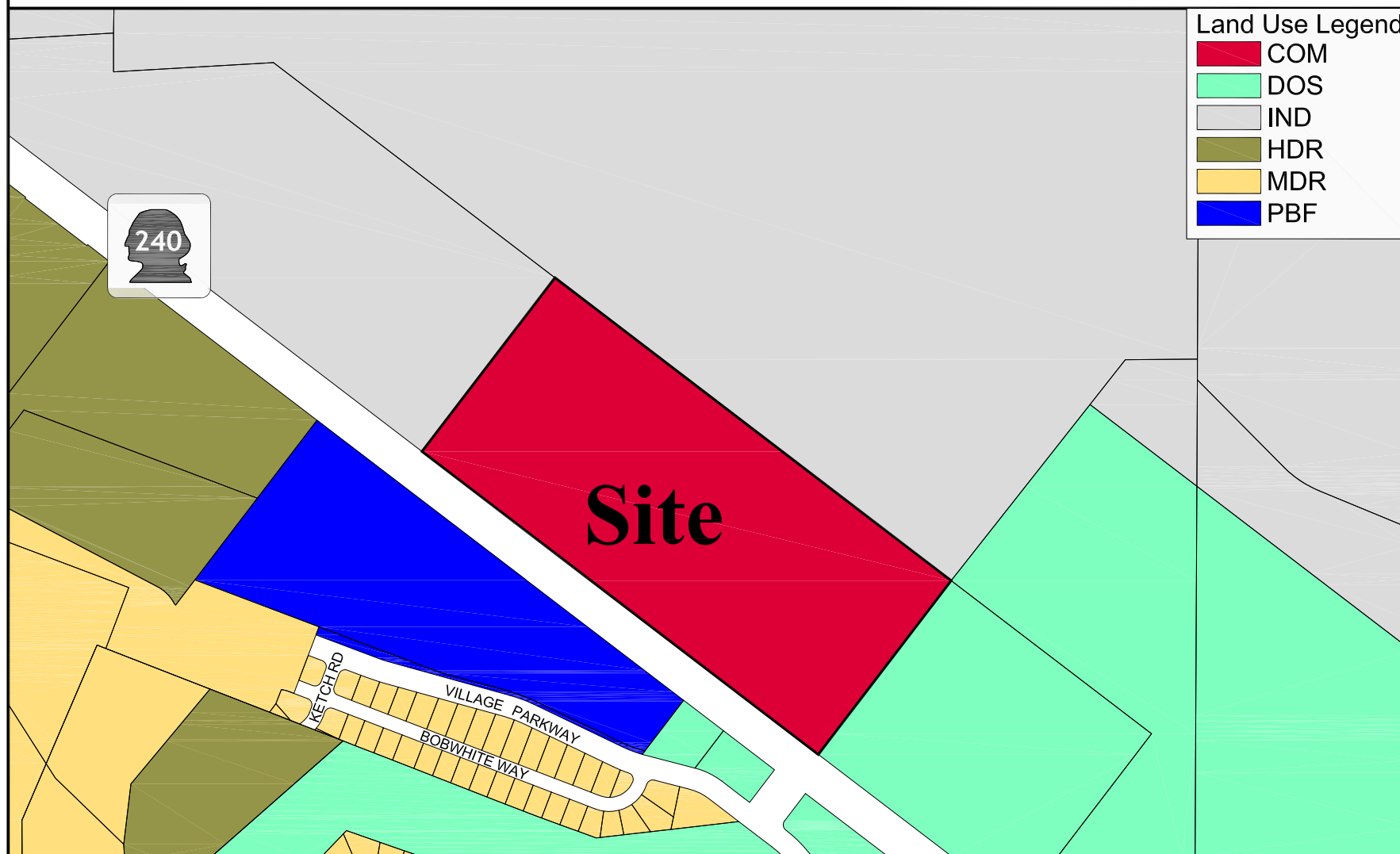
Land Use Map

IND TO COM



Land Use Legend

- COM
- DOS
- IND
- HDR
- MDR
- PBF





MEMORANDUM

DATE: January 19, 2021

TO: City Council

FROM: Mike Stevens, Planning Manager

RE: Patrick Paulson's Comments Regarding the 2020 Comprehensive Plan Amendment CPA 2020-102

Response to Patrick Paulson's comments:

1. Community Goal 7: Develop a vibrant Central Business District planned on a high density land use.

Paulson Comment: Allowing sprawl on previously undeveloped land discourages high intensity land use.

Staff Response: The project site is not located within the Central Business District (CBD). Allowing additional commercial and residential areas outside of the CBD does not necessarily mean that the CBD will not be developed as the City would like to see happen. In fact, the Council has established a priority to improve and develop the downtown area.

The Growth Management Act requires that counties and cities work together to establish Urban Growth Areas (UGAs) large enough to accommodate the 20-year growth projected for the City. The land in question is within the City's municipal boundary, not UGA. As a result, the city has determined that adequate infrastructure (water, sewer, electrical, etc) is available to accommodate future growth. In this particular situation, as is the same with other developments, the burden to extend the infrastructure to service the area would be borne by the developer, not the city. When it comes to the meaning of sprawl by the Growth Management Act (GMA), that is reserved for urban type densities located OUTSIDE of an approved UGA or current municipal boundary.

2. LU Goal 1, Policy 2: Facilitate planned growth and infill developments within the City.

Paulson Comment: Infill won't happen if there is previously undeveloped land that can be used instead.

Staff Response: Infill is the “filling in” of areas that are undeveloped. The proposed land use and zoning changes would specifically result in an infill project, this fulfilling LU Goal 1, Policy 2.

3. LU Goal 3, Policy 2: Encourage higher residential densities especially in and near the Central Business District area.

Paulson Comment: This amendment instead encourages Medium Density Residential far from Central Business District.

Staff Response: Existing zoning regulations already encourage higher residential densities in and near the CBD. Allowing medium-density residential housing and various forms of commercial development outside of the CBD does not automatically result in the CBD not being developed as the City would like.

4. LU Goal 5, Policy 1: Locate commercial uses so that they conveniently serve the needs of residential neighborhoods, workplaces, and are easily accessible via non-motorized modes of transport.

Paulson Comment: Proposed commercial area far from existing neighborhoods and work places, difficult to reach.

Staff Response: The Planning Commission discussed this issue and it was decided by the Commission that future growth on the Hanford Nuclear Reservation (“area”) will result in the need for more housing and commercial development closer to the “area” to provide housing and services for those individuals who work there. Also, the growth of the Horn Rapids Residential Development is occurring at an extremely quick pace and there is already a need for additional commercial services in the area as can be evidenced by the new gas-station/quick-mart and Firehouse Sub Restaurant located across from the main entrance to Horn Rapids (Kingsgate and SR 240).

5. LU Goal 6, Policy 2: Designate land use and zoning for higher-density residential uses, mixed-use, and business uses within and adjacent to the Central Business District.

Paulson Comment: Central Business District won’t be considered if cheap land can be developed instead.

Staff Response: There is a lot of concern regarding the development of the CBD in Mr. Paulson’s comments. The fact of the matter is that the CBD is undergoing change and that there is not only a need for future redevelopment in the CBD, but also need for commercial and residential land outside of the CBD for those individuals who choose not to live/work downtown.

6. LU Goal 6, Policy 3: Encourage infill development and redevelopment in the Central Business District.

Paulson Comment: Infill won’t happen; it’s easier to develop on edge of UGA.

Staff Response: See comments above.

7. UD Goal 1, Policy 2: Encourage redevelopment and upgrade of suitable commercial areas.

Paulson Comment: Re-designating new areas for commercial development discourages redevelopment of existing commercial areas.

Staff Response: Currently there are very few locations within the downtown area that are ready to be redeveloped outside of City owned properties. The GMA encourages the utilization of commercial “nodes” to provide services to citizens located in the various neighborhoods. The proposed commercial area would not only provide commercial services to the people living immediately adjacent, but would also provide services to people living in the Horn Rapids Community, as well as travelers entering Richland from the west, and county citizens who live along SR 25 going into Benton City.

8. Comprehensive Plan Page 29:

Paulson Comment: These areas will remain vacant, development will occur at edge of UGA

Staff response: See previous comments.

9. Supporting Analysis Page 29:

Paulson Comment: Proposal adds land to accommodate 2800 people.

Staff Response: Based on the numbers in the Comprehensive Plan it is true that the City likely has adequate land to accommodate its projected 20-year needs if the City owned land that is currently designated as Urban Reserve is changed to a residential land use designation. However, what is there to say that much of that land does not get designated as Parks & Public Facilities? Or what is there to say that the land will not be needed to accommodate future industrial growth? To rely on the Urban Reserve land use designation to accommodate all of the future housing necessary for the city’s 20-year growth is unrealistic.

10. Supporting Analysis Page 30: Considering the vacant 361 acres, the City will have a surplus of approximately 72 acres of land for public facilities.

Paulson Comment: Proposal removes 300 acres of public facility land, resulting in shortage of over 200 acres.

Staff Response: This analysis is deeply flawed because it did not take into consideration the fact that public parks and many other types of public facilities (schools, libraries, etc) are allowed in many of the commercial and residential zoning districts, not just lands designated as PPF. To say that there is only approximately 72 acres of land for public

facilities is simply not true. For instance, public parks, schools, public agency buildings and facilities, golf courses, trail head facilities, etc. are ALL permitted uses in the R-1-12, R-1-10, R-2, R-2S and R-3 residential zoning districts. Furthermore, the city allows for the dedication of lands for park purposes when large subdivisions are proposed. So, again, to say only 72 acres of land exists for these items is false as in fact, hundreds, if not thousands of acres actually exist for these items.

11. Summary of Patrick Paulson & Laurie Ness Comments on Proposed 2020 Comprehensive Plan Annual Amendment and Associated Rezones (CPA 2020-101).

Paulson/Ness Comment: We believe the proposed amendment will increase urban sprawl, require unnecessary installation and maintenance of City Services, unnecessarily increase demands on the transportation infrastructure and increase travel times. The proposed amendment seeks to change the land use of the relevant properties to Commercial and Medium Density Residential even though the 2017 Comprehensive Plan already had designated sufficient areas with those land uses.

Staff Response: Mr. Paulson and Ms. Ness claim that changing the land use designation and zoning of approximately 300 acres of land at the extreme northwest corner of the city will result in sprawl and will leave the city with a shortage of approximately 228 acres of land designated as “Public Facility”. As indicated in the responses above, each of the residential zoning districts and many of the commercial districts already allow for the installation of public parks, open spaces, schools and other municipal facilities. In reality, having a “Public Facility” and corresponding “Parks & Public Facilities” land use designation is unnecessary as many, if not all, of the uses contained in the Parks & Public Facilities Zone are, or can be, allowed in other zoning districts. However, this is not the question before City Council at this time.

What needs to be considered is whether or not the City has a need for additional residential, commercial, industrial or other Comprehensive Plan land use designations. The information provided by the applicant (Goldsmith Land Development Services) indicates that the numbers contained within the City’s Comprehensive Plan are flawed and that there is a need for additional residential and commercial areas based off of the land use analysis they prepared. Unfortunately, when dealing with 20-year land use projections it is difficult to accurately determine how much land will be needed to accommodate future development, which is why the legislature allows for jurisdictions to amend their Comprehensive Plans and associated development regulations annually. Over time, the assumptions used to prepare Comprehensive Plans change, which is what has happened in this particular situation.

Based upon staff’s knowledge of the Growth Management Act, it is staff’s opinion that the proposed amendments to the Land Use Map and Zoning Maps will NOT result in sprawl.

GENERAL COMMUNITY GOALS

Community Goal 1: Ensure and enhance the continuing sense of a livable and sustainable community in Richland.

Community Goal 2: Create a vibrant, progressive, and physically, socially, economically, and culturally diverse community providing choices of jobs, housing, and recreational opportunities to its residents of all ages.

Community Goal 3: Encourage continued interaction with other city, county, regional, tribal, state, and federal governments in order to coordinate regional efforts.

Community Goal 4: Encourage the identification, preservation, and enhancement of historic elements to give the future of the City continuity with the past.

Community Goal 5: Encourage the identification, preservation, and restoration of the City's open space and natural areas to maintain habitat, provide opportunities for residents to connect with nature, and meet educational, health, and outdoor recreational needs with associated economic opportunities to the community.

Community Goal 6: Implement programs for the improvement of the built environment and its aesthetic quality to maintain a clean, safe, and attractive community.

Community Goal 7: Develop a vibrant Central Business District ~~planned on a high density land use.~~

Community Goal 8: Provide infrastructure and public facilities that serve the best interest of the community.

Community Goal 9: Provide and support an efficient, varied, and well-maintained transportation network.

Community Goal 10: Achieve a diversified mix of private industry and commerce capable of supporting a strong and growing economy.

Community Goal 11: Work to implement the City's Strategic Keys.

Community Goal 12: Continue active citizen involvement and outreach education in development decisions and planning for Richland's future.

Allowing sprawl on previously undeveloped land discourages high intensity land use.

needed to provide for existing and planned urban areas. The City's Capital Improvement Plan is a six-year plan that reassesses priority areas for funding should the funding falls short of meeting the existing needs. To that effect, the City also adjusts its long term land use goals to align them with the funding availability.

Table LU-1: Land Use Designations and Zoning

Land Use Designation	Zoning
Residential	
Low Density Residential	LD
Medium Density Residential	MD
High Density Residential	HD
Badger Mountain South	Badger Mountain Master Plan
Commercial	
Business Commerce	B-C
Central Business District	CBD
Commercial	C-1, C-2, C-3, C-LB, CW
General Commercial	C-3
Regional Retail	C-2
Waterfront	WF
Commercial Recreation	CR
Public Lands/Open Space	
Developed Open Space	PPF
Natural Open Space	NOS
Urban Recreation	UR
Public Facility	PPF
Industrial	
Business Research Park	B-RP
Industrial	I-M, M-2
Mixed Use Designations	
Agricultural	FP, AG
Residential Office	C-LB
Urban Reserve	AG

Infill won't happen if there is previously undeveloped land that can be used instead

GOALS AND POLICIES

LU Goal 1: Plan for growth within the urban growth area and promote compatible land use.

Policy 1: Revitalize areas that are already within the City, especially areas within the Central Business District, such as the Parkway and Uptown, and the Island View areas.

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

LU Goal 2: Establish land uses that are sustainable and create a livable and vibrant community.

Policy 1: Maintain a variety of land use designations to accommodate appropriate residential, commercial, industrial, healthcare, educational, recreational, and open space uses that will take advantage of the existing infrastructure network.

Policy 2: Ensure that adequate public services are provided in a reasonable time frame for new developments.

Policy 3: Ensure that the intent of the land use and districts are maintained.

LU Goal 3: Maintain a broad range of residential land use designations to accommodate a variety of lifestyles and housing opportunities.

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

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

This amendment instead encourages Med. Dens. Residential far from Central Bus. District.

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

LU Goal 4: Promote commercial and industrial growth that supports the City's economic development goals.

Policy 1: Accommodate a variety of commercial land uses including retail and wholesale sales and services, and research and professional services.

Policy 2: Promote developments such as business and research parks, office parks, technology centers, manufacturing and processing facilities, and other types for high-tech uses.

Policy 3: Locate neighborhood-oriented commercial land uses in Neighborhood Retail Business areas.

Policy 4: Encourage the use of buffers or transition zones between non-compatible land uses.

Policy 5: In areas where residential uses are in close proximity to industrial or commercial lands, adequate development standards should be used in industrial or commercial developments to mitigate the impacts on residential uses.

Policy 6: Support industrial developments on lands previously owned by the Department of Energy and transferred to the City and the Port of Benton.

LU Goal 5: Ensure connectivity that enhances community access and promotes

Proposed commercial area far from existing neighborhoods and work places, difficult to reach.

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

Policy 2: Promote pedestrian and bicycle circulation throughout the community by connecting with the infrastructure and the City's network of parks and trail system.

Central Business District

LU Goal 6: Develop an attractive and vibrant Central Business District that displays the unique character of Richland.



Policy 1: Revitalize declining commercial areas by promoting clean, safe, and pedestrian- and bicycle-friendly environments.

Policy 2: Designate land use and zoning for higher-density residential uses, mixed-use, and business uses within and adjacent to the Central Business District.

Central business district won't be considered if cheap land can be developed instead

Policy 3: ~~Encourage infill development and redevelopment in the Central Business District.~~

Infill won't happen; its easier to develop on edge of UGA

Public Facilities



LU Goal 7: Encourage efficient use and location of public facilities such as transit centers, utility facilities, schools, parks, and other public uses.

- Policy 1: Locate municipal facilities within their service areas and ensure the grouping of facilities within neighborhoods, whenever feasible.
- Policy 2: Ensure that the scale, and location of public facilities are compatible with or buffered from existing and planned surrounding areas.
- Policy 3: Wherever possible, the City will locate park and school facilities together for efficient use of public facilities.
- Policy 4: Encourage the development of private and public regional sports and recreational facilities of a size and quality to attract significant numbers of users and spectators.

compatibility between land uses without infringing on private property rights.

- Policy 1: Ensure that lands designated Urban Reserve remain in this holding category to serve future demand for land.
- Policy 2: Apply the Agricultural designation in the Yakima River floodplain.
- Policy 3: At designated Waterfront land use locations, encourage an active mix of commercial, residential, and marine uses as allowed in the SMP.
- Policy 4: Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.
- Policy 5: Define and identify mineral resource lands located within its boundaries that are not already compromised by on-site, immediate, or adjacent urban growth and that have long-term significance for the extraction of minerals on a commercially-viable basis.
- Policy 6: Property and/or mineral rights owners should work with the City and appropriate agencies for protection of these sites. Designate mineral resource lands located in the City of Richland that meet the Criteria for Classification of Mineral Resources (WAC 365-190-070).
- Policy 7: Ensure that land uses surrounding the Richland Airport are compatible with existing and future airport operations and do not restrict the airport's ability to maintain or expand its existing and future aviation demands. Coordinate with



Urban Design

UD Goal 1: Create a physically attractive and culturally vibrant, pedestrian- and bicycle-friendly environment in the City.

- Policy 1: Establish and enhance the positive attributes of residential, commercial, central business, and other districts with appropriate transition between them.
- Policy 2: ~~Encourage redevelopment and upgrade of suitable commercial areas.~~
- Policy 3: Improve streetscape and connectivity for safe and pedestrian-friendly environments.



- Policy 4: Promote public arts, museums, and interpretive centers in coordination with public plazas and community spaces that reflect the unique history and culture of Richland.

UD Goal 2: Revitalize commercial areas, such as areas in the Central Business District including the Uptown retail area and the Island View area.

- Policy 1: Enhance the appearance, image, and design character of the Central Business District.
- Policy 2: Ensure adequate public transit, bicycle, and pedestrian access in the commercial centers along with parking and landscaping.
- Policy 3: Enhance the welcoming experience into the community through well-designed gateway features in prominent locations.

Re-designating new areas for commercial development discourages redevelopment of existing commercial areas.

infrastructure elements.

UD Goal 3: Development through appropriate design, should protect natural features such as rivers, shorelines, ridgelines, steep slopes, and archaeological and historical resources.

- Policy 1: Development should be sensitive to existing topography and landscape, and should minimize environmental impacts.
- Policy 2: Hillside development should, as much as practical, blend with the natural shape and texture of the land.
- Policy 3: Lighting should be designed so as to promote public safety as well as promote "Dark Sky" principals.

vacant and undeveloped land within the City and UGA. The results of this analysis indicated that the City has sufficient land within its UGA to accommodate the land needs for the projected residential and commercial growth. In 2016, the City and the Port of Benton received land from the Department of Energy that is specifically targeted for future industrial use. This land, together with the vacant industrial land that is within the City, provides an adequate industrial land supply for future employment growth.

A significant portion of future residential growth will occur in the Badger Mountain South and Horn Rapids areas. ~~Additional growth will take place in the existing vacant residential lands throughout the City.~~ It is also anticipated that commercial and waterfront areas will accommodate some high-density and mixed-use growth.

Some lands designated as “Urban Reserve” in the land use plan will need to be re-designated for residential land uses to ensure that an adequate land supply is provided to serve future growth.

Lands for Public Purposes

According to the GMA, the City is required to identify the needs for public facilities, including lands for public purposes. Current City-owned public facilities include parks and open spaces, transportation, water, sewer, storm water, solid waste, energy, and municipal facilities. Using the existing ratio of land per capita for public use, there is a surplus of 72 acres for public facilities land. The City’s developed open space requirement for parks facilities is determined by the parks level of service. The existing parklands are adequate to meet the demand. However, areas with new residential land use discussed in the next section will require an additional community park. The natural open space is determined by the existence of critical and natural areas, and other priority areas within the City. As the City grows, natural open spaces

will be identified based on the GMA criteria and best available science (BAS). Existing data and findings from similar communities indicate Richland has adequate open space to meet the future demand. Additional information regarding the City parklands and open space can be found in the Capital Facilities Element under “Parks, Recreation and Open Space” in this Plan, and in the supporting analysis in Appendix A.

PROPOSED LAND USE

These areas will remain vacant, development will occur at edge of UGA.

future on the area is the City the south e other area is located on the north side of the City abutting the Horn Rapids residential development.

The land use in the City View West area is re-designated from Urban Reserve to a mix of Low, Medium, and High Density Residential, Commercial, Public Facility, Developed, and Natural Open Space. The land use in the Horn Rapids Northwest area is re-designated from Urban Reserve to Low, and Medium Density Residential uses. These are shown in Table LU-3.

Additional land use re-designation includes a portion of an area in Columbia Point South, re-designated from Developed Open Space and Public Facility to Urban Recreation and Natural Open Space. The existing Natural Open Space land in the Columbia Point South area remains unchanged. Additional Natural Open Space land is designated along the shoreline. See Table LU-3, Proposed Land Use, and Figure LU-3, the Future Land Use Map.

From “Comprehensive Plan Supporting Analysis”

As indicated in the table above, 9,295 residential units can be developed at full buildout to accommodate 22,308 people. This still leaves a need to accommodate an additional 1391 people (23,699-22,308). The City currently has an urban reserve land use that can be used to satisfy the City's need for an additional 1391 people.

Table LU-4: Vacant and Available Land

Land Use	Total Acres		
Commercial(City)	1,388		1,546
Commercial(UGA)	11	5	16
Industrial(City)	2,914	2,026	4,940
Industrial ¹ (UGA)	447	1863.5	1,487
PublicLands ² (City)	4,385	953	5,338
PublicLands ² (UGA)	351	0	351

¹ Includes Department of Energy (DOE) transferred land

² Includes open space and public facilities land

The amount of vacant commercial land is anticipated to be sufficient to meet the needs of the projected population expected over the 20-year planning period. Re-development of underutilized lands within the Central Business District will help to meet the needs of the community for commercial lands created by annexation.

The City's industrial land bank transferred 1,600 acres to EnergyNorthwest for industrial development. The City and its partners marketed the property to industrial developers as "mega-sites" of 200 acres or larger. The proximity of this land to highways, rail, and utility services together with the large acreages available provide development opportunities for industries that exist in very few places throughout the Pacific Northwest.

Industrial lands located south of Horn Rapids Road will continue to be developed with industrial developments of a more typical scale. The available industrial lands within these two areas will ensure that the City has an adequate industrial land base throughout the planning period.

LANDS FOR PUBLIC PURPOSES

According to RCW 36.70A.150, the county and jurisdictions with nitar are required to work together to identify the needs for public facilities, including lands for public purposes. Current City-owned public facilities include parks and open spaces, transportation, water, sewer, storm water, solid waste, energy, and municipal facilities. Other public facilities include schools, irrigation, natural gas, and telecommunication services. Table LU-1 indicates public facility and transportation rights of way lands.

Table LU-5: Public Land in the City and UGA

Land Use	Acres in the City	Acres in the UGA	Total
Developed Open Space	2,170	144	2,314
Natural Open Space	2,154	322	2,476
Public Facility ²	1,014	27	1,041
Public Lands Subtotal	5,338	493	5,831

²Public facility lands includes public school sites, WSU campus, City owned facilities and cemeteries

Excluding the open space land, there are about 361 acres of vacant public facility land within the City limits. Richland's current land and per capita for public facility use (without including open space per capita) is 0.0122 acres. Based on this ratio, the additional 123,699 people will require 289 acres (23,699 x 0.0122) of land. Considering the vacant 361 acres, the City will have a surplus of approximately 72 acres of land for public facilities.

This analysis always been. Additional Chapter of

Proposal removes 300 acres of public facility land, resulting in shortage of over 200 acres.

and may not be public use. Vital Facilities

ADDRESSING THE DEMAND

The City is planning to accommodate additional growth in two currently undeveloped areas to the north and west sides all within the City limits. One area is located on the southwest side of the City near the City View and Queensgate area, abutting Kennedy Road to the south and Queensgate Drive to the east. The other area is located on the north side abutting the Horn Rapids residential development to the south. See Figure LU-3 and Appendix C of the Comprehensive Plan for details.

The land use in these areas is re-designated from underutilized Urban Reserve to a mix of Low, Medium, and High Density Residential, Commercial, Public Facility, and Developed and Natural Open Spaces as shown in Table LU-6.

Comments on Proposed 2020 Comprehensive Plan Annual Amendment and Associated Rezones (CPA2020-101)

Patrick Paulson

Laurie Ness

We believe the proposed amendment will increase urban sprawl, require unnecessary installation and maintenance of City Services, unnecessarily increase demands on the transportation infrastructure and increase travel times. The proposed amendment seeks to change the land use of the relevant properties to Commercial and Medium Density Residential even though the 2017 Comprehensive Plan already had designated sufficient areas with those land uses.

Below we show that the justifications given for the application are invalid; there are no valid reasons given for altering the comprehensive plans.

1. Response to Justification for Application

1.1 “No longer Public Land;”

The Applicant proposes that 300 acres of land designated as “Public Facility” be re-designated for other land uses. The City’s Analysis¹ projects a surplus of only 72 acres of Public Facility land. If the proposal is approved, the City will be left with a shortage of 228 acres of land designated as “Public Facility”.

1.2 “Why R-2 Residential”

The application states “The Comprehensive Plan concludes there is not enough land designated residential to accommodate the projected growth”. The City’s Analysis projects the

¹ *Comprehensive Plan Supporting Analysis*, City of Richland, October 3 2017.
<https://www.ci.richland.wa.us/home/showdocument?id=7464>

need to accommodate an additional 1391 persons. If *all* of these people were to be housed in the requested Medium Density residential land use, then using the math from the analysis an additional 580 units would be required. These 580 units require only an additional 90 acres of land to be assigned “Medium Density Residential” land use. This proposal, however, requests that **177** acres be assigned to this land use, and shows no discernable benefit to the City. This land conversion almost doubles the projected needs of the City. That is assuming that *all* the projected shortfall will be met with areas designed “Medium Density Residential”.

The proposal states that the projected shortage places an “undue dependency on Agricultural Land designated as ‘urban reserve’ to be rezoned and developed with residential use”, but gives no advantages to the rezoning and development of the proposed property. As stated in the City’s analysis of the comprehensive plan, “Re-designation of this land for residential uses will satisfy the City’s need for an additional residential land base”.

The applicant states that there is an advantage to not utilizing “all vacant and underdeveloped land in the City”. But utilizing land in the City is exactly what the City should do to limit urban sprawl and fully utilize existing services and infrastructure. Additionally, the need to convert agriculture lands, as proposed by the City’s analysis, can easily be forecasted and accommodated for without making the proposed changes.

1.3 “Why C-LB Commercial; Why C-3 Commercial”

The City’s analysis states “The amount of vacant commercial land is anticipated to be sufficient to meet the needs of the projected population expected over the 20-year planning period. Re-development of underutilized lands within the Central Business District will also help to satisfy the demands for commercial lands created by an expanding population.” There is no

need to designate additional commercial land, especially land that requires the buildout of services and infrastructure and expands our urban footprint.

The applicant then proceeds in circles with the argument that commercial acreage is required near “new housing development”, thus referring to the unneeded housing that the applicant is seeking approval on.

2. Comments on “Consistency with Growth Management Act Goals”

2.1 Urban Growth: “Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.”

The applicant states the City is committed to provided public facilities and services in this area. But the City has not committed to provide the services required by residential or commercial usage in this area, since that is not the current land use. Approving this amendment would require buildout of water mains and sewage service and emergency services where none is now required.

2.2 Reduce sprawl. *Reduce the inappropriate conversion of undeveloped land into sprawling, low- density development.*

The applicant claims this is for an “area currently planned by the City of Richland for growth”. If this were true, there would be no need for a land use change from “Public Facility” and “Agriculture”. On the contrary, the proposal pushes the urban footprint to the farthest extent of our urban growth area with no discernable benefit to the City.

2.3 Transportation. *Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans*

The area proposed for development is a long distance commute from common workplaces, existing services and commercial areas. Even if multi-modal paths were available they would be of little use; because of the large distances involved, most residents and employees in the area would need to use cars for commuting, shopping, and recreation.

2.4 Housing. *Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.*

As discussed above, the proposal provides no advantages over the current comprehensive plan and will result in more housing being located outside the current urban footprint.

2.5 Economic development

Any economic development created by the proposal will not be coordinated with the current comprehensive plan, resulting in increased sprawl, increased travel time, and wasted resources due to the need for increased services, transportation infrastructure when compared to economic development consistent with the current Comprehensive Plan.

2.6 Open space and recreation

The applicant states “the site is not designated as parks or open space in the current comprehensive plan”. This is false; the “Public Facility” land use designation zoning requirements are the same as those for the “Developed Open Space” land use designation.

The proposal seeks to change land from “Public Facility” and “Agricultural” uses to “Medium Density” and “Commercial” uses. Under the current designations, this property could be zoned as Public Facilities (PPF) or Agriculture (AG). PPF and AG are both consistent with open space and recreation uses including Public Parks, Trails, and Passive Open Space Use, and other open space and recreational uses.² The “Medium Density Residential” designation would limit open space uses that are currently permitted. These include “Trails”, “Passive Open Space”, “Cemetery”, “Stables”, and “Campgrounds”. “Public Campgrounds” and “Stables” would not be allowed in the areas proposed to be designated as “Commercial”.

2.7 Public facilities and services

The proposal will require buildout of services in an area where they are not currently present.

3. Comments on “Consistency with Countywide Policies”

Most of the applicant’s responses in this section assert that the project is “consistent with the overall intent of the existing [comprehensive plan]”. But we’ve already shown that the proposal will leave the City with an excess of land designated as Residential and Commercial and a shortage of land for Public Facilities.

The applicant’s responses also claim that since the proposal involves land within the current urban growth boundary that services, transportation, etc., will not be a problem. But the proposal does not address the cost and resources required to build out services and transportation infrastructure into this undeveloped area. For example, Policy 5 states that “within the urban growth area, urban uses shall be concentrated in and adjacent to existing urban services or where

² RMC Chapters 23.30 and 23.14.

they are shown on a Capital Improvement Plan to be available within 6 years”. The area addressed by this proposal is not adjacent to existing services, nor does the current 6-year CIP show projects providing such services.³

3.1 Policy 2: Projected future populations

As discussed above, the proposal would result in the City having more land dedicated to residential uses than required by current population projections, requiring a rebalancing of dedicated land to remain in compliance with the Comp Plan.

3.2 Policy 2: Accepted Planning Practices

As shown above, the proposal is not consistent with the City’s comprehensive plan, which was developed using accepted planning practices.

4. Comments on "Consistency with Growth Management Act Goals"

4.1 Economic Development Goal 6: “Encourage vibrant mixed-use areas in Tri-Cities as destinations to live, work, and visit.”

The proposal is inconsistent with Policy 4: “Facilitate retail development and Business District, Uptown, and nearby commercial areas”. The proposed expansion of commercial land will pull commercial development away from the core uptown toward the sprawling edge of the city.

³ <https://city-richland-wa-budget-book.cleargov.com/fy2021-preliminary-budget/2021/capital-improvements/capital-improvements-multi-year>

The proposal also works against Policy 7: “Support development of higher density housing.” The land proposed for Medium Density Residential is distant from other residential areas of the City and will require extensive buildout of services and transportation infrastructure.

4.2 Land Use Goal 1: Plan for growth within the urban growth area and promote compatible land use.

The proposal is inconsistent both policies supporting this goal. Policy 1 is to “Revitalize areas that are already within the City, especially areas within the Central Business District, such as the Parkway and Uptown, and the Island View areas.” The Proposal will instead draw development to the edge of the city. Instead of implementing Policy 2, “Facilitate planned growth and infill developments within the City”, the proposal undermines planned growth by seeking to undo the current Comprehensive Plan and discourages infill development by promoting the development of agricultural land and open space.

4.3 Land Use Goal 5: Ensure connectivity that enhances community access and promotes physical, social, and overall well-being so residents can live healthier and more active lives.

Policy 1 supporting this goal is: “Locate commercial uses so that they conveniently serve the needs of residential neighborhoods, workplaces, and are easily accessible via non-motorized modes of transport.” The proposal instead designates commercial lands far from current population centers which can only be conveniently accessed by car. The distance of the proposed development from the city center also makes it inconsistent with Policy 2 of this goal: “Promote pedestrian and bicycle circulation throughout the community by connecting with the infrastructure and the City’s network of parks and trail system.”.

4.4 Land Use Goal 6: Develop an attractive and vibrant Central Business District that displays the unique character of Richland

As noted by the applicant, “the site is not located near the Central Business District”. The proposal, therefore, undermines Policies 2 and 3, which seek to increase residential, mixed use, and business uses near the central business district and to encourage infill development.

4.5 Housing Element Goal 1: Provide a range of housing densities, sizes, and types for all income and age groups of the Richland community.

By encouraging development of residential and commercial properties at the City’s edge, the proposal undermines policies 2, 3, and 4 implementing this goal. These policies encourage residential units “above commercial uses in the City’s urban core”, encourage infill development, “Support the development of senior housing care/assisted living facilities in the City in close proximity to commercial uses and medical services and facilities”, and “Promote and provide incentives ... for infill development and redevelopment”.

4.6 Housing Element Goal 2: Improve affordable housing opportunities for lower-income individuals, households, and first time homebuyers.

The applicant states “The amendment would not impact the City’s goals and policies for the promotion of affordable housing”. We can infer, therefore, that the planned residential development will *not* be affordable to low-income and first-time homebuyers. The distance of this property from essential services will further hamper the availability of any new housing to low-income homebuyers..



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 1/19/2021

Agenda Category: Items of Business

Core Focus Area 1 - Promote Financial Stability & Operational Effectiveness

Core Focus Area 3 - Increase Economic Vitality

Subject:

Ordinance No. 52-20, Approving Amendments to RMC Title 23 and the Official Zoning Map of the City of Richland - Second Reading

Department:

Development Services

Ordinance/Resolution Number:

52-20

Document Type:

Ordinance

Recommended Motion:

Give second reading and pass Ordinance No. 52-20, approving amendments to RMC Title 23 and the Official Zoning Map of the City of Richland.

Summary:

The City of Richland received two (2) applications for amendments to its Comprehensive Plan Land Use Map and to its Official Zoning Map on, or before, March 1, 2020, which was the deadline for application submittals. On August 18, 2020, City Council conducted a workshop to review the 2020 Comprehensive Plan Amendment Docket, and on September 1, 2020, the docket was forwarded to the Richland Planning Commission for processing via Resolution No. 125-20. On October 28, 2020, the Richland Planning Commission conducted a public hearing in which public testimony was received regarding the two (2) Comprehensive Plan Land Use Map and Official Zoning Map amendments. The Planning Commission voted to recommend approval of the 2020 Comprehensive Plan Land Use Map and Official Zoning Map amendments. The two applications for Land Use Map amendments were:

1. Greg Markel (Vantage Way Properties)

Designate approximately 177 acres as Medium Density Residential and change approximately 123 acres to Commercial from Public Facility. The subject site is approximately 300 acres in size and is located in the very northwest portion of the City along SR-240. The area in question is currently undeveloped and was previously owned by Washington State University. The subject site is an irregular trapezoid shape with a curved base, and the borders are formed by SR-240 on the south, Horn Rapids Road unimproved right-of-way (north) and Beardsley Road unimproved right-of-way (east) as well as City of Richland owned property to the west. The site has undulating topography with approximately 58 vertical feet of elevation difference between the property's highest and lowest points. Property beyond Beardsley Road to the southeast contains the City of Richland's Off-Road Vehicle Park.

2. City of Richland (Economic Development Dept.)

Change the comprehensive plan designation on approximately 30 acres from Industrial to Commercial. The site is part of a larger parcel and is located within the Horn Rapids Industrial Park located north of SR 240 and across from the Village Parkway entrance to the Horn Rapids housing community. Currently, with the exception of SR-240 and the Horn Rapids community located south of SR-240, there is no development on or adjacent to the site. The Horn Rapids Sports Complex is located approximately 2,000 feet southeast of the subject property.

In addition to the proposed Comprehensive Plan Land Use Map changes, the Planning Commission also recommends that the Official Zoning Map(s) be amended to reflect the following:

1. Greg Markel (Vantage Way Properties)

Change the Official Zoning Map to reflect the changes to the Comprehensive Plan Land Use Map by rezoning approximately 177 acres of the site from Agriculture (AG) to Medium Density Residential (R-2) and approximately 123 acres from Agriculture (AG) to Commercial Limited Business (C-LB) and General Business Use District (C-3).

2. City of Richland (Economic Development Dept.)

Change the Official Zoning Map to reflect the changes to the Comprehensive Plan Land Use Map by rezoning approximately 30 acres of the site from Medium Industrial (I-M) to General Business Use District (C-3).

City Council's required open public hearing was held on December 1, 2020. Staff recommends approval of Ordinance No. 52-20 for second reading and passage.

Fiscal Impact:

There is no immediate fiscal impact from approving the proposed Zoning Map amendments.

Attachments:

- I. Ordinance No. 52-20

WHEN RECORDED RETURN TO:

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

ORDINANCE NO. 52-20

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 October 22, 2020, which was not appealed; and

WHEREAS, on August 18, 2020, Richland City Council held a workshop to review the proposed 2020 Comprehensive Plan Policies, Maps and Zoning Code Amendment Docket; and

WHEREAS, on September 1, 2020, Richland City Council passed Resolution No. 125-20 authorizing the 2020 Comprehensive Plan Policies, Maps and Zoning Code Amendments Docket; and

WHEREAS, the Planning Commission held a duly advertised public hearing on October 28, 2020 to accept testimony from anyone wishing to speak for or against the proposed changes; and

WHEREAS, on October 28, 2020, 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 December 1, 2020, 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 December 1, 2020, 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. 52-20 for first reading, by title only; and

WHEREAS, also on December 1, 2020, Richland City Council voted to approve the proposed area-wide rezone and accept staff's recommended findings of fact, conclusions of law and recommendations by approval of Ordinance No. 52-20 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. 52-20 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 2020 amendments to the Comprehensive Plan of the City of Richland as adopted by Ordinance No. 52-20, the property listed below is rezoned as follows:

- Parcel Nos. 112074000000000, 10783000000000, 113071000002000 & 118081000001002 (300 Acres) is rezoned from AG (Agriculture) to R-2 (Medium Density Residential), C-LB (Limited Business Use District) and C-3 (General Business Use District).
- A portion of Parcel No. 120081000001004 (approximately 30 acres) is rezoned from I-M (Medium Industrial Use District) to C-3 (General Business Use District).

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 and 6, which are two (2) 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 City Clerk as a true copy.

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

Section 5. Should any section or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, that decision shall not affect the validity of the Ordinance as a whole or any part thereof, other than the part so declared to be invalid.

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 19th day of January, 2021.

Ryan Lukson, Mayor

Attest:

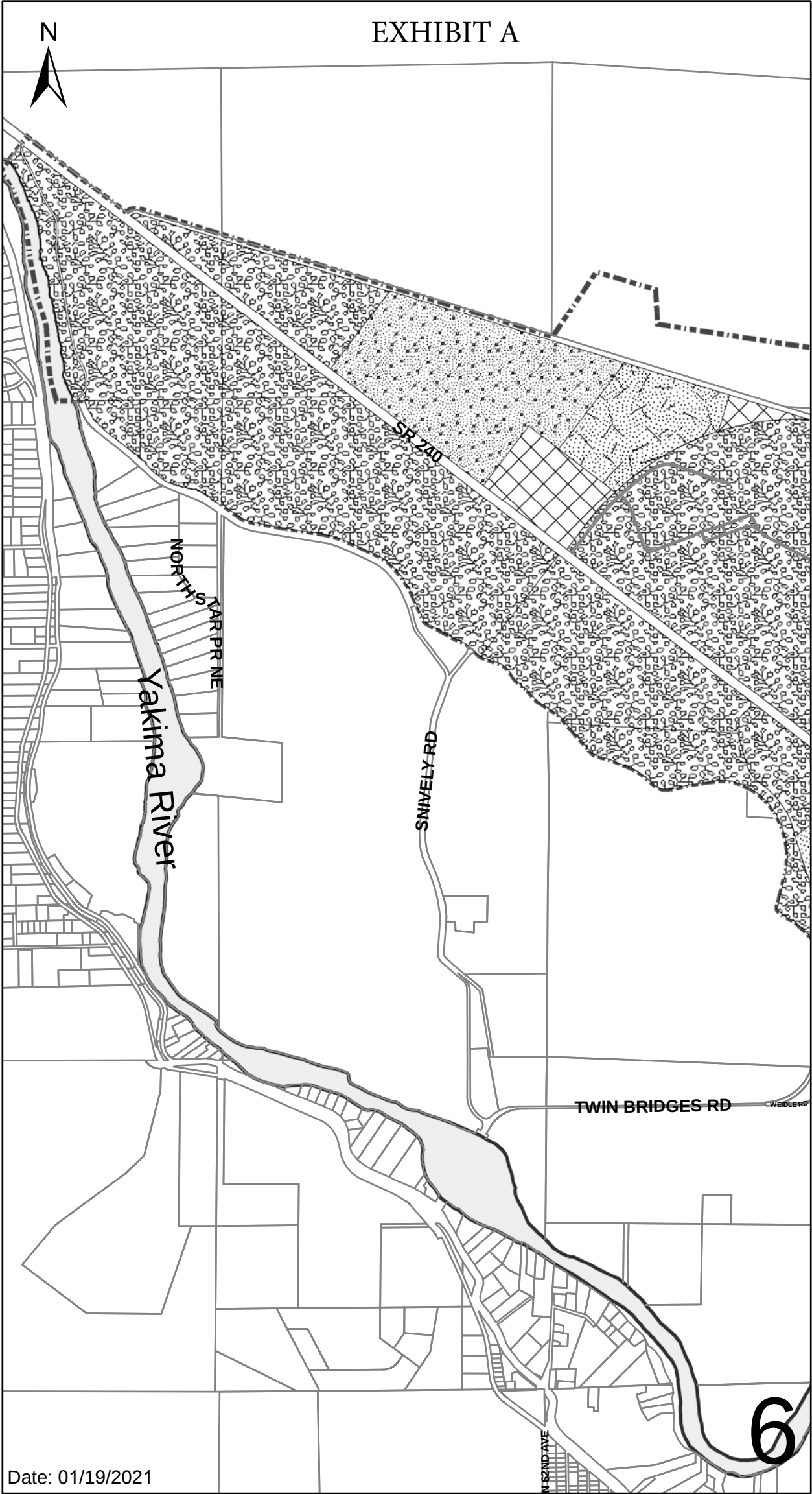
Approved as to form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

Date Published: January 24, 2021

EXHIBIT A





COUNCIL AGENDA ITEM COVERSHEET

Council Date: 1/19/2021

Agenda Category: Items of Business

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Subject:

Resolution No. 12-21, Appointing Jon Amundson as Interim City Manager

Department:
City Council

Ordinance/Resolution Number:
12-21

Document Type:
General Business Item

Recommended Motion:

Adopt Resolution No. 12-21, appointing Jon Amundson as Interim City Manager under certain terms pending negotiation of an interim city manager contract.

Summary:

City Manager Cindy Reents' employment with the City of Richland is ending effective January 22, 2021. Pursuant to RMC 2.04.090, if a vacancy should occur in the office, the Council may designate a qualified administrative officer of the city to perform the duties of the office until the appointment of a successor. Resolution No. 12-21 will appoint Assistant City Manager Jon Amundson to the role of Interim City Manager effective January 23, 2021 and until further notice, likely until a permanent City Manager replacement is named.

The wages and benefits for the position of City Manager are governed by contract as opposed to the City's classification and compensation schedule. The best interests of the parties are served by development of an interim city manager contract. Until such time as an interim city manager contract is agreed upon, Mr. Amundson will receive a 10% increase in current salary and continue to receive the benefits of his current position.

Either party may terminate the interim city manager appointment prior to execution of an interim city manager contract, at which time the terms of the agreement will control termination of this temporary appointment. In the event the interim city manager appointment is terminated, Mr. Amundson will return to the position of Assistant City Manager.

Fiscal Impact:

Until further notice, Mr. Amundson will receive a 10% pay increase and retain his current benefits.

Attachments:

- I. Resolution No. 12-21

RESOLUTION NO. 12-21

A RESOLUTION of the City of Richland appointing Jon Amundson as Interim City Manager.

WHEREAS, the employment of Cynthia D. Reents as City Manager is ending effective January 22, 2021; and

WHEREAS, Richland City Council desires to have Assistant City Manager Jon Amundson serve in the capacity of Interim City Manager during the period of time necessary to determine a permanent City Manager replacement; and

WHEREAS, to ensure continuity of operations, a preliminary appointment to the role of Interim City Manager is necessary until an interim city manager contract is fully negotiated and approved by the parties.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that Assistant City Manager Jon Amundson is appointed to serve as Interim City Manager effective January 23, 2021 and until further notice.

BE IT FURTHER RESOLVED as follows:

1. This appointment is a temporary assignment until further notice of the Richland City Council.
2. In the absence of an interim city manager contract, Richland City Council or Mr. Amundson may reverse this appointment at any time. Once an interim city manager contract has been executed, the terms of the agreement will control.
3. Upon reversal, Mr. Amundson will resume his position as Assistant City Manager.
4. Mr. Amundson will receive a 10% salary increase and benefits as established for his current position until such time as an interim city manager contract is successfully negotiated and approved by the parties.

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 19th day of January, 2021.

Ryan Lukson, Mayor

Attest:

Approved as to form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney